



City of Fairmont
Public Safety Feasibility Study 2023
Fairmont, MN

MANKATO
225 BELGRADE AVENUE
NORTH MANKATO, MN 56003

MINNEAPOLIS
7525 WAYZATA BLVD.
MINNEAPOLIS, MN 55426

COMPLETED MUNICIPAL PROJECTS



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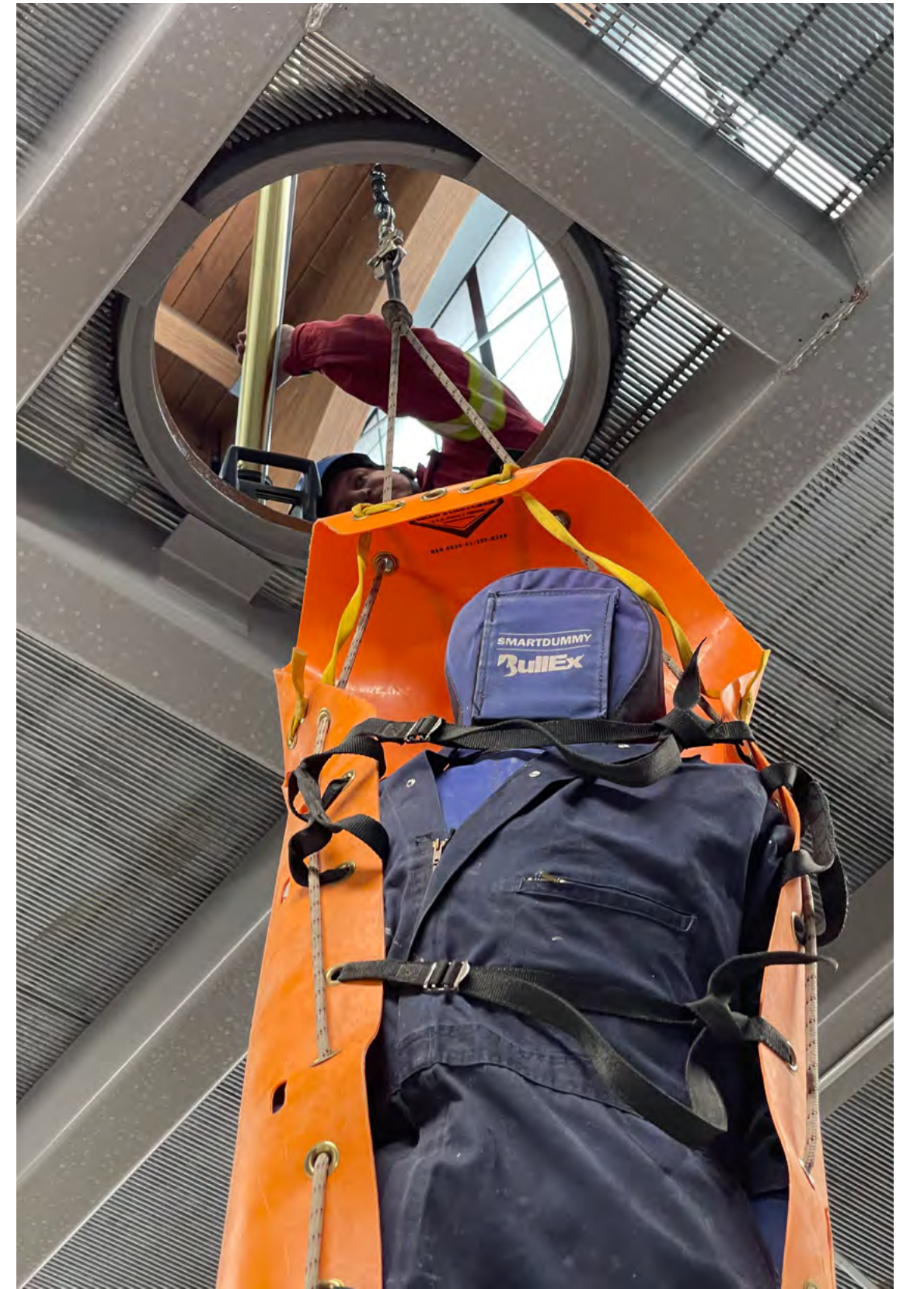
TRAINING & HOSE TOWERS

5-IN-1 HOSE TOWER

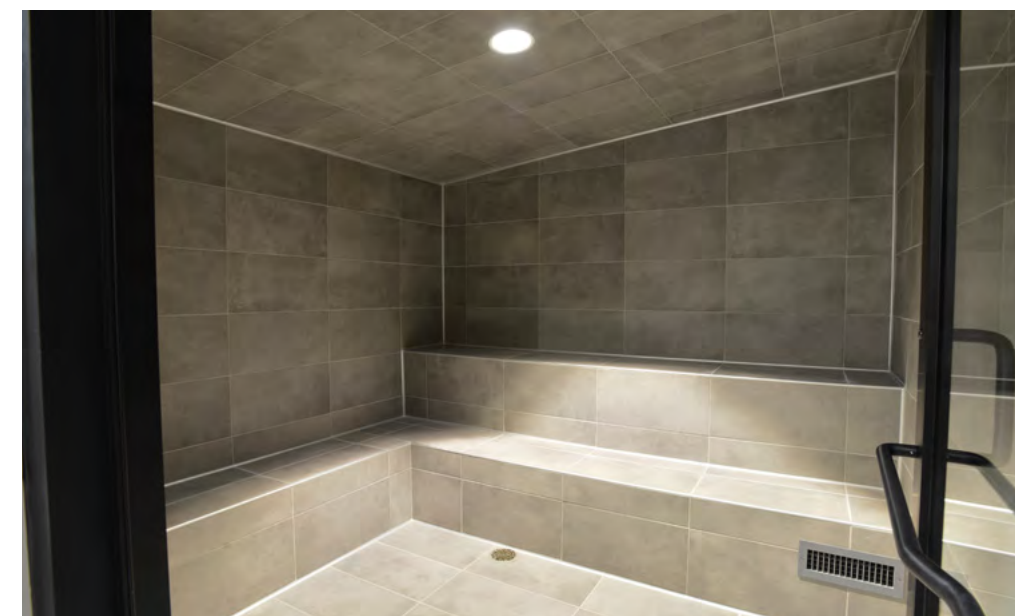
- Roof Access / HVAC / Repelling
- Training - Raising & Lowering / Confined Space Rescue / Standpipe / Repelling / Hose Drills
- Hose Drying
- Decontamination
- Smoke Evacuation

