Fire Station Consolidation

Process Update

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Background

- 2016-Fire/EMS Workgroup
- 2017-2018-Fire Station Location/Operational Review (Fitch and Associates)
- 2018-Transition to Full-Time Staff
- Spring/Summer 2019-Community Engagement
- Fall 2019-Fire Station Needs Assessment and Design Recommendations

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9.23.2019 10.2019 11.2019 12.2019 1.2020 2.2020

Staff Presentation to Council Requesting:
-Approval of Consultant Recommendation to Consolidate the Central and North Fire Stations

-Approval for Staff to Develop a Professional Services Agreement with Wold Architects and Engineers to Conduct a Fire Station Needs Assessment and Design Recommendations

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9.23.2019 | **10.2019** | 11.2019 | 12.2019 | 1.2020 | 2.2020

-Project Kickoff

-Internal Stakeholder Meetings

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9.23.2019 | 10.2019 | **11.2019** | 12.2019 | 1.2020 | 2.2020

-Fire Station Focus Group Meeting

-Fire Station Tours

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9.23.2019 10.2019 11.2019 **12.2019** 1.2020 2..2020

-Revised and Finalized Proposed Space Program

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9.23.2019 10.2019 11.2019 12.2019 **1.2020** 2.2020

-Proposed Space Program and Project Update Provided to Senior Management

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Program Highlights

- Consolidating Two Stations

New Station Overview:

- Safety
- Wellness
- Support
- Administration
- Operations
- Living Areas
- Apparatus Storage

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Efficiencies

- Building Design
  - Reductions
  - Multiple Use
- Reduced Maintenance Costs
- Efficiency of Modern Construction
  - Energy Efficiency

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9.23.2019 10.2019 11.2019 12.2019 1.2020 **2.2020**

Staff Presentation to Council

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Discussion/Questions

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Facility Space Needs Assessment

Presentation to Council

February 10, 2020

Project Goals

Maplewood Fire Department

- Accommodate growth in the Department for 20+ years.
- Provide clear separation between public and private spaces.
- Accommodate historic displays in the lobby.
- Provide for an EOC in Fire facility.
- Promote best practice routines for firefighter health, safety and wellness.

Guiding Principles

Maplewood Fire Department

1. Focus on Function & Operations:
   - The facility should strive to be safe for staff, but also be open and publicly welcoming.
   - The facility should promote the health, safety, and wellness of staff members.

1. Sustainability (Long Term Use):
   - Plan for common sense sustainable approaches for buildings and operations.
   - Materials should have longevity.

