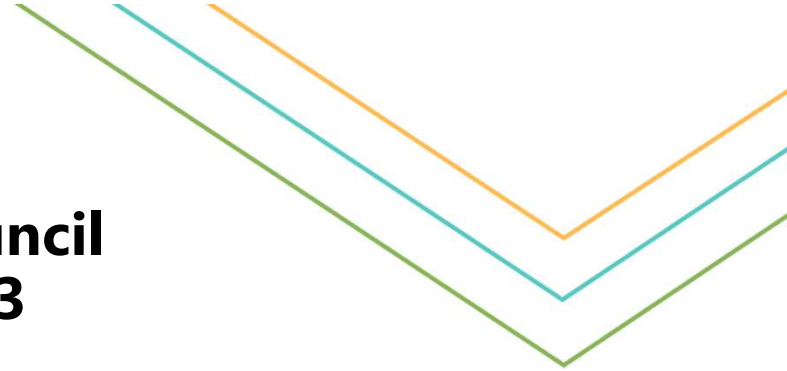




Facility Prioritized Needs Recommendation for City Council Consideration: July 19, 2023



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



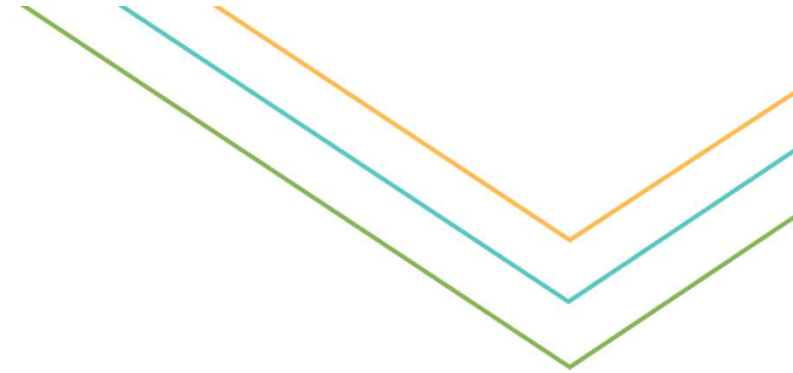
City Planning Process



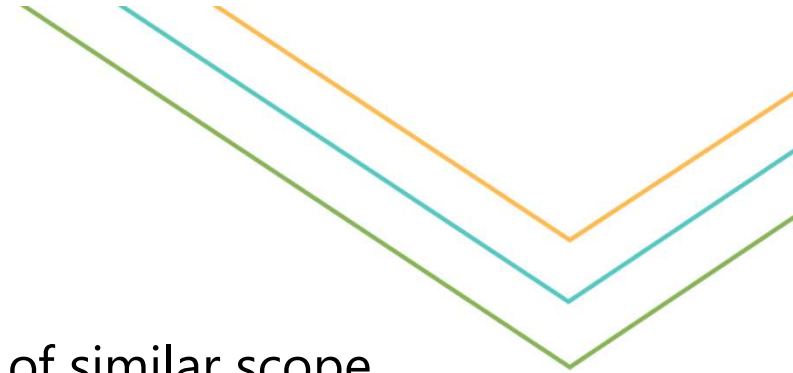
- Architectural/Planning RFP issued for City Hall, Memorial Building, & City Library: May 2022
 - 8 firms responded
 - 3 firms interviewed
 - ICS/DSGW/CMTA team recommended by facility committee
- Council approved partnership agreement with ICS team for assessment, plan development, design, construction 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



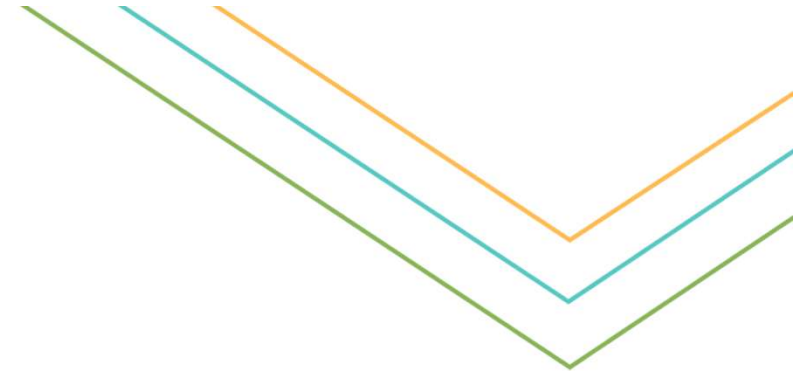
How are budgets developed?



- 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

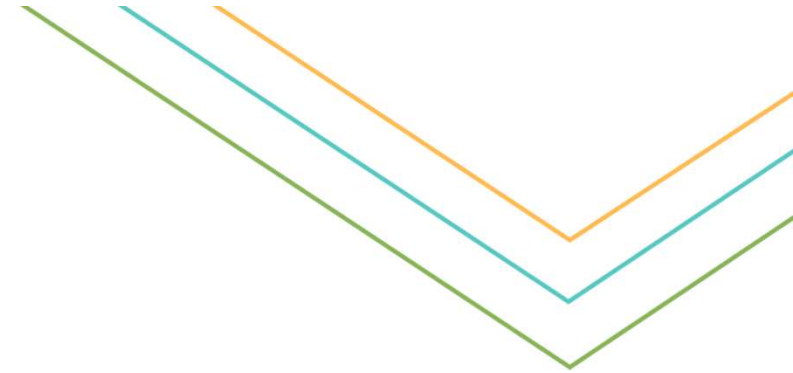
Facility Committee:

- 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



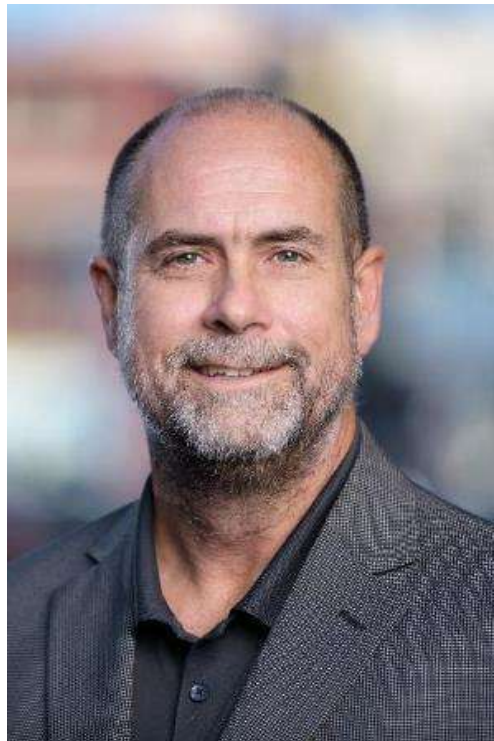
Natalie Hoff
Project Development



Introductions



Chip Jacobs
Mech. Project Manager



Scott Haedtke
Electrical Project Manager



Glenn Chiodo
Facilitator



McKenzie Fossell
Mechanical Designer



Additional Team Members



One-Stop Service in New Net Zero Ready Building

ST. LOUIS COUNTY GOVERNMENT SERVICES CENTER – VIRGINIA, MINNESOTA





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



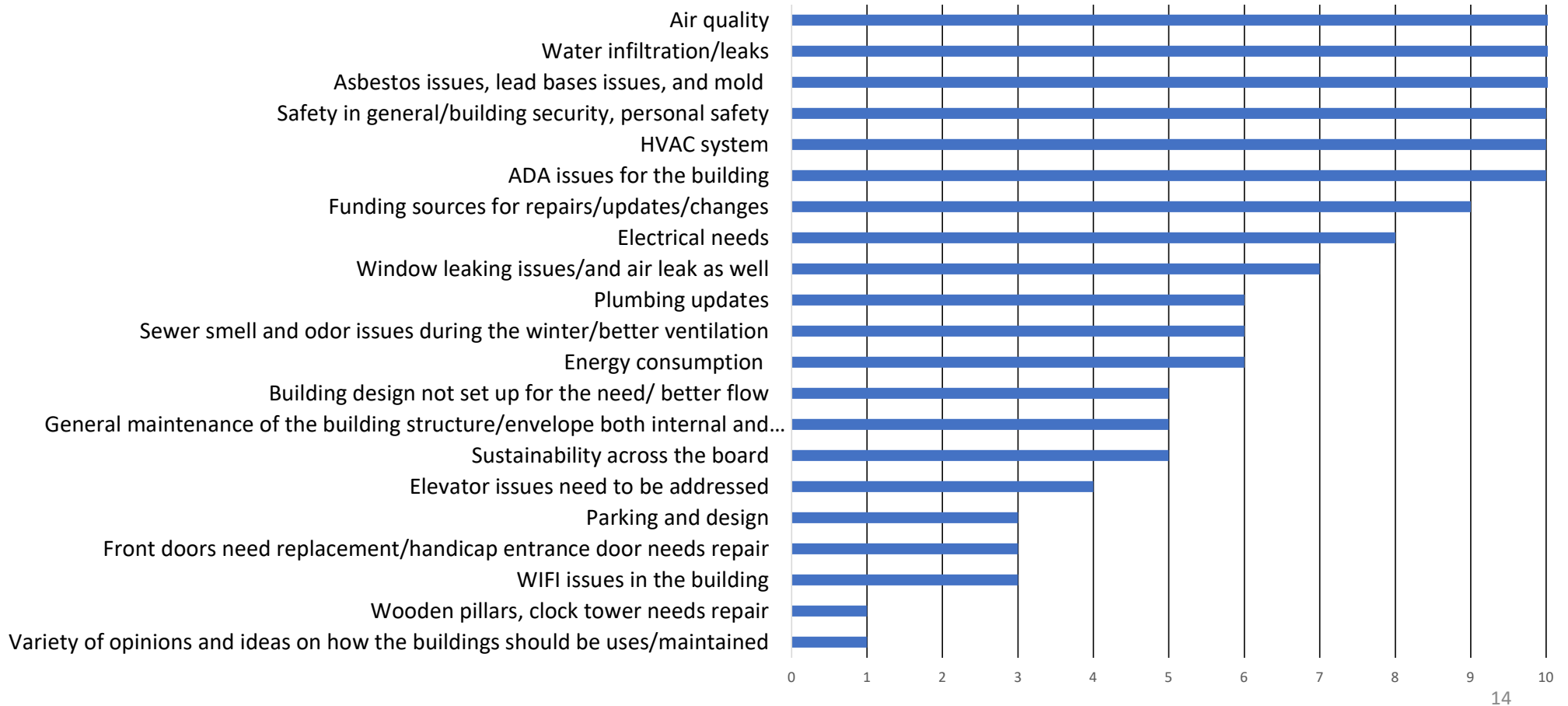
Stakeholder Listening/Input Sessions



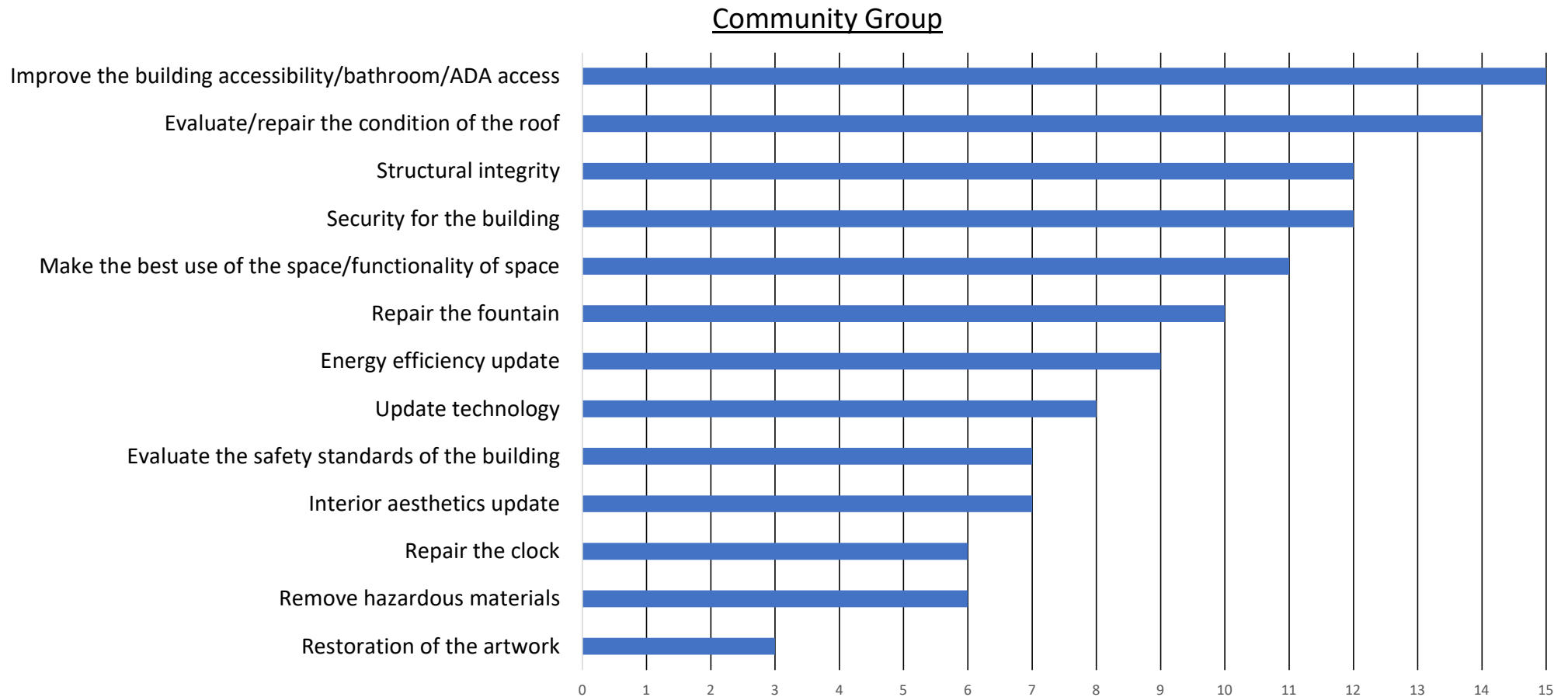
STAKEHOLDER GROUPS	DATE
City Hall Staff	2/17/23
Community	2/22/23
Library Staff	Survey
Memorial Staff	Survey

