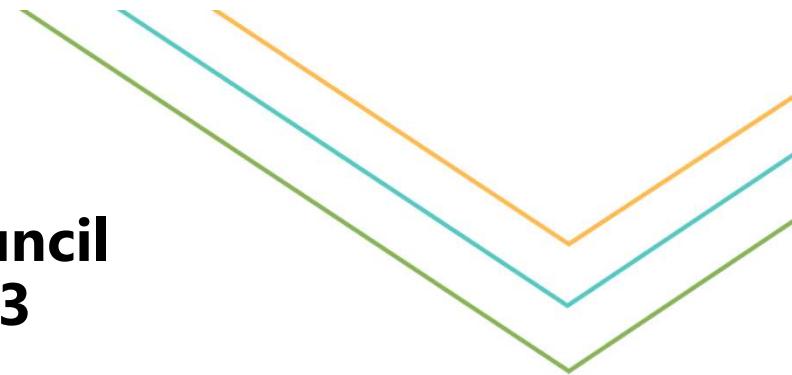


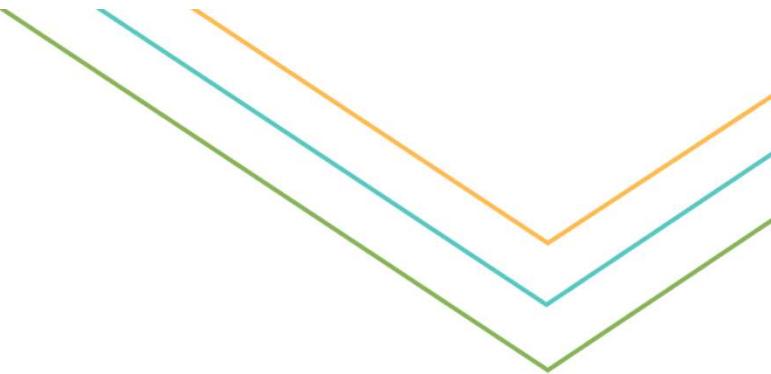


# Facility Prioritized Needs Recommendation for City Council Consideration: July 19, 2023



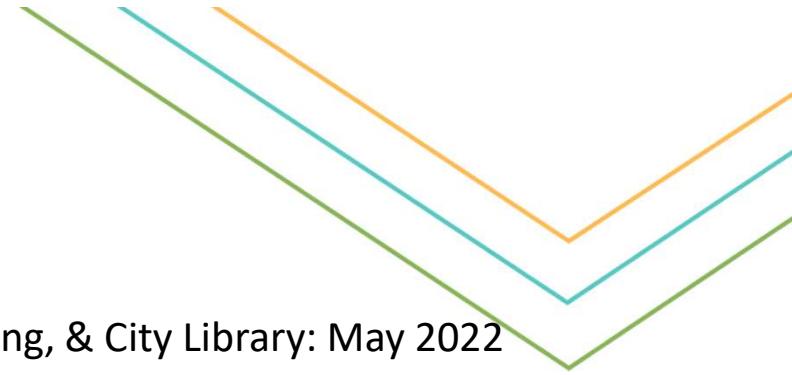
# Agenda

- City RFP & Process Review – Greg
- City Staff member participation – Greg
- ICS team introduction – Greg
- Listening Session Results – Nick
- Facility Assessment Overview – Nick
- Solutions – Jeff
  - Long term Library and Memorial building recommendations
  - Short term needs prioritization committee recommendation for council consideration
  - Long term plan committee options for City Hall – NEXT MEETING
- Funding Plan – Greg & Sheena
- Overall Project timeline – Nick



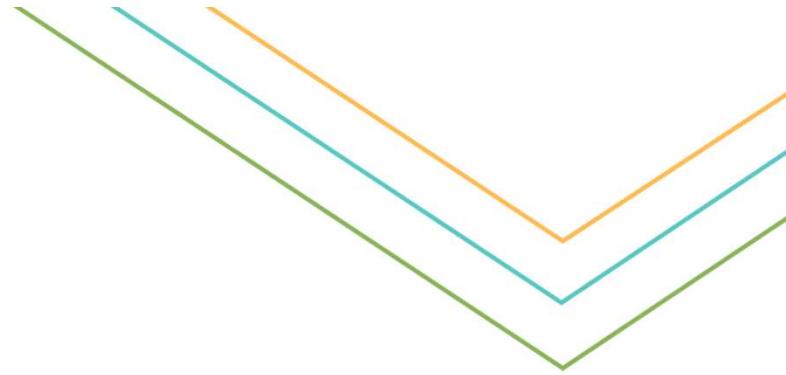
# City Planning Process

- Architectural/Planning RFP issued for City Hall, Memorial Building, & City Library: May 2022
  - 8 firms responded
  - 3 firms interviewed
  - ICS/DSGW/CMTA team recommended by facility committee
- Council approved partnership agreement with ICS team for assessment, plan development, design, construction management: July 2022
- Kickoff meeting with facility committee: Sept 2022
- Detailed Facility Assessment presented to Council: Dec 2022
- Staff and Community input: Feb-Mar, 2023
- Facility committee prioritization of needs and long term planning: Mar - July 2023
- Finance committee funding plan: June -July 2023
- Council recommendation by the committee: July 2023

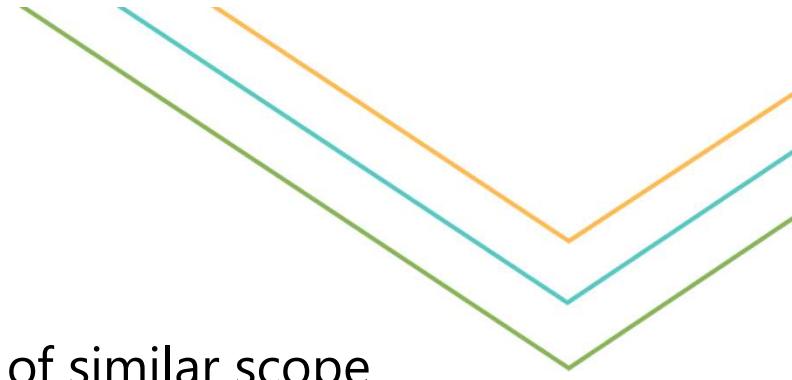


# Assessment Process

- Review City information
  - blueprints
  - Reviewed past studies/assessments
- Walk buildings (with staff)
  - Document findings/needs
  - Photo documentation
  - Review space utilization
  - Measure approximate square footage
- Establish project budgets to address needs
- Review draft assessment with City staff for accuracy



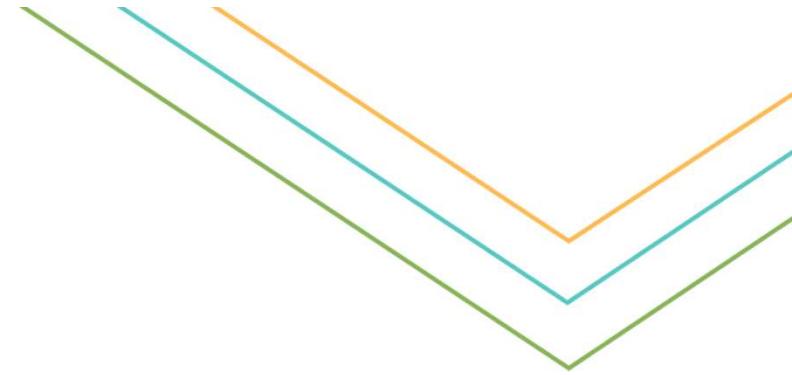
# How are budgets developed?



- Not bids
- Based on project history of recently bid projects of similar scope
  - Typically, utilizing the average of the bids.
  - Utilize industry standard databases
- Budgets are inclusive of:
  - Contractor costs
  - Inflation
  - Contingency
  - Testing/Survey/Commissioning/Permitting, etc.
  - Fees
- Additional project budgets obtained by City validated ICS project budgets

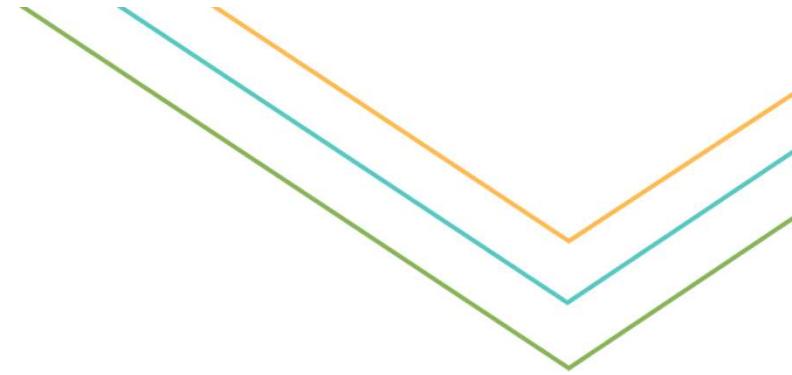
# Facility Committee:

- Committee role:
  - Review RFP responses
  - Interview firms
  - Work with Consultants on facility assessments
  - Participate and assist in listening session feedback
  - Collectively work towards consensus on facility needs prioritization
  - Efficient use of taxpayer dollars
- Members:
  - Greg Pruszinske
  - Nick Arola
  - Candie Seppala
  - Jesse Story
  - Pat Green
  - Laura Koeneman



# Finance Committee:

- Committee role:
  - Review funding options available
  - Identify any grant or IRRR opportunities
  - Work with financial advisor on funding options and tax impacts
  - Provide guidance to facility committee on funding limitations
  - Provide consensus on funding plan for council to address plan prioritization
  - Efficient use of taxpayer dollars
- Members:
  - Greg Pruszinske
  - Sheena Mulner
  - Nick Arola
  - Candie Seppala
  - Betsy Olivanti
  - Jesse Story
  - Laura Koeneman





**Jeff Schiltz**  
Principal in Charge



**Erik Wedge**  
Principal Architect



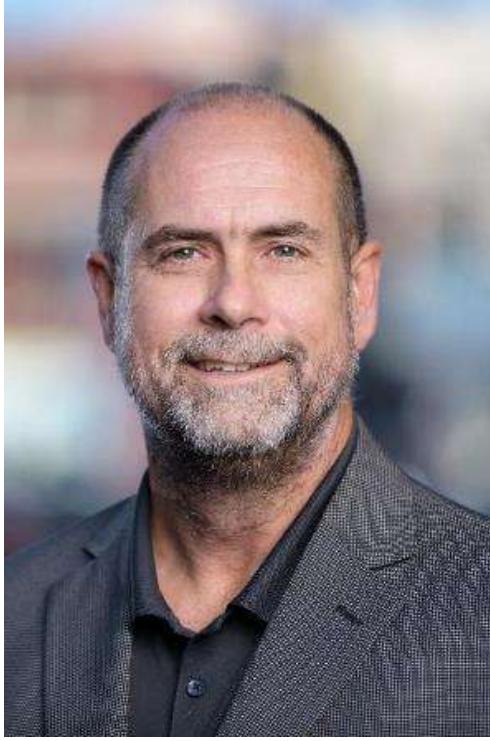
**Kevin Wormuth**  
Project Development



**Natalie Hoff**  
Project Development



## Introductions



**Chip Jacobs**  
Mech. Project Manager



**Scott Haedtke**  
Electrical Project Manager



**Glenn Chiodo**  
Facilitator  
 ICS

**McKenzie Fossell**  
Mechanical Designer



## Additional Team Members



## One-Stop Service in New Net Zero Ready Building

ST. LOUIS COUNTY GOVERNMENT SERVICES CENTER – VIRGINIA, MINNESOTA

GP

**ICS** **dsgw**  
ARCHITECTURE

**CMTA**



## Program Management – ICS Team

GRAND RAPIDS FIRE HALL – GRAND RAPIDS, MINNESOTA

*ICS team leading project*

- *Construction this summer*
- *Successful state bonding of \$5 million*
- *Successful Nov 2022 Sales Tax referendum*



