



City of St. Francis, MN on the Rum River

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Mission

Scope of Work

To review, analyze and determine current and future space needs for all 8 Existing Municipal Buildings.

Step 1: Space Needs Study of current and projected needs for each of the existing municipal buildings.

Step 2: Existing Facilities Assessment (condition of existing buildings; suitable for continued use and possible expansion).

Step 3: Stay or Go (conceptual design solution for either Renovation & Addition or New Construction replacement of an existing municipal building).




Methodology - Step 3

- * Analyze current operations through departmental meetings and interviews.
- * Test-Fit programmed space of both City Hall and Fire Station to fit on a city owned property; Bridge Street or Public Works Site.
- * The new or renovated facility meets city hall or public fire and rescue needs for today and 20 - 30 years into the future.
- * Verify size of property to accommodate a combined facility for both City Hall & Fire Station, meeting all space needs identified for growth.
- * Any new facility is to be designed for efficient, functional, and well organized for City Administrative functions & fire fighting activities.
- * The new facility is to provide a healthy and safe work environment.
- * Identify all site requirements and programmed spaces to adequately meet all parking and on-site environmental regulations.

Staff Involvement

- * City Administrator
- * Public Works Director
- * Police Chief
- * Fire Chief
- * Liquor Store Manager



	<u>City of St. Francis, MN</u> <u>Space Needs Study for Combined City Hall & Fire Station</u>				<u>STEP 3</u> <u>Stay or Go</u>	
	City Hall & Fire Station - Combined Facility					
	SHARED SPACES - Common to Both Functions					
Room Name	Function	Equipment	Dimensions	Existing Net Sq. Ft.	Recommend Net Sq. Ft.	
Lobby / Reception Area	Public transaction space with city staff with secured boundaries	Transaction counter, with security doors separating city offices	30' x 8' (6' x 20')	240.0	120.0	
Public Waiting Area	Waiting area for public use during adjacent to Recept. & public toilets.	waiting chairs, side / end tables, Library Book Exchange Lockers	6' x 10' (18' x 20')	60.0	360.0	
Entry Vestibule	Weather protection entry	floor walk-off matts	(12' x 10')		120.0	
Public Restrooms Men	Separate restroom facilities for public only	1 water closet, 2 urinals, 2 sinks HC accessible	(16'-6" x 9'-6")		156.5	
Public Restrooms Women	Separate restroom facilities for public use	3 water closets, 2 sinks HC accessible	(16'-6" x 9'-6")		156.5	
Small Conference Room	Smaller, separate meeting room for 4 - 6 people	conference table and 4 chairs	(12' x 14')		168.0	
Elevator	Public elevator with ADA accessibility	elevator equipment room	(6' x 9')		54.0	
Stairway	Public stairs , off Lobby		(8' x 18')		144.0	
Stairway	2nd required exit for life-safety		(8' x 18')		144.0	
Staff Restrooms Men	Separate toilet facilities for staff only	1 water closet, 1 urinal, 2 sinks HC accessible	3 @ 50 sq.ft. (13'-6" x 9'-6")	150.0	128.5	
Staff Restrooms Women	Separate toilet facilities for staff only	2 water closets, 2 sinks HC accessible	3 single unisex restrooms (13'-6" x 9'-6")		128.5	
Breakroom	Staff breakroom / kitchenette	table, chairs, refrigerator, microwave, counter w/ base & upper cabinets & sink	9' x 12' (14' x 16')	98.0	224.0	
Janitor's Closet	Utility clean-up room	floor mop sink, shelving, mop holders restroom supplies	7' x 7' (8' x 10')	49.0	80.0	
IT / Network Room	IT / Network entrance to bldg. and distribution point.	currently located within one of the furnace rooms	(8' x 12')		96.0	
Electrical Room	Bldg. electrical power entrance and distribution point.	Elec. panel boards	(12' x 14')	49.0	168.0	
Mechanical Room	Bldg. Mechanical systems space.	Pumps, boilers, condensing units, water heaters, etc.	7' x 7' (12' x 16')	49.0	192.0	
<u>Shared Spaces</u> City Hall & Fire Station	Total Dept. Net Sq. Footage		695.0		2.440.0	
	Existing Total Dept. Gross Sq. Footage (multiplier of 30%)		1.30	903.5		
	<u>RECOMMENDED</u> Total Dept. Gross Sq. Footage (multiplier of 40%)		1.40	3,416.0		

City Hall - Administrative Functions					
Room Name	Function	Equipment	Dimensions	Existing Net Sq. Ft.	Recommend Net Sq. Ft.
City Administrator Office	private office & consultation	Desk, chair, files / credenza, 2 guest chairs, side conference table	15' x 16'	240.0	280.0
			(14' x 20')		
Finance Director Office	private office & consultation	Desk, chair, files / credenza, 2 guest chairs, side conference table	12'-6" x 15' (12' x 14')	175.0	168.0
City Clerk Office	private office / elections control	Desk, chair, files / credenza,	13'-8" x 15' (12' x 14')	205.0	168.0
Community Development Director Office	private office & consultation	Desk, chair, files / credenza, 2 guest chairs, side conference table	13'-8" x 15' (12' x 14')	205.0	168.0
Assist. Commun. Develop. Director Office	private office	Desk, chair, files / credenza, 2 guest chairs	11' x 12' cubicle (10' x 12")	132.0	120.0
Building Official Office	private office & consultation	Desk, chair, files / credenza, 2 guest chairs, side plan layout table	11' x 12' cubicle (14' x 20')	132.0	280.0
Deputy Clerk / Accounting Office	private office	Desk, chair, files / credenza,	8' x 7' (10' x 12')	56.0	120.0
Office Assistant / Receptionist	open office area	Desk, chair, files / credenza,	7' x 12' cubicle (10' x 12')	84.0	120.0
Building Inspector Office (future)	private office & consultation	Desk, chair, files / credenza, 2 guest chairs, side plan layout table	(12' x 14')		168.0
Code Enforcement Officer Office (future)	private office & consultation	Desk, chair, files / credenza, 2 guest chairs, side plan layout table	(12' x 14')		168.0
Admin. Assist. / Office Manager Office (future)	private office	Desk, chair, files / credenza,	(10' x 12')		120.0
Large Conference room	staff meeting room seating for 12 - 14 people	large conf. table, chairs, 2' wide counter with base storage cabinets.	21' x 20' (18' x 20')	420.0	360.0
Council Chambers	monthly city council mtgs. and weekly work sessions.	Council Diaz, 15 staff & 5 council members 25 - 35 seating audience, full AV & WIFI	rent space (60' x 40')		2,400.0
City Community Room	Community events, evening mtg's.	tables, chairs, counter with base cabinet storage, TV with WIFI connect	28'-10" x 36' (30' x 40')	940.0	1,200.0
Community Room Kitchen	food preparation / serving for events	range-oven, microwave, cabinets refrig, dble sink, dishwasher, counter	(9' x 14')		126.0
Community Rm. Storage room	storage of tables & chairs, scout troop equipment	double set of 3' doors. adjacent to public restrooms.	6'-10" x 7'-2" (8' x 12')	49.0	112.0
Records Storage	storage of current paper files records	shelving	7' x 7' (12' x 18')	49.0	216.0
Records Vault	secured / fire-protected storage area for current & past critical	fire rated room; ceiling, doors, walls	(10' x 14')		140.0
Staff Work Room	copier, printer, fax, office supplies	30" wide work counter with base and upper wall cabinets	9' x 10' cubicle (8' x 14')	90.0	112.0
City Hall Administrative Functions	Total Dept. Net Sq. Footage		2,777.0		6,546.0
	Existing Total Dept. Gross Sq. Footage (multiplier of 30%)		1.30	3,610.1	
	RECOMMENDED Total Dept. Gross Sq. Footage (multiplier of 40%)		1.40	9,164.4	