TRAINING ROOM & KITCHEN

- Shared Space for all Departments
- Technology for Presentations



OUR FACILITIES IN USE



PHYSICAL & MENTAL HEALTH

MENTAL HEALTH

- Reduce stress
- Sleep deprivation
- Relaxation & fun
- Connection between Police, Fire & EMS

PHYSICAL HEALTH – MECHANICAL SYSTEMS

- Hot, warm & cold zones
- Dirty toilet rooms
- Negatively pressurized bunker gear room
- Clean air / point of capture
- Detoxification / shower within the hour / sweat sauna



CONTROLLING CONSTRUCTION COSTS

OUR APPROACH

- Efficient Structural Systems
- Budget / Cost Estimating
- Quality Control Process
- 50%, 75%, and 90% review of CD's
- Bid Alternates - to Protect the Budget



DESIGN PROCESS



01

FEASIBILITY
STUDY

02

SCHEMATIC
DESIGN

03

DESIGN
DEVELOPMENT

04

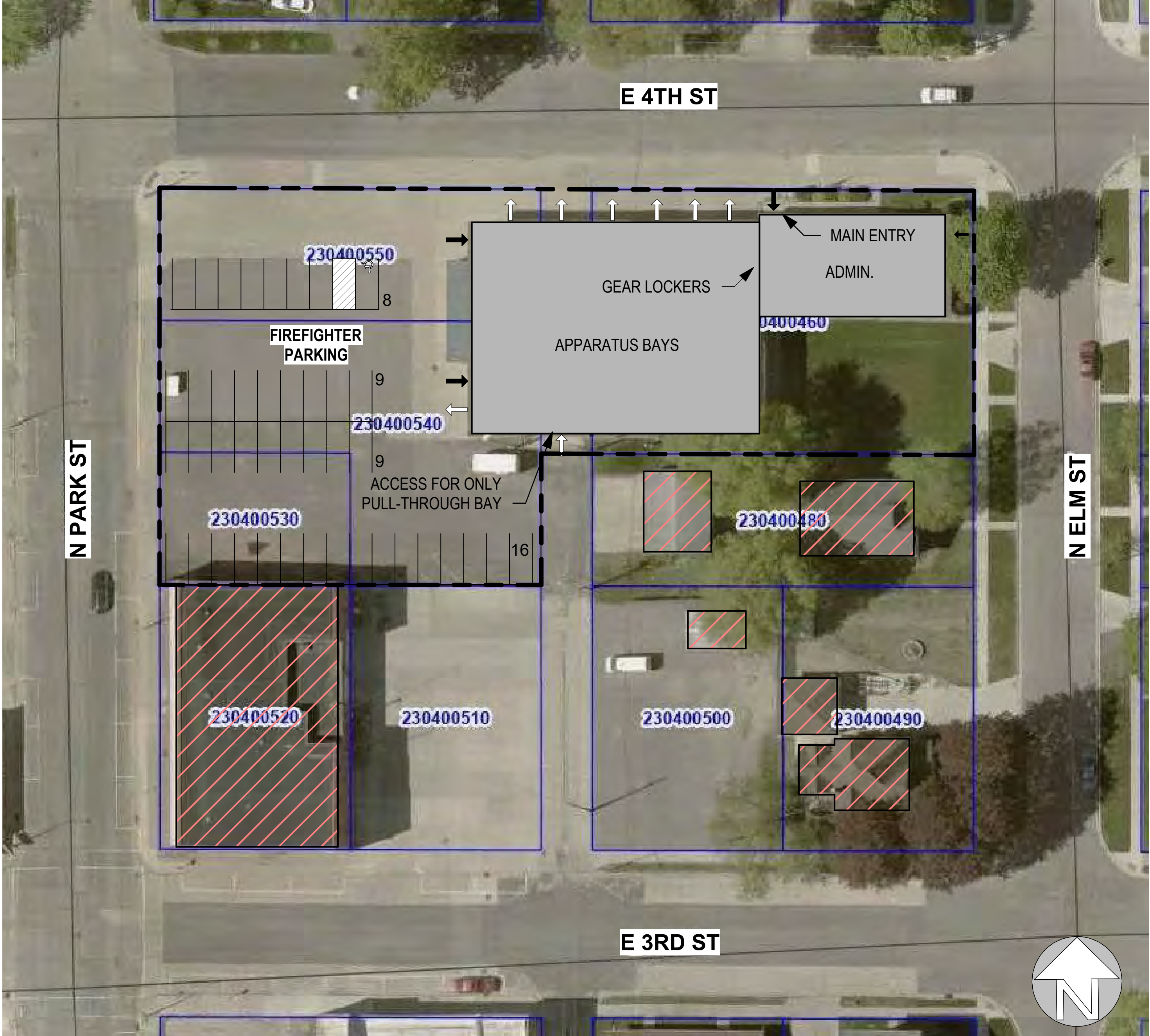
CONSTRUCTION
DOCUMENTATION

05

CONTRACT
ADMINISTRATION

EXISTING FACILITIES EVALUATION

- apparatus bays only 12 ft from the sidewalk
- firefighter parking is insufficient
- only one pull-through bay
- apparatus departs to the north



SITE LEGEND	
	PROPERTY LINE
	OVERHEAD DOOR LOCATIONS
	ENTRY/EXIT DOOR LOCATIONS
	EXISTING BUILDING



EXISTING FACILITIES EVALUATION

- building layout has no physical or mechanical separation between hot, warm, and cold zones
- roof has started to leak
- no exhaust capturing systems within the apparatus bays
- gear lockers located along wall in apparatus bays
- no designated hose tower for hose drying and decontamination after a call
- lack of functional office space
- lack of storage space
- not enough bay space to house all equipment on-site



