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BKV GROUP

WAYZATA PUBLIC SAFETY Needs Assessment & Master Planning

March 14, 2025



PUBLIC SAFETY NEEDS ASSESSMENT

- Facility Operational Assessment | Completed
- Staff Surveys | Completed
- Space Programming | Completed
- Master Planning & Site Feasibility | Completed
- Cost Estimating | Completed
- Draft Final Study Report | In-process





OPERATIONAL ASSESSMENT

FIRE STATION FACILITY OPERATIONAL ASSESSMENT OVERVIEW

- There is insufficient maneuvering clearance between the apparatus and the wall of the apparatus bay. The 13' center-to-center spacing of the apparatus doors is 5' less than industry-standard, making the distance between vehicles 5' tighter than industry standard.
- Gear storage, hose storage, hose drying, table/chair storage, etc. are located along the wall, limiting the walking space. These proximities increase the risk that a firefighter will be injured by moving apparatus.
- The turnout gear is stored in the apparatus bays and is exposed to diesel exhaust and natural UV light. This is non-compliant with NFPA standards.
- There is insufficient drainage in the apparatus bays. This allows water dripping from the apparatus to flow in front of the vehicles and across walking paths, creating a slip hazard.



Office area adjacent to apparatus bay.



Conference room.



Men's restroom.



Staff mailboxes and printer area.



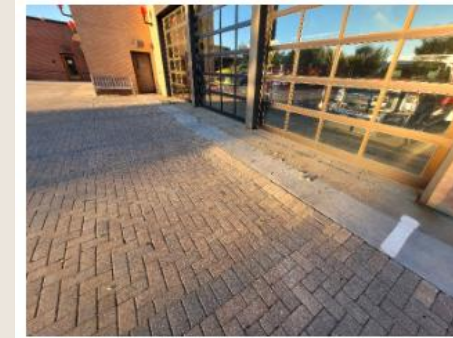
Lower level dayroom space.



Historic fire truck display area in lower level.

FIRE STATION FACILITY OPERATIONAL ASSESSMENT OVERVIEW

- There is poor separation between the “clean” areas of the station and the areas that are expected to have fireground toxins and diesel particulates suspended in the air. Each of these issues exposes everyone who enters the station to carcinogenic chemicals.
- The shop, SCBA, and decontamination areas are located at the rear of the bays. These spaces should be enclosed separate from the apparatus bay air volume with appropriate clean air supply and exhaust.
- The washer/extractor for contaminated turnout gear is in the lower level. Contaminated gear is carried into the clean portions of the station, down the stairs, and into the mechanical room. This leads to fireground contaminants off-gassing throughout the “clean” portions of the station.
- The washer/dryer for uniforms and bedding is in the apparatus bays where it is exposed to diesel exhaust and fireground contaminants.
- There is carpet throughout the living/ office side of the station. Carpet has been shown to harbor MRSA and will trap and contain diesel particulates and fireground contaminants.



Settled pavers at apparatus bay apron.



Turnout gear stored within apparatus bays.



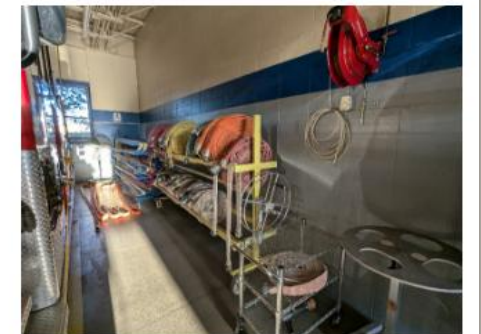
Shop space and SCBA filling area.



Apparatus bay.



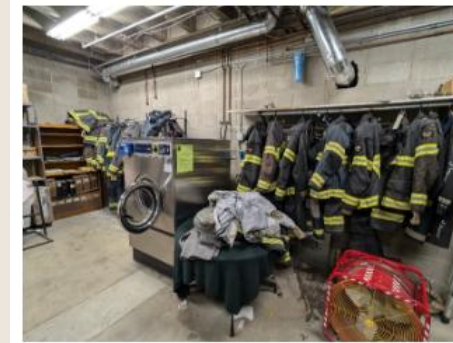
Insufficiently sized floor drain in apparatus bay.



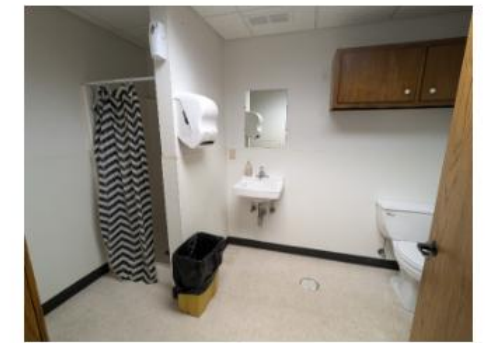
Hose storage area in apparatus bay.

FIRE STATION FACILITY OPERATIONAL ASSESSMENT OVERVIEW

- There is limited parking available for firefighters responding to a call, and it is shared with the general public. This can delay response and firefighters search for parking.
- There is insufficient space to fit all the apparatus comfortably within the building. The zodiac trailer and utility pickup cannot park straight, which significantly delays response. No available space for future growth.
- There is only one apparatus bay with 14' tall doors and sufficient length to house the aerial apparatus.
- The ~14'-0" clear height to bottom of roof structure does not provide enough overhead clearance for a firefighter to stand on top of the apparatus for routine tasks, nor does it provide enough space to tilt a cab for routing maintenance checks.
- There is no elevator in the fire station connecting the main level and the lower level. This is required by building code and the ADA.



Extractor and turnout gear drying area in lower level.



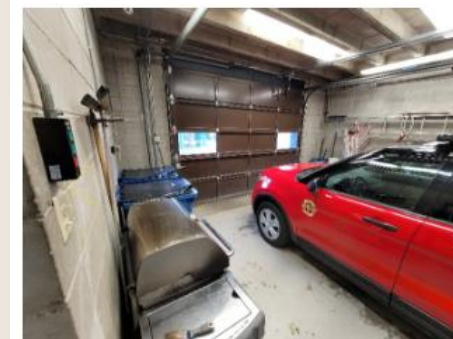
Shower area in lower level.



Mezzanine storage area.



Cramped storage in apparatus bay.



Command vehicle garage at lower level.



Training room at lower level.

POLICE STATION FACILITY OPERATIONAL ASSESSMENT OVERVIEW

- The facility does not provide a welcoming or inviting approach to encourage community engagement and interaction with the Police Department. Wayfinding to the Police Department is difficult.
- The Police Department does not have a lobby space, the records counter is located directly onto a narrow corridor. The area adjacent to the records window is undersized, not providing adequate space to hold sensitive conversations or to provide separation between potential offenders, witnesses and victims coming to the station.
- Only one soft interview room is provided, ideally provide at least two to allow one to be setup for children and families.
- The locker room cannot accommodate the current staffing levels nor additional staff. Restroom facilities are undersized for number of staff.
- Private offices and workstations are at capacity with current staffing levels.
- Lack of private meeting space and collaborative areas.



Secured police fleet and police staff parking area.



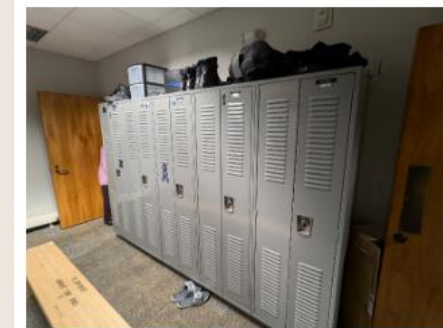
Found property bicycles stored outside.



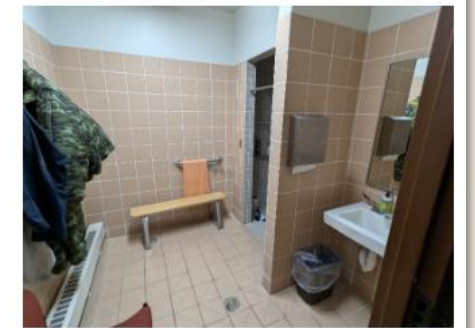
Evidence / storage garage bay.



Temporary holding intake area.



Police locker room.



Locker room restroom/shower facility.

