

City of Chanhassen Facilities Planning Study

Council Workshop Presentation
10 January 2022



SNOW
KREILICH
ARCHITECTS



AGENDA

- Executive Summary
- Review of Facility Assessment Process
- Summary of Information for each facility
 - » City Hall
 - » Rec Center
 - » Fire Station #1
 - » Fire Station #2
 - » Old Village Hall
- Next Steps
- Questions / Discussion

SCHEDULE

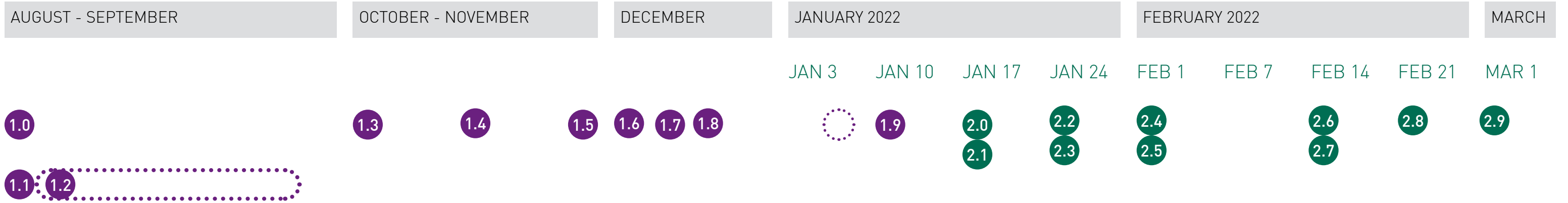
Team Process & Timeline

AUGUST - DECEMBER 2021

JANUARY - MARCH 2022

PHASE ONE - INVENTORY AND ASSESS NEEDS

PHASE TWO - SYNTHESIS AND CONCEPT



● PROCESS MILESTONES

INVENTORY AND ASSESS NEEDS TASKS

- 1.0 KICK-OFF MEETING
- 1.1 RECEIVE CITY PROVIDED DRAWINGS / DOCUMENTS FOR REVIEW
- 1.2 LEARNING SITE TOURS
- 1.3 USER ENGAGEMENT SURVEY PROCESS
- 1.4 DETAILED REVIEW OF ASSESSMENT DATA
- 1.5 MEET WITH CITY STAFF USER GROUPS
- 1.6 REVIEW SURVEY DATA
- 1.7 CREATE PROJECT SPACE NEEDS PROGRAM DOCUMENTS
- 1.8 PREPARE FOR CITY COUNCIL WORKSHOP
- 1.9 REVIEW PROGRESS AT CITY COUNCIL WORKSHOP

SYNTHESIS AND CONCEPT TASKS

- 2.0 PRESENTATION OF PHASE ONE FINDINGS TO PUBLIC WORKS COMMITTEE (#2)
- 2.1 REVIEW AND CONFIRM GOALS
- 2.2 CONCEPT SITE PLAN STUDIES
- 2.3 CONCEPT INTERIOR LAYOUT / BUILDING STUDIES BASED ON APPROVED PROGRAM AND USER FEEDBACK
- 2.4 USER EXPERIENCE STUDIES / VISUALIZATION
- 2.5 ROUGH ORDER OF MAGNITUDE (ROM) CONCEPTUAL COST ESTIMATING
- 2.6 TEST CONCEPTUAL APPROACHES TO CONFIRM ALIGNMENT WITH GOALS
- 2.7 CONFIRM ROM PRICING
- 2.8 MEET WITH PUBLIC WORKS COMMITTEE (#3)
- 2.9 SUMMARY OF RESULTS : *TBD MARCH / APRIL, 2022*

EXECUTIVE SUMMARY

Executive Summary

- **Conduct a facility assessment of five (5) City Facilities**
- **Identified / estimated deferred maintenance and upcoming facility expenditures for the next 10 years**
 - » *Estimates are on depreciable assets and does not account for adequacy / space re-design*
- **Measured based on the International Facility Management Association (IFMA) Facility Condition Index (FCI) scale**
 - » *City Hall & Fire 2 measured in the “critical range”*
- **Facility Condition Assessment proved that buildings are not in a “divest” stage at this time (per FCI measurements)**
 - » *Reinvestment in these facilities could be beneficial, if buildings meet current needs*



Facility Assessment Process

- Understand the total costs for each facility
- Facilities are measured based upon IFMA Standard to calculate the FCI = Facility Condition Index
- It's a way to measure: Is the facility worth the investment?

$$\text{FCI} = \frac{\text{Deferred Maintenance Deficiencies}}{\text{Building Replacement Costs}}$$



Executive Summary

PROCESS / DATA WEB LINK

- [City of Chanhassen Facility Condition Assessments](#)



CITY HALL

FCI = CRITICAL



RECREATION CENTER

FCI = POOR



FIRE STATION #1

FCI = FAIR



FIRE STATION #2

FCI = CRITICAL



OLD VILAGE HALL

FCI = POOR

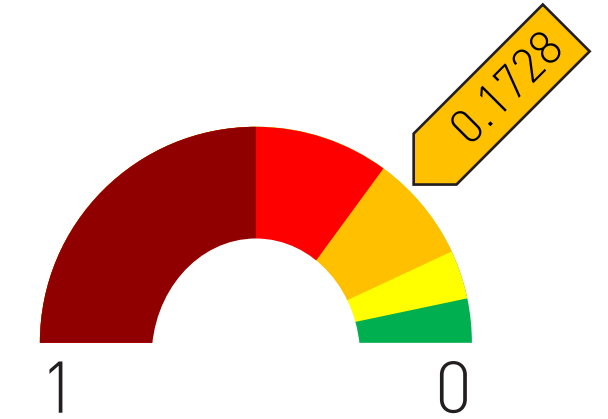
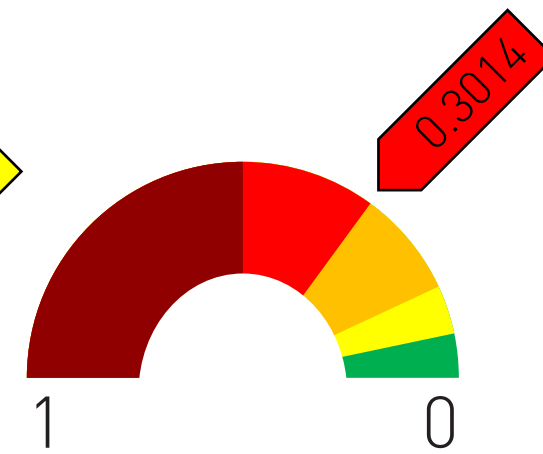
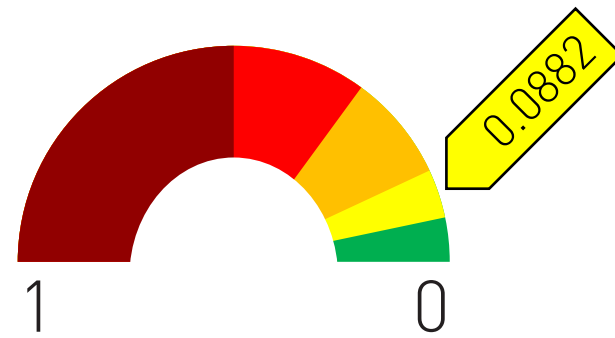
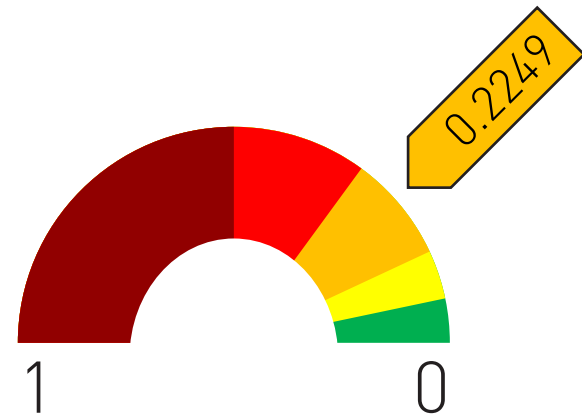
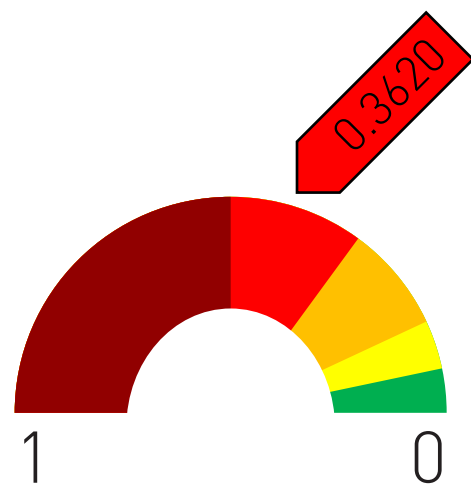
DEFERRED MAINTENANCE
\$4,003,640

DEFERRED MAINTENANCE
\$1,855,585

DEFERRED MAINTENANCE
\$836,594

DEFERRED MAINTENANCE
\$289,375

DEFERRED MAINTENANCE
\$69,125

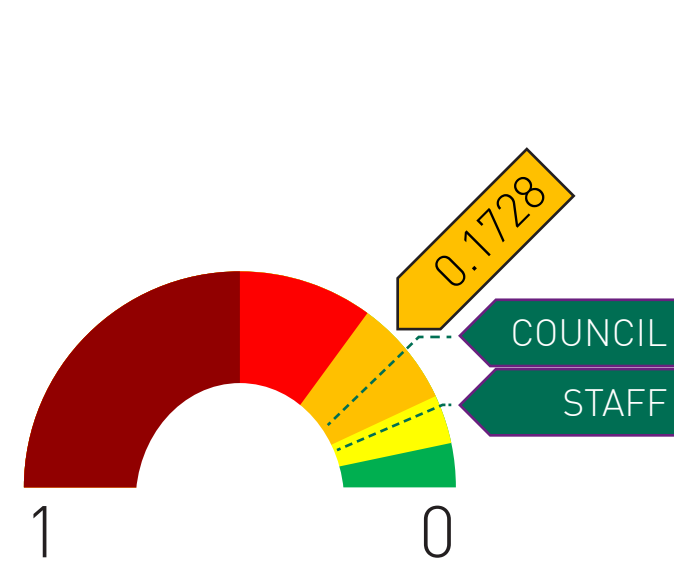
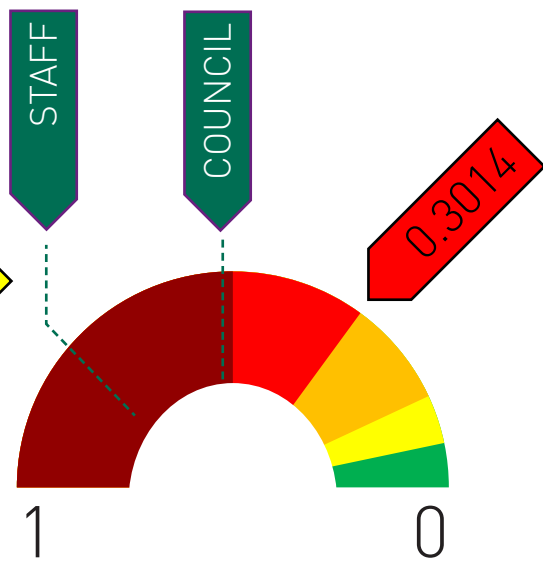
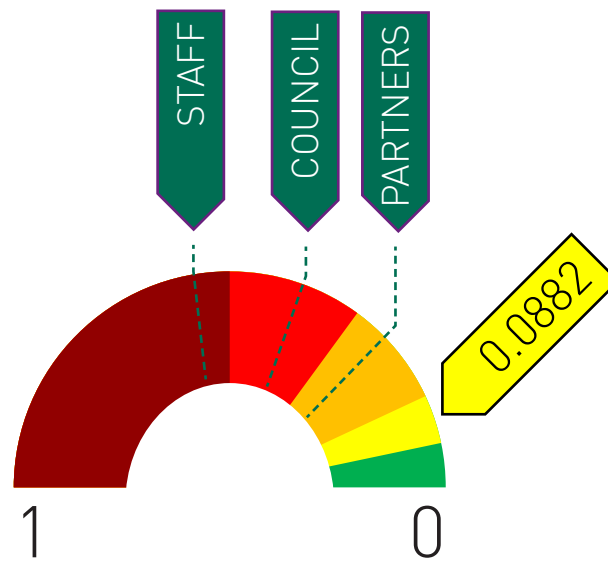
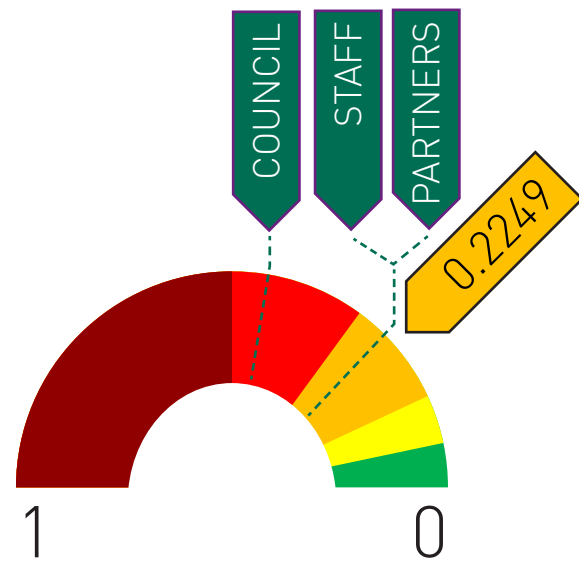
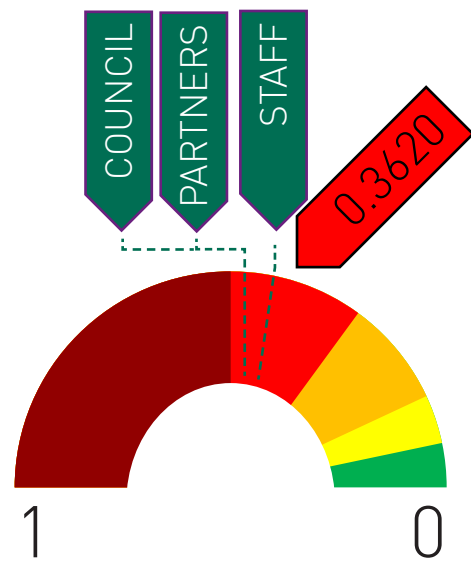


FCI: PRIORITY ONE 0-5 YEARS



SUBTOTAL (ALL 5) = **\$6,695,819**

User Engagement Survey



FCI: PRIORITY ONE 0-5 YEARS



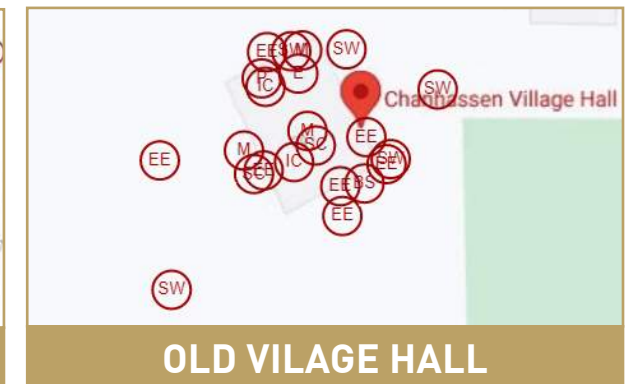
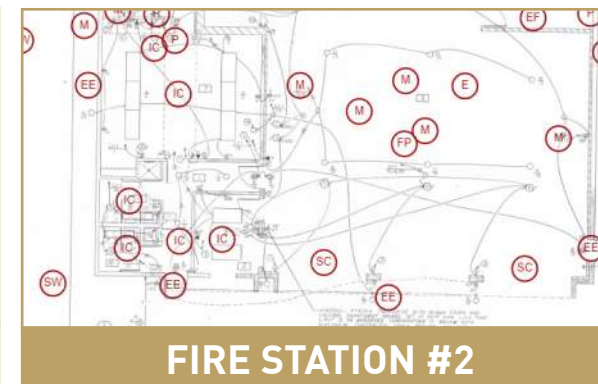
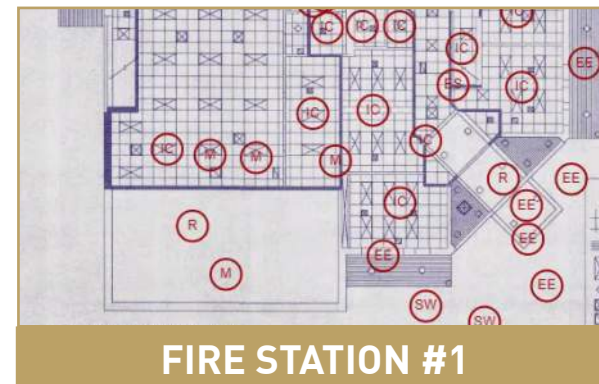
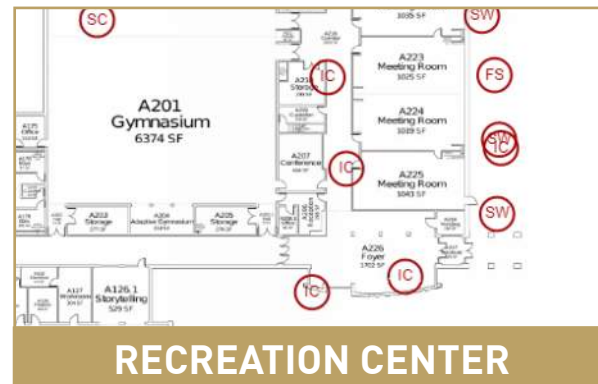
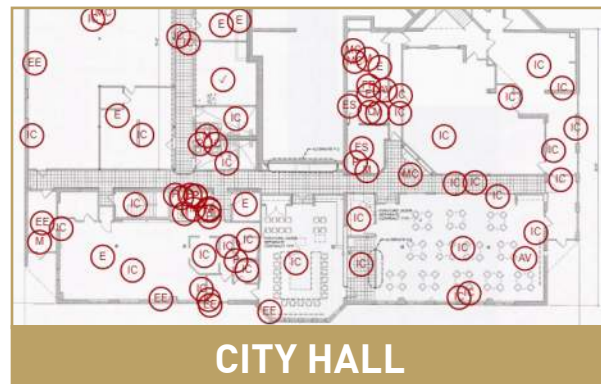
Executive Summary

- **Facilities assessment shows that buildings are structurally sound and adequately maintained**
 - » +/- \$8M Estimated investment over the next 10 years to continue operations as-is
- **City hall has considerable adequacy issues that may complicate reinvestment for its intended use based on the original design**
- **The Recreation Center is unable to meet the growing demand and shifts of current recreational needs for the city population**
- **Fire station #1 has limitations for space, but overall facility in fair condition**
- **Fire Station #2 may no longer serve the city in a beneficial manner for its intended purposes**
- **Old Village Hall: Limited investment, serves current needs**

ASSESSMENT PROCESS

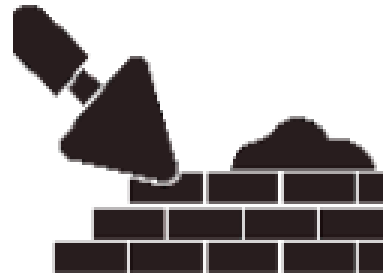
Facility Assessment Process

- **Work completed September - December 2021**
 - » *Interviewed key personnel at each facility*
 - » *Conducted User engagement online survey for Council, Staff, and City Partners*
 - » *Completed site visits and walk-through to record observations*
 - » *Digitally documented issues and equipment at each facility site*
- **Identified deferred maintenance items (based on the 17 major divisions of construction)**
- **Transferred knowledge, Develop 10-year plans for all five properties**

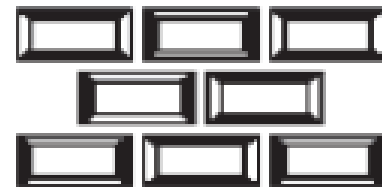


Facility Assessment Process

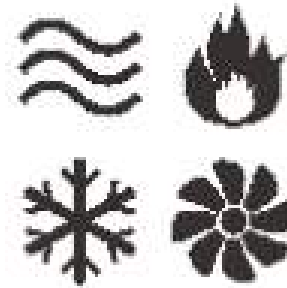
What do we investigate?



