



POLICE

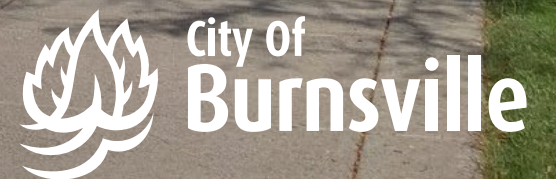
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CITY HALL

2023

FACILITIES PROJECT

PRE-DESIGN



Agenda



Guiding Principles



History



Pre-Design



Cost estimating



Funding

Guiding Principles



Reflect our strategic priorities



Designed to inform successful facilities projects



Frame how we handle challenges or change



Welcoming to the community: designing engaging, community-oriented spaces.



Sustainable: ensuring human, financial and environmental vitality



Clear communication: sharing information and engaging stakeholders to ensure clarity



Healthy: focused on wellbeing, creating facilities for all abilities



Efficient and effective: delivering high quality facilities that reflect our values



Safe: creating a great public experience that is safe and secure



Functional and flexible: designing facilities that meet current and future needs



Fiscally responsible: being good stewards of our resources

Our Process



Facilities projects include many operational steps, with planned regular council communication:

- 1. Needs: determine needs to frame potential projects**
- 2. Partners: identify project team**
- 3. Schematic (Pre-Design): determine concepts**
- 4. Design: decisions to inform construction documents**
- 5. Bids: specifications for project**
- 6. Construction: build the project and celebrate**

Pre-Design



In-depth review and analysis of City Hall/Police and the Maintenance Facility needs



In-depth analysis of site constraints



Provide solutions that could meet 95-100% of known current and future needs



Do it right!



- **50+ years experience**
- **Established relationship with City of Burnsville**
- **Leaders in municipal design**

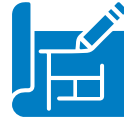


Quinn Hutson, AIA, LEED AP, NCARB
Principal Architect



Brooke Jacobson, AIA, LEED AP
Principal Architect

Pre-Design



Reviewed and built upon original study



In-depth engagement with staff to better understand current and long-term needs



Incorporated new information from organizational analysis and department studies



Incorporated City Council direction to develop solutions that meet guiding principles and is designed for the future

Study Comparisons

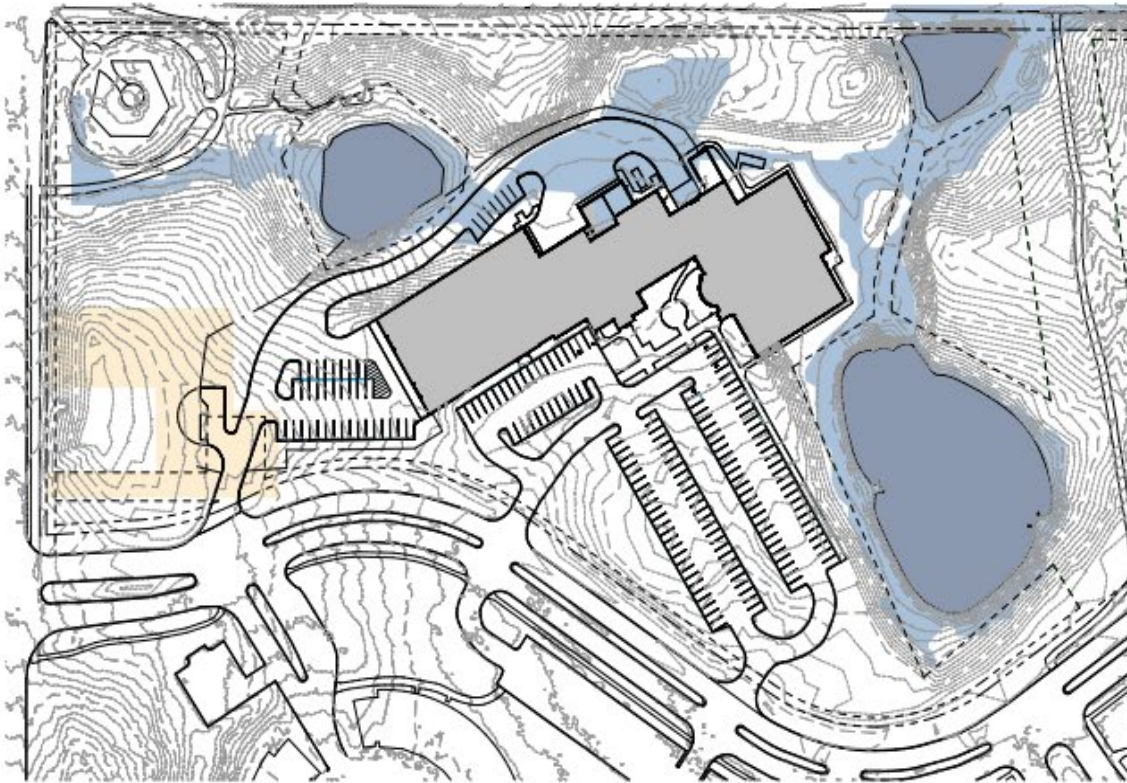
	Existing	Initial Study	Pre-Design	Differential
Police	51,489	76,295	110,622	34,327
City Hall	44,022	53,053	99,401	46,348
Maintenance	92,674	160,145	172,849	12,704
Fire Station 2	11,254	34,735	40,545	5,810

CITY HALL & POLICE DEPT.

PRE-DESIGN

City Hall & Police Dept.