POLICE STATION FACILITY OPERATIONAL ASSESSMENT OVERVIEW

- Police fleet are stored outside exposed to the extreme weather conditions.
- Facility does not provide a training room with capacity to host training events nor adequate for use as an Emergency Operations Center.
- There is a general lack of available storage space throughout the facility. Files, supplies, and equipment are stored throughout the facility in less-than-ideal spaces to support efficient operations.
- Evidence processing and storage areas are insufficient to support operations and long-term storage needs.
- There is a critical gap in overall wellness and training functions such as physical conditioning space, defensive tactical training, access to daylight in workspaces, staff decompression and break areas.
- Inadequate ventilation in evidence areas, weapon cleaning and locker rooms.



Weapon cleaning area.



Evidence and multi-purpose work area.



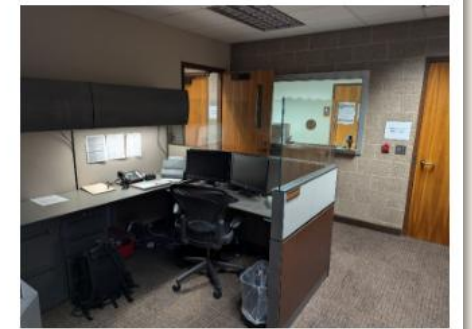
Armory storage room.



Staff mailboxes and printer area.



Private office.



Records staff work area & records public counter.



SPACE NEEDS

DEPARTMENT SPACE NEEDS SUMMARY

Police Department (Identified 20-yr Space Need): **31,500 nsf**

Existing Police Station Operational Area: 6,200 nsf*

**The existing sf indicated does not include public areas, mechanical, electrical, data rooms which are included in the projected space need above.*

Net Usable Square Feet (nsf) includes total usable area of enclosed space measured from inside face of exterior wall.

PROGRAM OVERVIEW

- Police Administration, Records, Investigations, Patrol office spaces
- 40-person community/training room/EOC
- Law enforcement personnel lockers and shower facilities
- Evidence processing and storage facilities
- Temporary holding and interview spaces
- Soft interview spaces
- Staff breakroom
- Spaces to support staff health & wellness
- Dedicated equipment storage rooms
- 20 stall indoor squad garage

DEPARTMENT SPACE NEEDS SUMMARY

Fire Department (Identified 20-year Space Need): **29,908 nsf**

Existing Fire Station Operational Area: **11,465 sf***

**The existing sf indicated does not include public areas, mechanical, electrical, data rooms which are included in the projected space need above.*

Net Usable Square Feet (nsf) includes total usable area of enclosed space measured from inside face of exterior wall.

PROGRAM OVERVIEW

- Fire Administration office space and meeting area
- 40-person community/training room/EOC
- 6 bunk rooms with 2 restroom/shower facilities
- Firefighter dayroom space
- Physical conditioning & fire training spaces
- Personnel and equipment decontamination spaces
- Dedicated turnout gear storage room
- Equipment, medical & hose storage spaces
- 8 apparatus bays

FACILITY SPACE NEEDS SUMMARY

Fire Station (20-year Space Need): 33,497 gsf

Police Station (20-year Space Need): 35,280 gsf

Public Safety Facility (20-year Space Need): **63,513 gsf***

**Approximate Space Savings With Combined Facility: 5,264 gsf*

Gross Square Feet (gsf) includes total area of enclosed space measured to exterior walls of building.

PROGRAM OVERVIEW

Shared Spaces

- Lobby area & public restrooms
- 40-person community/training room/EOC
- Physical conditioning room
- Building support areas (mech/elec/data/etc)

BUILDING PROGRAM STACKING
Stand-alone Public Safety Facility

PUBLIC SAFETY FACILITY STACKING		BUILDING LEVEL					COMMENTS
		Level B2	Level B1	Level 1	Level 2	Level 3	
<i>Department Divisions</i>							
	ADMINISTRATION	0	0	1,413	0	0	
	RECORDS	0	243	1,100	0	0	
	PATROL	0	1,334	1,688	0	0	
	INVESTIGATIONS	0	0	702	0	0	
	EVIDENCE	0	2,033	719	0	0	
	DETENTION	0	0	2,503	0	0	
	TRAINING	0	100	1,194	0	0	
	FLEET	0	9,626	0	0	0	
	PUBLIC AREAS	0	0	4,400	0	0	
	COMMON AREAS	0	2,044	839	0	0	
	BUILDING SERVICES	0	1,169	396	0	0	
	FIRE - ADMINISTRATION			1,856			
	FIRE - APPARATUS BAYS & SUPPORT			15,454	2,284	684	
	FIRE - FIREFIGHTER AREAS				3,095		
	FIRE - CIRCULATION		556	613	613		
	Subtotal, Building Level:	0	17,104	32,876	5,992	684	
	<i>Building Envelope Factor (12%)</i>	0	2,052	3,945	719	82	
	TOTAL PROPOSED GSF	0	19,156	36,821	6,712	766	63,454

BUILDING PROGRAM STACKING
Stand-alone Police Station

POLICE FACILITY STACKING		BUILDING LEVEL					COMMENTS
		Level B2	Level B1	Level 1	Level 2	Level 3	
<i>Department Divisions</i>							
	ADMINISTRATION	0	0	1,413	0	0	
	RECORDS	0	0	1,343	0	0	
	PATROL	0	1,334	1,688	0	0	
	INVESTIGATIONS	0	0	702	0	0	
	EVIDENCE	0	2,033	719	0	0	
	DETENTION	0	0	2,503	0	0	
	TRAINING	0	100	1,194	0	0	
	FLEET	0	9,626	0	0	0	
	PUBLIC AREAS	0	0	4,400	0	0	
	COMMON AREAS	0	2,044	839	0	0	
	BUILDING SERVICES	0	869	696	0	0	
Subtotal, Building Level:		0	16,004	15,496	0	0	
<i>Building Envelope Factor (12%)</i>		0	1,921	1,859	0	0	
TOTAL PROPOSED GSF		0	17,925	17,355	0	0	35,280

BUILDING PROGRAM STACKING
Stand-alone Fire Station

FIRE STATION STACKING		BUILDING LEVEL					COMMENTS
		Level B2	Level B1	Level 1	Level 2	Level 3	
<i>Department Divisions</i>							
	PUBLIC AREAS			2,868			
	ADMINISTRATION			1,961			
	APPARATUS BAYS & SUPPORT			15,454	684	684	
	FIREFIGHTER AREAS				4,235		
	BUILDING SUPPORT			3,482	540		Includes 1,600sf mezzanine
Subtotal, Building Level:		0	0	23,764	5,459	684	
<i>Building Envelope Factor (12%)</i>		0	0	2,852	655	82	
TOTAL PROPOSED GSF		0	0	26,616	6,115	766	33,497



MASTER PLANNING

MASTER PLANNING APPROACHES

Renovate & Expand the Existing Facility

- Option 1.d

Renovate & Expand the Existing Facility for Police + New Construction of Fire Station