## Program Management – ICS Team

GRAND RAPIDS ARENA – GRAND RAPIDS, MINNESOTA

# Stakeholder Listening/Input Sessions

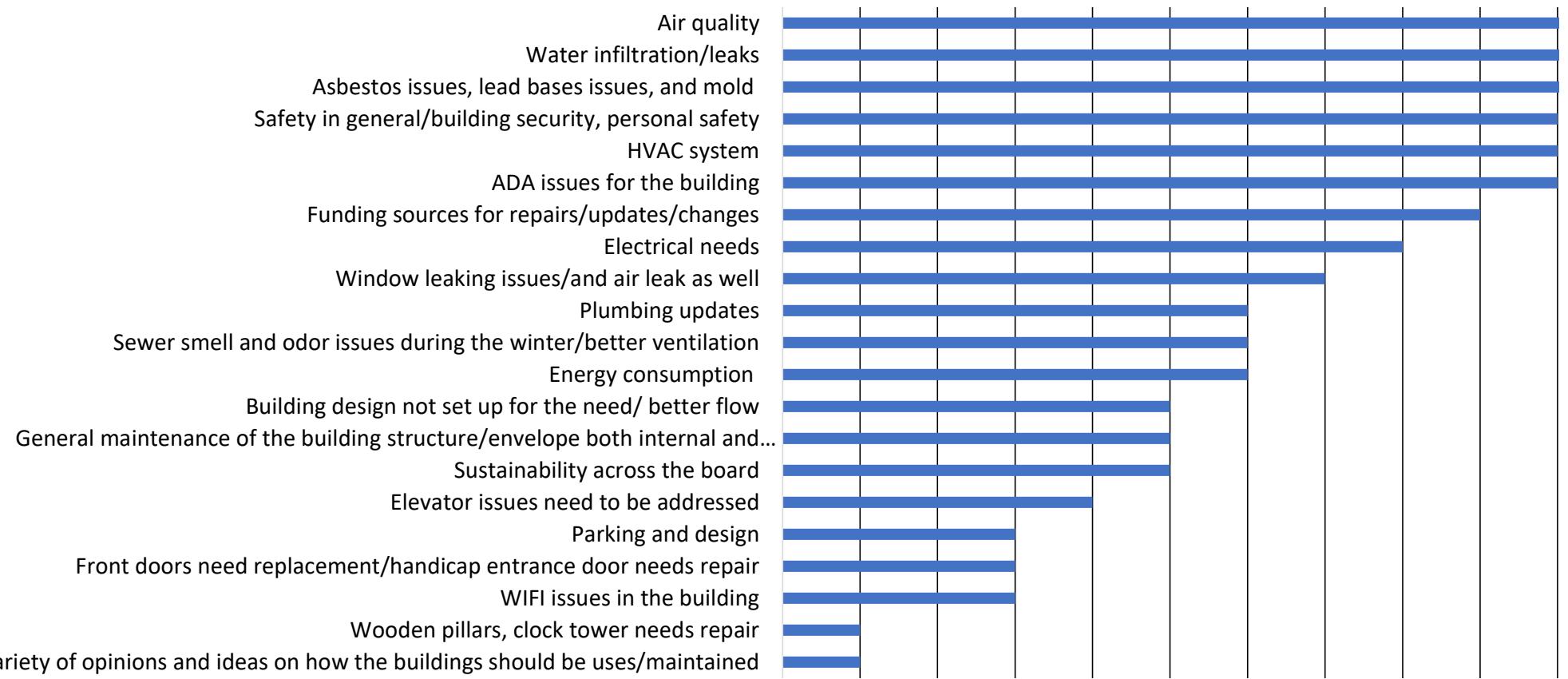


STAKEHOLDER GROUPS	DATE
City Hall Staff	2/17/23
Community	2/22/23
Library Staff	Survey
Memorial Staff	Survey

## What are the **Improvements** needed with the City Hall Building? (Staff)

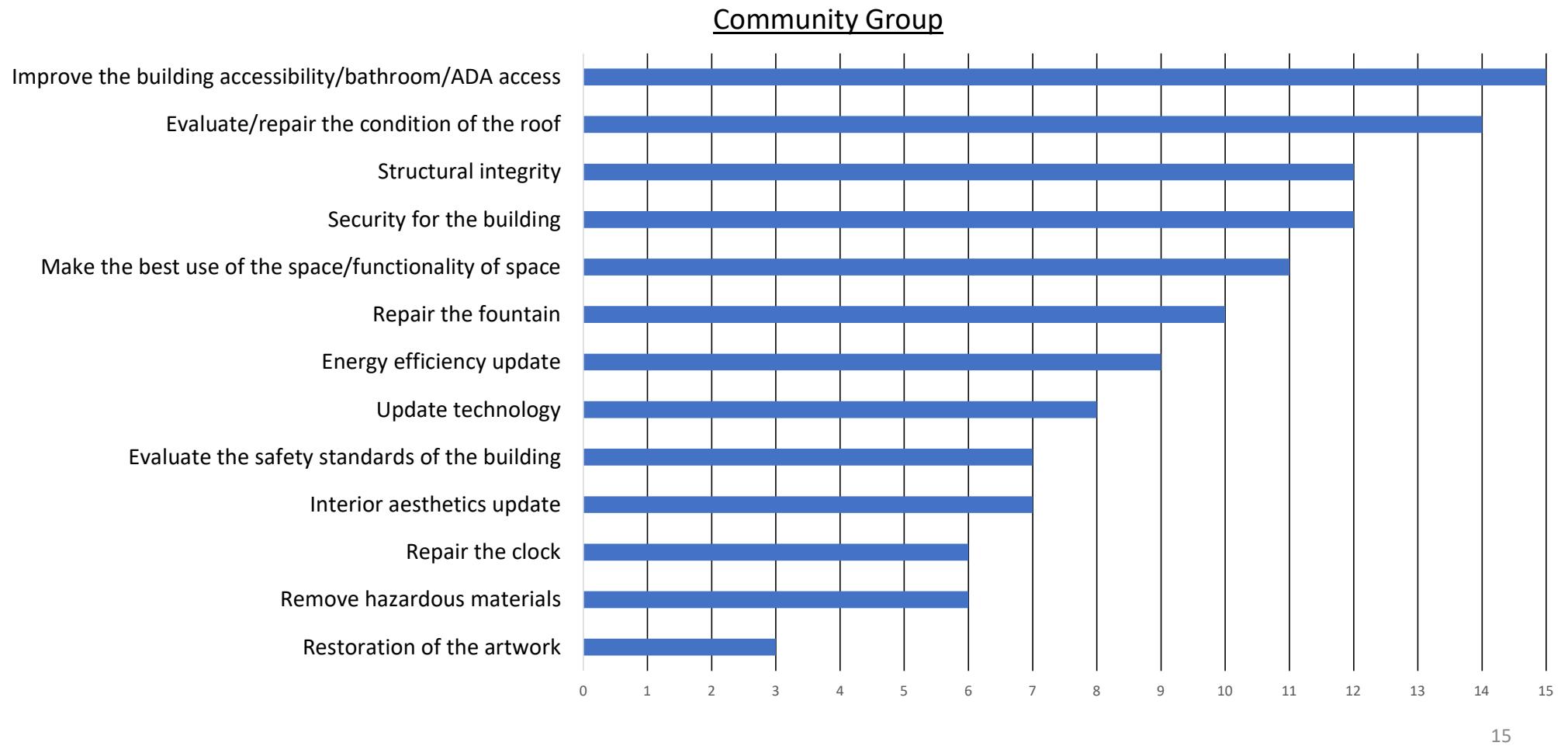
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City Hall Staff



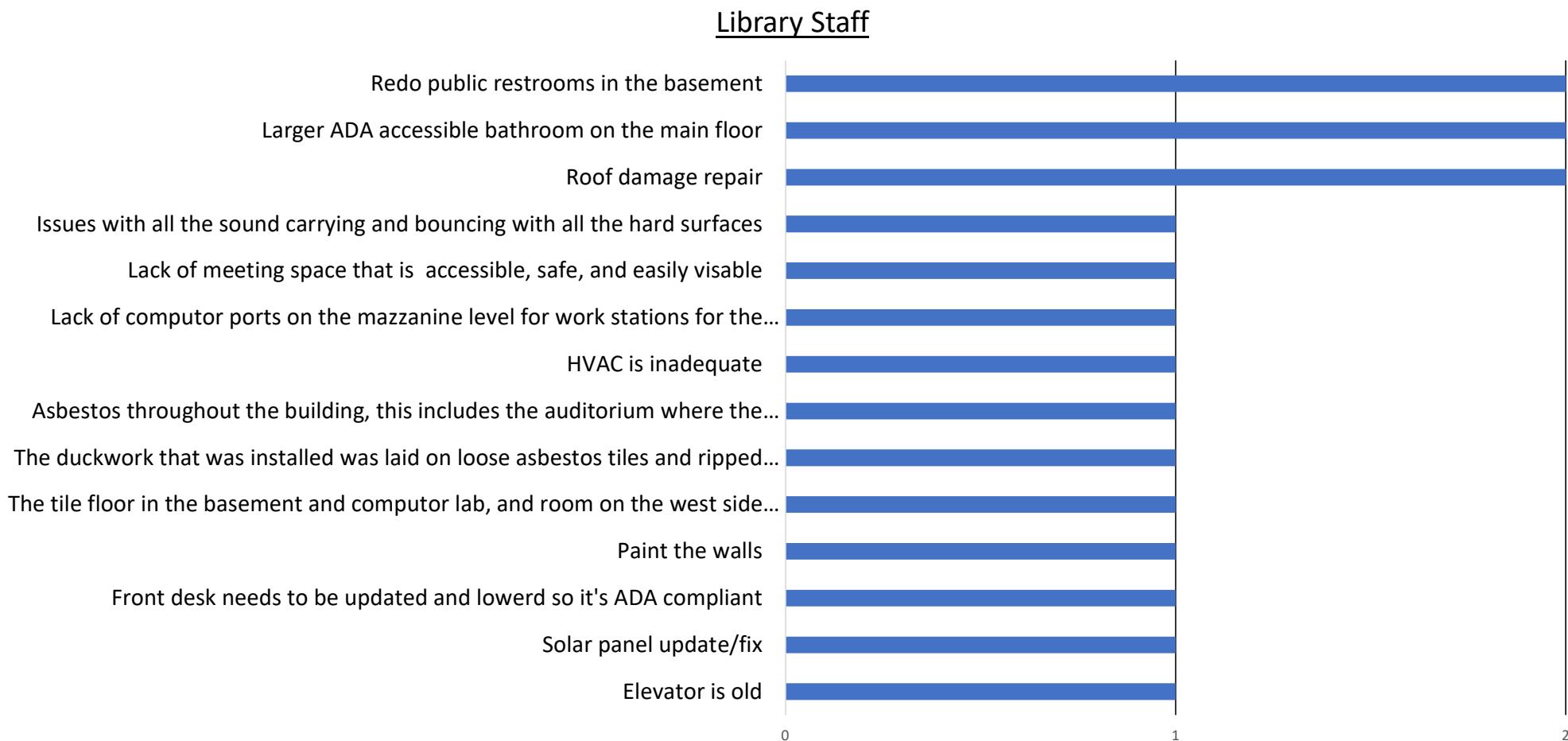
## What are the **Improvements** needed with the City Hall Building? (Community)

