

Proposal for the:

**FIRE STATION No. 4**

**906 Gillette**

**La Crosse, Wisconsin**

**March 4<sup>th</sup>, 2024**



Respectfully submitted for your consideration by:

**Jeff and Jill Murphy**

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## **1. Introduction**

The historic Fire Station 4 was built in 1940 and completed in 1941. This is currently the oldest fire station in La Crosse that is still in service. The Eclectic/Tudor style building was designed to blend into the neighborhood by Architect J. Mandor Matson and constructed by Peter Nelson & Sons.

In 2020, the building was in such poor condition that demolition was considered. The Historical Preservation Commission proposed that the La Crosse City Council save the building, resulting in the property being saved from the wrecking ball. With the fate of the building secured, the new fire station next door was designed with similar brick and stone features to pay respect to the original station. This makes the restoration even more important for the future of the city owned building and the neighborhood. This proposal is intended to restore as much of the original fire station design and character as possible.

The old station is a treasure for historians, fire buffs and current firefighters, but the current condition requires that substantial repairs be completed. The most critical of these repairs are needed for the leaks, the deteriorating windows, and the lack of adequate insulation throughout the building. The lot size has been reduced to 87.6'x88', to accommodate the new fire station that is being built to the west of the current station. This significantly affects the value of the real estate and has an impact on the availability of off-street parking.

The building will be purchased by Jeff and Jill Murphy. The space will be divided into two residential units: an owner-occupied main floor unit, and a second floor one-bedroom apartment that will be available at market rates. Newly hired firefighters regularly look for temporary housing prior to finding permanent housing, and this property could potentially serve that market. Both units will maintain nearly all of the original floor plan to pay tribute to the original firehouse design. Fire poles will remain visible but sealed for energy efficiency and safety. An emphasis will be placed on maintaining the aesthetic of a firehouse. Fundraising and volunteering will continue to be a passion for the owners. Designs will include personal and loaned fire artifacts to pay tribute to the history of the building, and friends will be periodically invited to enjoy the historic space while raising funds for our favorite charities. Work will begin immediately after the closing of the property and conclude within 14 months of the closing date. The owner would propose that the property be nominated for the National Registry of Historic Places.

## **2. Qualifications**

I have been a member of the fire service for over 42 years. I have had an interest in fire history for most of those years. Since I started working as a firefighter for the city of La Crosse, I have preserved this city's fire history by moving our historic fire apparatus from building to building and collecting fire artifacts in the attic of this old station. My relationship with the Historical Society started when we cohosted a special exhibit of fire equipment at the Swarthout Museum. From there, we saved over 2,000 fire history photographs by having them preserved in the library archives. My retirement from the La Crosse Fire Department was effective March 1, 2024, after 28 years of service. My wife, Jill, and I agree that this is the right project for us at the right time in our lives. Her interest in fire history was ignited by the news that her great grandfather, Frank Webber, was killed in the line of duty in Winona, over 100 years ago. Frank Webber was an Assistant Chief on the Winona Fire Department and is recognized at the MN Firefighter Hall of fame.

Prior to my full-time career in the fire service, I was involved in the real estate business and had extensive experience in the rehabilitation of old homes. That experience got the attention of local leaders, and I was appointed to both the Housing and Rehabilitation Commission, as well as the Winona Board of Adjustments. Since then, I have built three new homes in the city of La Crosse, including one for my daughter just a few blocks away from Fire Station 4 on the city housing replacement building program.

My former development projects include the creation of a small subdivision and multiple home moves, including a 100-year-old brick two-story.

Elsen construction has an extensive background in the restoration of historic La Crosse area homes, including 1628 Madison Street and 3539 Ebner Coulee Road.

My brother's companies have restored 4 historic downtown properties including 120 Center Street and the former city hall building. James Murphy will advise on this project as well.

The remainder of the team consists of trusted local contractors that are listed with the bid documents in the cost estimates section.

### 3. Restoration Plan

#### Exterior

The exterior brick and stone will be restored by cleaning the brick surface, replacing missing brick, and tuckpointing areas in need of repair. The limestone will have injection epoxy and restoration mortar applied where deterioration exists.

Porch windows will be restored by cleaning, priming, and reglazing. Rotted boards will be repaired or replaced. The garage door will be replaced with a period style overhead door. The only significant exterior modification would be the replacement of the rear stair landing window with steel steps and a door as seen in the photo below.



## **Interior**

Limited modifications would be needed for the living quarters to be divided into two units.