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

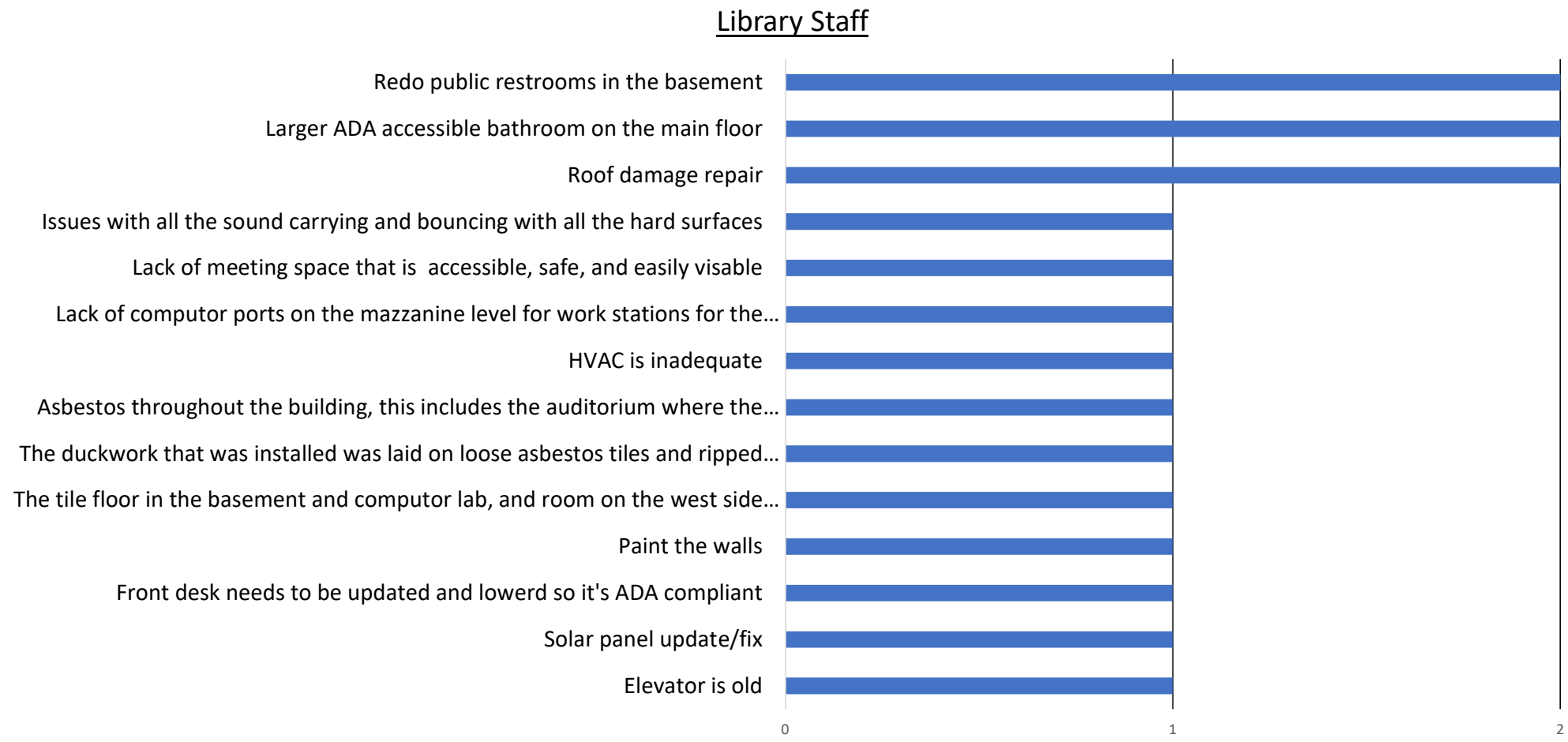
City Hall Staff



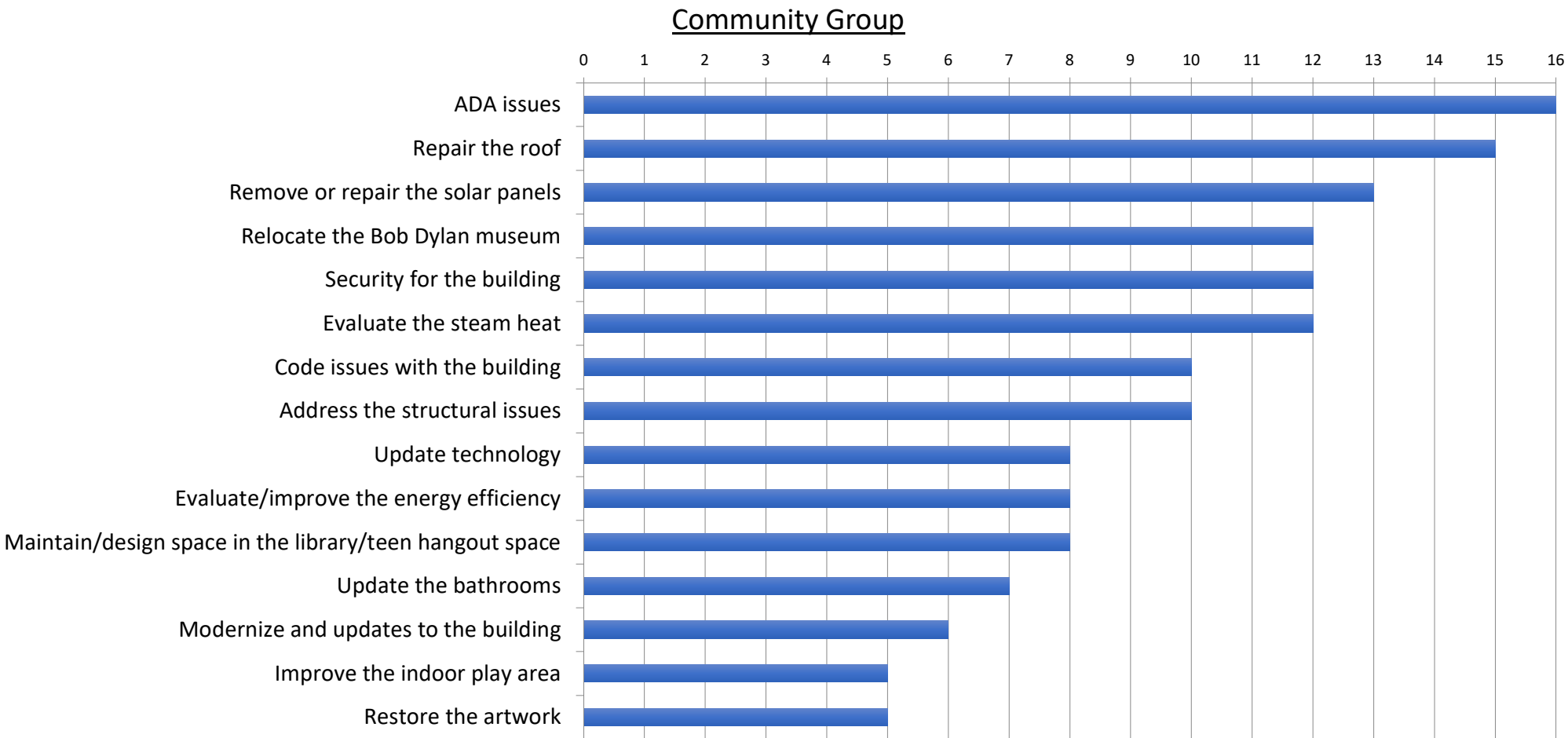
What are the **Improvements** needed with the City Hall Building? (Community)



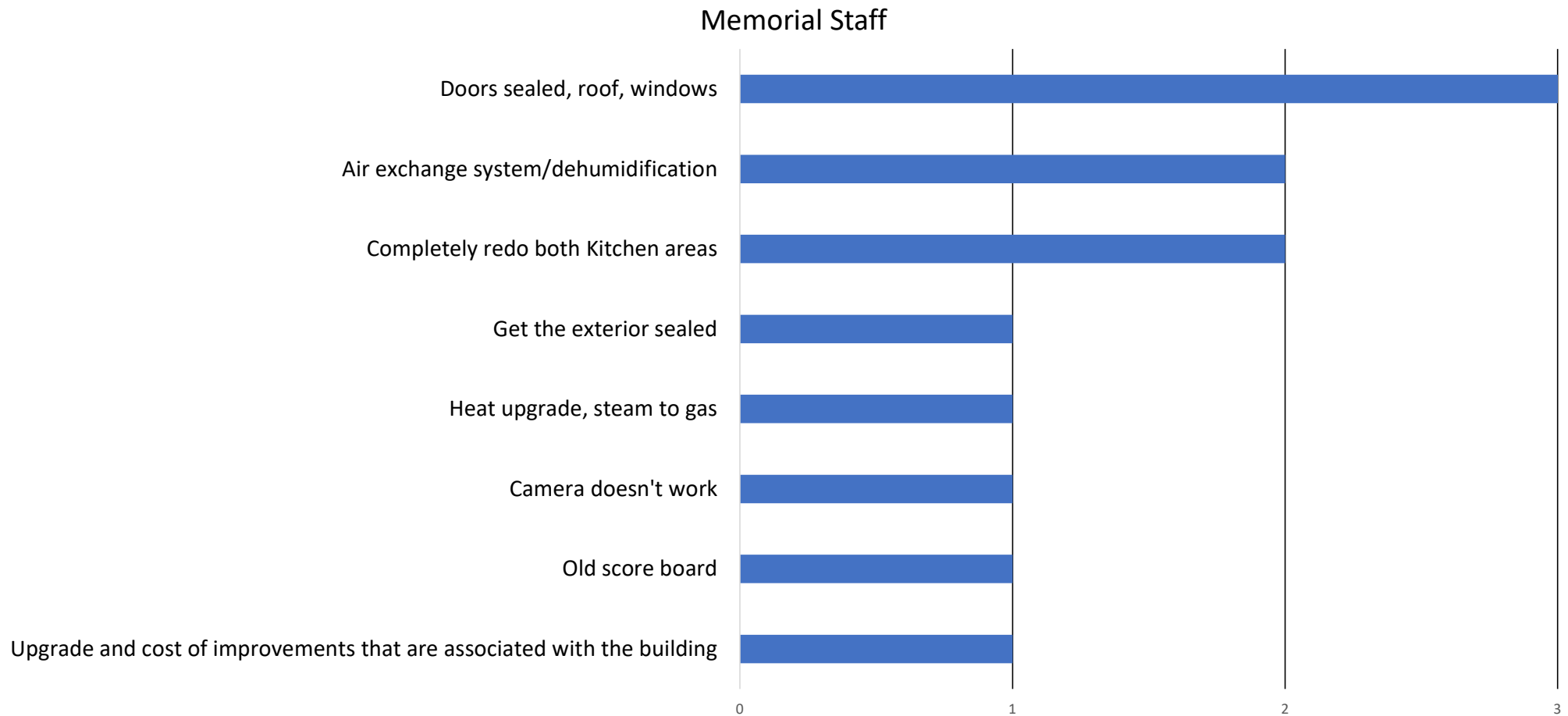
What are the **Improvements** needed with the Public Library Building? (Staff)



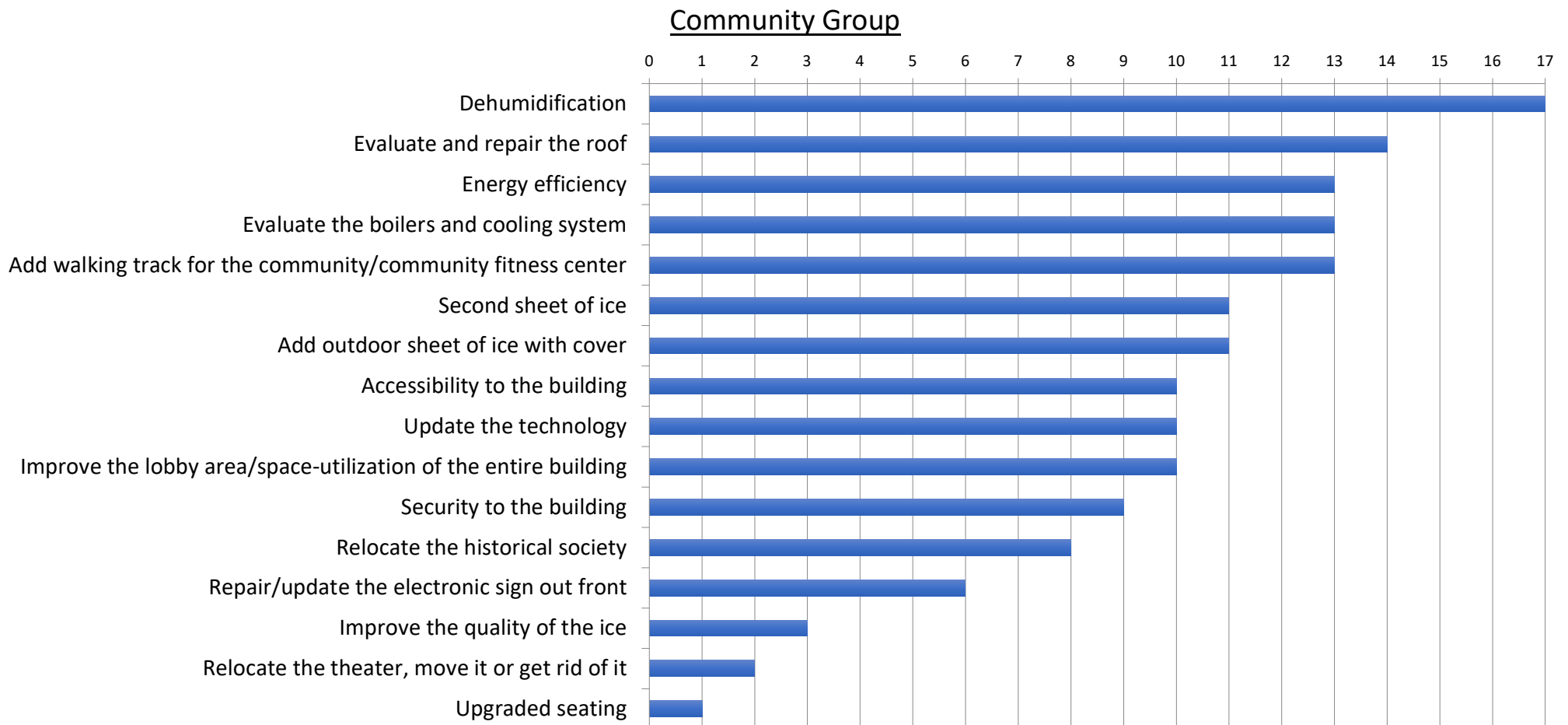
What are the **Improvements** needed with the Public Library Building? (Community)



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

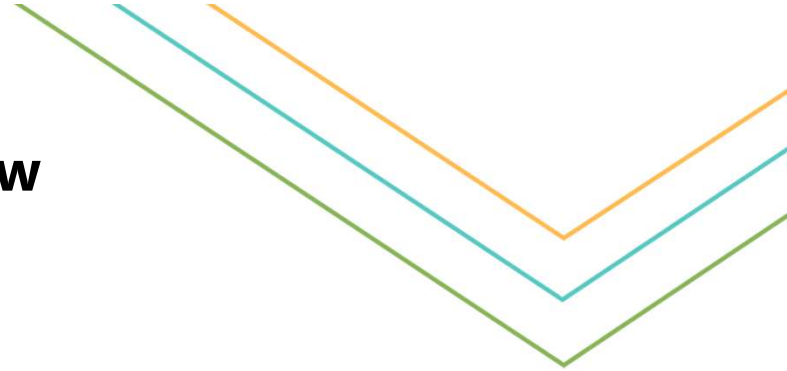


What are the **Improvements** needed with the Memorial Building? (Community)