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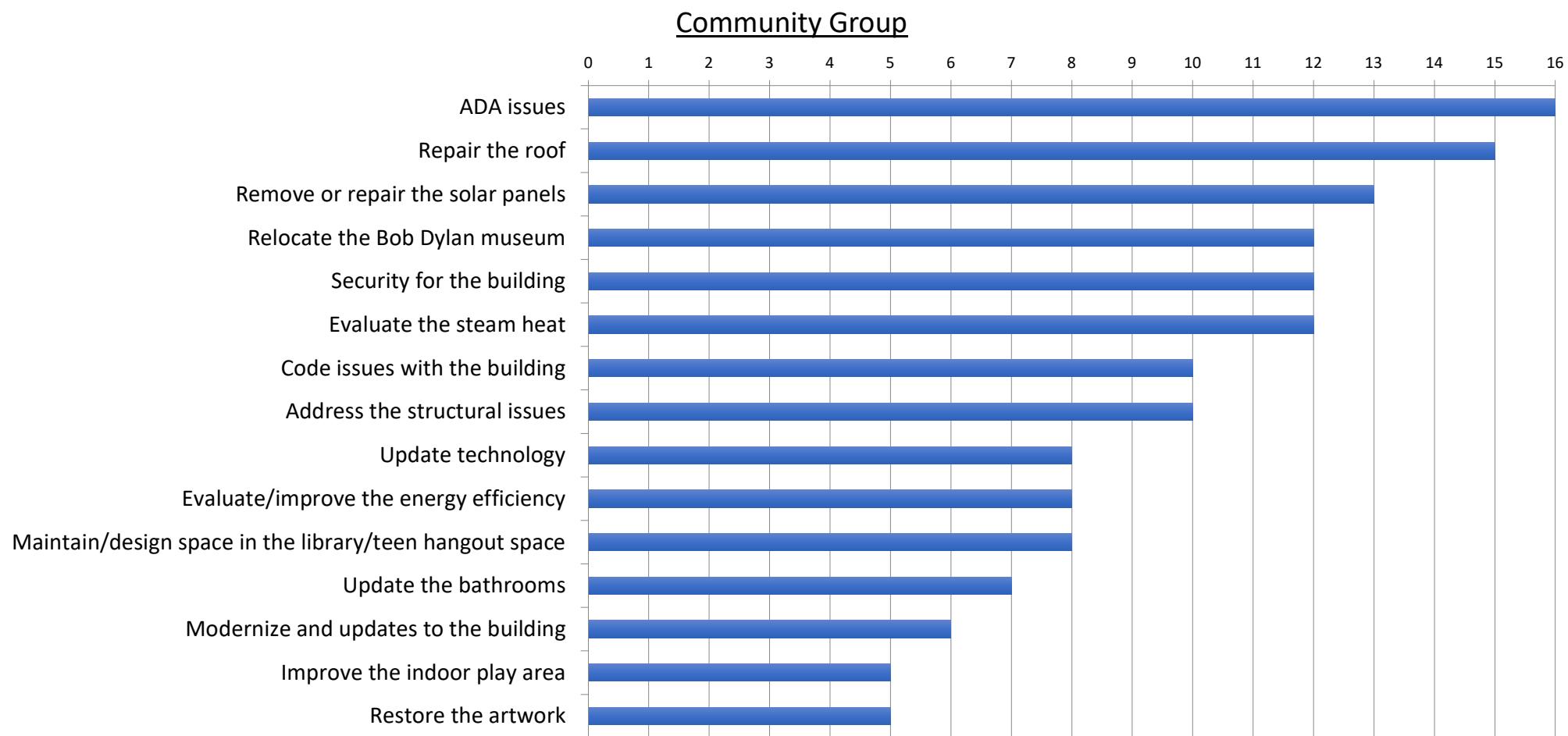
## What are the **Improvements** needed with the Public Library Building? (Staff)

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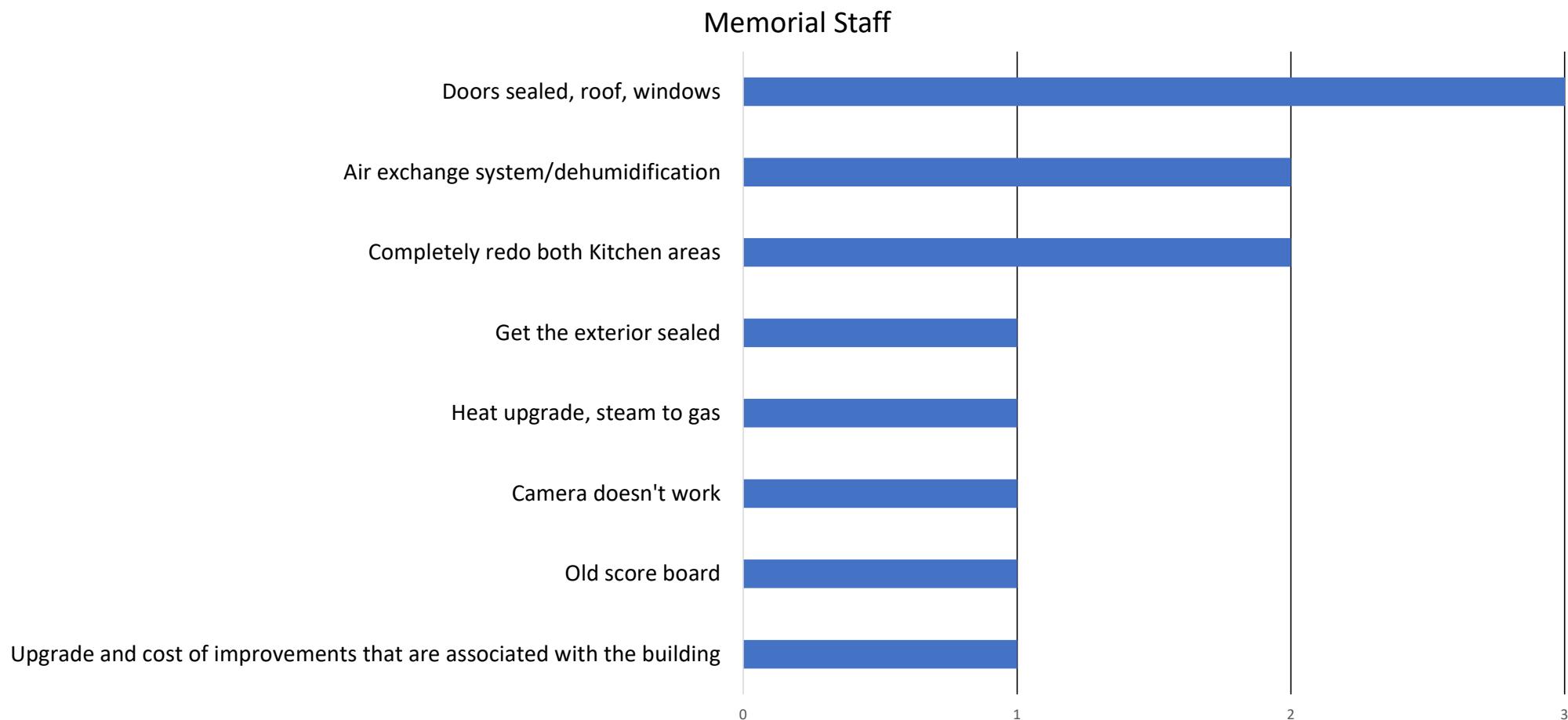
## What are the **Improvements** needed with the Public Library Building? (Community)

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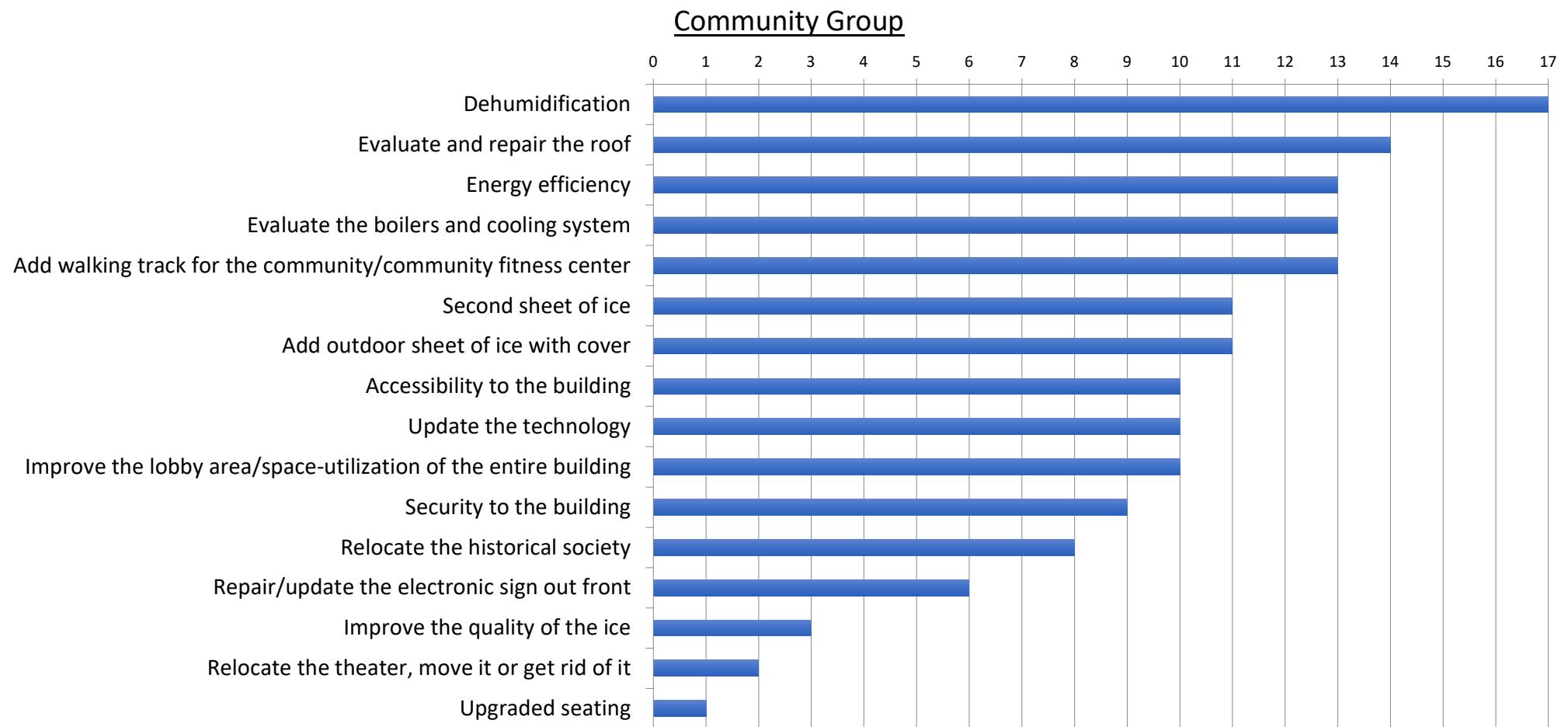
## What are the **Improvements** needed with the Memorial Building? (Staff)