The main floor owner-occupied unit would require that one wall be removed to create an adequately sized bedroom. The kitchen and main bath would require complete renovation, with the replacement of major mechanicals throughout, and to be brought up to current code. Historical fire department features would be restored and used in the design, including the fire poles, alarm speakers, and gear lockers.

The second-floor unit is currently one large open space (the “bunk room”), apart from the bath/locker room. Bedroom walls would be constructed to meet current code and a kitchen would be added to the space. The ceilings are crumbling and will need to be removed and replaced, along with many of the walls where leaks have occurred.

The partial basement has always been a utilitarian space and will remain that way. Leaks will be addressed with appropriate water control techniques.

## **Energy Efficiency**

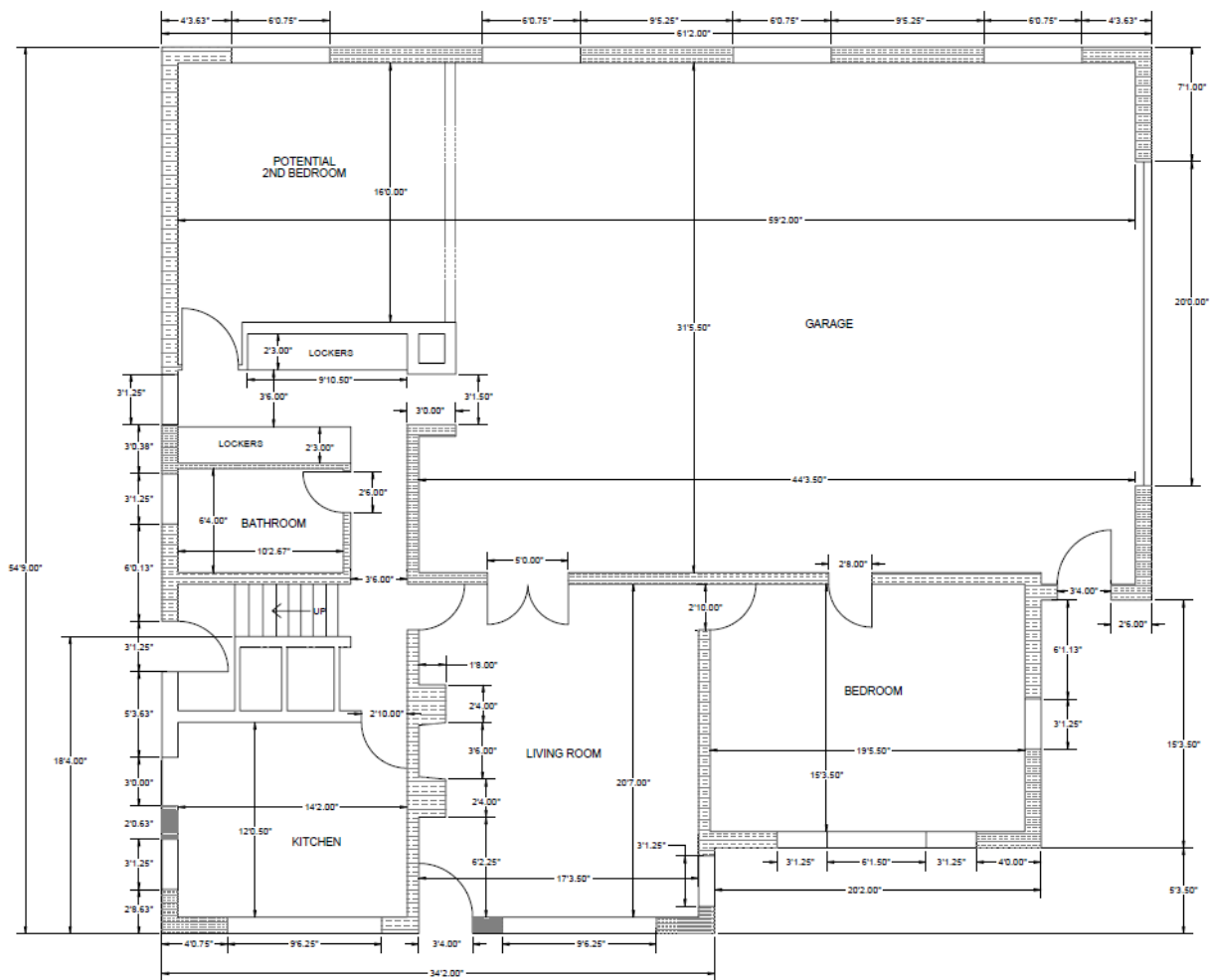
Heating costs are exceptionally high with the combination of building materials that have been used in this building. The area that can benefit the most from increased insulation is the attic space. A significant amount of blown insulation would be used, along with a vapor barrier on the second floor. Complying with stringent energy standards such as LEED would likely require the project to lose compliance with Secretary of Interior’s standards. Sustainability is a goal of both, but they differ substantially on what is defined as sustainable. We propose to use standards that maintain the same historic appearance that will also increase the energy efficiency. The building has a combination of new and old windows, including steel framed single pane windows, aluminum storm windows, and wood porch windows. The wood porch windows would be restored and replaced. Aluminum storm windows would be removed, and the remaining windows will be replaced with efficient double pane windows with the same 12 double hung pattern. The front door is original and will be restored, reglazed, painted, and have appropriate weather stripping applied.