Facility Assessment Overview

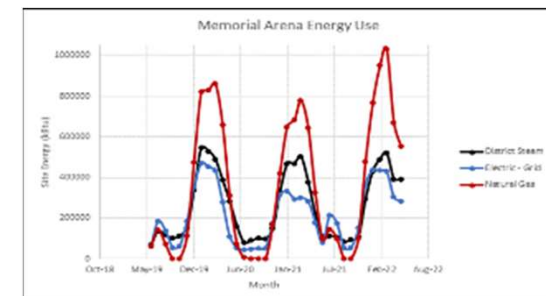
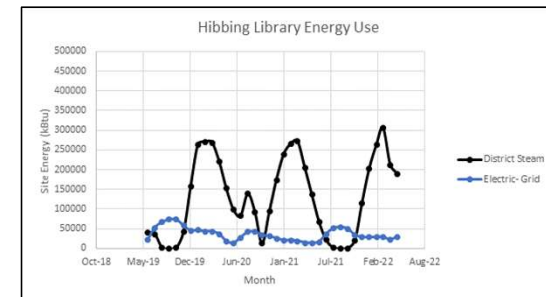
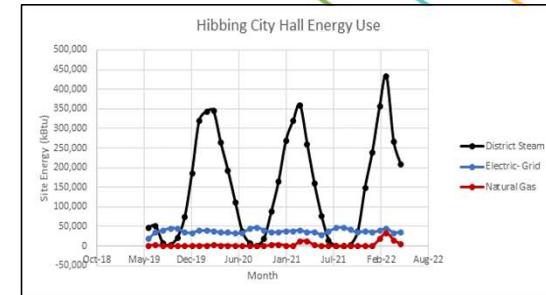
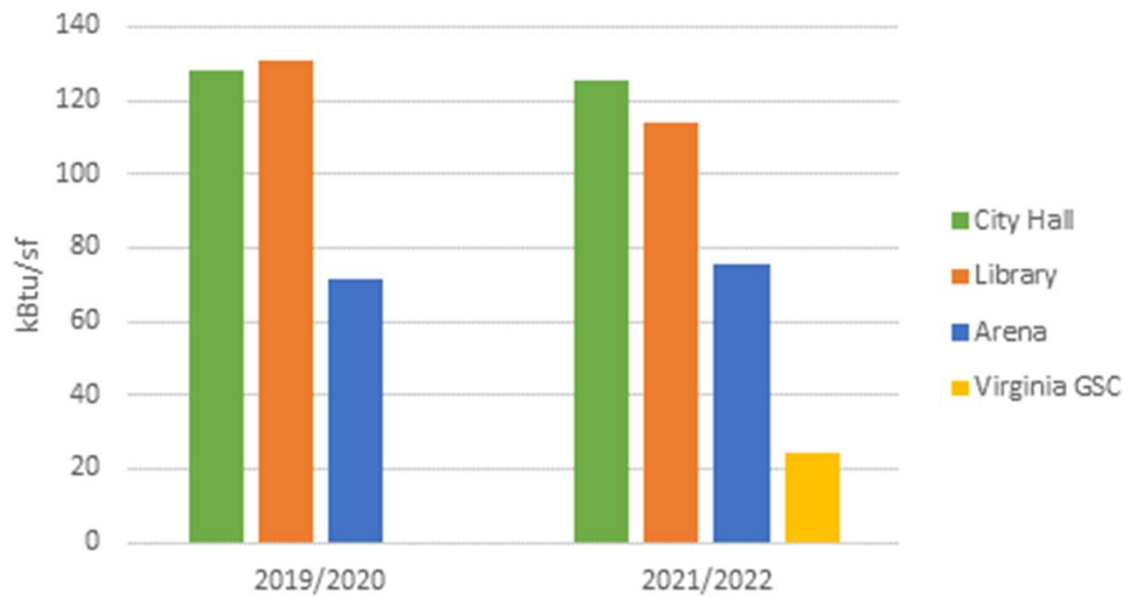


Refer to full assessment presentation and report presented to City Council on Dec 12, 2022 for more information

ENERGY ANALYSIS / SUMMARY



Site EUI Comparison





City Hall Assessment Summary

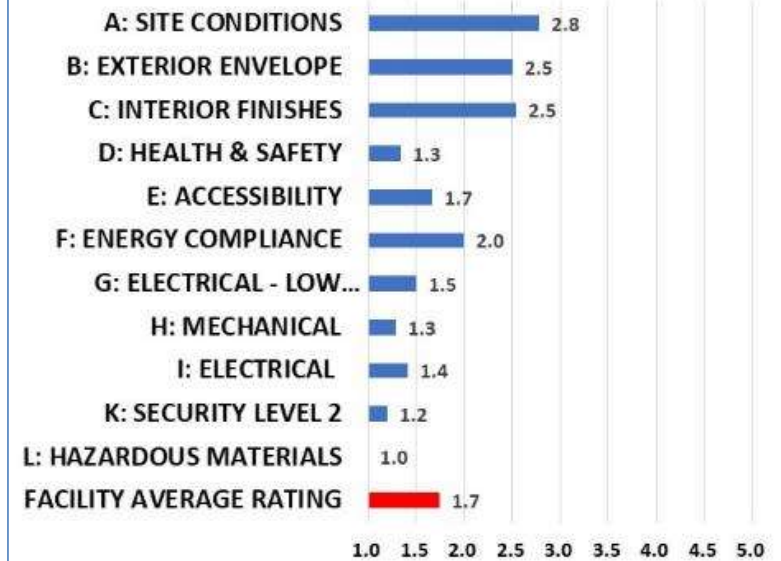


\$14.4M in needs identified

Biggest Needs:

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

FACILITY REPORT CARD





Library Assessment Summary

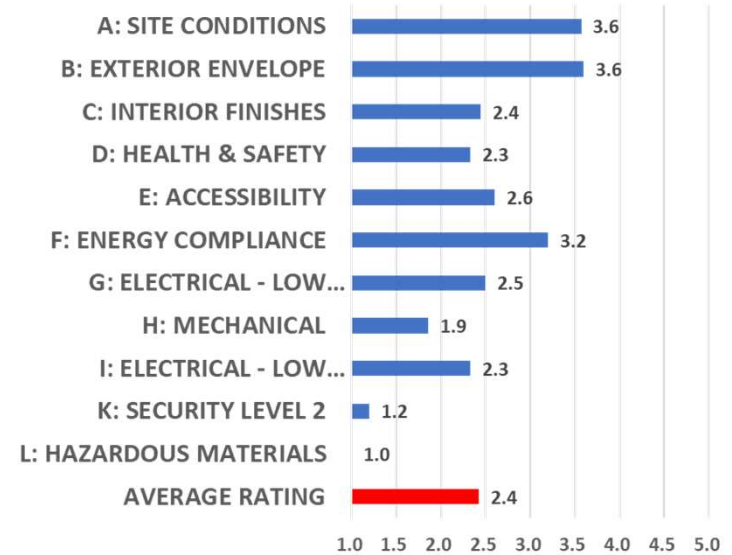


\$7.1M in needs identified

Biggest Needs:

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

FACILITY REPORT CARD





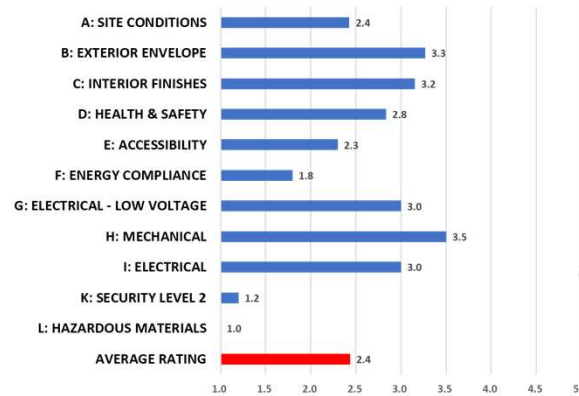
Memorial Building – Arena, Curling & Community Space Assessment Summary