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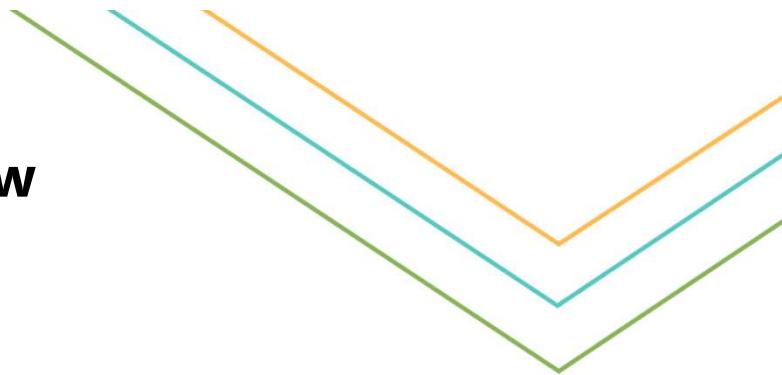
## What are the **Improvements** needed with the Memorial Building? (Community)

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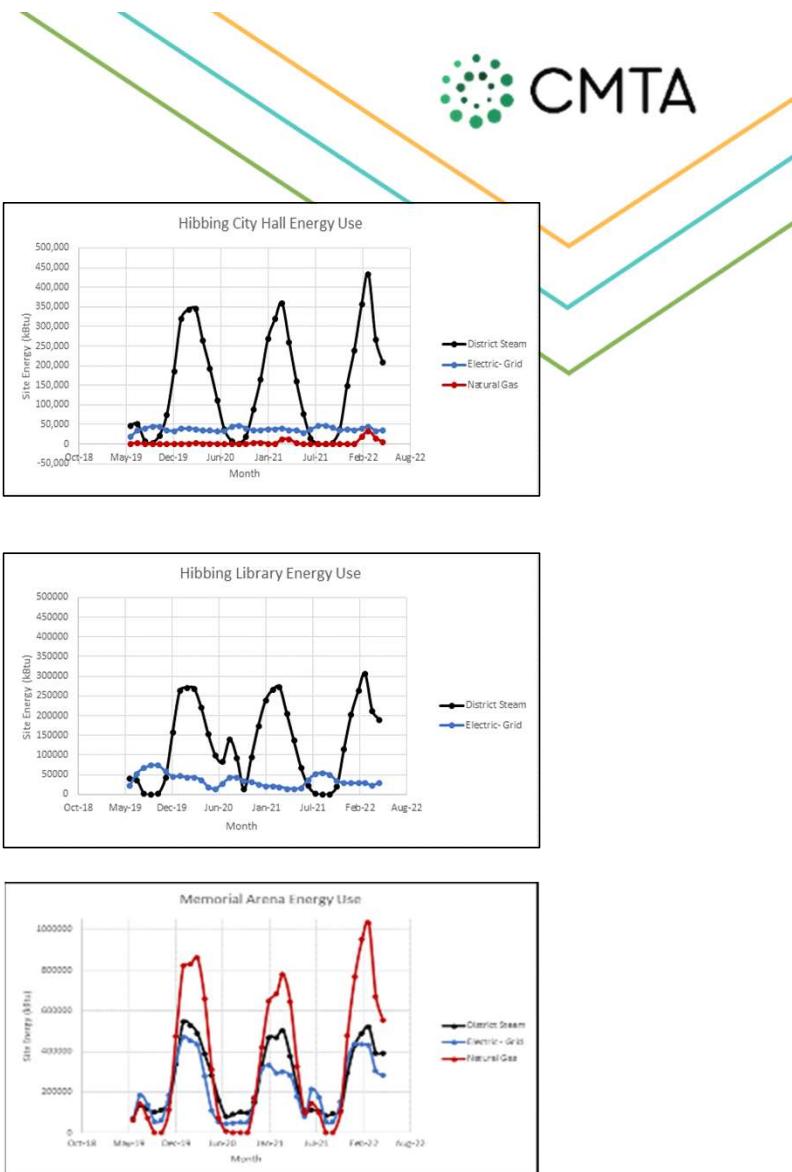
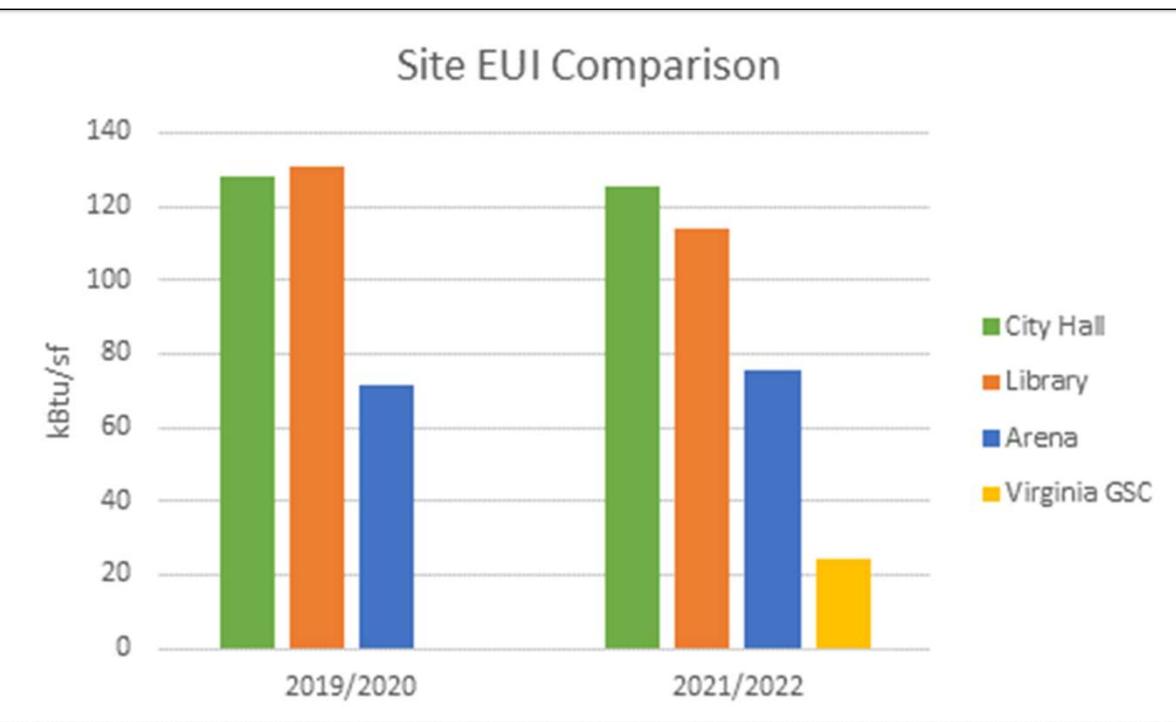


## Facility Assessment Overview



*Refer to full assessment presentation and report presented to City Council on Dec 12, 2022 for more information*

# ENERGY ANALYSIS / SUMMARY





## City Hall Assessment Summary

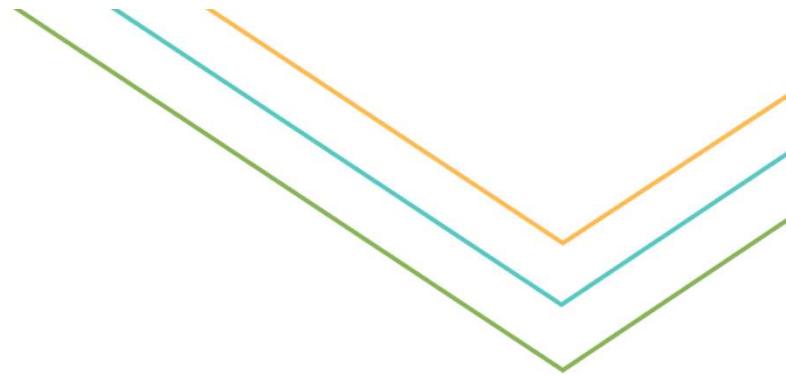


**\$14.4M in needs identified**

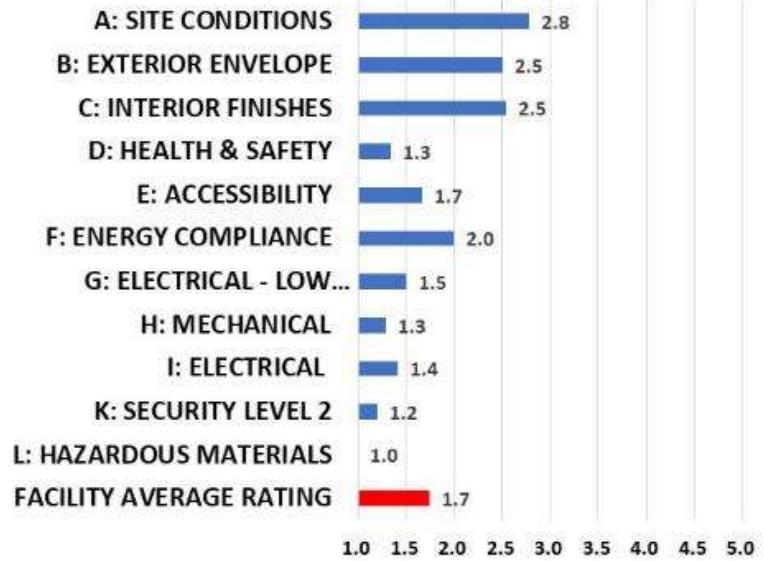
### **Biggest Needs:**

- Immediate concern with building envelope
- Space utilization
- Historic preservation
- Hazardous materials testing