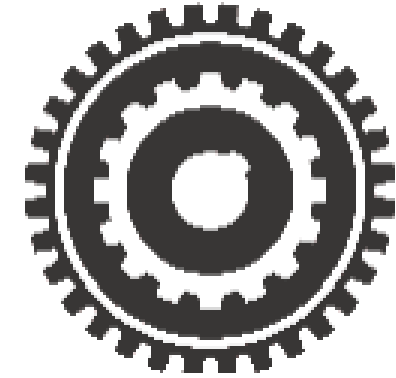
SUBSTRUCTURES



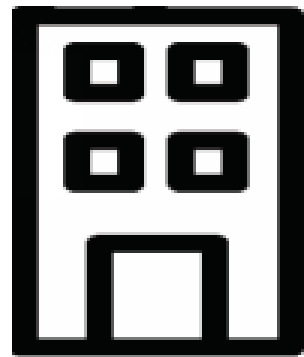
SHELL/EXTERIOR



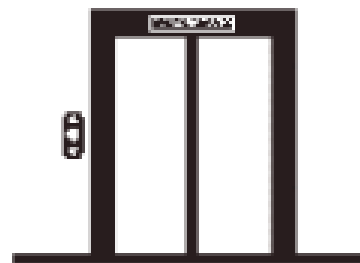
MEP SYSTEMS



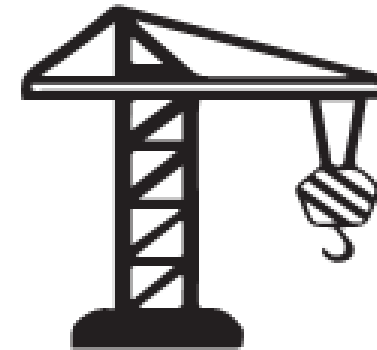
EQUIPMENT



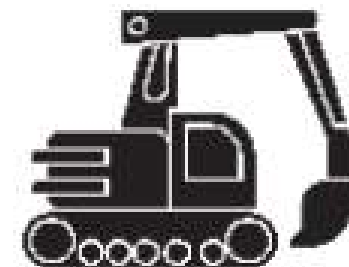
INTERIORS



CONVEYANCE



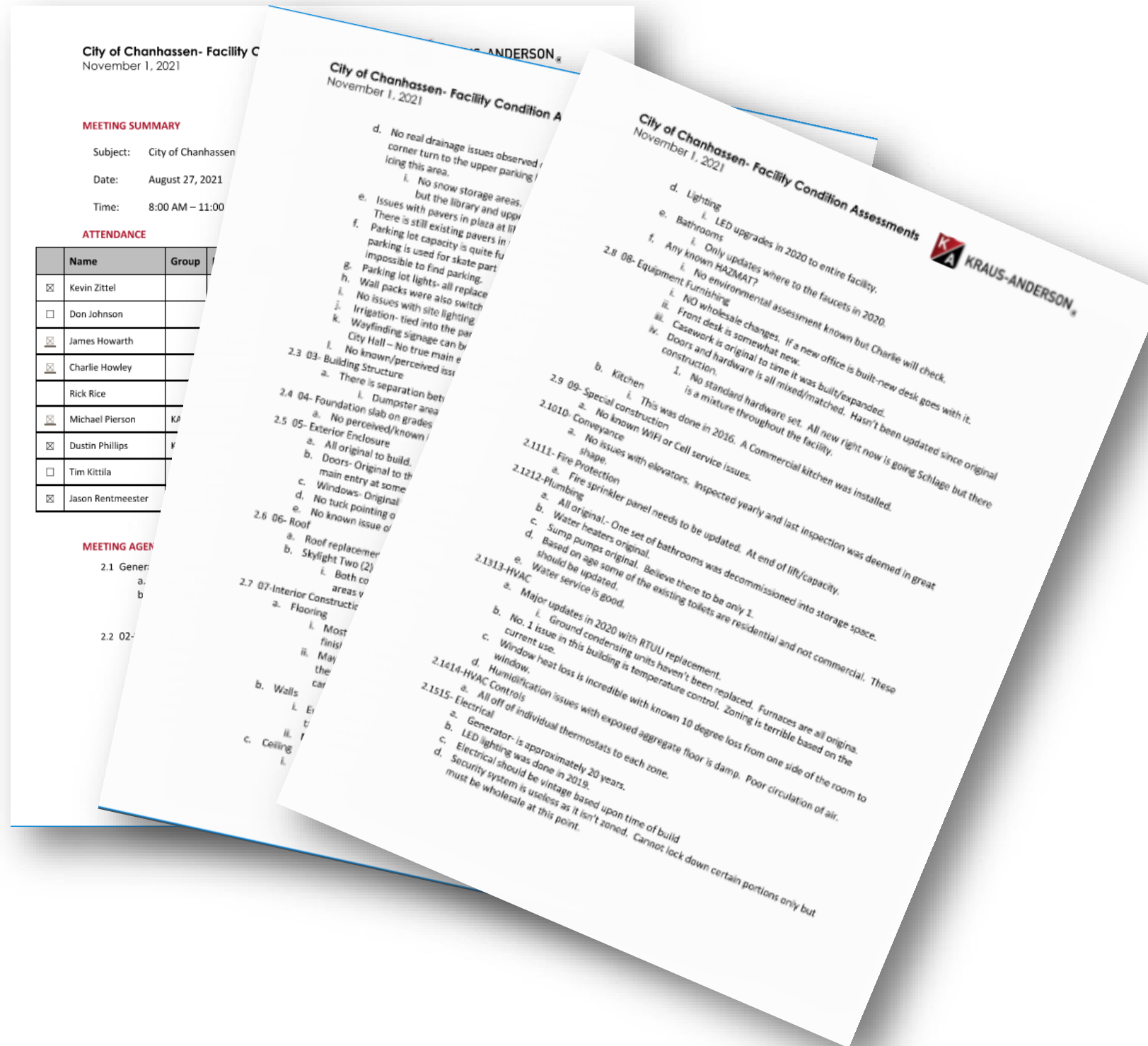
**SPECIALTY
CONSTRUCTION**



**BUILDING
SITWORK**

Facility Assessment Process

Deliverables



- Detailed information from the site interview process
- Understand what's going on with the facility
- Current Issues
- Details around the mechanical / electrical infrastructure
- Knowledge Transfer

Facility Assessment Process

- “Digitized Site Report”
- Identified issue, location, condition and description/pictures
- All findings are numbered

City of Chanhassen
7700 Market Boulevard, Chanhassen, Minnesota

Chanhassen City Hall

Prepared by Michael Pierson
Sep 16, 2021

Description
213 tasks in this report.

Contents

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Prepared by Michael Pierson 1 Created with PlanGrid

City of Chanhassen
7700 Market Boulevard, Chanhassen, Minnesota

#257 02-Sitework/Building Earthwork

Status
Open

Created
Aug 27, 2021 10:16 AM
dustin.phillips@krausanders
on.com

Type
Issue

Location
Chanhassen City Hall


List
Replace (like for like)

Root Cause
Condition >
3-Poor

Description
Parking lot has had a chip seal done in the past but is due for mill and overlay at next cycle. See images for cracking and deterioration.


Photos

Sheet
CH Site



Prepared by Michael Pierson 15 Created with PlanGrid

City of Chanhassen
7700 Market Boulevard, Chanhassen, Minnesota



20210827_112531_photo
Dustin Phillips
Aug 27, 2021 11:25 AM

20210827_111208_photo
Dustin Phillips
Aug 27, 2021 11:12 AM

20210827_102916_photo
Dustin Phillips
Aug 27, 2021 10:29 AM

20210827_102909_photo
Dustin Phillips
Aug 27, 2021 10:29 AM

Prepared by Michael Pierson 16 Created with PlanGrid

Facility Assessment Process

- “Estimate and Priorities spreadsheet”
- Carries the item’s from digitized site report
- Also includes items discussed from site interview
- All items are then estimated, prioritized, given a criticality, and then placed in proper year for replacement (RUL)

Project		Chanhasen Facilities Assessment																
Facility Name		City Hall																
Construction Date		1980																
SF		31600																
Phase 2		N/A																
Phase 2 SF		N/A																
		Sum Totals \$ 4,339,265 \$ 485,475 \$ 2																
		*In Present Day Dollars																
Digitized Site Rep Item #	Sta	Area of work	Description of work	Resolution	Current Condition	Criticality	Installed year	Lifetime Expectancy RUL	Replacement Year	Quantity	Unit of measure	Unit Price	Costs (Hard & Soft - 25%)	Priority 1 <th>Financing Metho</th> <th>Total Priority #1</th> <th>Total Priority #2</th> <th>I Prio</th>	Financing Metho	Total Priority #1	Total Priority #2	I Prio
285	SV	02-Sitework/Building Earth	Multiple areas around the facility has had the stone pavers replaced. Main courtyard between library and City hall remains original along with main entry and side entry. Pitting, spalling and heaving present throughout. Suggest carrying an allowance for phased or entire replacement over next 5 years. Scope stops at East lawn of library South of East parking.	Replace (like for like)	2-Fair	2-Medium	2001	23	2024	21000	SF	\$ 15.00	\$ 393,750	1	1.CP	\$ 393,750	\$ -	\$ -
257	SV	02-Sitework/Building Earth	Parking lot has had a chip seal done in the past but is due for mill and overlay at next cycle. See images for cracking and deterioration.	Replace (like for like)	3-Poor	2-Medium	2001	22	2023	7,900	SY	\$ 10.00	\$ 98,750	1	1.CP	\$ 98,750	\$ -	\$ -
346	SV	02-Sitework/Building Earth	Upper Parking lot. Built in 2016- no updates to this lot thus far- may need new surface in 15 years	Replace (like for like)	3-Poor	2-Medium	2016	15	2031	10,000	SF	\$ 6.00	\$ 75,000	2	1.CP	\$ -	\$ 75,000	\$ -
346	IC	02-Sitework/Building Earth	Ramp has several leaks from above. Recommend review of joints and sealant. Parking Ramp	Repair	2-Fair	3-High	1990	20	2023	1	Allowance	\$ 50,000.00	\$ 62,500	1	1.CP	\$ 62,500	\$ -	\$ -
267	SV	02-Sitework/Building Earth	Parking lot- corner turn, issue with ice build-up in winter- heavy icing in	Repair	3-Poor	2-Medium	2016	15	2031	1	Allowance	\$ 18,750.00	\$ 18,750	2	1.CP	\$ -	\$ 18,750	\$ -
267	SV	02-Sitework/Building Earth	Sidewalks are showing age with multiple sections being pitted, spalled, heaved or cracked. Recommend replacement. Approximately 1000. SF.	Replace (like for like)	2-Fair	2-Medium	2001	22	2023	1,000	SF	\$ 15.00	\$ 18,750	1	1.CP	\$ 18,750	\$ -	\$ -
262	SV	02-Sitework/Building Earth	Curb repair and replacement has been kept up on. Recommend carrying allowance for replacement of several cracked or sunken sections. Approximately 120 LF.	Replacement. Recommend performing curb, sidewalk and asphalt in same year.	2-Fair	2-Medium	2001	22	2023	120	LF	\$ 30.00	\$ 4,500	1	1.CP	\$ 4,500	\$ -	\$ -
277	SV	02-Sitework/Building Earth	Landscaping blocks are deteriorated. Recommend replacement and sealer applied to those remaining. Approximately 50 replacements and 300	Replace (like for like)	3-Poor	2-Medium	2001	25	2026	1	LS	\$ 3,000.00	\$ 3,750	1	1.CP	\$ 3,750	\$ -	\$ -
293	SV	02-Sitework/Building Earth	Exterior stoop does not connect to plaza. Recommend adding 24 LF of	Upgrade	2-Fair	2-Medium	2001	22	2023	120	SF	\$ 15.00	\$ 2,250	1	1.CP	\$ 2,250	\$ -	\$ -
340	SV	02-Sitework/Building Earth	Replace cracked and spalled concrete at stairs to ramp. Parking Ramp	Replace (like for like)	3-Poor	2-Medium	2016	22	2038	100	SF	\$ 15.00	\$ 1,875	4	1.CP	\$ -	\$ -	\$ -
273	SV	02-Sitework/Building Earth	Stoop is heaving at ADA entry. Should be ground down or replaced. Pair this with grinding of the stair. Item 291. North side of the building	Replace (like for like)	3-Poor	3-High	2001	22	2023	1	LS	\$ 1,000.00	\$ 1,250	1	1.CP	\$ 1,250	\$ -	\$ -
281	SV	02-Sitework/Building Earth	Grind stair to slope/drain water. At minimum keep a watch during freeze thaw cycles. Maintain as necessary. Pair this with grinding of the stoop. Item 273. Southwest corner between parking ramp and building	Repair	2-Fair	2-Medium	2016	7	2023	1	LS	\$ 1,000.00	\$ 1,250	1	1.CP	\$ 1,250	\$ -	\$ -
269, 287, 290,			Exterior Brick. Showing what appears to be minor settlement cracking. Recommend repair when masonry clean/seal happens. In numerous areas efflorescence and damage from snow removal and salt decay is evident. Recommend entire exterior is cleaned, expansion joints are re-caulked	Repair	2-Fair	2-Medium	1980	22	2023	20,000	SF	\$ 2.00	\$ 50,000	1	1.CP	\$ 50,000	\$ -	\$ -

257	SW	02-Sitework/Building Earth	Parking lot has had a chip seal done in the past but is due for mill and overlay at next cycle. See images for cracking and deterioration.	Replace (like for like)	3-Poor	2-Medium	2001	22	2023	7,900	SY	\$ 10.00	\$ 98,750	1	1.CP	\$ 98,750	\$ -	\$ -
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CITY HALL



RECREATION CENTER



FIRE STATION #1



FIRE STATION #2



OLD VILAGE HALL

FACILITY REVIEW

CITY HALL

City Hall

General Information:

- Built in 1980
- Major remodel / building projects:
 - » 1988
 - » 1996
 - » 2004

Current Use:

- City services and administration
- Council chambers
- Sheriff's Department
- Senior Center

Building Area:

- +/-32,000 GSF

Deferred Maintenance:

- **HVAC**
 - » Replace furnaces
 - » Fix ventilation issue (Vey humid during the day)
 - » Replace Aircon fancoil unit in server room
- **Exterior Enclosure**
 - » Exterior windows need to be replaced
 - » Kalwall skylights need to be replaced
- **Roof**
 - » Roof is scheduled to be replaced in 2023
- **Interior Construction**
 - » New flooring, casework and wall touch up in multiple spaces
 - » Remove high density file storage racks
 - » Update restrooms
- **Site Work**
 - » Replace stone pavers around the facility.
 - » Mill and overlay of the parking lots
 - » Review joints and sealant in parking ramp (leaking)
- **Plumbing**
 - » Replace some water heaters
 - » Domestic water main entering the building

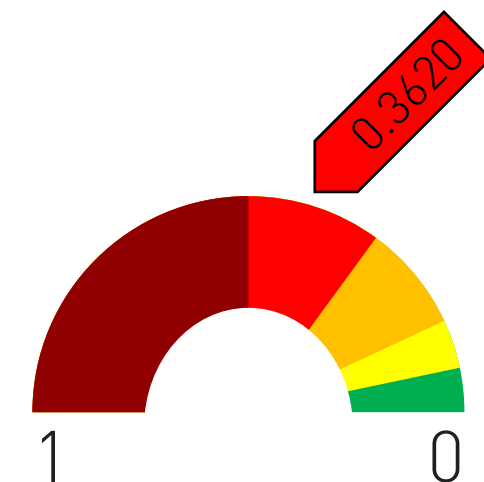


FCI = **(0.36) CRITICAL**

DEFERRED MAINTENANCE

\$4M (5 years)

\$700k (10 years)



Site Overview:

- Exterior Enclosure

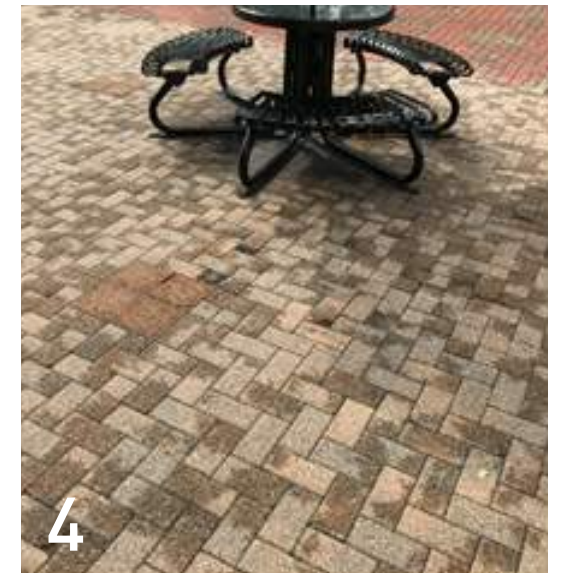
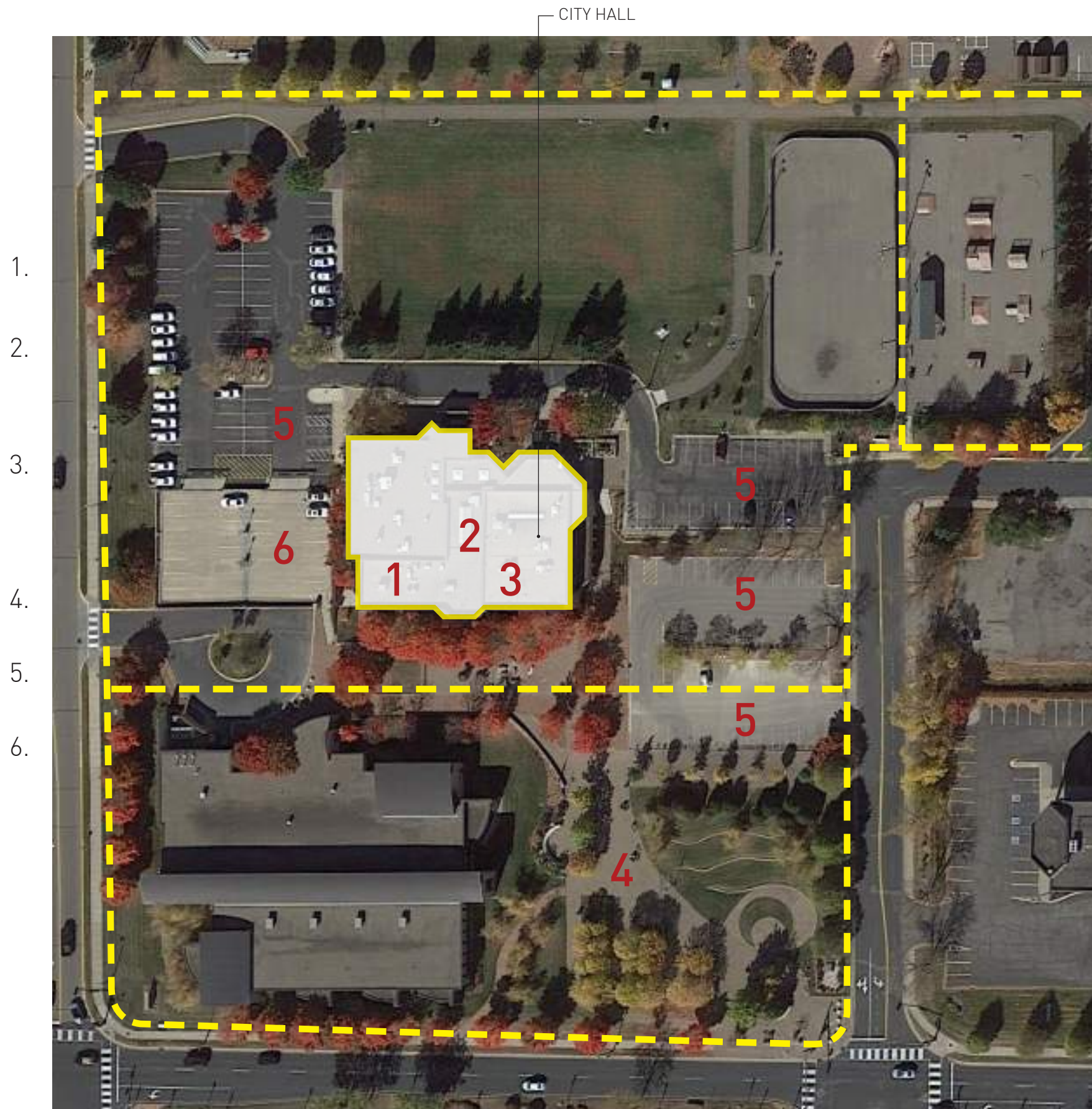
- » Exterior windows need to be replaced
- » Kalwall skylights need to be replaced

- Roof

- » Roof is scheduled to be replaced in 2023

- Site Work

- » Replace stone pavers around the facility.
- » Mill and overlay of the parking lots
- » Review joints and sealant in parking ramp (leaking)

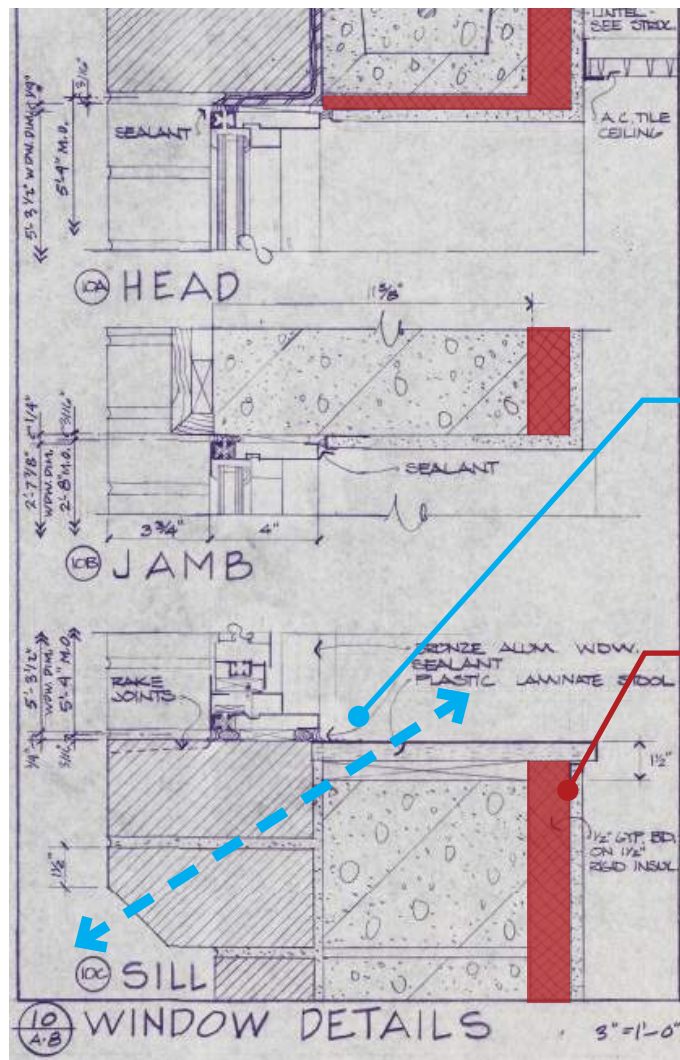


Building / Interior:



User Comfort / Operational Efficiency:

- Minimal / no insulation used
- No barrier to air infiltration / leakage
- Outdated technology / does not meet current code required minimum performance levels
- Interior side insulation has higher potential for mold growth / wall deterioration

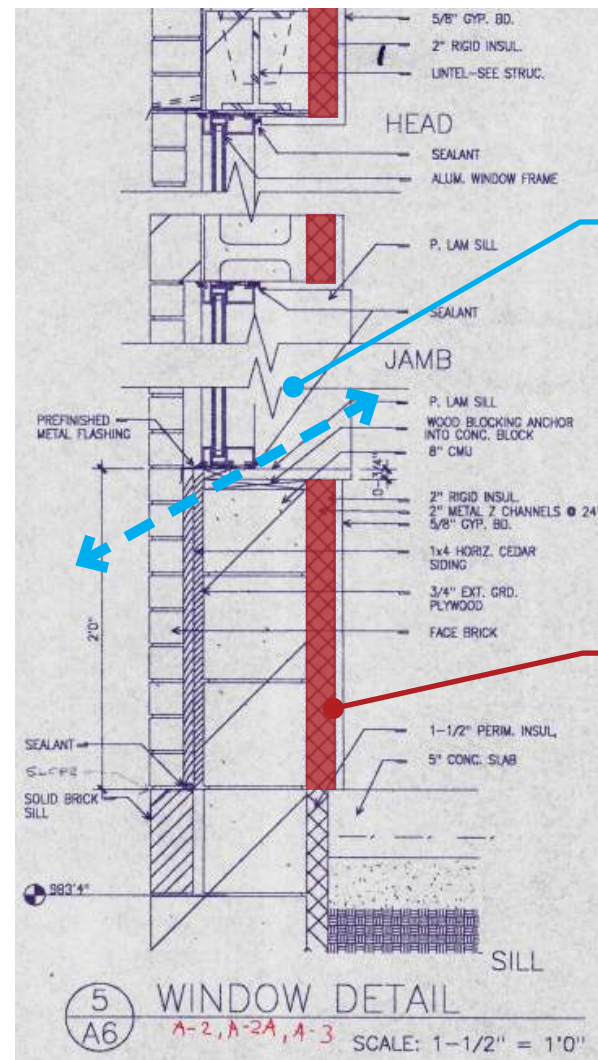


air leakage / high condensation & frost potential

Perlite Board
(R2.7 / 1")

R= 4.05

1980

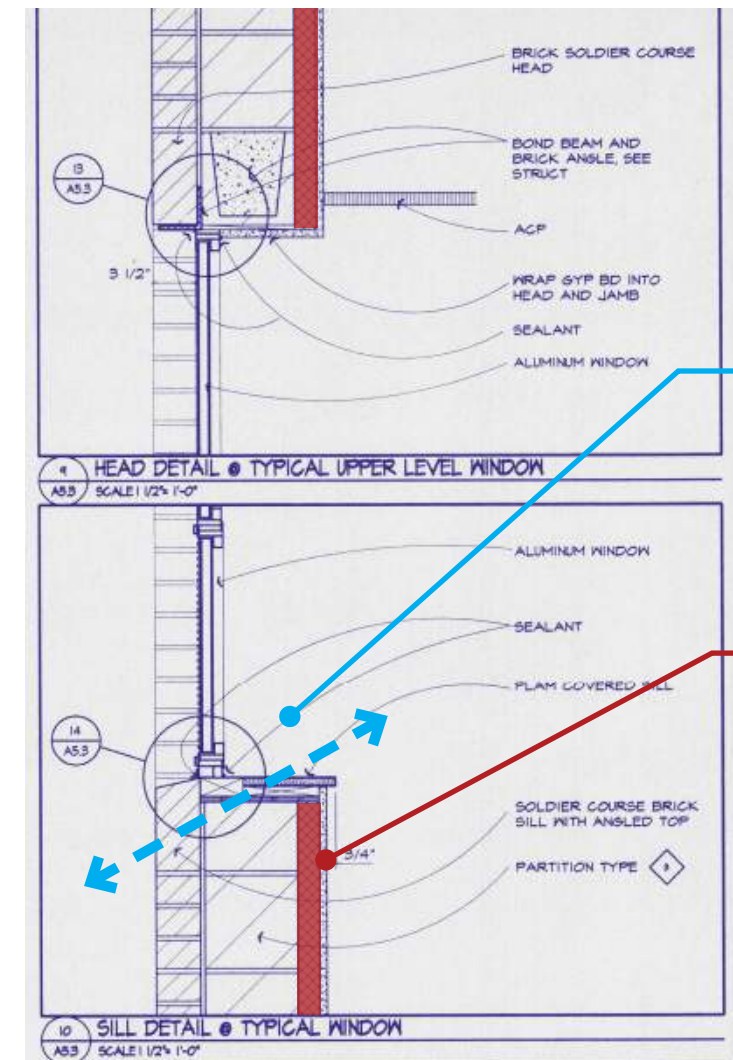


air leakage / high condensation & frost potential

Rigid Foam
(R3-4 / 1")

R= 4.5 - 6

1988



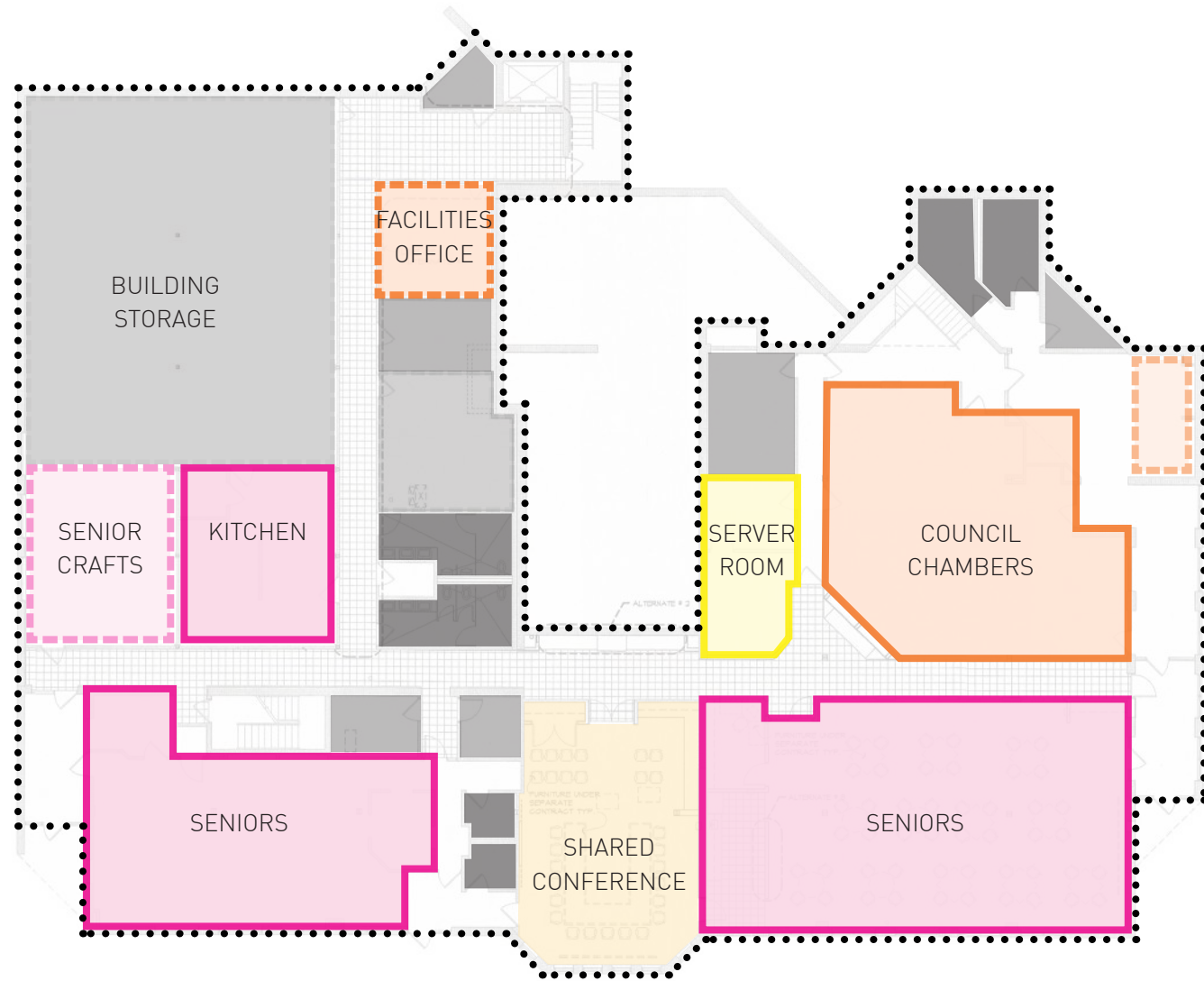
air leakage / high condensation & frost potential

Rigid Foam
(R4-5 / 1")

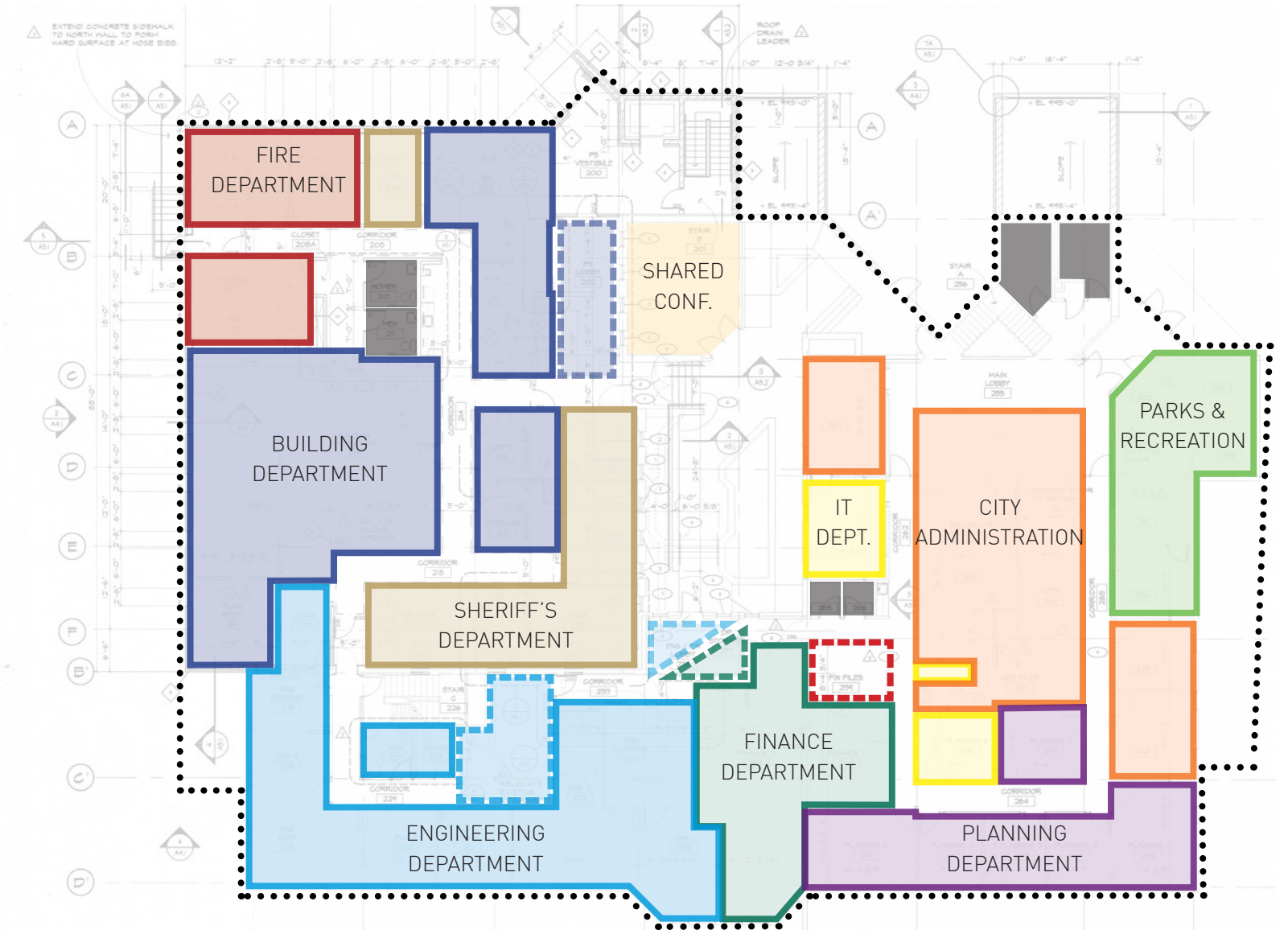
R= 8 - 10

1996

Space Utilization / Layout:



Lower Level
DEPARTMENT ADJACENCIES



Upper Level
DEPARTMENT ADJACENCIES

City Hall Summary and Projected Growth:

Observations:

- General maintenance
- ADA compliance
- Moisture intrusion / water leaks
- Equipment upgrades
- Functional updates
- Cosmetic updates

Experience:

- Site wayfinding
- Entrances / security
- Complicated interior circulation
- User comfort (heating and cooling)
- User privacy and acoustics
- Council chambers layout and public accessibility

Projected Growth

(5-10 years):

