



2020-2021 MULTIMODAL LOCAL SUPPLEMENT (MLS) APPLICATION

Wisconsin Department of Transportation
9/2019

PROJECT AND SPONSOR: GENERAL INFORMATION

Improvement Type: Road Bridge Transit Railroad Bicycle/Pedestrian Harbor Multiple

Primary Project Sponsor City of Spooner	<input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> Town <input type="checkbox"/> County <input type="checkbox"/> Tribal Govt.	County Washburn
Secondary Project Sponsor (If Applicable) Railroad Park Board	<input type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> Town <input type="checkbox"/> County <input type="checkbox"/> Tribal Govt. <input checked="" type="checkbox"/> Other	County Washburn
Anticipated Project Construction Schedule Date 2020 (Calendar Year)	Funding Request Design/Construction <input checked="" type="checkbox"/> Construction <input type="checkbox"/>	Is Project Shovel Ready? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

PROJECT IMPROVEMENT DESCRIPTION

ONLY FILL OUT THE SECTIONS BELOW THAT CORRESPOND TO THE IMPROVEMENT TYPE(S). ALL APPLICANTS MUST FILL OUT SECTIONS F-H.

SECTION A: ROAD OR BRIDGE IMPROVEMENTS (NOTE: Connecting highways are not eligible for MLS funding)

1. LOCATION & GENERAL INFORMATION: Complete for each Road or Bridge Improvement Application

On Route	At Route – Start (include offset if applicable) Start	Toward Route – End Offset
Surface Type SELECT	Surface Thickness (inches)	Travel Width (Per Lane) (feet) (inches)
Left Shoulder (feet) (inches)	Right Shoulder (feet) (inches)	<input type="checkbox"/> Curb and Gutter?
REQUIRED: Attach an 8½ x 11 map showing project location.		
Length of Project (rounded to nearest tenth of a mile):	Average Daily Traffic (ADT):	ADT % Truck: Pavement Condition Rating:
Improvement Type: <input type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Pavement Replacement <input type="checkbox"/> Reconstruction		

2. BRIDGE INFORMATION: Complete for Bridge Improvement Applications ONLY

Bridge Type (if Other, specify in narrative): SELECT	Feature the Structure Passes Over:	Number of Spans:	Detour Length:
Clear Roadway Width of Bridge (feet):	Bridge Length (feet):	Approach Pavement Width (feet):	Total Approach Length (feet)
Structure ID (If Applicable):	Bridge Build Year:	Bridge Rehabilitation Year:	Posted or Statutory Speed Limit(s): (mph)
Deck Rating:	Substructure Rating:	Superstructure Rating:	Current Load Posting: (if none, enter N/A)

SECTION B: TRANSIT IMPROVEMENTS

Transit Improvement Type: <input type="checkbox"/> Vehicle Purchase <input type="checkbox"/> Facility Construction <input type="checkbox"/> Equipment Purchase <input type="checkbox"/> Other (describe)			
Number of Vehicles for Purchase	Vehicle Purchase Type:	Facility Type:	Facility Improvement Description
Equipment Purchase Description:		Other Improvement Description:	

SECTION C: RAILROAD IMPROVEMENTS

Type of Railroad Improvement SELECT	Total Annual Rail Carloads	New Rail Facility? Yes <input type="checkbox"/> No <input type="checkbox"/>	Rail Operator:
Total Annual Eliminated Truck Traffic (Estimated in Tons):	Preserve Existing Rail Line? Yes <input type="checkbox"/> No <input type="checkbox"/>	Restore Inactive Rail Line? Yes <input type="checkbox"/> No <input type="checkbox"/>	
REQUIRED: Attach an 8½ x 11 map showing project location.			

SECTION D: BICYCLE/PEDESTRIAN IMPROVEMENT

Bicycle/Pedestrian Improvement Type: <input checked="" type="checkbox"/> Facilities <input type="checkbox"/> Railroad Corridor Conversion <input checked="" type="checkbox"/> Historic Preservation <input type="checkbox"/> Other (describe)	
Improvement Location: 415 Roundhouse Road, Spooner, WI 54994	Known Safety Issues? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, specify:
Will the proposed improvement utilize local forces to complete the construction activities? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
REQUIRED: Attach an 8½ x 11 map showing project location.	

