

City of Lake Elmo

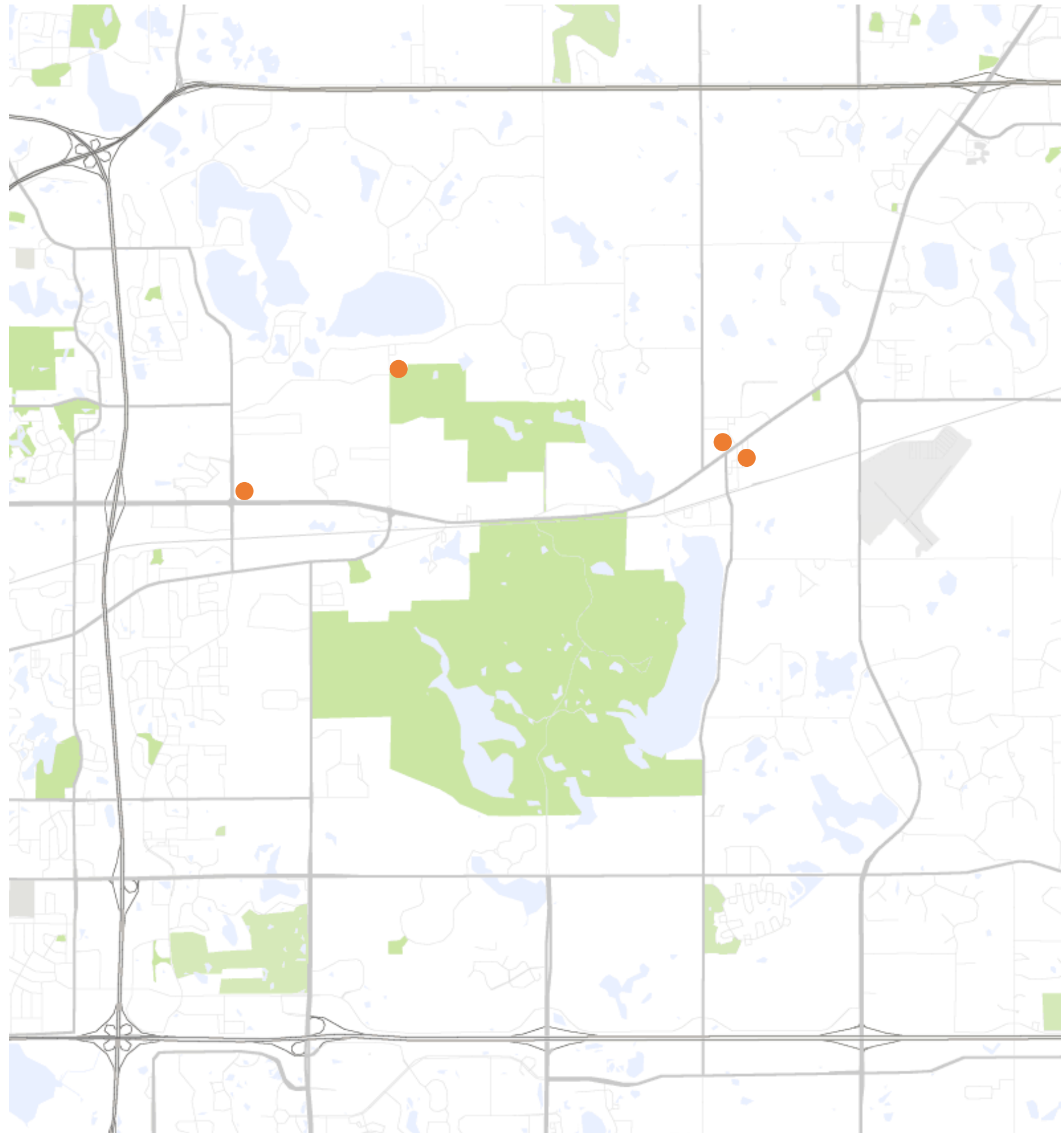
Municipal Facilities Space Needs Assessment

August 8, 2017



Study Process

- Facility Assessments
- Programming
 - City Hall
 - Fire/Ambulance Station
 - Sheriff Support
 - Public Works
- Master Planning
 - Location and configuration options
- Implementation Plan



Program– City Hall

- 9,315 square feet
(currently 5,267 square feet)
- Major components
 - Council Areas
 - Public Meeting Areas
 - Office space
 - Administration/Finance
 - Building Department
 - Planning/Zoning



Program – Fire/Ambulance Station

- Fire - 21,594 square feet
(currently 8,244 square feet)
- Ambulance - 1,815 square feet
- Major components
 - Apparatus bays
 - Specialized storage, cleaning, and maintenance spaces
 - Decontamination spaces
 - Training room
 - Administration offices
 - Living spaces



Program – Sheriff Support

- 798 square feet
(currently 260 square feet)
- Major components
 - Evidence drop-off
 - Sergeants office
 - Report writing workstations
 - Locker/changing rooms



