

# **FAIRMONT CITY COUNCIL PUBLIC WORKS FACILITY WORKSHOP**

**Monday, January 11, 2021, 4:00 p.m.**

1. Public Works Facility Planning

# Fairmont Public Works

## Facility Needs Options

January 11, 2021

# Project Construction Management + Design Team



**John Pristash**  
Senior Project Manager



**Joey Wendinger**  
Senior Project Manager

# Fairmont Public Works Facility Introduction

- 21 full-time employees
- 8 temporary summer park employees
- Maintain 74 miles of streets
- Maintain 41 miles of storm sewer and 1,900 catch basins
- 29 parks/green areas of over 550 acres
- 20 major buildings to maintain such as City Hall, SMEC, and Incubator
- Implement the city-wide clean-up program
- Implement the fall leaf collection program
- Mechanics maintain about 146 vehicles or small equipment from fire department ladder truck all the way down to skid loaders

# Project Needs – 2015 Facility Assessment



## ARCHITECTURE

- Salvage 1975 addition with minimal interior renovations
- Demolish 1967 building to make room for additions to include a vehicle parking garage, mechanical shop, welding shop, sign shop, and administration



## MECHANICAL

- Replace heating and ventilation systems with new systems
- Consider adding mechanical cooling systems in offices and break rooms
- Others: New water service and flammable waste traps

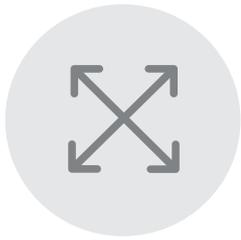


## ELECTRICAL

- Upgrade to energy-efficient lighting in break rooms and restrooms
- Replace noncompliant exit signs with illuminated ones
- Replace exterior lighting with low-maintenance, energy-efficient options