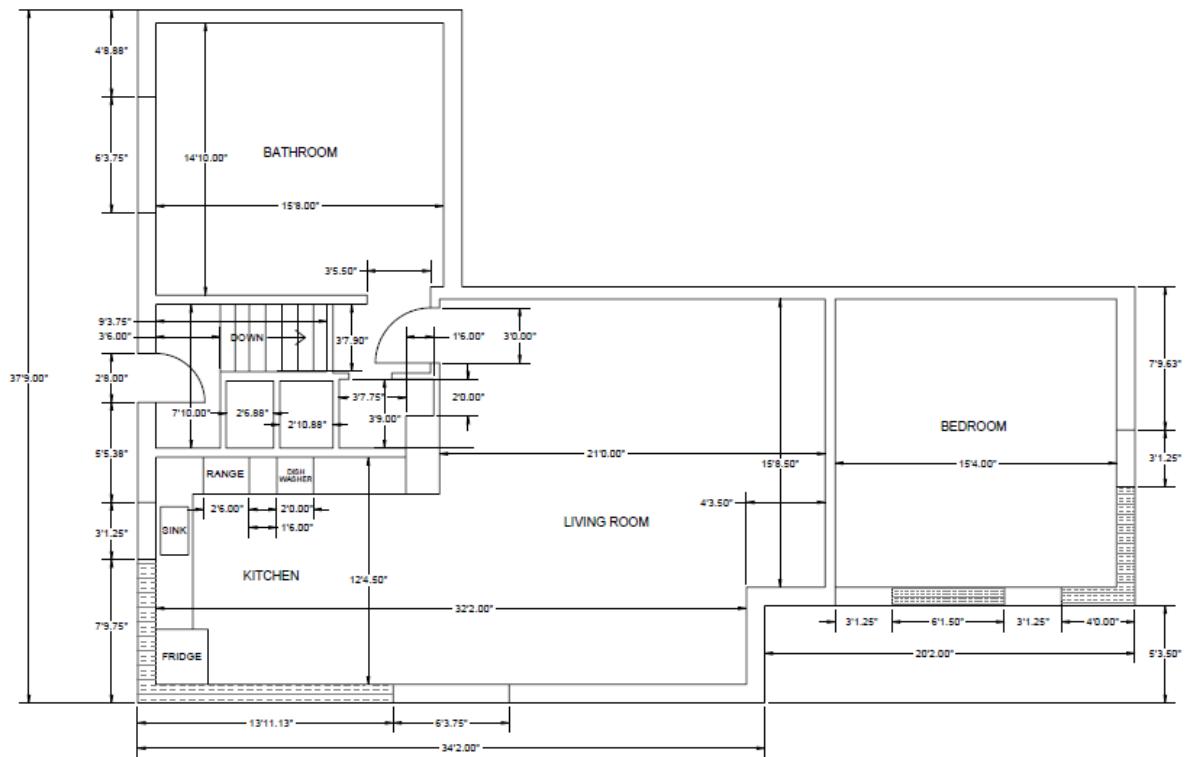
The masonry walls are uninsulated, and it is not typically a recommended practice to insulate previously uninsulated masonry walls. This results in the location of the dew point being within the wall and can lead to premature deterioration due to the freeze-thaw action. Recent studies have shown that limiting air infiltration, along with the addition of insulation, may limit the likelihood of future problems. Brick and block density will be evaluated to determine if the walls can be insulated, or if we can limit air infiltration alone.

Heating units will be replaced with more efficient model, separate for each unit. The water heater will be replaced with a more efficient model as well.