Overall Site Plan



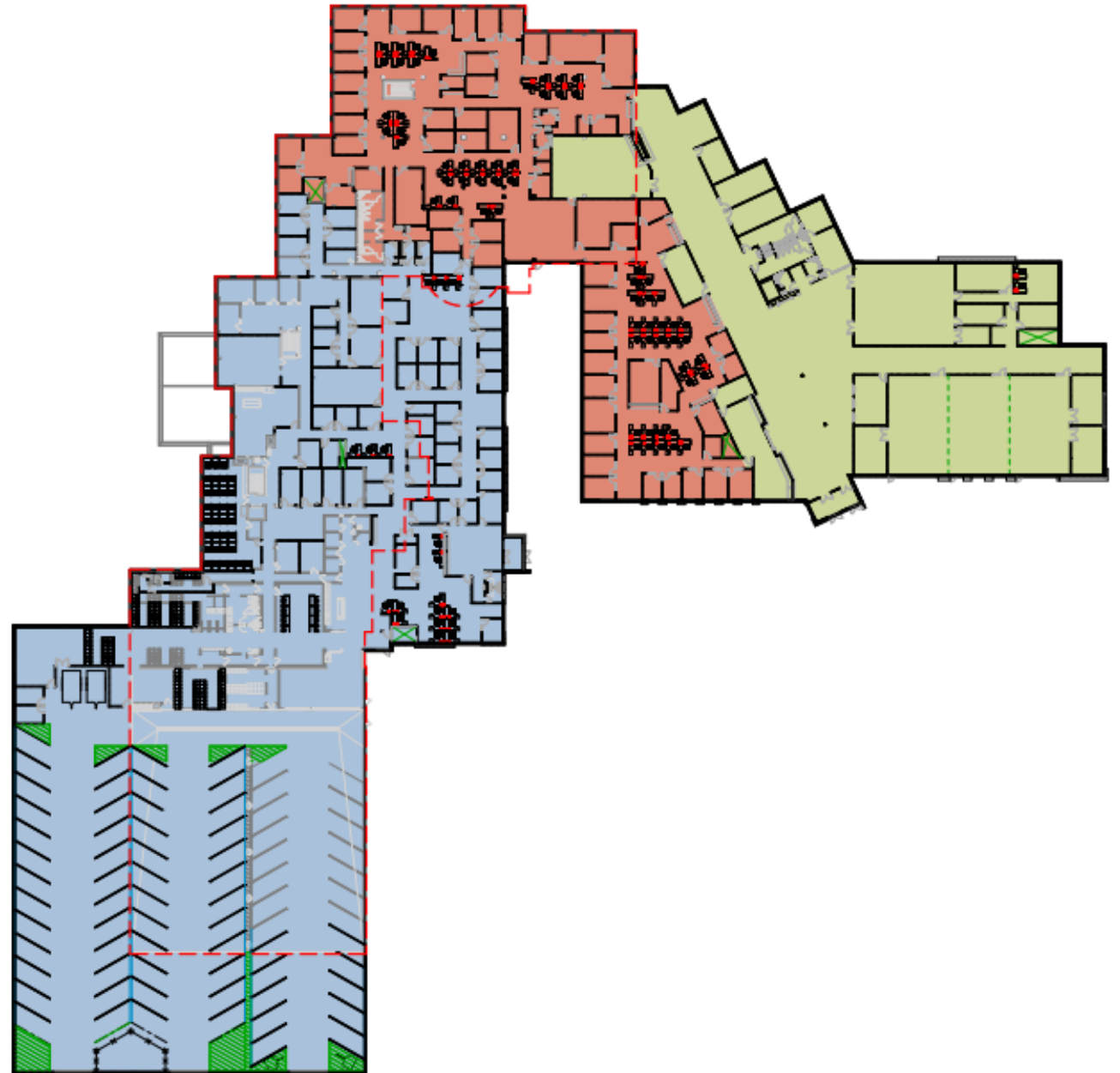
Existing Site Plan - Utilities & Floodplain



Overall Site Plan

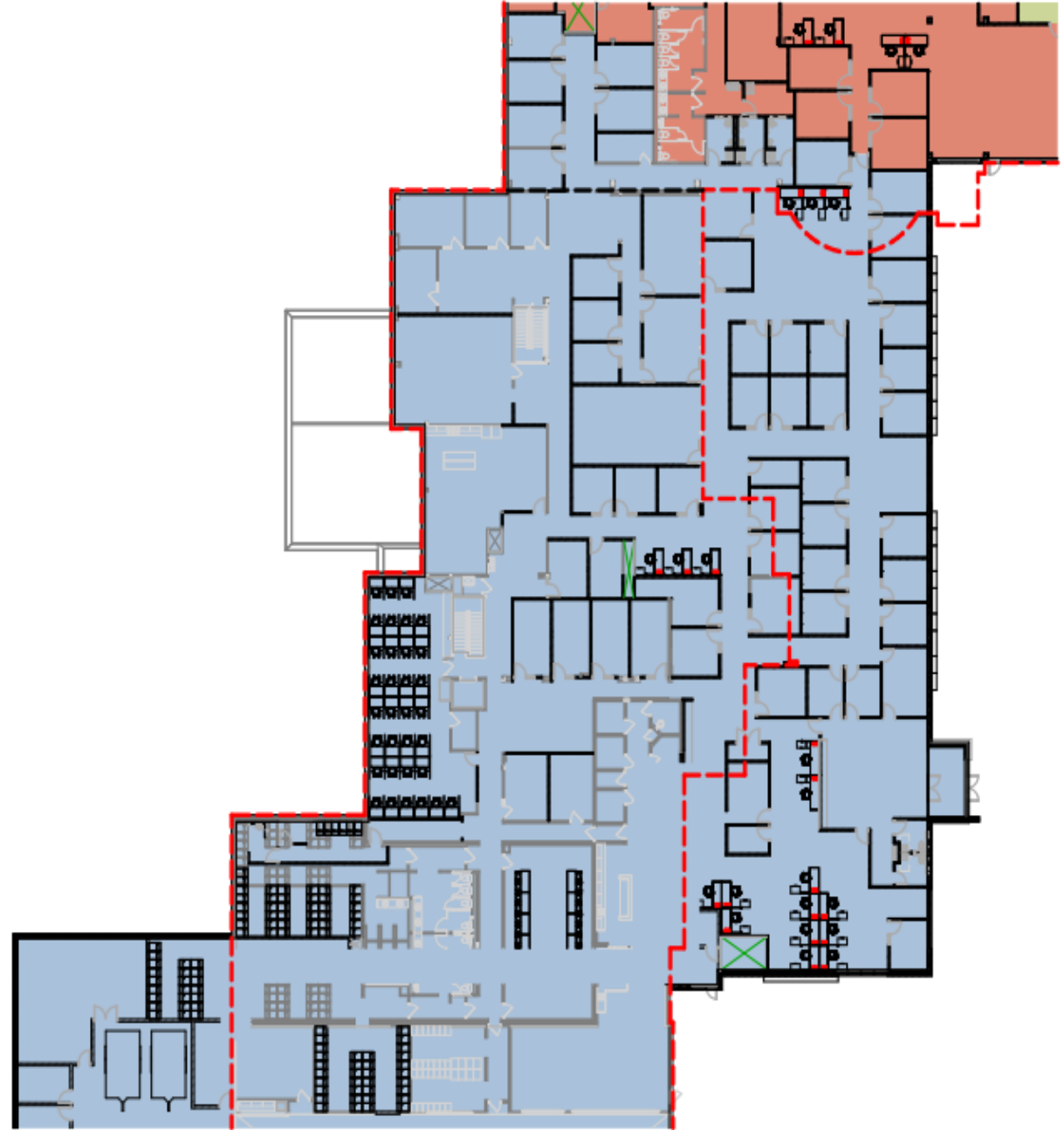
City Hall & Police Dept.