# Fairmont Public Works Facility

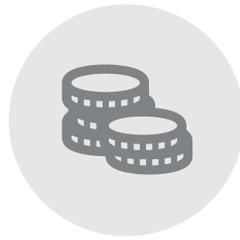
## SITE + BUILDING ANALYSIS FACTORS



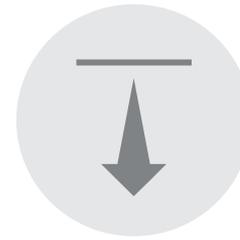
Expansion  
Challenges



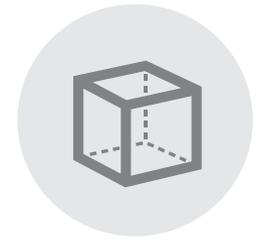
Soil  
Corrections



Costs to Bring  
Building Up to Code



Overhead  
Clearance



Space  
Requirements

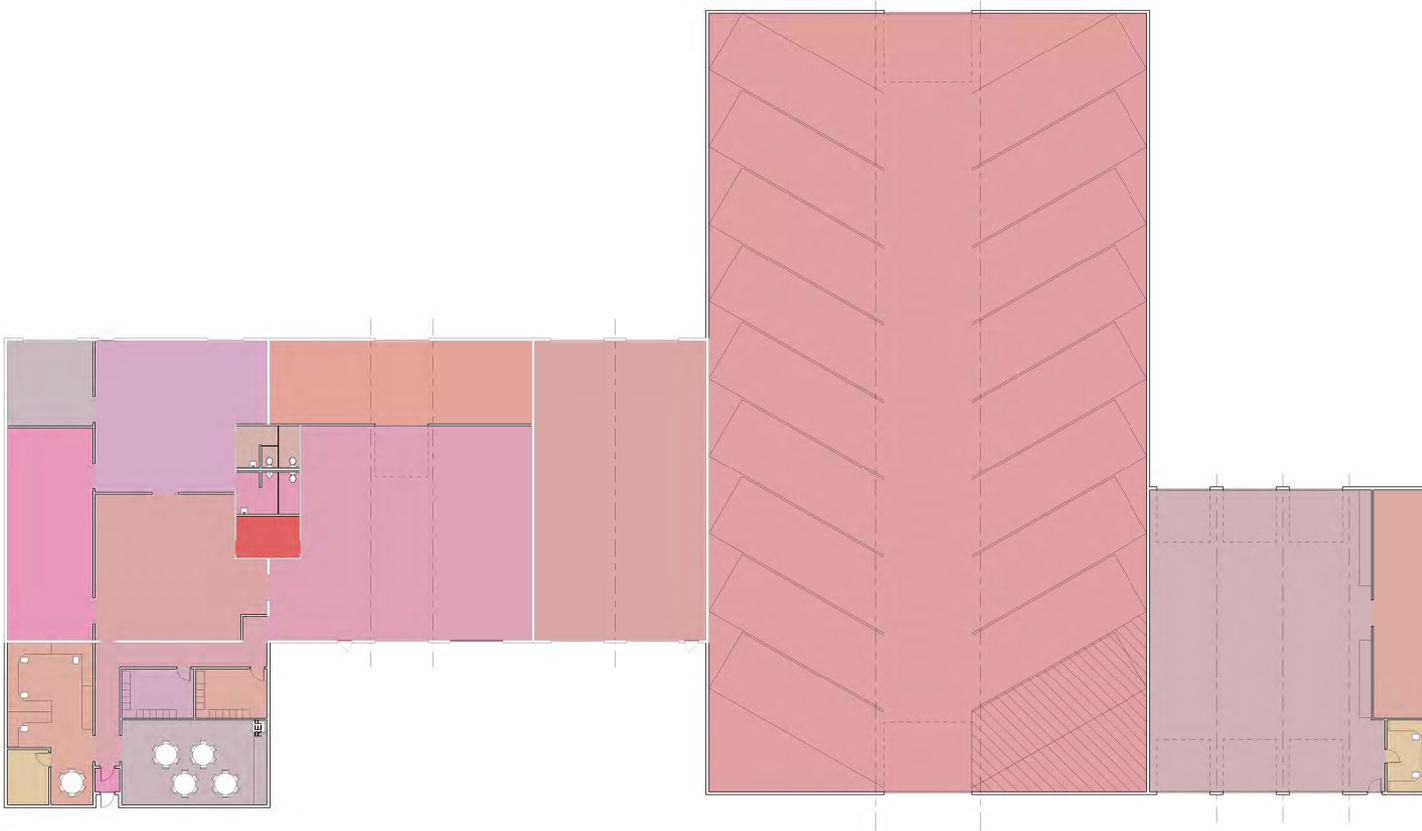
# Conceptual Design 1

## Existing Building Renovation + Expansion



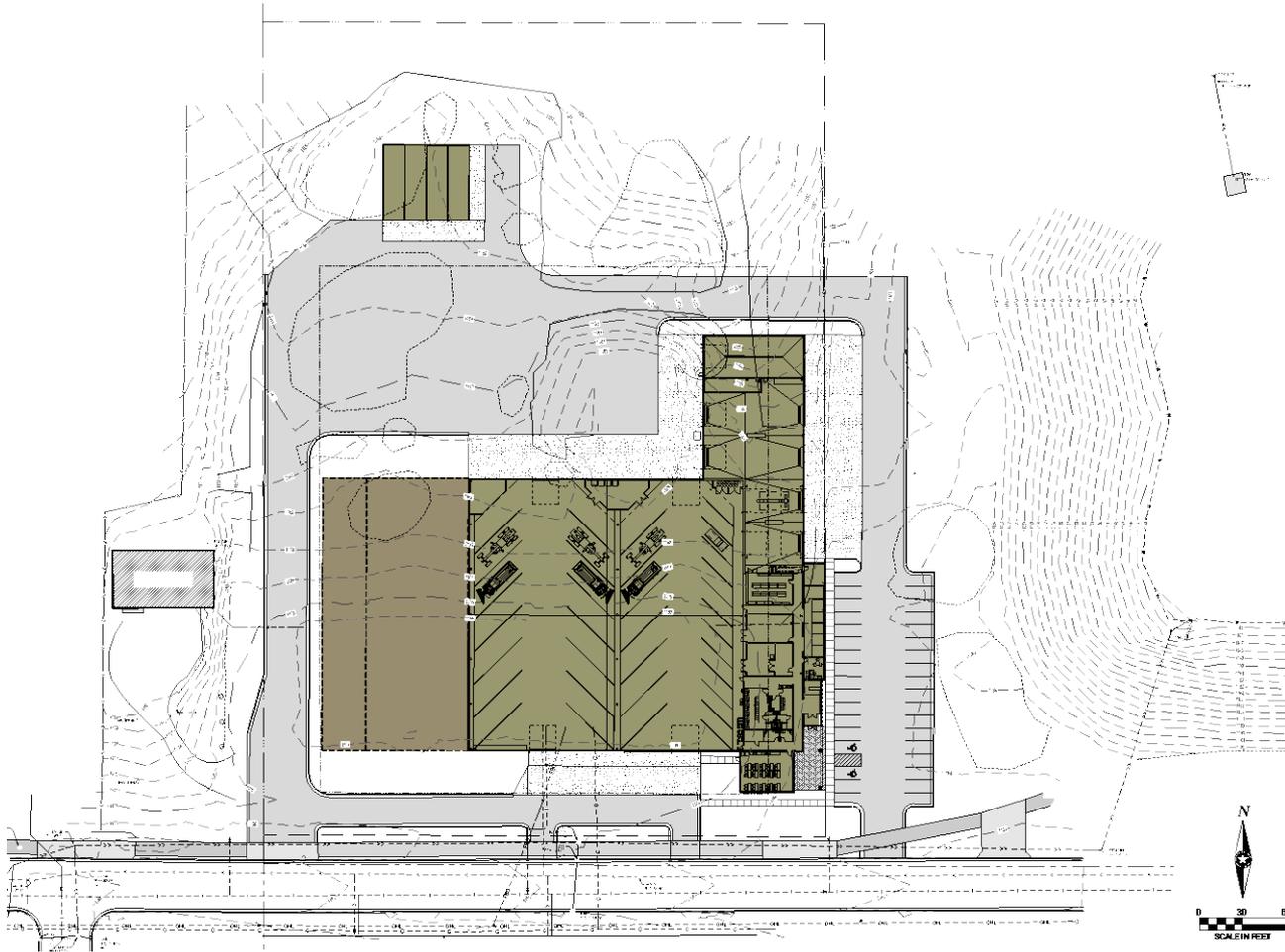
# Conceptual Design 1

## Existing Building Renovation + Expansion



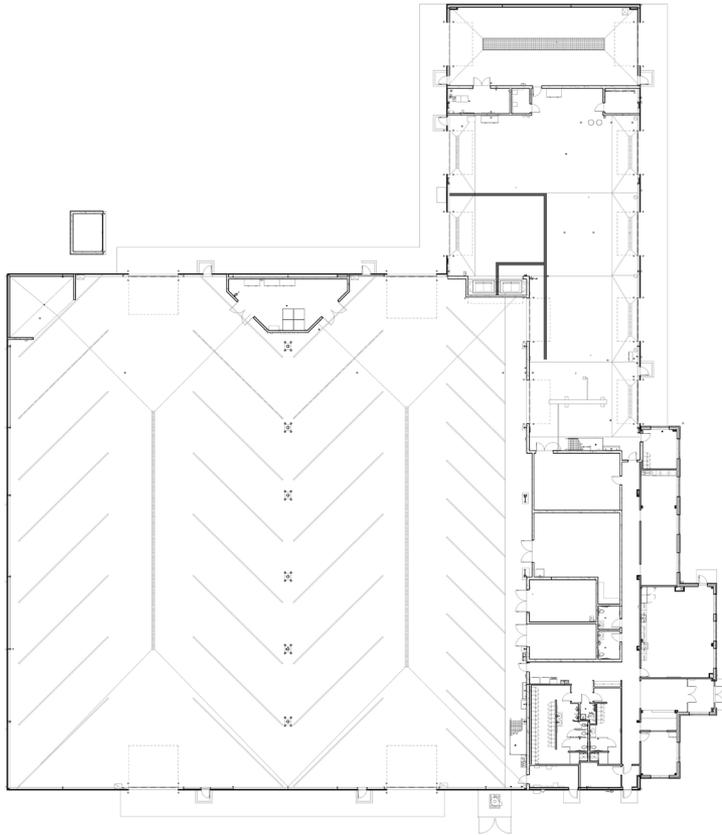
# Conceptual Design 2

## New Building on Original Site

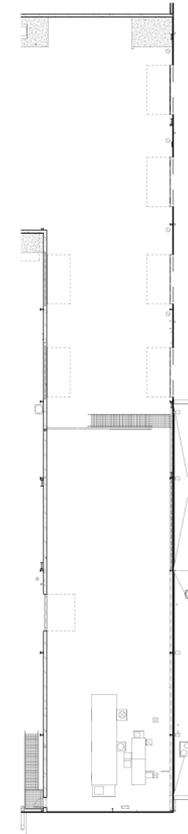