#### 4. Floor Plan

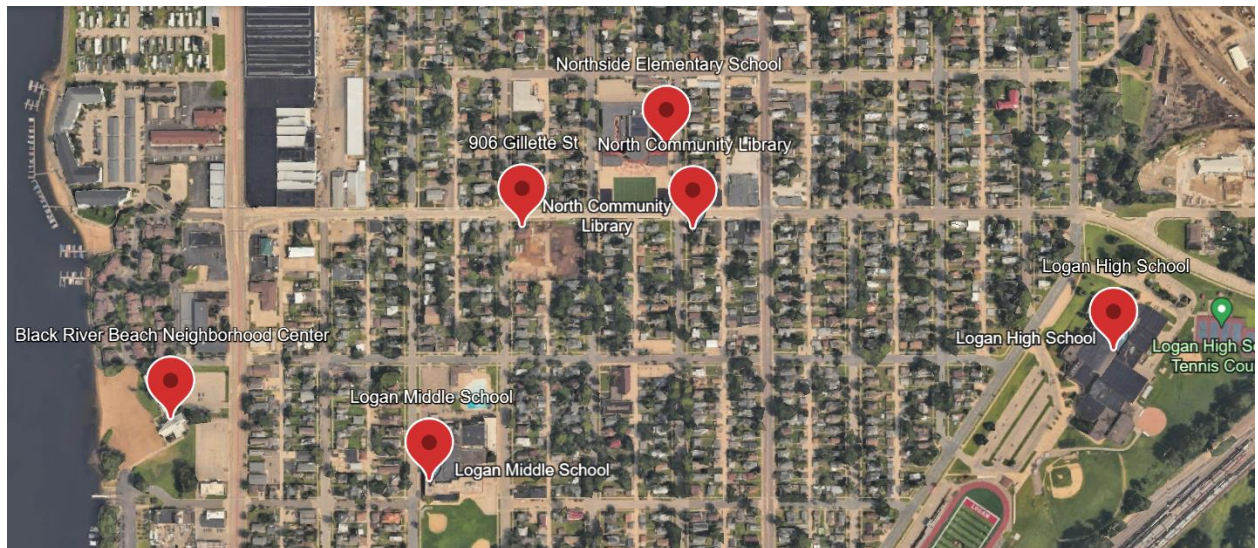


MAIN LEVEL



## SECOND LEVEL

### 5. Site







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Tx:4124176

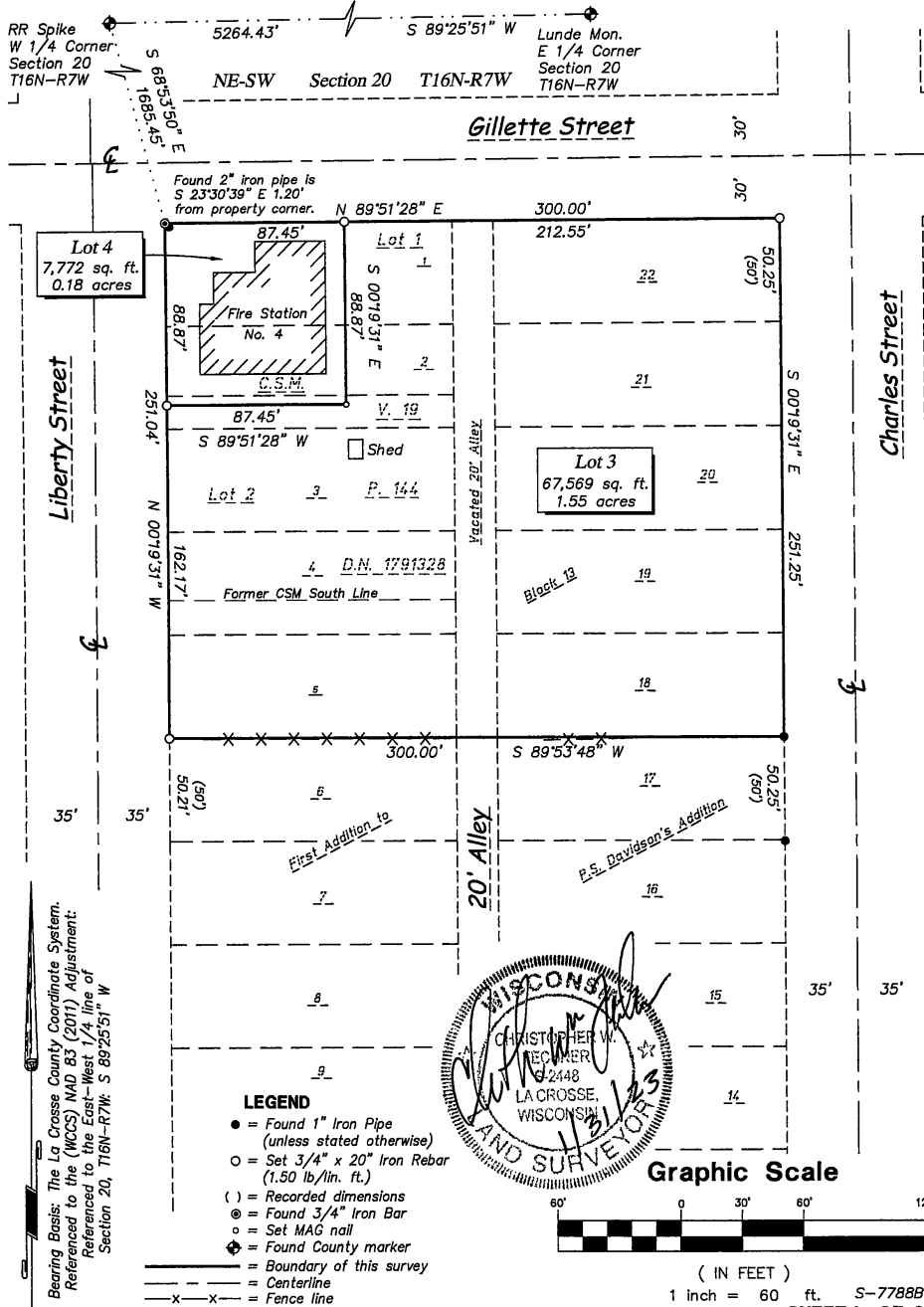
1805951  
LACROSSE COUNTY  
REGISTER OF DEEDS  
ROBIN L. KADRMAS

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF

Lot 1 & Lot 2, C.S.M., Volume 19, Page 144, Document Number 1791328;  
Lots 5, 18, 19, 20, 21, 22 and the Vacated alley; Also part of Lot 4; Block 13,  
First Addition to P.S. Davidson's Addition; Located in the NE 1/4 - SW 1/4,  
Section 20, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin

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VOLUME: 20 PAGE: 12



## **6. Cost Estimates**

Partial list of construction and rehabilitation costs shown below:

Soft Costs	\$22,000
Walls, drywall- kitchens & bathrooms	\$102,350
Windows & doors	\$40,000
Electrical	\$30,000
Plumbing	\$38,000
Heat & Air	\$23,000
Asbestos removal	\$10,661
Roof replacement	\$33,782

### **Bid Documents:**

## ESTIMATE

### Prepared For

Jeff Murphy  
(608) 768-9747

### Elsen Construction

340 Driftwood Street  
West Salem, Wisconsin 54689  
Phone: (608) 386-0333  
Email: laxfd11@yahoo.com

### Estimate #

4

### Date

03/04/2024

### Description

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#### Windows

15 double hung windows with 12 grid mullions ( 2 triple units, 11 single units, 2 double units)

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#### Kitchen and countertops

Cabinets with quartz tops on kitchen and laminate tops on the other kitchen.