NA



### **FACILITY REPORT CARD**





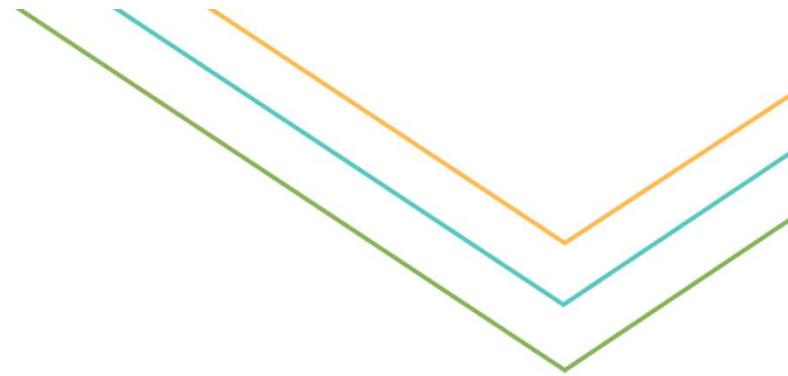
## Library Assessment Summary



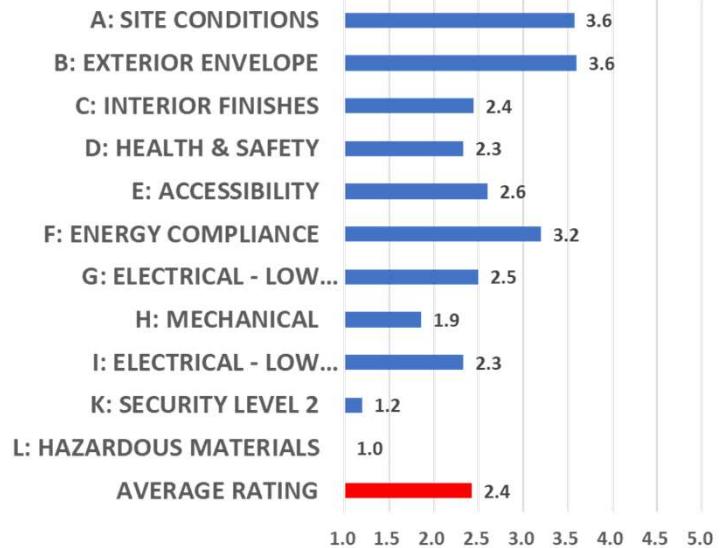
**\$7.1M in needs identified**

### **Biggest Needs:**

- Correct moisture infiltration
- Steam heat conversion
- What to do with Solar Panels?
- Hazardous materials testing

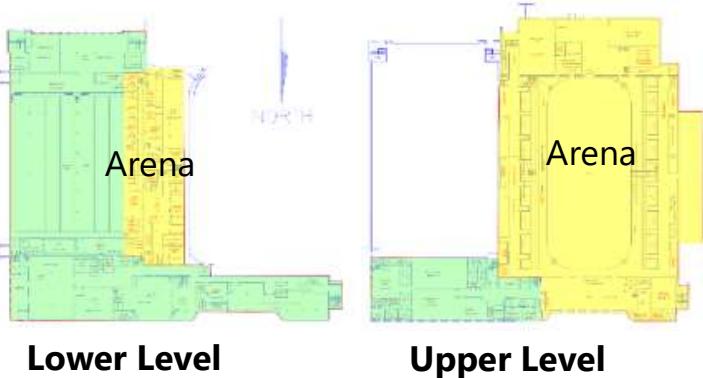


### **FACILITY REPORT CARD**





# Memorial Building – Arena, Curling & Community Space Assessment Summary

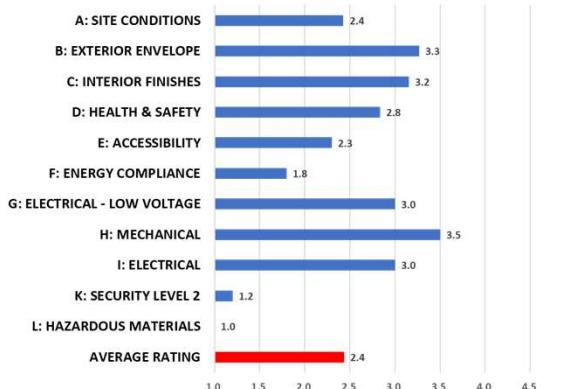


**\$25M in needs identified**

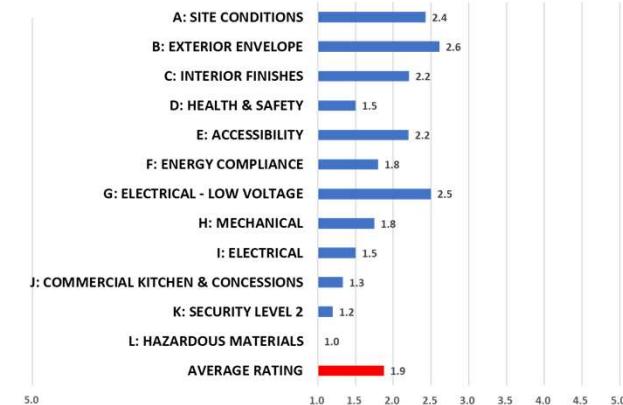
NA

## FACILITY REPORT CARD

### Memorial Building - Arena



### Curling & Community Spaces



- Dehumidification
- Life safety upgrades
- Shell preservation
- Overall refresh
- Hazardous materials testing

- Life safety upgrades
- HVAC upgrades
- Shell preservation
- Overall refresh
- Hazardous materials testing

## Steering Committee Draft Recommendation



1. Short term - Address immediate building envelope and safety needs for **City Hall and Memorial Building**
  - City Hall – Terra Cotta & building envelope
  - Memorial building roofing and fire safety improvements
2. Short and Long term Comprehensive investment in modernization of **Library building**
3. Long term - Continue to chip away at **Memorial Building** needs until larger funding plan can be secured
4. Need an immediate **long term solution for City Hall** – Doesn't make sense long term – Time to move on
  - \$14.7 million in needs - City can not afford – need to divest
  - 100+ years old
  - Historic building increases costs for any remodeling
  - Poor air quality and too many facility needs
  - Doesn't function well for today's government services provided
  - City only needs 14,000 sqft of space for City Hall services – inefficient use of space
  - Could be redeveloped for housing or other uses (would qualify for historic tax credits)
  - Could build new city hall for less than 1/2 cost

## City Hall Needs – Building Envelope



- Deteriorating Terra Cotta
- Tuckpointing needs
- Old Windows
- Roofing Leaks

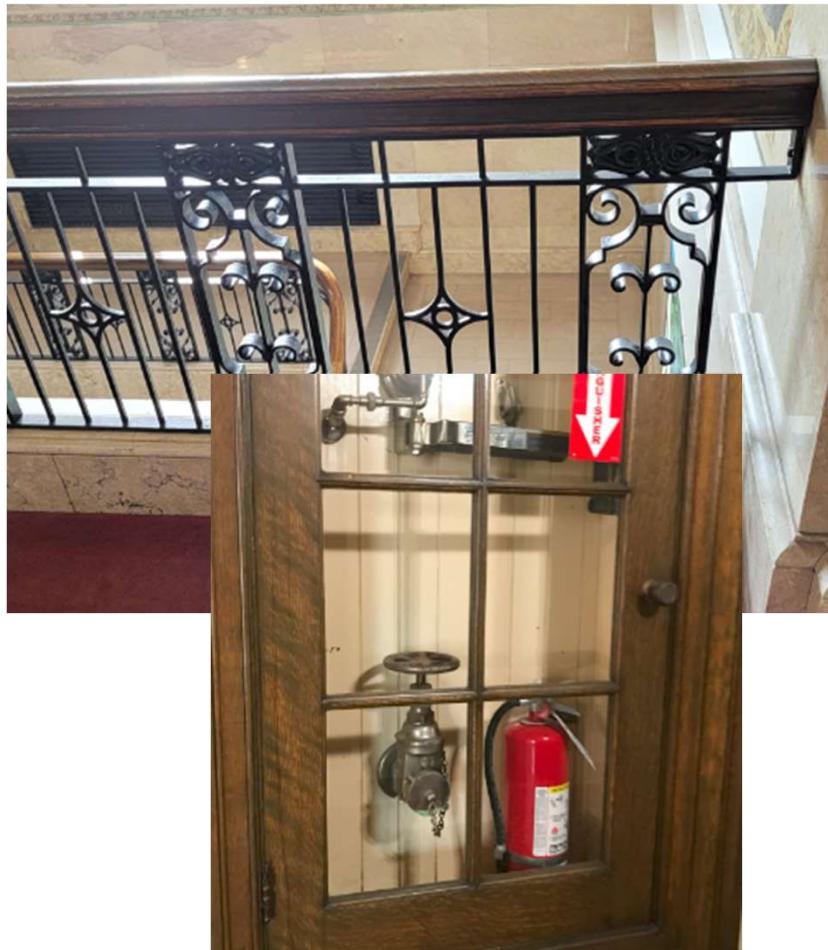
## City Hall Needs – Interior Surfaces



- Peeling Paint
- Lead paint
- Water damage
- Plaster separation

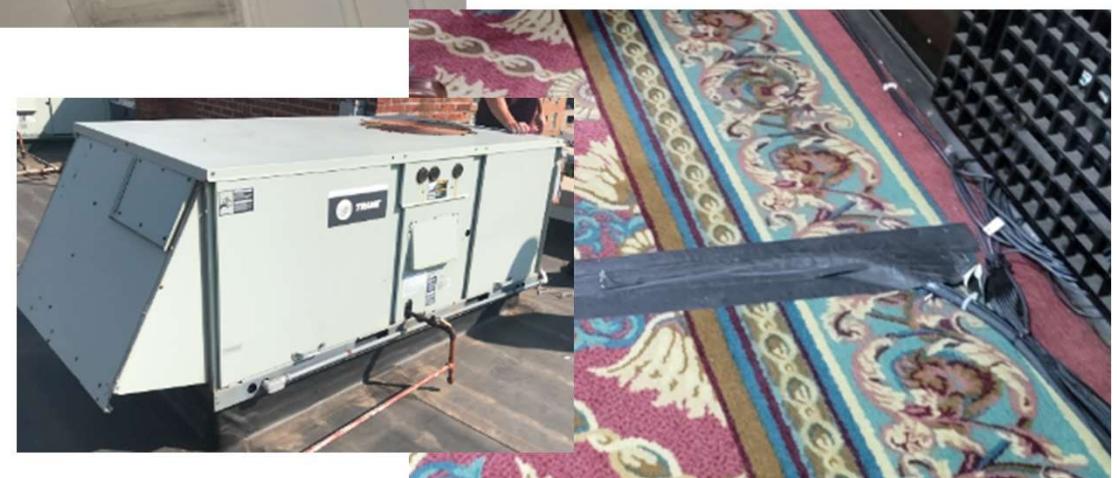


## City Hall Needs – Safety / ADA



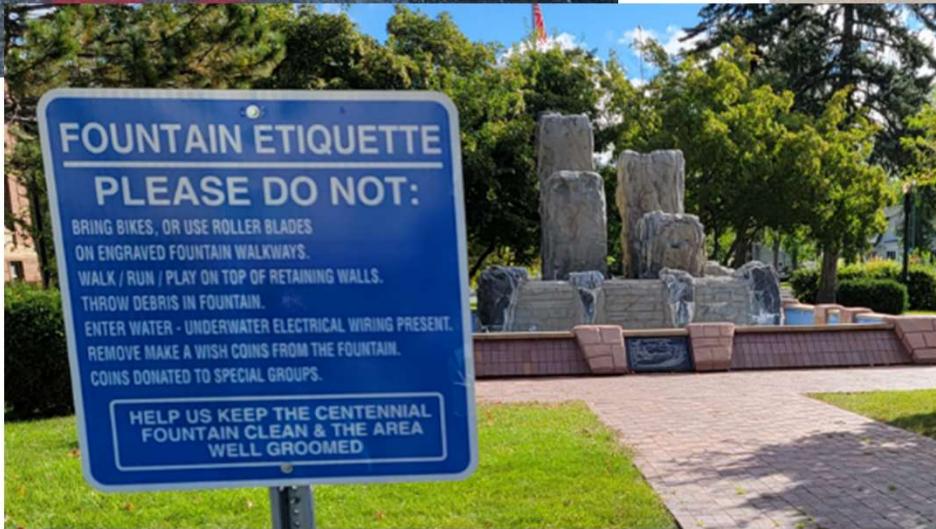
- Railing height below current code
- Non-ADA compliant door handles
- Non-ADA compliant restrooms
- No sprinkler system