- Option 1.e + Option 4

New Build Public Safety Facility at New Site

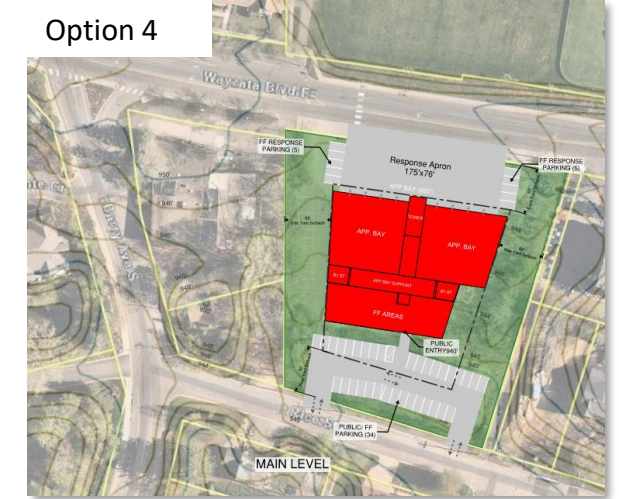
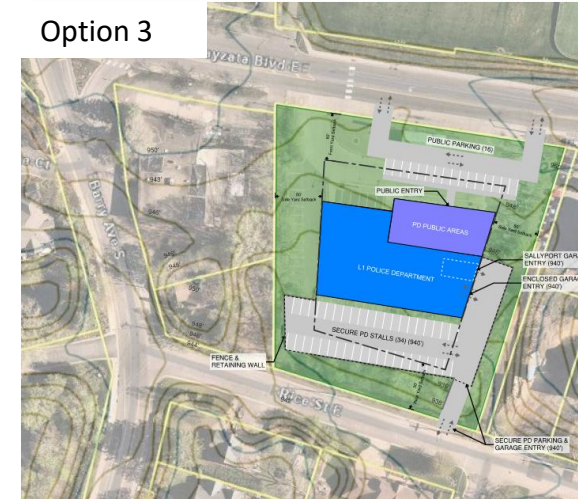
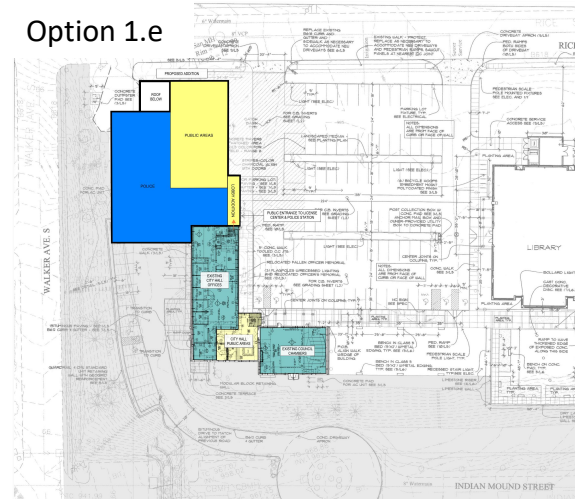
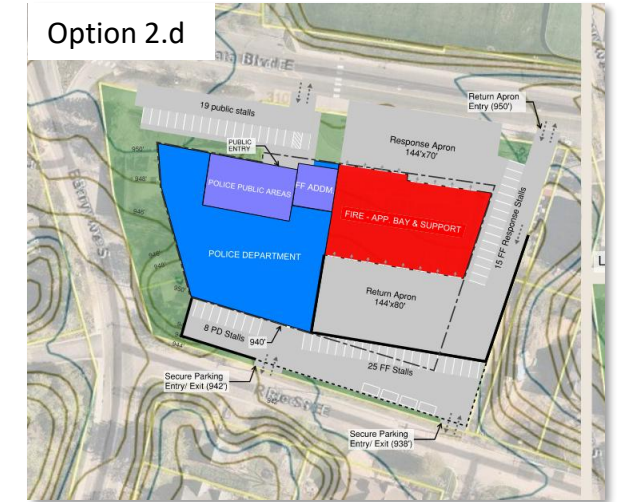
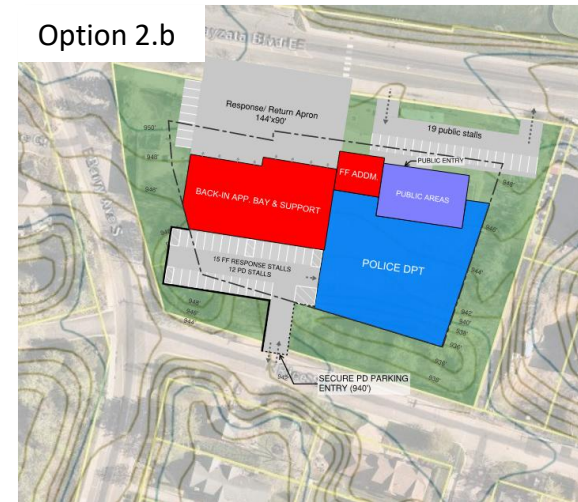
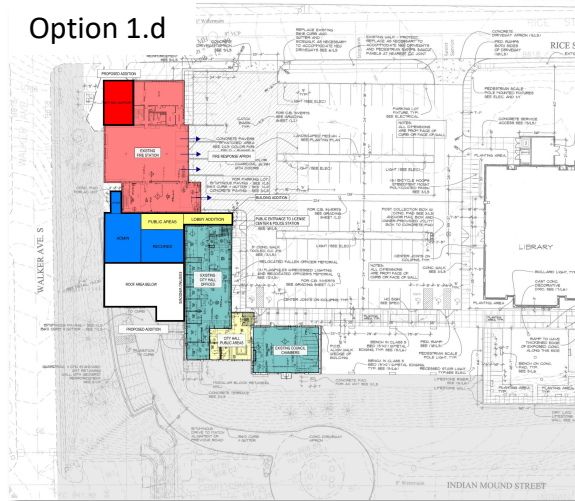
- Option 2.b