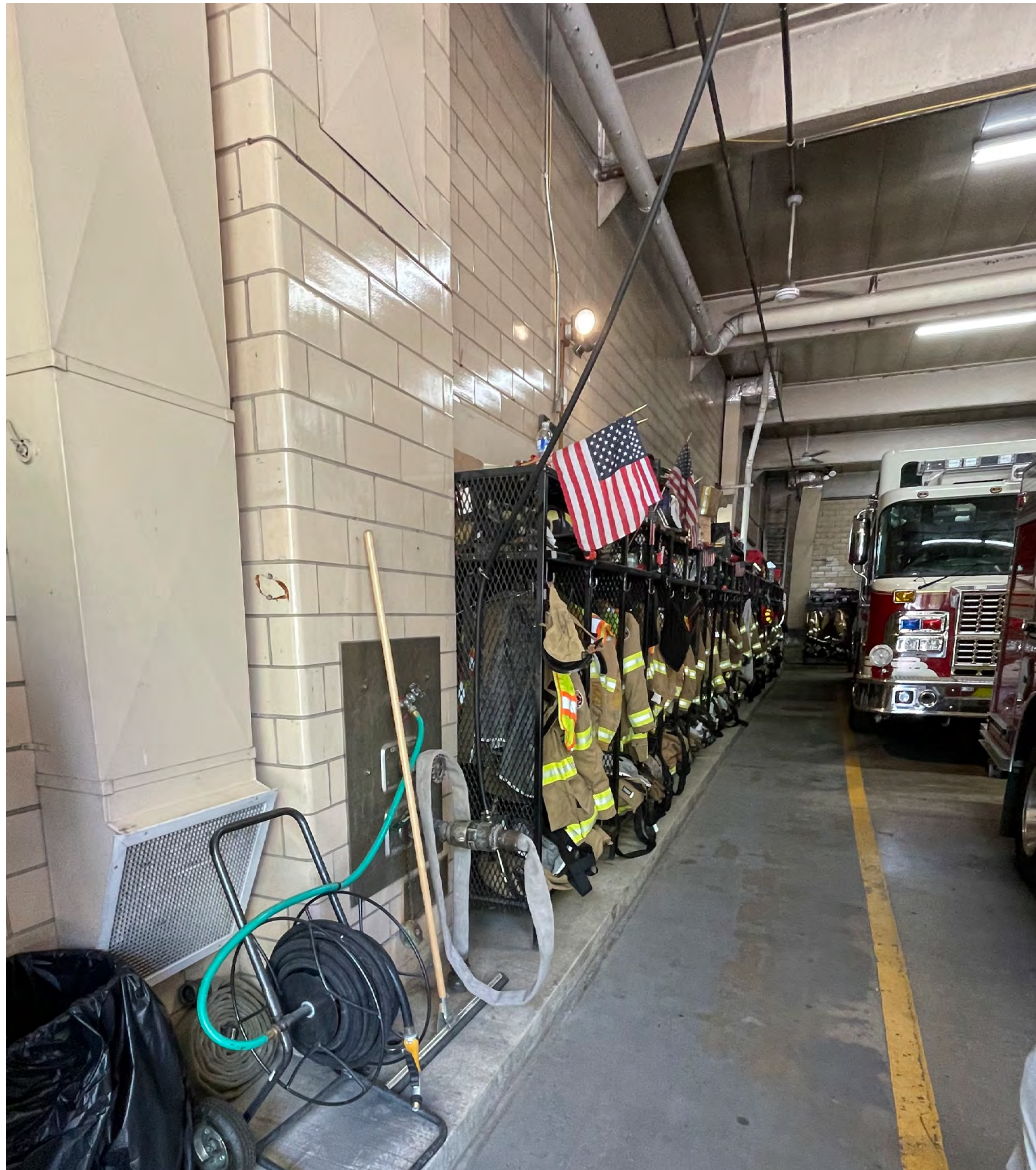
EXISTING FACILITIES EVALUATION

- dated roof and limited roof drains cause roof leaks when it rains and when the snow melts



EXISTING FACILITIES EVALUATION

- tight space between gear lockers and trucks



EXISTING FACILITIES EVALUATION

- gear lockers in apparatus bay near truck exhaust



EXISTING FACILITIES EVALUATION

- SCBA equipment and gear extractors are located in the apparatus bay, no dedicated space



EXISTING FACILITIES EVALUATION

- walking space between trucks being used for storage due to lack of space



EXISTING FACILITIES EVALUATION

- interior lacks natural light; old skylights in the corridor were removed & covered due to leaking



EXISTING FACILITIES EVALUATION

- kitchen is dated and doesn't have proper exhaust for stovetop; counters & appliances aren't ADA compliant



EXISTING FACILITIES EVALUATION

- restrooms and restroom entries are not ADA compliant



EXISTING FACILITIES EVALUATION

- office converted into fitness room



EXISTING FACILITIES EVALUATION

- training room not functionally adequate to serve the department's needs and currently serves as the day room as well



EXISTING FACILITIES EVALUATION

- paint peeling on fascia & soffit; apparatus bay doors are too narrow and short for new apparatus



EXISTING FACILITIES EVALUATION

- pull-thru bay accessed via alley; container next to the fire station is being used for additional storage

Fairmont Public Safety				
Space Description	Notes	Qty	Area	Proposed SF
Building Reception/Waiting				
Vestibule		1	100	100
Lobby/Waiting/Display		1	400	400
subtotal:				500
City Council Chambers				
Council Chambers	1 Moveable Partitions to Split Space	1	2,400	2,400
AV Booth		1	100	100
Table and Chair Storage		1	300	300
Warming Kitchen		1	200	200
subtotal:				3,000
City Administration				
Service Counter		3	150	450
Gambling Manager		1	150	150
Gambling Storage		1	200	200
Administrator Office		10	150	1,500
Open Office	Cubicles	18	80	1,440
Records Storage		1	350	350
Staff Bathroom		4	80	320
Breakroom		1	300	300
Project Room		2	150	300
Small Meeting Room	4 People	1	200	200
Meeting Room	6-8 People	1	250	250
Conference Room	12-15 People	1	500	500
subtotal:				5,160
Support Area				
Men's Restroom (3 stall)		2	210	420
Women's Restroom (3 stall)		2	210	420
Mother's Room		1	80	80
Elevator / Elevator Equipment	10x10 Elev. + 10x10 (Equip.) + 2nd Fl. Elev.	3	150	450
Stair		4	250	1,000
Janitors Closet		2	80	160
Data/IT Closet		1	200	200
Mechanical/Elec. Room		1	500	500
subtotal:				3,230