2020-2021 MULTIMODAL LOCAL SUPPLEMENT APPLICATION *(continued)*

Wisconsin Department of Transportation

SECTION E: HARBOR IMPROVEMENTS

Harbor Improvement Type: Dredging <input type="checkbox"/> Port Infrastructure Expansion <input type="checkbox"/> Dock Walls (Rehabilitation/Construction) <input type="checkbox"/> Other <input type="checkbox"/>	
Total Annual Transportation Economic Impact (Estimated):	Total Annual Benefit to Local Economy (Estimated):
REQUIRED: Attach an 8½ x 11 map showing project location.	

SECTION F: PROPOSED IMPROVEMENT NARRATIVE (**REQUIRED FOR ALL APPLICATIONS**)

This is a field to provide a detailed description of the project beyond what has already been provided in previous sections. Prepare the project narrative in a Word document, complete a spell check, and cut and paste the summary into the application form. Provide supporting project documentation such as any permits/licenses (including issuing agency & start/end dates) and any relevant transportation/bike-pedestrian/comprehensive planning documents. Describe potential project impact on regional economic activity, including freight movement (e.g., specific shipping/receiving facilities), worker access to employment opportunities and overall economic connectivity enhancements. Describe potential project impacts on safety and regional quality of life. Describe any relevant environmental/cultural issues, including any Section 4(f) and Section 6(f) concerns.

Include any information that demonstrates the viability of the proposed project by showing its value based on service life, economic benefits or in comparison to other alternatives. This may include benefit-cost analysis or other calculations.

A separate attached document not exceeding 1 page (double spaced, 10 pt. font) may be substituted for this section.

Please see attached "The City of Spooner Narrative"

2020-2021 MULTIMODAL LOCAL SUPPLEMENT APPLICATION (continued)

Wisconsin Department of Transportation

SECTION G: COST ESTIMATE/FUNDING (REQUIRED FOR ALL APPLICATIONS)

Yes No Has the county/municipality/town/tribal government requested or been approved for other federal or state funding from the Wisconsin Department of Transportation (WisDOT) for the improvement?
If Yes, please specify the Local Program: WisDOT Project I.D.:

Yes No The Multimodal Local Supplement provides up to 90% state funding with a minimum 10% Local match. We anticipate the award process to be very competitive. Would the project sponsor accept a lower cost share to obtain funding?

Estimated Improvement Cost (NOTE: Attach separate spreadsheet showing detailed cost breakdown):	
Design Costs: \$ 153,000.00	
State Review for Design Cost Estimate (Provided by WisDOT, if applicable): \$	
Construction Costs: \$ 3,545,000.00	
State Review for Construction Cost Estimate (Provided by WisDOT, if applicable): \$	
Total Improvement Costs (without State Review): \$ 3,903,000.00**	Total Improvement Costs (with State Review, if applicable): \$ NOTE: For WisDOT use only.

NOTE: WisDOT state oversight estimates are based on the complexity of the project. Not all projects will require state oversight.

Additional Funding Comments:
 This is an optional field to enter funding-related comments and estimated cost calculations.
 **Please see attached "DBS Group Cost Estimate Excel Spreadsheet for cost breakdown and Cost Guidance Summary for explanation of design, construction improvements, and equipment allowances associated with this project. The total improvement costs of \$3,903,000.00 includes building furnishings, fixtures & equipment (\$205,000.00) There was not a category to include that above; however, is outlined in the summary.
 DBS Group, LLC chosen as the municipality's contracted consultant

SECTION H: SIGNATURE (REQUIRED FOR ALL APPLICATIONS)

This request is made by the undersigned under proper legal authority to make such request for the designated County/Municipality/Town/Tribal Government.

City Village Town County Tribal Government
 City of Spooner County Washburn

X Gary J. Cuskey 11/20/2019
 (Head of Government/Designee – Signature) (Date – mm/dd/yyyy)

Gary J. Cuskey Mayor
 (Print Name) (Title)

X Terri Reiter 11/20/2019
 (Secondary Project Sponsor – Signature, if applicable) (Date – mm/dd/yyyy)

Terri Reiter Chair of the Railroad Park
 (Print Name) (Title)

WisDOT will contact the primary project sponsor upon review of the application if any questions or a need for additional project documentation.

