



Five
Bugles
Design™

ARCHITECTURAL DESIGN FOR PUBLIC SAFETY



City Administration, Fire, Police & Library Concept Study

CITY OF COLD SPRING, MN

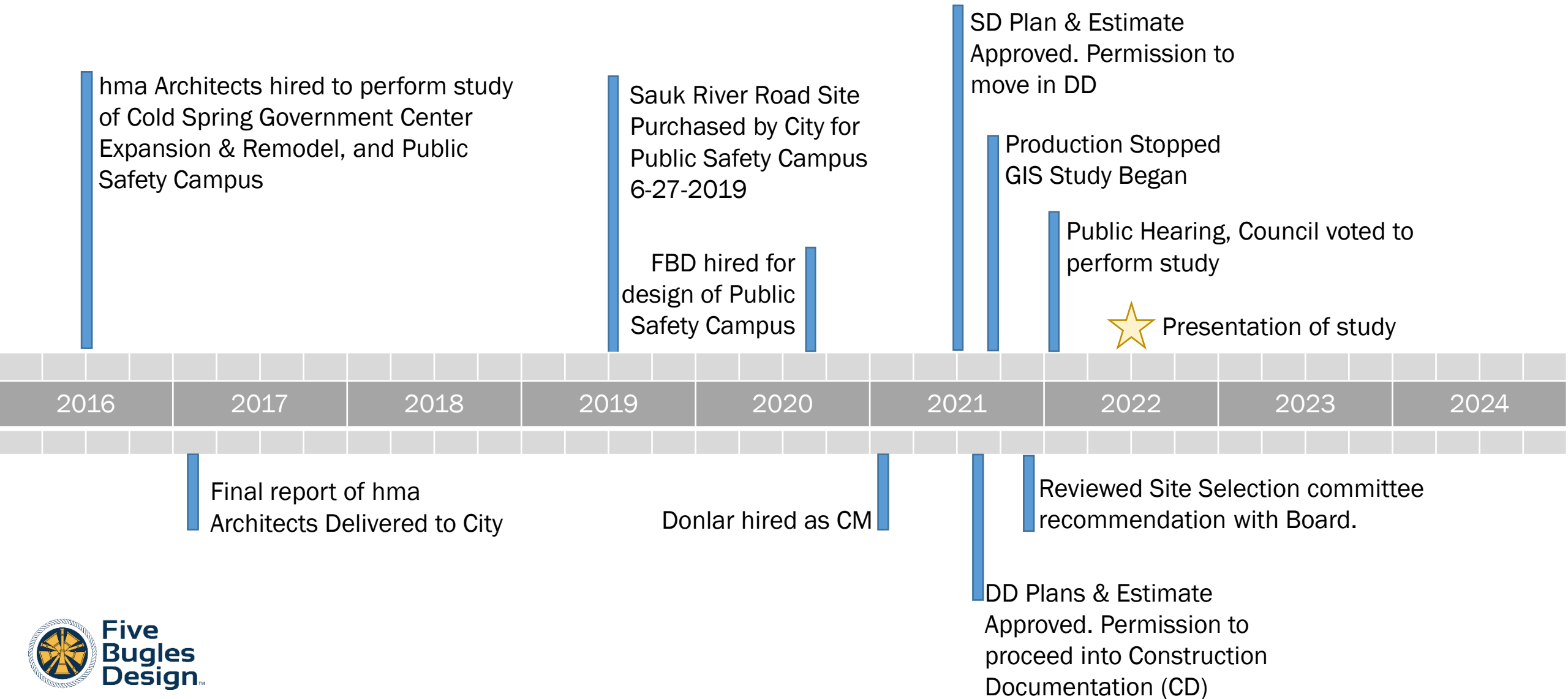


architecture | engineering | energy efficiency | construction management

Presentation Outline:

- Project process to-date
- Programming & Concept Development
 - Past Study
 - Past Project
 - Past GIS Study
 - Updated Programming
 - Concept Development
 - GIS of Additional Site
- Opinion of Probable Costs
- Conclusion & Recommendation from Design Committee
- Potential Schedule

Project Progress to-Date: Complete Project Schedule



Programming & Concept Development:

Past Studies

- hma Architects study from 2017
- Great River Regional Library studies from 2018 & 2016

	hma Architects	GRRL
City Administration	7,108 sf	
Fire	12,611 sf	
Library	7,009 sf	4,344 to 6,650 sf
Police	10,509 sf	
Other	4,408 sf	
Total	41,735 sf	

Programming & Concept Development:

Past Project

- October 2020
 - 2020 FBD Did initial programming

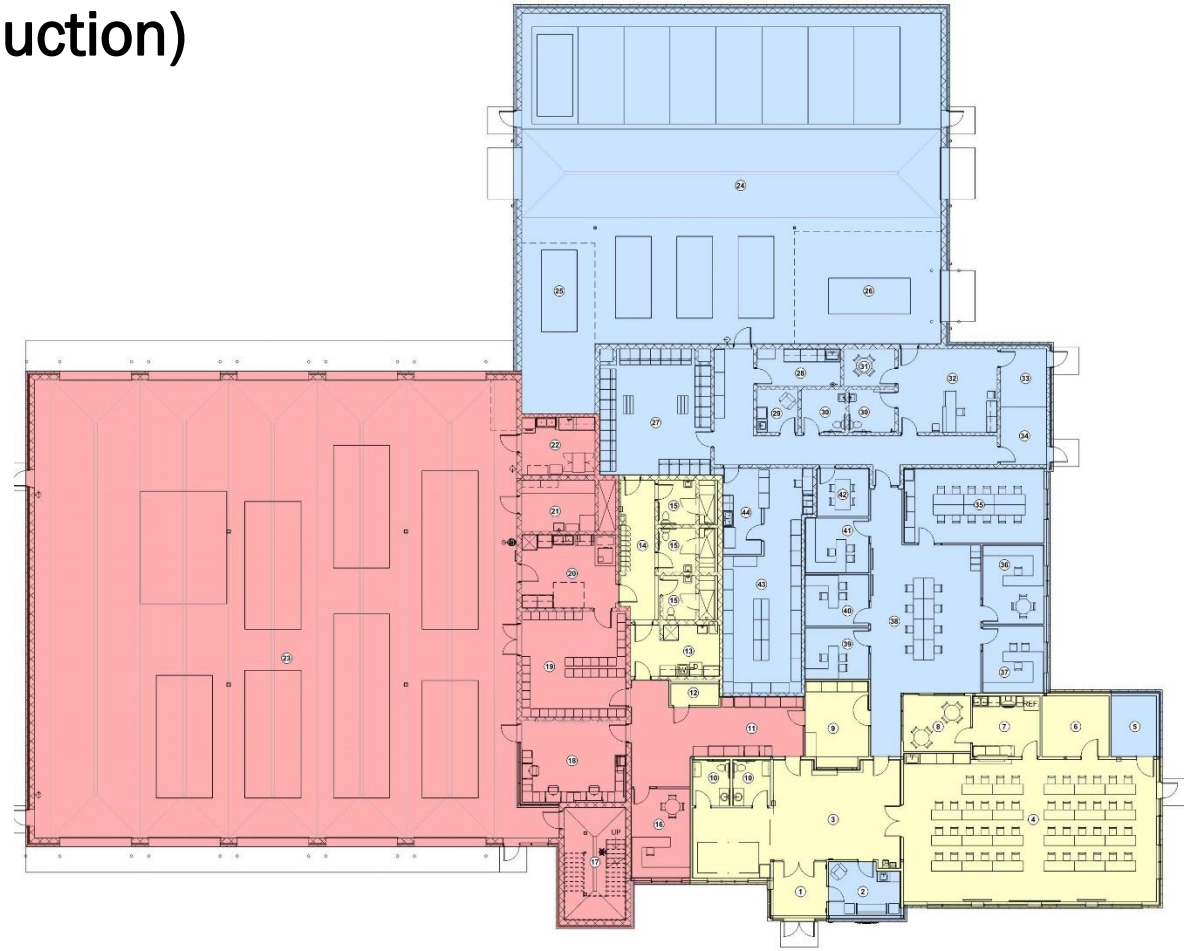
	Programmed As Stand-Alone Facilities	Programmed As a Shared Facility
Police	20,661 SF	14,635 SF
Fire	20,659 SF	16,064 SF
Shared		6,545 SF
Totals	41,320 SF	37,244 SF