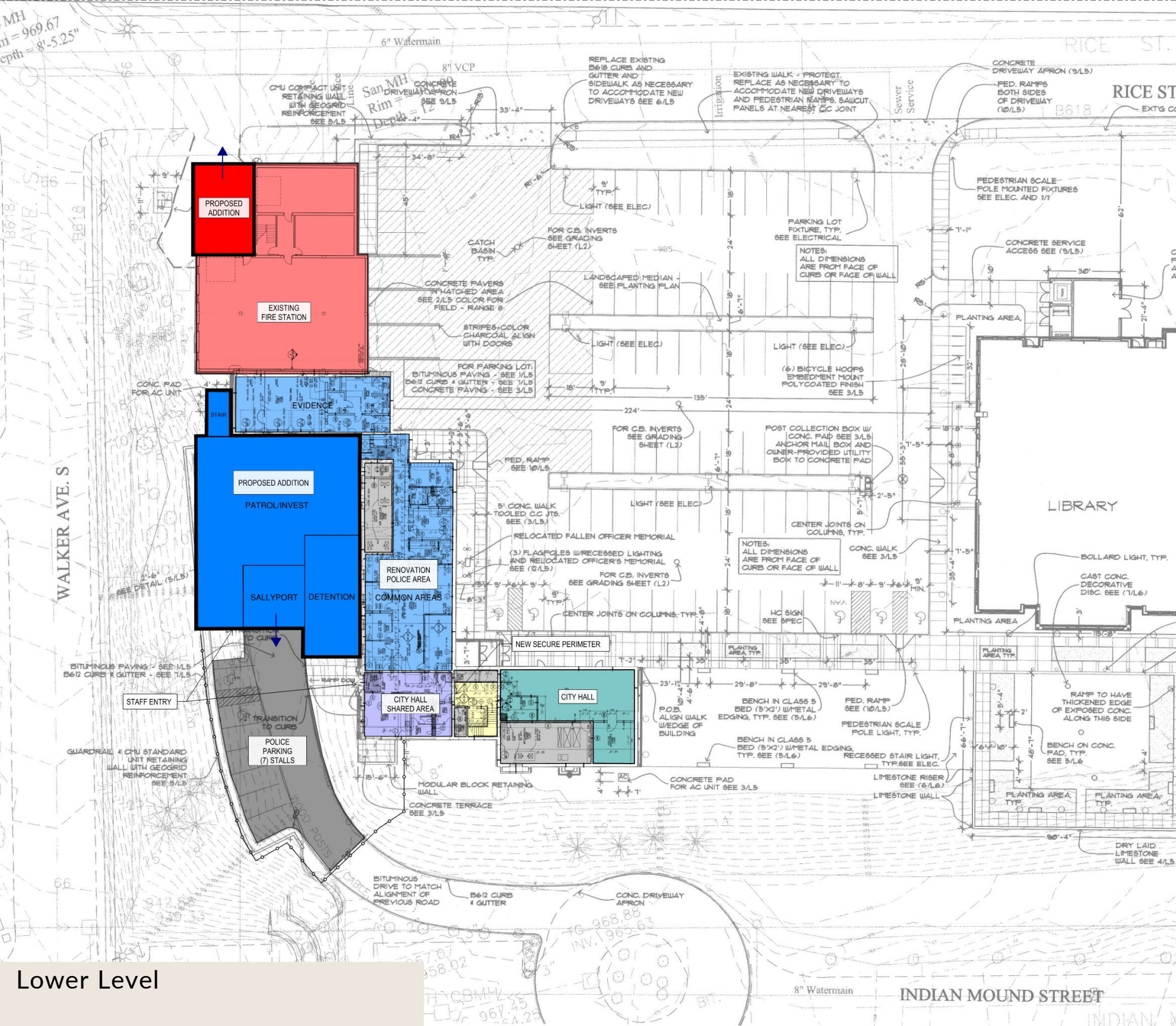
- Option 2.d

New Build Police Facility at New Site

- Option 3*

*Does not address Fire Department needs





OPTION 1.d | PUBLIC SAFETY EXPANSION 600 Rice Street E

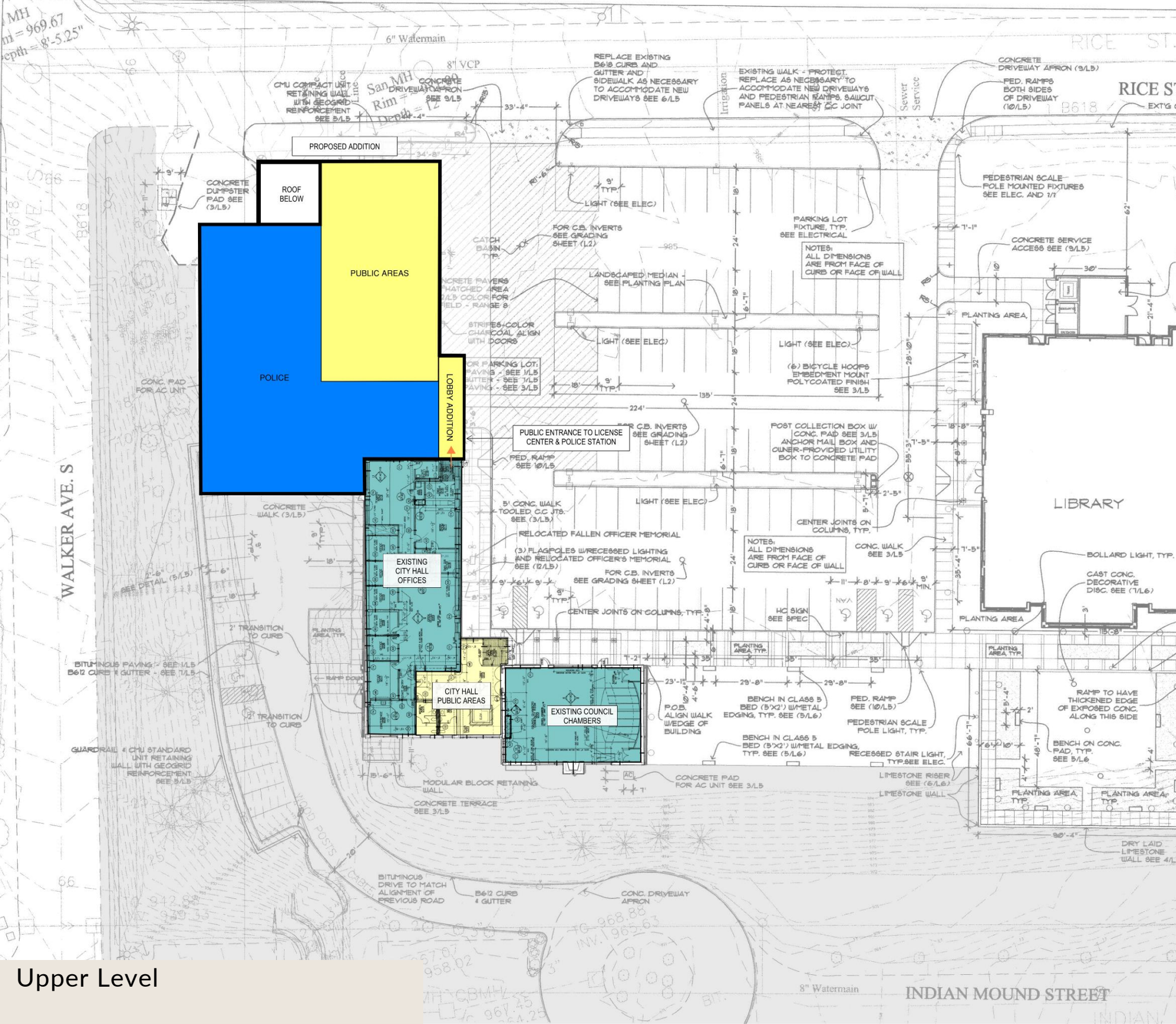
Summary Continued...

Fire Station

Small addition focused on firefighter health & wellness, providing decontamination spaces, dedicated turnout gear storage, and equipment decontamination. Option does not address long-term needs of the fire department.

- No additional apparatus bays or equipment storage space.
- No bunkrooms or living support spaces (existing bunk area could be better accommodated in lower level through renovation).
- No additional office or meeting space
- No training/classroom space (existing area in the lower level could be maintained).
- Proposed addition conflicts with current garage area for historic fire truck.

Lower Level



OPTION 1.e | PUBLIC SAFETY EXPANSION 600 Rice Street E

Summary

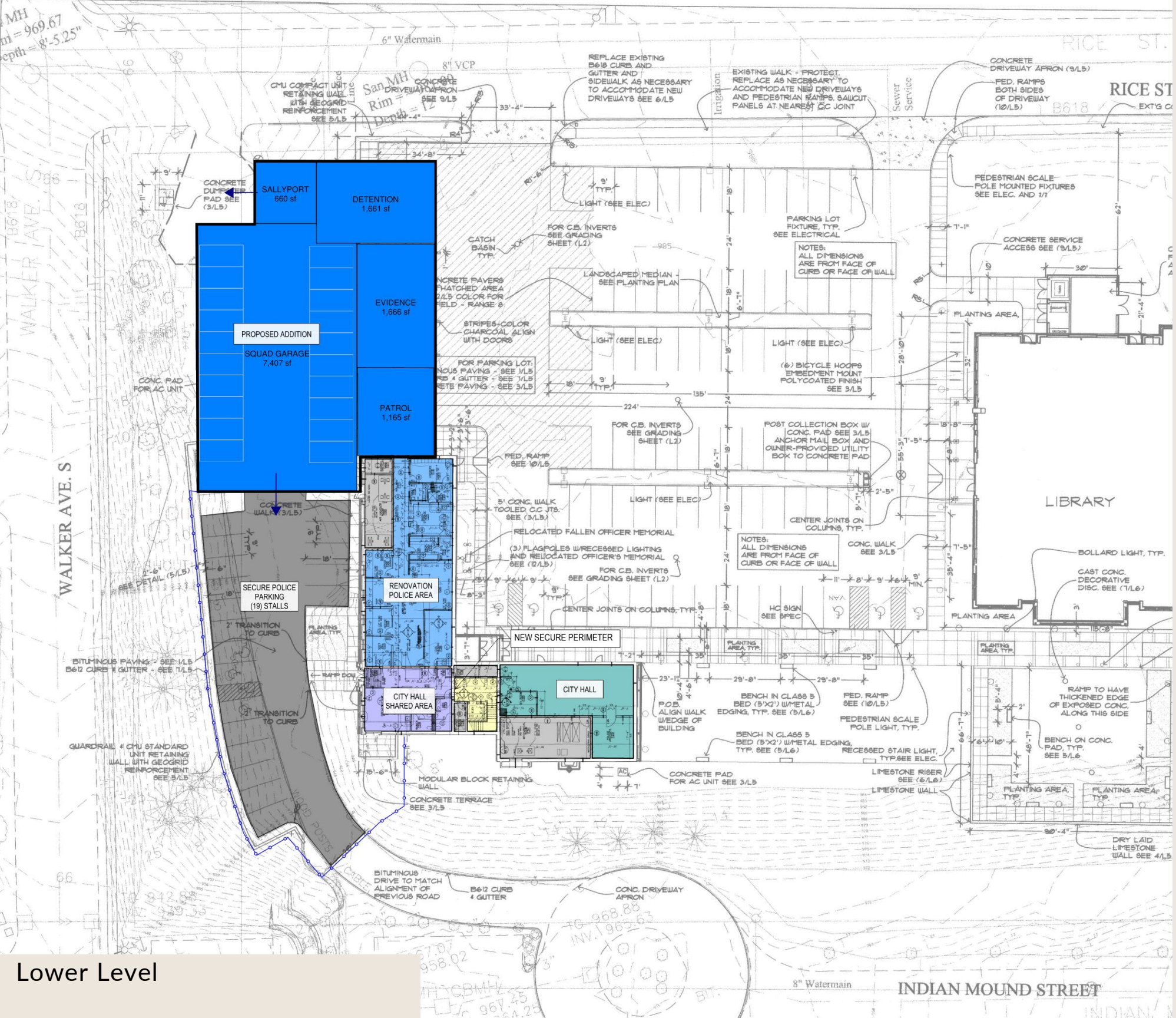
- Demolition of the existing fire hall and two-story building addition to accommodate the police department.
- Renovation of the existing police areas
- Planned facility does not address current operational needs of fire department on this site.
- New police station public lobby entry adjacent to city hall and license center; lower level become staff-only.

Police Facility

Option addresses 20-yr operational space needs of the police department, less the following:

- Provides limited secure parking for police staff and squads outdoors; includes a 20-stall squad garage for indoor parking.
- Reduces available on-site parking for staff.
- No evidence garage for processing larger evidence.
- No bike/found property storage.
- No bike patrol or K9 area.
- Smaller detention area (less one hard interview room and juvenile waiting area).

Upper Level



OPTION 1.e | PUBLIC SAFETY EXPANSION
600 Rice Street E

See previous sheet for summary.