Program – Public Works

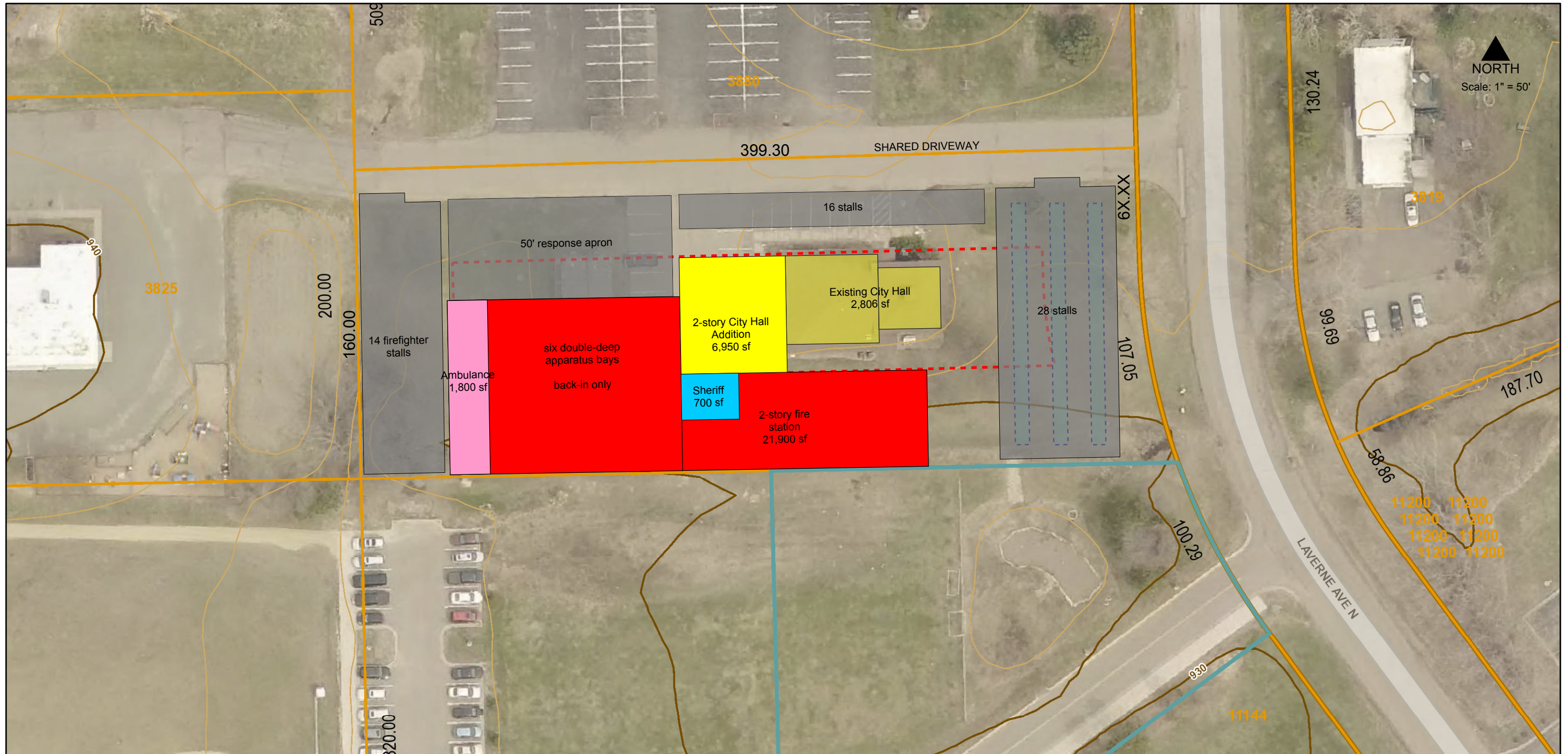
- 6,540 square foot addition
- Major components
 - Fleet storage bays
 - Training/Assembly/Break room
 - Locker room
 - Shop spaces
- Site work
 - Salt shed
 - New generator
 - Paving rear yard space



Master Planning

- City Hall Options
 - Remodel/Addition on site
 - Teardown and replace on site
 - Build new at Fire Station #1 location
 - Build new at greenfield location
- Sheriff Support Options
 - Located with City Hall
 - Located with Fire Station
- Fire Department Options
 - Teardown and replace on site
 - Build new at City Hall location
 - Build new at greenfield location
- Library Options
 - Co-located with City Hall
 - Located Offsite
- Public Works Options
 - Improvements to existing facility





NORTH
Scale: 1" = 50'

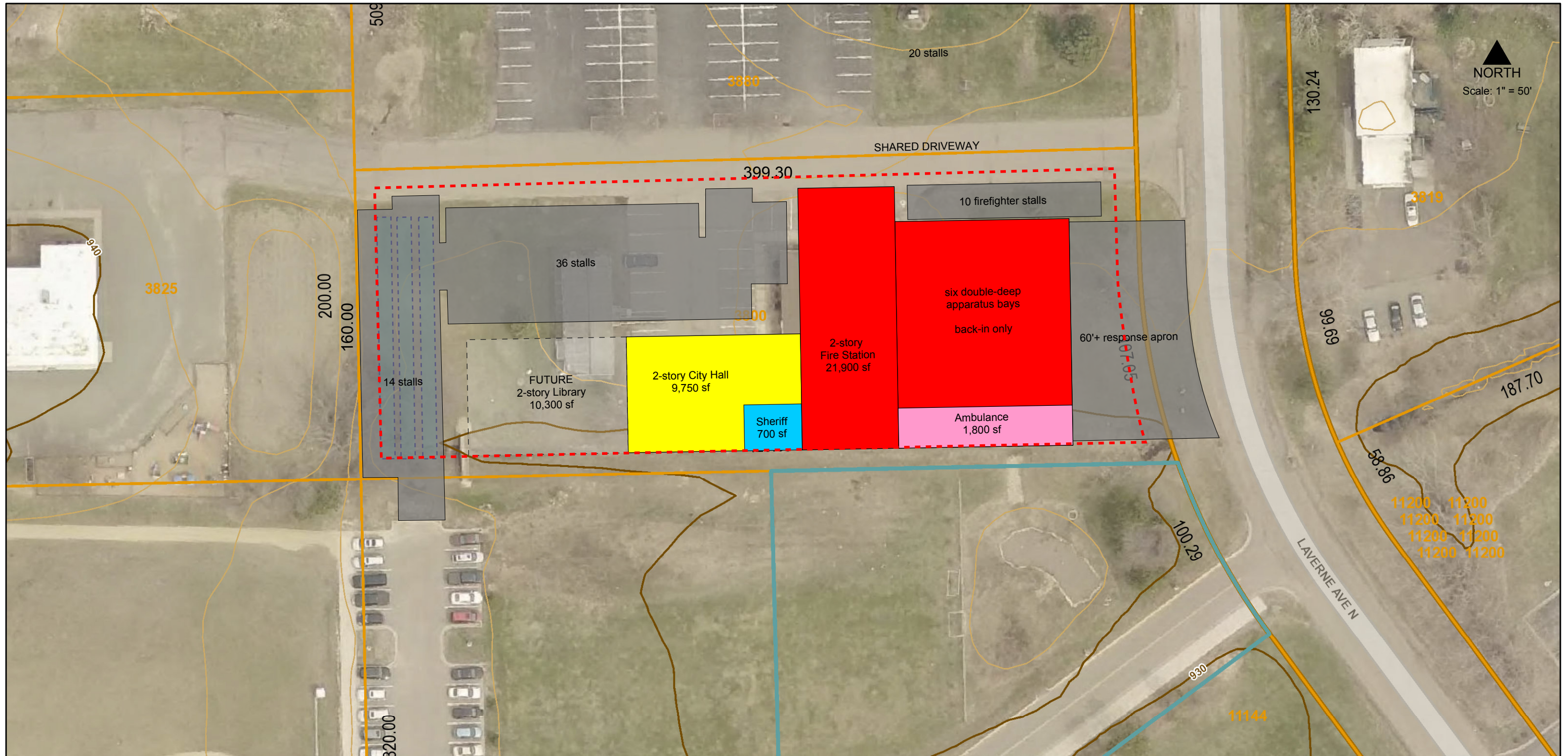
Plan A1: Co-locate at existing City Hall site
(assuming current zoning, which allows setback exemption for emergency response)