Fire Station - Apparatus Bays & Support Functions					
Apparatus Bays 2 Exist Dbl deep & 2 Exist single deep Need 4 Dbl Deep bays	Fire Trucks parked in waiting for call. 2 Rigs; one in front of other.	Turn-out Gear lockers located along both long side walls. Drop-down elec.	35' x 78'-8"	2,753.0	6,560.0
	Room for 8 - 10 fire rigs of various length and size.	Each new dbl. deep bay to be 18' x 80' 4 such bays with 14' x 14' OH Truck Doors	34' x 34'-8"	1,178.0	
			(80' x 82')		
Hose Storage Tower	Vertical drying & storage of fire-hoses. Air circulation. Min 36' clear vertically.	Stair tower to top, hose hangers & lifting mechanism. Floor drains.	10' x 13'-4" (16' x 18')	133.0	288.0
EMT Vehicle Warm Garage	EMT Ambulance(s) typically 2. (14' x 14' OH garage doors)	adjacent to Fire Truck Bays. drop-down elec. cords to plugin vehicle.	18' x 38'	1,379.0	684.0
Tool Room	Workroom for minor repairs of equip and trucks. Parts storage.	workbench, shelving, tools, parts bins, etc. (Mezzanine over tool, SCBA, Laundry)	11' x 11' (12' x 16')	121.0	192.0
SCBA Room	Self-Contained Breathing Apparatus. cleaning, store & repair of SCBA equip.	Stainless steel workcounter, dbl. sink, shelving	10' x 10' (12' x 15')	100.0	180.0
Laundry Room	To clean fire fighting clothing, gear. Extra heavy-duty equipment	Washers (2) and Dryers (2) for turn-out gear, cloths racks / hangers.	8' x 11' (12' x 14')	88.0	168.0
Unisex Restroom	Toilet facilities for firefighters adjacent to trucks & maintenance	Single use - unisex restroom close proximity to equipment.	(7'-4" x 8')	-	58.6
Mezzanine Storage (over support functions)	Storage area for seasonal equip. close to Apparatus Bays. (16'x66')	currently used as Fire fitness workout area, with HVAC equip.	11' x 40' (1,056 sq.ft.)	440.0	
Fire Station Apparatus Bays & Support Functions	Total Dept. Net Sq. Footage		6,192.0		8,130.6
	Existing Total Dept. Gross Sq. Footage (multiplier of 15%)		1.15	7,120.8	
		RECOMMENDED Total Dept. Gross Sq. Footage (multiplier of 5%)		1.05	8,537.1

Fire Station - Administrative Functions					
Room Name	Function	Equipment	Dimensions	Existing Net Sq. Ft.	Recommend Net Sq. Ft.
Fire Chief Office	Private office for Fire Chief	Office furniture, small mtg. table, etc.	15' x 10'-8" (14' x 16')	160.0	224.0
Captain's Office (Officer's Office Area)	Office area for Fire Officers space for 6 officers	Open office cubicles @ 8' x 8' and related office furniture	12' x 13' (32' x 32')	156.0	1,024.0
Office Storage Closet	Office supplies	shelving, countertop with upper & lower cabinets	6' x 6' (8' x 14')	36.0	112.0
File / Copy Room	Filing of Fire Records, copy & office supplies.	Vertical file cabinets, counter with base cabinets, copy fax machine	(12' x 16')	-	192.0
Conference Room	Meeting room for 4 - 6 people , adjacent to Chief's Office	conference table, chairs	(12' x 14')	-	168.0
Communications Rm.	Dispatch, respond center	workstations, seating for 4 - 6 staff continuous countertop at perimeter.	8'-8" x 10' (12' x 18')	86.6	216.0
Dayroom	Fire Fighters lounge, response waiting area.	easy-chairs, sofa, TV, WIFI (usually with kitchen & dinning area)	10'-4" x 16'-8" (16' x 22')	171.0	352.0

Fire Station Admin. - continued					
Room Name	Function	Equipment	Dimensions	Existing Net Sq. Ft.	Recommend Net Sq. Ft.
Kitchen and dining room	Food prep area and eating room	Counters, upper & lower cabinets, sink refrig, stove, microwave ovens, etc.	6' x 8' (16' x 24')	48.0	384.0
Fire Men Locker & Shower Rm.	Personal gear-clothing lockers. (lockers located on Mezzanine)	Lockers, benches, 2 showers with 1 HC accessible., with full men's toilet.	10' x 11'-4" (18' x 18')	113.0	324.0
Fire Women Locker & Shower Rm.	Personal gear-clothing lockers. (lockers located on Mezzanine)	Lockers, benches, 2 showers with 1 HC accessible, with full women's toilet	10' x 11'-4" (18' x 18')	113.0	324.0
Fitness Room	Exercise room for fire-fighters, during off hours. (currently located on the mezzanine with HVAC equip. & storage items)	Exercise equipment, wall-mounted TV's' WIFI, cushioned flooring.	(18' x 20')	-	360.0
Training Room	Large meeting room for fire staff. (adjacent to kitchen & day room)	Podium, tables and chairs, full AV equip., TV monitors & WIFI.	17' x 27' (25' x 32')	459.0	800.0
Fire Station Administrative Functions	Total Dept. Net Sq. Footage			1,342.6	4,480.0
	Existing Total Dept. Gross Sq. Footage (multiplier of 30%)		1.30	1,745.4	
	RECOMMENDED Total Dept. Gross Sq. Footage (multiplier of 35%)		1.35		6,048.0