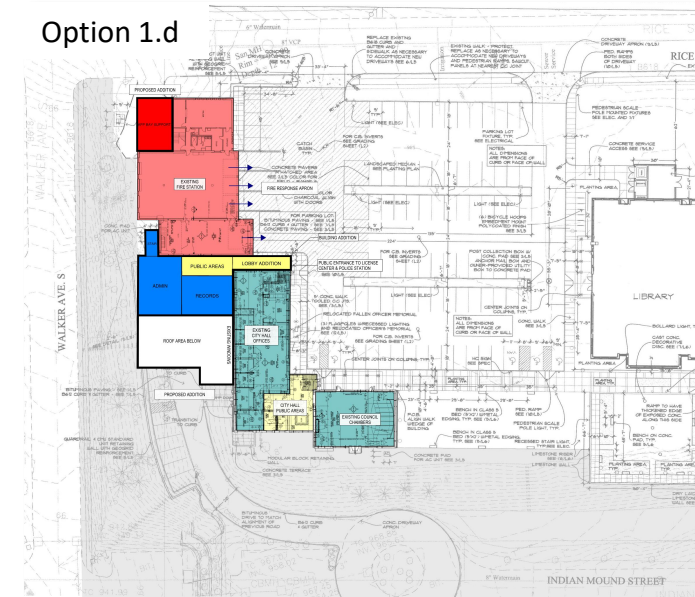
Lower Level

PLANNING SUMMARY

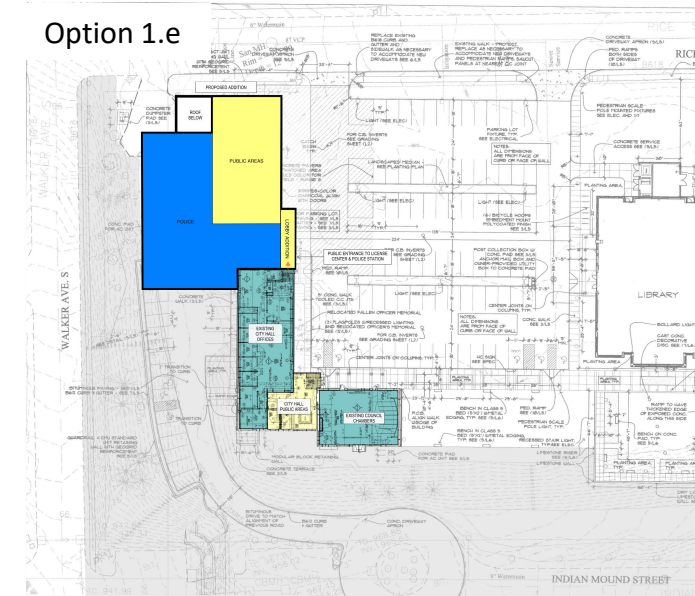
Existing Site | 600 Rice Street

- The existing site does not lend well for an expansion to the Fire Station to the east. The sloping topography along Rice Street is a challenge and there is no available site area without impeding on public/staff parking.
- A small addition to the Fire Station at the northwest corner could provide further support and decontamination spaces as a short-term benefit. However, likely not worth the investment.
- This site could support an addition to the Police Station (Option 1.d) to provide a portion of their operational needs, but there are further compromises with reduced on-site parking for staff/public and no available area for police fleet vehicles. Not a desirable option.
- This site could support an addition to the Police Station (Option 1.e) meeting the Department's long-term operational needs if the Fire Department moved off-site. This option requires construction of a new fire station.

Option 1.d

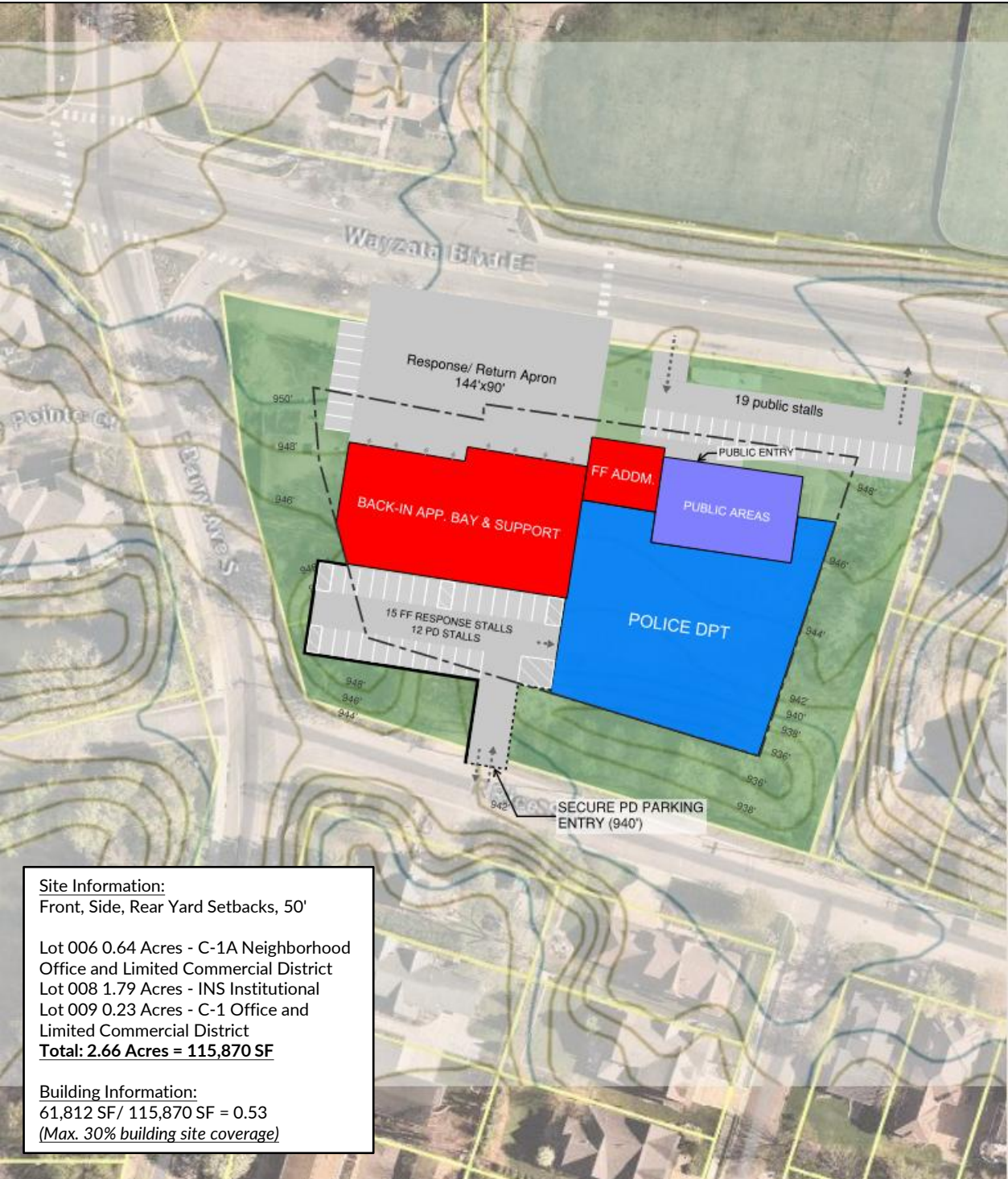


Option 1.e



OPTION 2.b | PUBLIC SAFETY NEW BUILD

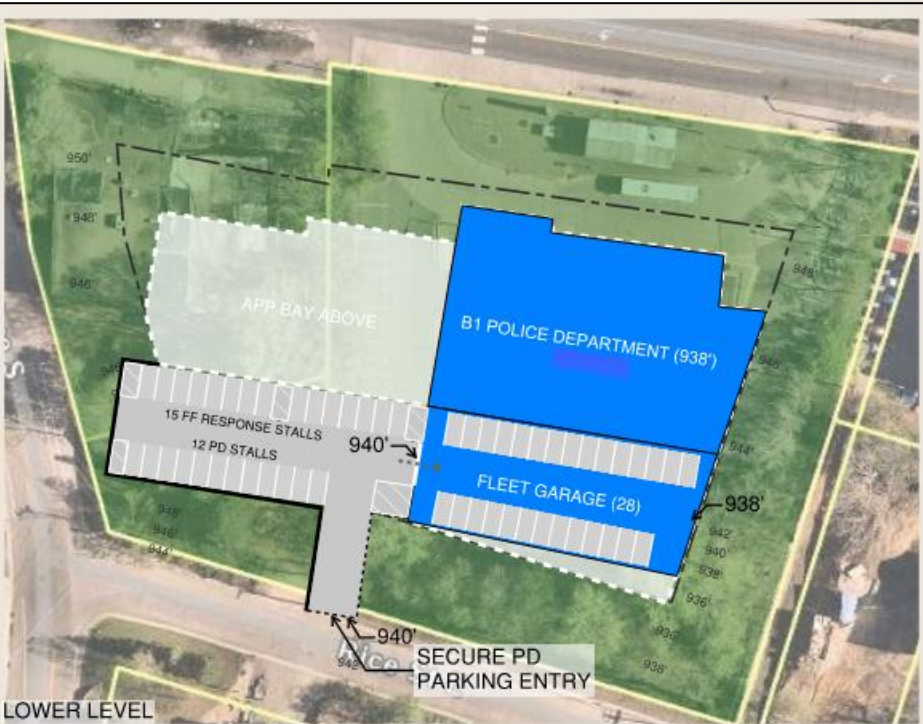
Barry Ave S & Wayzata Blvd E Site



Site Information:
 Front, Side, Rear Yard Setbacks, 50'