Overall Upper-Level
Floor Plan



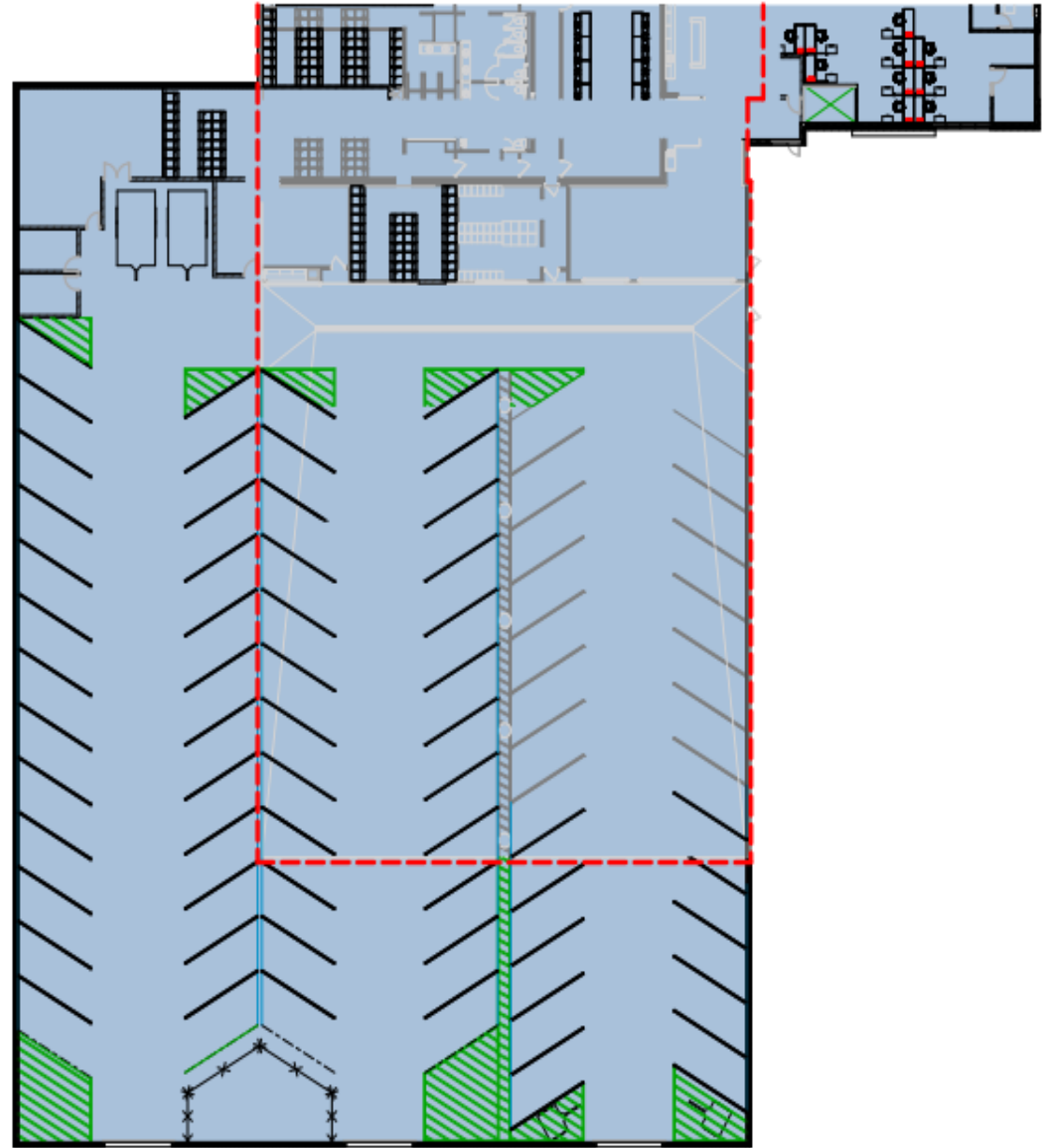
City Hall & Police Dept.

Upper-Level Floor Plan
Police Office



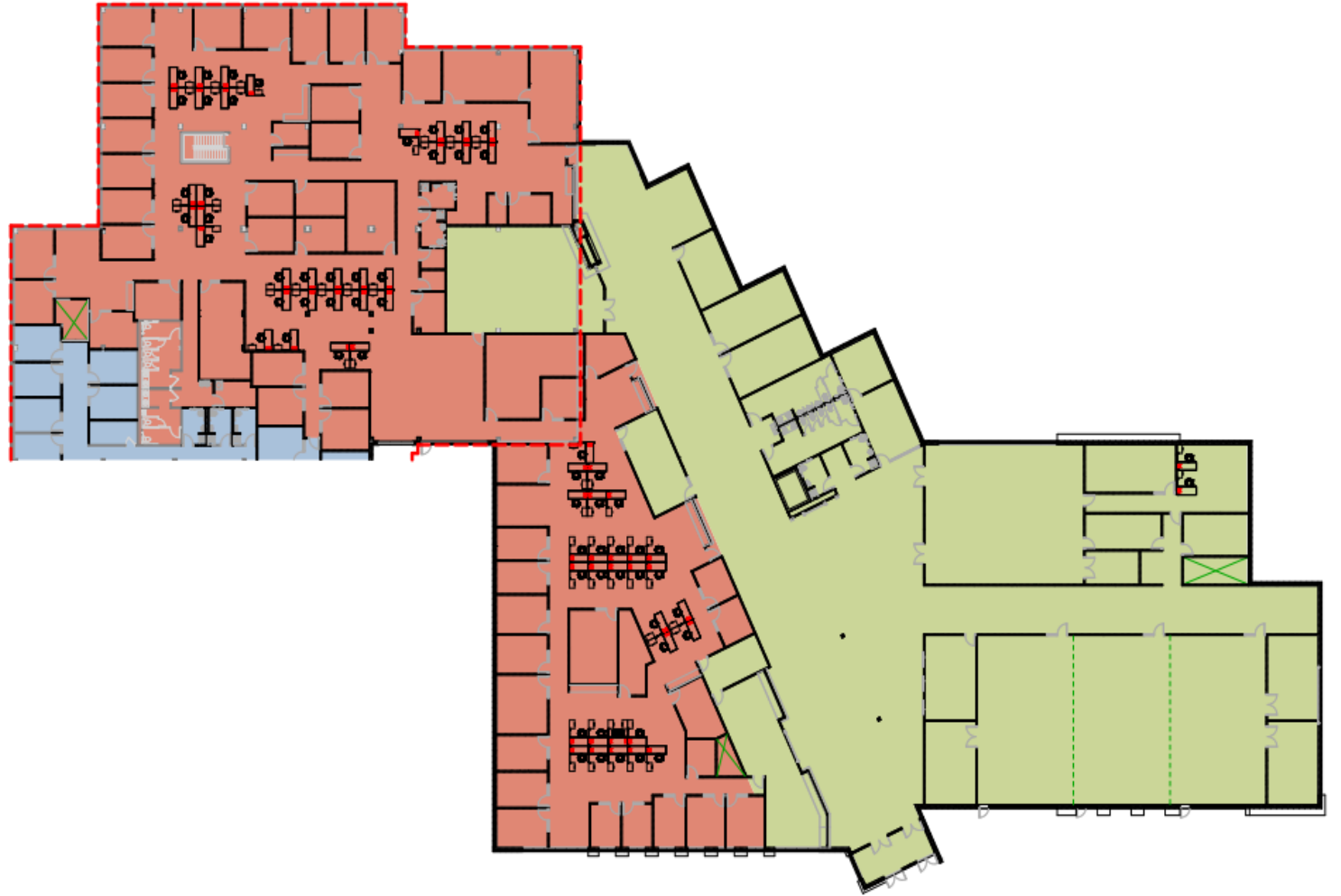
City Hall & Police Dept.

