

# Addendum

## City of Lino Lakes Public Works Site Analysis and Space Needs Study Addendum

October 30, 2017

The following information is intended to expand on information provided in the original study dated April 11, 2017, to provide a more in-depth discussion of Layout Option A1, the remodeling and expansion of the existing City of Lino Lakes Public Works facility. The information in this Addendum does not change the space needs data, schematic layout design, estimated costs or other information in the original study; but instead provides a more comprehensive view of the background on which the data, design and cost estimates were based. The Addendum also reviews broad cost potentials for future expansion labeled Phase II in the study.

### Existing Public Works Remodeling Scope

The remodeling of the existing Public Works facility is shown in the study to be a relatively complete interior gutting and rebuilding along with exterior envelope upgrades. To expand on this it is necessary to consider how the building code evaluates maintenance versus remodeling.

First of all, ongoing maintenance of an existing building does not trigger code updates. However, maintenance of an existing building only allows minor ongoing operational items such as changing light bulbs (not fixtures), painting, recarpeting, patching an existing roof or repairing existing mechanical units. Replacement of roofing systems, new mechanical units, replacement of light fixtures, and similar upgrades however are specifically excluded from the maintenance definition and are instead considered remodeling.

In comparison, the Minnesota State Building Code and referenced International Building Code require all remodeled portions of a building to fully comply with current building code requirements. Further, if the scope of a remodeling is such that the majority of the existing facility is remodeled, then the entire facility is required to be brought into compliance with the current building code standards. Under these provisions, the proposed remodeling and expansion of the existing Public Works facility as represented in Layout Option A1 would trigger a complete code compliant end result.

Finally, any items that are not in compliance with ADA accessibility standards, MPCA regulations, OSHA safety standards or other similar safety, environmental, and civil rights requirements are not “grandfathered” or allowed to remain noncompliant until a future remodeling date, but instead are to be addressed when identified.

When reviewing the existing Public Works facility, see pages 28 through 33 for a general summary, it was determined that the scope of code noncompliant spaces is such that no interior room was reasonably reusable in its current basic existing condition due to configuration, construction or operational deficiencies. This level of noncompliance was more extensive than was anticipated prior to

the start of the study however as the documentation of existing conditions completed, the evidence was extensive. The noncompliant items include the following partial list: corridors too narrow to meet accessibility standards, restrooms and countertops of improper size or without accessible heights, combustible construction in a non-combustible defined building including wood paneling and some wood wall construction, mechanical units that did not provide minimum air quality requirements, storage in areas without proper headroom, floor drains in vehicle accessed areas that flow into a septic system, among many other items. The deficiencies identified in the existing Public Works facility are not maintenance items as defined in the earlier paragraph, but can only be addressed in an extensive remodeling of the entire existing building which is what led to the findings represented in the original study.

While providing for more upgrade costs than originally would have been anticipated, the extent of the needed remodeling upgrades identified in the study is valuable knowledge for use by the City of Lino Lakes in effectively planning for the current and future needs of the Public Works Department in a manner to ensure that upgrades budgeted address the short-term and long-term goals developed for the facility.

### Future Expansion (Phase II) Timing and Cost

The future expansion labeled as Phase II in the study represents possible future growth needs for the Public Works department looking out at least 15 to 20 years. This data is based on typical anticipated additional departmental needs to serve the increase in the population of the City of Lino Lakes as projected by the Metropolitan Council by the year 2040. This population projection is more than two decades in the future and only time will indicate if this growth level materializes. Further, the additional square footage of vehicle storage needed to serve this larger population is estimated based on staff input and comparison to other cities of similar population to the Metropolitan Council’s future population estimate and also may not fully materialize. The intent of the study is to identify the maximum potential departmental facility needs within the requested timeframe reviewed such that, if needed, the site and building masterplan layout can accommodate this future facility growth without relocation or other inefficiencies.

The study is not intended to indicate that the Phase II storage building expansion will be required, only that if the projections both for growth of population and equipment needs achieves the maximum envisioned levels, the site and building masterplans developed remain viable. The City of Lino Lakes would need to revisit actual needs based on updated data over the coming decades.

Due to the unknown size and timing of the potential future expansion (Phase II) a cost estimate for this building addition was not included in the study results. However, to provide some concept of potential future expansion costs, the following table has been added to this Addendum.

Future Expansion Size	Building Area (sf)	Low Cost /SF*	High Cost /SF*	Low Range	High Range
Minor Addition	15,000	\$110	\$150	\$1,650,000	\$2,250,000
Maximum Addition	30,000	\$110	\$150	\$3,300,000	\$4,500,000

\*Costs in 2017 dollars and does not include inflation

As the table indicates, the low end cost for a small addition of a scope that still allows for efficient construction costs represents a construction cost of \$1.65 million for a low-temperature heated open plan storage addition. Conversely, if the population and equipment growth projections hit their most aggressive levels represented in this study, the maximum addition cost would range from \$3.3 million to a high end of \$4.5 million. As noted, these construction estimates are based on recent construction costs for Public Works facilities of similar types and are listed in 2017 dollars.

Thank you for the opportunity to provide this additional data to better explain the study methodology and the intended limitations of the future expansion cost ranges.

Best Regards



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