## City Hall Needs – Mech./Elec./Plumbing



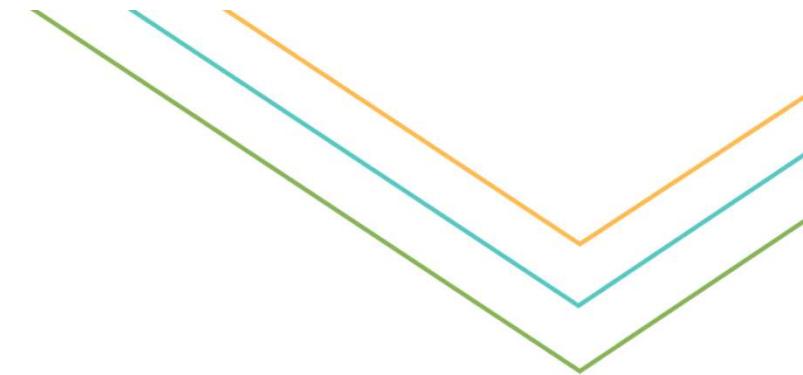
- Old plumbing systems
- Todays electrical needs don't match existing infrastructure
- Older ventilation units with R-22 Refrigerant

## City Hall Needs – Exterior / Site



- Cracking paving and sidewalks
- Rusting doors/entries
- ADA
- Non-functioning fountain

City Hall



# Prioritized Needs

## City Hall Prioritized Needs

### Address Building Envelope

- Protect/stop moisture penetration into the facility
- Provide safe entrances from failing building exterior



### Proposed Scope of Work

- Repair and replace damaged Terra Cotta and brick
- Repair/patch roof leaks and modify roof penetrations (exhaust hoods, etc.).

## City Hall Prioritized Needs

### **Address Clock Tower**

- Deteriorated and rotting wood



### **Address Building Comfort**

- Hot/cold fluctuations and controls failing or out of calibration

### **Proposed Scope of Work**

- Conduct recommissioning

Prioritized Needs Only -  
Budget Estimate:  
\$811,800

# Public Library Comprehensive Modernization

## **Address Solar Panels**

- Not working for a while
- Directly fastened to roof

## **Proposed Scope of Work**

- Remove solar panels

## **Address Roofing**

- Roof is older and should be replaced at same time solar panels are removed

## **Proposed Scope of Work**

- Replace roof



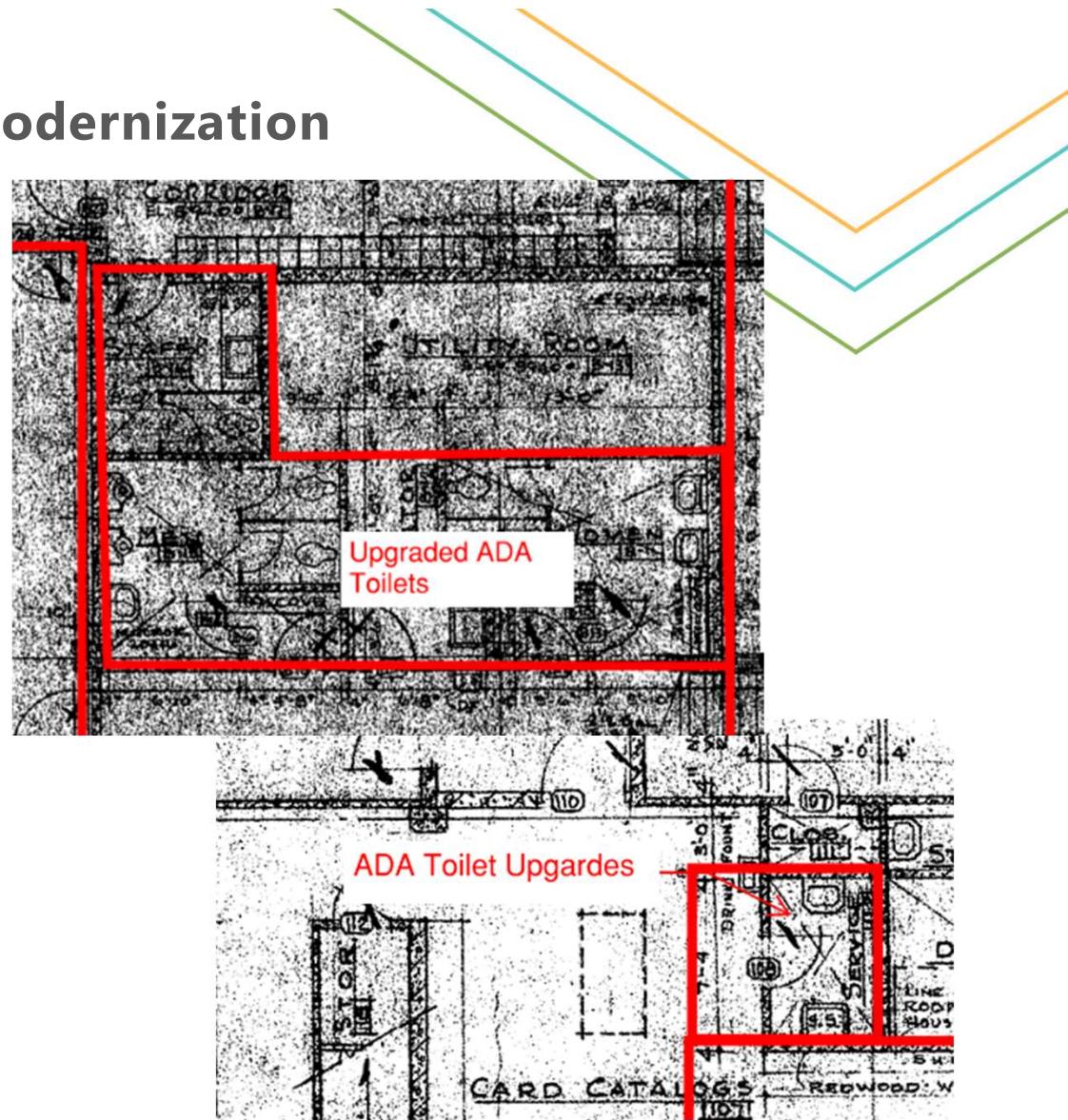
# Public Library Comprehensive Modernization

## Lower Level

- Men's and Women's Restroom
- Staff Restroom

## Main Level

- Single Restroom
- Will need to expand square footage



# Public Library Comprehensive Modernization

## Accessibility: ADA Restroom

- Currently no ADA compliant restrooms

## Proposed Scope of Work

- Install an individual ADA compliant restroom on the lower and main level
- Locate near existing plumbing preferred
- Locations TBD
- Ideally 60-70 square feet



# Public Library Comprehensive Modernization

## Crawl Space – Moisture Mitigation

- Moisture and air quality a concern

## Proposed Scope of Work

- Drain tile and sealing

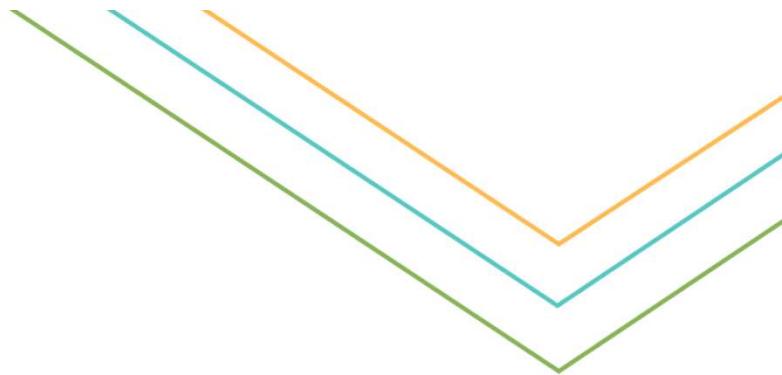


## Public Library – Staff/Break room upgrade

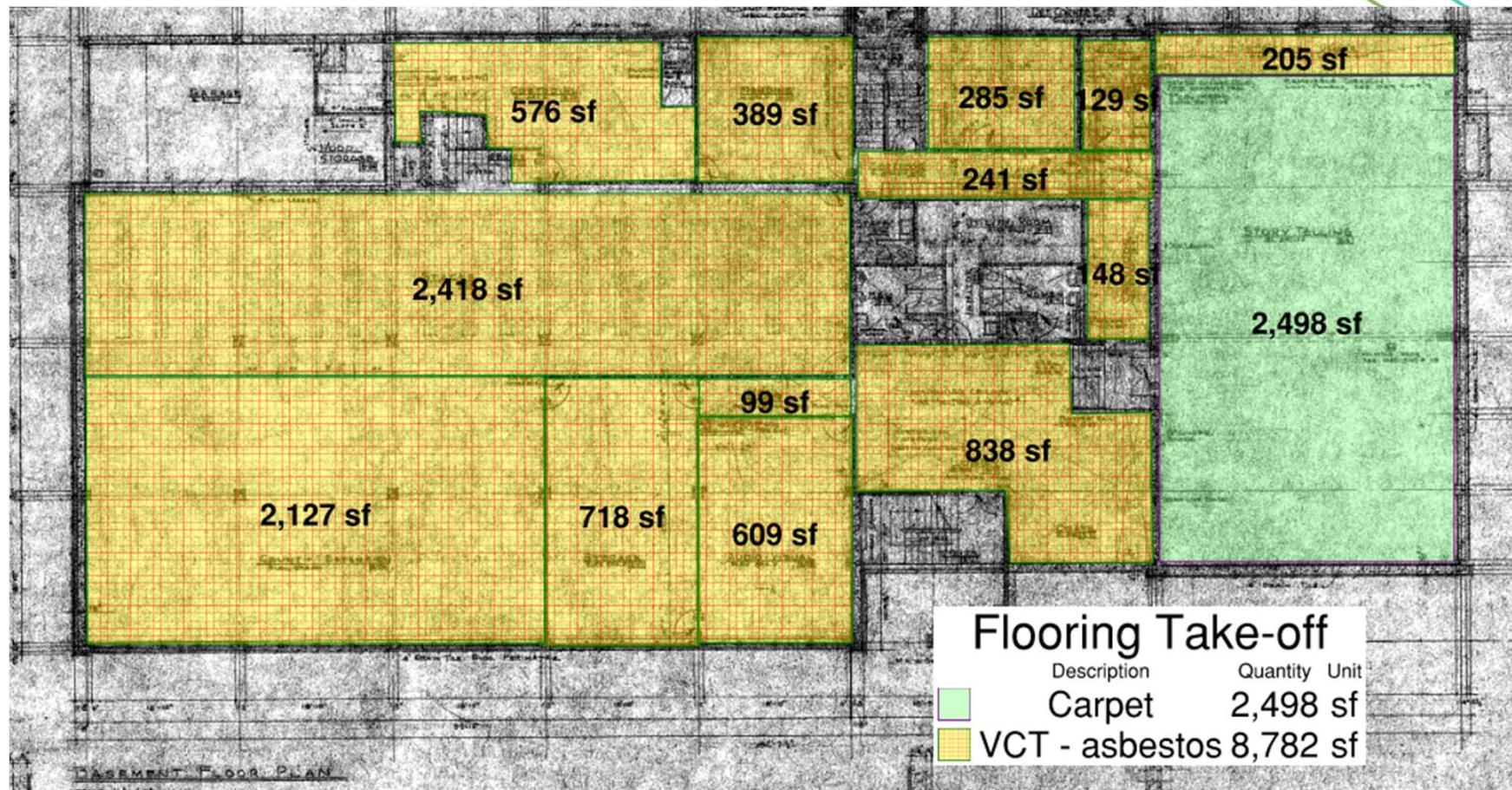


### Basic Scope

- Remove / replace counters/ cabinets and sink
- No oven/stove needed
- Remove asbestos flooring
- Ceilings/Lights