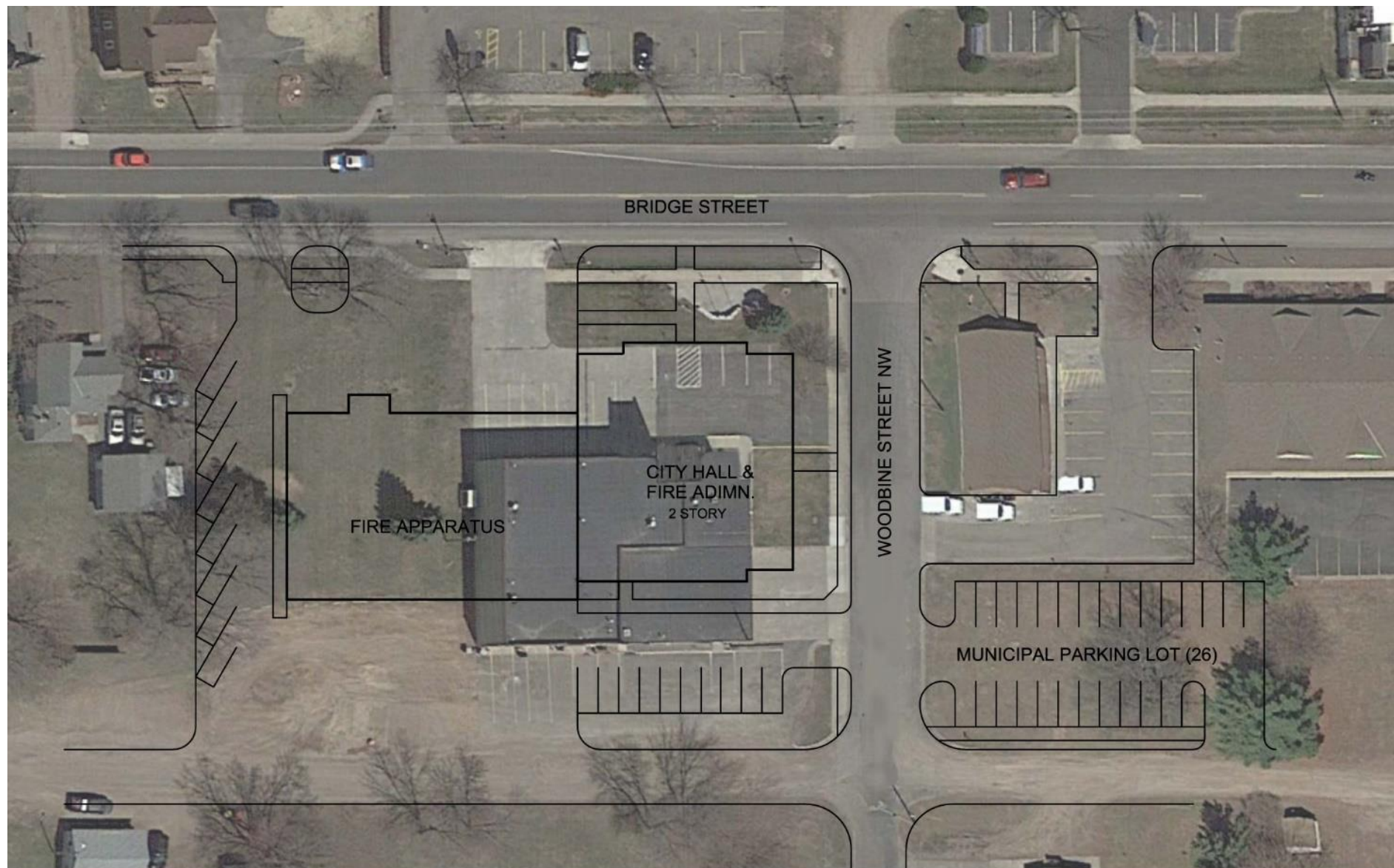
City Hall & Fire Station - Space Needs TOTALS		
	Gross Square Feet	
City Hall & Fire Station Shared Spaces	3,416	G.S.F.
City Hall Administrative Functions	9,164	G.S.F.
Fire Station Apparatus Bays & Support Functions	8,537	G.S.F.
Fire Station Administrative Functions	6,048	G.S.F.
New Combined City Hall & Fire Station Facility	27,165	Gross Sq.Ft.

OPTION ONE

Combined City Hall & Fire Station Facility on Bridge Street

STEP 3

Stay or Go



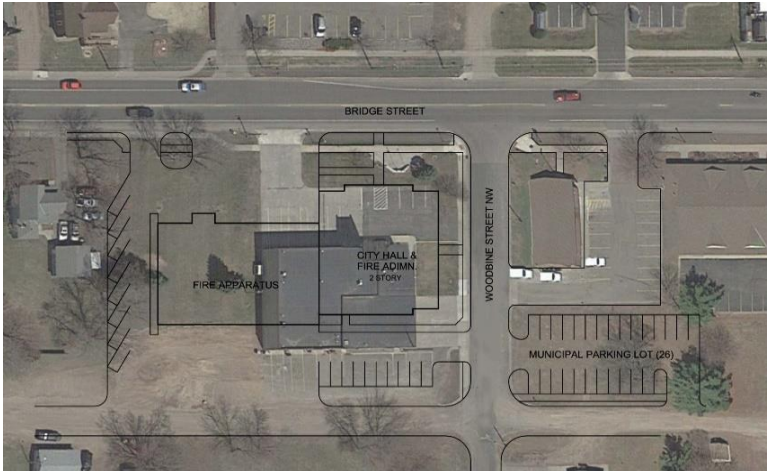
OPTION ONE

Combined City Hall & Fire Station Facility on Bridge Street

STEP 3

Stay or Go

Advantages



- > City Owned property, no land costs.
- > Creates a City Center on Bridge Street for community interaction.
- > A City Hall with it's own City Council Chambers within.
- > New, updated Fire Station with it's own high-tech Training Room facility.
- > City Hall and Fire Station able to share common spaces such as Lobby Entrance, reception area, conference rooms, to help reduce construction costs and annual operational expenses.
- > Meets City Hall and Fire Station current and future expansion needs.
- > Reusing this site would revitalize downtown area along Bridge Street, bringing residents for a downtown destination.
- > City Hall staff can stay uninterrupted at current location until new Facility is complete.
- > Location on Bridge Street keeps direct access to river crossing for responses to east side of the city.
- > Is consistent with the New Downtown Redevelopment Plan.

Disadvantages

- < Would need to find a temporary location for Fire Station equipment & operation during construction of new combined facility.
- < Must construct a Municipal Parking Lot across Woodbine Street to accommodate City Council Meeting parking.
- < No direct access to Hwy. 47 / St. Francis Blvd. for Fire Fighter response calls. Same as currently.
- < Site is a bit tight to accommodate all parking needs for busy City Hall meetings.

