FEEL THE ZEEL

TowerPinkster
Architecture · Engineering · Interiors

JUNE 12, 2026

CITY OF ZEELAND

FACILITY IMPROVEMENT PRIORITIZATION



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EXECUTIVE SUMMARY

TOTAL ROUGH ORDER OF MAGNITUDE COST SUMMARY

GENERAL

In 2024 the City of Zeeland hired TowerPinkster to perform full facility assessments and space utilization studies on their municipal facilities. The objective of the facility assessment was to identify observed deficiencies that would exceed the cost of a maintenance project. The assessment categorized the condition of the site, buildings and infrastructure into four conditions, Good, Fair, Poor and Replace.

Good: Items meet current and future needs, no recommendation for improvement in the next 10 years.

Fair: Items meet current use, showing signs of age and should be replaced in the next 10 years

Poor: Items are nearing the end of their useful life and should be replaced in the next 5 years

Replace: Item no longer meets current use, is outdated, does not meet code and should be replaced in the next 3 years

The following facilities were included in the assessment and space utilization:

1. Howard Miller Library and Community Center

2. City Hall

3. Public Safety

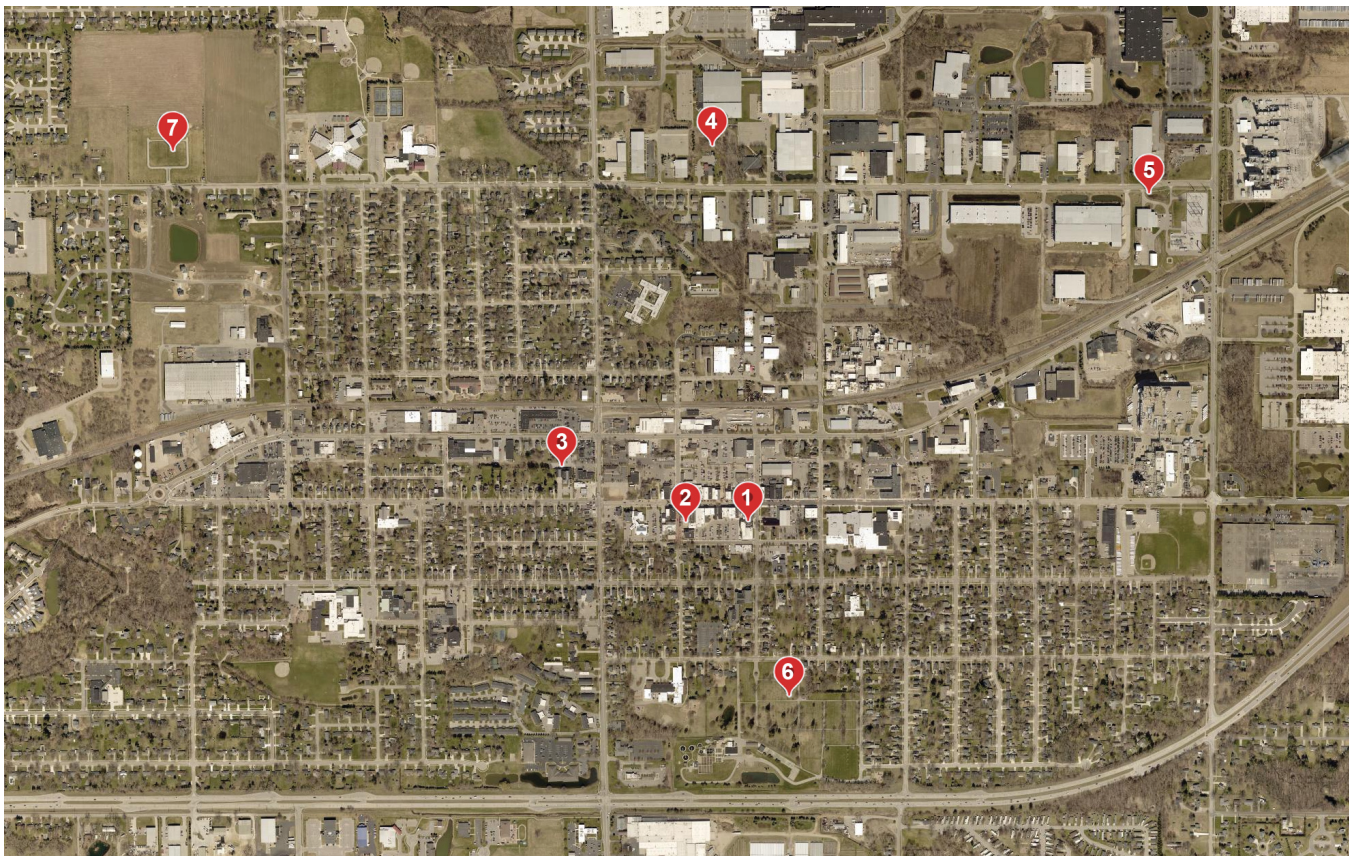
4. Roosevelt Fire Station

5. Street Maintenance Facility

6. Lincoln Cemetery

7. Felch Street Cemetery

In addition to the existing facilities, as part of the Space Utilization, Tower Pinksters team working with the city developed conceptual site and floor plans for a new cemetery facility at the Felch Street Cemetery.