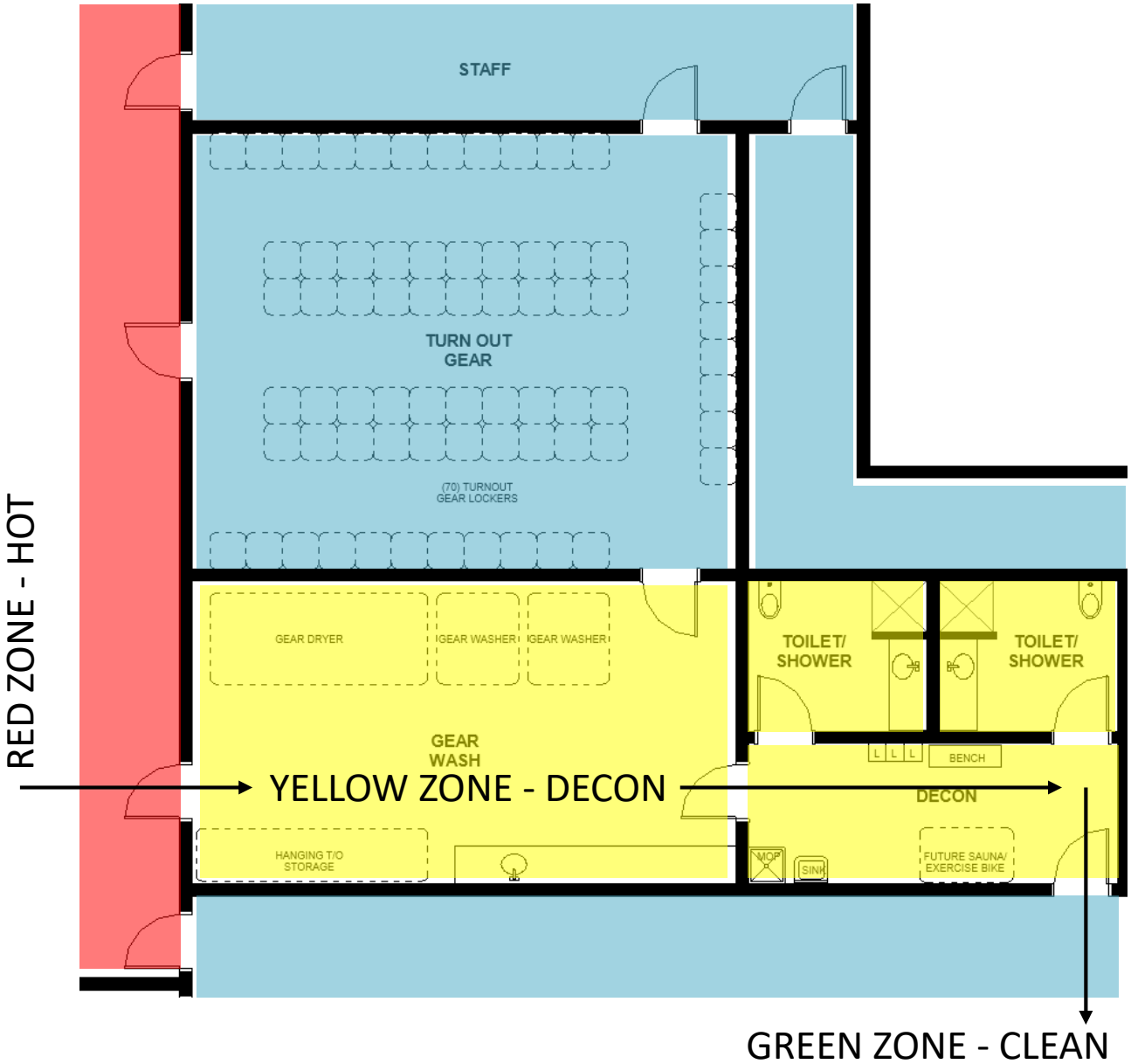
2. Community Pride
   - The facility should display and reflect the history of the Department in the Community.
   - The facility should adhere to the context of the neighborhood while being cognizant of the ongoing shift from residential.

Space Program

	Staff	Pre-Planning Program	Staff	Recommended Program
Support				
Subtotal Support	**-**	**3,650 s.f.**	**-**	**3,200 s.f.**
Department Net to Gross Factor	x	1.40	x	1.40
Total Gross Square Footage Support		**5,110 s.f.**		**4,480 s.f.**
Command				
Subtotal Command	**5**	**708 s.f.**	**5**	**648 s.f.**
Department Net to Gross Factor	x	1.40	x	1.40
Total Gross Square Footage Command		**991 s.f.**		**907 s.f.**
Fire Staff				
Subtotal Fire Staff	**11+**	**694 s.f.**	**11+**	**674 s.f.**
Department Net to Gross Factor	x	1.40	x	1.40
Total Gross Square Footage Fire Staff		**972 s.f.**		**944 s.f.**
Dorms & Living				
Subtotal Dorm/Living	**8**	**4,030 s.f.**	**8**	**3,935 s.f.**
Department Net to Gross Factor	x	1.40	x	1.40
Total Gross Square Footage Dorm/Living		**5,642 s.f.**		**5,509 s.f.**
Apparatus Support				
Subtotal Apparatus Support	-	**4,750 s.f.**	-	**3,450 s.f.**
Department Net to Gross Factor	x	1.40 s.f.	x	1.40 s.f.
Total Gross Square Footage Apparatus Support		**6,650 s.f.**		**4,830 s.f.**
Vehicle Storage				
Subtotal Vehicle Storage	-	**6,970 s.f.**	-	**6,420 s.f.**
Department Net to Gross Factor	x	1.15 s.f.	x	1.15 s.f.
Total Gross Square Footage Vehicle Storage		**8,016 s.f.**		**7,383 s.f.**
Fire Station Total Net Square Footage		**27,380 s.f.**		**24,053 s.f.**
Building Net to Gross Factor	x	1.25 s.f.	x	1.25 s.f.
Fire Station Total Gross Square Footage		**34,225 s.f.**		**30,066 s.f.**