\$25M in needs identified

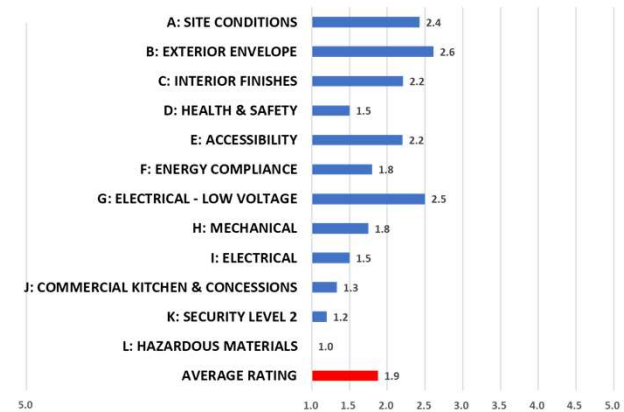
FACILITY REPORT CARD

Memorial Building - Arena



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

Curling & Community Spaces



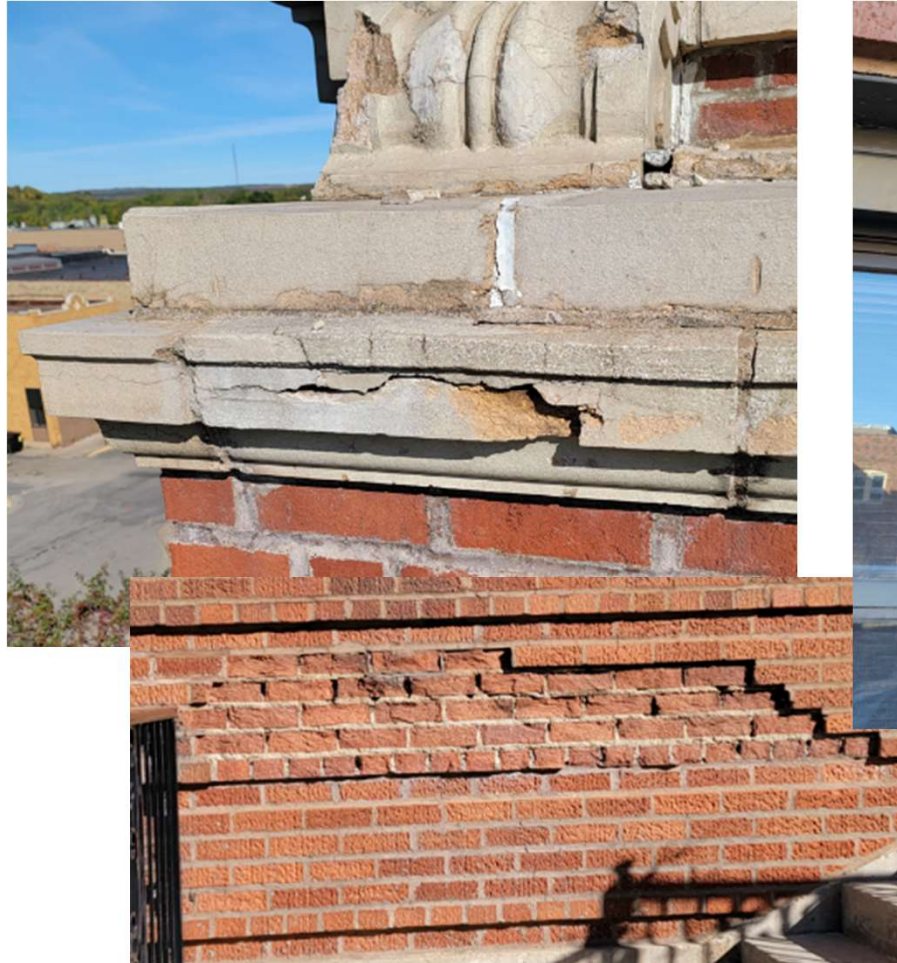
- Life safety upgrades
- HVAC upgrades
- Shell preservation
- Overall refresh
- Hazardous materials testing

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



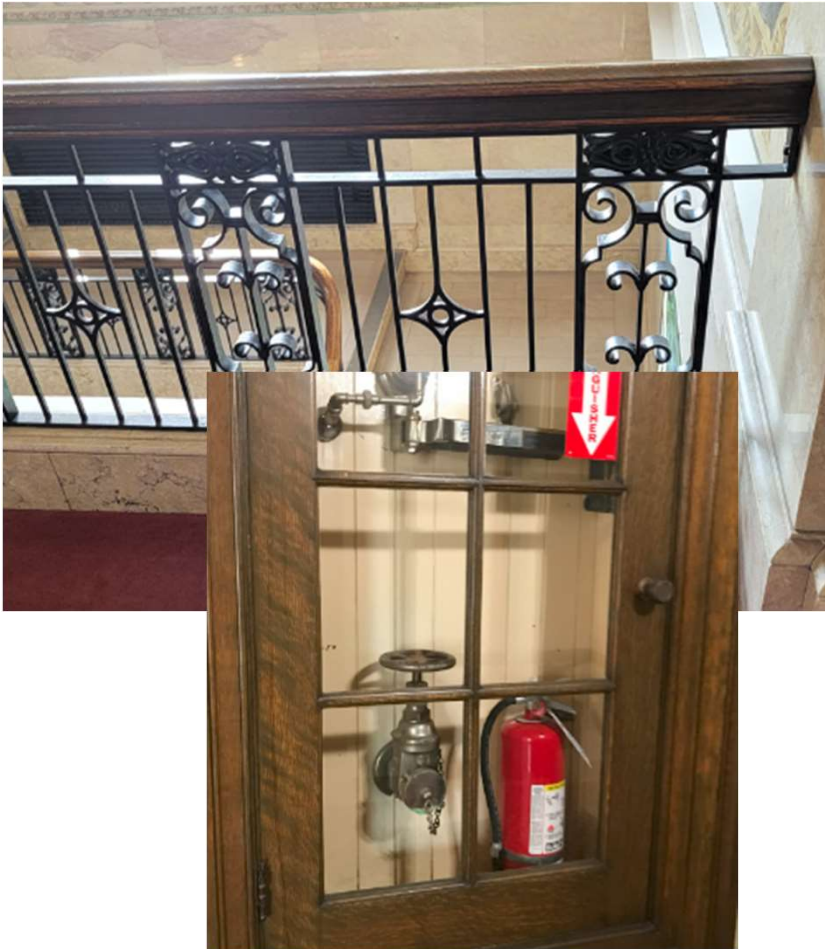
City Hall Needs – Interior Surfaces



- 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
- Today's electrical needs don't match existing infrastructure
- Older ventilation units with R-22 Refrigerant

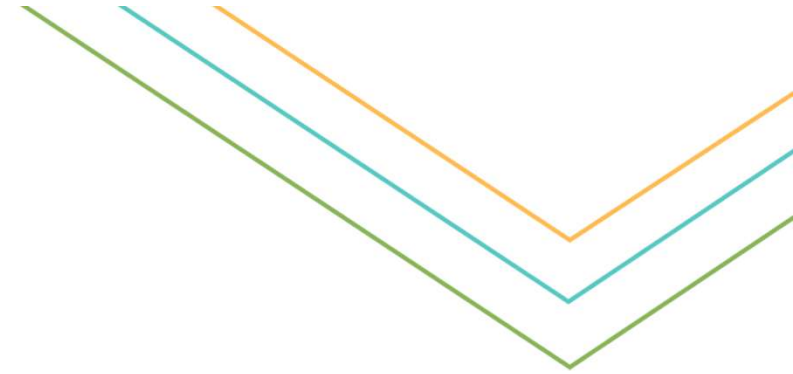


City Hall Needs – Exterior / Site



- 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

Proposed Scope of Work

- Repair and replace damaged wood
- Extent unknown without thorough investigation

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



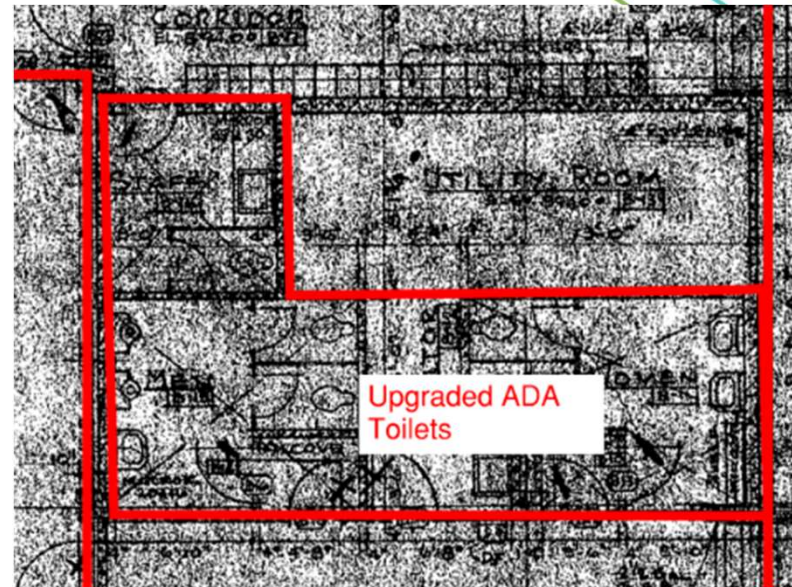
Public Library Comprehensive Modernization

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



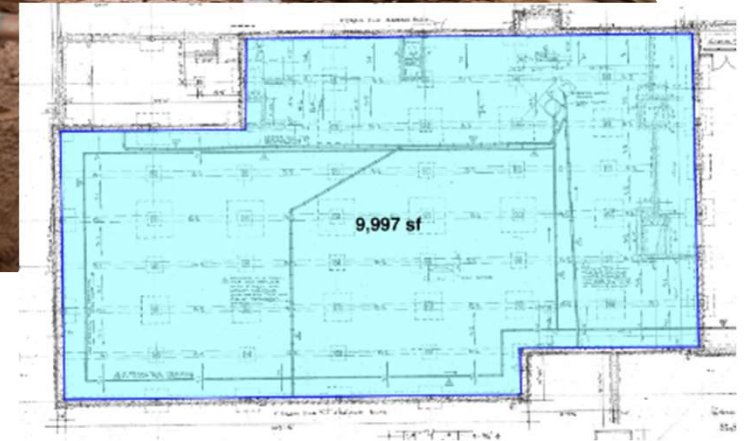
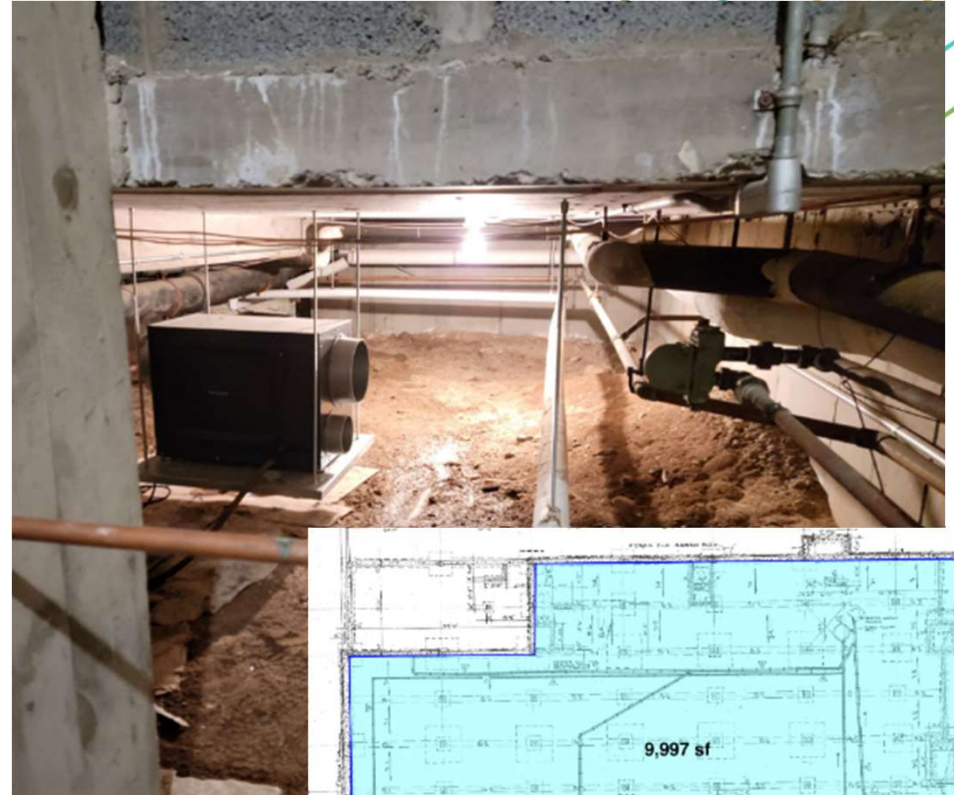
Public Library Comprehensive Modernization