Programming & Concept Development:

Past Project

- November 2020 through April 2021:
 - Following initial FBD Program, considered wants vs needs to reduce programmed size by **7,844 SF (22.1% Reduction)**

	Programed	Designed
Police	14,635 SF	11,230 SF
Fire	16,064 SF	13,960 SF
Shared	6,545 SF	6,630 SF
Totals	37,244 SF	29,400 SF



Programming & Concept Development:

Past Project

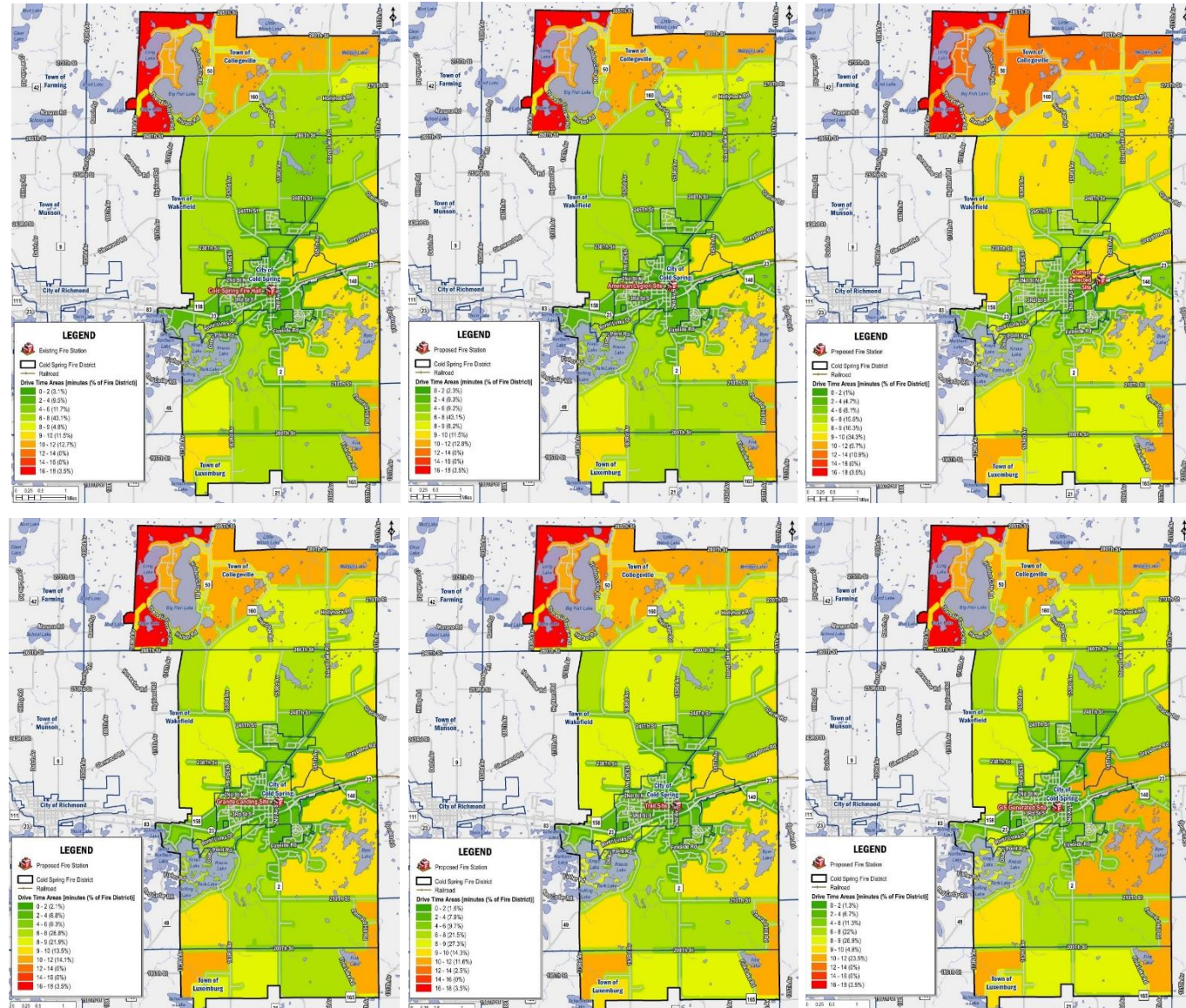
- April 2021 through September 2021:
 - Council Presentation & Approval to move into Schematic Design 3-16-2021
 - Completed Schematic Design (SD)
 - Council Presentation & Approval 6-8-2021 to move into DD's
 - Completed Design Development (DD)
 - Council Presentation & Approval 8-10-2021 to move into CD's
 - 9-14-2021: Council Stopped production



Programming & Concept Development:

Past GIS Study

- September through December 2021:
 - GIS Study of six sites:
 - Current location of Fire Department
 - Sauk River Road
 - American Legion Site
 - Granite Landing Site
 - Trail Site
 - GIS Generated “Ideal” Location
- December 12, 2021
 - Presentation of GIS Study
 - Moved forward with Public Hearing in January 2022