## Library Basement - Asbestos Flooring



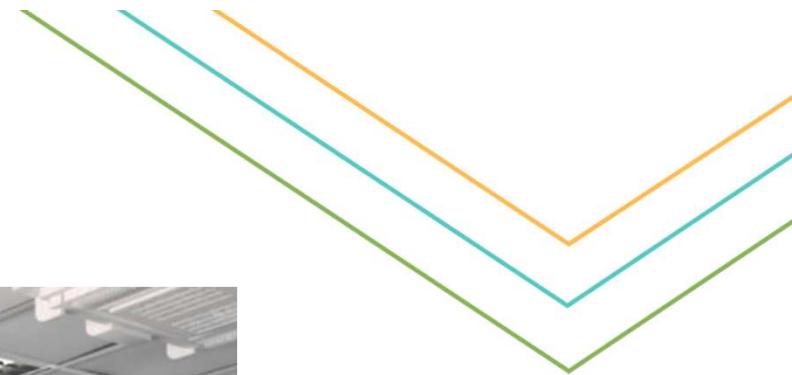
Original  
asbestos tile  
mastic under  
carpet

## Library Basement – Open up East Windows



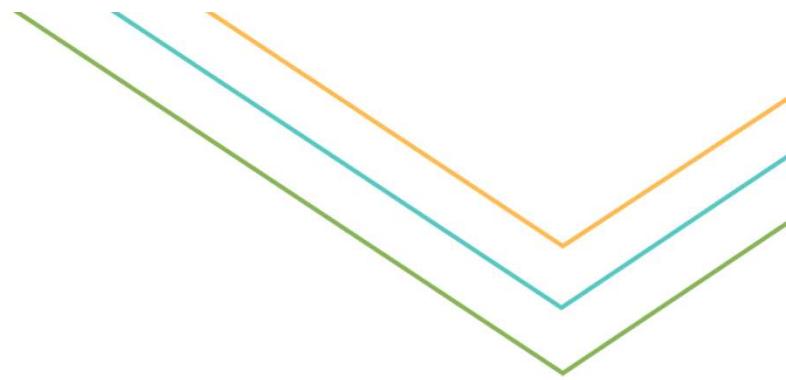
AHU in closet  
with ducting  
above.

## Library Basement – Folding Wall (example)

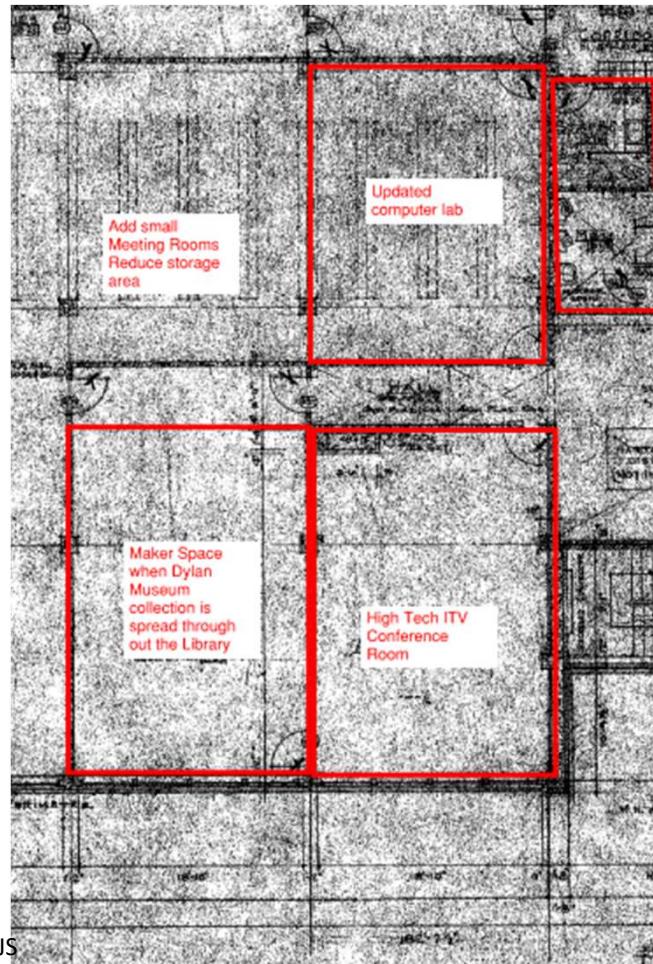


HVAC system  
modified to allow  
for space  
separation

## Library – Loan Desk Remodel (ADA)



## Library Basement – Updated Space / Remodel



- Updated computer lab
- Small meeting rooms
- High Tech. ITV conference room
- Maker Space (current Dylan exhibit)
- Ventilation changes to address space modifications

## Library – Other items

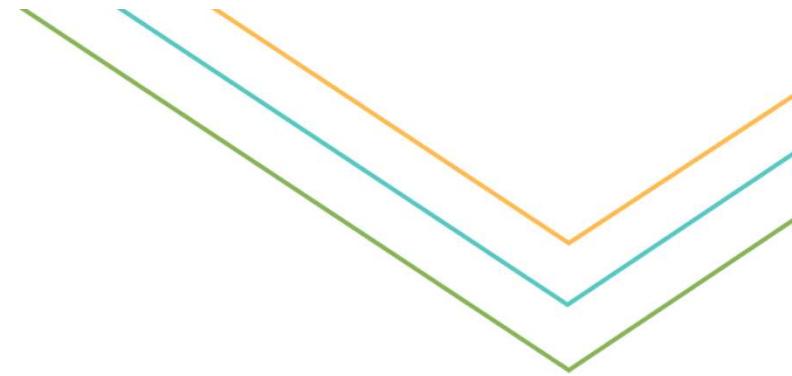
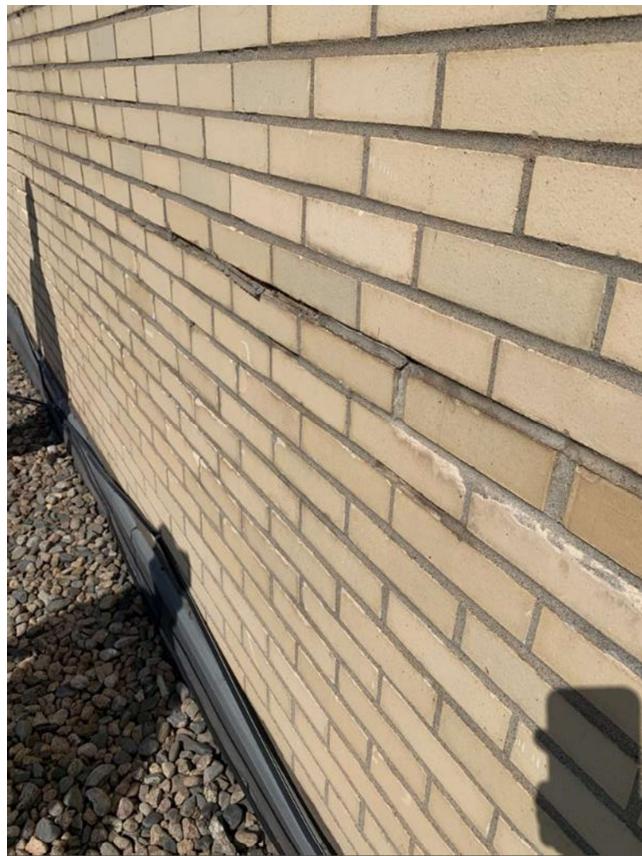


- Fire Sprinkler Upgrades
- LED Lighting
- Overhead door
- New control system

Prioritized Needs and  
Comprehensive Modifications -  
Budget Estimate: \$4,460,200

# Memorial Building Envelope

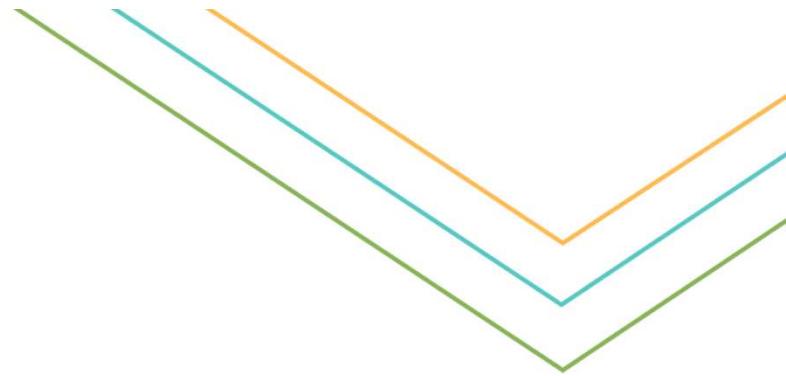
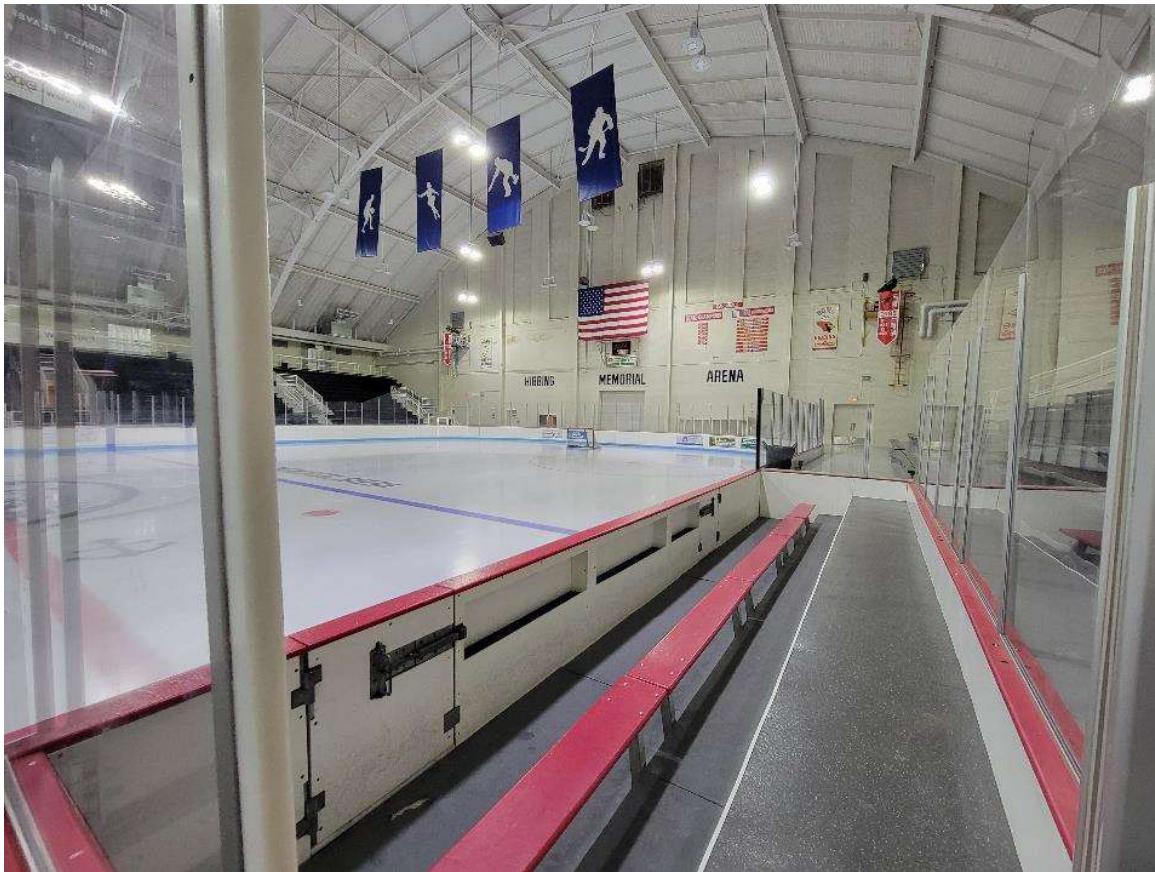
## Building Tuckpointing



