

**WORK SESSION STAFF REPORT**  
**Work Session Item No. 1**

**Date:** May 6, 2019  
**To:** City Council  
**From:** Rick DeGardner, Public Services Director  
**Re:** Review Public Works Facility Concept Plans - Oertel Architects

**Background**

The City Council and staff have been discussing the need for the eventual replacement of our Public Works Facility (built in 1971) since a space needs analysis was conducted in 2011.

More recently, a Public Works Site Analysis and Space Needs Study was completed by CNH Architects in April, 2017 (Addendum to Public Works Facility Study was submitted October, 2017). The Public Works Facility was also discussed during the February, 2018 and May, 2018 work sessions.

The City Council expressed concerns with the scope and costs of a new public works facility outlined in the CNH Study. Oertel Architects was retained to reevaluate our needs and prepare options that are more cost effective.

Mr. Jeff Oertel from Oertel Architects will be present at Monday's work session to present some concept plans, projected costs, and answer questions.

**Requested Council Direction**

For informational purposes.

**Attachments**

- Proposed Expansion Options Concepts (2)



**REMOVALS**  
1" = 40'-0"



**PROPOSED**  
1" = 40'-0"

AVERAGE COST/SF:	
VEHICLE STORAGE:	\$120/SF
STAFF AREA/MEZZ:	\$75/SF
OFFICE (RENOVATION):	\$50/SF
STORAGE (RENOV.):	\$40/SF
SITE:	\$12/SF (BUILDING)

STAFF BREAKDOWN:	
FULL-TIME	(15) / (19)
SEASONAL	(10) / (13)

COST BREAKDOWN:	
VEHICLE STORAGE:	\$3,000,000
STAFF AREA/MEZZANINE:	\$75,000
OFFICE RENOVATION:	\$300,000
STORAGE RENOVATION:	\$150,000
SITE/PREP:	\$430,000
TOTAL HARD CONSTRUCTION COST: \$3.8 - \$4 MILLION (VARIES DEPENDENT ON EQUIPMENT/FINISHES INCLUDED)	

FLEET BREAKDOWN:	
WARM STORAGE:	
LARGE	(14)
MEDIUM	(24)
SMALL	(12.5)
COLD STORAGE:	
PLOW EQUIPMENT	(32)
MISC. EQUIPMENT	(38)
TRAILERS	(9)

PROPOSED AREA BREAKDOWN:	
VEHICLE STORAGE:	25,300 SQUARE FEET
STAFF AREA MEZZANINE:	1,000 SQUARE FEET
OFFICE RENOVATION:	6,000 SQUARE FEET
STORAGE RENOVATION:	3,600 SQUARE FEET