OPTION ONE Combined City Hall & Fire Station on Bridge Street

STEP 3: Stay or Go

PROBABLE COSTS - New City Hall & Fire Station Facility

Hard Costs - Construction dollars		Gross SF	Cost/sq.ft.	=
* Shared Spaces - Lobby / Reception/ Public Areas	(3,416 GSF x \$195 / sq.ft.)	3,416	195	\$ 666,120
* City Hall Administrative Functions	(5,864 GSF x \$175 / sq.ft.)	5,864	175	\$ 1,026,200
* City Hall Council Chambers	(3,300 GSF x \$210 / sq.ft.)	3,300	210	\$ 693,000
* Fire Station Apparatus & Support Functions	(8,537 GSF x \$110 / sq.ft.)	8,537	110	\$ 939,070
* Fire Apparatus Mezzanine Area	(1,056 GSF x \$ 35 / sq.ft.)	~	35	\$ 36,960
* Fire Station Administrative Functions	(6,048 GSF x \$150 / sq.ft.)	6,048	150	\$ 907,200
* Demolition Cost of Existing Fire Station	(9,000 GSF x \$ 5 / sq.ft.)	9,000	5	\$ 45,000
* New Municipal Parking Lot across Brine St.		~		\$ 160,000
* Alley Pavement & Storm Water Sewer- South Side		~		\$ 430,140

Total 27,165 Gross Sq. Ft. = \$ 4,268,550

Construction Cost (Hard Costs) Total : \$ 4,903,690

Project Soft Costs - Owner's Obligations		
* Site Topographic Survey (ALTA Survey)		\$ 8,000
* Soil Borings / Geotechnical Report		\$ 10,000
* City Fees		\$ 6,000
* Building Permits / Plan Review Fees		\$ 13,978
* SAC and WAC Fees	TBD	\$ 11,500
* FFE (Furniture, Fixtures, Equipment) procurement		\$ 75,000
* Signage Package - Interior		\$ 15,000
* IT / Technology - Phones, Data Network, Security System Installation costs		\$ 45,000
* A/E Design Fees (7%)	7% TBD	\$ 343,258
* Printing - Reimbursables	TBD	\$ 7,500
* Construction Contingency at 10%	0.10	\$ 490,369

Soft Costs Total : \$ 1,025,605

*** Dose NOT Include Land Purchase Costs*

OVERALL PROJECT BUDGET \$ 5,929,295

**** Based on a Two story building, with internal stairs and elevator for public circulation.*

OPTION TWO
Combined City Hall & Fire Station Facility at PW Site

STEP 3
Stay or Go



OPTION TWO

Combined City Hall & Fire Station Facility at PW Site

STEP 3

Stay or Go

Disadvantages

- < Limited Area Site for a combined City Hall and Fire Station.
- < Site not large enough for any future expansion to meet city growth.
- < No direct access allowed to MN State Hwy 47.
- < No controlled intersection at Hwy 47 & 227th Ave. NW for Fire Responders.
- < Added cost to move / relocate both the Salt Shed & Trap Rock Shed.
- < Both Salt & Trap Rock Sheds would end up with an undesirable westerly access. Too much blowing snow during winter months.
- < PW Dept. would loose much needed material lay-down space on-site.
- < PW Dept. would loose the 4020 Bldg. as a Vehicle & equipment storage bldg.
- < Location is not a very asthetically-pleasing site, with a sea of asphalt as it's background.
- < PW trucks would need to drive in and out thru the Fire / City Hall driveway and around back for access to WWTF.
- < This SW location adds response time to calls for the east side of the city, across the river.
- < Access to WWTF Loading Dock is Compromised.



Advantages

- > City Owned property; no land costs.
- > Reduced construction costs for combining two city functions into one facility, with shared / common spaces.
- > City Hall & Fire Fighter Staff can remain uninterrupted in their current location until new facility is complete.
- > Non-residential area for Fire Station location.
- > Uniform response time for both Fire & Police calls.

OPTION TWO Combined City Hall & Fire Station Facility at PW Site

STEP 3 Stay or Go

PROBABLE COSTS - New City Hall & Fire Station Facility

Hard Costs - Construction dollars		Gross SF	Cost/sq.ft.	=
* Shared Spaces - Lobby / Reception/ Public Areas	(3,416 GSF x \$195 / sq.ft.)	3,416	195	\$ 666,120
* City Hall Administrative Functions	(5,864 GSF x \$175 / sq.ft.)	5,864	175	\$ 1,026,200
* City Hall Council Chambers	(3,300 GSF x \$210 / sq.ft.)	3,300	210	\$ 693,000
* Fire Station Apparatus & Support Functions	(8,537 GSF x \$110 / sq.ft.)	8,537	110	\$ 939,070
* Fire Apparatus Mezzanine Area	(1,056 GSF x \$ 35 / sq.ft.)	~	35	\$ 36,960
* Fire Station Administrative Functions	(6,048 GSF x \$150 / sq.ft.)	6,048	150	\$ 907,200
* Demolition Cost of 4020 Bldg.	(2,800 GSF x \$ 5 / sq.ft.)	2,800	5	\$ 14,000
* Relocation costs of Salt & Trap Rock Sheds	(4,928 GSF x \$ 5 / sq.ft.)	~	5	\$ 24,640
* Remove & Replace perimeter security gates & fence.		~		\$ 258,000

Total 27,165 Gross Sq. Ft. = \$ 4,268,550

Construction Cost (Hard Costs) Total : \$ 4,565,190

Project Soft Costs - Owner's Obligations	
* Site Topographic Survey (ALTA Survey)	\$ 8,000
* Soil Borings / Geotechnical Report	\$ 10,000
* City Fees	\$ 6,000
* Building Permits / Plan Review Fees	\$ 11,978
* SAC and WAC Fees	TBD \$ 11,500
* FFE (Furniture, Fixtures, Equipment) procurement	\$ 75,000
* Signage Package - Interior	\$ 15,000
* IT / Technology - Phones, Data Network, Security System Installation costs	\$ 45,000
* A/E Design Fees (7%)	7% TBD \$ 319,563
* Printing - Reimbursables	TBD \$ 7,500
* Construction Contingency at 10%	0.10 \$ 456,519