PROS:

- Centrally located in Lake Elmo Village
- Improved operating efficiency and shared spaces
- Reuses existing City Hall building
- Do not need to purchase property until library is built
- Can sell existing 0.6 acre Fire Station #1 parcel
- Can re-purpose Fire Station #2

CONS:

- Cannot fit library on site
- City Hall functions disrupted during construction
- Apparatus bays are back-in only
- Apparatus movement through "parking lot"
- Shared Driveway may not withstand fire truck traffic
- Stormwater detention must go underground
- No capacity for future expansion



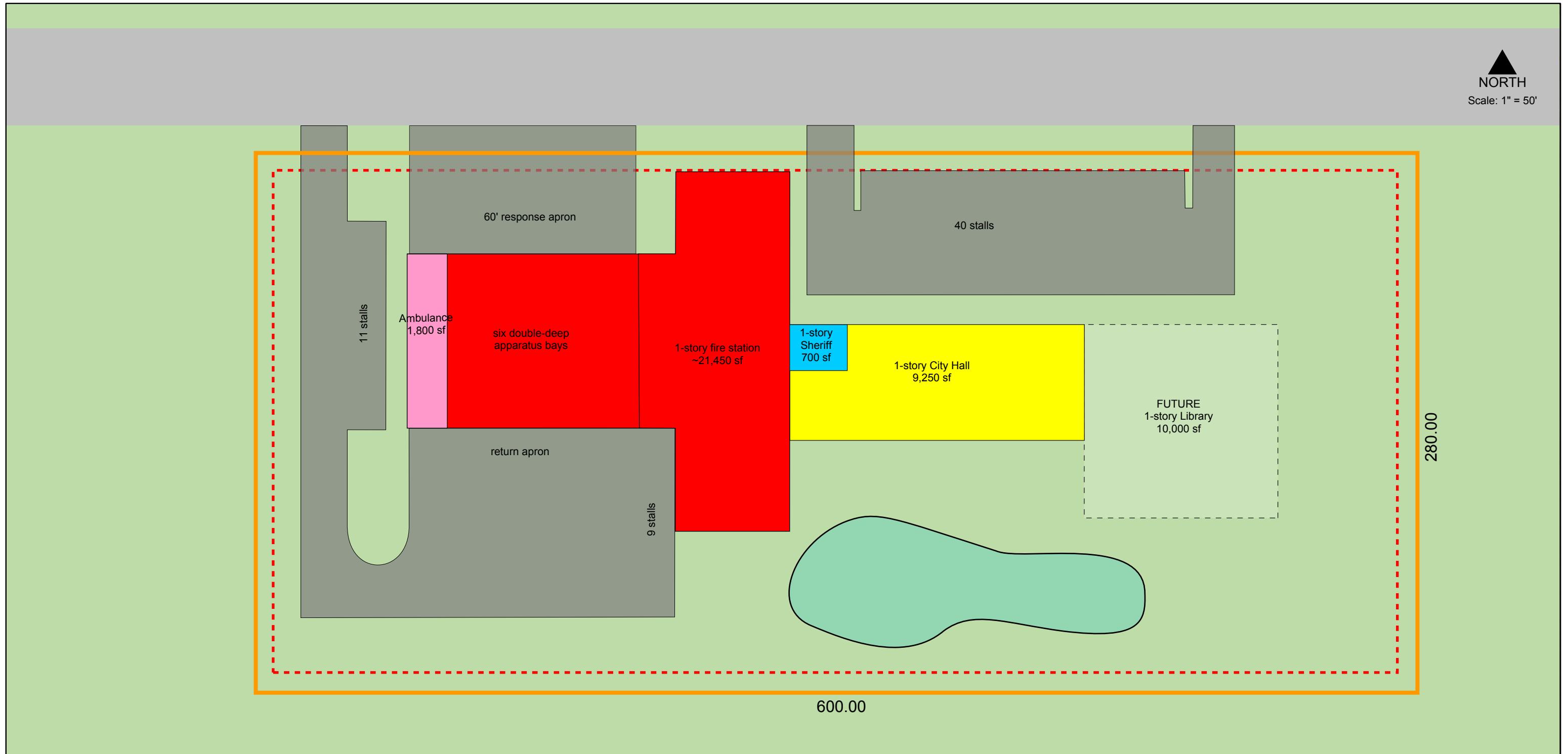
Plan A2: Co-locate at existing City Hall site
(re-zone to VMX, demolish existing building)

PROS:

- Centrally located in Lake Elmo Village
- Accommodates all City Departments
- Improved operating efficiency and shared spaces
- Do not need to purchase property
- Can sell existing 0.6 acre Fire Station #1 parcel
- Can re-purpose Fire Station #2

CONS:

- Must relocate City Hall temporarily
- Apparatus bays are back-in only
- Stormwater detention must go underground
- No capacity for future expansion



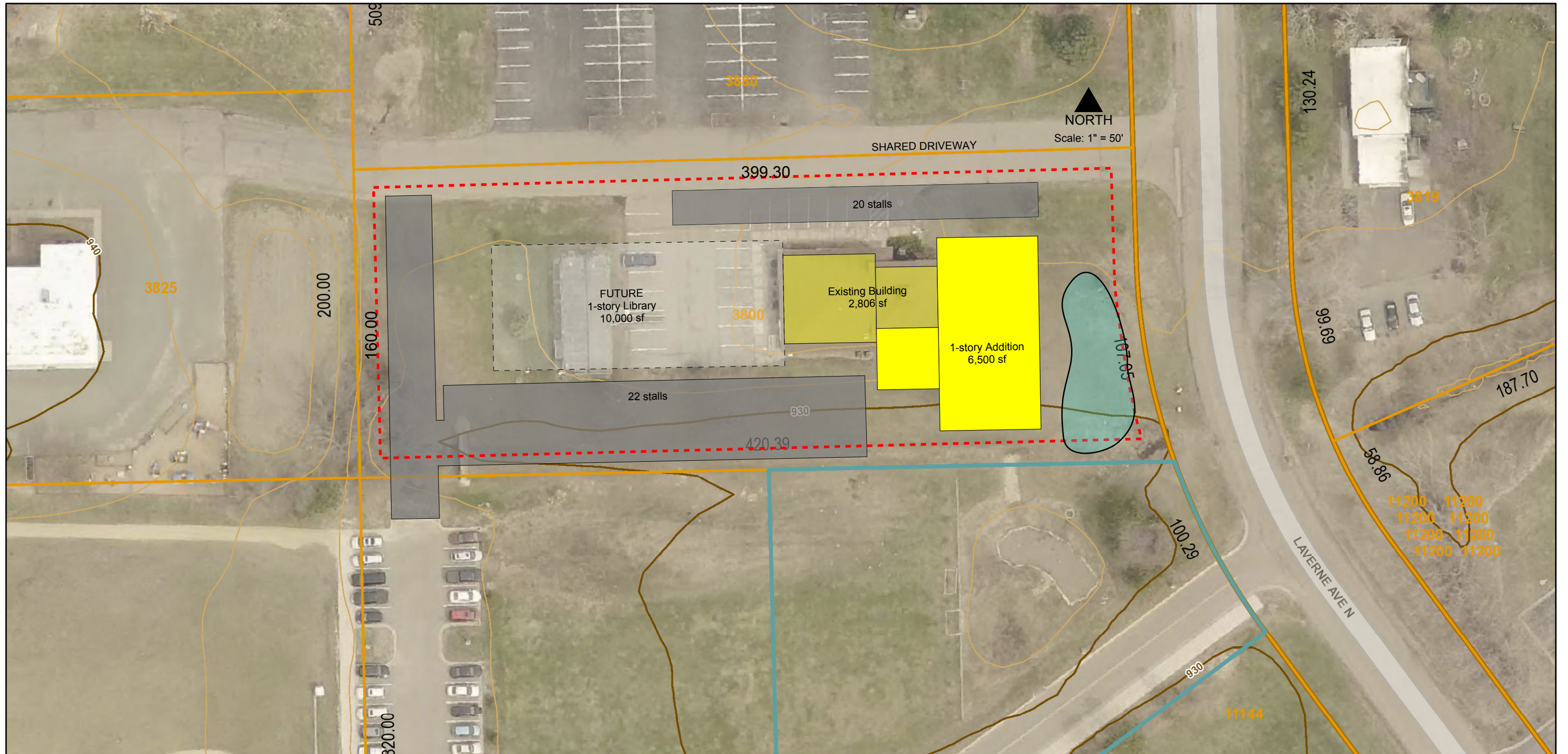
Plan A3: Co-locate at Greenfield site
(one story construction)

PROS:

- Accommodates all City Departments
- Improved operating efficiency and shared spaces
- Library can be single story
- Can sell existing 1.5 acre City Hall parcel
- Can sell existing 0.6 acre Fire Station #1 parcel
- Can re-purpose Fire Station #2
- Room for expansion on site

CONS:

- Must purchase ~3.6 acres of land
- May require extension of utilities (not in cost estimate)