# Conceptual Design 2

## New Building on Original Site



FLOOR PLAN

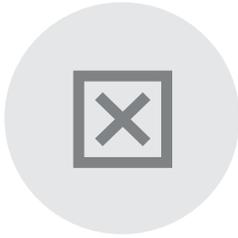


MEZZANINE PLAN

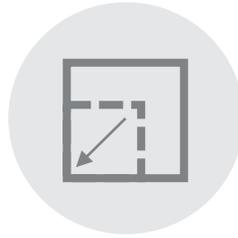


# Fairmont Public Works Facility

## DESIGN OPTIONS



Eliminate  
Wash Bay

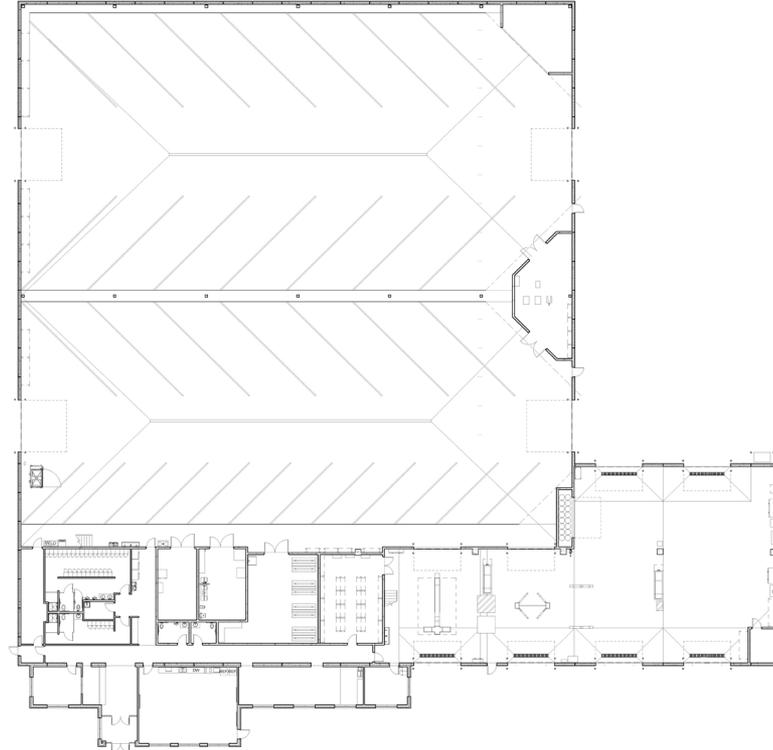
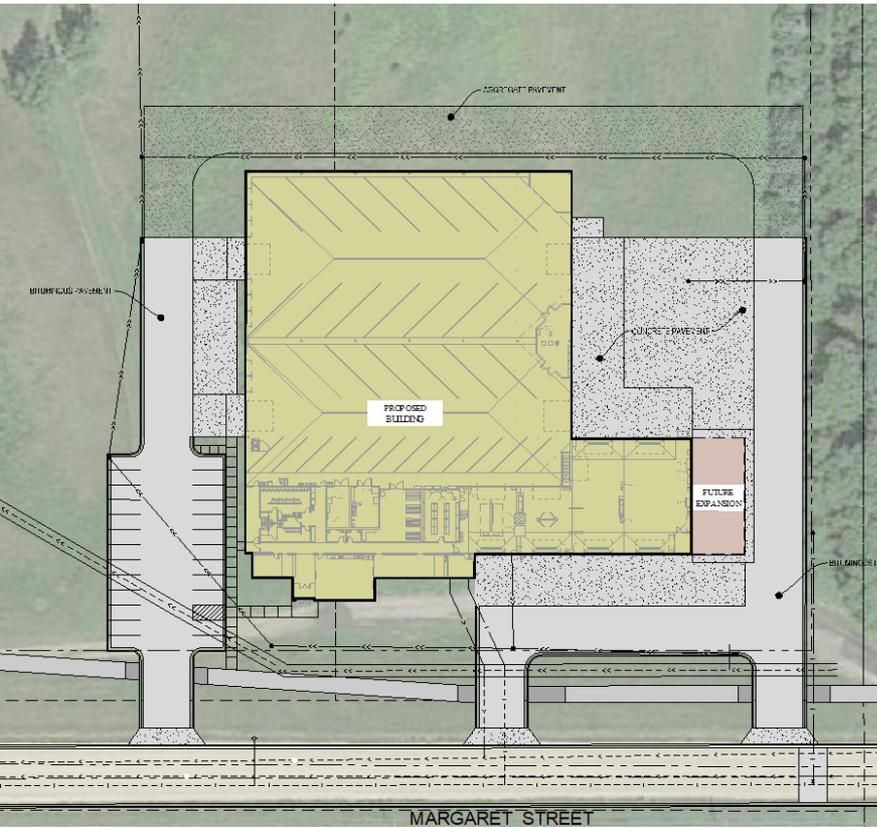