SPACE PROGRAM

Fire Department				
Private Office - Executive	Chief, Assist Chief, & Inspector	3	150	450
Shared Office	2-Person Shared	2	200	400
Conference	10 people	1	400	400
Fire Relief Files		1	100	100
Education Materials Storage		1	150	150
Copy/ File/ Storage		1	120	120
Squad Room/Report Writing		1	200	200
Radio Room		1	200	200
Apparatus Bays	20x80 - No circ. Factor	8	1,600	12,800
Compressor		1	100	100
Training Mezzanine & Hose Tower		2	450	900
Decontamination Shower/Room (Dirty)		2	100	200
Medical Supplies Storage	some supplied on rescue truck	1	100	100
Turnout Gear Room w/ Call Monitor on Wall (35)		1	550	550
New Gear Storage		1	200	200
Extractors		2	25	50
Gear Dryer		2	25	50
Engineer Tools Room/Work Bench		1	150	150
SCBA/General Laundry		1	300	300
Unisex Restroom w/ Shower		2	100	200
Unisex Locker Room	35 Lockers	1	300	300
Day Room	optional	1	200	200
Kitchen		1	200	200
Fitness Room		1	500	500
General Storage (training prop)		1	150	150
Multi-Purpose Training Room	Min 1,200sf	1	1,500	1,500
Pole		2	60	120
subtotal:				20,590
Total Net Floor Area	No Apparatus Bays			19,680
Circulation Factor				20%
Circulation				1,376
Total Area Fire & City Hall				33,856
Fire Department Only Net Area				11,520
Circulation				2,304
Total Fire Department Area				26,624