Crawl Space – Moisture Mitigation

- Moisture and air quality a concern

Proposed Scope of Work

- Drain tile and sealing



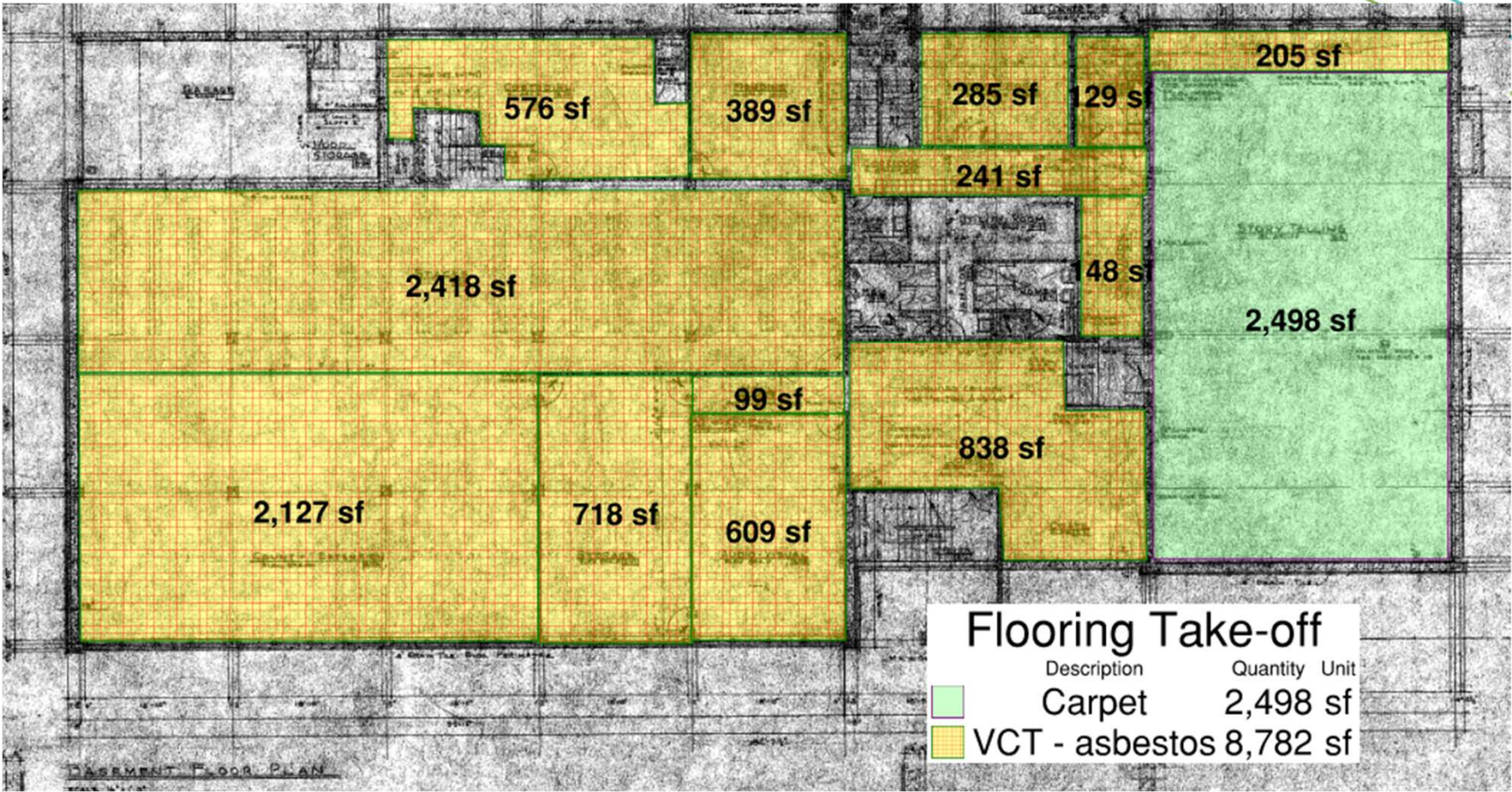
Public Library – Staff/Break room upgrade



Basic Scope

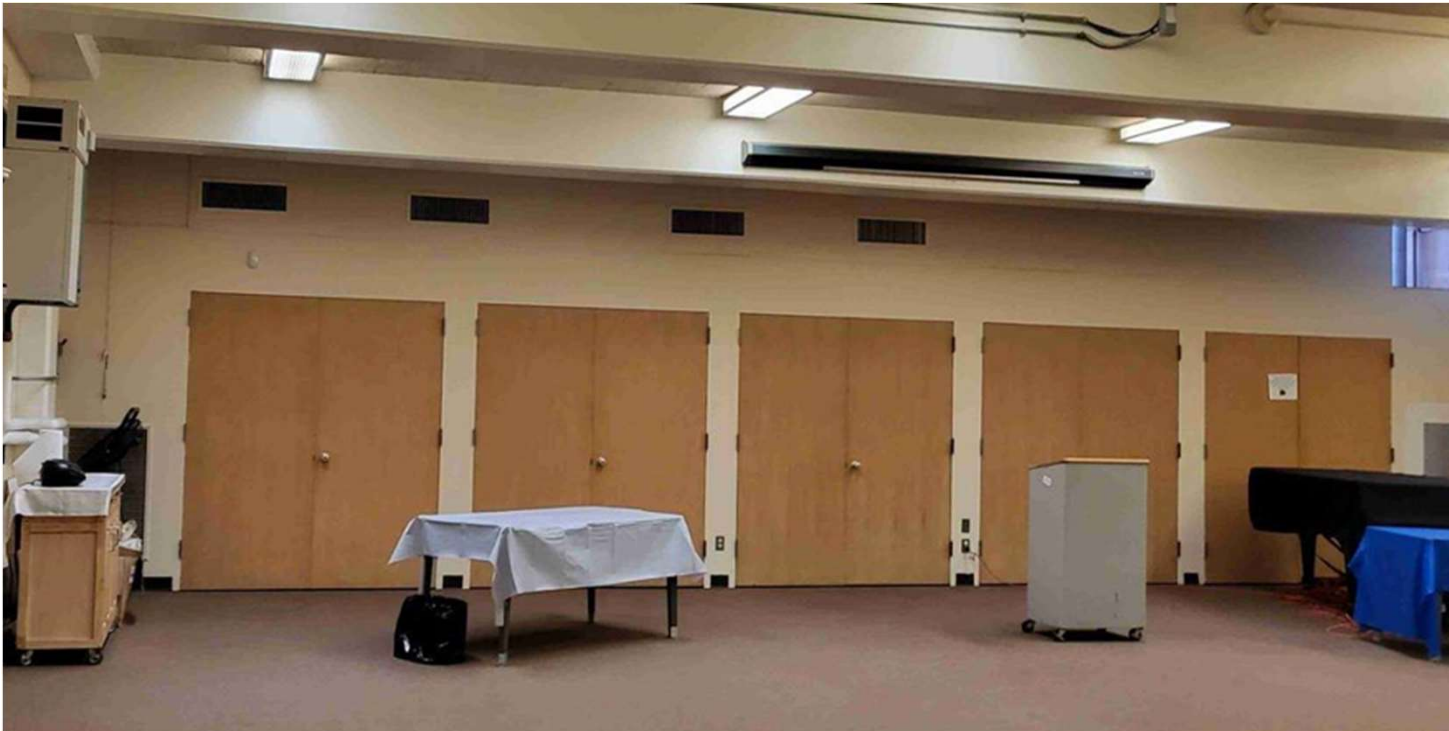
- Remove / replace counters/ cabinets and sink
- No oven/stove needed
- Remove asbestos flooring
- Ceilings/Lights

Library Basement - Asbestos Flooring



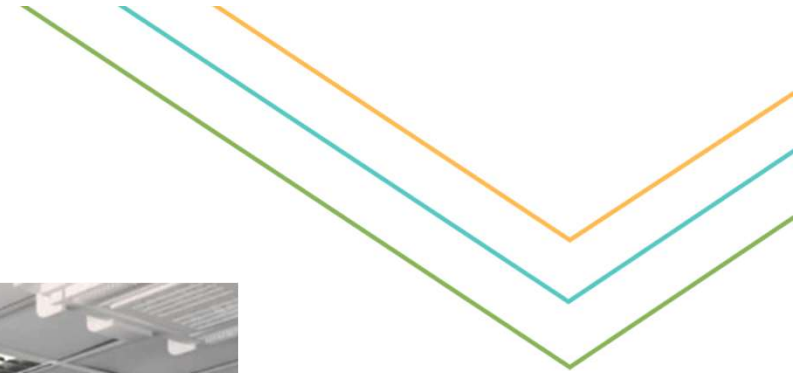
Original
asbestos tile
mastic under
carpet

Library Basement – Open up East Windows



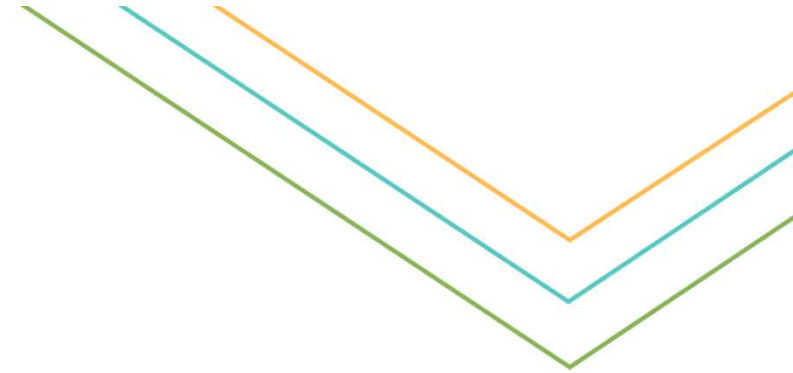
AHU in closet
with ducting
above.