Reduce Square Footage  
in the Parking Garage

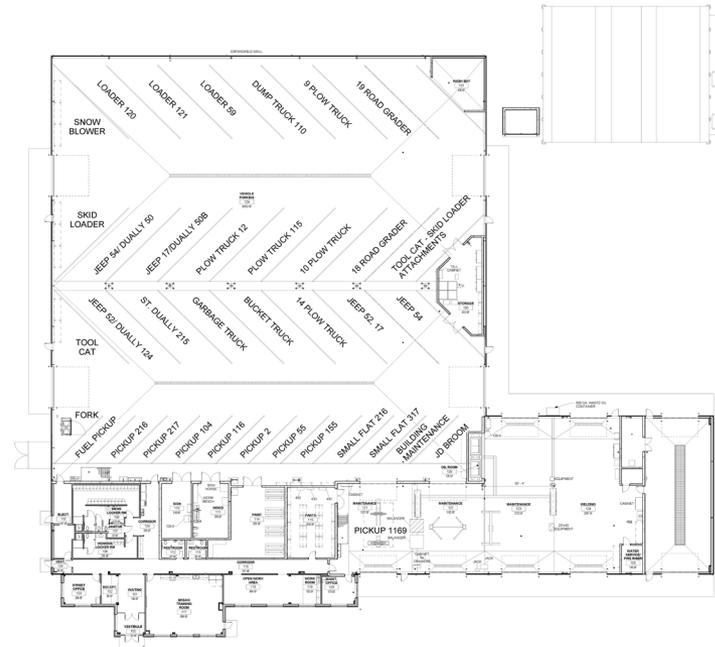
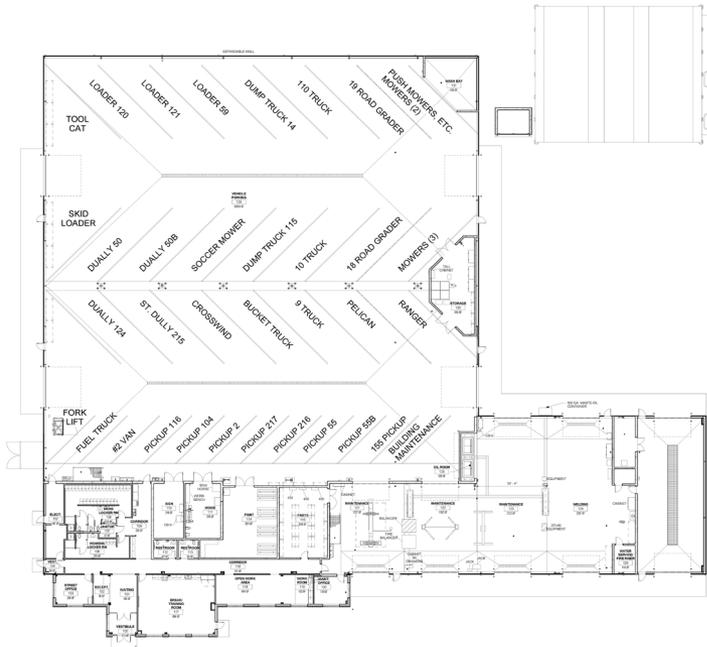