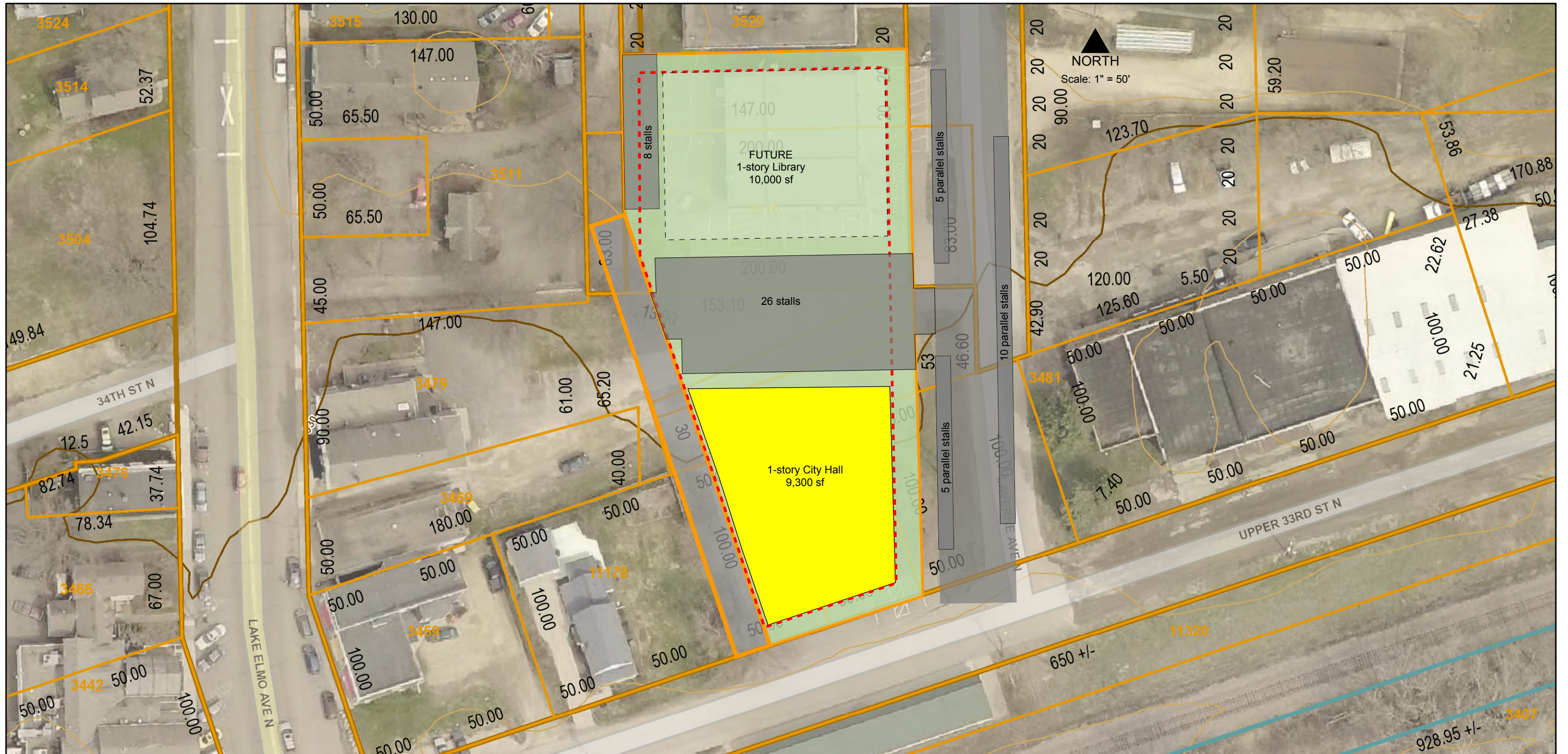
Plan B1: City Hall and Library at existing City Hall site
(re-zone to VMX)

PROS:

- Centrally located in Lake Elmo Village
- Reuses existing City Hall building
- Do not need to purchase property
- Room for parking and building expansion
- Library can be single story

CONS:

- City Hall functions slightly disrupted during construction



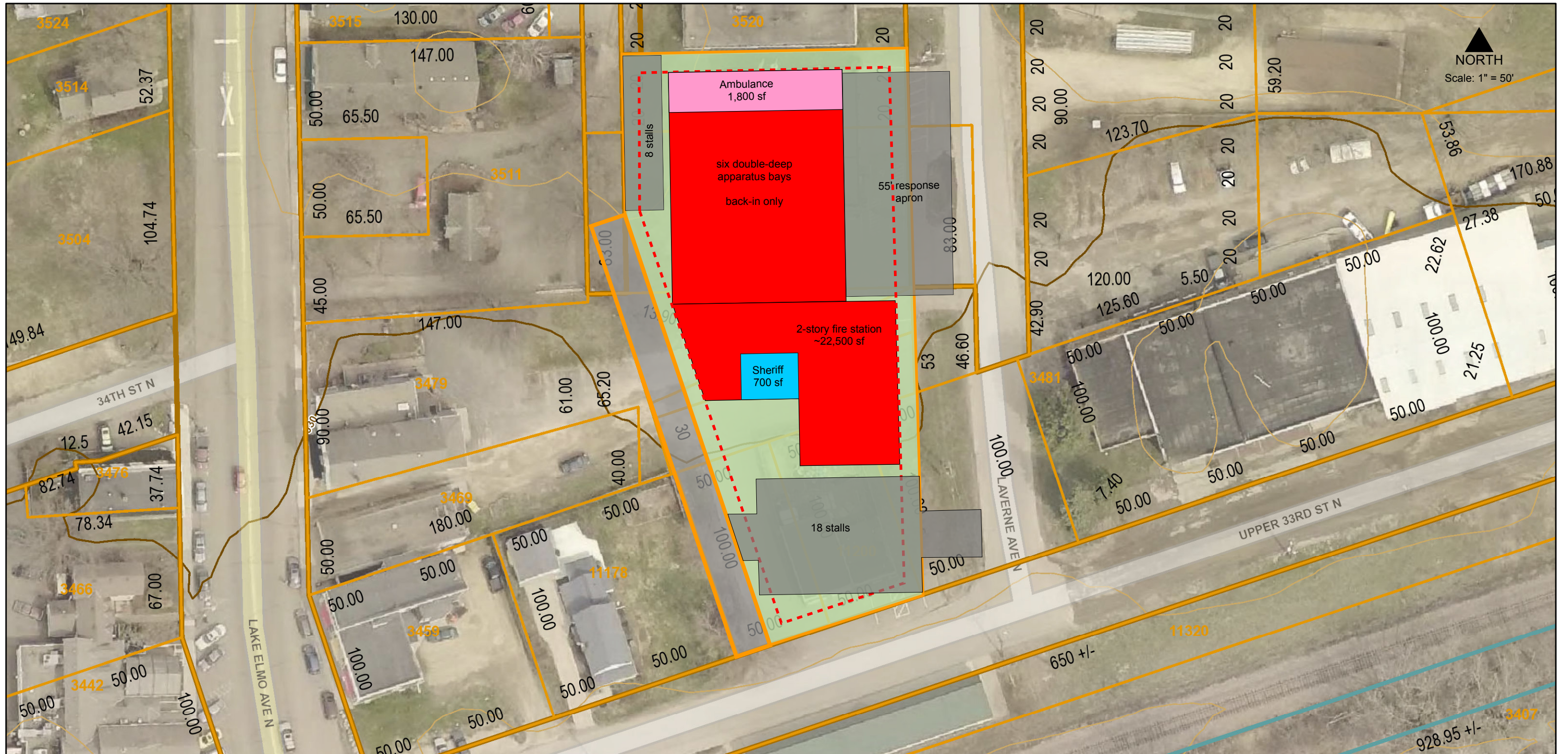
Plan B2: New City hall and Library at existing Fire Station site