Programming & Concept Development:

Past GIS Study

- January 11, 2022:
 - Public Hearing
 - GIS Committee Recommended moving forward with Sauk River Road
 - Council motioned to approve FBD to program, create concept plans and provide opinion of probable costs to consider:
 - Fire
 - Police
 - Library
 - City Administration
- January 25, 2022:
 - City Council created two design groups:
 - Fire
 - Dan Weber, Cold Spring Fire Department
 - Doug Schmitz, City Council Representative
 - Fran Ramler, City Council Representative
 - Ken Kraemer, Community Member
 - Jim Kraemer, Community Member
 - Marv Soldner, Community Member
 - Brigid, City Administrator
 - City Admin, Library, Police
 - Jason Blum, Cold Spring Police Department
 - Cara Langston, Great River Regional Library
 - Doug Schmitz, City Council Representative
 - Fran Ramler, City Council Representative
 - Steve Dingmann, Community Member
 - Audrey Nierenhausen, Community Member
 - Derek Hoium, Community Member
 - Brigid, City Administrator

Programming & Concept Development:

Updated Programming

- February 2022:
 - Programed with both design groups
 - Started new programming for City Administration & Library
 - Reviewed final plans for Police & Fire to see what additional spaces could be eliminated.
 - Size of police offices were reduced
 - Size of offices
 - Eliminated a decontamination toilet / shower

	Feb 2022 Program
City Administration	4,550 sf
Fire	12,750 sf
Library	5,780 sf
Police	11,230 sf
Other	6,011 sf
Total	40,321 sf

Programming & Concept Development:

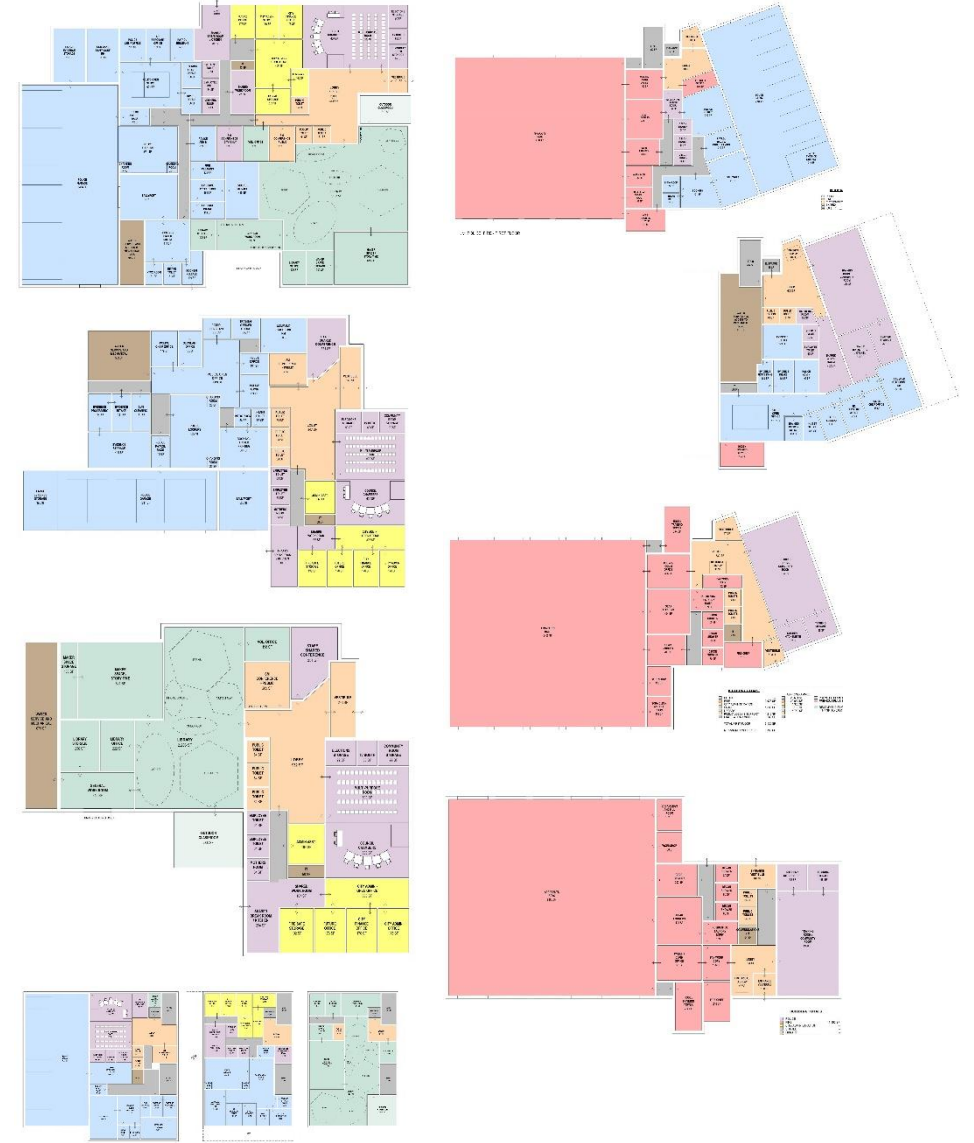
Confirmation / Comparison Past vs Current Study

	hma Architects	GRRL	FBD 2022
City Administration	7,108 sf		4,550 sf
Fire	12,611 sf		12,750 sf
Library	7,009 sf	4,344 to 6,650 sf	5,780 sf
Police	10,509 sf		11,230 sf
Other	4,408 sf		6,011 sf
Total	41,735 sf		40,321 sf

Programming & Concept Development:

Concept Development

- March 2022:
 - Met with **both design** committees **separately** to review initial concepts.
 - Presented **seven** potential concepts
 - Renovation of existing facility:
 - City Administration, Library, Police
 - City Administration, Police
 - City Administration, Library
 - New construction on current site:
 - City Administration, Library, Police
 - New construction on Granite Landing:
 - Fire, Police
 - Fire – Concept A
 - Fire – Concept B
 - Voted with both committees to form a single committee since projects are so intertwined.
 - Received council approval to combine committees



Programming & Concept Development:

Concept Development

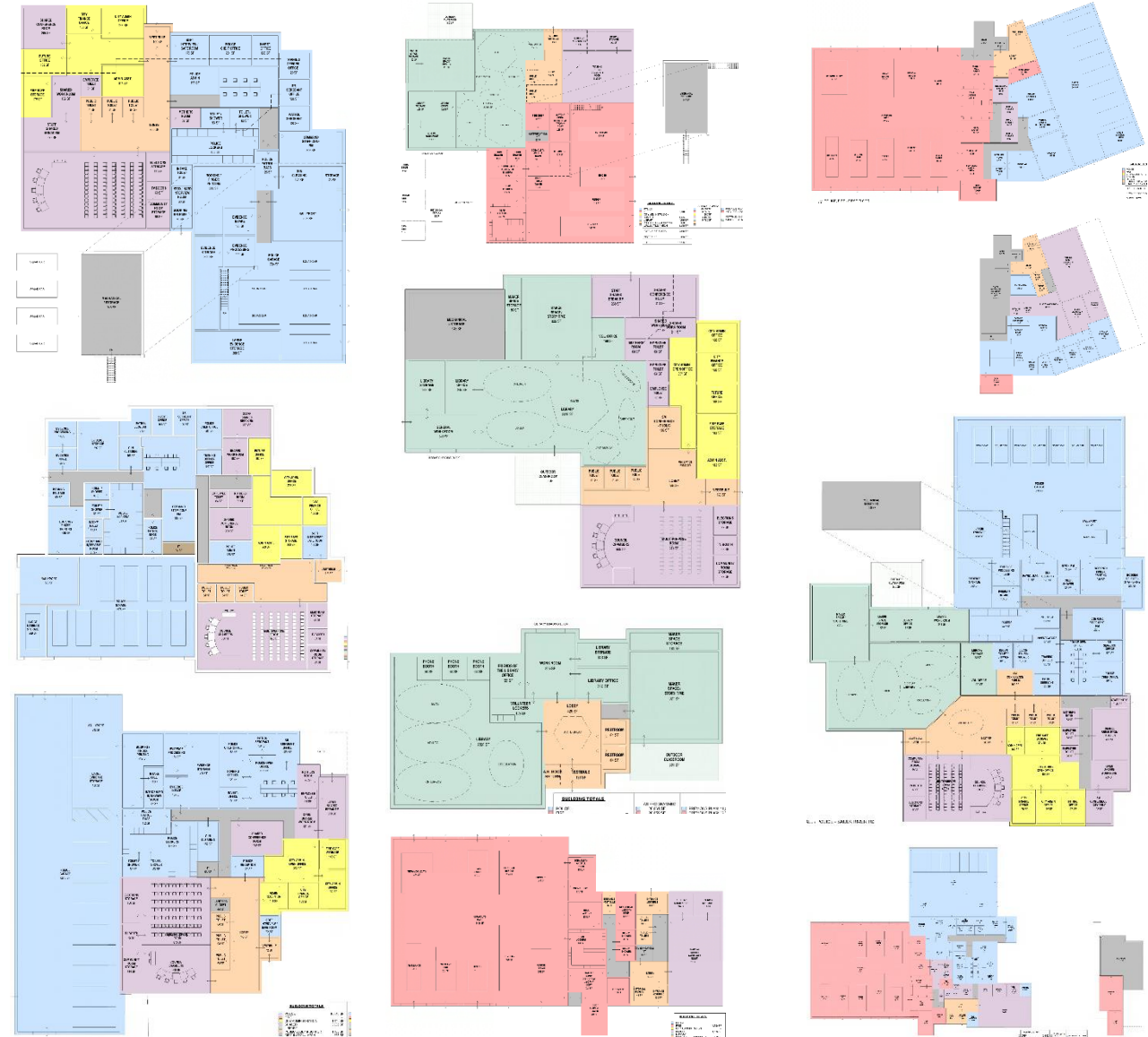
- April 2022:
 - Tours of Existing Facilities:
 - St. Joseph Government Center
 - City Admin, Police
 - Sartell Public Safety Building
 - Fire, Police
 - Kimball Public Library
 - Annandale Public Library
 - End of each day of tours discussed:
 - Likes / dislikes
 - Made comparisons to current concepts
 - End of tours, Committee requested several concept combinations



Programming & Concept Development:

Concept Development

- May 10, 2022:
 - Met with joint group
 - Presented ten potential concepts:
 - Renovation of existing facility:
 - City Administration, Police – Concept A
 - City Administration, Police – Concept B
 - City Administration, Police – Concept C
 - Fire, Library
 - City Administration, Library
 - New construction, unknown site:
 - Library
 - New construction on Granite Landing:
 - Fire, Police
 - Fire – Concept A
 - New construction on Sauk River Road:
 - City Administration, Library, Police
 - Fire, Police (based on 2021 design)



Programming & Concept Development:

Concept Development

- May 10, 2022:

- Outcome:

- Eliminated some concepts
- Requested response times / GIS for additional site
- Requesting borings for Granite Landing to understand constructability
- Create packages from remaining concepts
- Put library on site near splash pad
- Create concept estimates for each package
- Create alternates for apparatus bays and police garage parking

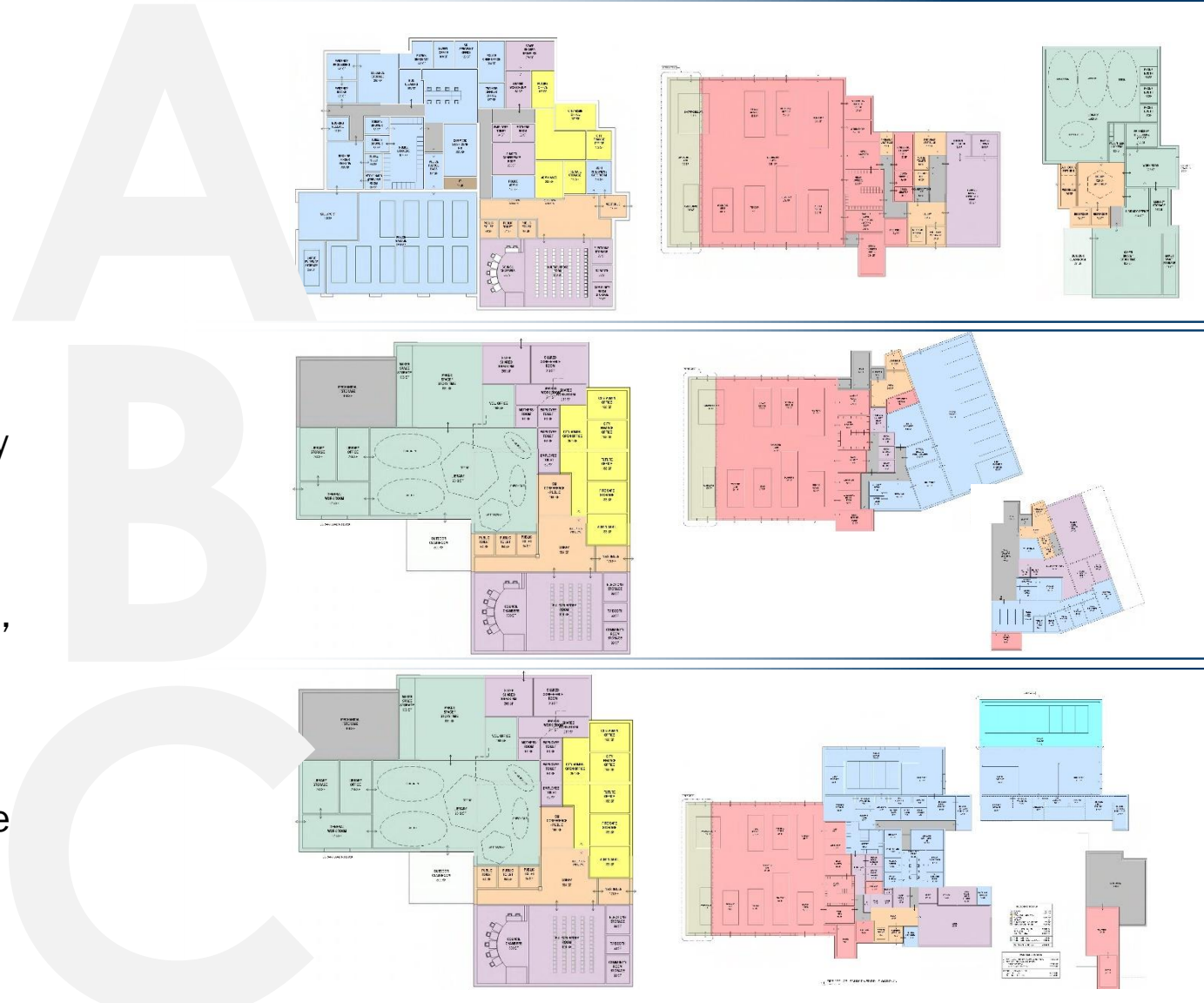
- May 10 City Council Meeting:

- Council declined to approve borings for Granite Landing Site

Programming & Concept Development:

Concept Development

- May 31, 2022:
 - Met with joint group
 - Presented three package concepts & associated budgets:
 - Package A:
 - Renovation of existing facility: City Administration, Police
 - New construction, Granite Landing: Fire
 - New construction, unknown site: Library
 - Package B:
 - Renovation of existing facility: City Administration, Library
 - New construction, Granite Landing: Fire, Police
 - Package C:
 - Renovation of existing facility: City Administration, Library
 - New construction, Sauk River Road: Fire Police

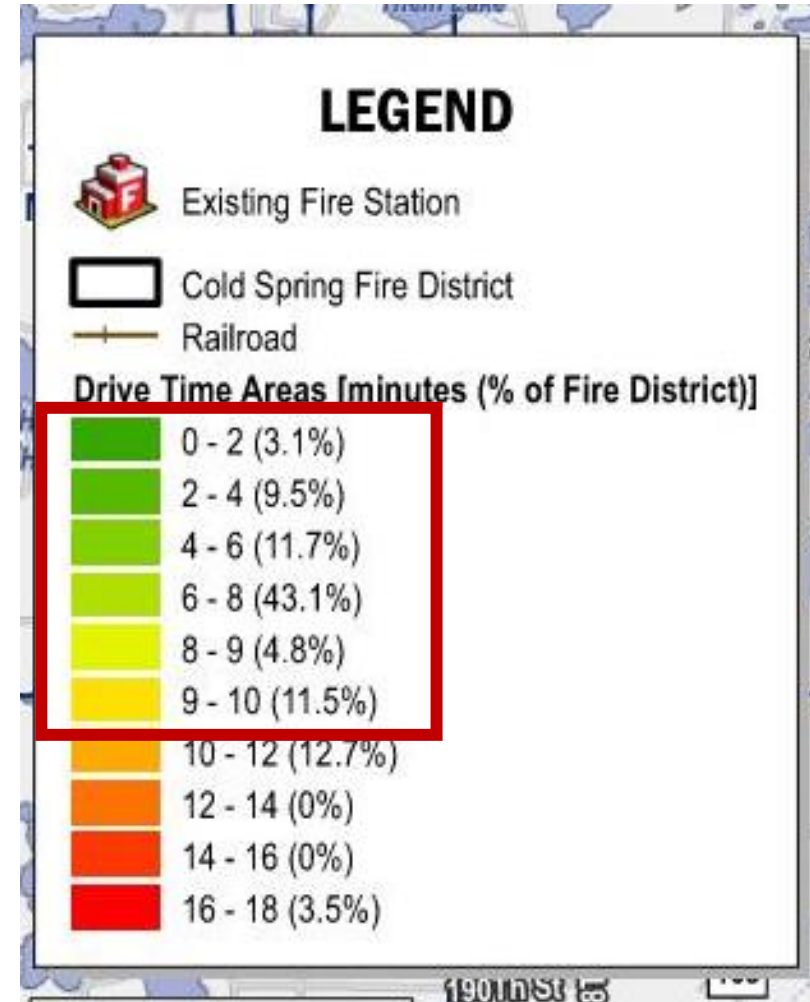


Programming & Concept Development:

GIS of Additional Site

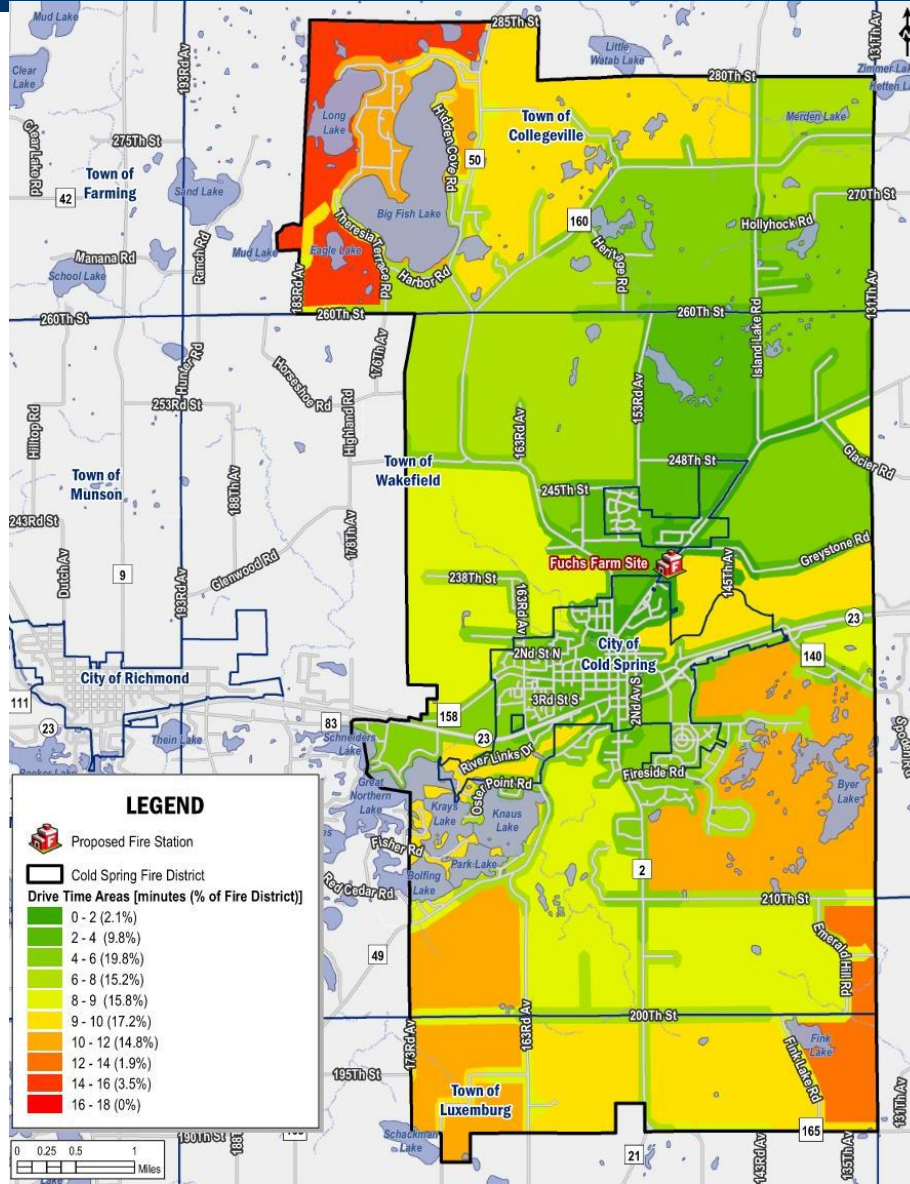
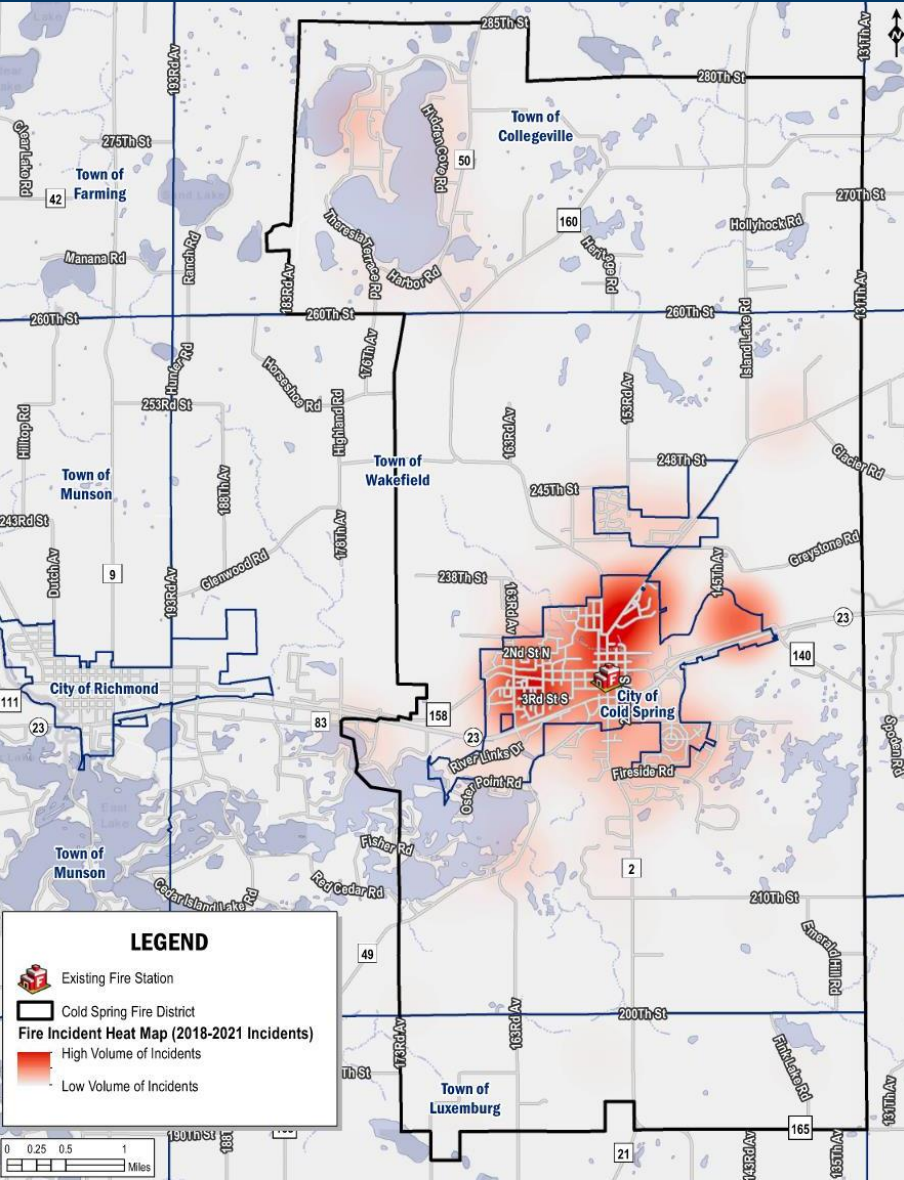
Response Time = Travel to Station + Turn Out + Travel to Incident

- National Fire Protection Association (NFPA) 1720:
 - Sets the recommendations for response times
 - Recommends 14- Min. response time to 80% of calls
- Responder's average 4 minutes from home to stations

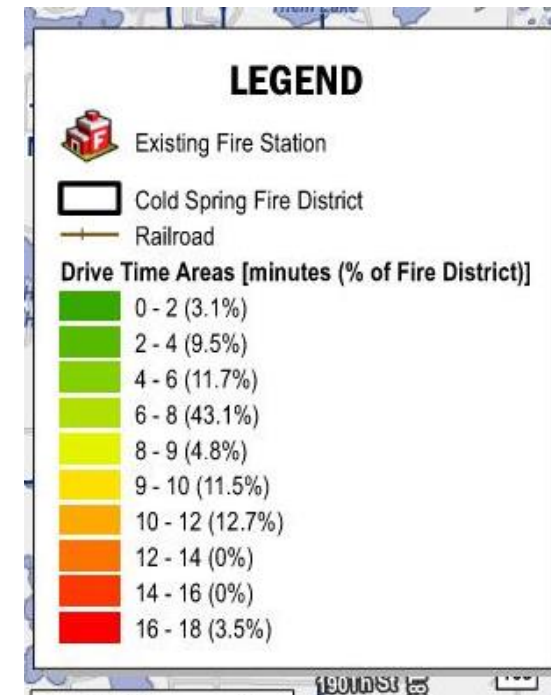


Programming & Concept Development:

GIS of Additional Site



- Fuchs Farm



Programming & Concept Development:

GIS of Additional Site

Location	0-2 Minutes (%)	2-4 Minutes (%)	4-6 Minutes (%)	6-8 Minutes (%)	8-9 Minutes (%)	NFPA 1720 Response Time for URBAN Areas. Goal of 90%		NFPA 1720 Response Time for SUBURBAN Areas. Goal of 80%			NFPA 1720 Response Time for RURAL Areas. Goal of 80%			Total %
						0-9 Minute Total (%)	9-10 Minutes (%)	0-10 Minute Total (%)	10-12 Minutes (%)	12-14 Minutes (%)	0-14 Minutes (%)	14-16 Minutes (%)	16-18 Minutes (%)	
Existing Fire Station (27 Red River Ave S)	3.1	9.5	11.7	43.1	4.8	72.2	11.5	83.7	12.7	0	96.4	0	3.5	280
Currently Selected Site (521 Sauk River Rd)	1	4.7	8.1	15.5	16.3	45.6	34.3	79.9	5.7	10.9	96.5	0	3.5	276
American Legion Site (209 Main St)	2.3	9.3	9.2	43.1	8.2	72.1	11.5	83.6	12.8	0	96.4	0	3.5	280
Granite Landing Site (113 Main St)	2.1	8.8	9.3	26.8	27.9	68.9	13.5	82.4	14.1	0	96.5	0	3.5	279
Trail Site (106 2nd Ave N)	1.6	7.9	9.7	21.5	27.3	68	14.3	82.3	11.6	2.5	96.4	0	3.5	279
Fuchs Farm Site (23854 County Rd 2)	2.1	9.8	19.8	15.2	15.8	62.7	17.2	79.9	14.8	1.9	96.6	3.5	0	277

Location	0-9 Minute Total (%)	9-10 Minutes (%)	0-10 Minute Total (%)	10-12 Minutes (%)	12-14 Minutes (%)	0-14 Minutes (%)	14-16 Minutes (%)	16-18 Minutes (%)	Total %
Existing Fire Station (27 Red River Ave S)	72.2	11.5	83.7	12.7	0	96.4	0	3.5	280
Currently Selected Site (521 Sauk River Rd)	45.6	34.3	79.9	5.7	10.9	96.5	0	3.5	276
American Legion Site (209 Main St)	72.1	11.5	83.6	12.8	0	96.4	0	3.5	280
Granite Landing Site (113 Main St)	68.9	13.5	82.4	14.1	0	96.5	0	3.5	279
Trail Site (106 2nd Ave N)	68	14.3	82.3	11.6	2.5	96.4	0	3.5	279
Fuchs Farm Site (23854 County Rd 2)	62.7	17.2	79.9	14.8	1.9	96.6	3.5	0	277

NFPA 1720 Response Time for URBAN Areas. Goal of 90%

Location	0-9 Minute Total (%)	9-10 Minutes (%)	0-10 Minute Total (%)
Existing Fire Station (27 Red River Ave S)	72.2	11.5	83.7
Currently Selected Site (521 Sauk River Rd)	45.6	34.3	79.9
American Legion Site (209 Main St)	72.1	11.5	83.6
Granite Landing Site (113 Main St)	68.9	13.5	82.4
Trail Site (106 2nd Ave N)	68	14.3	82.3
Fuchs Farm Site (23854 County Rd 2)	62.7	17.2	79.9

NFPA 1720 Response Time for SUBURBAN Areas. Goal of 80%

Location	0-10 Minute Total (%)	10-12 Minutes (%)	12-14 Minutes (%)	0-14 Minutes (%)
Existing Fire Station (27 Red River Ave S)	83.7	12.7	0	96.4
Currently Selected Site (521 Sauk River Rd)	79.9	5.7	10.9	96.5
American Legion Site (209 Main St)	83.6	12.8	0	96.4
Granite Landing Site (113 Main St)	82.4	14.1	0	96.5
Trail Site (106 2nd Ave N)	82.3	11.6	2.5	96.4
Fuchs Farm Site (23854 County Rd 2)	79.9	14.8	1.9	96.6

NFPA 1720 Response Time for RURAL Areas. Goal of 80%

Location	0-14 Minutes (%)	14-16 Minutes (%)	16-18 Minutes (%)	Total %
Existing Fire Station (27 Red River Ave S)	96.4	0	3.5	280
Currently Selected Site (521 Sauk River Rd)	96.5	0	3.5	276
American Legion Site (209 Main St)	96.4	0	3.5	280
Granite Landing Site (113 Main St)	96.5	0	3.5	279
Trail Site (106 2nd Ave N)	96.4	0	3.5	279
Fuchs Farm Site (23854 County Rd 2)	96.6	3.5	0	277

Programming & Concept Development:

GIS of Additional Site

- When compared to Sauk River Road:
 - Slightly shorter travel times for responders to reach site
 - Similar response times from station throughout district
- Other entities are in discussions to purchase land
- Land would need to be:
 - Purchased
 - Need geotechnical borings
 - Need survey
- Committee decided not to move forward with property

Opinion of Probable Costs:

Package A

	BASE BID SQUARE FOOTAGES	Concept Estimate - COST OF WORK ONLY - BASE BID	Concept Estimate - SOFT COST - BASE BID	Concept Estimate - TOTAL PROJECT COST	Concept Estimate - TOTAL PROJECT COST - WITH ALTERNATE
Package A		\$9,819,450	\$2,847,641	\$12,667,091	\$12,835,372
Renovation, Existing Facility: City Hall & Police	14,740	\$3,316,500	\$961,785		
New Construction, Granite Landing: Fire Only	13,140	\$4,677,840	\$1,356,574		
New Construction, Unknown Site: Library Only	5,794	\$1,825,110	\$529,282		
Alternate	1,630	\$580,280	\$168,281		

Opinion of Probable Costs:

Package B

	BASE BID SQUARE FOOTAGES	Concept Estimate - COST OF WORK ONLY - BASE BID	Concept Estimate - SOFT COST - BASE BID	Concept Estimate - TOTAL PROJECT COST	Concept Estimate - TOTAL PROJECT COST - WITH ALTERNATE
Package B		\$11,182,260	\$3,242,855	\$14,425,115	\$14,575,434
Renovation, Existing Facility: City Hall & Library	11,440	\$2,574,000	\$746,460		
New Construction, Granite Landing: Fire & Police	27,070	\$8,608,260	\$2,496,395		
Alternate	1,630	\$518,340	\$150,319		