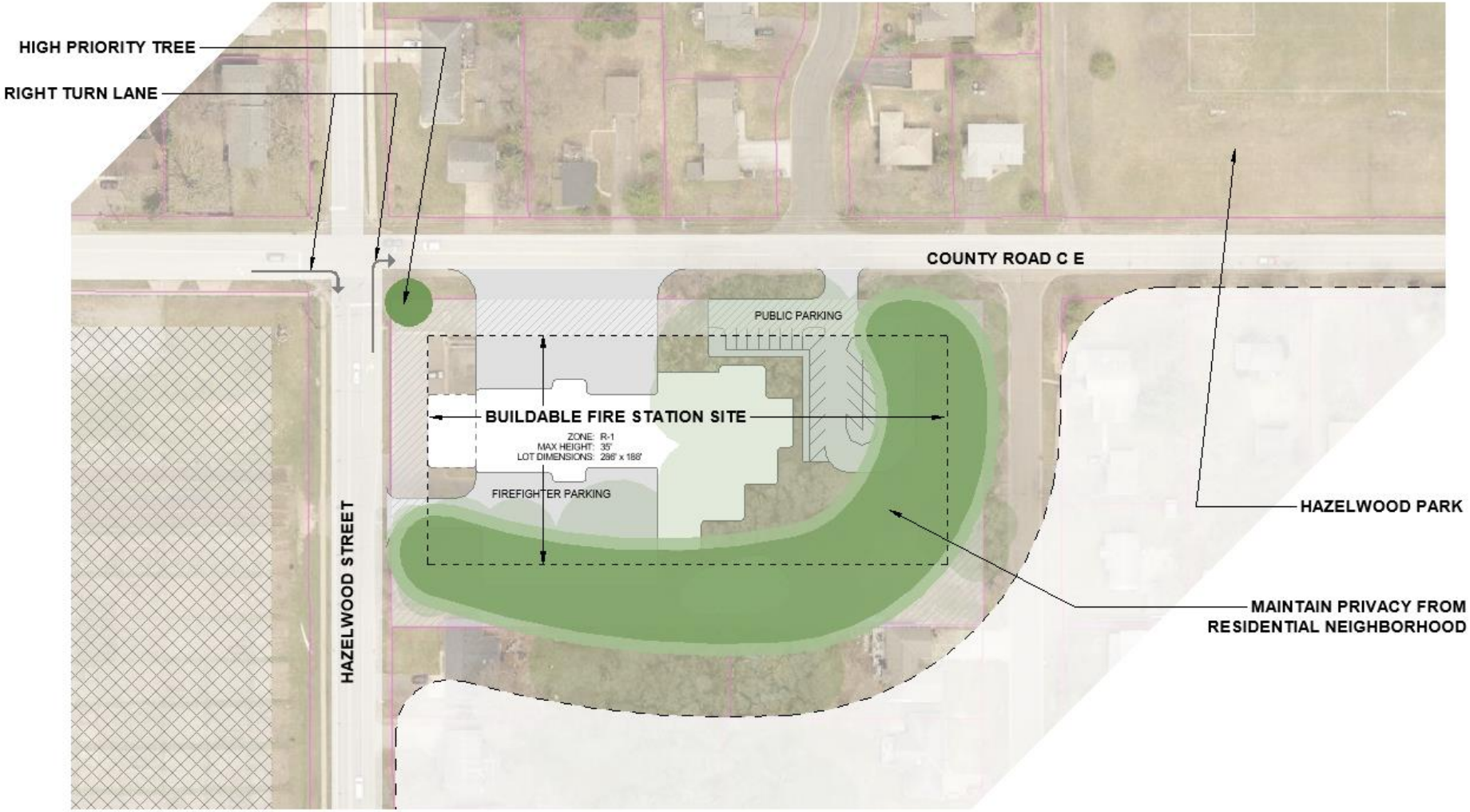
Design Concept

Hot Zone Design



Preliminary Planning Diagram

Site Forces

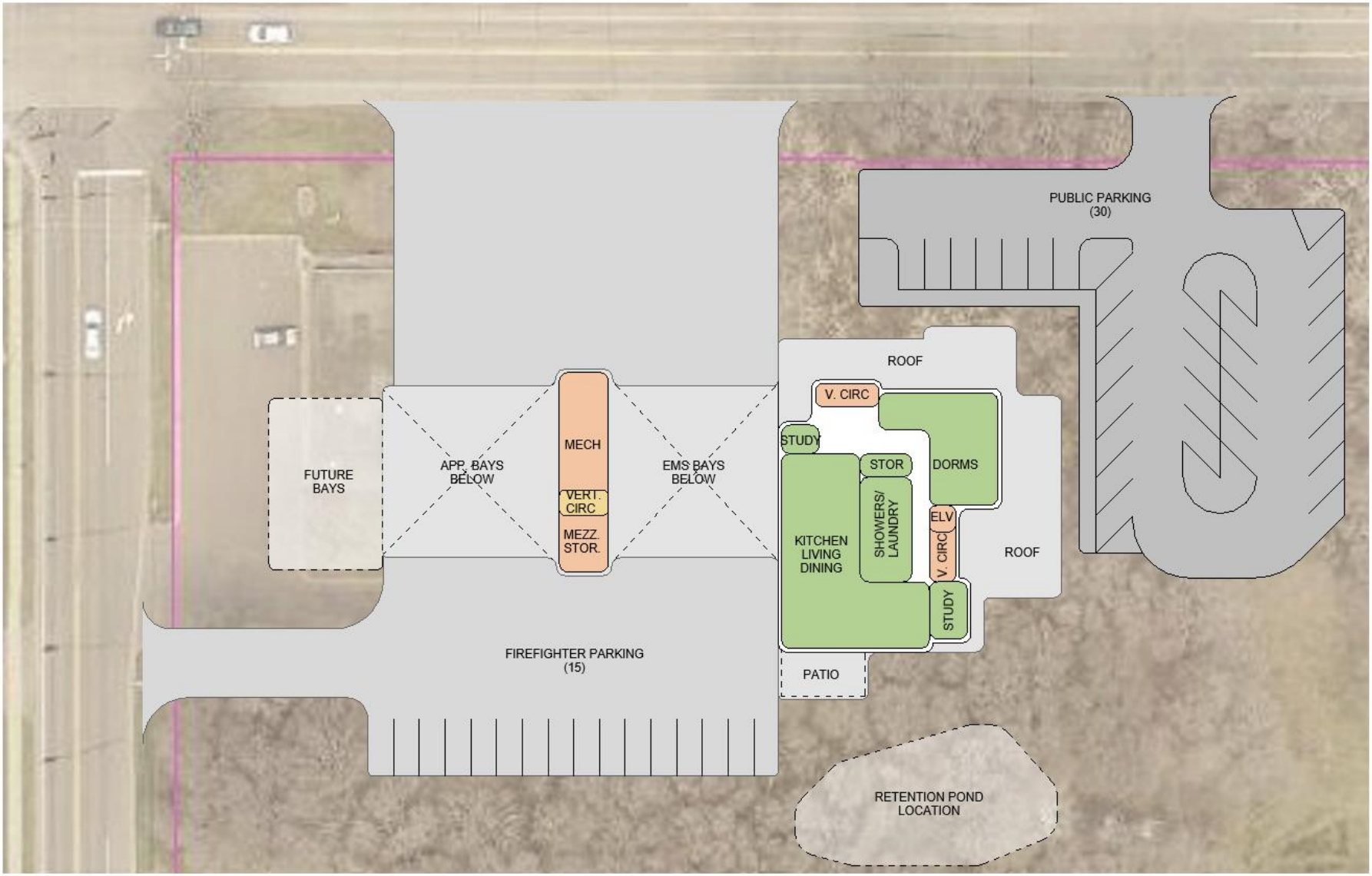


Preliminary Planning Diagram

Space Planning – Lower Level

Preliminary Planning Diagram

Space Planning – Upper Level



Comparable Facilities

Cost Analysis

	Constr. Cost	Area	$/sf
Richfield City Hall, Police & Fire Station	$29.0m	100,000 sf	$290/sf
Farmington Police/Fire/City Hall	$20.0m	67,700 sf	$295/sf
Cottage Grove Public Safety & City Hall	$18.7m	66,800 sf	$280/sf
New Hope Police & City Hall	$15.2m	55,300 sf	$275/sf
Sartell New Public Safety	$12.7m	49,300 sf	$257/sf
Cottage Grove Fire Station #2	$8.7m	31,000 sf	$280/sf
Minnetonka Police & Fire Station	$25.0m	97,000 sf	$270/sf