Upper-Level Floor Plan
Police Garage



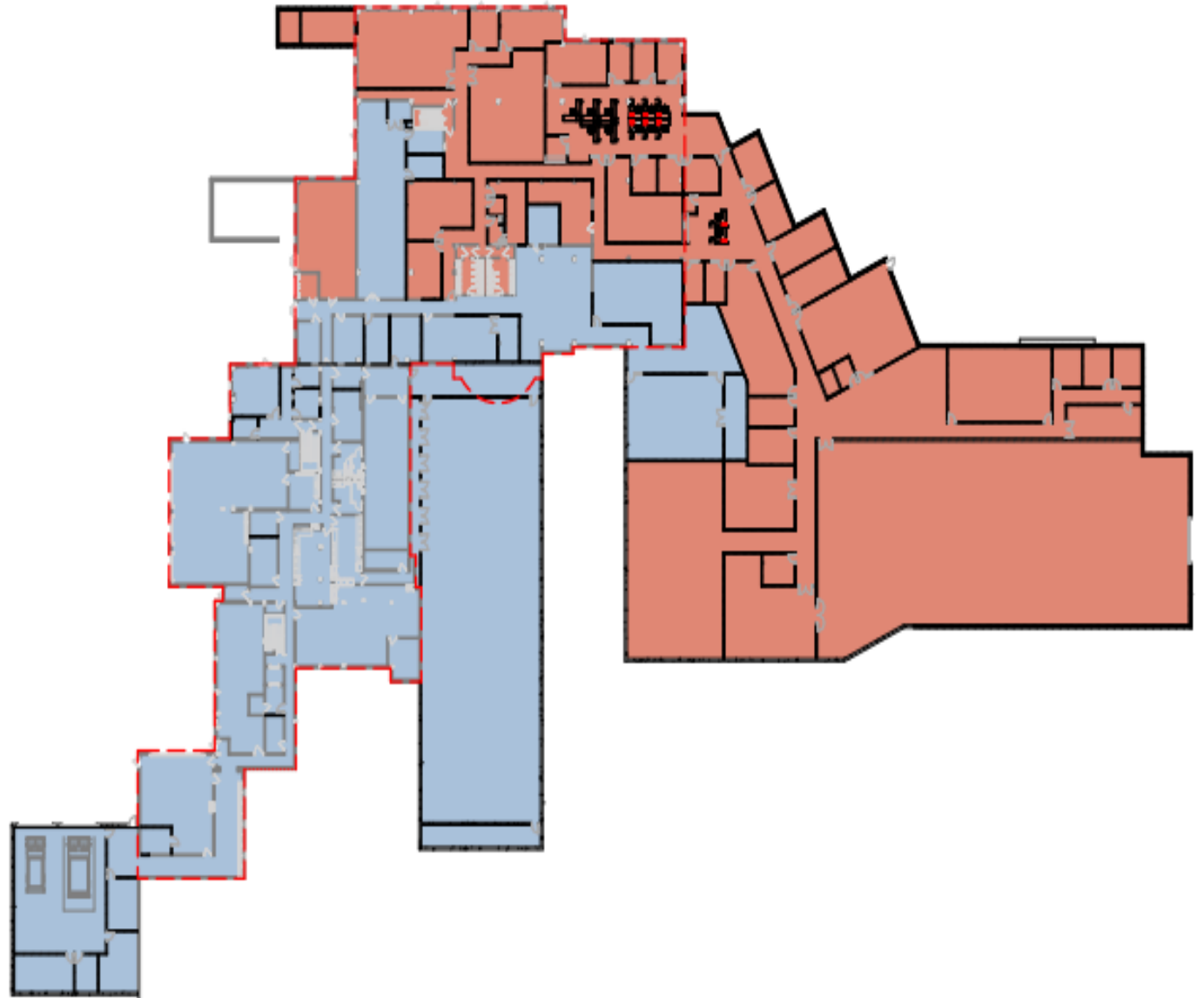
City Hall & Police Dept.

Upper-Level Floor Plan
City Hall



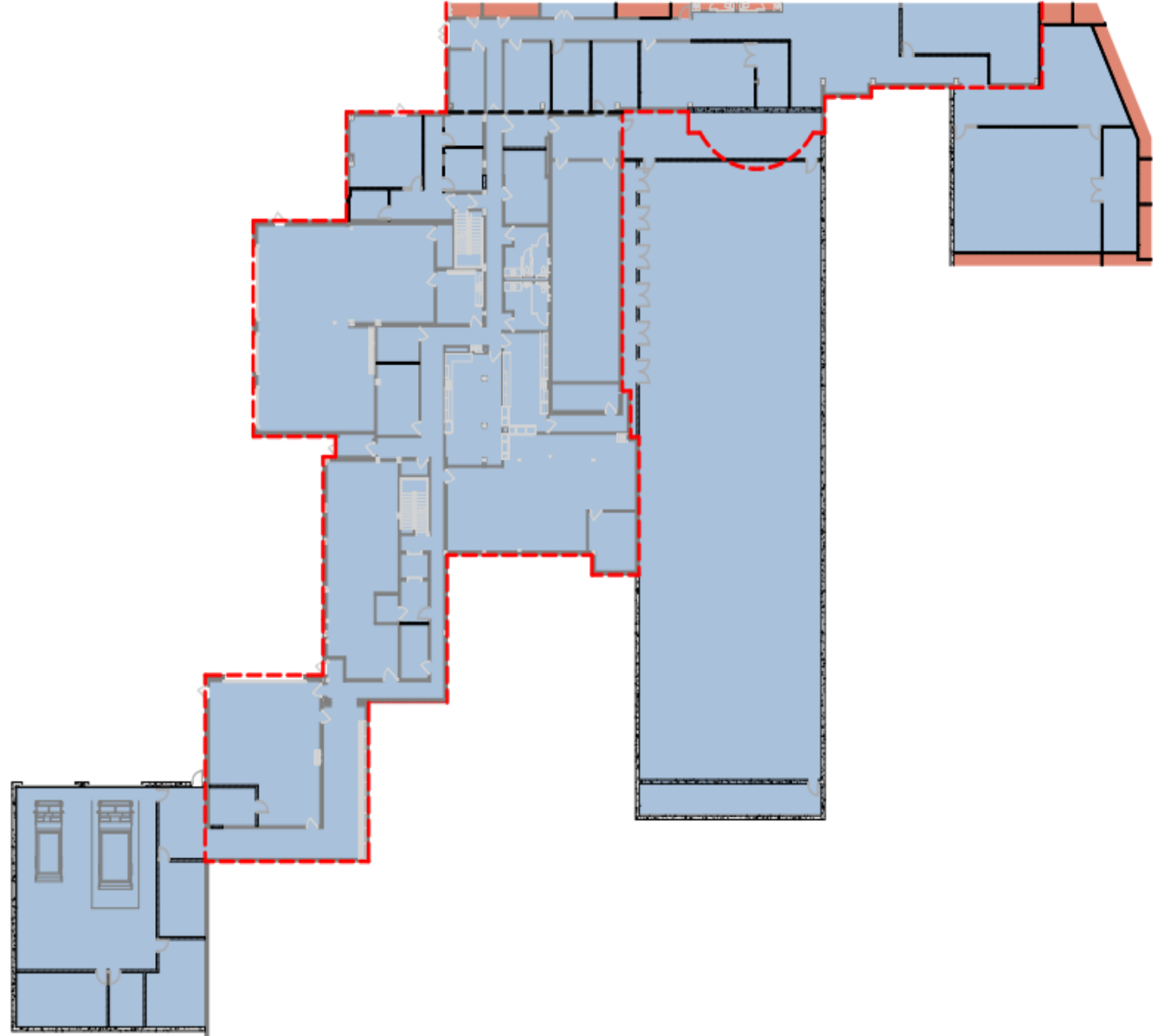
City Hall & Police Dept.