- Department needs

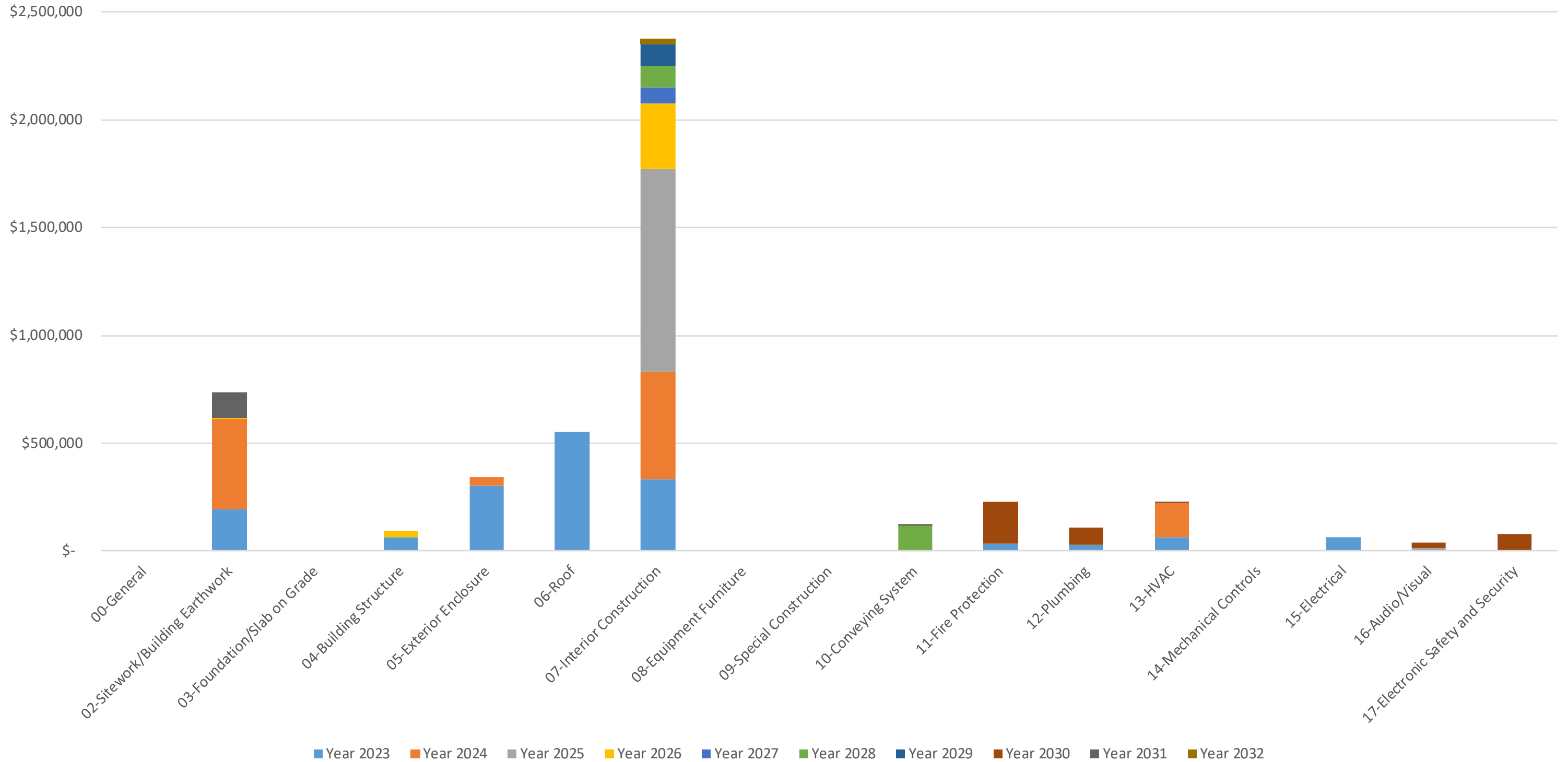
- Admin +1-2 FTE
- IT +2 FTE
- Finance +1-2 FTE
- Building +1 FTE
- Planning +.5 FTE
- Parks +1-2 FTE
- Engineering + 2 FTE
- Fire +2 FTE
- Senior +1 FTE
- Sheriff +2-4 FTE

Total =

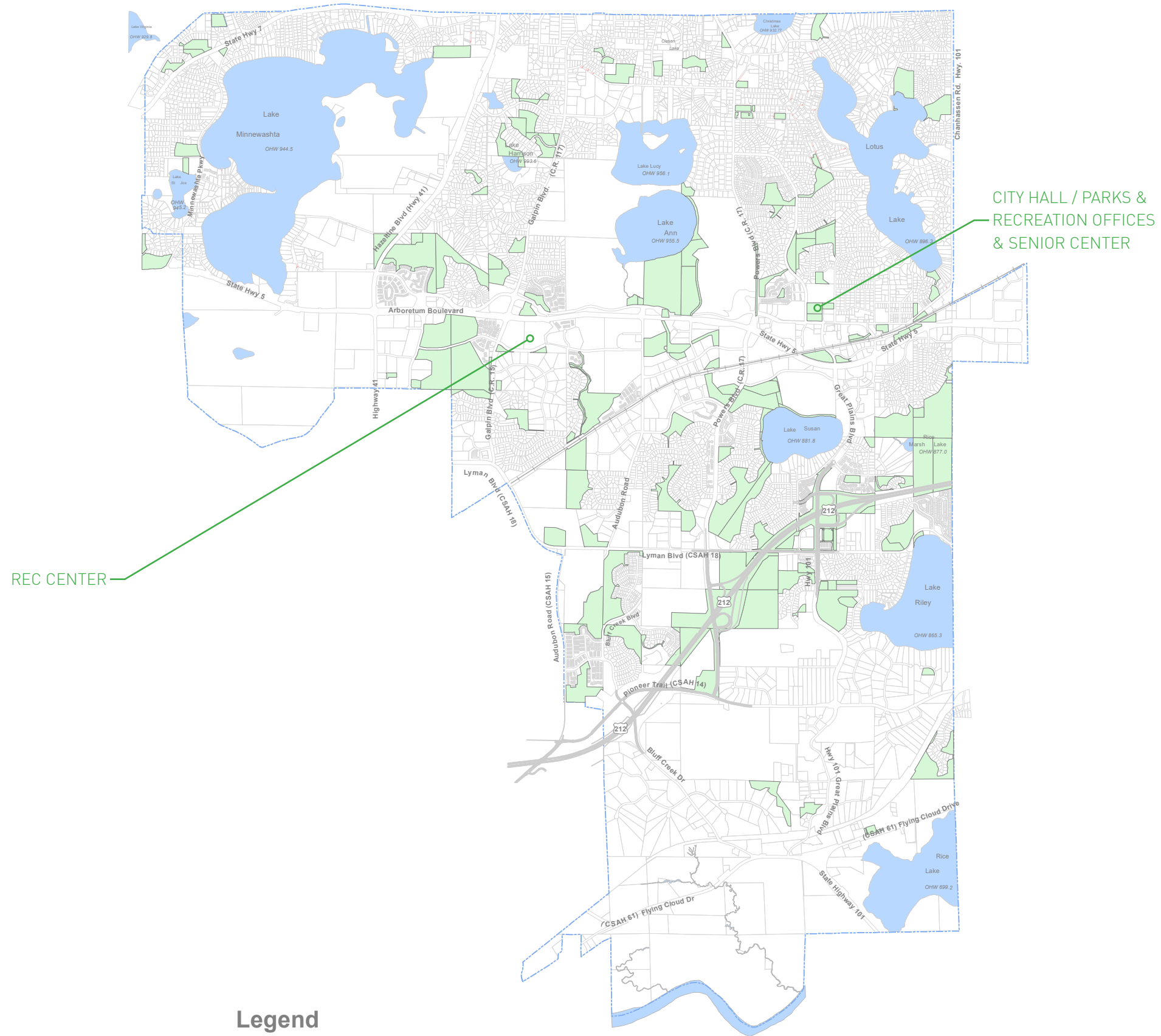
+13.5 - 18.5

City Hall Summary and Projected Expenditures:

City Hall



RECREATION CENTER



Legend
 City Owned Property Greater than an Acre

Recreation Center

General Information:

- Built in 1995
- Major remodel / building projects:
 - » N/A

Current Use:

- ISD 112 partnership
- Community resource

Building Area:

- +/-22,800 GSF

Deferred Maintenance:

- **Exterior Enclosure**
 - » Replace handicap doors in front entrance
 - » Replacement of windows
- **Roof**
 - » Replace roof for the warming house (ballasted portion only)
- **HVAC**
 - » Replace condensing units
 - » Boiler replacement
 - » Replace Air Handling Units
- **Special Construction**
 - » Replace basketball hoists
 - » Replace non -functioning dividing wall in the gym
- **Interior Construction**
 - » Refurbish of gym, locker rooms, aerobics room, fitness room and meeting rooms
 - » Ceiling replacement throughout
 - » Replace interior doors
- **Sitework/Building Earthwork**
 - » Update skating rink lighting
 - » Mill and overlay of parking lot
 - » Assess the drainage issue onsite
 - » Repair of tennis and pickle ball courts

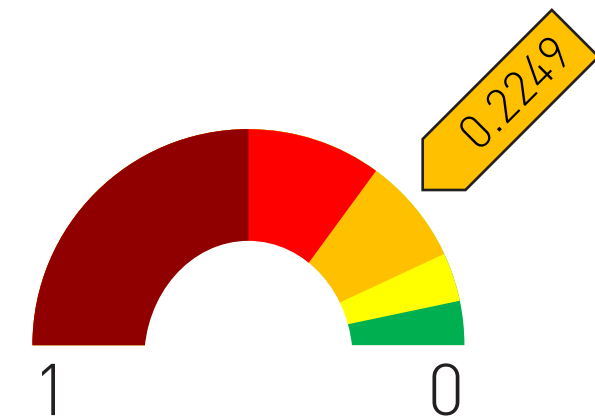


FCI = **(0.23) POOR**

DEFERRED MAINTENANCE

\$1.9M (5 years)

\$250k (10 years)



Site Overview:

- Exterior Enclosure

- » Replace handicap doors in front entrance
- » Replacement of windows

- Roof

- » Replace roof for the warming house (ballasted portion only)

- Site Work

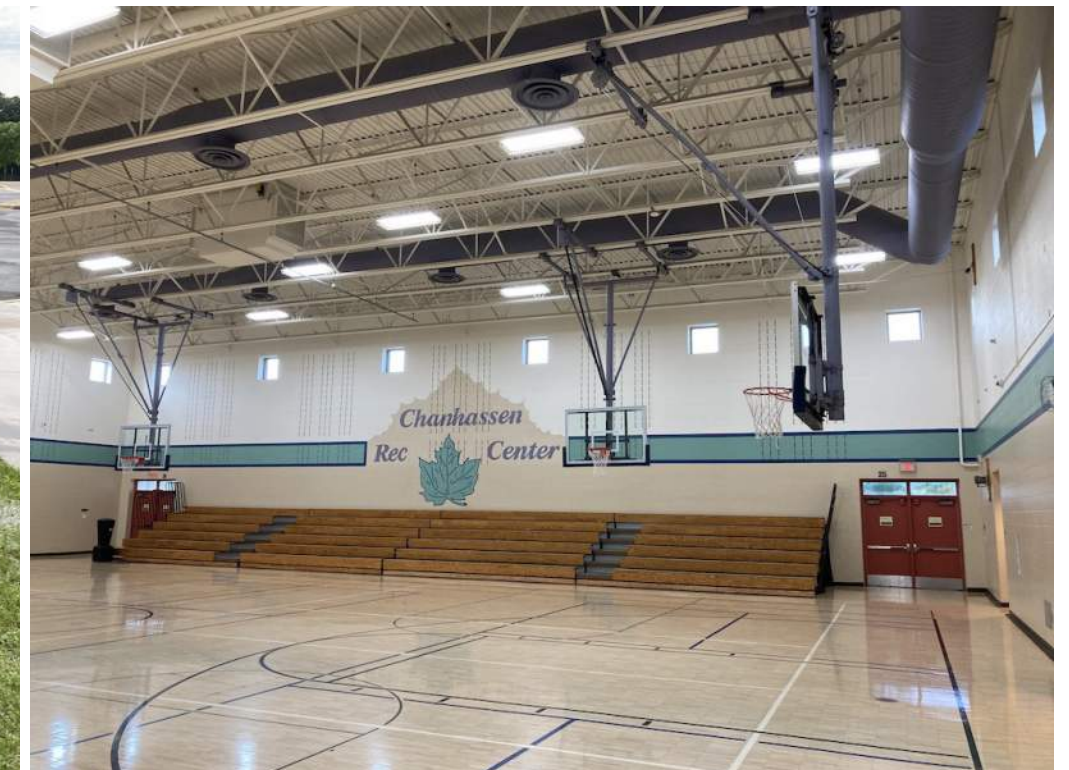
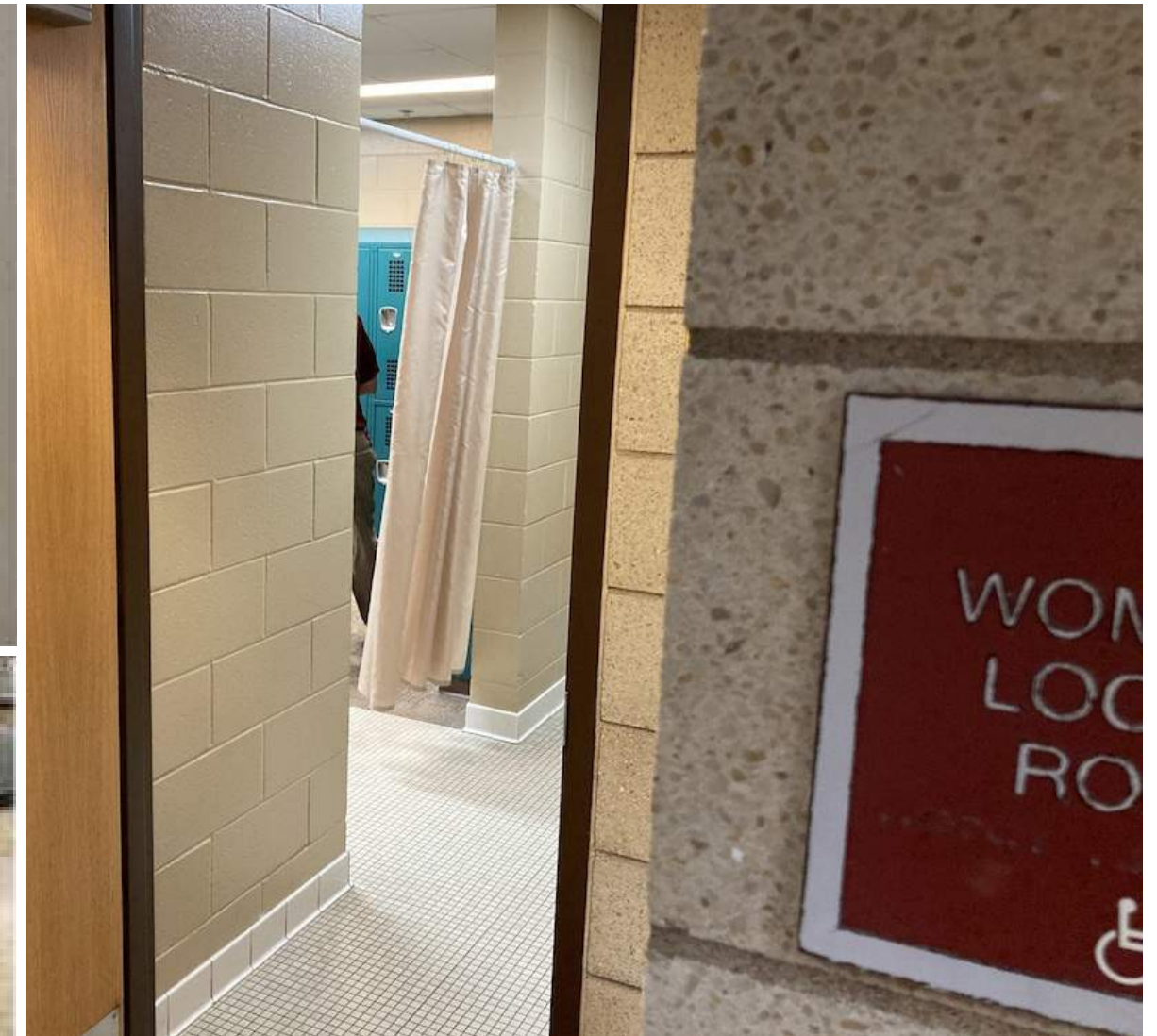
- » Update skating rink lighting
- » Mill and overlay of parking lot
- » Assess the drainage issue onsite
- » Repair of tennis and pickle ball courts



Building / Interior:

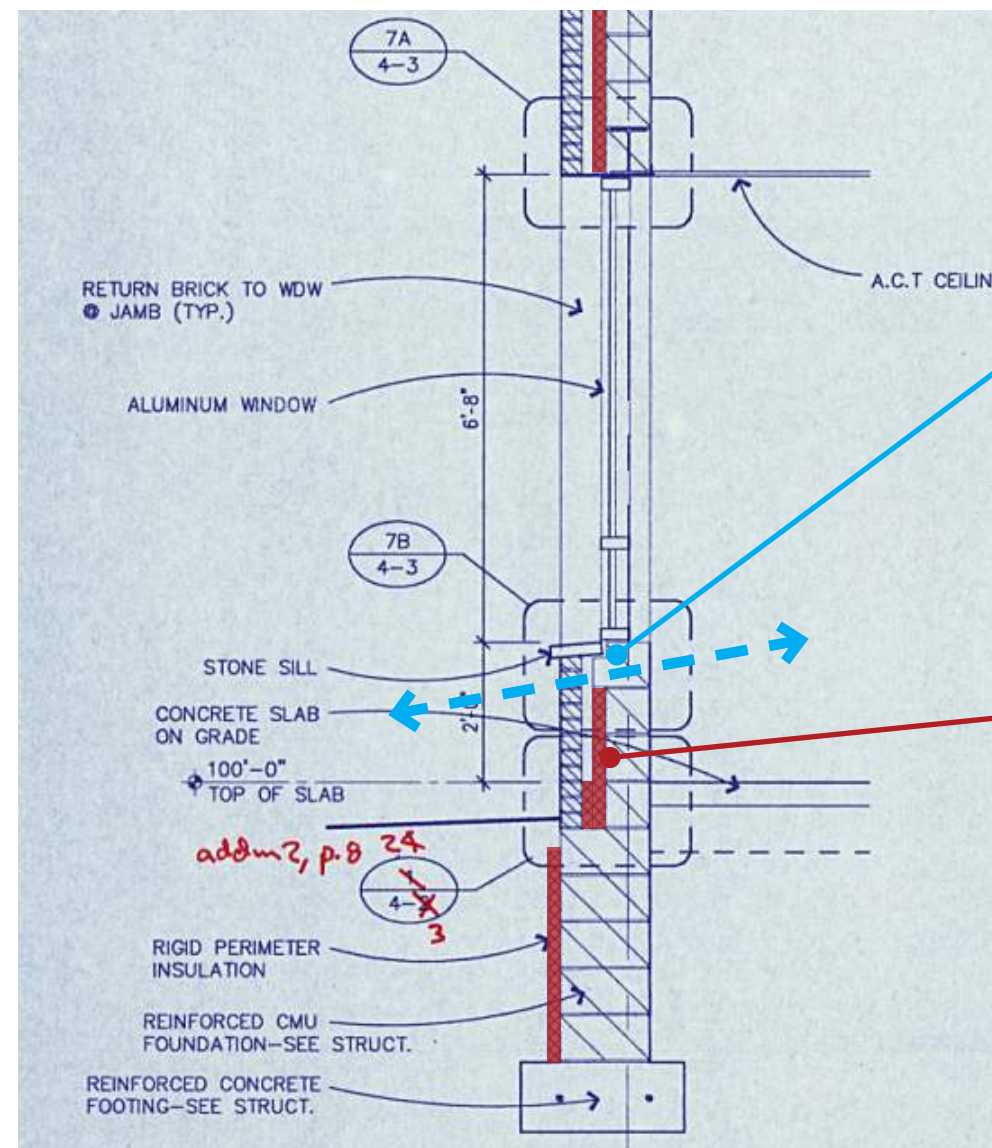
Observations:

- General maintenance
- Site grading / drainage
- Sight line / privacy issues
- Storage needs
- Warming house
- Functional updates
- Cosmetic updates



User Comfort / Operational Efficiency:

- Cavity insulation used (Typical of building age)
- Limited barrier to air infiltration / leakage (discontinuous)
- Outdated technology / does not meet current code required minimum performance levels



air leakage / high condensation & frost potential

Extruded Polystyrene Board

R5 / 1")

R= 10

1994

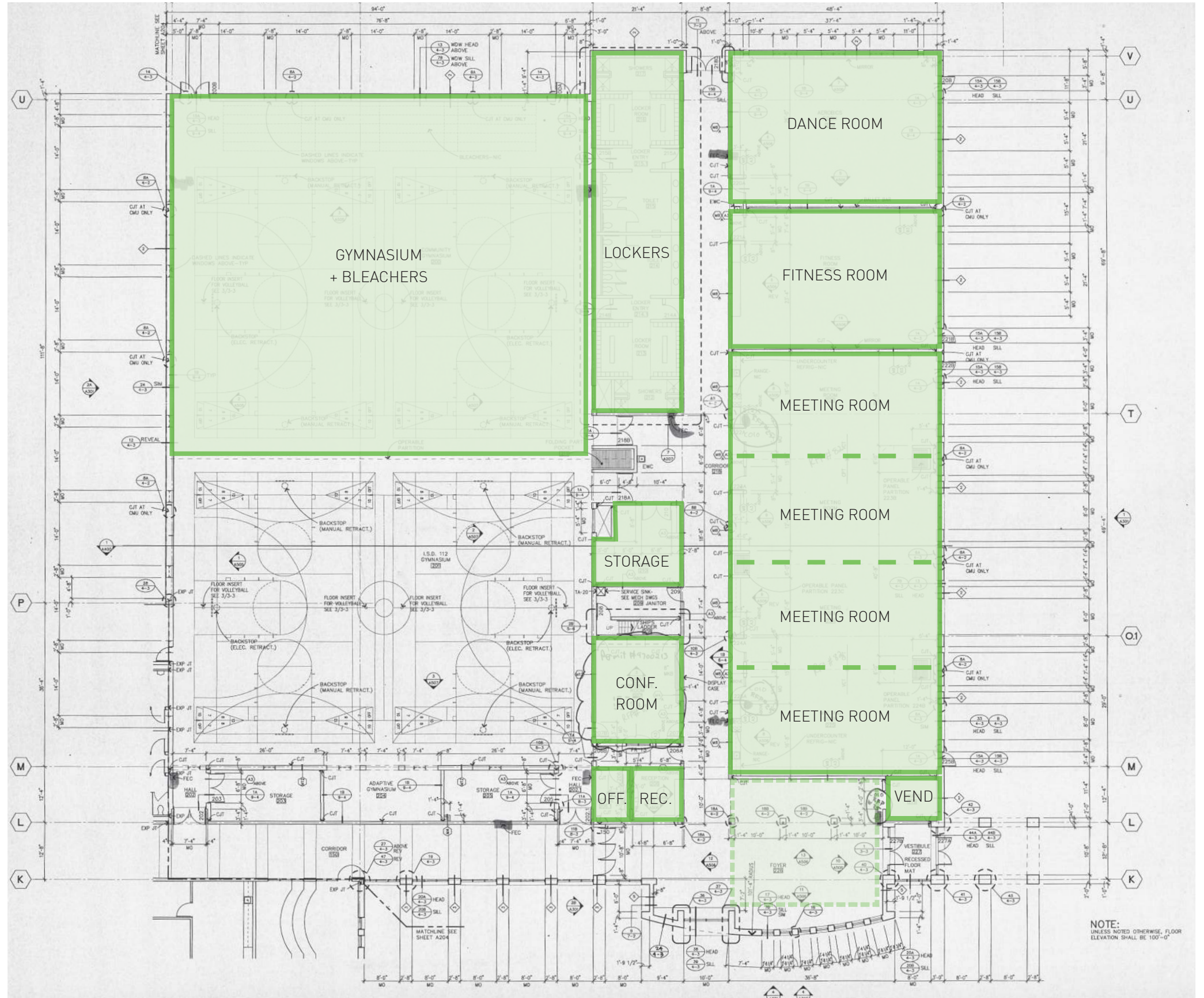
Space Utilization / Layout:

Projected Growth:

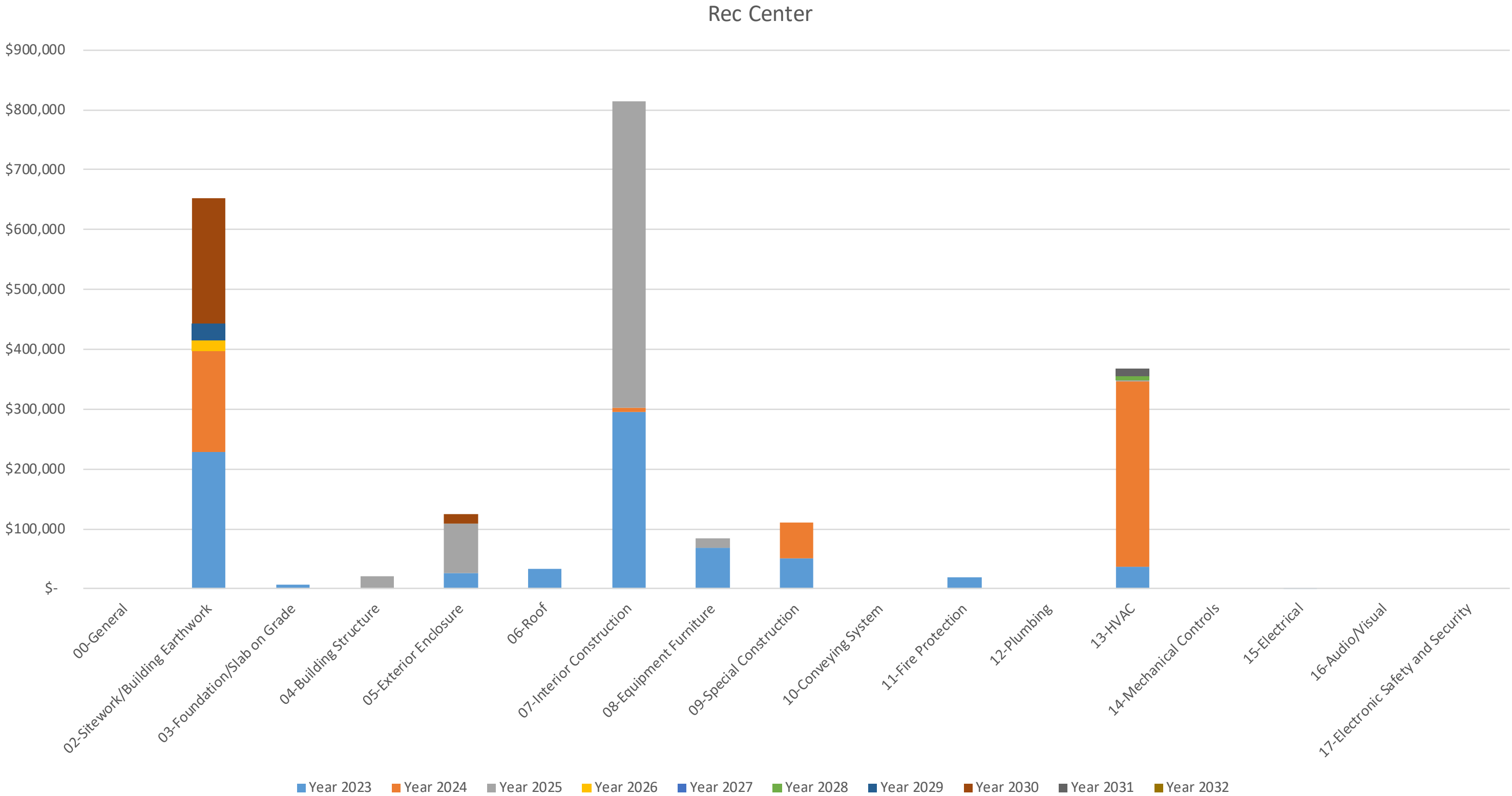
- Additional Gymnasium space
- Pickle ball (indoor and outdoor demand)
- Staff increase

Desired Growth:

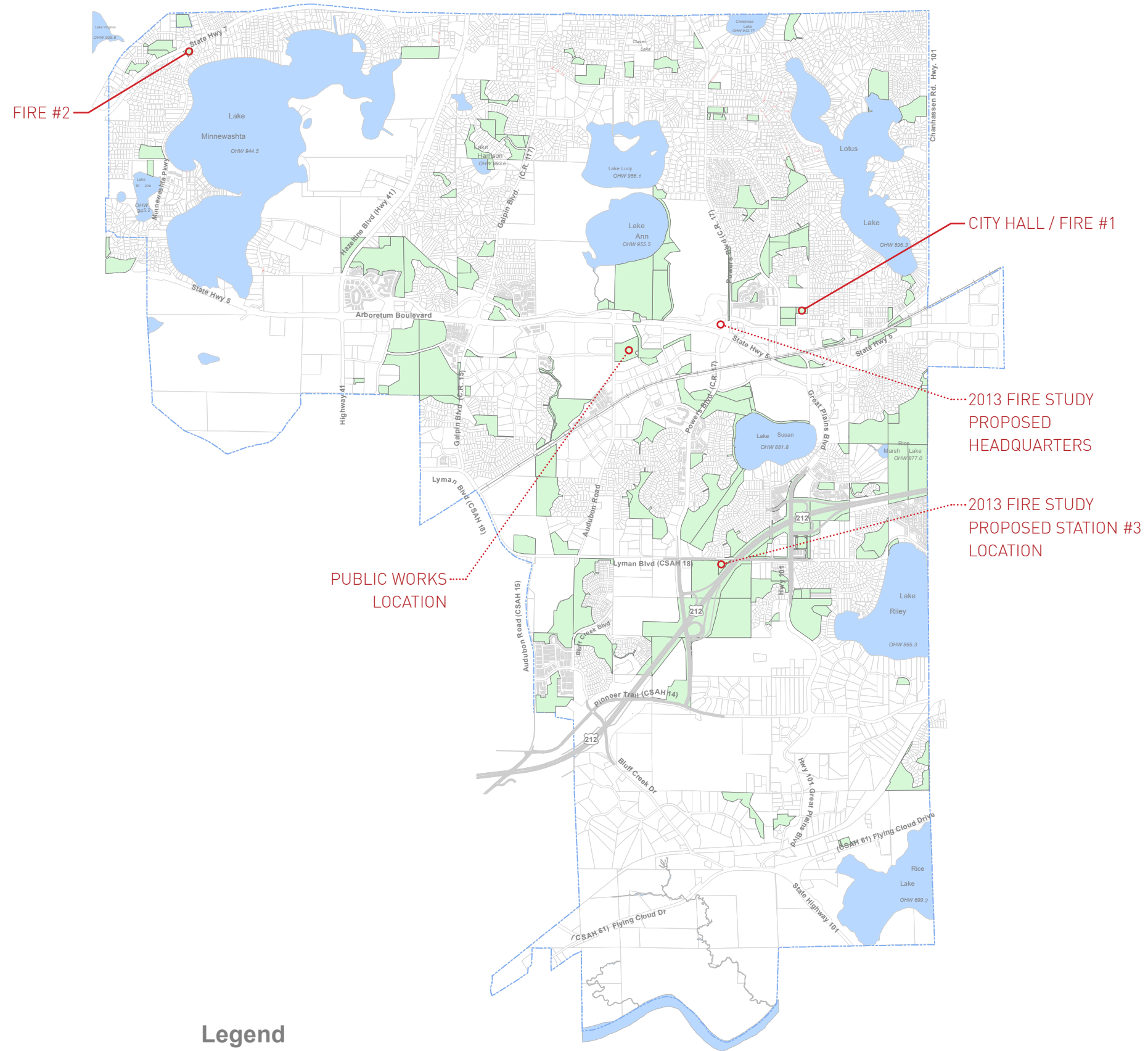
- Outdoor Ice rink (refrigerated)
- Splash Pad / Pool
- Possible consolidation with senior center



Recreation Center Summary and Projected Expenditures:



FIRE DEPARTMENT



Legend

City Owned Property Greater than an Acre

Fire Station #1

General Information:

- Built in 1973
- Major remodel / building projects:
 - » 1988
 - » 2020

Current Use:

- Fire Department

Building Area:

- +/- 15,100 GSF

Deferred Maintenance:

- **Roof**
 - » Roof has been replaced recently. Next replacement later in the plan
- **Exterior Enclosure**
 - » Clean and seal of exterior brickwork
 - » Replace main entry doors and aluminum windows
 - » Kalwall skylight replacement
- **Interior Construction**
 - » Recoat bay flooring
 - » Update racquetball court to LED lighting
 - » Replace flooring and ceiling tiles throughout
- **Site Work**
 - » Replace concrete drive for trucks to enter and exit the station
 - » Mill and overlay of parking lot
 - » Regrade north side of the building (Water pooling up)
- **Building Structure**
 - » Cracking in the hose tower
 - » Equipment Furniture
 - » Replace pneumatic compressor
 - » Replace washing equipment
 - » Replace furniture and casework
- **HVAC**
 - » Replace antiquated Roof Top Units
 - » Add Destrat fans in bays 3 & 4

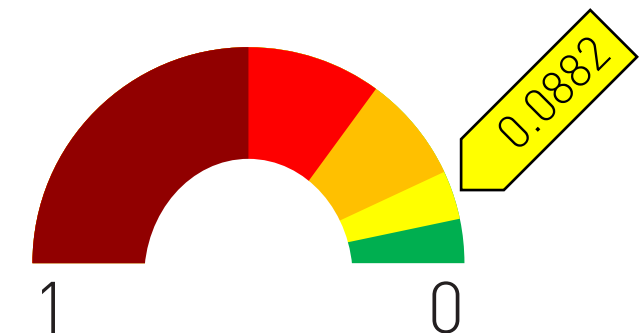


FCI = **(0.09)** FAIR

DEFERRED MAINTENANCE

\$875K (5 years)

\$260k (10 years)



Site Overview:

- Exterior Enclosure

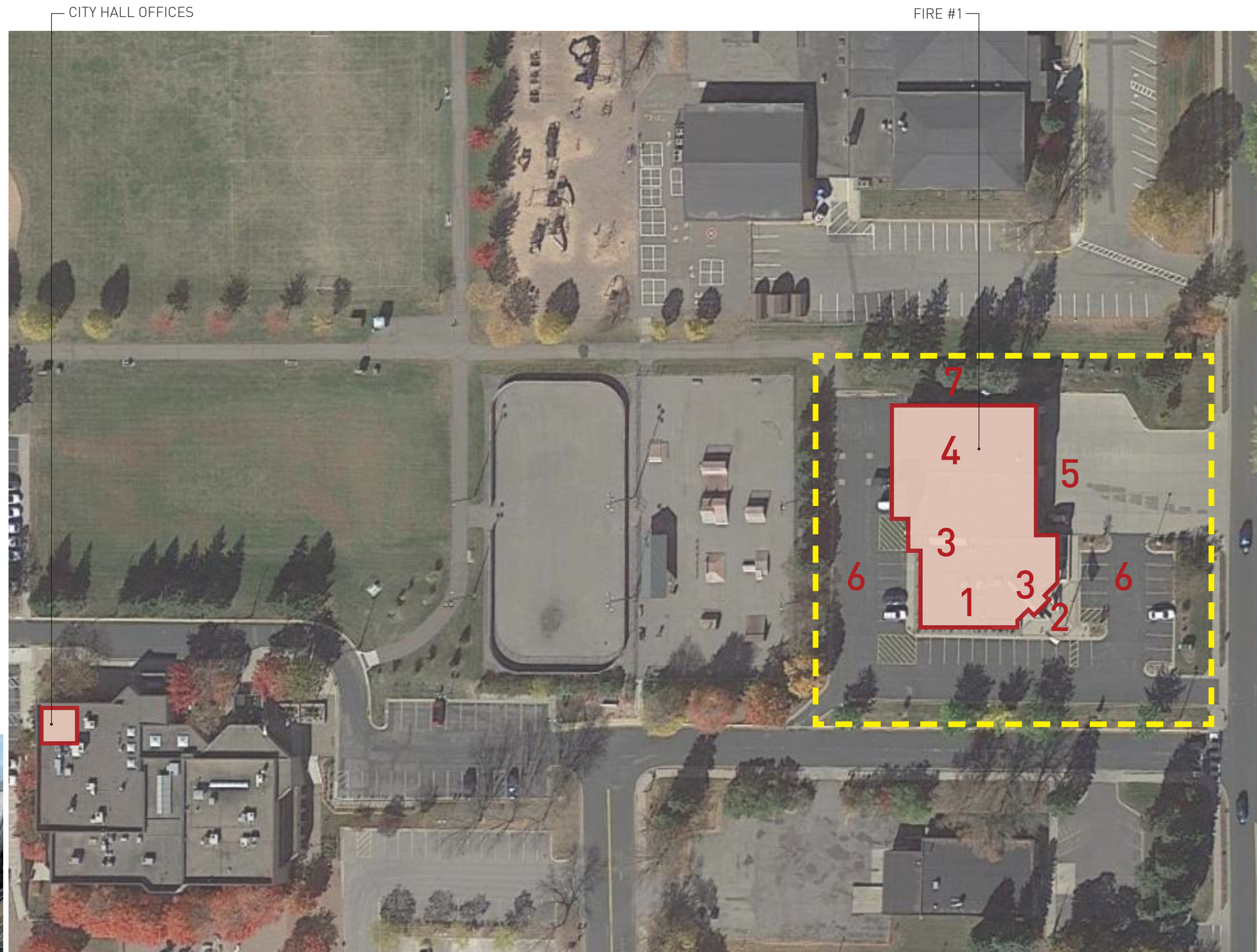
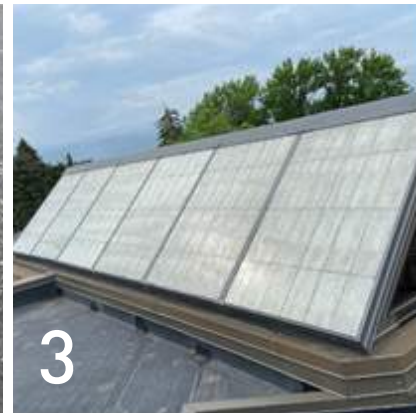
- » Clean and seal of exterior brickwork 1.
- » Replace main entry doors and aluminum windows 2.
- » Kalwall skylight replacement 3.

