

WORK SESSION STAFF REPORT
Work Session Item No. 3

Date: August 5, 2019
To: City Council
From: Rick DeGardner, Public Services Director
Re: Public Works Facility

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. Discussion of a potential new public works facility continued during the May 6, 2019 City Council work session. Mr. Jeff Oertel from Oertel Architects presented some concept plans for Phase I of a public works facility.

Attached is a memorandum from Mr. Oertel providing information requested by Mayor Reinert concerning estimated costs and phasing options. Note that the costs provided are for construction only.

Requested Council Direction

Staff is requesting Council direction on whether to further explore Phase I options (ie. with or without maintenance area), and project timing/financing.

Attachments

1. Public Works Building Concept A.2
2. Public Works Building Concept A-3.1 w/maintenance
3. Oertel Memorandum, dated May 16, 2019



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

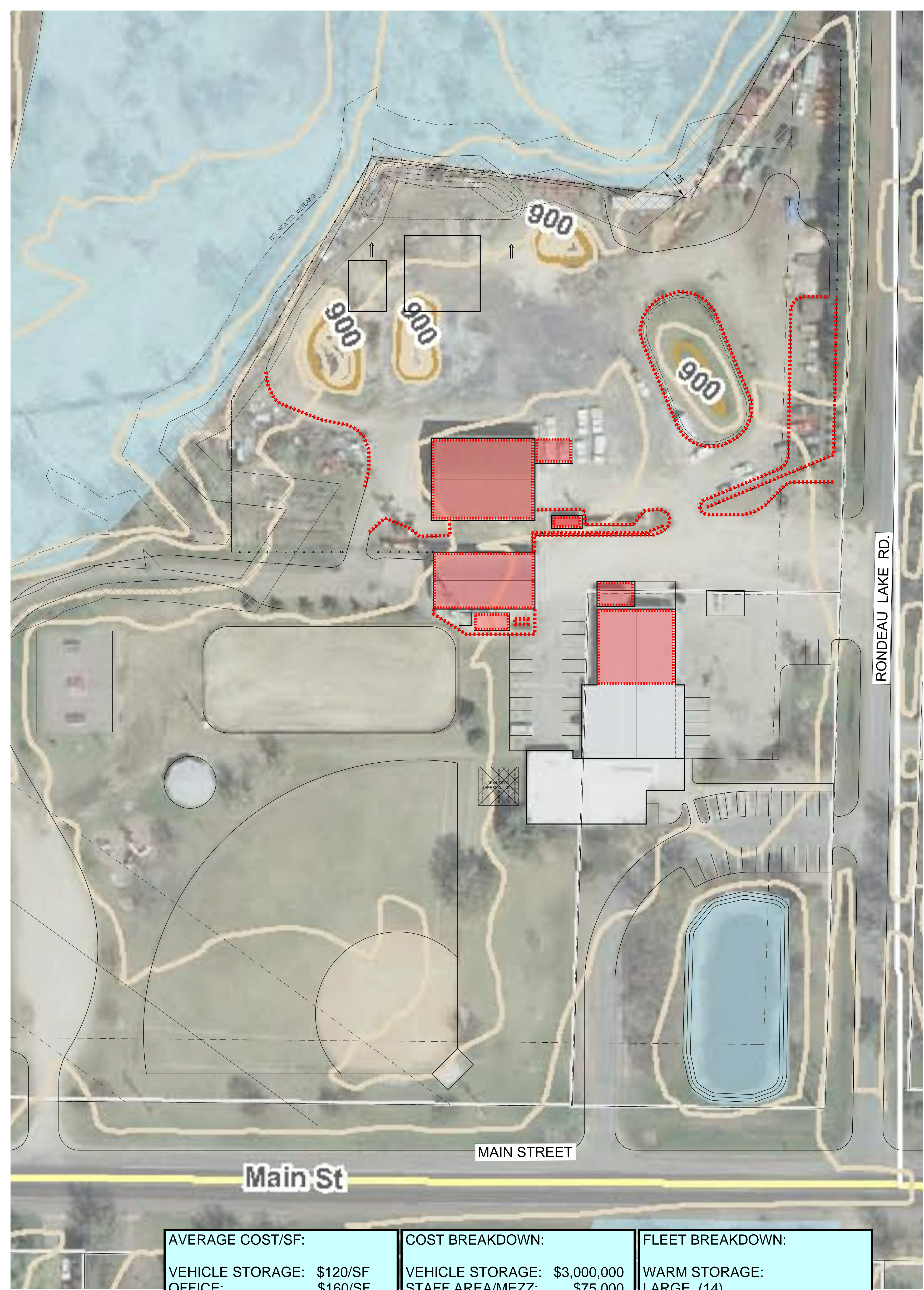
PROJECT NUMBER:	18-33
DATE OF ISSUE:	FALL 2018
DRAWN BY:	TRS
CHECKED BY:	JLO, TRS
REVISIONS:	

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



AVERAGE COST/SF:	COST BREAKDOWN:	FLEET BREAKDOWN:
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)	TOTAL HARD CONSTRUCTION COST:	COLD STORAGE:
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)

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

REMOVALS
 1"= 40'-0"

PROPOSED
 1"= 40'-0"

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SIGNATURE _____
 DATE _____
 REGISTRATION _____

SHEET NAME:
PROPOSED EXPANSION

SHEET NO:
OP.A-3.1

Date: May 16, 2019
From: Jeff Oertel
To: Rick DeGardner
RE: Public Works Study

MEMORANDUM

The following is a brief memo which includes some information as requested by the Mayor concerning costs and phasing options for the public works department.

Note that, when we started this last year, we designed to a budget of \$4 million for the vehicle storage building but costs continue to rise. A modest increase for inflation is included in the costs below. Alternatively, we could downsize the buildings in order to meet a budget. Based on the plans discussed with council at their workshop, the costs for the potential project are as follows:

A. Public works storage building, using precast walls and steel type construction, what we refer to as heavy duty industrial design:

\$4,200,000.00

B. Public works maintenance area, similar construction to vehicle storage, with full build-out, crane, lifts, lube equipment and all the typical elements used and required for a proper maintenance space:

\$1,050,000.00

C-1. A cold storage shed used for non-motorized equipment using basic pre-engineered steel construction, 10,000 square feet in size:

\$500,000.00

C-3. A semi-heated, insulated shed for vehicles/equipment of all types, 10,000 square feet in size:

\$1,050,000.00

The estimated costs provided above are for construction only. I realize that city council would like to fully understand the whole project cost. In addition to this, there would be A/E fees, state permit, expenses, survey, plan sets, soil borings, construction testing, special inspections during construction and other soft costs. I would expect this to vary based on



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what would be included in the first phase. In general, I would estimate that these additional costs would amount to about 8% to 9% of the fee. The testing, inspections, survey, soil borings alone would likely amount to about \$50,000.00. In the case of just the vehicle storage building, that would be about \$370,000.00 in addition to construction.

In addition to the above, a contingency could be added for any delays in going out to bid, for special energy saving features, for field conditions or any upgrades to the design. If possible, this could amount to about \$150,000.00.

Otherwise, please let me know if you need more information.

JLO