Lot 006 0.64 Acres - C-1A Neighborhood Office and Limited Commercial District
 Lot 008 1.79 Acres - INS Institutional
 Lot 009 0.23 Acres - C-1 Office and Limited Commercial District
Total: 2.66 Acres = 115,870 SF

Building Information:
 61,812 SF / 115,870 SF = 0.53
 (Max. 30% building site coverage)

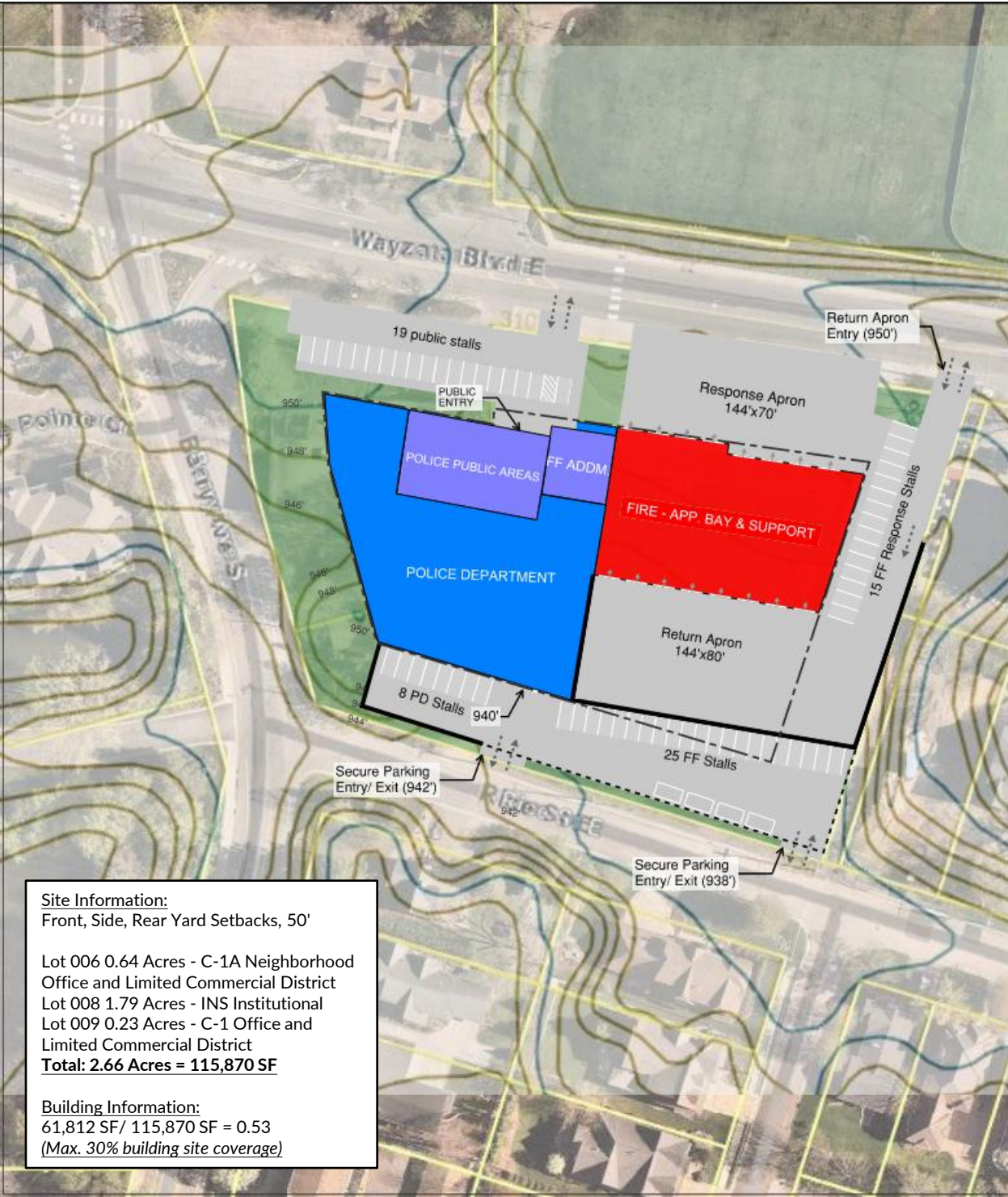


Summary

- New combined fire and police facility, two-stories above grade with lower level for police functions/garage.
- Provides full 20-year operational space needs for fire and police.
- Back-in apparatus bays are not ideal and traffic may cause challenges; however, deeper apron provides more maneuvering area.
- Fire training tower located at front apron visible to Wayzata Blvd.
- Site topography will require firefighters to use stairs/elevator to enter apparatus bays from south parking lot.
- Minimal on-site parking for public to support training room, short 26 stalls from program.
- Short 32 stalls from programmed need for police and fire staff parking.
- Site is nearly fully developed with minimal pervious area available.
- Site does not allow room for future growth.
- Requires acquisition of three parcels.

OPTION 2.d | PUBLIC SAFETY NEW BUILD

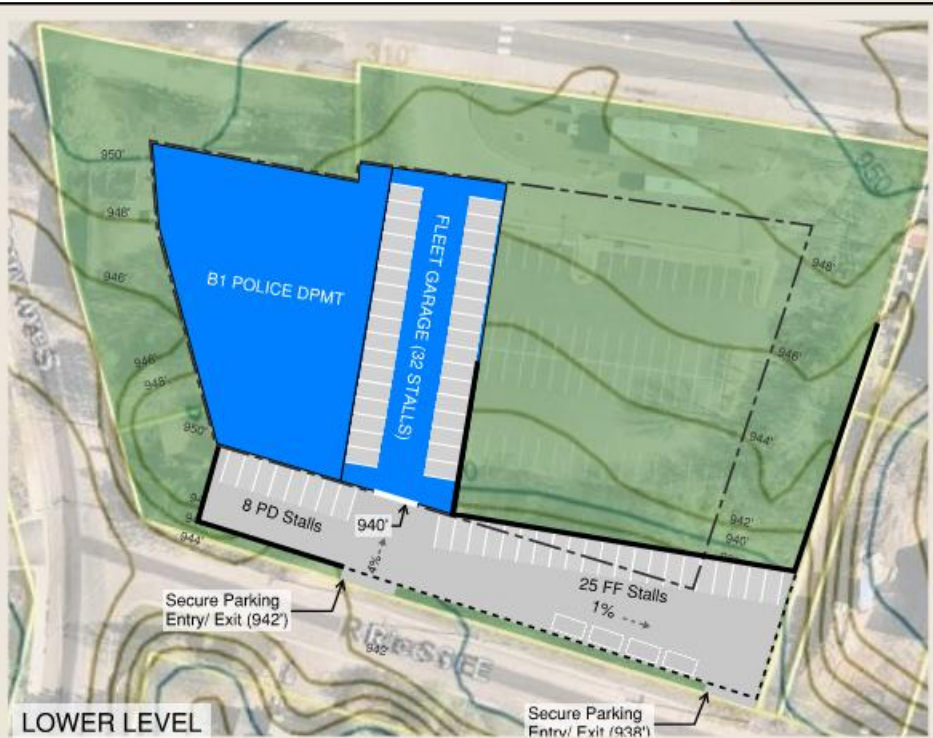
Barry Ave S & Wayzata Blvd E Site



Site Information:
 Front, Side, Rear Yard Setbacks, 50'

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 Lot 008 1.79 Acres - INS Institutional
 Lot 009 0.23 Acres - C-1 Office and Limited Commercial District
Total: 2.66 Acres = 115,870 SF

Building Information:
 61,812 SF / 115,870 SF = 0.53
 (Max. 30% building site coverage)



Summary

- New combined fire and police facility, two-stories above grade with lower level for police functions/garage.
- Provides full 20-year operational space needs for fire and police.
- Drive-thru apparatus bays ideal for safety and flexibility.
- Fire training tower located at rear apron.
- Site is nearly fully developed, beyond zoning requirements, with minimal pervious area available.
- Minimal on-site parking for public to support training room, short 26 stalls from program.
- Short 22 stalls from programmed need for police and fire staff parking.
- Site does not allow room for future growth.
- Requires acquisition of three parcels.