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#### Tile shower

Install tile 5 foot shower including labor and materials

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#### Tile flooring

Install 2 bathrooms with tile flooring

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#### Construction Materials

Construction materials needed to frame rooms and new second floor entry

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#### Dumpster

Dumpster for debris and waste (3)

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#### Labor

Labor for framing, trim, window install, exterior steps, exterior painting all to match existing decor

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#### Exterior steps

Custom steel steps to the exterior to access second floor

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#### Sheetrock

Install new drywall to new framing and all necessary repairs needed with light orange peel to match existing texture

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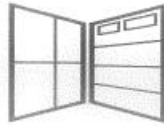
<b>Subtotal</b>	<b>\$102,350.00</b>
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<b>Total</b>	<b>\$102,350.00</b>
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Jeff Murphy

**Quote**



**LA CROSSE**  
**GLASS & OVERHEAD**  
**DOOR CO.**  
SINCE 1898

**SINCE 1898**

604 South Third Street  
P.O. BOX 1073, LA CROSSE WISCONSIN 54602-1073  
608 782-7620 PHONE  
608 785-0392 FAX

To: La Crosse Fire Dept  
Attn: Jeff Murphy

Date: 02/19/24  
Project:  
Station # 4 window replacement  
Location:  
Liberty St La Crosse WI

