1. Public Works Facility Planning
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

- 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
- 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
- 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

2019 Cost Option 2
$11 Million
New Site Precast Building

2020 Costs
Design Option 3
$9.8 Million

Factors
Annual Inflation – 7%
Increase in Square Footage – 40%
New Site ➔ New Build

2015 Costs
Design Option 1
$5 Million
Kraus-Anderson Focus Areas

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

## Value Management Process

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Established Total Owner Budget</td>
<td>$9,787,000</td>
</tr>
<tr>
<td>KA Initial Estimate</td>
<td>$10,903,462</td>
</tr>
<tr>
<td>Value Management/Estimate Refinement</td>
<td>$1,120,529</td>
</tr>
<tr>
<td><strong>Current Project Cost</strong></td>
<td><strong>$9,782,933</strong></td>
</tr>
</tbody>
</table>

## Total Project Cost – Budget Breakdown

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Budget</td>
<td>$9,787,000</td>
</tr>
<tr>
<td>Hard Construction Costs</td>
<td>$8,738,233</td>
</tr>
<tr>
<td>5% Construction Contingency Included</td>
<td>($433,935)</td>
</tr>
<tr>
<td>Soft Costs</td>
<td>$690,000</td>
</tr>
<tr>
<td>Owner Costs</td>
<td>$354,700</td>
</tr>
<tr>
<td><strong>Total Project Cost</strong></td>
<td><strong>$9,782,933</strong></td>
</tr>
</tbody>
</table>
Constructability + Quality Review

• ISG/KA collaboration
  o Extensive document review process
  o 178 items reviewed

• Why is this process important?
  o More competitive bids
  o Long-term quality and building performance
  o Reduction in cost increases during construction
  o Contingency protection
Project Timing Milestones

- Council Approval to Bid: 1/11/2021
- Bid Due Date: 2/4/2021
- Council Approval of Bids: 2/8/2021
- Ground Breaking (weather dependent): 3/16/2021
- Exterior Site Completed: 11/15/2021
- Project Completion: 1/29/2022

2021

- 2/9/2021 Release Metal Building
- 6/15/2021 Metal Building Delivery
- 11/1/2021 Metal Building Erected

Winter

2022

Winter
Comparable Projects

**FAIRMONT PUBLIC WORKS FACILITY**
Fairmont, MN
- Anticipated Completion: 2021
- Square Footage: 58,360 SF
- Budget: $9,968,004
- Cost per SF: $171

**WASHINGTON COUNTY PUBLIC WORKS NORTH SHOP**, Stillwater, MN
- Year Built: 2018
- Square Footage: 103,580 SF
- Overall Cost: $18,375,514
- Inflation Adjusted Index for 2022: $22,599,564
- Cost per SF: $218

**JACKSON COMBINED MAINTENANCE FACILITY**
Jackson County, MN
- Year Built: 2014
- Square Footage: 83,400 SF
- Overall Cost: $14,000,000
- Inflation Adjusted Index for 2022: $17,734,781
- Cost per SF: $213

<table>
<thead>
<tr>
<th>Project</th>
<th>Cost per SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Washington County Public Works North Shop</td>
<td>$218</td>
</tr>
<tr>
<td>Jackson Combined Maintenance Facility</td>
<td>$213</td>
</tr>
<tr>
<td>Olmsted County Highway Maintenance Facility</td>
<td>$201</td>
</tr>
<tr>
<td>Wright County Highway Department Facility</td>
<td>$175</td>
</tr>
<tr>
<td>Fairmont Public Works Facility</td>
<td>$171</td>
</tr>
<tr>
<td>St. Croix County Highway Facility</td>
<td>$149</td>
</tr>
</tbody>
</table>
## Comparable Projects

<table>
<thead>
<tr>
<th>Facility</th>
<th>Year Built</th>
<th>Square Footage</th>
<th>Overall Cost</th>
<th>Inflation Adjusted Index for 2022</th>
<th>Cost per SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>OLMSTED COUNTY HIGHWAY MAINTENANCE FACILITY, Rochester, MN</td>
<td>2009</td>
<td>120,560 SF</td>
<td>$16,490,978</td>
<td>$24,217,577</td>
<td>$201</td>
</tr>
<tr>
<td>WRIGHT COUNTY HIGHWAY DEPARTMENT FACILITY, Buffalo, MN</td>
<td>2016</td>
<td>105,963 SF</td>
<td>$15,043,021</td>
<td>$18,501,018</td>
<td>$175</td>
</tr>
<tr>
<td>ST. CROIX COUNTY HIGHWAY FACILITY, Baldwin, WI</td>
<td>2019</td>
<td>219,700 SF</td>
<td>$29,070,659</td>
<td>$32,719,283</td>
<td>$149</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Facility</th>
<th>Year Built</th>
<th>Square Footage</th>
<th>Overall Cost</th>
<th>Inflation Adjusted Index for 2022</th>
<th>Cost per SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>WASHINGTON COUNTY PUBLIC WORKS NORTH SHOP</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>JACKSON COMBINED MAINTENANCE FACILITY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OLMSTED COUNTY HIGHWAY MAINTENANCE FACILITY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WRIGHT COUNTY HIGHWAY DEPARTMENT FACILITY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FAIRMONT PUBLIC WORKS FACILITY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ST. CROIX COUNTY HIGHWAY FACILITY</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Facility</th>
<th>Cost per SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>WASHINGTON COUNTY PUBLIC WORKS NORTH SHOP</td>
<td>$218 per SF</td>
</tr>
<tr>
<td>JACKSON COMBINED MAINTENANCE FACILITY</td>
<td>$213 per SF</td>
</tr>
<tr>
<td>OLMSTED COUNTY HIGHWAY MAINTENANCE FACILITY</td>
<td>$201 per SF</td>
</tr>
<tr>
<td>WRIGHT COUNTY HIGHWAY DEPARTMENT FACILITY</td>
<td>$175 per SF</td>
</tr>
<tr>
<td>FAIRMONT PUBLIC WORKS FACILITY</td>
<td>$171 per SF</td>
</tr>
<tr>
<td>ST. CROIX COUNTY HIGHWAY FACILITY</td>
<td>$149 per SF</td>
</tr>
</tbody>
</table>
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?

John Pristash  
Senior Project Manager  
john.pristash@krausanderson.com  
507.208.2639

Joey Wendinger  
Senior Project Manager  
Joey.Wendinger@ISGInc.com  
507.387.6651