



## AGENDA ITEM #9.5

# REPORT TO CITY COUNCIL

**Report Prepared by: Nancy Malecha & Tim Houle**

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**Date:** September 6, 2016

**Subject:** Facility Addition Feasibility Study

**Report:** At the August 2<sup>nd</sup> City Council Meeting, the consensus of the Council directed Staff to obtain cost information for a wood frame, steel building structure consisting of 9,000 square feet and to identify areas of service that may be considered for the Public Works Department to contract out.

I contacted Butler Manufacturing, Morton Buildings, and Greystone Construction regarding cost estimates for a prefab style building for the public works facility. Greystone Construction does not build wood frame structures. I have not received any cost information from Morton Buildings at this time and Butler Buildings have not returned my inquiry message.

In an effort to provide the Council with contract services for the Public Works Department to consider, I listed below the current and potential services that are/may be contracted out.

- Calcium chloride application services
- City Hall cleaning services

- Crack sealing
- Engineering services
- Fire extinguisher certification services
- Grading services
- IT services
- Lawn fertilization and winterization services
- Overhead door services
- Portable restroom services
- Snow loading and removal service for large snowfalls (potential contract service)
- Sprinkler system irrigation services
- Street sweeping services
- Striping services
- Water and sewer operation services

Please remember that we are only at the Study stage with all of this. While it is normal to want to look at possible cost efficiencies with different building types, be aware that we regularly consider Butler, Morton, etc. when we get to design and writing construction specifications. It is also normal to want to review the needed space, what services the City will be providing, and what corresponding square footage the City will need now and into the future in a building. Again, though, as we move from Study to Design, we get into more detail on these space questions.

It is typical to want to get into the details. However, we are hoping the Council can give the big-picture direction so we can complete the Study. After the Study, there will be programming (more detail on identifying space needs), more cost estimating, etc.

**Council Action Requested:** Council direction and consensus on where we go from here on the key points to include in the final version of the Maintenance Department Facility Addition Feasibility Study.

The following is a succinct list of Council's comments from the June and July Council Meetings regarding the 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). The estimated cost would go from \$120 per square foot for the latter to \$100 per square foot for the former.
2. A new Maintenance Facility using either of the two above building construction types would require an automatic sprinkler system.
3. With the estimated cost difference between a stick-built versus a fabric dome type salt shed, list out some pros and cons of both. Determine the useful life and replacement cost of a fabric dome shed versus stick-built salt shed.
4. Mention solar and ground source heat pump – reasons why or why not and the upfront costs associated with these in relation to the long-term benefits.
5. Clarify what the triggers are for taking care of present non-compliant items in the existing building.
6. In comparisons, pull out addressing the non-compliant items because they should be addressed sooner or later, even without a potential addition.
7. Have other departments weigh in on present and future space needs in the present building? In other words, do not add on so the Public Works is “set”, and then find out the Fire Department thinks it will need more space in the present facility 5 years from now.
8. 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?

9. 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.
10. 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.
11. Cost comparison for contracting of certain services versus City providing the services. Would this alleviate the need for more space and/or new facility?
12. Should the present outbuilding(s) north of the existing building be expanded (or demolished and a new larger structure) constructed?
13. Financing options for both an addition and new building need to be prepared.