PROS:

- Centrally located in downtown Lake Elmo Village
- Do not need to purchase property
- Library can be single story

CONS:

- Must demolish Parks storage building
- Must relocate Fire Station first
- No capacity for future expansion except vertically
- Requires relocating power lines



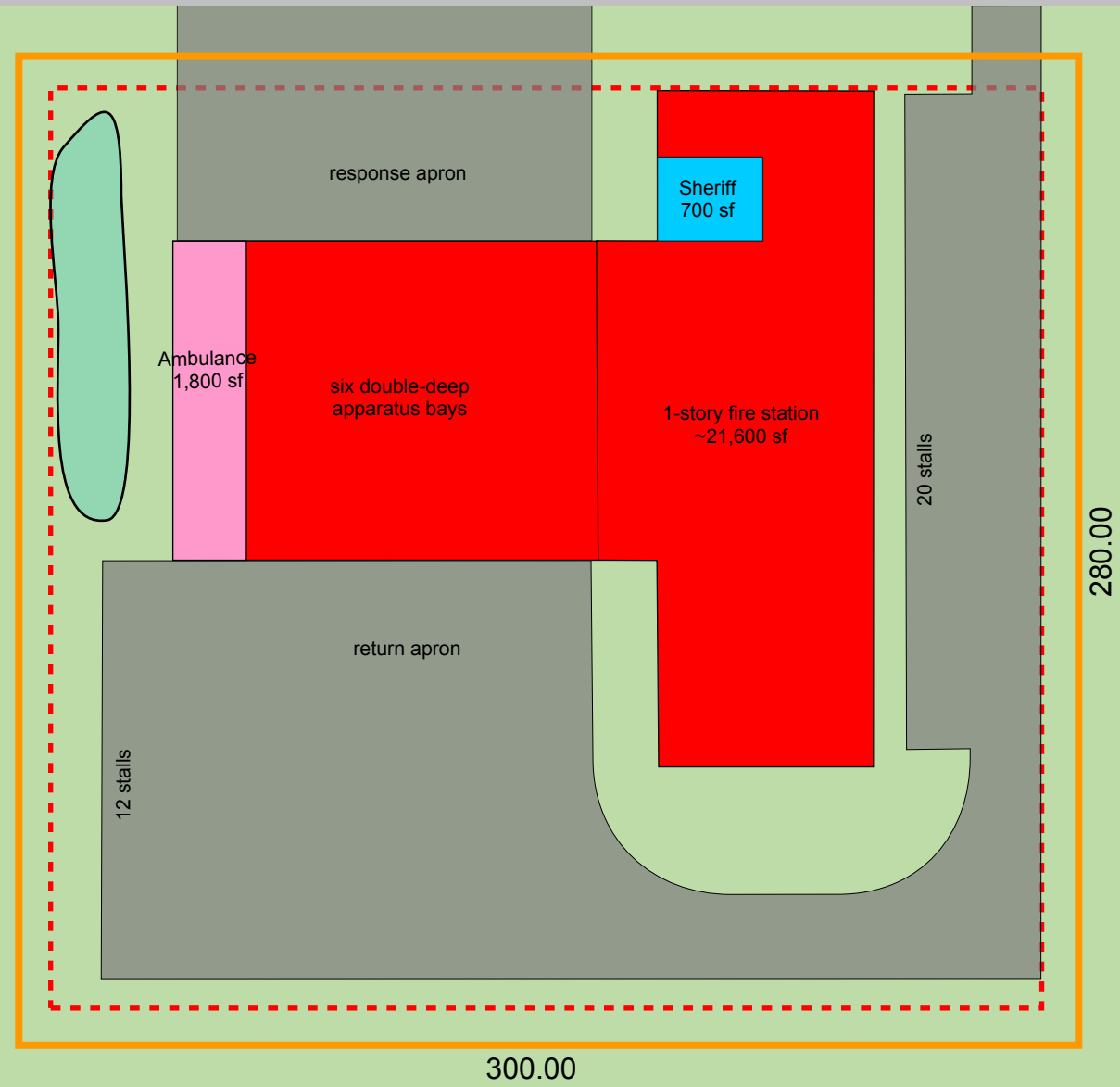
Plan C1: New Fire/Ambulance Station and Sheriff Support at existing Fire Station site

PROS:

- Do not need to purchase property
- Co-locates public safety functions
- Can re-purpose Fire Station #2

CONS:

- Must temporarily relocate during construction
- Must demolish Parks storage building
- Apparatus bays are back-in only
- No capacity for future expansion
- Requires relocating power lines
- Limited parking
- Responding past a residential neighborhood
- Separate from City Hall functions