Alternate  
Construction Types

# Conceptual Design 3 – New Site



# Conceptual Design 3 – New Site



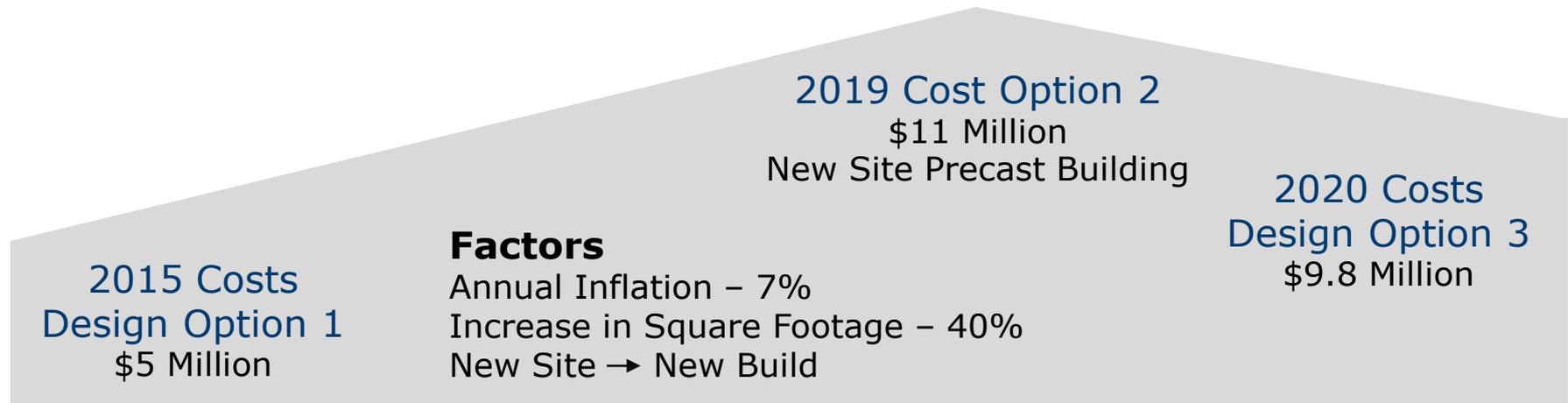
SUMMER VEHICLE STORAGE

WINTER VEHICLE STORAGE

# Fairmont Public Works Facility

## COST RECAP

- Inflation – Started at \$5 million in 2015 with 7% increase each year
- Increase in square footage after programming and schematic design
  - 40% increase in square footage
- \$9.8 million in 2020



# Kraus-Anderson Focus Areas

- Understanding project goals
- Validating budget
- Constructability and quality review
- Project timing