Submit completed application(s) to the following WisDOT email address: DOTLocalPrograms@dot.wi.gov

Washburn County, WI



Legend

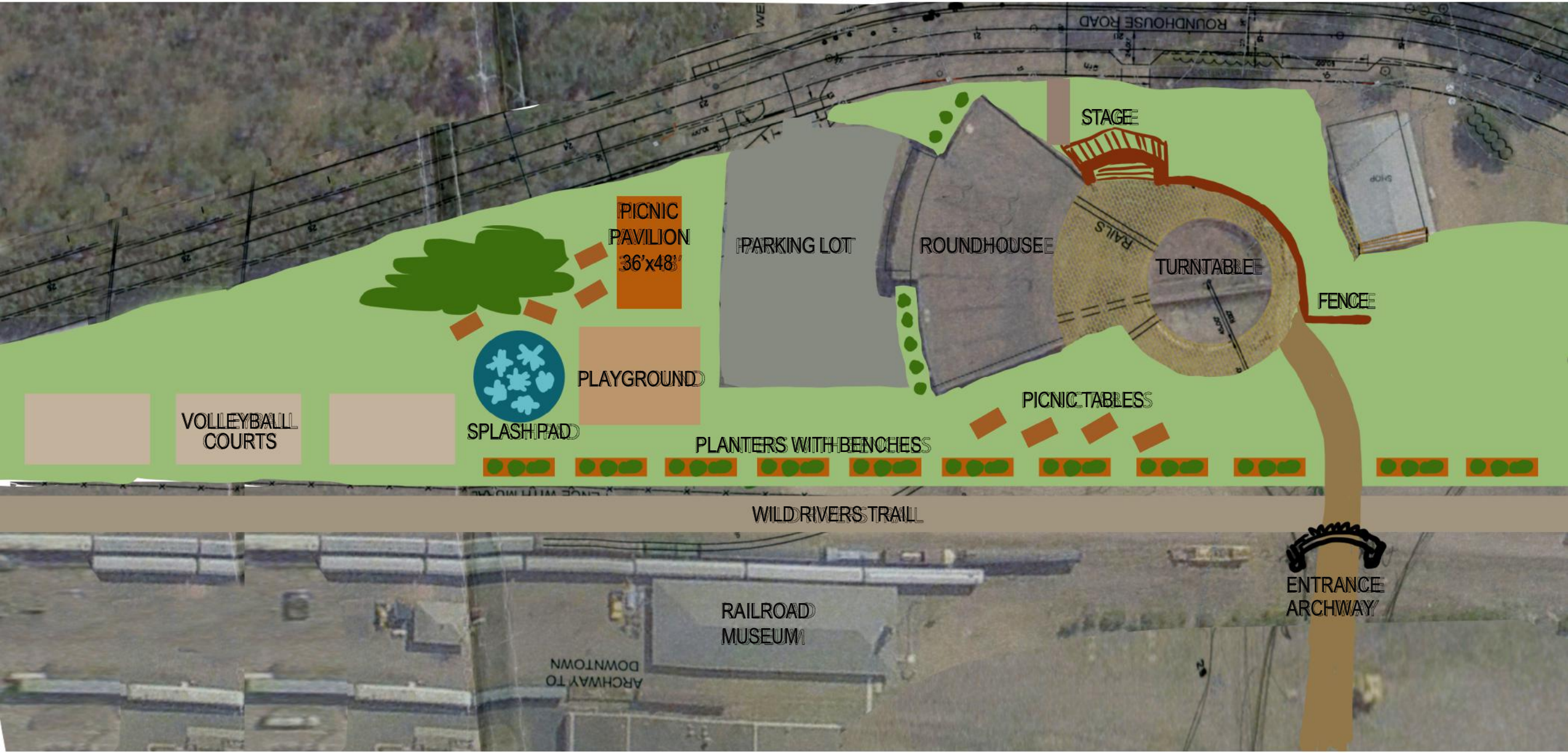
- Addresses
- ▭ Parcels (Approximate)
- ▭ Cities (Scale below 25K)
- ▭ Villages (Scale below 25K)
- ▭ Towns (Scale below 150K)
- ▭ Sections
- Surrounding Counties
 - ▭ IA
 - ▭ IL
 - ▭ MI
 - ▭ MN
 - ▭ WI
- ▭ Lakes and Rivers
- ▭ Rivers and Streams
- ▭ US Highways
- ▭ State Highways
- ▭ County Roads (Scale below 100K)
- ▭ Town Roads (Scale below 150K)
- ▭ City/Village Streets (Scale below 80K)
- ▭ Private Roads
- ▭ Forest Roads
- ▭ Other Roads
- ▭ Railroads
- ▭ Non-Parcel Lines