SPACE PROGRAM

EXISTING FACILITIES OPTIONS

OPTION 1 - NOT FEASIBLE



OPTION 2 - NOT FEASIBLE



EXISTING FACILITIES OPTIONS

OPTION 3

Estimated \$4,577,080



OPTION 4

Estimated \$6,055,780



EXISTING FACILITIES OPTIONS

OPTION 5

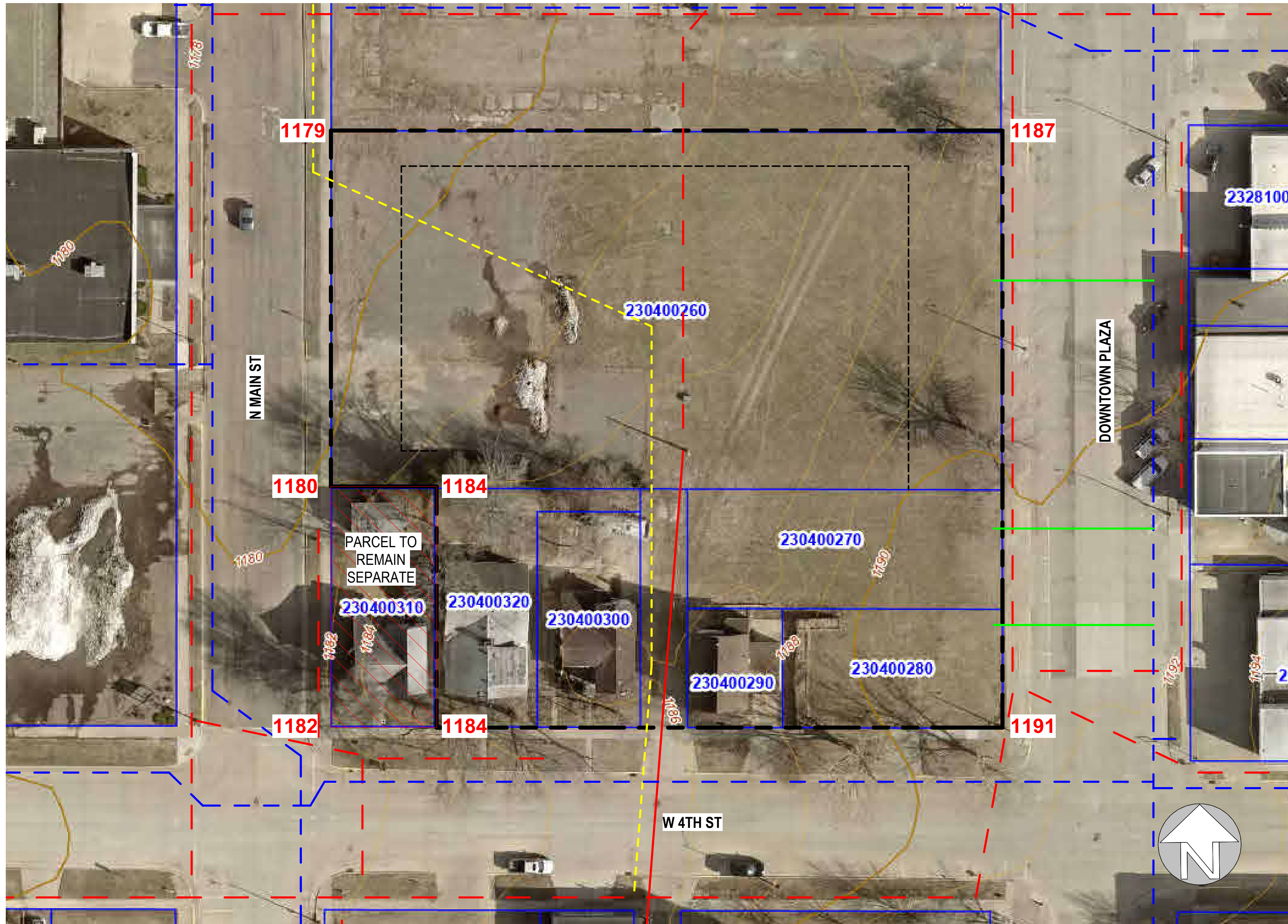
Estimated \$6,638,780



OPTION 6

Estimated \$9,567,030

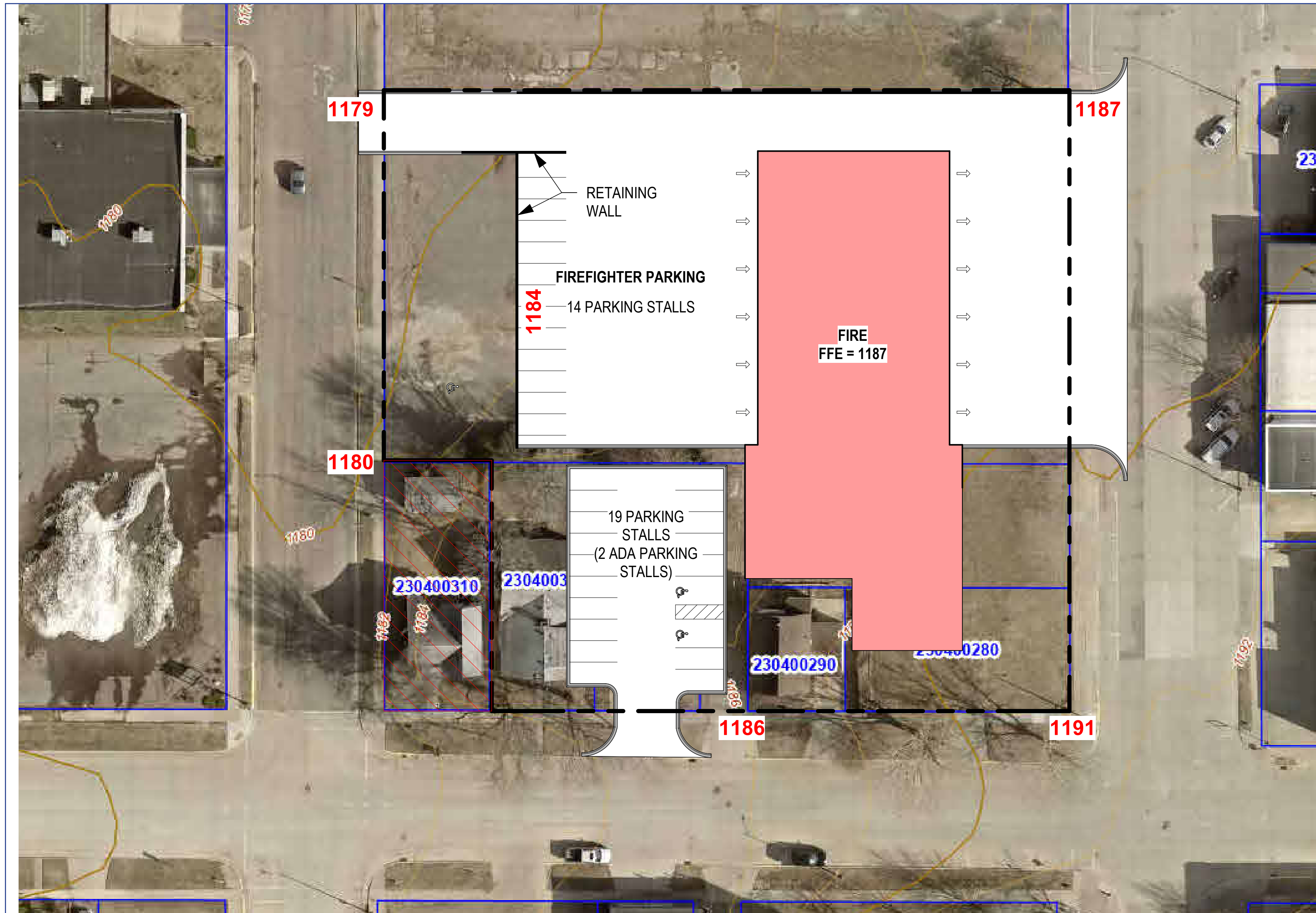




NEW CONSTRUCTION OPTIONS

- Downtown location ideal for response
- Illustrates a prototype for similar site size
- Minimal number of property owners involved for acquisition

SITE LEGEND	
	OVERHEAD POWER LINE
	UNDERGROUND POWER LINE
	UNDERGROUND WATER LINE
	UNDERGROUND SEWER LINE
	POTENTIAL UNDERGROUND GAS PIPELINE
	PROPERTY LINE
	SETBACK LINE
1190	EXISTING ELEVATION HEIGHT