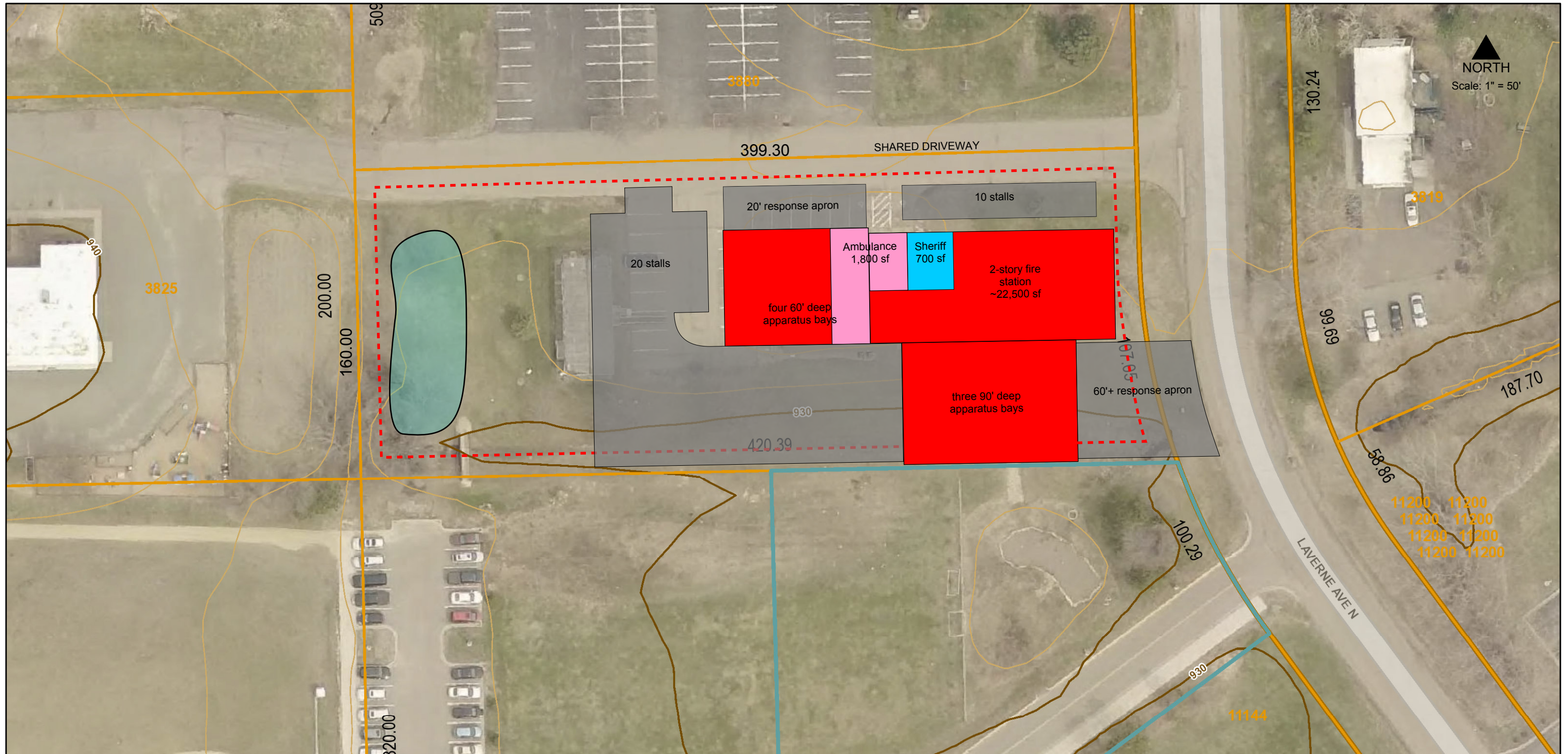
Plan C2: New Fire/Ambulance Station and Sheriff Support at Greenfield Site

PROS:

- Co-locates public safety functions
- Improved operating efficiency and shared spaces
- Can sell existing 0.6 acre Fire Station #1 parcel
- Can re-purpose Fire Station #2

CONS:

- Must purchase ~1.9 acres of land
- May require extension of utilities (not in cost estimate)
- Separate from City Hall functions



Plan C3: New Fire/Ambulance Station and Sheriff Support at existing City Hall site

PROS:

- Do not need to purchase property
- Co-locates public safety functions
- Room for expansion on site
- Many ways to arrange building on the site
- Can re-purpose Fire Station #2

CONS:

- Separate from City Hall functions
- Shared Driveway may not withstand returning fire truck traffic



Plan D1: Proposed Improvements at existing Public Works site

Estimated Project Costs

Plan A1	Area	Cost / SF	Estimated Total
City Hall Remodeling	2,806	\$ 135	\$ 378,810
City Hall Addition	6,950	\$ 250	\$ 1,737,500
Public Safety New Construction	24,400	\$ 275	\$ 6,710,000
Site Development	61,200	\$ 4.00	\$ 244,800
Below Grade Stormwater Detention			\$ 150,000
Shared Driveway Improvements			\$ 40,000
Contingency		10%	\$ 926,111
Total Estimated Construction Costs (2017 values)			\$ 10,187,221
Property Purchase	-	\$ 85,000	\$ -
Property Sale			\$ (150,000)
Soft Costs (FF&E, design, testing, etc.)		18%	\$ 1,833,700
TOTAL ESTIMATED PROJECT COSTS (2017 values)			\$ 11,870,921

Plan A2	Area	Cost / SF	Estimated Total
Demolition	2,806	\$ 22	\$ 61,732
City Hall New Construction	9,750	\$ 250	\$ 2,437,500
Public Safety New Construction	24,400	\$ 275	\$ 6,710,000
Site Development	64,000	\$ 4.00	\$ 256,000
Below Grade Stormwater Detention			\$ 150,000
Contingency		10%	\$ 961,523
Total Estimated Construction Costs (2017 values)			\$ 10,576,755
Property Purchase	-	\$ 85,000	\$ -
Property Sale			\$ (150,000)
Soft Costs (FF&E, design, testing, etc.)		18%	\$ 1,903,816
TOTAL ESTIMATED PROJECT COSTS (2017 values)			\$ 12,330,571

Plan A3	Area	Cost / SF	Estimated Total
City Hall New Construction	9,250	\$ 250	\$ 2,312,500
Public Safety New Construction	23,950	\$ 275	\$ 6,586,250
Site Development	110,000	\$ 4.00	\$ 440,000
Contingency		10%	\$ 933,875
Total Estimated Construction Costs (2017 values)			\$ 10,272,625
Property Purchase	3.6 acres	\$ 85,000	\$ 306,000
Property Sale			\$ (650,000)
Soft Costs (FF&E, design, testing, etc.)		18%	\$ 1,849,073
TOTAL ESTIMATED PROJECT COSTS (2017 values)			\$ 11,777,698