We hereby submit specifications and estimates for: **Supply and install storefront windows on the south face of the old Station # 4. New aluminum windows to be fixed Kawneer 451T thermally broken with Dark Bronze Anodized finish. Glass is to be 1" low-e IGU.**

**The following to include all labor, materials, and equipment:**

1. **Four (4) windows approximately 72" x 126" broken into four (4) panes with a 3x 4 bronze muntin grid.**
2. **Break metal perimeter around windows.**

**Total amount for above: \$16,581.00.**

**Alternates: To demo existing windows, add \$3,171.00 to the above amount.**

Items not included:

1. Cleaning and protection

Any alteration or deviation from the specifications herein agreed upon involving extra cost of labor and material will be executed only upon a written order for same and will become an extra charge over the sum mentioned in this contract.

**SIGNED BY**

Derek Pasch

**THIS QUOTE IS VOID IF MATERIALS ARE NOT APPROVED TO ORDER IN 14 DAYS  
FROM QUOTE DATE.**

# ***T.D. PADESKY ELECTRIC***

I N C O R P O R A T E D

Serving Commercial & Industrial Since 1982

3/4/2024

Station 4 Remodel  
Attn: Jeff Murphy

Electrical budget for the remodel of Station 4.

- Duplex meter socket
- (2) 200A panels
- Misc. outlets and switches
- Smoke/Heat detectors
- AC disconnects
- Range/Dryer wiring
- Electrical permit

Materials and Labor not to exceed.....\$30,000.00

\*No light fixtures included

Thanks,

Ryan Metzler

MAILING:  
PO BOX 935  
LA CROSSE, WI, 54602

CELL PHONE: 608-780-1895  
OFFICE: 608-783-0737 | FAX: 608-783-0738  
EMAIL: RMETZLER@PADESKYELECTRIC.COM

LOCATION:  
2244 CUNNINGHAM ST  
LA CROSSE, WI, 54603



## Paul's Heating & Air Conditioning



Hello, these are your estimates

Location: 906 Gillette Street, La Crosse, WI, 54603

JOB ID  
44298305

### BETTER - EL297V

Replace Horizontal Split Systems (Best)

Your Price

**\$22,847.04**

Accept Estimate

### GOOD - EL297E

Replace Horizontal Split Systems (Good)

Your Price

**\$18,263.04**

View

### Summary

#### NEW GAS FURNACE INSTALLATION INCLUDES THE FOLLOWING:

- Removal & disposal of the existing furnaces.
- Labor to install the new horizontal gas furnaces.
- Connect the new furnace to the existing supply air duct work and return air duct work.
- Connect the new furnace to the existing gas supply.
- Connect the new furnace to the existing high-voltage electrical wiring.
- Connect the new furnace to the existing PVC venting.
- Connect the new furnace to the new condensate pump.
- Startup of new furnace.
- Local permit included.
- Clean-up work area when finished.

#### NEW AIR CONDITIONER INSTALLATION INCLUDES THE FOLLOWING:

- Removal & disposal of the existing air conditioners.
- Labor to install the new air conditioners on the roof
- Connect the new indoor coil to the existing supply air duct work.
- Connect the new outdoor unit to the existing high-voltage electrical wiring.
- Connect the new indoor coil to the new condensate pump.
- Startup of new air conditioner.
- Local permit included.
- Clean-up work area when finished.

NOTE: We are not responsible for homeowner's internet router & phone app compatibility for Wi-Fi thermostats.

UTILITY REBATES: Rebates may be available from your utility provider(s). Contact us for details.





LNX-EL297UHV108 (W)

Your Price:  
**\$23,799.00**

**Lennox Elite Series Gas Furnace**

- Two-Stage Heating w/ Variable-Speed Blower
- BTU Size: 135,000 / Blower Capacity: 5.0 ton
- AFUE Rating: 97.0%
- AHRI Ref #: 213185794

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(2) EL297UH135XV60C Furnace (24X55)  
(2) S40 Smart Thermostat (22V24)

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**Warranty**

Furnace: 20-Year Heat Exchanger / 1-Year Parts & 1-Year Labor  
Thermostat: 1-Year Parts & 1-Year Labor

**Elite Series Air Conditioner**

- Variable-Capacity Cooling
- BTU Size: 48,000 (4.0 ton)
- Sound Rating: 74 dBA
- SEER2 Rating: up to 17.4 / EER2 Rating: up to 11.5
- AHRI Ref #: 205998341