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

SW NW

Author:	
Date Printed: 11/20/19 7:26 AM	
Sources:	



STAGE

ROUNDHOUSE ROAD

PICNIC PAVILION
36'x48'

PARKING LOT

ROUNDHOUSE

RAILS

TURNTABLE

FENCE

PLAYGROUND

SPLASH PAD

VOLLEYBALL COURTS

PICNIC TABLES

PLANTERS WITH BENCHES

WILD RIVERS TRAIL

ENTRANCE ARCHWAY

RAILROAD MUSEUM

ARCHWAY TO DOWNTOWN

Spooner, WI, the largest city in Washburn County, is seeking \$3.5 million in funding from WisDOT for restoration of the unique Chicago and Northwestern Railroad (C&NW) roundhouse and turntable. Plans are to turn this currently unused historic property, which is easily accessible by walking, bicycle, horseback, skiing, ATV, snowmobiling, train, and auto, into a distinct event center and a landmark touring site within the developing Railroad Park. The C&NW is the reason Spooner exists. In the late 1800s, the railroad was searching for a suitable location in the area for a switching yard and maintenance facility. The site chosen and developed by railroad employees was named after John Coit Spooner, the railroad attorney and U.S. senator from WI who was instrumental in early community development.

The City owned the land which included the railroad sand tower and weigh station that surrounded the roundhouse/turntable property. The Railroad Park Board (RPB) was formed by Mayor Gary Cuskey in 2009, and tasked with developing the area into a safe, welcoming park. In 2016, the City acquired the roundhouse and the turntable, took steps to remove/remediate hazardous materials, repair structural timbers, and restore the roof of the roundhouse. The restoration was entrusted to the RPB to plan and the Friends of the Railroad Park (FORRP) to implement. The empty historic building requires 100% remodeling and restoration. The rare, original turntable requires extensive rehabilitation. FORRP contracted DBS Group to develop preliminary design information: Site Plan, Floor Plan, Exterior 3-D Fly-Around, and Interior 3-D Fly-Through. Through private funding, FORRP installed a parking lot base adjacent to the roundhouse, renovated the decaying weigh station, and will complete a picnic pavilion in March of 2020. FORRP will install five signs describing the historic sites crucial to train operation as well as add additional walking trails throughout the Railroad Park. Furthermore, plans for the Park include a railroad-themed playground, band shell, splash pad, benches, and extensive landscaping. The Park currently includes a skating rink, picnic tables, sand volleyball courts, and hosts the annual Jack Pine Savage Dash.

The economic, educational, and connectivity impact this project would have on Spooner, the County, and the area is significant. The centrally located site is one block from the thriving downtown shopping district; one block away from a hotel with 3 others nearby; the Railroad Memories and WI Heritage Canoe Museums are adjacent to the site. There is an active railroad track, the terminus of the WI Great Northern Railroad (WGN) located onsite. The WGN is involved in helping the Park, and will bring a dining car into the roundhouse. The old railroad right of way is now the Wild Rivers Trail, connecting to hundreds of miles of ATV and snowmobile trails. Restoring the historic roundhouse and turntable would establish a safe and exciting start and end point for ATV, snowmobile, skiing, horseback riding, hiking, bicycle, road, and recreational trail trips. To the east of the roundhouse is a new thoroughfare, Roundhouse Road. The alternative to this project is demolition which would delete a vital part of local history. Spooner, a two-hour drive from the Twin City metro area, is a tourist destination throughout the year, attracting ATV's, snowmobilers, skiers, fishermen, hunters, bicyclists, sightseers and more, whom spent a total of \$45.7 million in Washburn County last year. The restoration and opening of this site will create jobs and educational, recreational and community opportunities for all ages and interests through the addition of festivals, farmer's markets, art shows, weddings, concerts and more. This project is listed as a priority by the Washburn County Economic Development Corporation for continued economic growth, quality of life management, and will help continue our unique trend of increasing our population in demographics vital to our continued growth in a rural Wisconsin area.