Plan B1	Area	Cost / SF	Estimated Total
City Hall Remodeling	2,806	\$ 135	\$ 378,810
City Hall Addition	6,500	\$ 250	\$ 1,625,000
Site Development	61,200	\$ 4.00	\$ 244,800
Contingency		10%	\$ 224,861
Total Estimated Construction Costs (2017 values)			\$ 2,473,471
Property Purchase	-	\$ 85,000	\$ -
Property Sale			\$ -
Soft Costs (FF&E, design, testing, etc.)		25%	\$ 618,368
TOTAL ESTIMATED PROJECT COSTS (2017 values)			\$ 3,091,839

Plan B2	Area	Cost / SF	Estimated Total
City Hall New Construction	9,300	\$ 250	\$ 2,325,000
Site Development	24,600	\$ 4.00	\$ 98,400
Relocate Power Lines			\$ 50,000
Contingency		10%	\$ 247,340
Total Estimated Construction Costs (2017 values)			\$ 2,720,740
Property Purchase	-	\$ 85,000	\$ 150,000
Property Sale			\$ (500,000)
Soft Costs (FF&E, design, testing, etc.)		25%	\$ 680,185
TOTAL ESTIMATED PROJECT COSTS (2017 values)			\$ 3,050,925

Plan D1	Area	Cost / SF	Estimated Total
Salt Shed	2,816	\$ 100	\$ 281,600
Office Addition	2,400	\$ 250	\$ 600,000
Fleet Storage Addition	4,140	\$ 220	\$ 910,800
Yard Improvements	56,000	\$ 3.60	\$ 201,600
New Generator		\$ -	\$ 75,000
Contingency		10%	\$ 199,400
Total Estimated Construction Costs (2017 values)			\$ 2,268,400
Property Purchase	-	\$ 40,000	\$ -
Soft Costs (FF&E, design, testing, etc.)		18%	\$ 408,312
TOTAL ESTIMATED PROJECT COSTS (2017 values)			\$ 2,676,712

Plan C1	Area	Cost / SF	Estimated Total
Demolition	2,304	\$ 22	\$ 50,688
Public Safety New Construction	25,000	\$ 275	\$ 6,875,000
Site Development	36,900	\$ 4.00	\$ 147,600
Relocate Power Lines			\$ 50,000
Contingency		10%	\$ 712,329
Total Estimated Construction Costs (2017 values)			\$ 7,835,617
Property Purchase	-	\$ 85,000	\$ -
Property Sale			\$ -
Temporary Fire Station			\$ 100,000
Soft Costs (FF&E, design, testing, etc.)		18%	\$ 1,410,411
TOTAL ESTIMATED PROJECT COSTS (2017 values)			\$ 9,346,028

Plan C2	Area	Cost / SF	Estimated Total
Public Safety New Construction	24,100	\$ 275	\$ 6,627,500
Site Development	84,000	\$ 4.00	\$ 336,000
Contingency		10%	\$ 696,350
Total Estimated Construction Costs (2017 values)			\$ 7,659,850
Property Purchase	1.9 acres	\$ 85,000	\$ 161,500
Property Sale			\$ (150,000)
Soft Costs (FF&E, design, testing, etc.)		18%	\$ 1,378,773
TOTAL ESTIMATED PROJECT COSTS (2017 values)			\$ 9,050,123

Plan C3	Area	Cost / SF	Estimated Total
Demolition	2,806	\$ 22	\$ 61,732
Public Safety New Construction	25,000	\$ 275	\$ 6,875,000
Site Development	48,000	\$ 4.00	\$ 192,000
Shared Driveway Improvements			\$ 40,000
Contingency		10%	\$ 716,873
Total Estimated Construction Costs (2017 values)			\$ 7,885,605
Property Purchase	-	\$ 85,000	\$ 500,000
Property Sale			\$ (150,000)
Soft Costs (FF&E, design, testing, etc.)		18%	\$ 1,419,409
TOTAL ESTIMATED PROJECT COSTS (2017 values)			\$ 9,655,014



Estimated Project Costs

Option Description	Option Key	Total Estimated Project Cost (2017 values)
1 City Hall Renovation and Addition and New Public Safety on Existing Site; No Library; Public Works Improvements	A1 + D1	\$ 14,550,000
2 New City Hall, Library, and Public Safety on Existing Site; Public Works Improvements	A2 + D1	\$ 15,010,000
3 New City Hall, Library, and Public Safety on Greenfield Site; Public Works Improvements	A3 + D1	\$ 14,450,000
4 City Hall Renovation and Addition and New Library on Existing Site; New Fire Station on Existing Site; Public Works Improvements	B1 + C1 + D1	\$ 15,110,000
5 City Hall Renovation and Addition and New Library on Existing Site; New Fire Station on Greenfield Site; Public Works Improvements	B1 + C2 + D1	\$ 14,820,000
6 City Hall Renovation and Addition and New Library on Existing Site; New Fire Station on Existing City Hall Site; Public Works Improvements	B1 + C3 + D1	\$ 15,420,000
7 New City Hall and Library on Existing Fire Station Site; New Fire Station on Existing Site; Public Works Improvements	B2 + C1 + D1	\$ 15,070,000
8 New City Hall and Library on Existing Fire Station Site; New Fire Station on Greenfield Site; Public Works Improvements	B2 + C2 + D1	\$ 14,780,000
9 New City Hall and Library on Existing Fire Station Site; New Fire Station on Existing City Hall Site; Public Works Improvements	B2 + C3 + D1	\$ 15,380,000



Next Steps

- Project Implementation Planning
 - Phasing over time
 - Costs over time
- Final Report