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(2) EL18XCVS048-230 Outdoor Unit (19K15)  
(2) CHX35-60D Cased Horizontal Indoor Evaporator Coil (16Y16)  
Re-Use Existing Line Sets  
Equipment Pad (X8109)

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**Warranty**

*Outdoor Unit: 5-Year Compressor / 1-Year Parts & 1-Year Labor*  
*Indoor Evaporator Coil: 1-Year Parts & 1-Year Labor*  
*Line Set: 1-Year Parts & 1-Year Labor*  
*Equipment Pad: 1-Year Parts & 1-Year Labor*

**NOTE:** This quoted price reflects installing this air conditioner at the same time as with any of the Lennox gas furnaces quoted.

[View Less](#)



DIS-100 (W)

Your Price:  
**-\$951.96**

**Cash/Check Payment 4% Discount**

- available to customers who pay by cash or check for new equipment
- payment must be received within 30 days or discount will not apply

[View Less](#)

ABATEMENT SOLUTIONS INC.  
ESTIMATE

<b>NAME</b>		<b>PHONE #</b>	<b>COMPANY</b>		<b>DATE</b>
JEFF MURPHY		608-769-9747	ABATEMENT SOLUTIONS INC.		2/9/2024
<b>STREET</b>			<b>STREET</b>		<b>REVISED</b>
LACROSSE FIRE STATION # 4			46652 RIVERVIEW DR.		
<b>CITY</b>			<b>CITY</b>		
1542 LIBERTY STREET			DRESBACH, MN 55947		
<b>CITY</b>			<b>PHONE #</b>		<b>E-MAIL</b>
LACROSSE, WI 54601			(608)385-4744		tnbute11@gmail.com
<b>P.O. NUMBER</b>					
<b>JOB NUMBER</b>					

		HRS	PRICE	PERSONS
HOURLY RATE PER PERSON	\$95.00	80	\$7,600.00	2
		<b>MILES</b>		
TRIP CHARGE	\$0.66	100	\$66.00	
		<b>LBS</b>		
LANDFILL WASTE FEE	\$0.09	4000	\$350.00	
		<b>QTY.</b>		
AIR TESTS / BULK SAMPLES	\$75.00	2	\$150.00	
OVERHEAD		1655.77	\$1,655.77	
DNR/DHS FEES		408	\$408.00	
RENTALS	EQUIP			
	SUB-CONTR.	100	\$100.00	
	HOTEL		\$10,329.77	
MATERIALS		\$331.58	<b>FINAL</b>	<b>\$10,661.35</b>
			<b>NET 15 DAYS</b>	
			<b>3% OF TOTAL EVERYDAY AFTER</b>	

REMOVAL AND DISPOSAL OF APPROX: 956 SQ FT OF ASBESTOS VINYL FLOOR TILE, AND APPROX: 250 LN FT OF WINDOW GLAZING IN THE LACROSSE FIRE STATION # 4 LOCATED AT 1542 LIBERT STREET LACROSSE, WI 54601.

ABATEMENT SOLUTIONS INC. HEREBY RESERVES THE RIGHT TO RENEGOTIATE THE FINAL PRICE DUE TO ADDITIONS OR SUBTRACTIONS OF SCOPE OF WORK, WASTE AND DNR/DHS FEES , WHICH YOU WILL BE NOTIFIED PRIOR TO CHANGES. THIS ESTIMATE SPECIFICALLY EXCLUDES THE REINSULATION OF ALL PIPE RUNS OR FITTINGS REQUIRING INSULATION REMOVAL, ALL FLOOR TILE REPLACEMENT REQUIRING REMOVAL, AS WELL AS ALL EXTERIOR SIDING MATERIALS, SOFFITS, TRIMWORK, ETC., ALSO REQUIRING REMOVAL AS PART OF THE ASBESTOS ABATEMENT CONTRACT.