Soft Costs Total : \$ 966,060

*** Dose NOT Include Land Purchase Costs*

OVERALL PROJECT BUDGET \$ 5,531,250

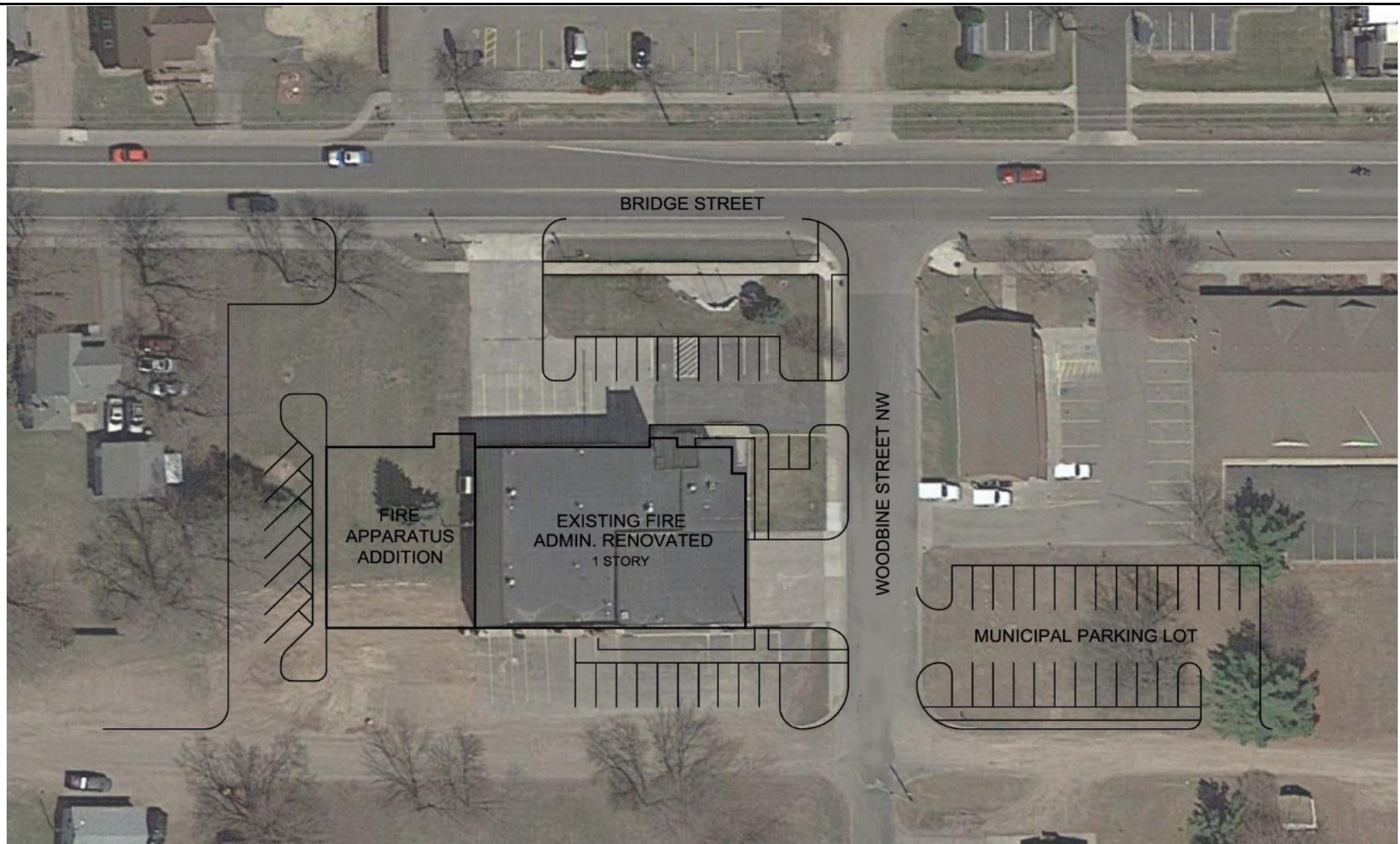
**** Based on a Two story building, with internal stairs and elevator for public circulation.*

OPTION THREE

Addition & Renovation to Existing Fire Station

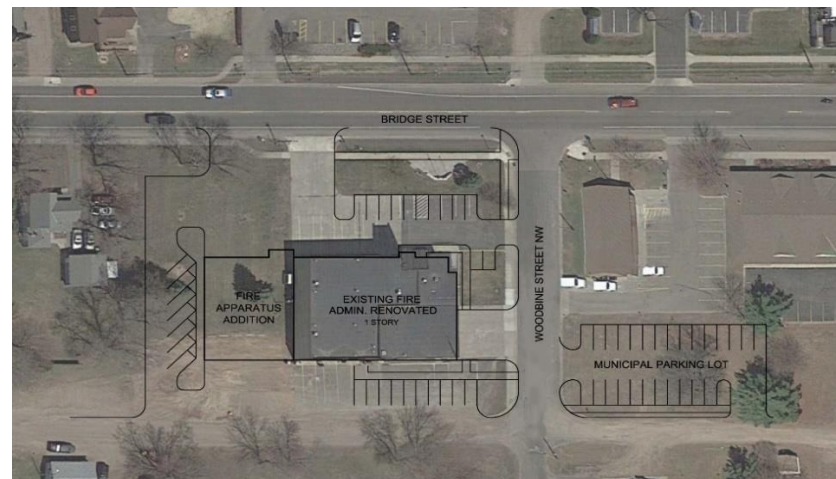
STEP 3

Stay or Go



Disadvantages

- < City Hall would not receive any additional much needed space with this scenerio.
- < While renovating the existing fire station and replacing heating / cooling systems, this is still an existing 40 - 45 year old building with an addition.
- < City Hall would need to find another site location to meet it's much needed space requirements to serve community growth and expansion.
- < A separate City Hall site would mean additional costs such as Land Purchase.
- < Separate Fire Station and City Hall would miss the opportunity for reducing operational costs of sharing common spaces .
- < Would not meet New Bridge Street Downtown Design Standards;
Downtown Redevelopment .
- < Construction Estimate is 50% the cost of a new Fire Station Facility .



Advantages

- > City Owned property; no land purchase costs for an updated Fire Station.
- > Reusing this site would revitalize downtown area along Bridge Street, bringing residents for a downtown destination.
- > The added Apparatus Bays would add room for 4 more fire-vehicles and allow for new updated support features such as SCBA , Laundry & Locker / Shower Rooms.
- > Renovated Fire Station with it's own high-tech Training Room facility.
- > Would meet Fire Station current and future expansion needs.
- > Central location, for quick access to east side across the Bridge Street crossing.