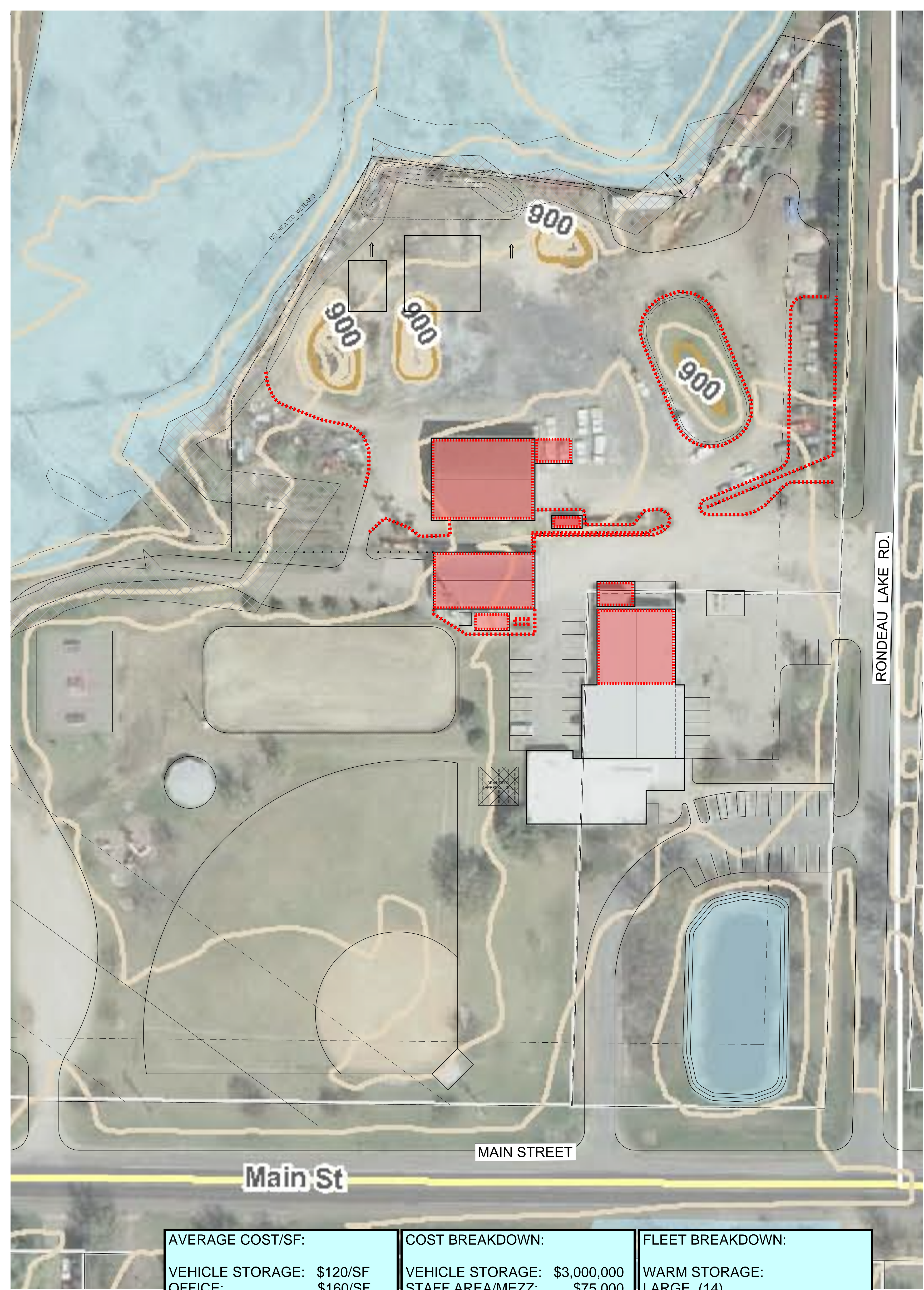
PROJECT NUMBER:	18-33
DATE OF ISSUE:	FALL 2018
DRAWN BY:	TRS
CHECKED BY:	JLO, TRS
REVISIONS:	

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT IN THE STATE OF MINNESOTA

SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_  
REGISTRATION \_\_\_\_\_

SHEET NAME:  
**PROPOSED EXPANSION**

SHEET NO:  
**OP.A-2**



<b>AVERAGE COST/SF:</b>	<b>COST BREAKDOWN:</b>	<b>FLEET BREAKDOWN:</b>
VEHICLE STORAGE: \$120/SF	VEHICLE STORAGE: \$3,000,000	WARM STORAGE:
OFFICE: \$160/SF	STAFF AREA/MEZZ: \$75,000	LARGE (14)
STAFF AREA/MEZZ: \$75/SF	VEH. MAINT.: \$960,000	MEDIUM (24)
OFFICE (RENO): \$50/SF	SITE PREP: \$525,000	SMALL (12.5)
VEHICLE MAINT: \$160/SF		
SITE: \$12/SF (BUILDING)	<b>TOTAL HARD CONSTRUCTION COST:</b>	<b>COLD STORAGE:</b>
STAFF BREAKDOWN:	\$4-\$4.5 MILLION	PLOW EQUIPMENT (32)
FULL-TIME: (15)/(19)	(VARIES DEPENDENT ON EQUIPMENT/FINISHES INCLUDED)	MISC. EQUIPMENT (38)
SEASONAL: (10)/(13)		TRAILERS (9)

<b>PROPOSED AREA BREAKDOWN:</b>
VEHICLE STORAGE: 25,300 SQUARE FEET
STAFF AREA MEZZANINE: 1,000 SQUARE FEET
VEHICLE MAINTENANCE: 6,000 SQUARE FEET

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 SHEET NAME:

**PROPOSED EXPANSION**

SHEET NO:  
**OP.A-3.1**