Roundhc Roundhouse - Spooner, WI
Schedule (DBS Group Schedule of Values - 12/3/2019



Div #	Div #	Description	Bldg & General Site Improvements	Bldg Furnishings, Fixtures, and Equipment	TOTALS
Div 1	Div 1	General Conditions	\$ 220,990		\$ 220,990
Div 2	Div 2	Existing Conditions	\$ 54,196		\$ 54,196
Div 3	Div 3	Cast-in-place Concrete	\$ 104,597		\$ 104,597
Div 4	Div 4	Masonry	\$ 383,477		\$ 383,477
Div 5	Div 5	Metals	\$ 10,839		\$ 10,839
Div 6	Div 6	Rough Carpentry	\$ 86,063		\$ 86,063
Div 6	Div 6	Finish Carpentry	\$ 84,172		\$ 84,172
Div 7	Div 7	Thermal Prot	\$ 32,203		\$ 32,203
Div 8	Div 8	Doors & Windows	\$ 289,003		\$ 289,003
Div 9	Div 9	Finishes	\$ 726,773		\$ 726,773
Div 10	Div 10	Specialties	\$ 34,363		\$ 34,363
Div 11	Div 11	Breakroom Appliances	\$ 1,902		\$ 1,902
Div 12	Div 12	Tables & Chairs		\$ 67,000	\$ 67,000
Div 12	Div 12	Other Furnishings		\$ 41,040	\$ 41,040
Div 12	Div 12	Window Treatments	\$ 23,369		\$ 23,369
Div 12	Div 12	Signage	\$ 25,000		\$ 25,000
Div 21	Div 21	Fire Suppression	\$ 77,847		\$ 77,847
Div 22	Div 22	Plumbing	\$ 118,471		\$ 118,471
Div 23	Div 23	HVAC	\$ 311,386		\$ 311,386
Div 26	Div 26	Electrical	\$ 413,360		\$ 413,360
Div 27	Div 27	Phone/Data, Wi-Fi, Security		\$ 63,040	\$ 63,040
Div 31	Div 31	Earthwork	\$ 32,517		\$ 32,517
Div 32	Div 32	Site Improvements	\$ 41,344		\$ 41,344
Div 32	Div 32	Landscaping	\$ 6,000		\$ 6,000
Div 33	Div 33	Site Utilities	\$ 28,724		\$ 28,724
		Design and Engineering	\$ 153,000	\$ 10,000	\$ 163,000
		Construction Management Fee	\$ 212,696	\$ 11,713	\$ 224,409
		Contingency	\$ 177,246	\$ 9,761	\$ 187,007
		Builders Risk Insurance	\$ 12,939	\$ 713	\$ 13,652
		Contractors Insurance	\$ 35,449	\$ 1,952	\$ 37,401
		Subtotal	\$ 3,697,927	\$ 205,219	\$ 3,903,146
		Rounding Adjustment	\$ 73	\$ (219)	\$ (146)
		TOTAL: \$2,741,425	\$ 3,698,000	\$ 205,000	\$ 3,903,000
		ELIGIBLE MMH			

**Roundhouse
Cost Estimate
11/7/2019**



Item #	Description	Total
Item # 1	Design Complete	\$ 153,000
Item # 2	Building & General Site Improvements	\$ 3,545,000
Item # 3	Building Furnishings, Fixtures & Equipment	\$ 205,000
TOTAL		\$ 3,903,000



BREAKING NEW GROUND IN CONSTRUCTION.

November 7, 2019

Terri Reiter
Chair of the Railroad Park Committee
Spooner Alderperson, Ward 4
515 N. Summit Street
Spooner, WI 54801

Re: Railroad Roundhouse – Spooner, WI
Cost Guidance Summary

Dear Terri,

This letter is regarding the potential, forthcoming conversion of the existing Railroad Roundhouse in Spooner, WI into a Community Event Center. Per your request, DBS Group has developed a Cost Guidance Summary for design, construction improvements and equipment allowances associated with this project, with costs based upon our verbal discussions as well as pricing for past, similar projects.

General Assumptions:

No structural modifications shall be incorporated, including mezzanines and/or roof-mounted equipment.

Brick shall be tuckpointed and/or repaired at the interior and exterior.

New exterior doors & windows shall be incorporated.

Existing concrete floor shall remain exposed and shall be refinished to the extent possible.

Existing wood timbers & roof structure shall remain exposed and shall be cleaned to the extent possible.

Mid-level quality-level for finishes shall be incorporated throughout, with material specifications being of materials normally utilized in a community center/event center/banquet facility. Demising walls and space allocation shall be provided for (1) serving Kitchen for the main event center area.