## Window Replacement



# Memorial Arena Improvements



## Needs:

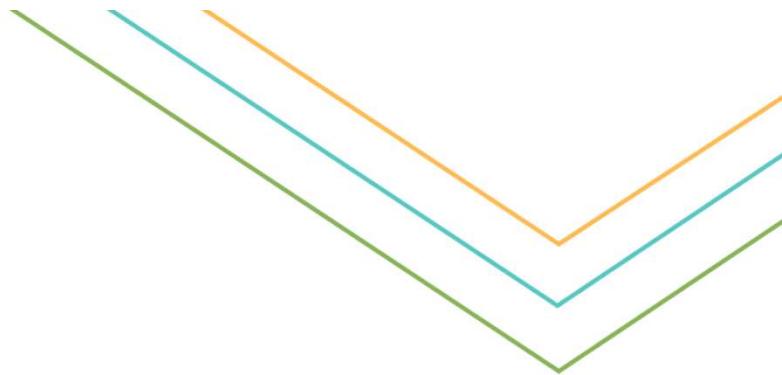
- Dehumidification

## Community donation opportunities:

- New Scoreboard
- New Sound System
- New Boards
- New Glass

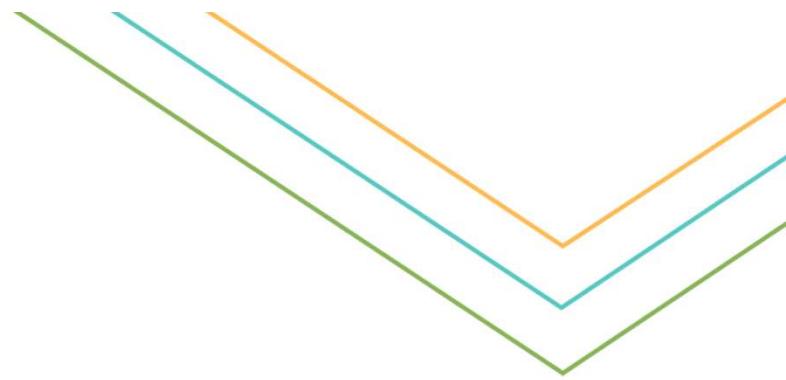
# Memorial Building

Curling Club Remodeling & upgrades

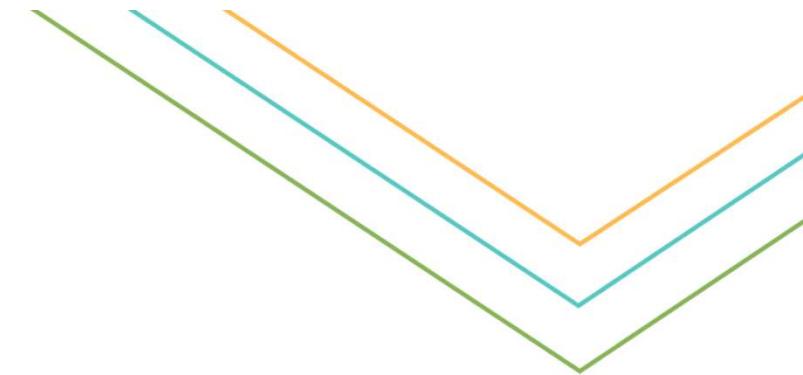


# Memorial Building

Parking Lot Mill and Overlay



Memorial Building



# Prioritized Needs

## Memorial Building Immediate Needs

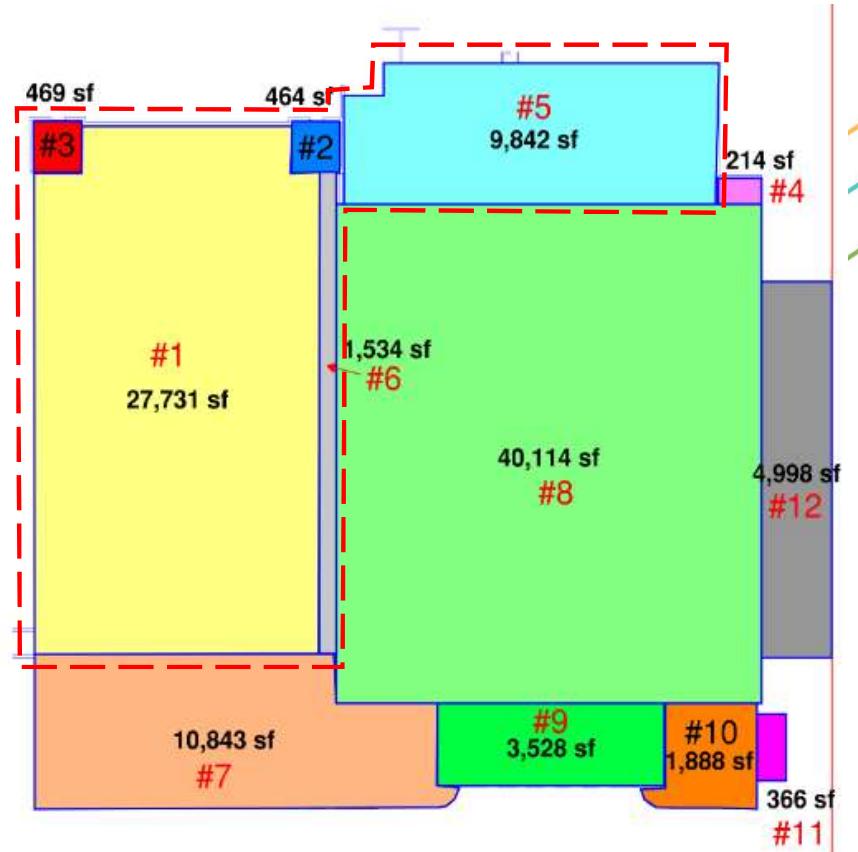
### Address Roofing

- Priority 1 - Section #5, #2 and #3
- Priority 2 - Section #1 and #6

### (Future Roofing Needs)

Priority 3 - Section #8 and #9 (in 3-5 yrs.)

- Sections 4, 7, 10, 11, 12 - good for next 10+ years



# Memorial Building Prioritized Needs

## **Address Building Envelope**

- Protect/stop moisture penetration into the facility

## **Proposed Scope of Work**

- Conduct tuckpointing and brick repair/replacements



## **Address Life Safety**

- Majority of the facility is not sprinkled

## **Proposed Scope of Work**

- Install sprinkler system throughout



Prioritized Needs Only -  
Budget Estimate:  
\$2,628,100

## Budget Summary

### City Hall Immediate Needs

- \$799,200

### Memorial Building Immediate Needs

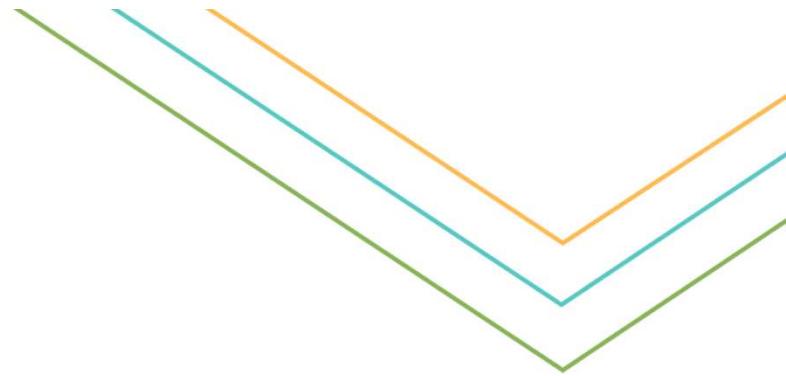
- \$2,628,100

### Public Library Needs and Updates

- \$4,460,200

### TOTAL

- \$7,887,500



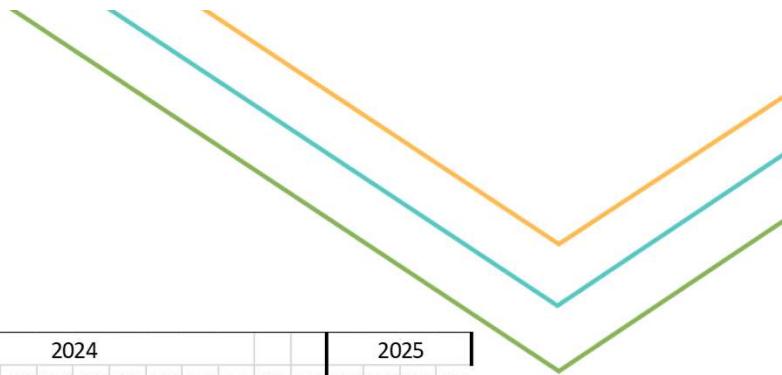
## Steering Committee Recommendation for Council Approval



1. Short term - Address immediate building envelope and safety needs for **City Hall and Memorial Building**
  - City Hall – Terra Cotta & building envelope
  - Memorial building roofing and fire safety improvements
2. Short and Long term Comprehensive investment and modernization of **Library building**
3. Approve Funding for \$8 million in General Obligation bonds for items 1 & 2 above

Take next 3 months for City Council and Community input on **long term solution options for City Hall**

# Project Timeline



Project Phase	Timeline				Lead Agency
	2022	2023	2024	2025	
Draft 7.10.2023	SEP OCT NOV DEC	JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC	JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC	JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC	
<b>Phase 1 - building assessment, utility costs assessment,</b>					
<b>Listening sessions</b>		Sept (purple)			
<b>Prioritization of Needs and Solution options along with proposed budgets</b>		Oct (blue)			
<b>Immediate needs and Library revitalization Council Review and Approval</b>		Nov (yellow)			
<b>City Council and Community engagement for City Hall Long term plan</b>		Dec (green)			
<b>City Hall Long term plan adopted by City Council</b>			Jan (dark blue)		
<b>Project Design</b>			Feb (light blue)		
<b>Project Bidding &amp; Construction</b>			Mar (grey)	Apr	

# Comments by Committee Members

## Q&A with City Council