OPTION 3 | POLICE FACILITY NEW BUILD

Barry Ave S & Wayzata Blvd E Site

Summary

- New stand-alone police facility, one-story with lower level exposed on south side.
- Provides full 20-year operational space needs for police.
- Site allows for adequate stand-off zones around building and landscape buffers.
- Minimal on-site parking for public to support training room, short 26 stalls from program.
- Short 8 stalls from programmed need for police staff.
- Requires acquisition of one parcel.



Site Information:
 Front, Side, Rear Yard Setbacks: 50'
 Lot 008 1.79 Acres - INS Institutional
 Total: 1.79 Acres = 77,972 SF

Building Information:
 Total Building Coverage:
 17,640 SF / 77,972 SF = 0.23
 (Max. 30% building site coverage)

OPTION 4 | FIRE STATION NEW BUILD

Barry Ave S & Wayzata Blvd E Site

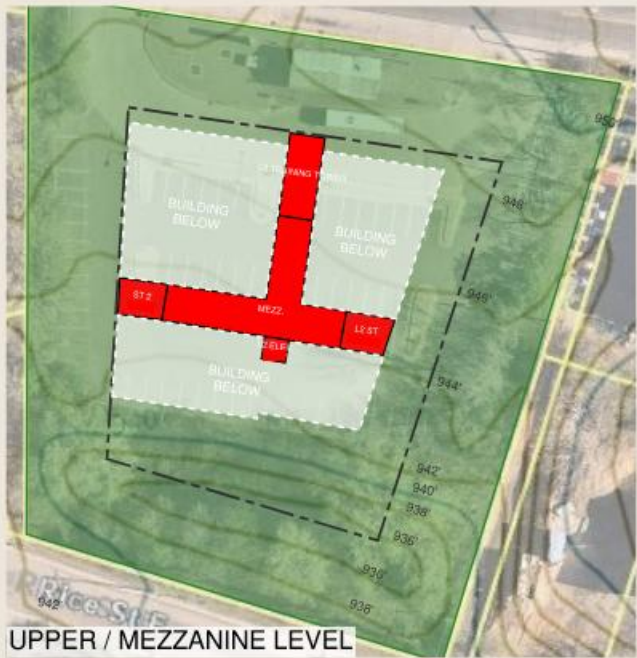
Summary

- New stand-alone fire station, two levels with exposed lower level on south side.
- Provides full 20-year operational space needs for fire.
- Site has some room for future expansion.
- Allows for appropriate landscape buffer around building and parking areas.
- Back-in apparatus bays are not ideal and traffic may cause challenges; however, deeper apron provides more maneuvering area.
- Firefighter living quarters on same level as apparatus bays provides faster response time
- Limited on-site parking for firefighter response parking at response apron, short 5 stalls.
- Requires acquisition of one parcel.



Site Information:
 Front, Side, Rear Yard Setbacks: 50'
 Lot 008 1.79 Acres - INS Institutional
 Total: 1.79 Acres = 77,972 SF

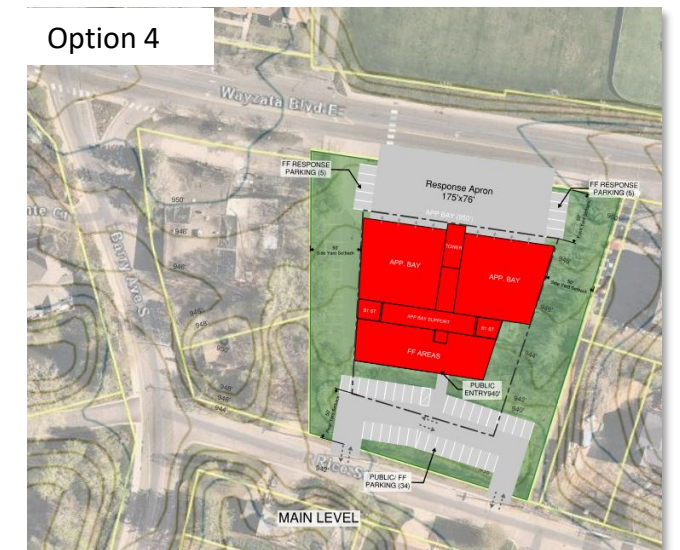
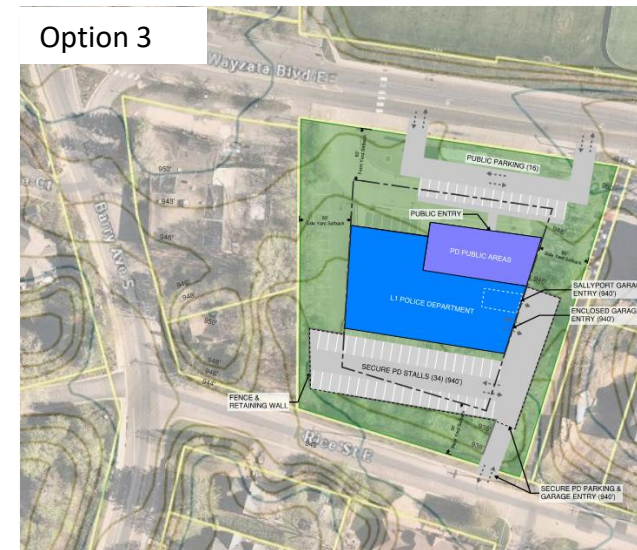
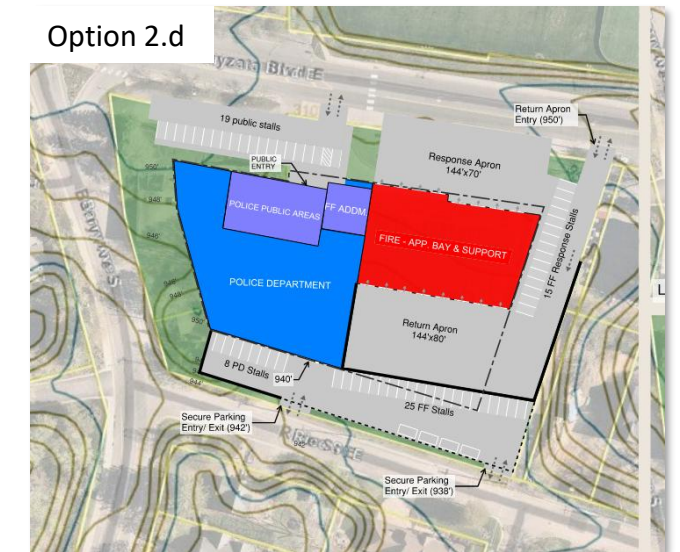
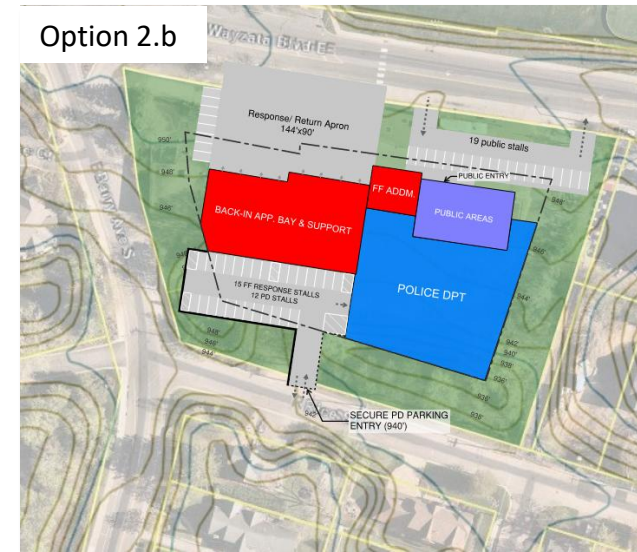
Building Information:
 Total Building Coverage:
 22,711 SF / 77,972 SF = 0.29
 (Max. 30% building site coverage)



PLANNING SUMMARY

Alternate Site | Wayzata Boulevard

- This site can support a stand-alone Fire Station or Police Station well.
- A Public Safety Facility could be constructed on the site however the site would be fully-developed with no room for future expansion.
- Due to the limited site area, providing the programmed on-site parking needs can not be achieved for any of the Public Safety Facility options.
- **Option 2.d** would be the preferred option with drive-thru apparatus bays. However, the public parking area is tight with no landscape buffer zone to the road.
- **Option 2.b** would be the second preferred option with back-in apparatus bays. Back-in bays off Wayzata Boulevard may not be ideal due to traffic volume and the proximity of the response apron to the intersection.