- Roof

- » Roof has been replaced recently. Next replacement later in the plan 4.

- Site Work

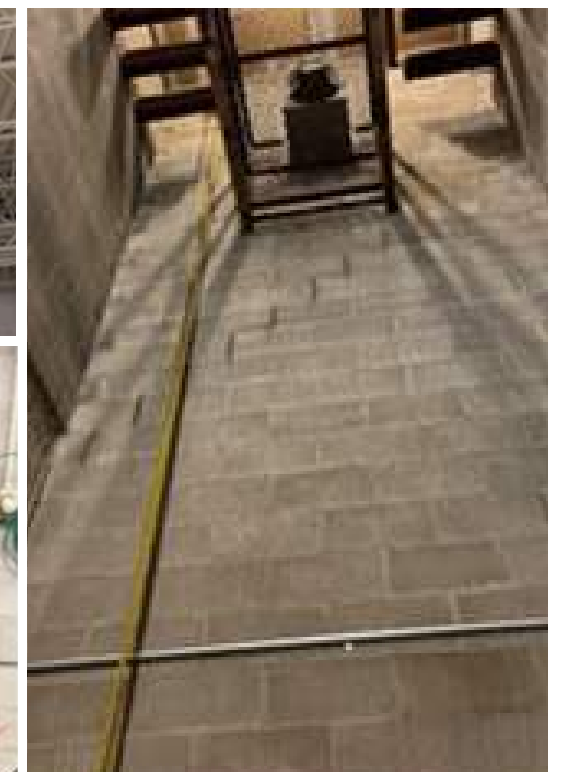
- » Replace concrete drive for trucks to enter and exit the station 5.
- » Mill and overlay of parking lot 6.
- » Regrade north side of the building (Water pooling up) 7.



Building / Interior:

Observations:

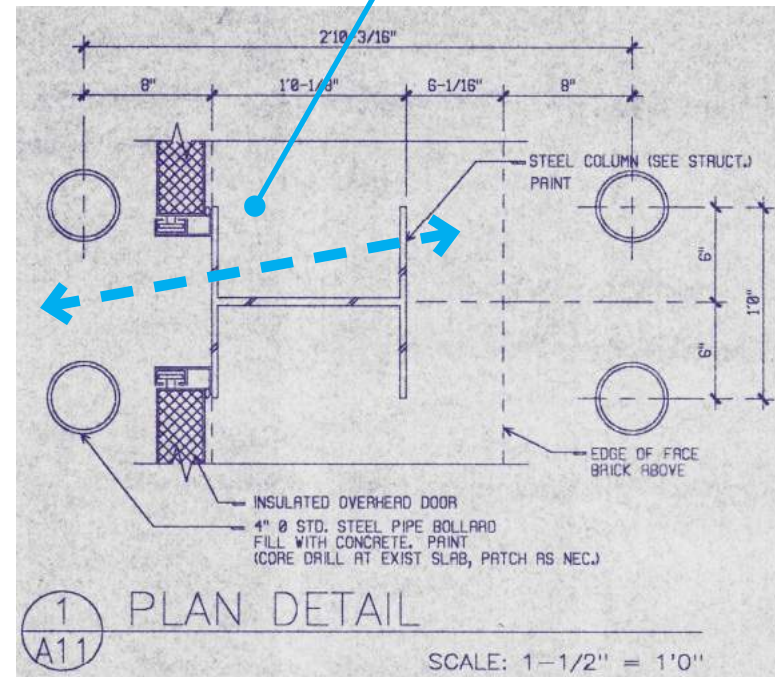
- General maintenance
- ADA compliance
- Equipment upgrades
- Site grading / drainage
- Skylight repair
- Functional updates
- Cosmetic updates



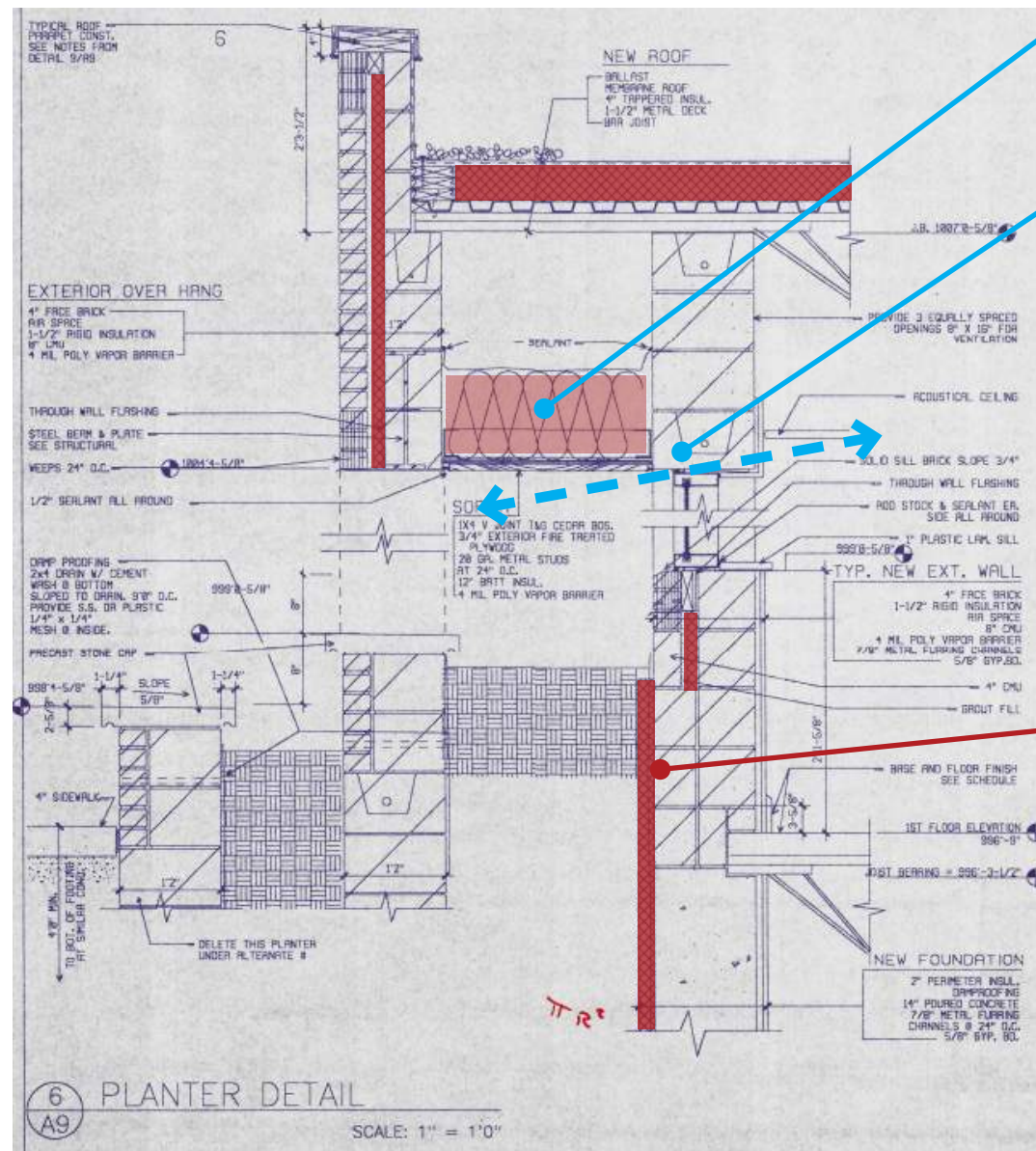
User Comfort / Operational Efficiency:

- Cavity insulation used (Typical of building age)
- Limited barrier to air infiltration / leakage (discontinuous)
- Outdated technology / does not meet current code required minimum performance levels

uninsulated steel column - exposed to weather and subject to frost / ice build-up



1988



air leakage at batt insulation / high condensation & mold potential
air leakage / high condensation & frost potential

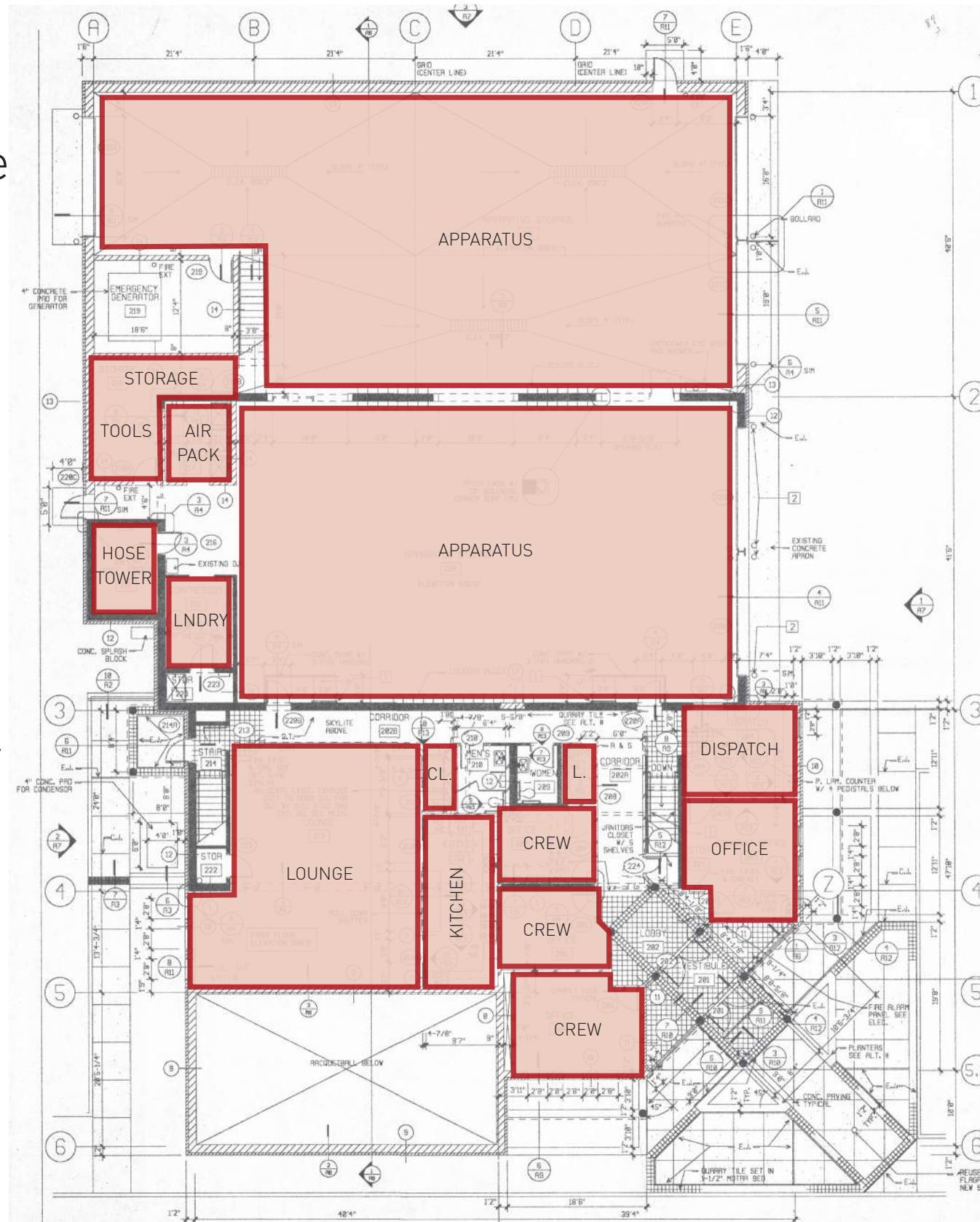
Extruded Polystyrene Board
R5 / 1")
R= 10

1988

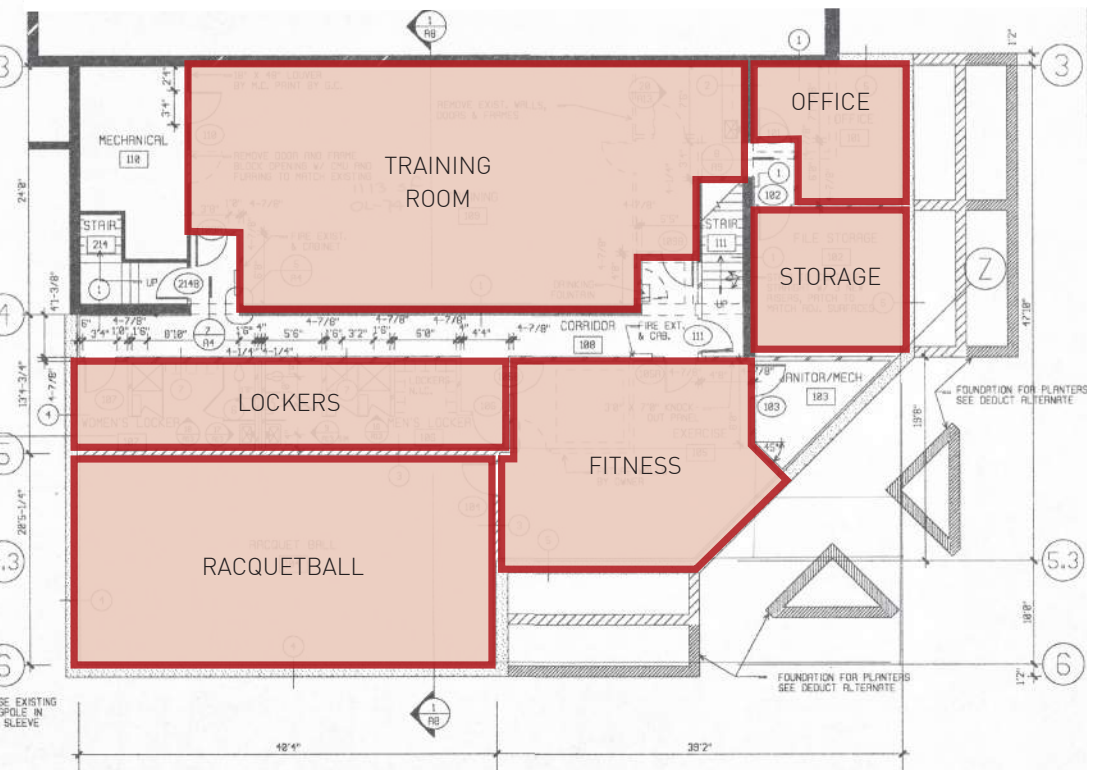
Space Utilization / Layout:

Projected Growth:

- Review location and response time implications
- Additional office spaces
- Storage + training program space
- Full time staff increase
- Review 2013 Fire Department Study and long term operational plans



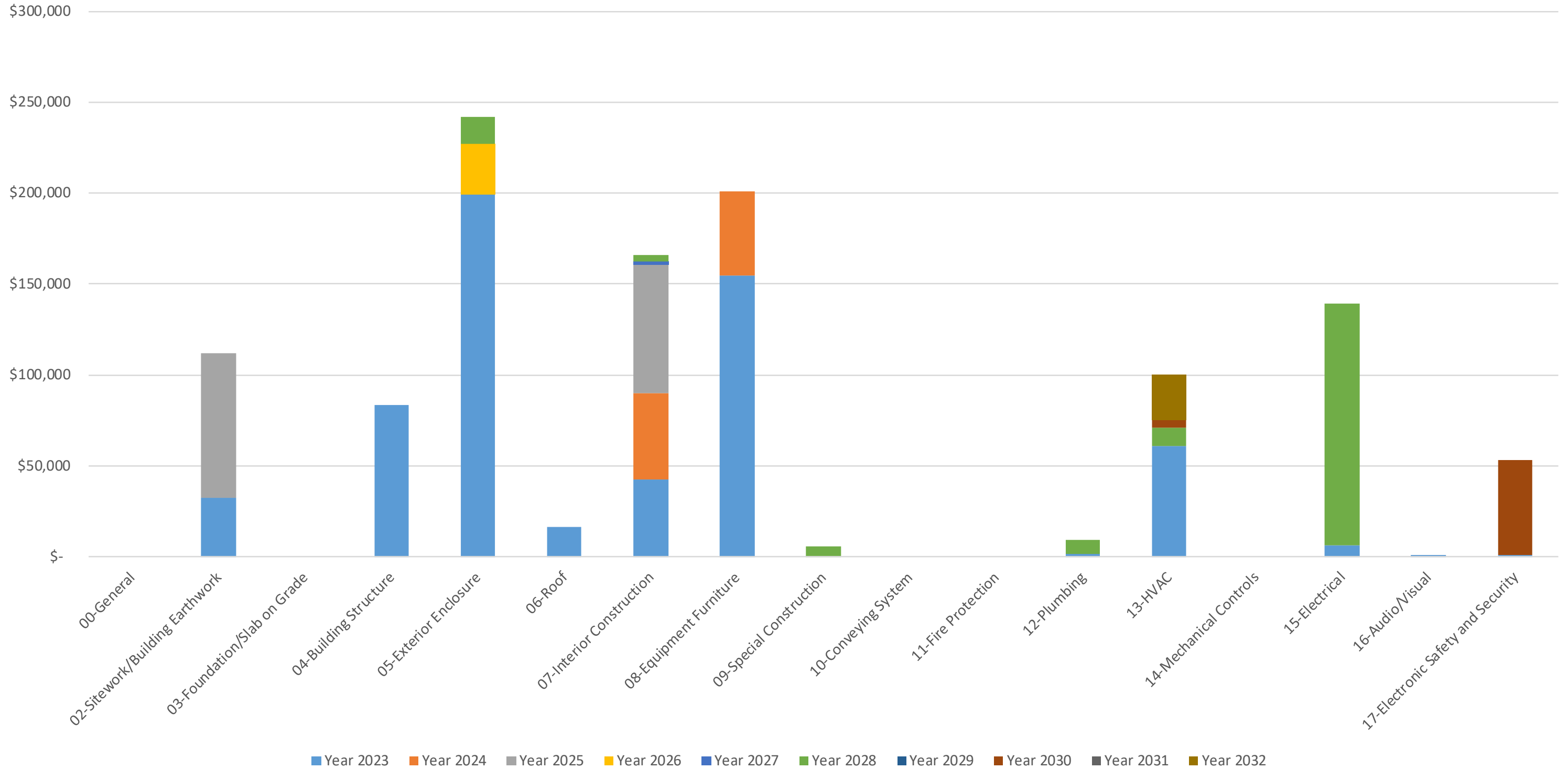
Main Level: +/- 10,500 gsf



Lower Level: +/- 4,600 gsf

Fire Station #1 Summary and Projected Expenditures

Fire Station 1



Fire Station #2

General Information:

- Built in 1980
- Major remodel / building projects:
 - » N/A

Current Use:

- Fire Department

Building Area:

- +/-3,000 GSF

Deferred Maintenance:

- **Site Work**
 - » Sealcoat of parking lot
- **HVAC**
 - » Replace unit heaters and condenser unit
- **Exterior Enclosure**
 - » Repair frame of garage door
 - » Replace exterior door from bay
- **Interior Construction**
 - » Polished/Epoxy flooring in the fire hall
 - » Update living room space
 - » Update restrooms
- **Roof**
 - » Asphalt roof in good shape
- **Plumbing**
 - » Irrigation is original to building
 - » Replace some water heaters and water softeners

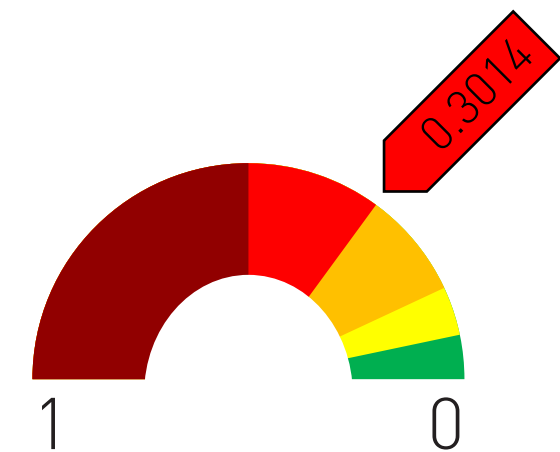


FCI = **(0.31) CRITICAL**

DEFERRED MAINTENANCE

\$275K (5 years)

\$10k (10 years)



Site Overview:

- Exterior Enclosure

- » Repair frame of garage door
- » Replace exterior door from bay

- Roof

- » Asphalt roof in good shape

- Site Work

- » Sealcoat of parking lot



Building / Interior:

Observations:

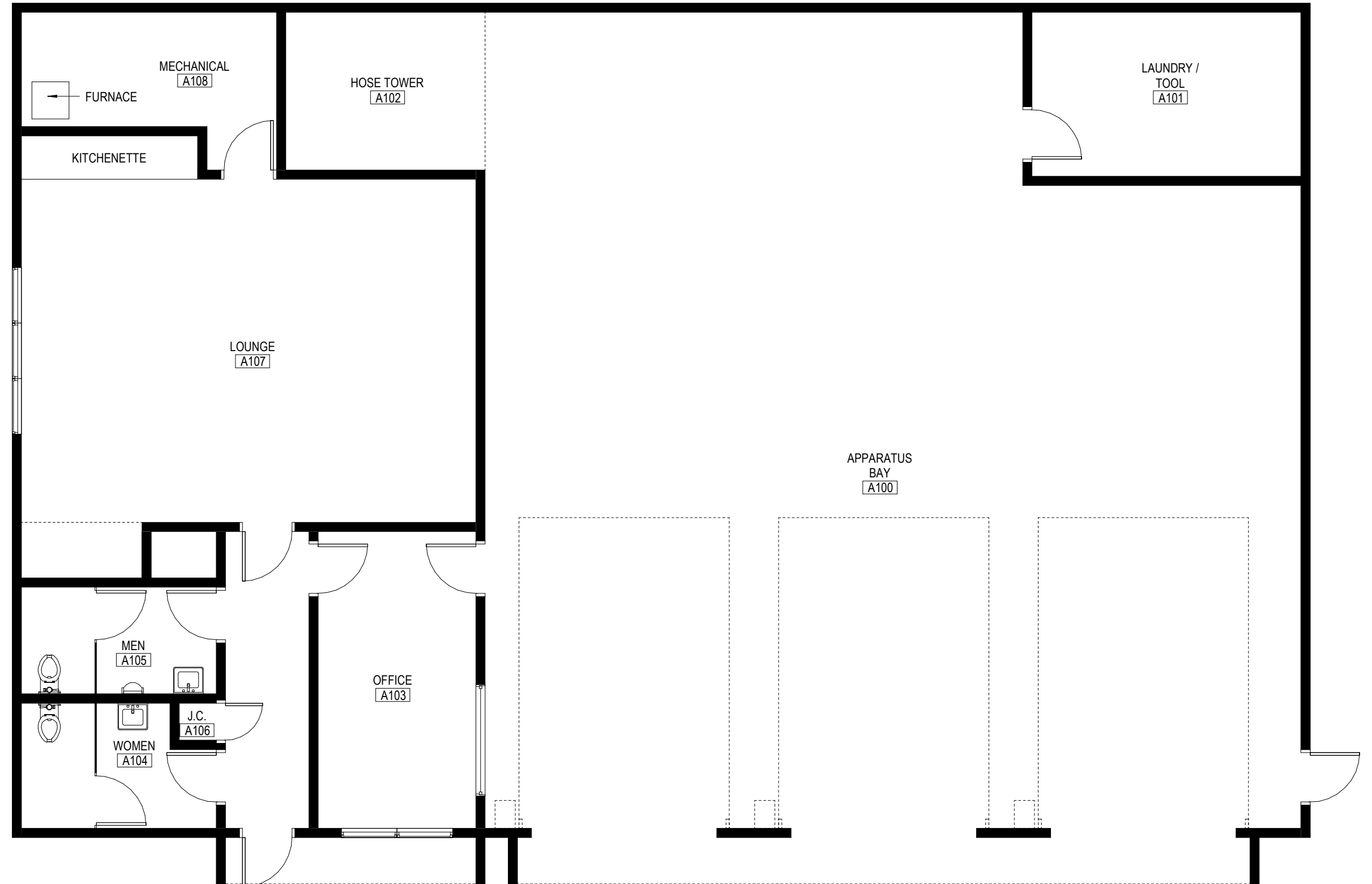
- General maintenance
- ADA compliance
- Hose tower safety concerns
- Equipment upgrades
- Functional updates
- Cosmetic updates



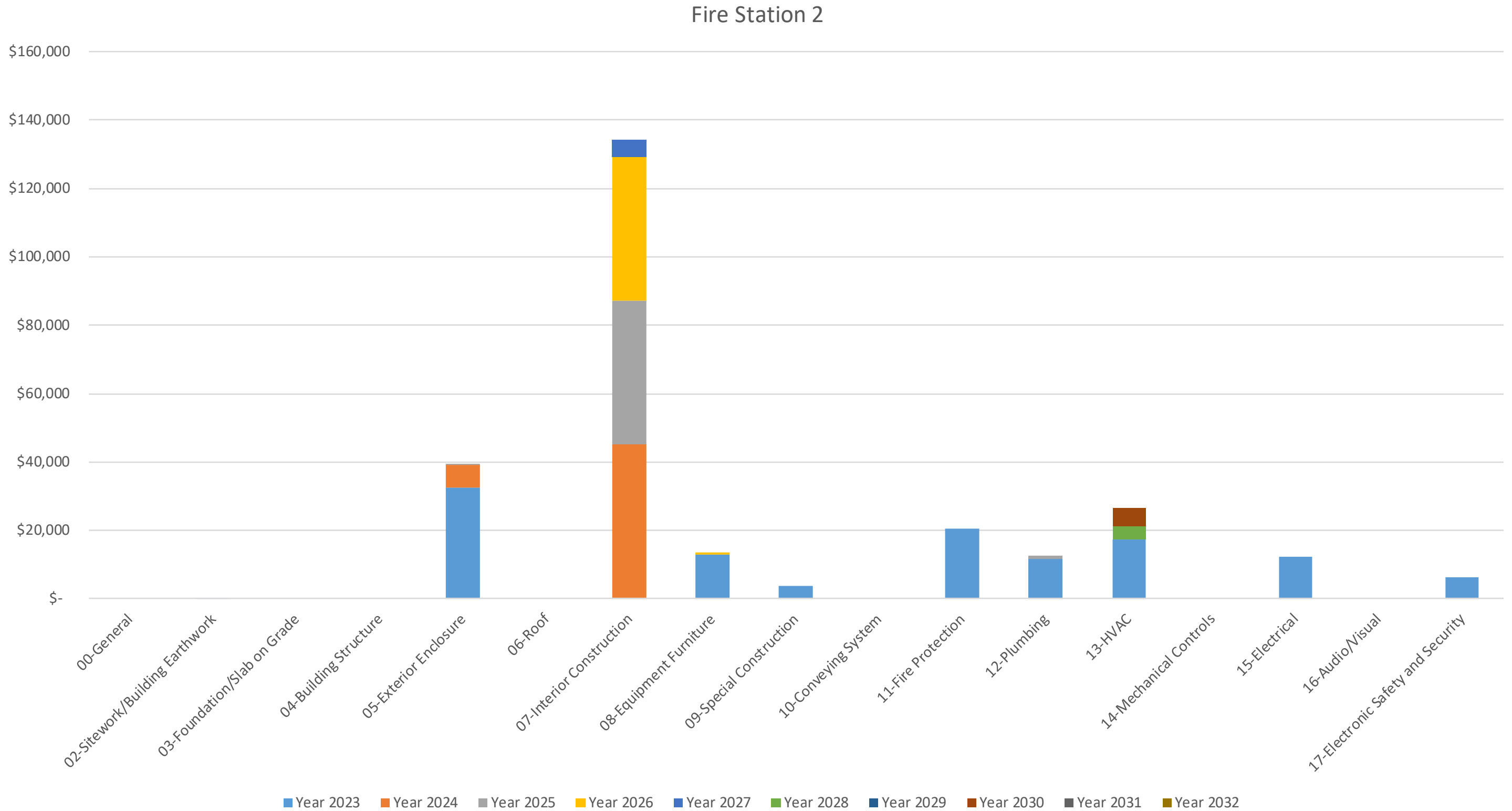
Space Utilization / Layout:

Projected Growth:

- Review 2013 Fire Department Study and long term operational plans
- No growth anticipated at this station



Fire Station #2 Summary and Projected Expenditures



OLD VILLAGE HALL

Old Village Hall

General Information:

- Built in 1900
- Major remodel / building projects:
 - » *relocated to current site*

Current Use:

- Historical Society

Building Area:

- +/-500 GSF

Deferred Maintenance:

- **Sitework/Building Earthwork**
 - » Many missing bricks in the walkway, repair these areas. (May need to regrade some areas)
- **HVAC**
 - » Replace furnace
 - » Replace small condenser unit
- **Exterior Enclosure**
 - » Replace windows
 - » Exterior paint on building is starting to chip
- **Interior Construction**
 - » Upgrade flooring walls and ceiling
- **Special Construction**
 - » Chimney is starting to deteriorate
- **Plumbing**
 - » Replace electric water heater

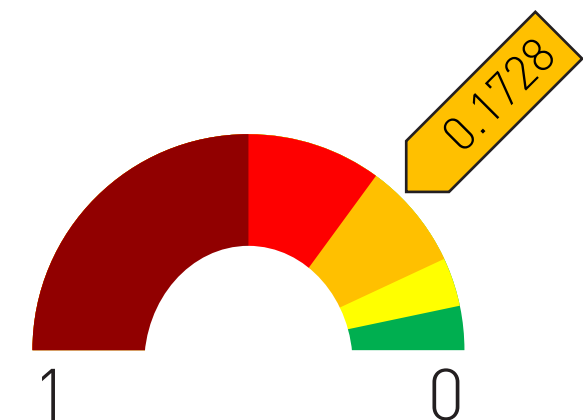


FCI = **(0.18) POOR**

DEFERRED MAINTENANCE

\$70K (5 years)

\$10k (10 years)



Site Overview:

- Exterior Enclosure

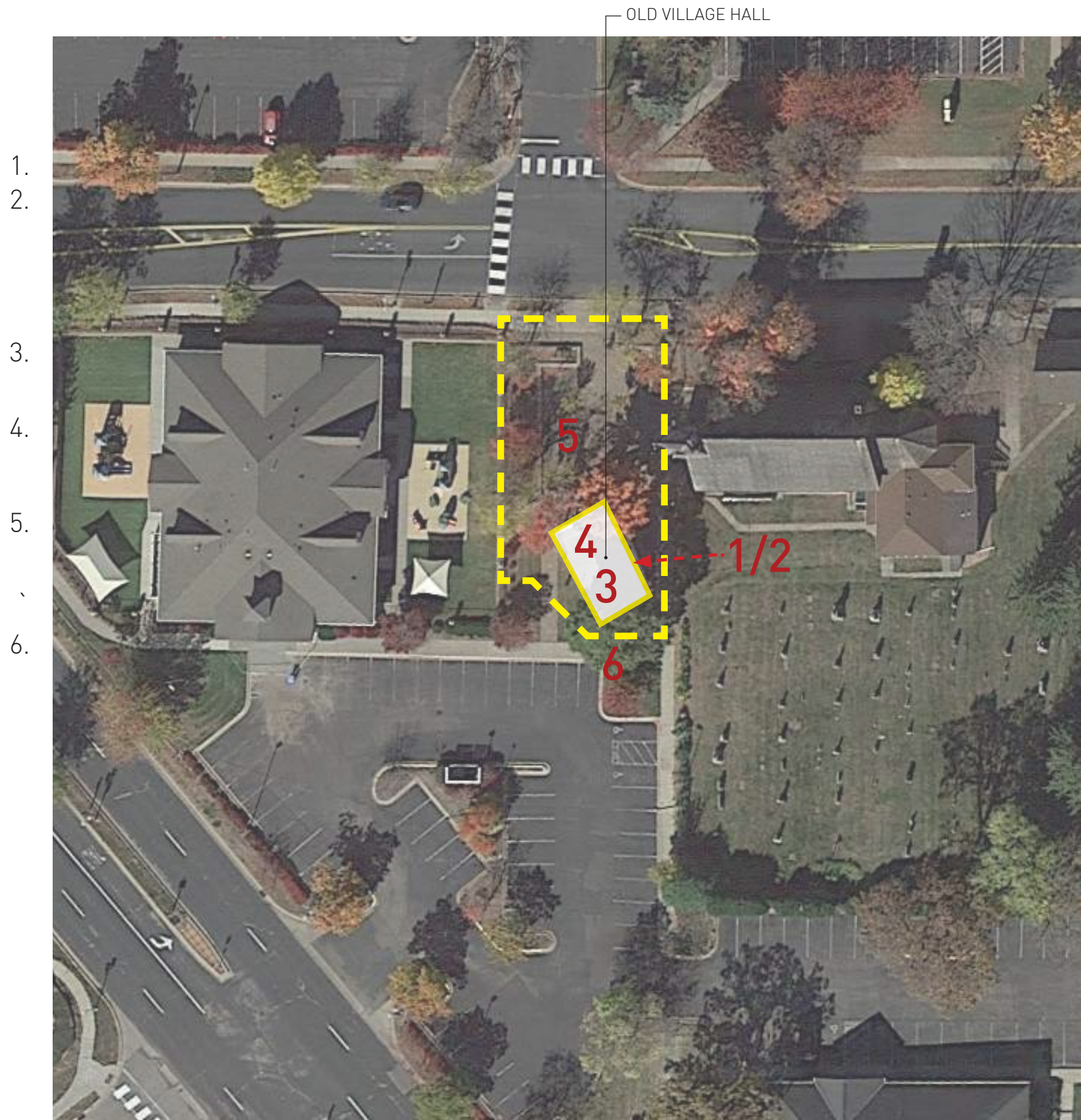
- » Replace windows
- » Exterior paint on building is starting to chip

- Roof

- » Chimney is starting to deteriorate
- » Bell tower damaged

- Site Work

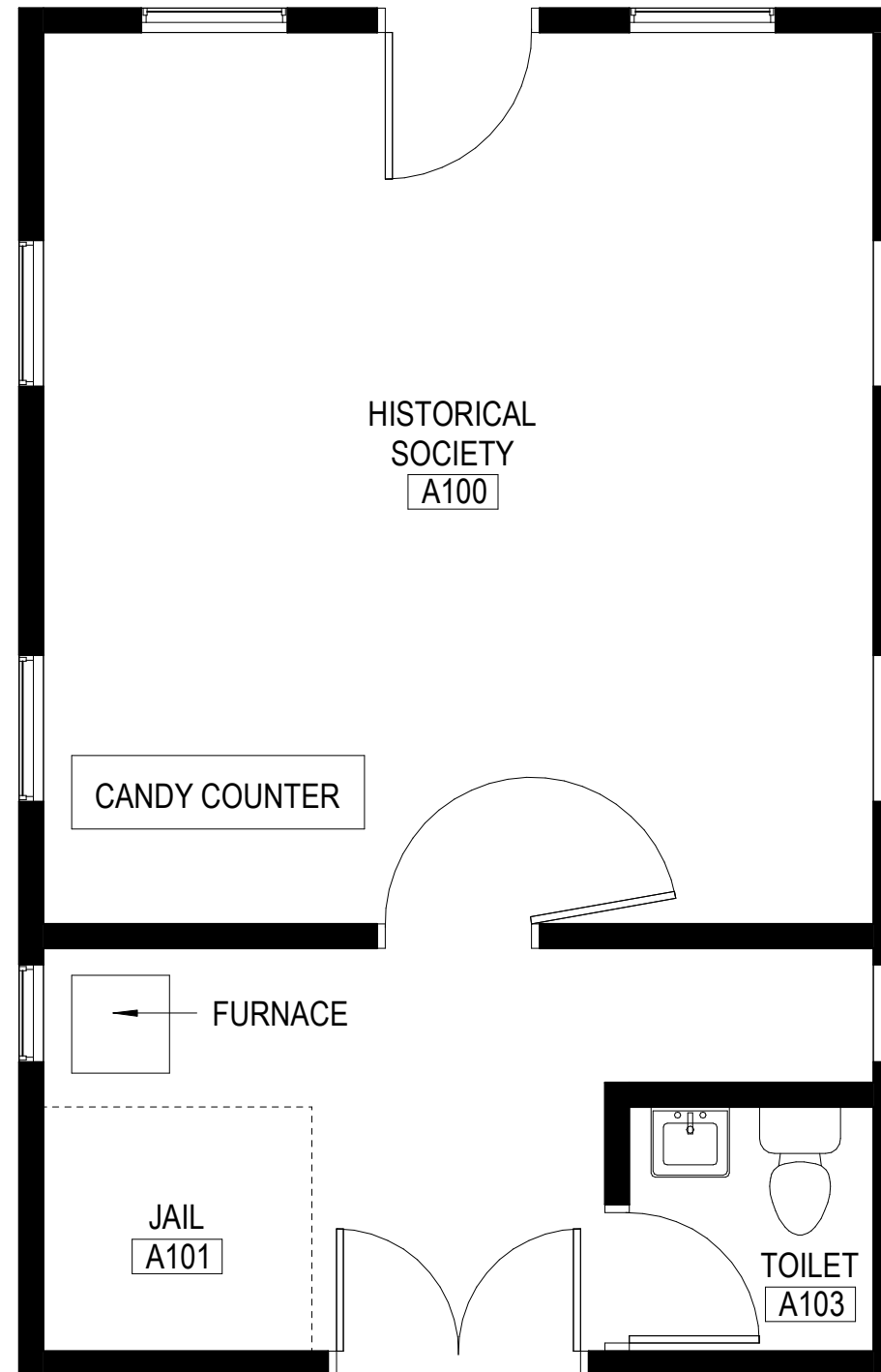
- » Many missing bricks in the walkway, repair these areas. (May need to regrade some areas)
- » Trim trees at building