Overall Lower Level
Floor Plan



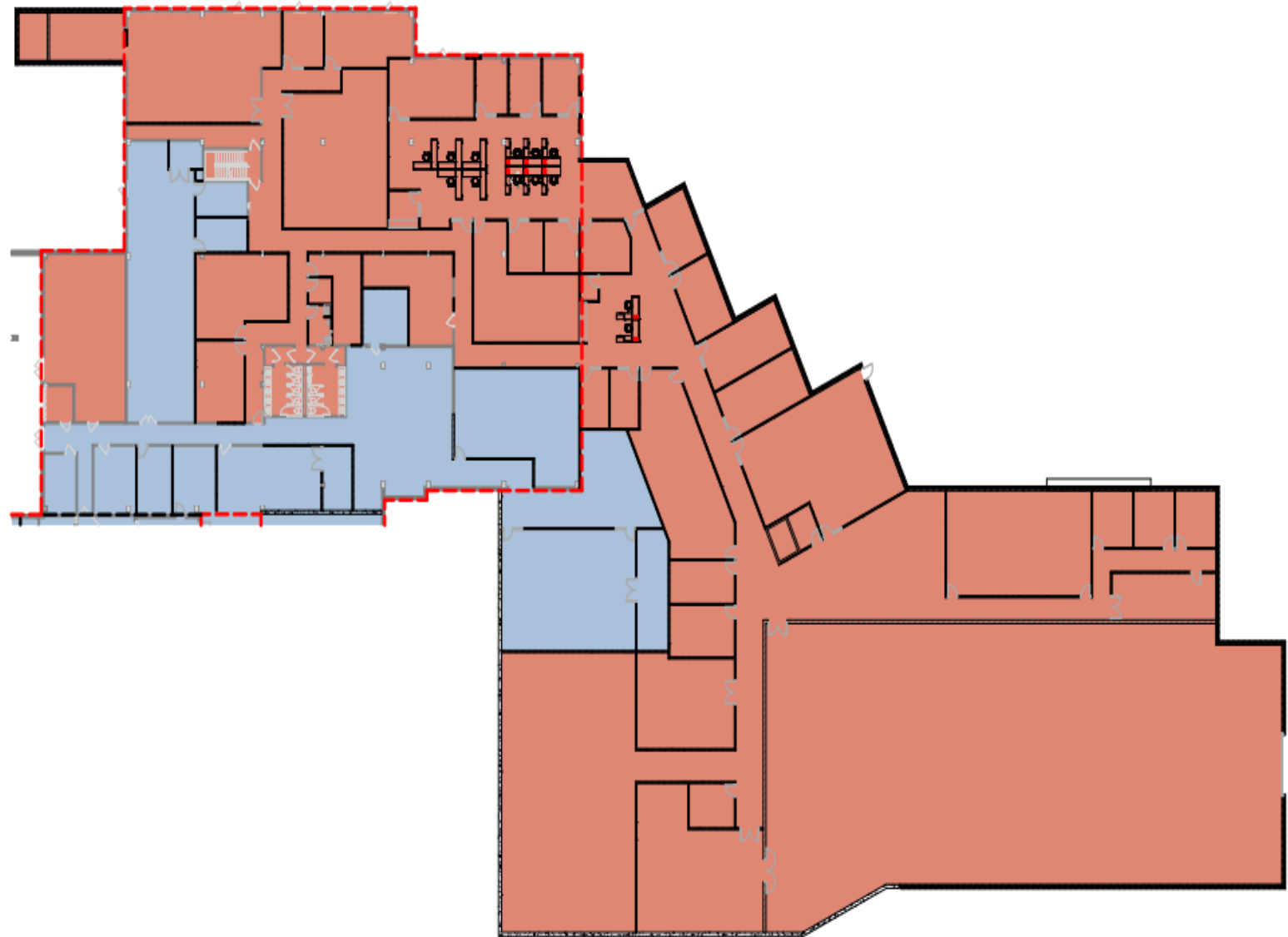
City Hall & Police Dept.

Lower-Level Floor Plan
Police Dept.



City Hall & Police Dept.

Lower-Level Floor Plan
City Hall & Police Dept.



City Hall & Police Dept.

City Hall & Police Dept. Perspective



City Hall & Police Dept.

City Hall Interior Perspectives



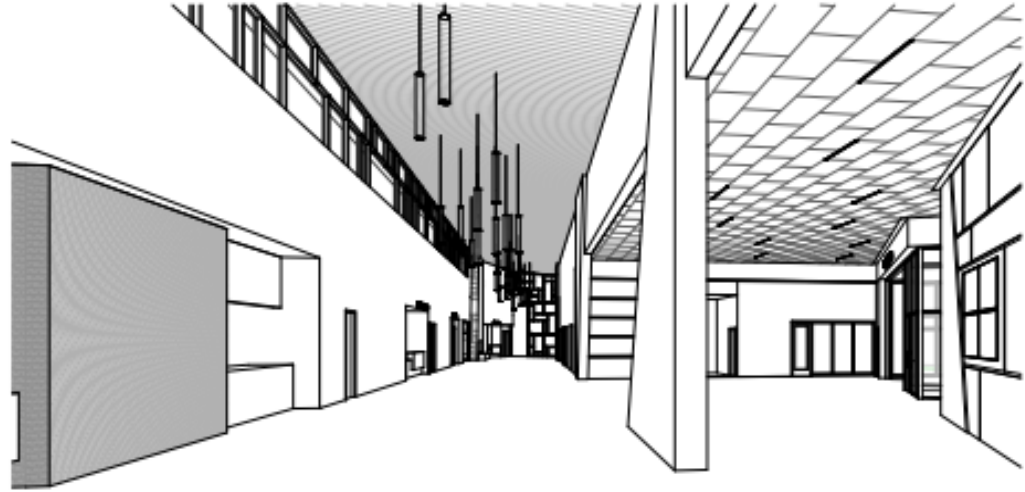
Reception Perspective



Service Counters Perspective

City Hall & Police Dept.