**CUSTOMER SIGNATURE FOR ACCEPTANCE TO PROCEED:**

1701 Miller Street  
La Crosse, WI 54601



Phone: (608) 785-0901  
Fax: (608) 782-1114

**Roofing - Maintenance - Skylights - Wall Panels - Chimneys**

February 14, 2024

Jeff Murphy  
906 Gillette Street  
La Crosse, WI 54603  
608-769-9747



**RE:** Budgetary numbers for Station 4 Shingle Re-Roof

We propose all material and labor to provide the following:

1. Remove and dispose of one layer of existing shingles and all existing roofing materials.
2. Adhere GAF Weather Watch ice and water shield 6' up the eaves, in valleys and picture frame all roof penetrations.
3. Install GAF Deck Armor on remaining roof deck.
4. Install T-style drip edge metal at perimeter of roof. Color: \_\_\_\_\_
5. Nail down GAF Timberline HD shingles per manufactures specification. (see brochure) Color: \_\_\_\_\_
6. Install Timber Tex® hip and ridge cap.
7. Fabricate and install new 24 ga. pre-finished kynar coated steel wall flashing. Color: \_\_\_\_\_
8. Fabricate and install new 24 ga. pre-finished kynar coated steel chimney flashings. Color: \_\_\_\_\_
9. Protect home and landscaping from demolition materials, and clean up site.
10. Follow all OSHA safety procedures and N.R.C.A. roofing standards.
11. Include a 5 million dollar liability policy.
12. Provide a GAF Golden Pledge 50 year non-prorated warranty with 25 year workmanship warranty.

**BID AMOUNT:** Thirty-Three Thousand Seven Hundred Eighty-Two Dollars.....\$33,782

Notes: Deteriorated decking may be replaced @ \$3.25 sq ft if required.  
Any re-sheeting would add additional charges.  
If more then one layer of shingles found would add additional charges.

Payment terms: 10% non-refundable deposit down, weekly progress payments and balance upon completion. 18% APR applied to late payment. No winter conditions or snow removal included in this proposal. Notes: Ledegar Roofing reserves the right to exercise its lien rights if payment terms are breached. If we are required to set up scaffolding to protect your landscaping it will result in additional cost. Ledegar Roofing Company, Inc. will not be responsible and shall remain harmless of any damage to plants or landscaping. Ledegar Roofing Company, Inc. cannot be held responsible and will be held harmless of any internal damage which may occur due to vibrations during re-roofing. This proposal is based on the assumption that your driveway is of sufficient strength to set a dumpster on it, as well as a delivery truck to set shingles on the roof. Ledegar Roofing Co., Inc. will take every precaution possible to protect your driveway, but cannot be held responsible, and will be held harmless of any damage that may occur. The inability to use your driveway for staging will result in additional labor costs. Proposal includes tax, permit, and dumpster.

Acceptance of this proposal and terms by signing below

**OWNER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

This Proposal was prepared and submitted by Tony Maier

## **7. Acquisition Costs**

The following factors have been considered during the process of creating this proposal, and the rehabilitation costs will likely exceed \$300,000 to bring this building up to code and create functional spaces. The purchaser would be responsible for the 9” tile asbestos removal. The lot size has been reduced significantly to accommodate the new fire station next door, which has a significant effect on the property value.

**A.** After analyzing these factors, we propose offering the city \$32,500 for the property at 906 Gillette as documented on the new certified survey map. Construction will begin within 1 month of closing and the parcel will return to the property tax rolls, generating tax base for the local tax base. Work will be created for local contractors, and a valuable piece of Northside history will be preserved.

### **B. The Seller (City of La Crosse)**

For this project to be viable, the following items will be incorporated into the sale:

- The property will be successfully rezoned to R-2 zoning.
- Garage parking will be adequate for meeting the off-street parking requirement for both units.
- Closing will take place in August of 2024, unless postponement is required due to a reschedule of the completion of the new fire station next door.
- The city will produce video of the 6” sewer main to determine condition and need for potential replacement.

**C.** The buyers have adequate funds to complete the project which can be verified upon request.



## 8. Timeline

August 2024	Closing on property/ Nomination for historic registry
September 2024	Asbestos removal and wall removal/Demo
October 2024	Exterior doors & Mechanical
January 2025	Rough in mechanicals
April 2025	Drywall
May 2025	Window replacements
July 2025	Tile work
August 2025	Landscaping & finish materials
October 2025	Project completion

## **9. Contact Information**

### **Jeff and Jill Murphy**

W3067 Kriebich Coulee Rd.

Coon Valley WI 54623

Phone: 608-769-9747

Email: [murphyfire@gmail.com](mailto:murphyfire@gmail.com)

### **Brian Elsen**

Elsen Construction

West Salem WI 54669

608-386-0333

Email: [Elsenconstruction.com](mailto:Elsenconstruction.com)

### **James Murphy**

120 Center St.

Winona MN 55987

Phone: 507-429-8051

Email: [Jimmurphyrealestate@gmail.com](mailto:Jimmurphyrealestate@gmail.com)