

Public Works Facility

May 27, 2025 City Council Work Session



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Together, Strengthening the Communities We Serve

Kraus Anderson Team



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AGENDA:

Previous Facility Studies

Primary Issues to Address

Current Progress: Pre-Design & Cost Analysis

Pre-Design Phase Options

Recommendation

Next Steps

Background:

Current PW Facility: (1970 building)

- 4.66 acre site
- 35,285 sq ft facility
 - 3,950 sq ft office/locker rooms
 - 10,500 sq ft shop, storage, maintenance
 - 20,835 sq ft vehicle storage

2024 – BKV PW Space Needs Study

- Long term plan facility sizing: ~80,000 GSF
 - 30 year need
 - \$27M to \$32M

2019 – Wold PW Space Needs Study

- Long term plan facility sizing: ~92,000 GSF

Primary Issues to Address

➤ Lack of adequate space across all departments

- Certain equipment cannot be serviced due to ceiling heights in maintenance
- Site is landlocked, prohibiting the required future expansion necessary
- Key equipment and vehicles are being stored outdoors

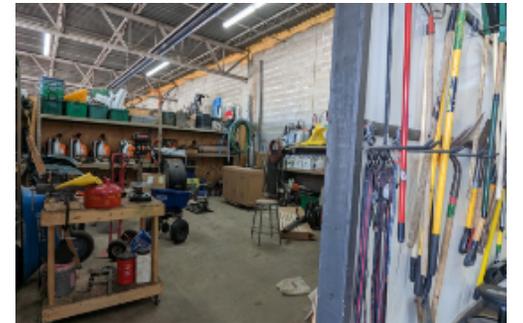
➤ Accessibility/Infrastructure Deficiencies

- Locker rooms and lunch room are upstairs (no elevator access- stair only)
- No containment provisions and lack of required drains at fluid/petroleum storage
- Mechanical and electrical systems are obsolete (no generator, end of life equipment)

➤ Current facility layout constraints:

- Undersized garage doors
- Long shallow space limits efficient functionality

➤ Budget Target – 15-20M project



Current Progress

- Developed a current state program prioritization matrix that identified key needs and approximate sizing
- Developed programmatic configurations that addressed primary issues while remaining fiscally responsible
- Toured Cottage Grove, Woodbury, Rosemount and Oakdale Public Works Facilities to visualize budget execution in real world application
- Created spatial diagrams to understand relationship between program budgets and facility usage
- Analyzed proposed site for capacity to support proposed new Public Works building

City of South St. Paul Programming Priorities Matrix

BASELINE PROGRAM	EXPANDED PROGRAM			PRIORITIES					Tabulation
	Size	Growth	Total	Right Size 100%	Expansion 80%	Process Flow 60%	Collaboration 40%	Employee Access 20%	
Administrative									
Offices	514	0	514	3	1	1	3		6.6
Drop Stations	250	0	250	2	1				7.6
Lobby	100	0	100	1	3	2	2		5.4
Program	0	0	0						9
Total	864	0	864						
Staff Support									
Break Room/Kitchen	530	0	530	3	3	3	3	2	8.8
Mens Locker	450	0	450	3	3	3		3	7.8
Womens Locker	0	0	0	3	3	3		3	7.8
Dedicated Storage	2,375	0	2,375	3	1	2		1	5.2
Copy/Work	0	0	0	2					2.8
Small Conference Room	0	0	0	1	1			1	2.2
Total	3,355	0	3,355						
Maintenance									
Parts Storage	365	0	365	3	3	3		3	7.8
Tool Garage	1,250	0	1,250	2	2	3		3	6
Maintenance Bay	2,300	0	2,300	3	1	3			5.6
Maintenance Bay Lift	715	0	715	3	1	3			5.6
Dedicated Compressor Room	285	0	285	3	2	3		3	7
Office Area	200	0	200	3	2	3		3	7
Storage Mezzanine	300	0	300						9
Total	5,415	0	5,415						
Logs									
Composites Shop/Paint Storage	1,250	0	1,250	3					3
Saw Shop	425	0	425	3	3				5.4
Tactor Bay	1,125	0	1,125						5.6
Dedicated Park Storage	420	0	420	3				3	3.6
Utilities/Meter Repair	910	0	910	3	2			3	5.2
Total	4,130	0	4,130						
Vehicle Storage and Support									
Vehicle Storage	18,127	20,000	38,127	3	3	3			7.2