# Validating Budget

## Value Management Process

Original Established Total Owner Budget	\$9,787,000
KA Initial Estimate	\$10,903,462
Value Management/Estimate Refinement	\$1,120,529
<b>Current Project Cost</b>	<b>\$9,782,933</b>

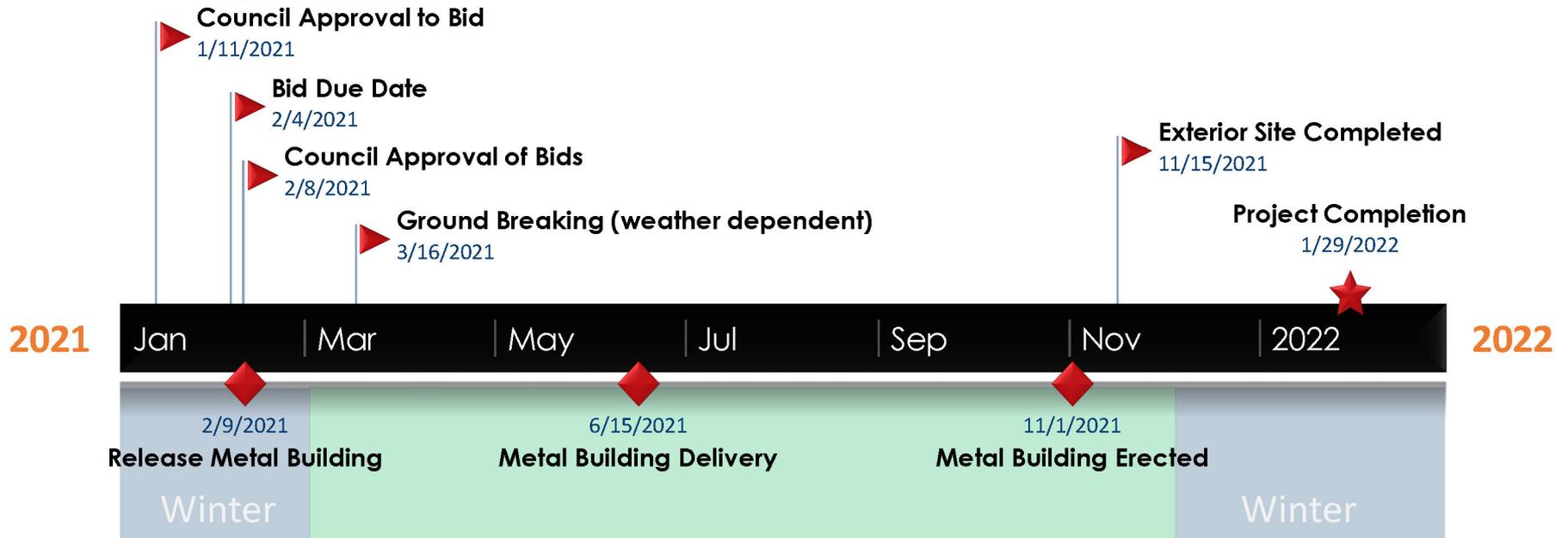
## Total Project Cost – Budget Breakdown

Owner Budget	\$9,787,000
Hard Construction Costs	\$8,738,233
5% Construction Contingency Included	(\$433,935)
Soft Costs	\$690,000
Owner Costs	\$354,700
<b>Total Project Cost</b>	<b>\$9,782,933</b>

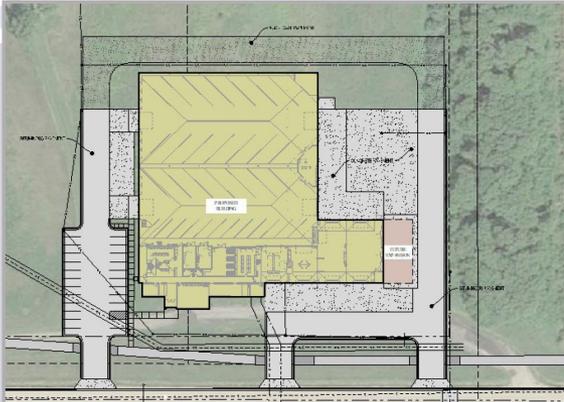
# Constructability + Quality Review

- ISG/KA collaboration
  - Extensive document review process
  - 178 items reviewed
- Why is this process important?
  - More competitive bids
  - Long-term quality and building performance
  - Reduction in cost increases during construction
  - Contingency protection