Plumbing, HVAC and Electric systems shall be new to accommodate the proposed building improvements.

Electric, natural gas and water utilities – services are available at the site to accommodate the proposed improvements.

Less than 1-acre of site improvements shall be incorporated, thus eliminating the need for stormwater treatment.



BREAKING NEW GROUND IN CONSTRUCTION.

Specific Inclusions:

Design & Engineering services.

Design-Assist Preconstruction services.

General Conditions, Insurance, Builders Risk Insurance, Project Management, and Supervision.

City of Spooner Building Permit fee allowance.

Limited site improvements including:

- 6' high vinyl-coated chain link fencing around existing turntable.
- 6' wide sidewalk running parallel to building along South edge of building.
- New water service (fire and domestic) and sanitary sewer service extended into building.
- \$4,000 allowance for misc. seeding or landscaping at building entrances.
- Dumpster and recycling bin enclosures.
- Four (4) parking lot or pavilion site lighting pole.

Construction improvements to convert the facility into a Community Center & Event Center including, but not limited to:

- Tuckpointing exterior masonry.
- Tuckpointing interior masonry at exposed areas only.
- Clean and sealing of existing structural timbers that will be left exposed.
- One (1) serving kitchen for the main event center area including:
 - Hand wash sink, large compartment sink with garbage disposal, and tables only.
- Bar and associated back-bar including:
 - Solid surface bartop.
 - (2) Hand wash sinks and (1) large compartment sink with garbage disposal.
- New interior construction improvements, including interior demising walls, doors, windows, finishes (floor, walls & ceilings) and accessories.
- Complete fire sprinkler, mechanical, plumbing, and electrical systems.

Acoustical panel allowance.

Window treatment allowance.

\$25,000 allowance for building & site signage.

FF&E allowance for tables, chairs, accessories, etc. for common area seating, dining, meeting rooms and offices.

Low voltage systems allowance, including Phone/Data, Wi-Fi and Security.

\$25,000 allowance for Owner marketing and project development.

Assumption that the project would be designed, priced and permitted such that construction can begin on approximately April 1, 2021.

Specific Exclusions:

Geotechnical study, unsuitable soil remediation and/or special foundation systems.

Phase I environmental study, hazardous material testing and/or hazardous material abatement.

Structural modifications, including mezzanines and/or roof-mounted equipment.

Repair and/or replacement of the membrane roof system.

Emergency generator, with associated transfer switches, wiring, and equipment pad.

City impact fees and/or special assessments.

Public utility service extension fees.

Winter construction costs.

Permanent interior stage structure.



BREAKING NEW GROUND IN CONSTRUCTION.

Provisions for dining rail car including rails or mechanical, electrical, and plumbing connections.
Commercial Prep and/or Serving kitchens and associated equipment & fixtures.
Internal buildout and equipment & fixtures for Gift Shop and associated kitchen area.
Two (2) operable partitions to demise the gathering space.

Site improvements including, but not limited to:

- A parking lot aggregate base, asphalt paving, ADA signage or sidewalks North of the Roundhouse.
- Picnic pavilion, exterior bandshell structure, playground equipment and exterior restrooms.
- Picnic tables, benches, bike racks, or trash receptacles.
- Exterior stamped-concrete and/or gravel for seating/patio area between the Roundhouse and the Turntable.
- Landscaping, as well as limestone path from turntable to Wild Rivers Trail.
- Repairs to, and restoration of, the rail car turntable.
- Storm sewer provisions, fire hydrants and/or provisions for a fire access road.
- Street improvements.

Cost Guidance Summary:

Item #	Description	Total
Item # 1	Design Complete	153,000
Item # 2	Building & General Site Improvements	3,545,000
Item # 3	Building Furnishings, Fixtures & Equipment	205,000
TOTAL		\$ 3,903,000

Please be advised that the cost guidance summary information is conceptual in nature, and the purpose of providing this information is to determine financial feasibility for decision-making purposes regarding the next steps for this project. More detailed budget information can be developed once additional programming & design information has been developed.

We appreciate the opportunity to provide you with this information, and we look forward to the opportunity to serve you and your team on this forthcoming project.

Sincerely,

Chris Walters, President

Cc: Mike Campbell, Design Director
Matt Gobel, Project Estimator
Ed Chaney, Project Superintendent

Images of the roundhouse, turntable, Railroad Memories Museum, Wild Rivers Trail