The Space Utilization study identifies the space needs and organization for each facility. The team used the space utilization study to develop design options that improve adjacencies, maximize existing building area and minimize building additions to meet the needs at each facility. This generated facility renovation and addition projects with associated cost and priorities. Based on priorities, the team grouped the projects into three series of work.

Series One: Based on immediate needs based on building age, condition and use potential for (bond program funding)

Series Two: Based on staffing and operational changes (series two could have a dedicated funding source)

Series Three: Based on long term needs

Some of the annual maintenance and repair items that need immediate and near future attention (will be included in the Series One scope of work).

WORK SCOPE ORGANIZATION AND PROJECTED COSTS

	LOW END COSTS	HIGH END COSTS	
GENERAL MAINTENANCE AND REPAIR	**$ 6,766,700**	$ 7,837,600	[some costs will be included in series 1-3]
SERIES ONE	**$ 7,050,000**	**$ 10,164,257**	
SERIES TWO	**$ 4,648,800**	**$ 5,544,456**	
SERIES THREE	**$ 7,500,000**	**$ 8,221,775**	

01

ANNUAL MAINTENANCE AND REPAIR

01 ANNUAL MAINTENANCE AND REPAIR

The following costs are for continued maintenance of existing equipment and building systems. Some of these costs may be part of future work outlined in the work scope for Series 1.

HOWARD MILLER LIBRARY AND COMMUNITY CENTER

Mechanical Maintenance: $3,300,000 The scope includes replacement of electric water coolers, air-cooled chiller, chilled water pump, air handling units, air handler humidifier, VAV terminals, roof exhaust fans, inline exhaust fans, gas fired unit heaters. (will be part of series 1 projects)

Roof Replacement: $663,200 Replace existing roof (will be part of series 1 projects)

Kalwall Roof Replacement: $338,200 Replace existing Kalwall roof (will be part of series 1 projects)

CITY HALL

Mechanical Maintenance: $645,603 The scope includes window replacement, condenser replacement, VAV box replacement and roof exhaust fan replacement (some scope will be part of series 1 projects)

Elevator: $385,900 Replace the elevator in it's existing elevator shaft. (will be part of series 1 projects)

Roof Replacement: $281,097 Replace existing roof (will be part of series 1 projects)

PUBLIC SAFETY

Mechanical Maintenance: $351,000 The scope includes replacement of electric water coolers, water heater and inline pump, condensing units, rooftop units, energy recovery unit, roof exhaust fans, gas fired unit heaters, electric unit heaters, infrared radiant heaters, vehicle exhaust fan.

ROOSEVELT FIRE STATION

Mechanical Maintenance: $161,000 The scope includes replacement of water heater and inline pump, hot water system air separator, hot water base board heat, hot water convectors, hot water unit heaters, wall exhaust fan, vehicle exhaust fan.

STREET MAINTENANCE FACILITY

Mechanical Maintenance: $770,300 The scope includes replacement of tank type water heater, hot water inline pump, back flow preventer, furnace condensing unit and condensate pump, energy recovery unit, indoor makeup air unit, outdoor makeup air units, infrared radiant heaters, exhaust fans, and electric water coolers.

LINCOLN CEMETERY BUILDING

Mechanical Maintenance: $39,200 The scope includes replacement of electric water heater, furnace condensing unit and condensate pump, ceiling exhaust fan, electric water cooler.

TOTAL MAINTENANCE AND REPAIR COSTS:	$6,935,500
SERIES ONE SCOPE (SUBTRACT)	- $5,614,000
TOTAL BUDGET FOR MAINTENANCE AND REPAIRS	**$1,321,500** (over the next 8 years)

Recommendation: Budget **$200,000 - $250,000** per year to cover maintenance costs and yearly escalation for the next 8 years.

02

SERIES 1 SCOPE OF WORK

02 SERIES 1 PROJECTS

The scope of work for series one consist of renovations and additions to Howard Miller Library and Community Center and renovations to City Hall.

HOWARD MILLER LIBRARY AND COMMUNITY CENTER

The library project includes lower level community rooms, storage and corridor renovations, library renovations and work room expansion, exterior and building envelope renovations (roof replacement, Kalwall skylight replacement, EIFS panel replacement and new entrance canopy), and sidewalk and parking modifications.