Library Basement – Folding Wall (example)

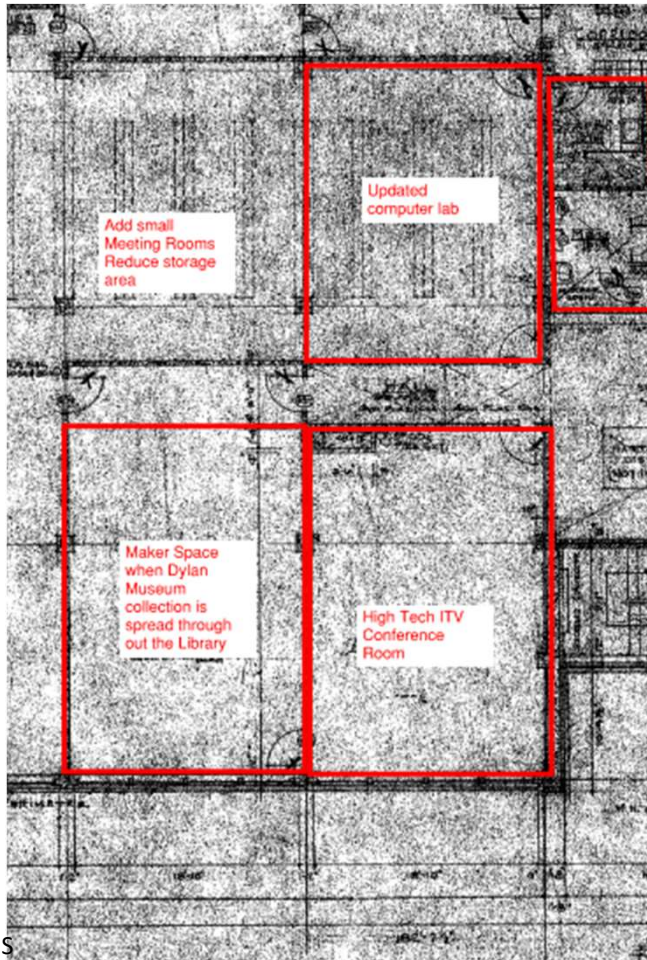


HVAC system
modified to allow
for space
separation

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

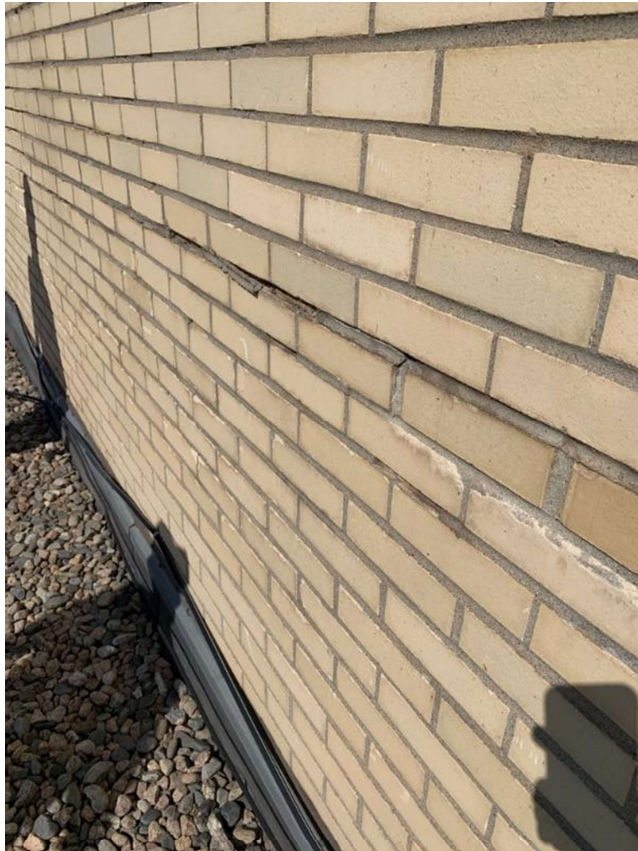


- Fire Sprinkler Upgrades
- LED Lighting
- Overhead door
- New control system

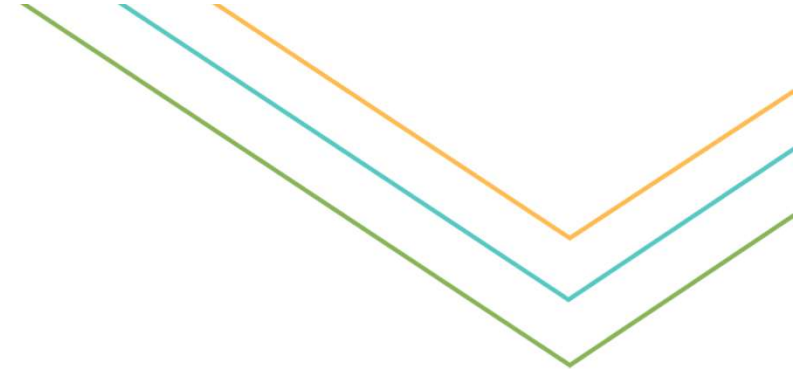
Prioritized Needs and
Comprehensive Modifications -
Budget Estimate: \$4,460,200

Memorial Building Envelope

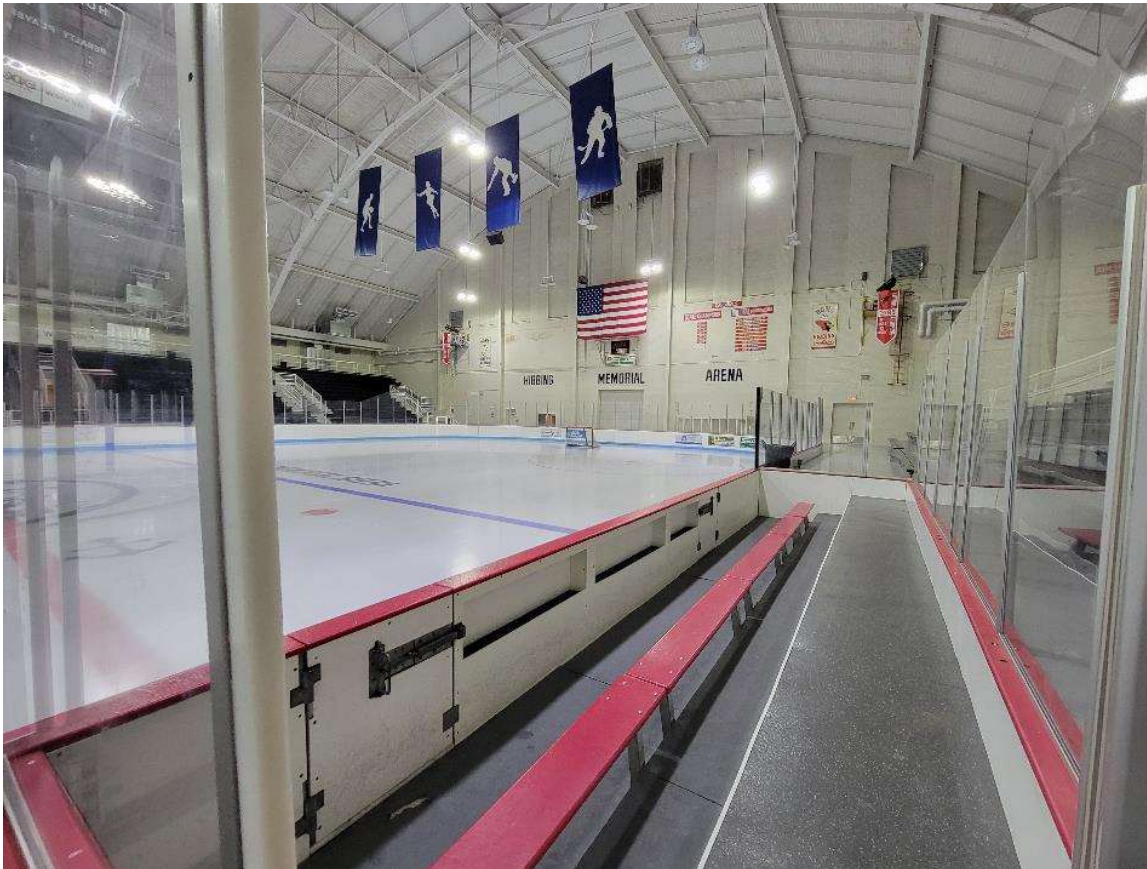
Building Tuckpointing



Window Replacement



Memorial Arena Improvements



Needs:

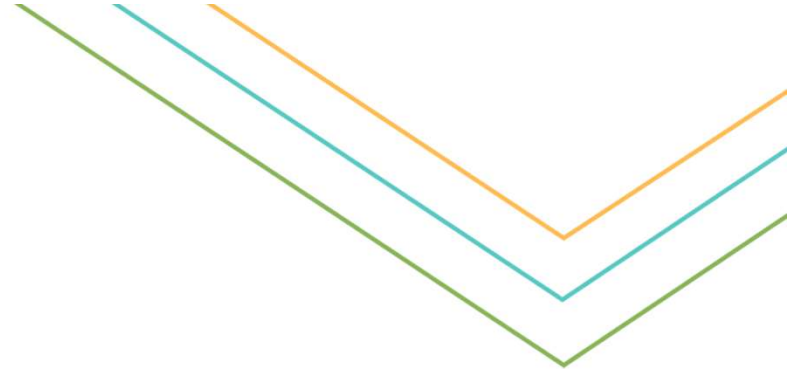
- Dehumidification

Community donation opportunities:

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

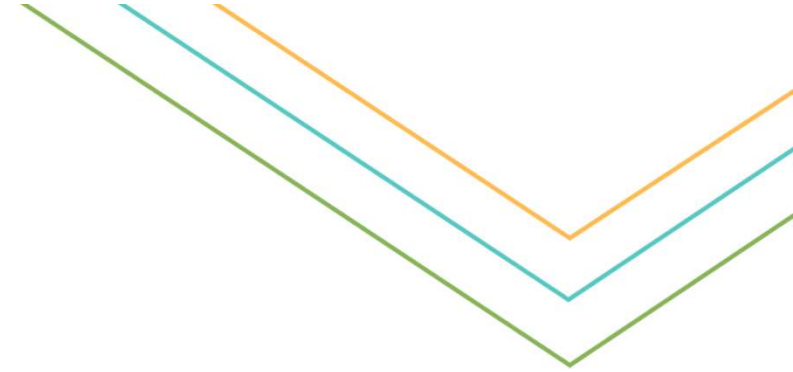
Memorial Building

Curling Club Remodeling & upgrades



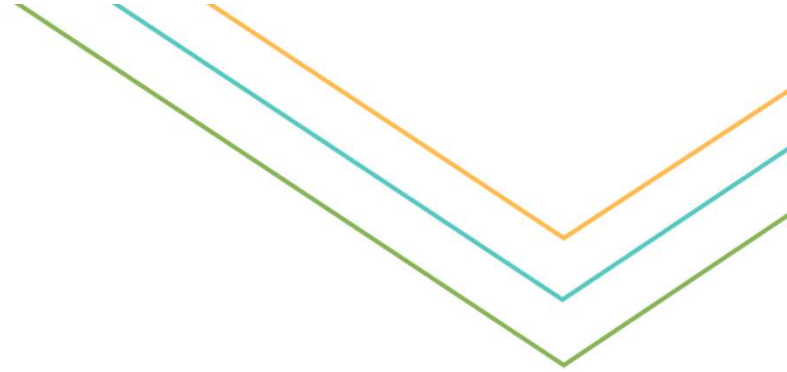
Memorial Building

Parking Lot Mill and Overlay



Memorial Building

Prioritized Needs



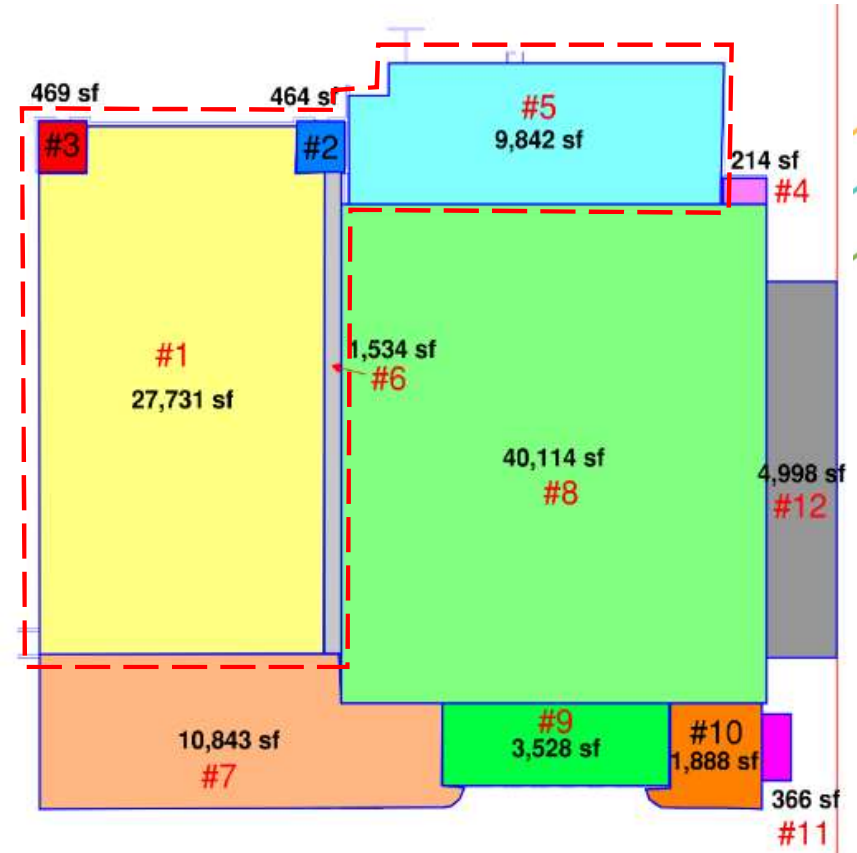
Memorial Building Immediate Needs

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

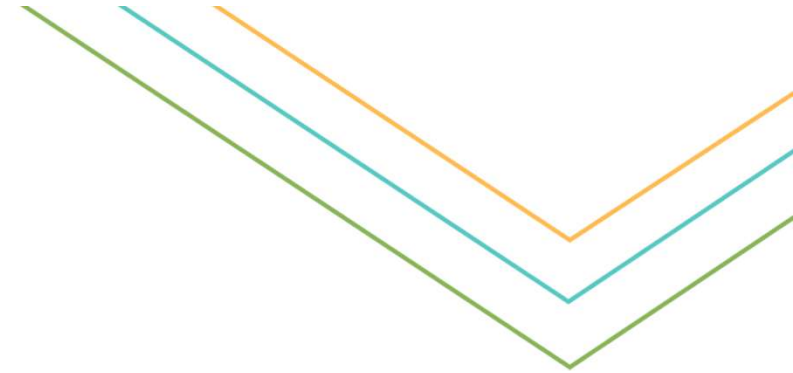
- \$2,628,100

Public Library Needs and Updates

- \$4,460,200

TOTAL

- \$7,887,500



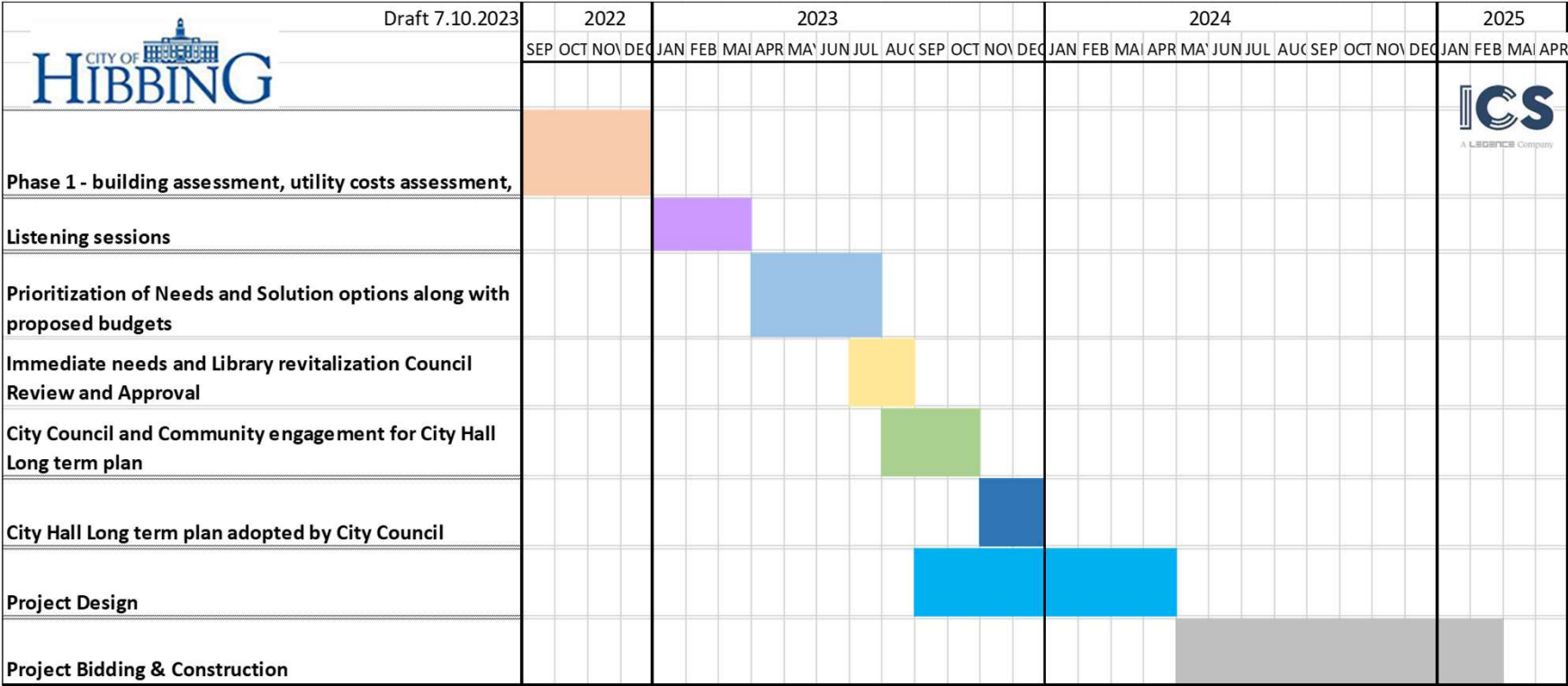
Steering Committee Recommendation for Council Approval



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



Comments by Committee Members

Q&A with City Council