City Hall Interior Perspectives



Lobby Perspective



Council Chambers Lobby Perspective

LAND ANALYSIS

FIRE STATION 2

Fire Station 2 Land Analysis



Site fit



Response time



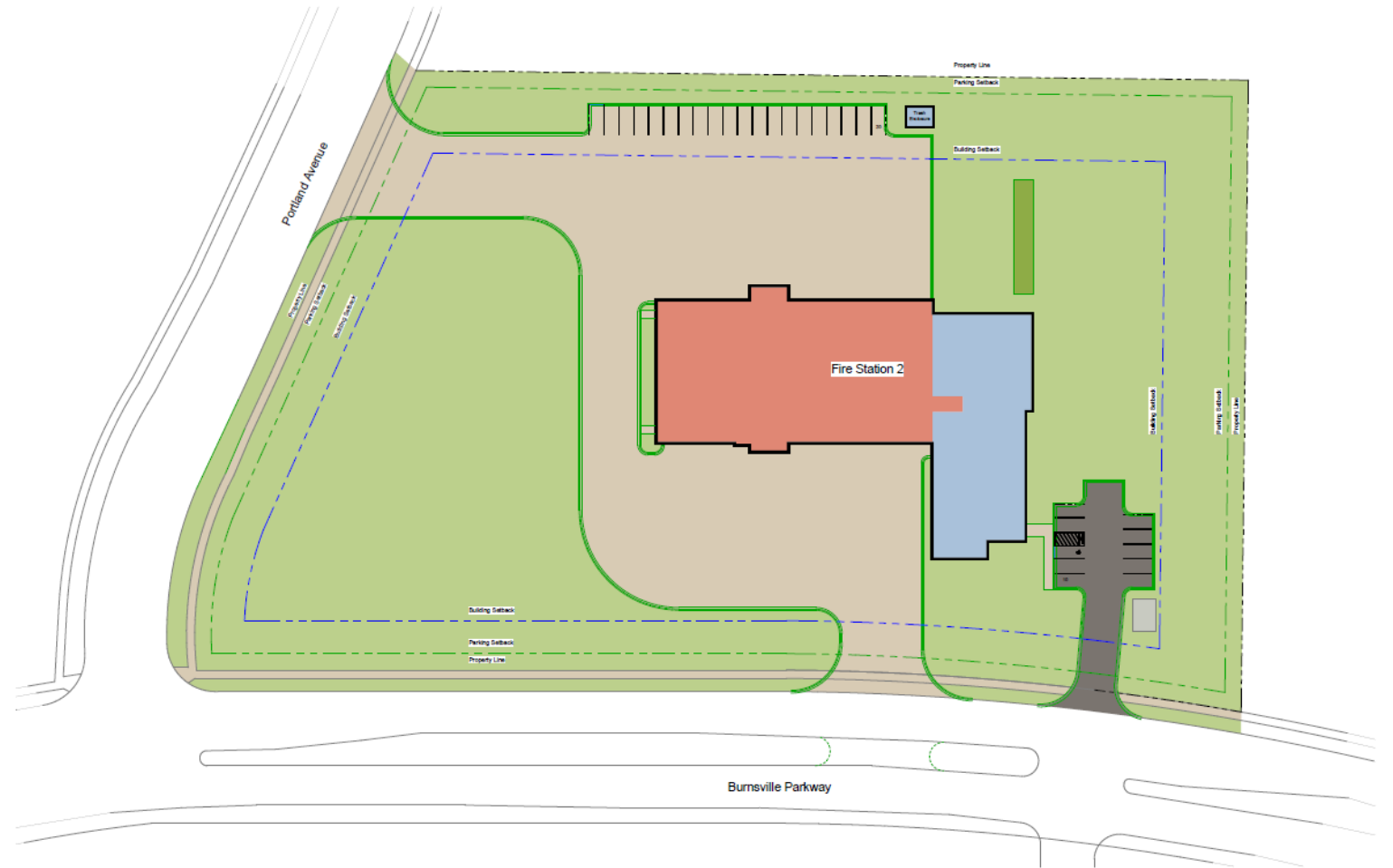
Operational efficiency and effectiveness



