



AGENDA ITEM #9.3

REPORT TO CITY COUNCIL

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Date: October 4, 2016

Subject: Facility Addition Feasibility Study

Report: At the September 6th City Council Meeting, the consensus of the Council agreed to charge the Building Committee with the task of determining the specifics for the Maintenance Department Facility Addition Feasibility Study and bring forth recommendations to the City Council.

The Building Committee met on September 15th and recommends the City Council proceed with the Feasibility Study to include:

- Only a new facility option consisting of 9,000 square feet with means for future expansion,
- A fabric dome type salt shed, and
- Include information addressing the succinct list of items noted below.

The Committee analyzed both current and future space needs for the public works department and determined that a 9,000 square foot structure is adequate and should be constructed with the possibility of future expansion.

The following is the succinct list of items to include in the Maintenance Department Facility Addition Feasibility Study.

1. A new Maintenance Facility using a pre-engineered timber column structure instead of a pre-engineered steel building system (both with in-floor heat).
2. A new Maintenance Facility using either of the two above building construction types would require an automatic sprinkler system.
3. The estimated cost of a fabric dome type salt shed and determine the useful life.
4. Clarify what the triggers are for taking care of present non-compliant items in the existing building.
5. Pull out addressing the non-compliant items because they should be addressed sooner or later.
6. Have other departments weigh in on present and future space needs in the present building?
7. Future development has been talked about in the northwest quadrant of the new Hwy 371 – CSAH 11 interchange, east of the present City Hall facility and parcel. What might it consist of? Will public works operations at the present site really be detrimental to such future development? Is there no way to screen public works activities from future development?
8. Be clearer on how the need for sanitary sewer and watermain for future development in the northwest quadrant of the new Hwy 371 – CSAH 11 interchange, east of the present City Hall facility and parcel, might impact the need for sanitary sewer and water service for an expanded Maintenance Facility.

9. Where did the 9,000 square feet for a new facility come from? What are the present pieces of equipment that would be housed in a building? What are the future equipment needs and projections up to 20 years from now? Maybe a table of equipment and associated space needs for each.
10. Cost comparison for contracting of certain services versus City providing the services. Would this alleviate the need for a new facility?
11. Should the present outbuilding(s) north of the existing building be expanded (or demolished and a new larger structure) constructed?
12. Include financing options for a new building.

Council Action Requested: Council motion to move forward with the final version of the Maintenance Department Facility Addition Feasibility Study as recommended by the Building Committee.