# Project Timing Milestones



# Comparable Projects



## FAIRMONT PUBLIC WORKS FACILITY

Fairmont, MN

<b>Anticipated Completion</b>	2021
<b>Square Footage</b>	58,360 SF
<b>Budget</b>	\$9,968,004
<b>Cost per SF</b>	<b>\$171</b>



## WASHINGTON COUNTY PUBLIC WORKS NORTH SHOP, Stillwater, MN

<b>Year Built</b>	2018
<b>Square Footage</b>	103,580 SF
<b>Overall Cost</b>	\$18,375,514
<b>Inflation Adjusted Index for 2022</b>	\$22,599,564
<b>Cost per SF</b>	<b>\$218</b>



## JACKSON COMBINED MAINTENANCE FACILITY Jackson County, MN

<b>Year Built</b>	2014
<b>Square Footage</b>	83,400 SF
<b>Overall Cost</b>	\$14,000,000
<b>Inflation Adjusted Index for 2022</b>	\$17,734,781
<b>Cost per SF</b>	<b>\$213</b>

WASHINGTON COUNTY PUBLIC WORKS NORTH SHOP <b>\$218 per SF</b>	JACKSON COMBINED MAINTENANCE FACILITY <b>\$213 per SF</b>	OLMSTED COUNTY HIGHWAY MAINTENANCE FACILITY <b>\$201 per SF</b>	WRIGHT COUNTY HIGHWAY DEPARTMENT FACILITY <b>\$175 per SF</b>	FAIRMONT PUBLIC WORKS FACILITY <b>\$171 per SF</b>	ST. CROIX COUNTY HIGHWAY FACILITY <b>\$149 per SF</b>
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# Comparable Projects



**OLMSTED COUNTY HIGHWAY MAINTENANCE FACILITY**, Rochester, MN

**Year Built** 2009  
**Square Footage** 120,560 SF  
**Overall Cost** \$16,490,978  
**Inflation Adjusted Index for 2022** \$24,217,577  
**Cost per SF** **\$201**



**WRIGHT COUNTY HIGHWAY DEPARTMENT FACILITY**  
 Buffalo, MN

**Year Built** 2016  
**Square Footage** 105,963 SF  
**Overall Cost** \$15,043,021  
**Inflation Adjusted Index for 2022** \$18,501,018  
**Cost per SF** **\$175**



**ST. CROIX COUNTY HIGHWAY FACILITY**  
 Baldwin, WI

**Year Built** 2019  
**Square Footage** 219,700 SF  
**Overall Cost** \$29,070,659  
**Inflation Adjusted Index for 2022** \$32,719,283  
**Cost per SF** **\$149**

WASHINGTON COUNTY PUBLIC WORKS NORTH SHOP <b>\$218 per SF</b>	JACKSON COMBINED MAINTENANCE FACILITY <b>\$213 per SF</b>	OLMSTED COUNTY HIGHWAY MAINTENANCE FACILITY <b>\$201 per SF</b>	WRIGHT COUNTY HIGHWAY DEPARTMENT FACILITY <b>\$175 per SF</b>	FAIRMONT PUBLIC WORKS FACILITY <b>\$171 per SF</b>	ST. CROIX COUNTY HIGHWAY FACILITY <b>\$149 per SF</b>
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# Importance of Action

- Historically low bond rates
- Inflation rates 3-7% annually
- Economic stimulus (create jobs and economic activity)
- Most competitive bid timing
- Aggressive bid climate
- Protection and maintenance of City assets
- Best value (capitalize on efforts)

# Questions?



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The logo for ISG, consisting of the letters 'ISG' in white on a grey square background.

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