Pre-Design Phase Options

Current Facility + Compromises in each building area

Meets Current Needs - No Growth

Facility Details:

- 59,000 GSF
 - 3,500 sf Office
 - 6,000 GSF Maintenance
 - 45,000 GSF Vehicle Storage
 - 4,500 GSF Mezzanine
 - 3.5 Acres Site

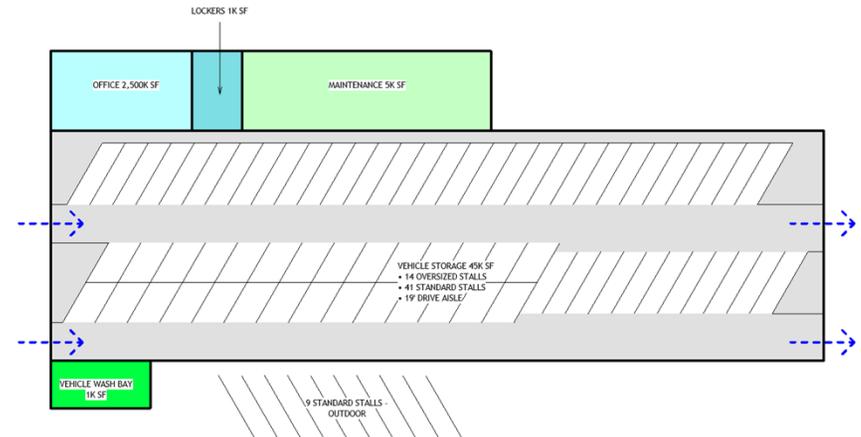
Cost: \$20,441,187

Pros:

- A majority of equipment and vehicles would be stored indoors
 - Roughly doubles current equipment & vehicle storage space
- Replacement in kind for other areas
- Addresses facility deficiencies
 - ADA, Electrical, etc.

Cons:

- All departments suffer in GSF deficiencies
- Allows for growth in vehicle storage only
- May require reuse and investment in existing facility



Rating: Good

Current Facility + Addresses Primary Issues

Meets Current Needs + Moderate Growth & Fiscally Aligned

Facility Details:

- 65,500 GSF
 - 4,500 sf Office
 - 6,000 GSF Maintenance
 - 50,000 GSF Vehicle Storage
 - 5,000 GSF Mezzanine
 - 3.5 Acres Site

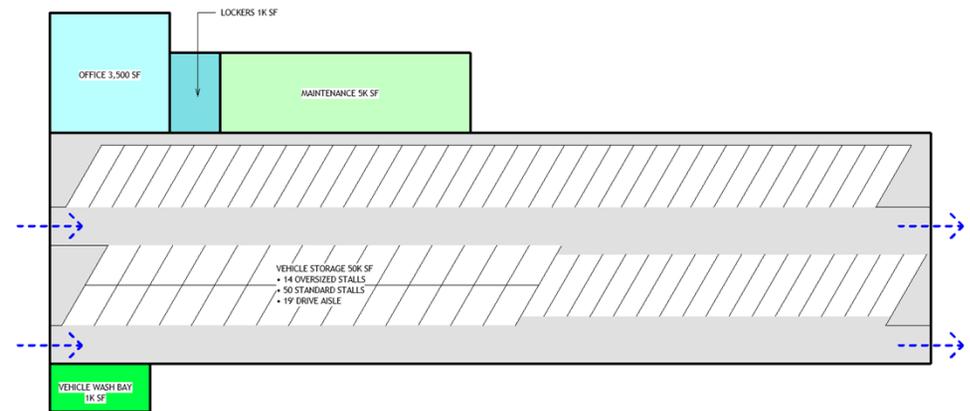
Cost: \$23,285,803

Pros:

- All equipment & vehicles stored indoors
 - Meets 30yr GSF needs based on BKV/Oertel Study
- Moderately increase space in all areas
- Allows for growth in each area

Cons:

- Maintenance and storage is tight
- Doesn't allow for 30-year office and maintenances storage space needs as outlined in prior study