OPTION THREE **Addition & Renovation to Existing Fire Station**

STEP 3 **Stay or Go**

PROBABLE COSTS - Addition and Renovation to Existing Fire Station

Hard Costs - Construction dollars		<u>Gross SF</u>	<u>Cost/SF</u>	=
* Fire Apparatus Bays & Support Addition	5,400 GSF x \$125 / sq.ft.	5,400	125	\$ 675,000
* Office / Training Room Renovations	2,530 GSF x \$185 / sq.ft.	2,530	185	\$ 468,050
* Restrooms & Shower-Locker Rm. Renovation	800 GSF x \$300 / sq.ft.	800	300	\$ 240,000
* Insulate EMS Garage Walls				\$ 6,500
* Radiant Heaters and Controls				\$ 51,000
* High Efficiency Furnace & Condensinbg Unit (A)				\$ 16,000
* High Efficiency Furnace & Condensinbg Unit (B)				\$ 16,000
* Upgrade 1965 Water piping				\$ 27,000
* Add Individual Vehicle Exhaust Systems				\$ 29,000
* Upgrade Electrical Distribution				\$ 19,000
* New Municipal Parking Lot across Woodbine				\$ 160,000
* Alley Pavement & Storm Water Sewer - South Side				\$ 430,140
* East & North Pavement Reconstruction				\$ 169,120
Construction Cost (Hard Costs) Total :				\$ 2,306,810
Project Soft Costs - Owner's Obligations				
* Site Topographic Survey (ALTA Survey)			\$	8,000
* Soil Borings / Geotechnical Report			\$	7,000
* City Fees			\$	6,000
* Building Permits / Plan Review Fees			\$	11,878
* SAC and WAC Fees		TBD	\$	9,750
* FFE (Furniture, Fixtures, Equipment) procurement			\$	65,000
* Signage Package - Interior			\$	8,500
* IT / Technology - Phones, Data Network, Security System Installation costs			\$	40,000
* A/E Design Fees (10%)	10.0%	TBD	\$	230,681
* Printing - Reimbursables		TBD	\$	7,500
* Construction Contingency at 12%		0.12	\$	276,817
Soft Costs Total : ** Does NOT Include Land Purchase Costs				\$ 671,126
OVERALL PROJECT BUDGET			\$	2,977,936
*** Based on a single story building, with no internal stairs nor elevator for public vertical circulation.				

OPTION FOUR A
New Stand-Alone Fire Station at PW Site

STEP 3
Stay or Go

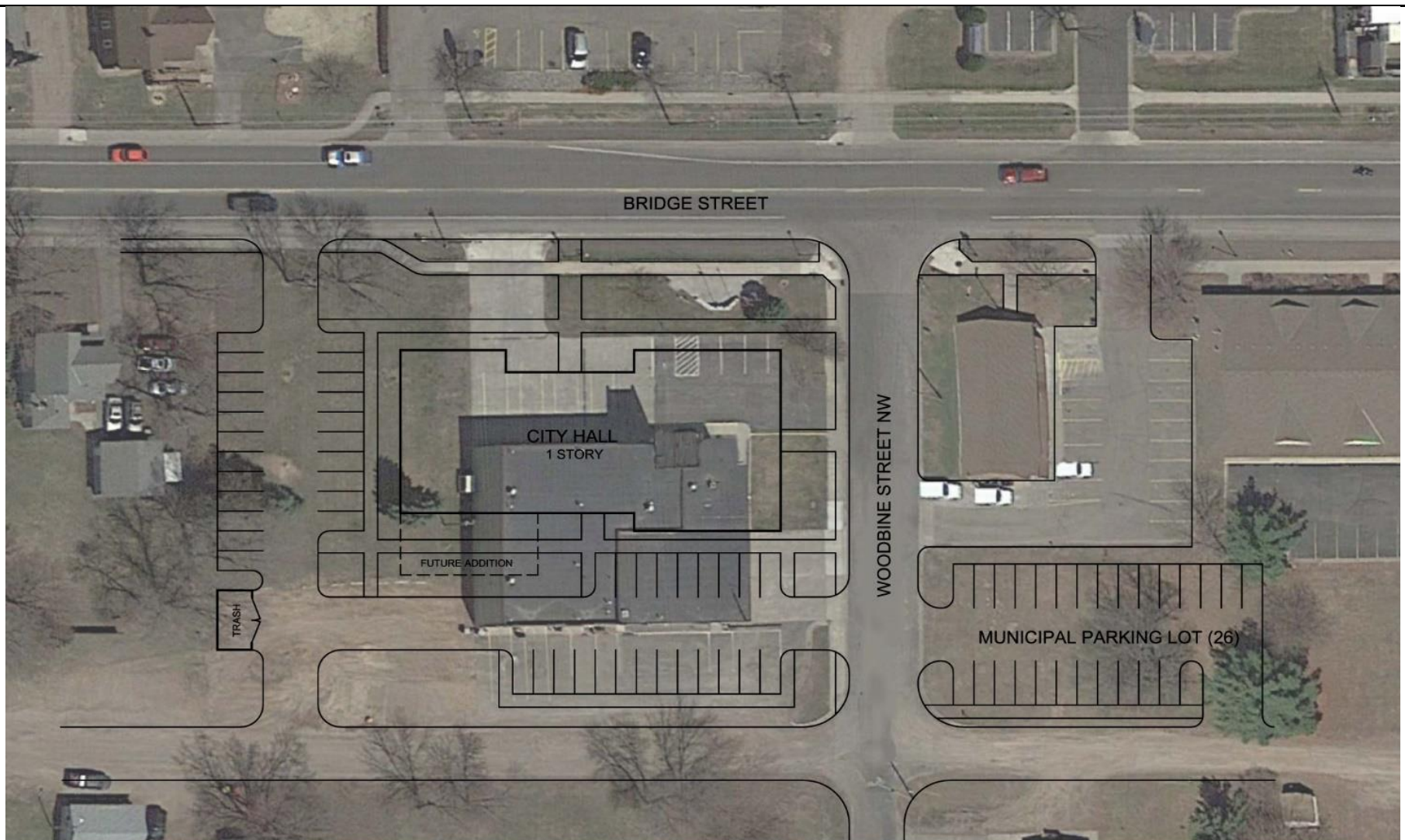


OPTION FOUR B

New Stand-Alone City Hall at Bridge Street Site

STEP 3

Stay or Go



OPTION FOUR A & B **Advantages & Disadvantages**

STEP 3 **Stay or Go**



Advantages

- > City Owned property, no land costs for either site.
- > Creates a City Center on Bridge Street for community interaction.
- > A City Hall with it's own City Council Chambers.
- > New, updated Fire Station with it's own high-tech Training Room facility.
- > City Hall & Fire Fighter Staff can remain uninterrupted in their current location until new facility is complete.
- > Reusing the Fire Station site would revitalize downtown area along Bridge Street, bringing residents for a downtown City Hall destination.
- > Non-residential area for Fire Station Location
- > Uniform response time for both Fire and Police calls.