**Cost per square foot numbers assume 2021 construction dollars and would have to be inflated by 4-5% annually.*

Budget Discussion

New Fire Station Facility

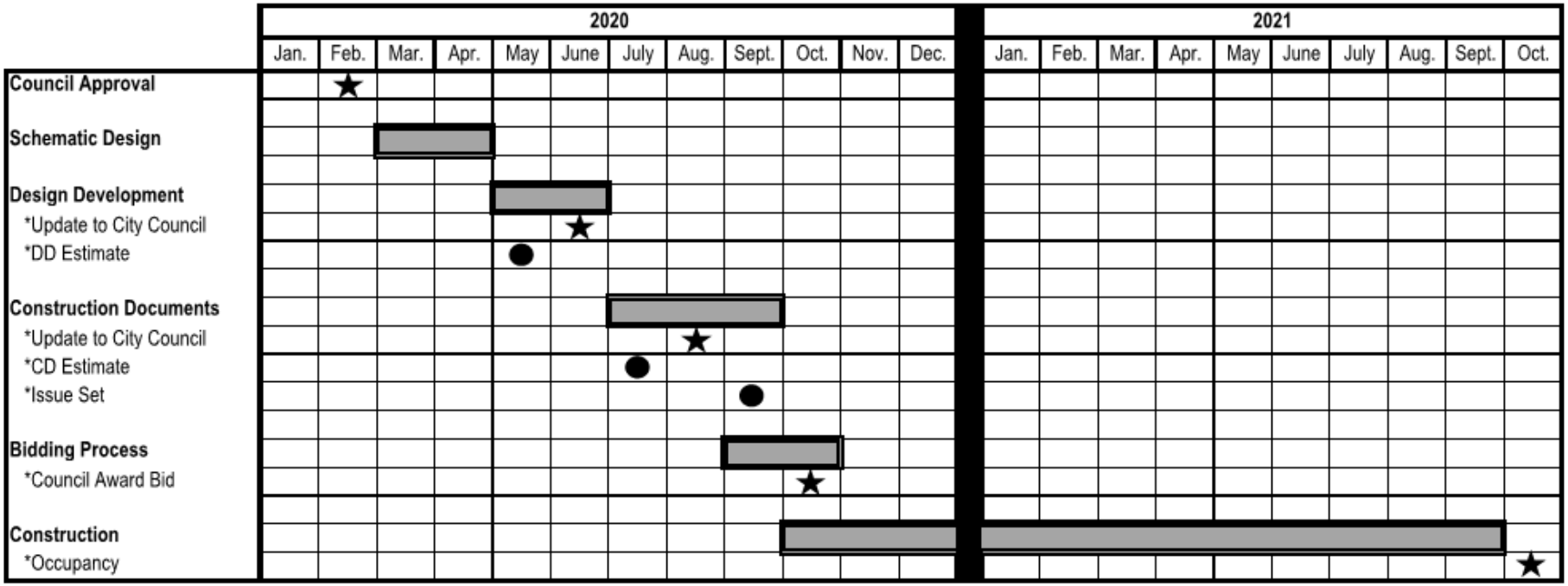
New Construction (30,000 S.F. @ $275 S.F.)	$ 8,200,000
Building Demolition ($ 75,000 Allowance)	$ 75,000
Total Construction Cost	**$ 8,275,000**
Project Cost Multiplier (Fees, Testing, FF&E & Contingency)	**x 1.29**
Total Project Cost	**$ 10,700,000**

**All numbers assume 2021 construction dollars and would have to be inflated by 4-5% annually.*

Proposed Schedule

Design & Construction

Maplewood Fire Station Project Schedule



Questions?