Opinion of Probable Costs:

Package C

	BASE BID SQUARE FOOTAGES	Concept Estimate - COST OF WORK ONLY - BASE BID	Concept Estimate - SOFT COST - BASE BID	Concept Estimate - TOTAL PROJECT COST	Concept Estimate - TOTAL PROJECT COST - WITH ALTERNATE
Package C		\$10,182,150	\$2,952,824	\$13,134,974	\$13,587,774
Renovation, Existing Facility: City Hall & Library	11,440	\$2,574,000	\$746,460		
New Construction, Sauk River Road: Fire & Police	23,925	\$7,608,150	\$2,206,364		
Alternate	4,910	\$1,561,380	\$452,800		

Opinion of Probable Costs:

Summary

	Concept Estimate - COST OF WORK ONLY - BASE BID	Concept Estimate - SOFT COST - BASE BID	Concept Estimate - TOTAL PROJECT COST	Concept Estimate - TOTAL PROJECT COST - WITH ALTERNATE
2021 Plans for Fire & Police, Fall 2021	\$7,272,277		\$7,766,792	
Package A	\$9,819,450	\$2,847,641	\$12,667,091	\$12,835,372
Package B	\$11,182,260	\$3,242,855	\$14,425,115	\$14,575,434
Package C	\$10,182,150	\$2,952,824	\$13,134,974	\$13,587,774



Opinion of Probable Costs:

Tax Impact

Housing Values for the City of Cold Spring

Home Value	Quantity	Percentage
\$0-\$150,000	264	20%
\$150,001 - \$250,000	736	56%
\$250,001 - \$350,000	264	20%
\$350,001+	48	4%

Opinion of Probable Costs:

Tax Impact

- When considering the Fire & Police Facility on Sauk Rd:
 - 30-Year term
 - 3% interest
 - USDA Loan
 - \$7.5M Estimated cost for project in 2021
 - \$9.5M Estimated cost for same project in 2023
- Intention to fund Fire & Police Project initially.
- Potential other Funding Options:
 - Federal & State grants
 - Donation to fund library project
 - Etc.

\$7,500,000 Bonding

\$9,500,000 Bonding

Monthly Difference Between \$7.5M & \$9.5

Home Value	Annual Tax Increase (Based on 2022 Levy)	Per Month Tax Increase (Based on 2022 Levy)	Home Value	Annual Tax Increase (Based on 2022 Levy)	Per Month Tax Increase (Based on 2022 Levy)	Monthly Difference Between \$7.5M & \$9.5
\$150,000	\$183.44	\$15.29	\$150,000	\$229.92	\$19.16	\$3.87
\$250,000	\$229.20	\$19.10	\$250,000	\$287.29	\$23.94	\$4.84
\$350,000	\$275.03	\$22.92	\$350,000	\$345.74	\$28.81	\$5.89



Conclusion & Recommendation:

- Committee Members to give their own recommendation:
 - End Users:
 - Dan Weber, Cold Spring Fire Department
 - Jason Blum, Cold Spring Police Department
 - Brigid Murphy, City Administrator
 - Cara Langston, Great River Regional Library
 - Community Members
 - Ken Kraemer
 - Jim Kraemer
 - Marv Soldner
 - Steve Dingmann
 - Audrey Nierenhausen
 - Derek Hoium
 - City Council Representatives
 - Fran Ramler
 - Doug Schmitz

WHAT'S NEXT?:

POTENTIAL SCHEDULE

We Are Here:



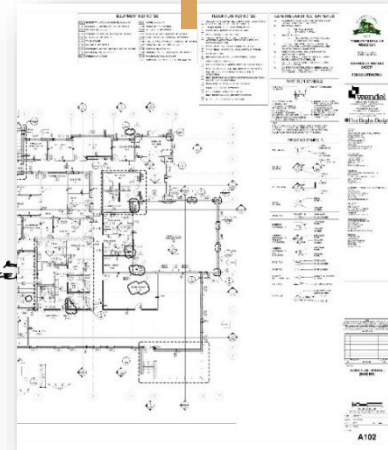
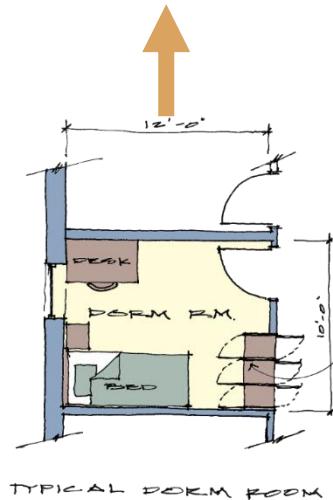
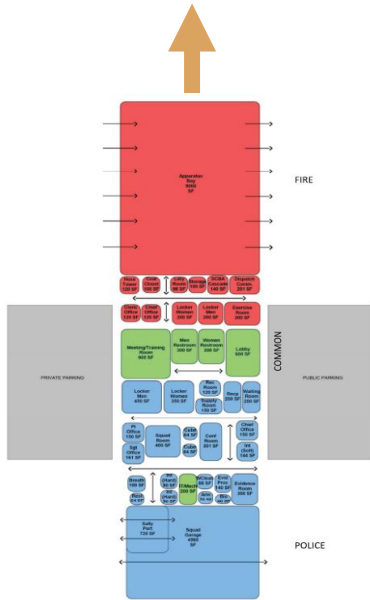
Study /
Programming

Schematic
Designs
(Estimate)

Design
Development
(Estimate)

Construction
Documents
(Estimate)

Bidding
Construction
Occupancy



WHAT'S NEXT?:

Potential Schedule for First Facility

July 2022:	Gear Back up Design Team
August – September 2022:	Schematic Design
October – November 2023:	Design Development
December – March 2023:	Construction Documents
March 2023:	Documents released for bidding
April 2023:	Bid Opening
May 2023:	Construction contracts & mobilization
June 2023:	Groundbreaking
June 2024:	Ribbon cutting & occupancy

WHAT'S NEXT?:

Potential Schedule – Original Sauk Rd 2021 Plan

July 2022:	Gear Back up Design Team
August – September 2022:	Construction Documents
October 2023:	Bid Opening
November 2023:	Construction contracts & mobilization
December 2023:	Site work & groundbreaking
January 2024:	Ribbon cutting & occupancy

Questions?

Thank you.





home of the award winning



**Five Bugles
Design**[™]

833.667.9556

fivebuglesdesign.com