Existing property - Crosstown East

Fire Station 2 Land Analysis

Schematic Overall Site Plan

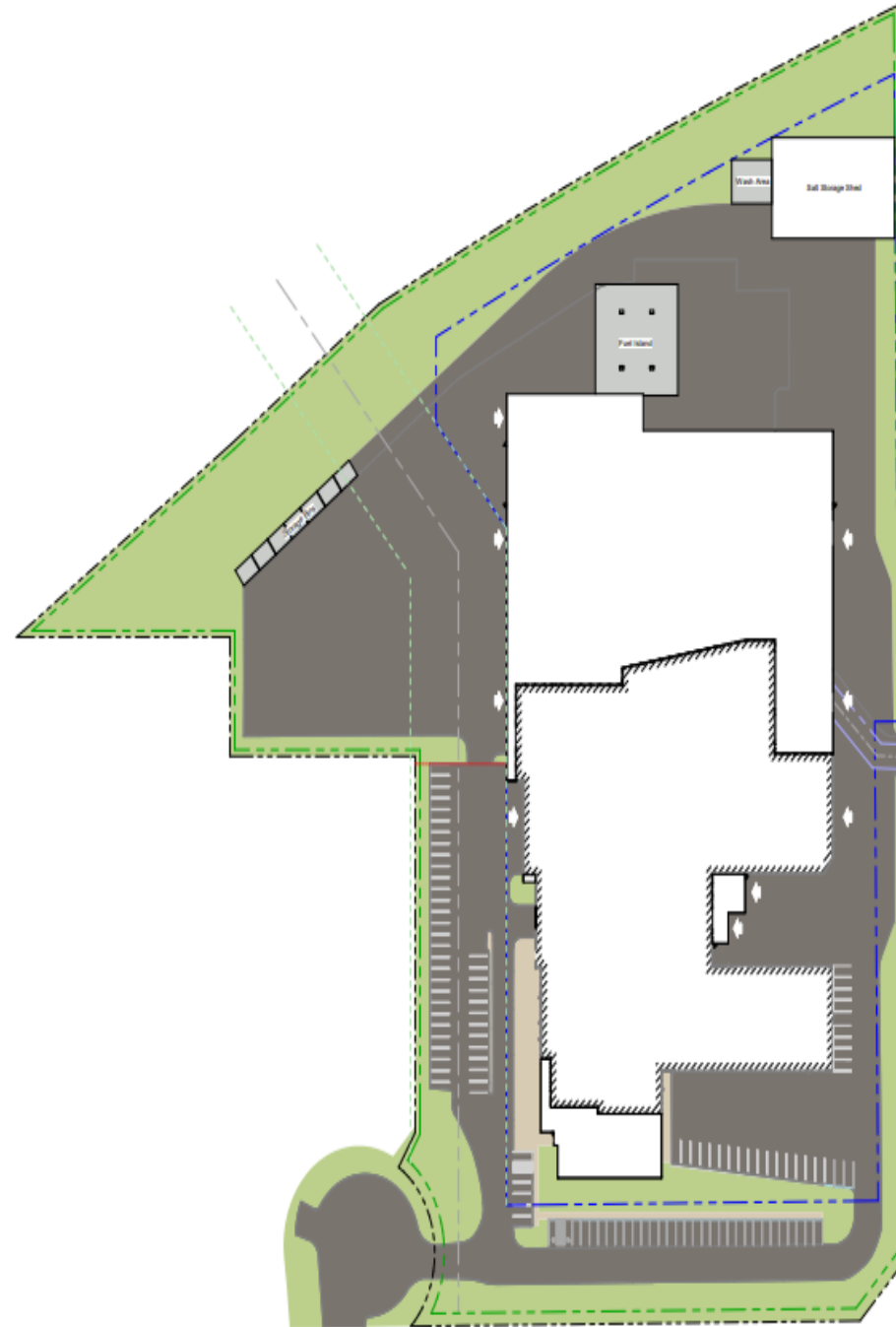


MAINTENANCE FACILITY

PRE-DESIGN

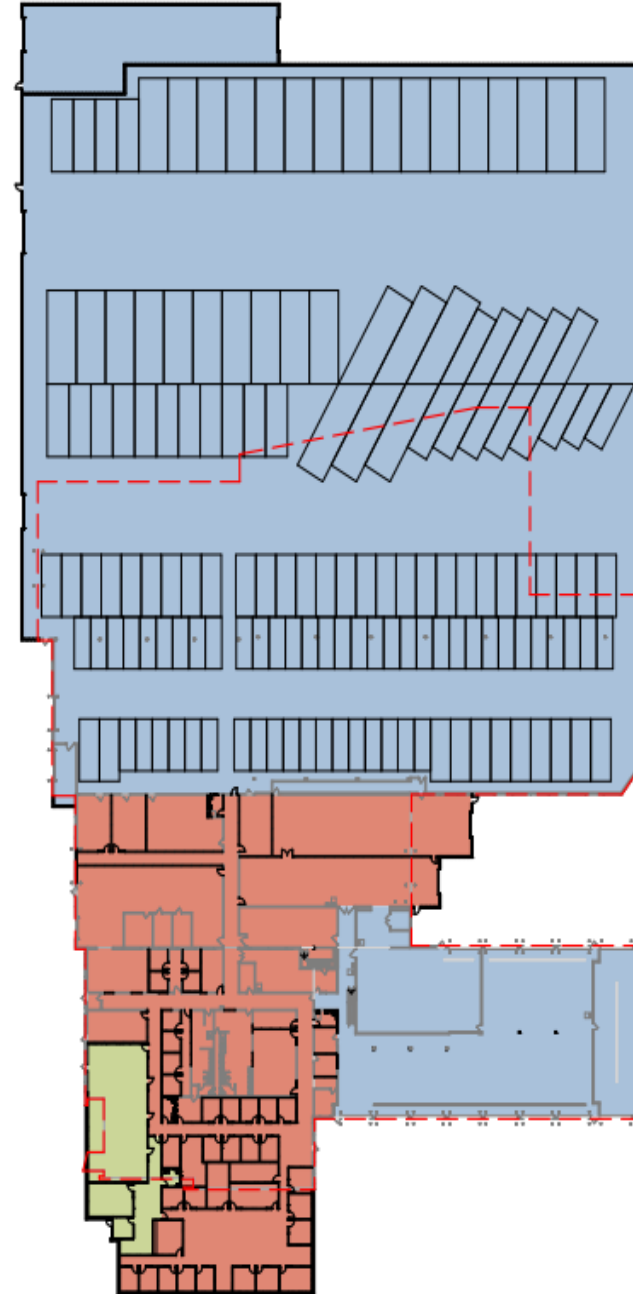
Burnsville Maintenance Center

Overall Site Plan



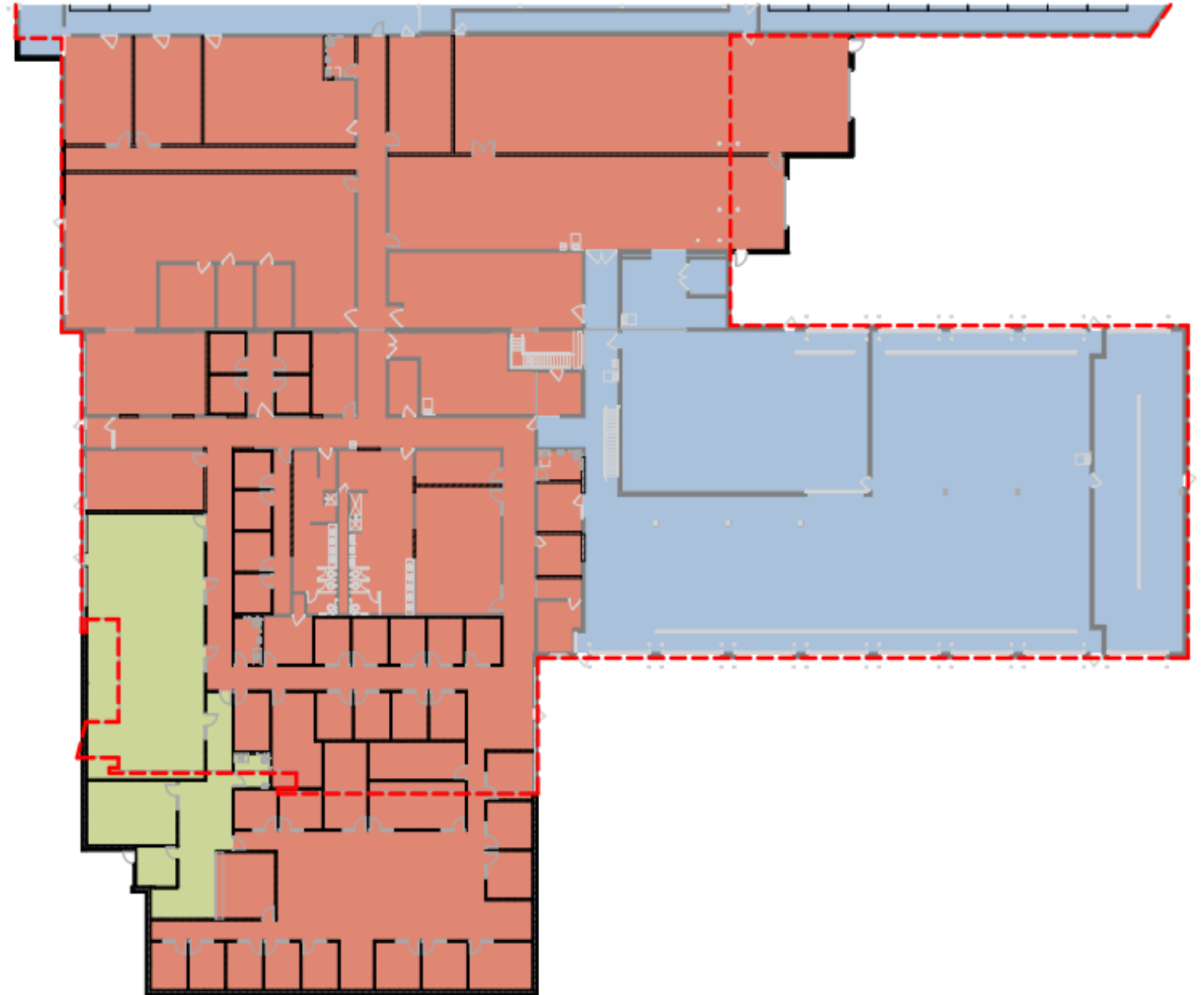
Burnsville Maintenance Center

Overall Floor Plan



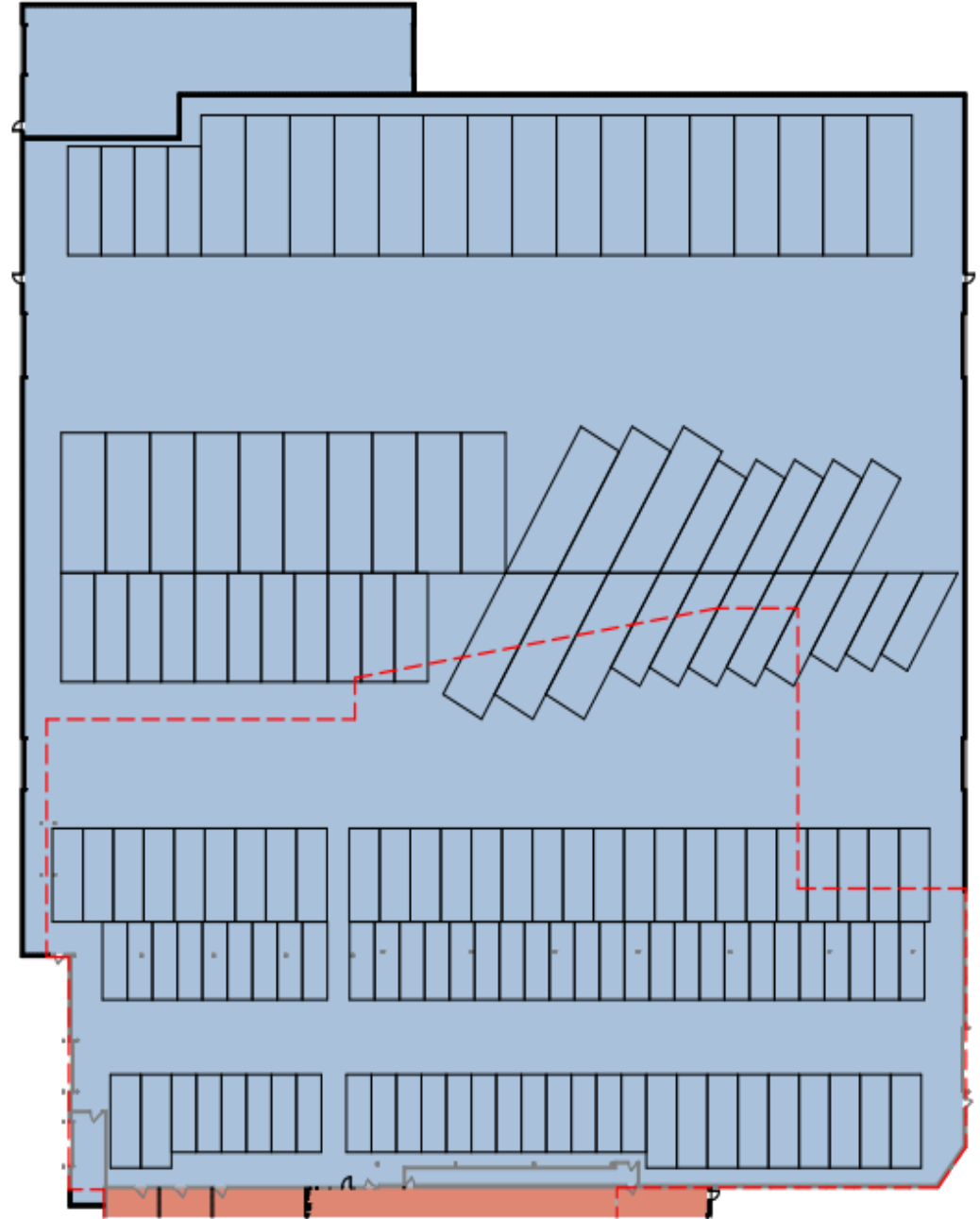
Burnsville Maintenance Center

Floor Plan | Offices



Burnsville Maintenance Center

Floor Plan | Garage



Project Timelines



City Hall/Police Remodel, Renovation and Expansion

Approximately 32 months of construction



Fire Station 2 New Construction

Approximately 16 months of construction



Maintenance Facility Remodel, Renovation and Expansion

Approximately 12 months of construction

Cost Estimating



Pre-design solutions were developed to “Do it right” meeting guiding principles and future needs



The industry standard for inflation is 4%



2021 – 21% and in 2022 – 19%



The most economical projects take place on existing land



Remodel and renovations - \$218 per sq. ft.



New construction - \$340 per sq. ft.

Cost Estimating

Facility	2024	2025	2026	2027	2028
Police City Hall	\$93,449,093	\$97,187,056	\$101,074,539	\$105,117,520	\$109,322,221
Fire Station 2	\$25,140,000	\$26,145,601	\$27,191,425	\$28,279,082	\$29,410,245
Maintenance	\$54,324,480	\$56,497,460	\$58,757,358	\$61,107,652	\$63,551,959

Facility	2029	2030	2031	2032	2033
Police City Hall	\$113,695,110	\$118,242,914	\$122,972,631	\$127,891,536	\$133,007,198
Fire Station 2	\$30,586,655	\$31,810,122	33,082,526	34,405,827	35,782,061
Maintenance	\$66,094,037	\$68,737,798	\$71,487,310	\$74,346,803	\$77,320,674

Funding

Potential Funding Methods



**Property tax
levy only**



**Franchise
fees only**



**Combination of
property tax and
franchise fees**

Questions?