Space Utilization / Layout:

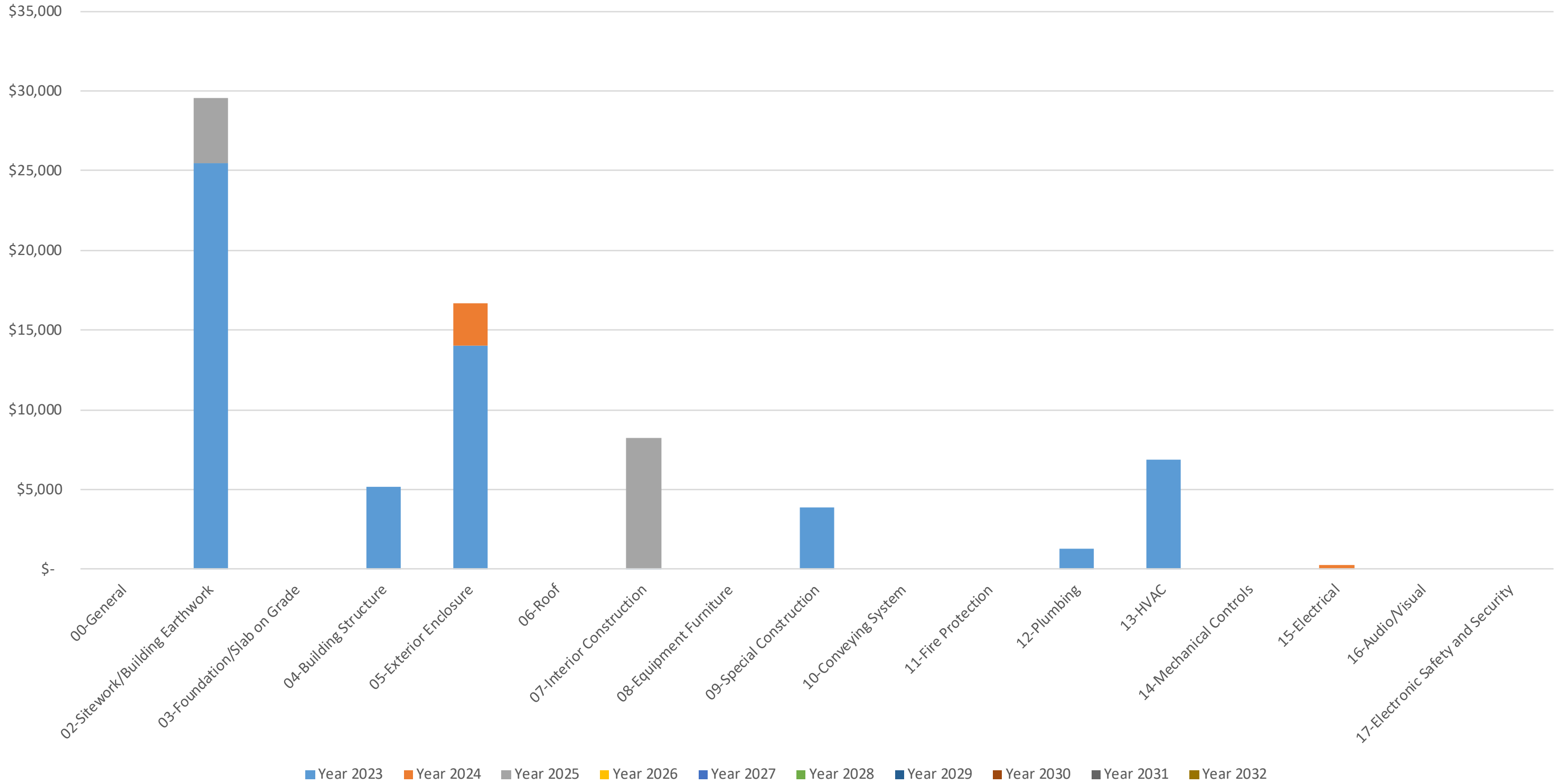
Observations:

- Adequate for current use
- Historic Artifact / Community Asset



Old Village Hall Summary and Projected Expenditures:

Old Village Hall

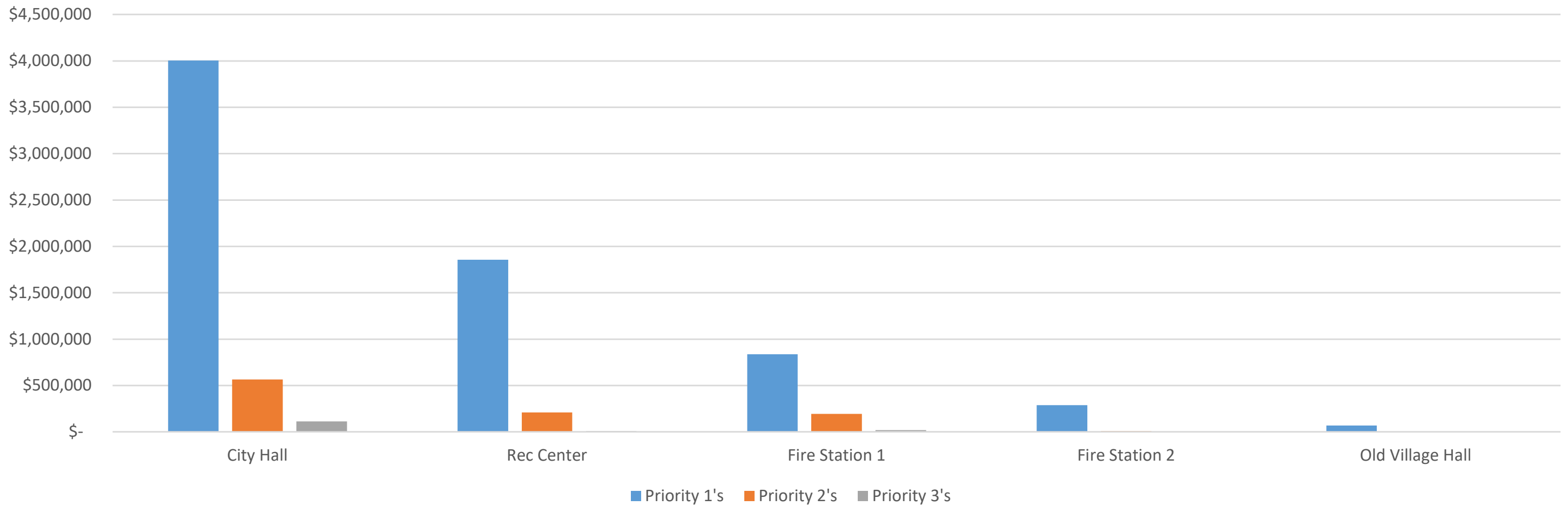


Summary Comparison of Five (5) Facilities:

■ Priorities (In present day dollars)

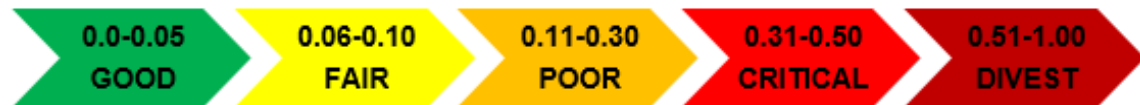
	Priority 1's	Priority 2's	Priority 3's	Total
City Hall	\$ 4,003,640	\$ 565,625	\$ 113,943	\$ 4,683,208
Rec Center	\$ 1,855,585	\$ 209,819	\$ 9,444	\$ 2,074,848
Fire Station 1	\$ 836,594	\$ 193,000	\$ 18,750	\$ 1,048,344
Fire Station 2	\$ 289,375	\$ 7,500	\$ -	\$ 296,875
Old Village Hall	\$ 69,125	\$ -	\$ -	\$ 69,125
Subtotal	\$ 6,695,819	\$ 968,444	\$ 142,136	\$ 7,806,399

City of Chanhassen (Present Day Dollars)



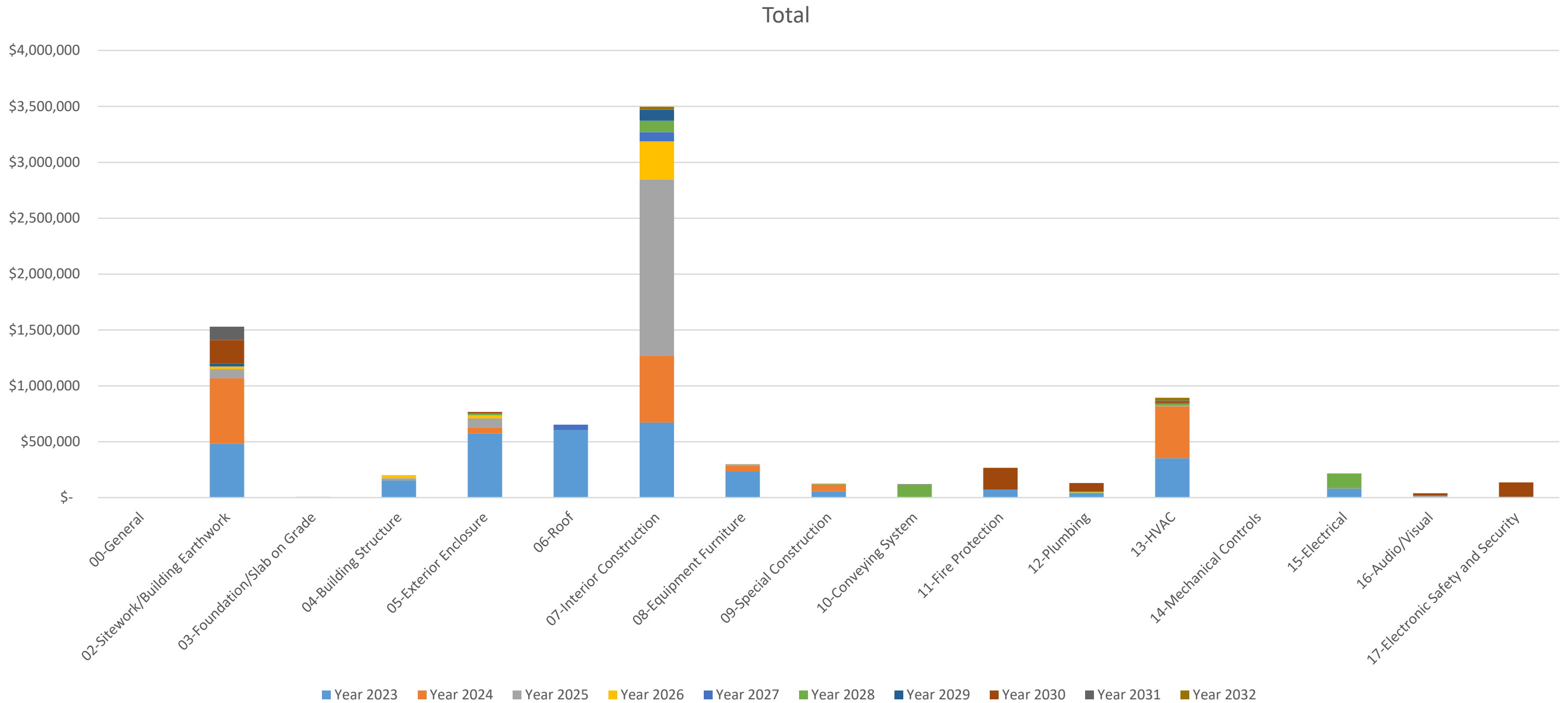
Summary Comparison of Five (5) Facilities:

$$FCI = \frac{\text{Deferred Maintenance Deficiencies}}{\text{Building Replacement Costs}}$$



	Priority #1s Only (0 to 5 years)	FCI	SF
	<u>Deferred Maintenance</u>	<u>Def Maint/ Replacement Costs</u>	
City Hall	\$ 4,003,640	0.3620	31,600
Rec Center	\$ 1,855,585	0.2249	30,000
Fire Station 1	\$ 836,594	0.0882	15,100
Fire Station 2	\$ 289,375	0.3014	3,200
Old Village Hall	\$ 69,125	0.1728	800
Subtotal	\$ 6,695,819	0.2082	93,200
	Priority #2s (6 to 8 years)	FCI- Cumulative	SF
	<u>Deferred Maintenance</u>	<u>Def Maint/ Replacement Costs</u>	
City Hall	\$ 565,625	0.4131	31,600
Rec Center	\$ 209,819	0.2504	30,000
Fire Station 1	\$ 193,000	0.1086	15,100
Fire Station 2	\$ 7,500	0.3092	3,200
Old Village Hall	\$ -	0.1728	800
Subtotal	\$ 968,444	0.2384	93,200
	Priority #3s (9-10 years)	FCI- Cumulative	SF
	<u>Deferred Maintenance</u>	<u>Def Maint/ Replacement Costs</u>	
City Hall	\$ 113,943	0.4234	31,600
Rec Center	\$ 9,444	0.2515	30,000
Fire Station 1	\$ 18,750	0.1106	15,100
Fire Station 2	\$ -	0.3092	3,200
Old Village Hall	\$ -	0.1728	800
Subtotal	\$ 142,136	0.2428	93,200

Summary Comparison of Five (5) Facilities:



Summary Review:

- **Completed a Facility Condition Assessments of 5 Facilities for the City of Chanhassen in Fall of 2021**
 - » City Hall: Is in good shape structurally. Poor circulation routes throughout the building and privacy is an issue with noise traveling very easily. Ventilation issues, very humid during the day. Interior is outdated and would need many cosmetic updates
 - » Rec Center: Does not fit the geographic location that residents are looking for. Building is in good shape but is outdated inside. The big issue is with drainage at this location. Not enough parking. Repair the warming house.
 - » Fire station 1: Money has recently been put into this building with the roof replacement. Building overall is in good shape. Update the interior to better hold events/activities.
 - » Fire Station 2: Poor access and not suitable to hold any events or activities. Interior is outdated. Space could be turned into something new that is better suited for this space. Update to polished concrete or epoxy flooring in fire hall.
 - » Old Village Hall: Overall is in good shape. Very small and will not require a lot of money to keep up. Replace the missing/cracked bricks on the sidewalk surrounding the building.

NEXT STEPS

Master Plan Process & Next Steps:

- **Evaluate current and potential alternate locations for Facilities**
 - » *Where desired / applicable*
- **Explore options to accommodate future needs and changing demographics**
 - » *Evaluate pros / cons of re-using existing facility structures, remodeling or adding new building additions*
 - » *Evaluate pros / cons of building new replacement facilities*
- **Identify City goals for sustainability and operational efficiency**
 - » *Evaluate pros / cons to identify strategies that can align with City mission, goals, and long term plans*
- **Generate cost estimates for alternatives that can be compared with Facility Assessment cost data to inform City long term financial planning and investments**

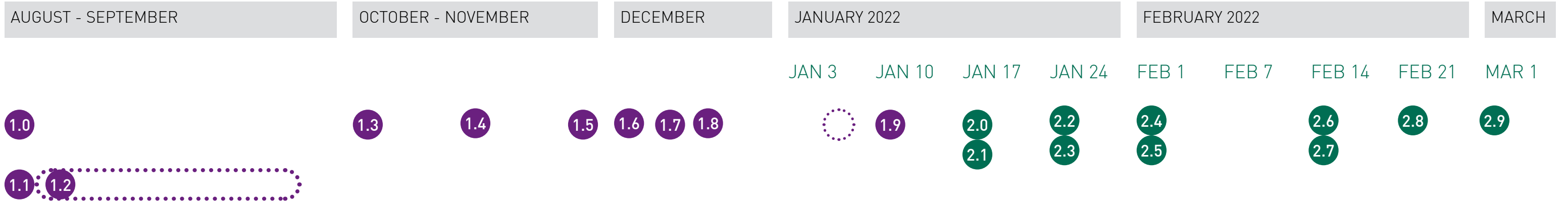
Team Process & Timeline

AUGUST - DECEMBER 2021

JANUARY - MARCH 2022

PHASE ONE - INVENTORY AND ASSESS NEEDS

PHASE TWO - SYNTHESIS AND CONCEPT



● PROCESS MILESTONES

INVENTORY AND ASSESS NEEDS TASKS

- 1.0 KICK-OFF MEETING
- 1.1 RECEIVE CITY PROVIDED DRAWINGS / DOCUMENTS FOR REVIEW
- 1.2 LEARNING SITE TOURS
- 1.3 USER ENGAGEMENT SURVEY PROCESS
- 1.4 DETAILED REVIEW OF ASSESSMENT DATA
- 1.5 MEET WITH CITY STAFF USER GROUPS
- 1.6 REVIEW SURVEY DATA
- 1.7 CREATE PROJECT SPACE NEEDS PROGRAM DOCUMENTS
- 1.8 PREPARE FOR CITY COUNCIL WORKSHOP
- 1.9 REVIEW PROGRESS AT CITY COUNCIL WORKSHOP

SYNTHESIS AND CONCEPT TASKS

- 2.0 PRESENTATION OF PHASE ONE FINDINGS TO PUBLIC WORKS COMMITTEE (#2)
- 2.1 REVIEW AND CONFIRM GOALS
- 2.2 CONCEPT SITE PLAN STUDIES
- 2.3 CONCEPT INTERIOR LAYOUT / BUILDING STUDIES BASED ON APPROVED PROGRAM AND USER FEEDBACK
- 2.4 USER EXPERIENCE STUDIES / VISUALIZATION
- 2.5 ROUGH ORDER OF MAGNITUDE (ROM) CONCEPTUAL COST ESTIMATING
- 2.6 TEST CONCEPTUAL APPROACHES TO CONFIRM ALIGNMENT WITH GOALS
- 2.7 CONFIRM ROM PRICING
- 2.8 MEET WITH PUBLIC WORKS COMMITTEE (#3)
- 2.9 SUMMARY OF RESULTS : TBD MARCH / APRIL, 2022

QUESTIONS?