Disadvantages

- < No controlled intersection at Hwy 47 & 227th Ave. NW for Fire Responders.
- < Added cost to move / relocate both the Salt Shed & Trap Rock Shed.
- < Would not meet new Bridge Street Downtown Design Standards; Downtown Redevelopment.
- < Separate Fire Station and City Hall would miss the opportunity for reducing shared operational costs.
- < PW Dept. would loose much needed material lay-down space on-site.
- < PW Dept. would loose the 4020 Bldg. as a Vehicle & equipment storage bldg.
- < PW trucks would need to drive in and out thru the Fire Truck driveway & around back for access to WWTF.
- < Added costs to remove / relocate perimeter security Gates & Fencing for PW & WWTF security.
- < This SW location adds Fire response time for calls to east side of city, across the river.
- < Compromises WWTF Loading Dock Access and Functionality.

OPTION FOUR A & B

Separate New City Hall & Fire Station Facilities

STEP 3

Stay or Go

Fire Station

PROBABLE COSTS - New Fire Station Replacement @ PW Site

Hard Costs - Construction dollars		Gross SF	Cost/SF	=
* Lobby / Reception / Public Spaces	1,179 GSF x \$175 / sq.ft.	1,179	175	\$ 206,325
* Office / Administration	4,327 GSF x \$150 / sq.ft.	4,327	150	\$ 649,050
* Apparatus Bays / Workroom Areas	16,604 GSF x \$110 / sq.ft.	16,604	110	\$ 1,826,440
* Demolition Cost of 4020 Bldg.	(2,800 GSF x \$ 5 / sq.ft.)	2,800	5	\$ 14,000
* Relocation costs of Salt & Trap Rock Sheds	(4,928 GSF x \$ 5 / sq.ft.)	~	5	\$ 24,640
* Remove & Replace perimeter security gates & fence.		~		\$ 258,000
Total Gross Sq. Ft.		22,110		

Construction Cost: \$ 2,978,455

Project Soft Costs - Owner's Obligations

* Site Topographic Survey (ALTA Survey)	\$ 8,000
* Soil Borings / Geotechnical Report	\$ 10,000
* City Fees	\$ 6,000
* Building Permits / Plan Review Fees	\$ 13,353
* SAC and WAC Fees	TBD \$ 11,500
* FFE (Furniture, Fixtures, Equipment) procurement	\$ 85,000
* Signage Package - Interior	\$ 8,500
* IT / Technology - Phones, Data Network, Security System Installation costs	\$ 40,000
* A/E Design Fees (7%)	TBD \$ 208,500
* Printing - Reimbursables	TBD \$ 5,000
* Construction Contingency at 10%	0.10 \$ 297,846

Soft Costs Total : \$ 693,699

*** Dose NOT Include Land Purchase Costs*

OVERALL PROJECT BUDGET \$ 3,672,154

**** Based on a Two story building, with internal stairs but no elevator for public circulation.*

OPTION FOUR A & B

Separate New City Hall & Fire Station Facilities

STEP 3

Stay or Go

City Hall

PROBABLE COSTS - New City Hall Replacement @ Bridge Street

Hard Costs - Construction dollars		Gross SF	Cost/sq.ft.	=
* Lobby / Reception/ Public Spaces	2,119 GSF x \$195 / sq.ft.	2,119	195	\$ 413,205
* Office / Admin / Confer. Rooms	7,516 GSF x \$175 / sq.ft.	7,516	175	\$ 1,315,300
* Council Chambers / Public Spaces	2,400 GSF x \$210 / sq.ft.	2,400	210	\$ 504,000
* New Municipal Parking Lot across Woodbine St.			~	\$ 160,000
* Alley Pavement & Storm Water Sewer			~	\$ 430,140
Total 12,035 Gross Sq. Ft.		12,035		

Construction Cost: \$ 2,822,645

Project Soft Costs - Owner's Obligations		
* Site Topographic Survey (ALTA Survey)		\$ 8,000
* Soil Borings / Geotechnical Report		\$ 10,000
* City Fees		\$ 6,000
* Building Permits / Plan Review Fees		\$ 11,978
* SAC and WAC Fees	TBD	\$ 11,500
* FFE (Furniture, Fixtures, Equipment) procurement		\$ 45,000
* Signage Package - Interior		\$ 8,000
* IT / Technology - Phones, Data Network, Security System Installation costs		\$ 38,000
* A/E Design Fees (7%)	7% TBD	\$ 197,585
* Printing - Reimbursables	TBD	\$ 5,500
* Construction Contingency at 10%	0.10	\$ 282,265