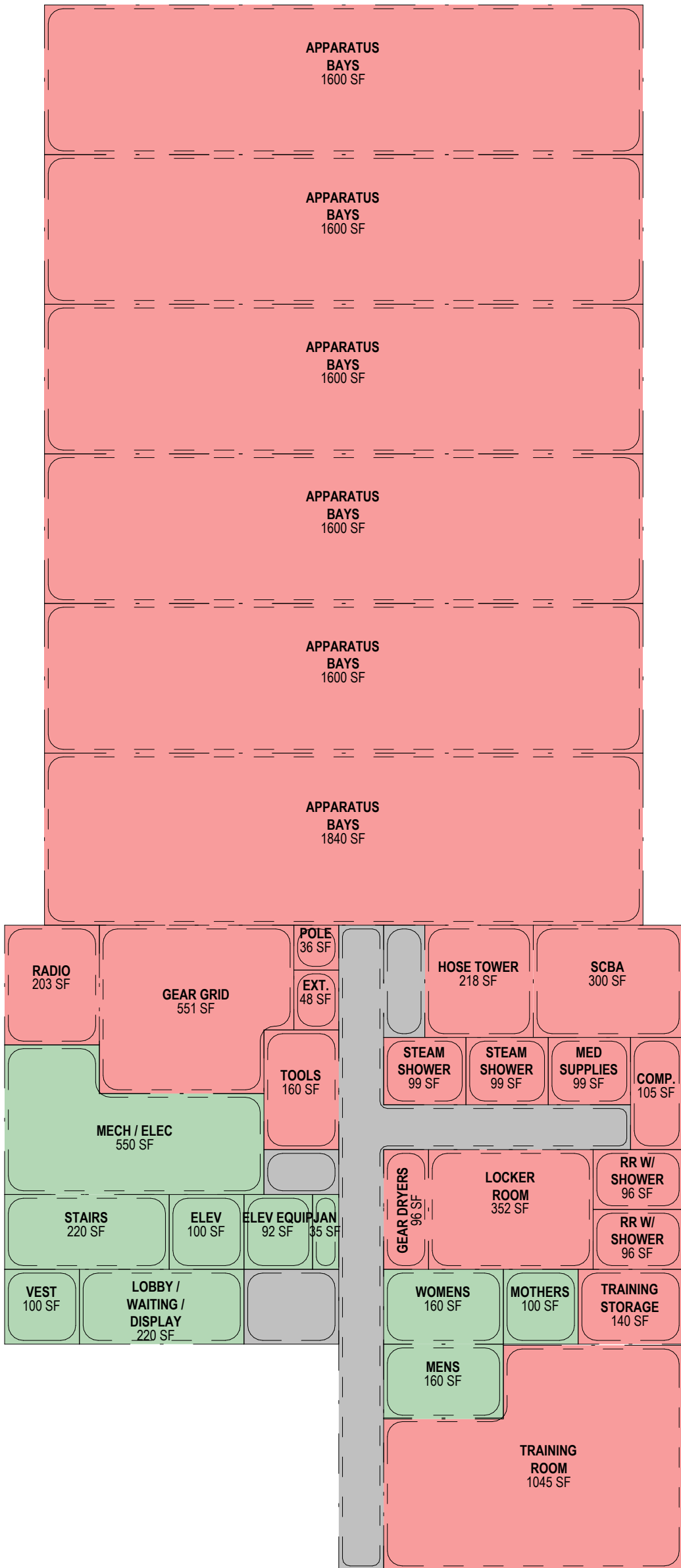


NEW CONSTRUCTION OPTIONS

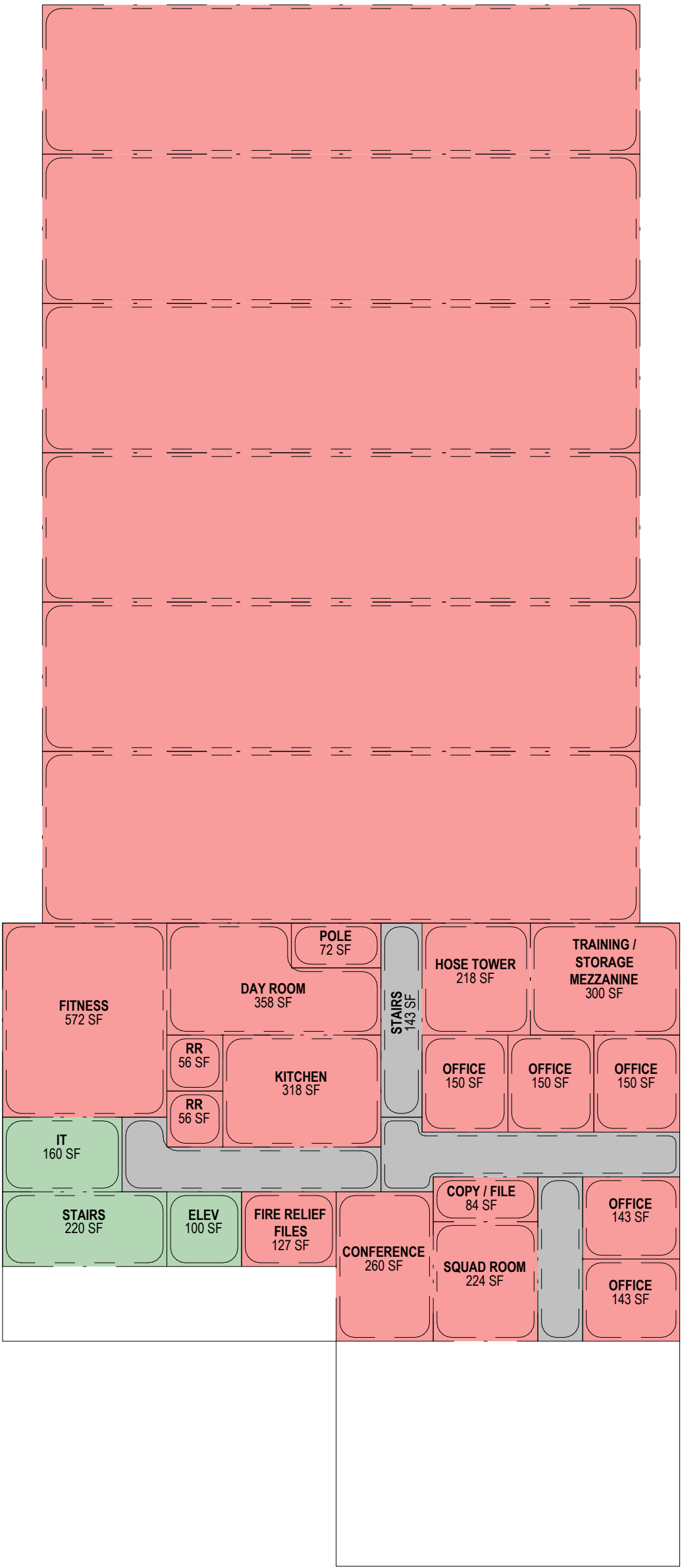
OPTION 1 - FIRE

- 2-story facility
- 20,000 SF
- Estimated \$7,975,473 in 2025

FIRST LEVEL

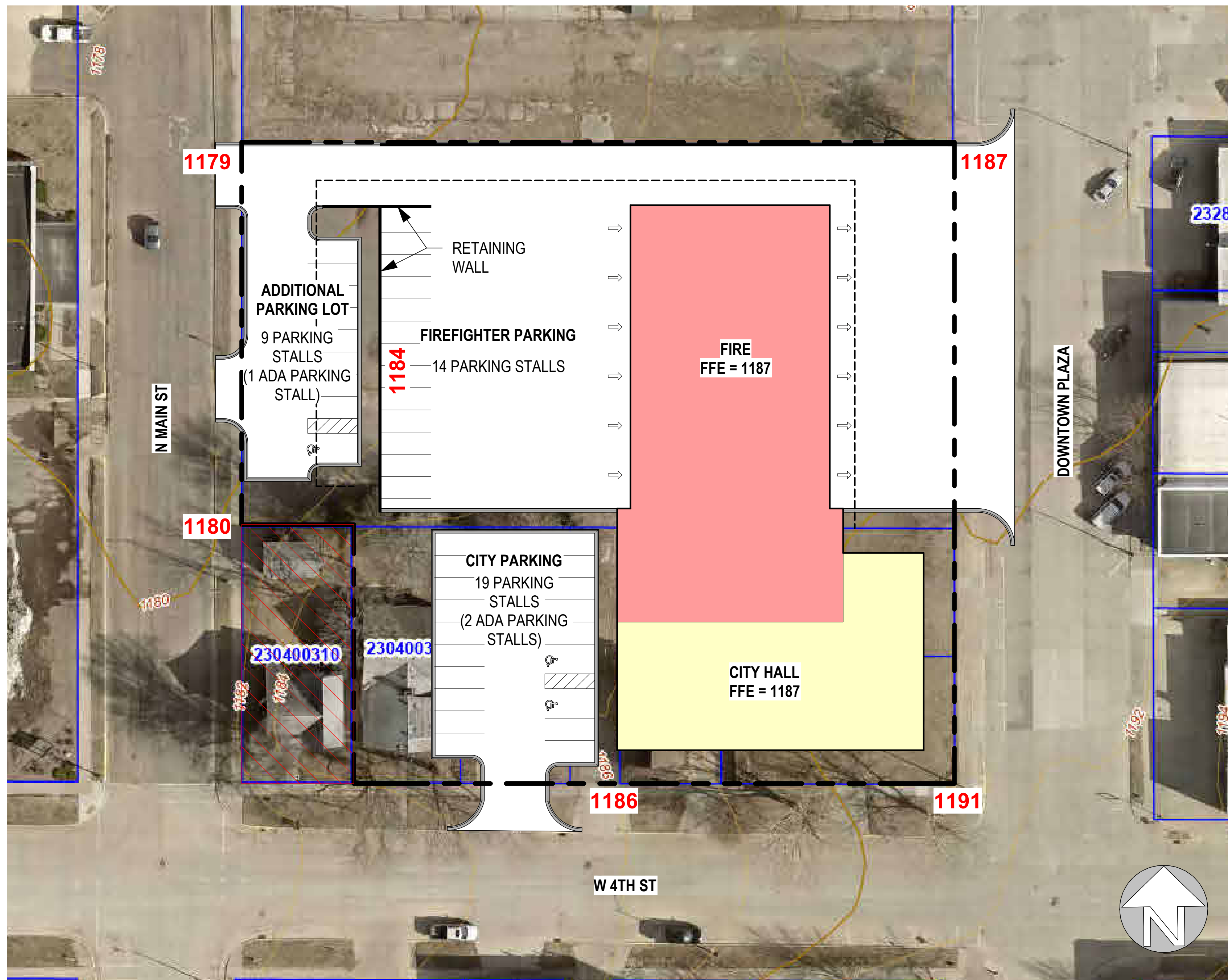


SECOND LEVEL



NEW CONSTRUCTION OPTIONS

- 2-story facility
- 20,000 SF
- Estimated \$7,975,473 in 2025

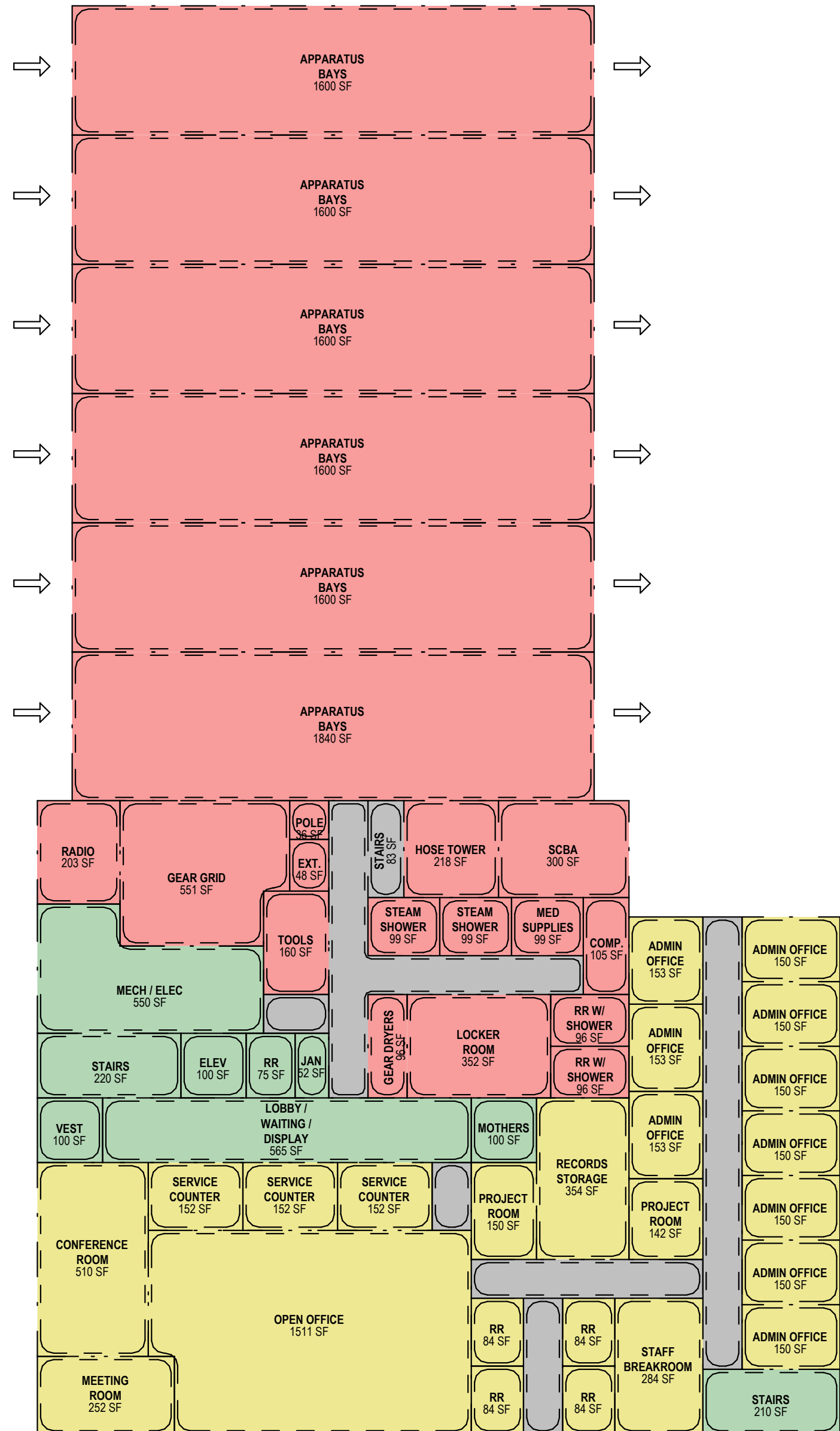