CONSTRUCTION COSTS:	LOWER LEVEL	**$ 800,872**
	LIBRARY ADDITION AND RENOVATIONS	**$2,595,334**
	MECHANICAL UPGRADES	**$3,300,000**
	ROOF + KALWALL REPLACEMENT	**$1,001,400**
	TOTAL:	**$7,697,606**

Howard Miller Library and Community Center

Address:	14 S. Church St
Use:	Library/Meeting Space
Built:	1995
Total Building Area:	42,281 SF



CITY HALL

The City Hall project includes interior renovations on each floor, window replacement, roof replacement, elevator replacement and improvements to the mechanical and technology systems.

CONSTRUCTION COSTS:	INTERIOR RENOVATIONS	**$1,150,000**
	ROOF REPLACEMENT	**$ 281,120**
	WINDOW REPLACEMENT	**$ 101,931**
	MECHANICAL UPGRADES	**$ 547,700**
	ELEVATOR REPLACEMENT	**$ 385,900**
	TOTAL:	**$2,466,651**

City Hall

Address:	21 S. Elm St.
Use:	Offices/Meeting Space
Built:	1934
Total Building Area:	12,620 SF



03

SERIES 2 SCOPE OF WORK

03 SERIES 2 PROJECTS

The scope of work for series two consist of renovations and additions to Public Safety, Roosevelt Fire Station and the Felch Street Cemetery.

PUBLIC SAFETY

The public safety project includes additions for a new vehicle garage additions, and work room. There will also be interior renovations to both fire and police departments. The police department will have offices and locker room renovations. The fire department will have office, locker room, day room and decontamination renovations.

CONSTRUCTION COSTS:	POLICE DEPARTMENT ADDITIONS AND RENOVATIONS	**$ 600,872**
	FIRE DEPARTMENT ADDITIONS AND RENOVATIONS	**$1,395,334**
	MECHANICAL UPGRADES	**$ 351,000**
	SITE WORK	**$ 220,500**
	TOTAL:	**$2,567,706**

Public Safety

Address:	29 W. Main
Use:	Police, Fire Offices Vehicle Storage
Built:	2003
Total Building Area:	16,157 SF



ROOSEVELT FIRE STATION

The Roosevelt fire station project includes a decontamination area addition and interior renovations to the locker rooms, break room, training room, and equipment storage.

CONSTRUCTION COSTS:	BUILDING ADDITION AND RENOVATIONS	**$ 713,300**
	MECHANICAL UPGRADES	**$ 178,800**
	SITE WORK	**$ 17,500**
	TOTAL:	**$ 909,600**

Roosevelt Fire Station

Address:	133 E Roosevelt Ave
Use:	Fire Station
Built:	1976
Total Building Area:	6,936 SF



FELCH STREET CEMETERY

The Felch St. Cemetery project includes a new 4,127 sq. ft. facility with offices, meeting/break room, locker area and restrooms, equipment storage, vehicle storage and material storage.

CONSTRUCTION COSTS:	NEW OFFICE AND EQUIPMENT STORAGE	**$1,857,150**
	SITE WORK	**$ 210,000**
	TOTAL:	**$2,067,150**

FELCH ST. CEMETERY

Address:	Felch Street
Use:	Cemetery Offices Equipment Storage
Built:	New Construction
Total Building Area:	4,127 SF



04

SERIES 3 SCOPE OF WORK

04 SERIES 3 PROJECTS

The scope of work for phase three consists of renovations and additions to the streets facility and a new Emergency Operation Center addition to the Public Safety Building.

E.O.C. ADDITION

The Emergency Operations Center (E.O.C.) project includes a building addition to the Public Safety building. This would move the E.O.C. to the ground floor and be constructed to withstand major storm damage and remain operational during times of need. The relocation opens up existing building area for future fire station office expansion.

CONSTRUCTION COSTS:	EMERGENCY OPERATIONS CENTER ADDITION	**$1,250,000**
	SITE WORK	**$ 90,000**
	TOTAL:	**$1,340,000**

Public Safety

Address:	29 W. Main
Use:	Police, Fire Offices Vehicle Storage
Built:	2003
Total Building Area:	16,157 SF



STREET MAINTENANCE FACILITY

The Street Maintenance Facility project includes expanded indoor heated equipment storage, new cold storage, expanded salt storage, locker room renovations, new material storage and mechanical upgrades.

CONSTRUCTION COSTS:	BUILDING ADDITIONS AND RENOVATIONS	**$6 ,111,475**
	MECHANICAL UPGRADES	**$ 770,300**
	TOTAL:	**$6,881,775**

Streets Facility

Address:	600 E Roosevelt Ave
Use:	Vehicle Sto. + Maint.
Built:	2006
Total Building Area:	22,618 SF