Soft Costs Total : \$ 623,828

*** Dose NOT Include Land Purchase Costs*

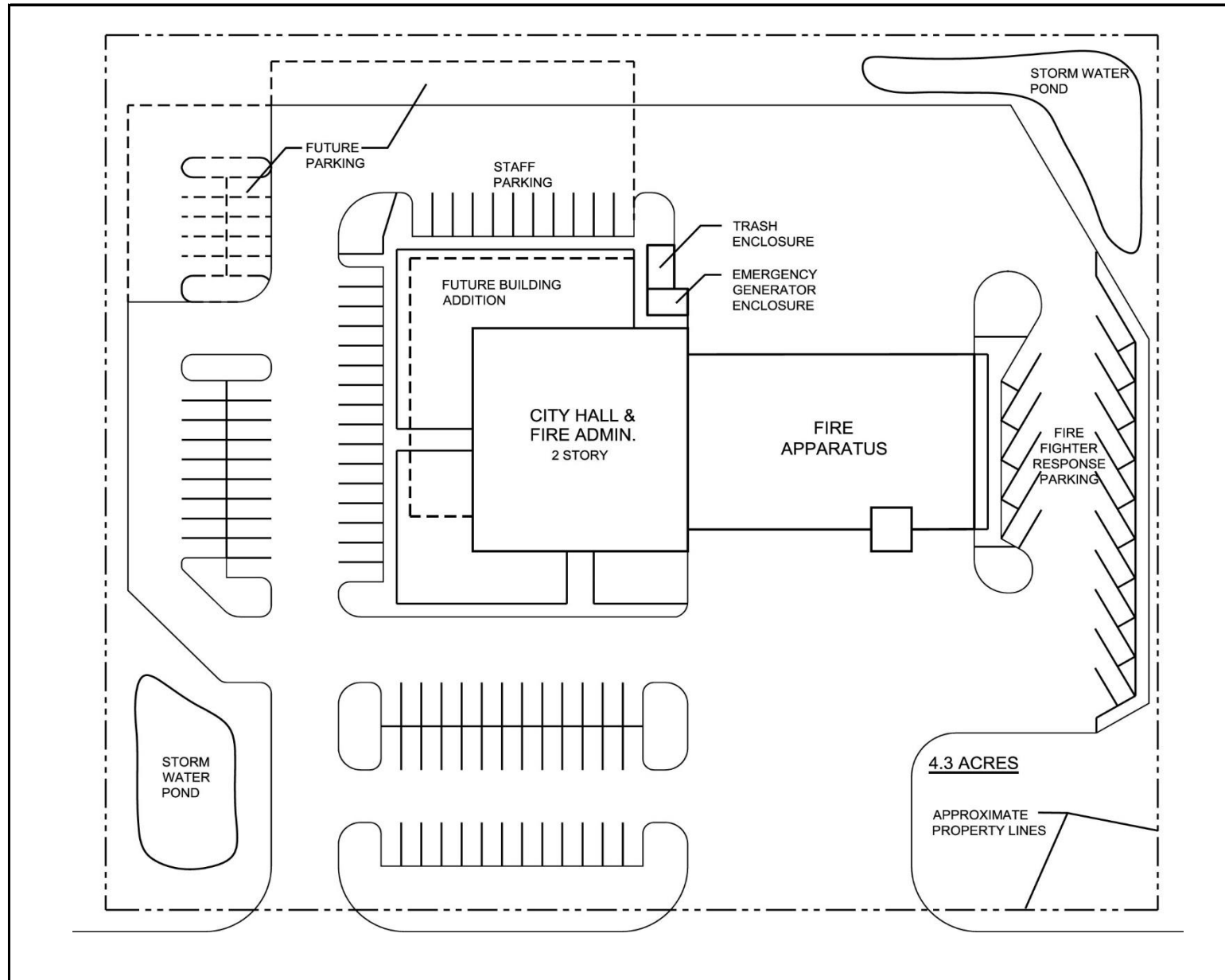
OVERALL PROJECT BUDGET \$ 3,446,473

**** Based on a single story building, with no internal stairs or elevators for public circulation.*

OPTION FIVE

Combined City Hall & Fire Station on Totally New Site - 4.3 Acres

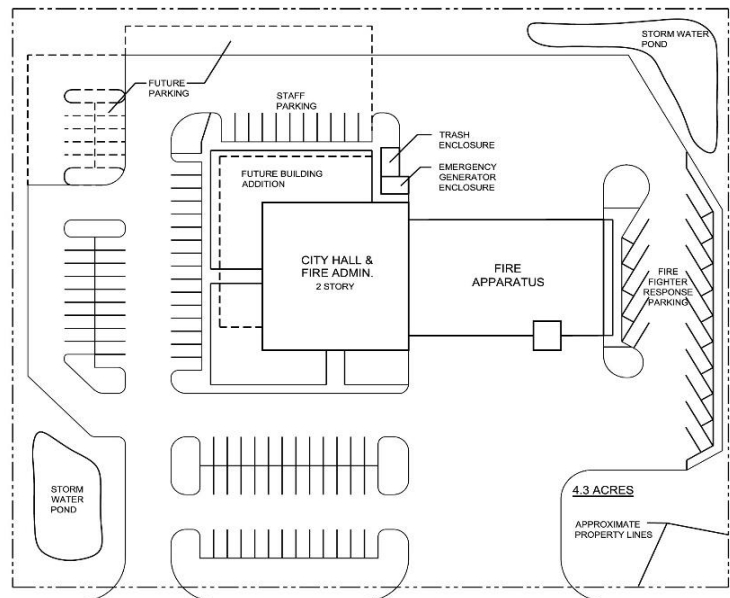
STEP 3
Stay or Go



OPTION FIVE

Combined City Hall & Fire Station on Totally New Site - 4.3 Acres

STEP 3
Stay or Go



Advantages

- > Reduced construction costs for combining two city functions into one facility, with shared / common spaces.
- > City Hall & Fire Fighter Staff can remain uninterrupted in their current location until new facility is complete and ready to occupy.
- > A City Hall with it's own City Council Chambers.
- > New, updated Fire Station with it's own high-tech Training Room facility.
- > City Hall and Fire Station able to share common spaces such as Lobby Entrance, reception area, conference rooms; to help reduce annual operational costs.
- > Meets City Hall and Fire Station current and future expansion needs.
- > Adequate parking for City Staff, visitors, Fire Fighters Response parking, and ample parking for City Council Meetings.
- > Storm Water control on-site to meet current environmental regulations.
- > Additional space provided for future expansion to meet City growth as needed.

Disadvantages

- < Would need to find a 4 - 4.5 Acre land parcel to construct a New Combined Facility.
- < Added project cost / budget for land cost.
- < Depending on final site location, response time for Fire Calls would need to be carefully scrutinized for access and routes to serve all areas of the City, both sides of the Rum River.
- < Does not help achieve the Bridge Street Downtown Redevelopment initiative.

OPTION FIVE

Combined City Hall & Fire Station on Totally New Site - 4.3 Acres

STEP 3 **Stay or Go**

PROBABLE COSTS - New City Hall & Fire Station Facility on new 4.3 Acre Site

Hard Costs - Construction dollars		Gross SF	Cost/sq.ft.	=
* Shared Spaces - Lobby / Reception/ Public Areas	(3,416 GSF x \$210 / sq.ft.)	3,416	210	\$ 717,360
* City Hall Administrative Functions	(5,864 GSF x \$165 / sq.ft.)	5,864	165	\$ 967,560
* City Hall Council Chambers	(3,300 GSF x \$225 / sq.ft.)	3,300	225	\$ 742,500
* Fire Station Apparatus & Support Functions	(8,537 GSF x \$110 / sq.ft.)	8,537	110	\$ 939,070
* Fire Apparatus Mezzanine Area	(1,056 GSF x \$ 35 / sq.ft.)	~	35	\$ 36,960
* Fire Station Administrative Functions	(6,048 GSF x \$150 / sq.ft.)	6,048	150	\$ 907,200
* Site Improvements / Paving, Walkways, Curbs & Gutters		~		\$ 75,000
Total 27,165 Gross Sq. Ft.				= \$ 4,385,650
Construction Cost (Hard Costs) Total :				\$ 4,385,650
Project Soft Costs - Owner's Obligations				
* Land Purchase for New Facility Site - 4.3 Acres			TBD	
* Site Topographic Survey (ALTA Survey)			\$ 12,000	
* Soil Borings / Geotechnical Report			\$ 10,000	
* City Fees			\$ 6,000	
* Building Permits / Plan Review Fees			\$ 14,978	
* SAC and WAC Fees		TBD	\$ 11,500	
* FFE (Furniture, Fixtures, Equipment) procurement			\$ 75,000	
* Signage Package - Interior			\$ 15,000	
* IT / Technology - Phones, Data Network, Security System Installation costs			\$ 45,000	
* A/E Design Fees (7%)	7%	TBD	\$ 306,996	
* Printing - Reimbursables		TBD	\$ 7,500	
* Construction Contingency at 10%		0.10	\$ 438,565	
Soft Costs Total :				\$ 942,539
** Dose NOT Include Land Purchase Costs				
OVERALL PROJECT BUDGET			\$	5,328,189
*** Based on a Two story building, with internal stairs and elevator for public circulation.				