Rating: Better

Current Facility + ~20yr Growth

Provides Adequate Growth without High-End Cost

Facility Details:

- 77,000 GSF
 - 6,000 sf Office
 - 8,000 GSF Maintenance
 - 57,000 GSF Vehicle Storage
 - 6,000 GSF Mezzanine
 - 3.5 Acres Site

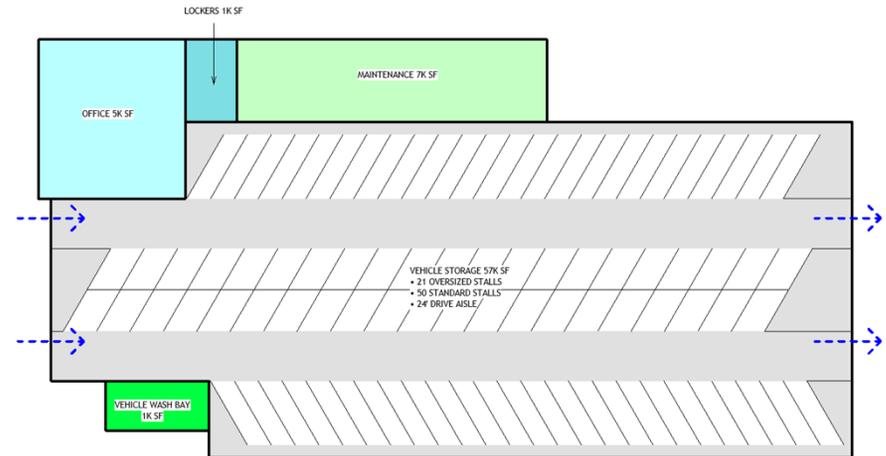
Cost: \$27,283,834

Pros:

- Allows for expansion in all areas
- Meets future office needs
- 20+ year maintenance and storage needs are met

Cons:

- Budget is on the low end of prior study



Rating: Best

Pre-Design Phase Options Summary

Description	Good	Better	Best	
Update Date	05.15.25	05.15.25	05.15.25	
PROJECT REVENUE / FUNDING				
Bonding				
Capitial				
Tax Rebates				
TOTAL PROJECT REVENUE	\$0.00	\$0.00	\$0.00	
PROJECT AREA BREAKDOWN				<i>Cost/SF</i>
Office	3,500	4,500	6,000	
Maintenance	6,000	6,000	8,000	
Vehicle Storage	45,000	50,000	57,000	
Mezzanine	4,500	5,000	6,000	
Total GSF	59,000	65,500	77,000	
Site Area (Acres)	3.50	3.50	3.50	
CONSTRUCTION COSTS SUB TOTAL	\$17,034,322	\$19,404,836	\$22,736,528	
Construction Cost / GSF	\$289	\$296	\$295	Construction Costs Sub Total / Total GSF
Percent Construction Cost	83%	83%	83%	Construction Costs Sub Total / Total GSF
SOFT COSTS SUB-TOTAL	\$3,406,864	\$3,880,967	\$4,547,306	
Soft Costs / SF	\$58	\$59	\$59	
Percent Soft Costs	17%	17%	17%	
TOTAL PROJECT COSTS	\$20,441,187	\$23,285,803	\$27,283,834	Construction Cost + Soft Costs
Project Cost / GSF	\$346	\$356	\$354	Total Project Cost / Total GSF
VARIANCE (OVER) / UNDER	(\$20,441,187)	(\$23,285,803)	(\$27,283,834)	Total Project Revenue / Total Project Costs

Recommendation:



Select Better or Best Option:

*Better Option – Allows for a safe facility for employees with appropriate locker rooms, vehicle storage, and maintenance area.

*Best Option - Allows for future growth.



Authorize staff to proceed with an Architect RFP to select Design Team.

Next Steps:



MAY 2025

CC approve preferred option and authorize architect RFP



JUNE –JULY 2025

Create design RFP, review submissions, CC approve Design Team



AUGUST 2025 – MARCH 2026

Design and Pre-construction phase



APRIL TO MAY 2026

Bidding and Contracting



FALL 2026 – FALL 2027

Construction

Thank You



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