NEW CONSTRUCTION OPTIONS

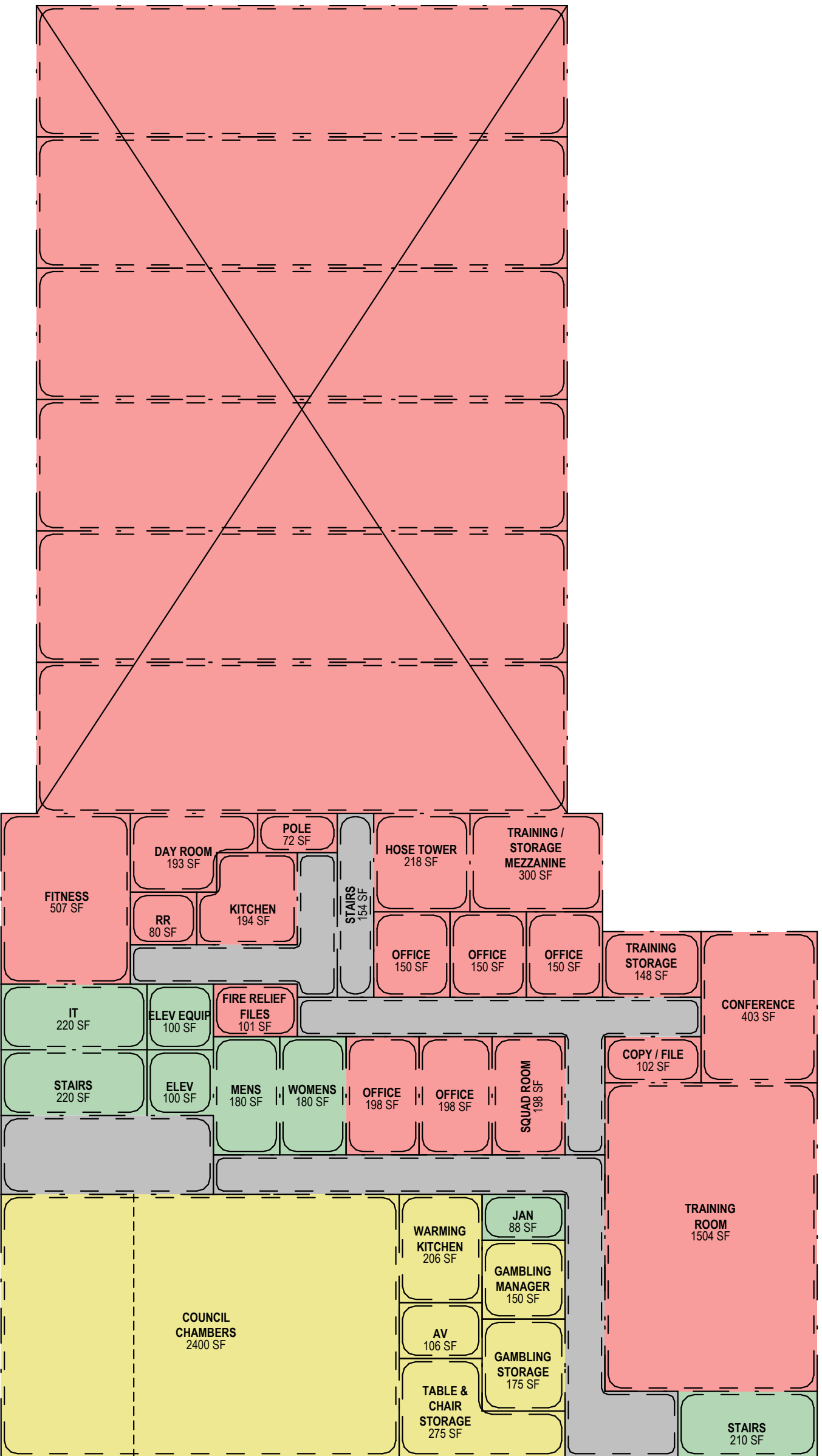
OPTION 2 - COMBINATION CITY HALL & FIRE STATION

- 2-story facility
- 32,784 SF
- estimated \$12,513,702 in 2025

FIRST LEVEL



SECOND LEVEL



NEW CONSTRUCTION OPTIONS

OPTION 2 - COMBINATION CITY HALL & FIRE STATION

- 2-story facility
- 32,784 SF
- estimated \$12,513,702 in 2025

SUMMARY

- Renovation/Addition Project: \$6 - 9.6 Million
- New Construction Project - Fire only: \$7.5 -\$9.5 Million
- New Construction Project - Fire & City Hall: \$11-14 Million

RECOMMENDED NEXT STEPS

- Determine an appropriate budget with allocated funding
- Determine a site
- Proceed with a full design contract
- Work with Architect to solicit Construction Management preconstruction services