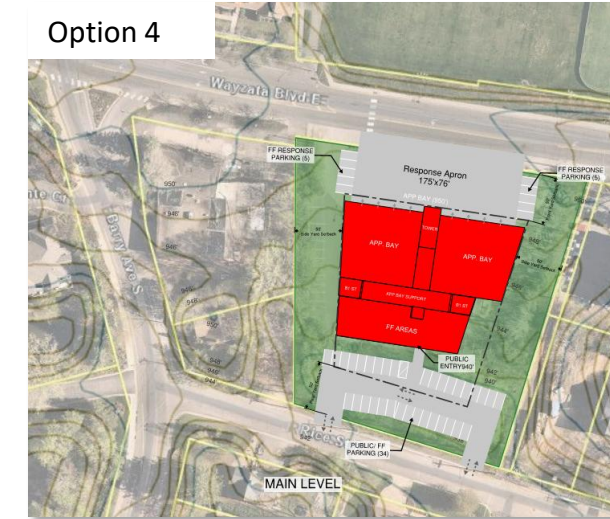
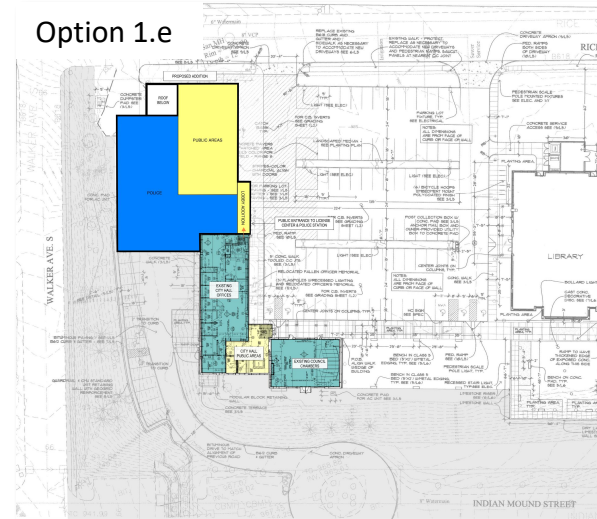




COST ESTIMATES

COST ESTIMATES | Option 1.e + Option 4

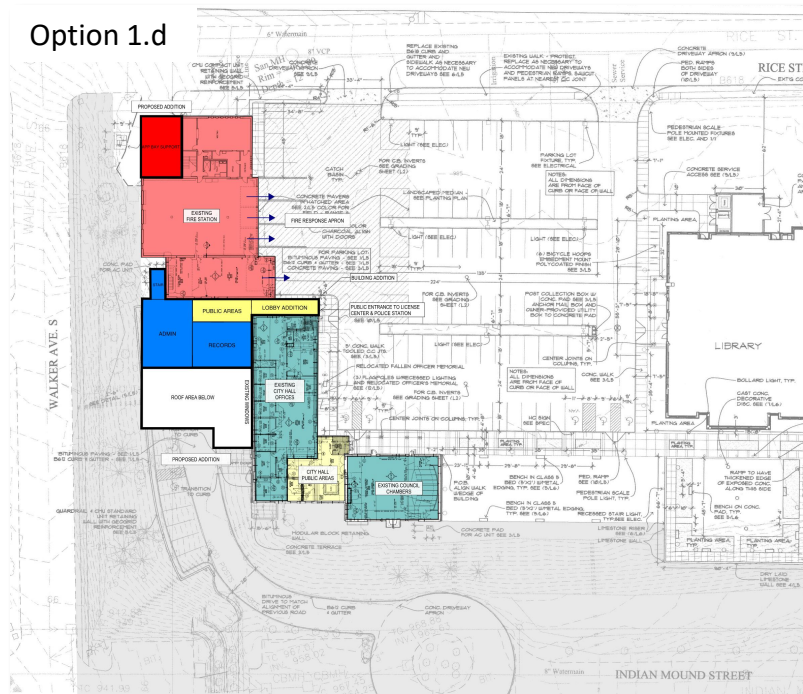
- Preliminary Cost Estimate is based on Rough Order of Magnitude (ROM); utilizing historical construction cost data.
- Cost estimates do not include site acquisition costs.
- Soft Costs include costs not directly tied to the physical construction of the building; they include- Special Inspections, Permits, A/E fees, Furniture, Technology, etc.



	COMBINED APPROACH (OPTION 1.e + OPTION 4)		OPTION 1.e		OPTION 4	
	Low-range	High-range	Low-range	High-range	Low-range	High-range
Estimated Project Cost (2027):	\$33,307,291	\$37,117,031	\$14,217,424	\$15,851,749	\$19,089,867	\$21,265,282
<i>Estimated Project Cost Escalated to year 2028:</i>	\$34,972,655	\$38,972,882	\$14,928,295	\$16,644,336	\$20,044,360	\$22,328,546
<i>Estimated Project Cost Escalated to year 2029:</i>	\$36,721,288	\$40,921,526	\$15,674,710	\$17,476,553	\$21,046,578	\$23,444,973
<i>Estimated Project Cost Escalated to year 2030:</i>	\$38,557,353	\$42,967,602	\$16,458,446	\$18,350,380	\$22,098,907	\$24,617,222
<i>Estimated Project Cost Escalated to year 2031:</i>	\$40,485,220	\$45,115,982	\$17,281,368	\$19,267,899	\$23,203,852	\$25,848,083
<i>Estimated Project Cost Escalated to year 2032:</i>	\$42,509,481	\$47,371,781	\$18,145,436	\$20,231,294	\$24,364,045	\$27,140,487

COST ESTIMATE | OPTION 1.d

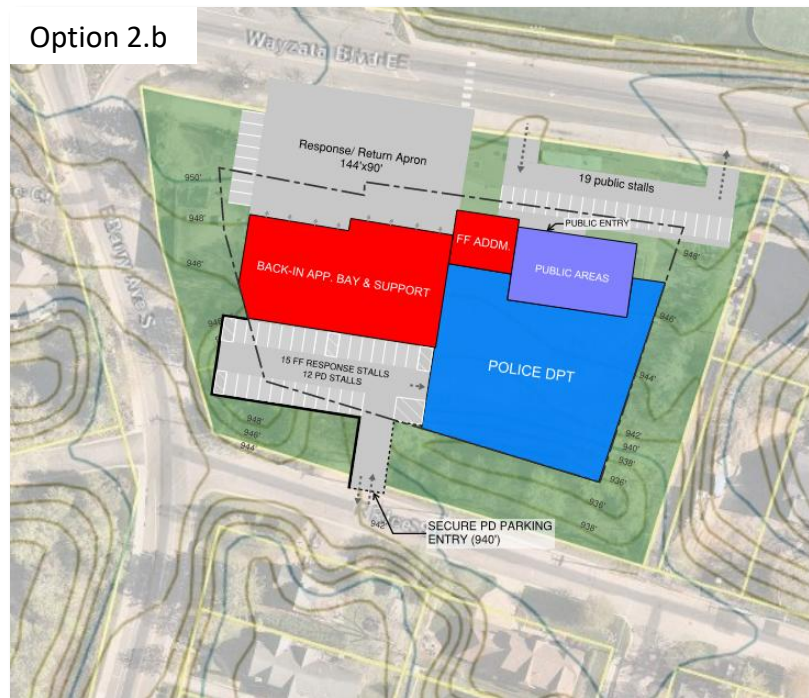
- Preliminary Cost Estimate is based on Rough Order of Magnitude (ROM); utilizing historical construction cost data.
- Cost estimates do not include site acquisition costs.
- Soft Costs include costs not directly tied to the physical construction of the building; they include- Special Inspections, Permits, A/E fees, Furniture, Technology, etc.



PUBLIC SAFETY (OPTION 1.d: RENOVATION + EXPANSION)	Low-range	High-range
New Construction (Office Areas)	\$4,632,500	\$5,177,500
New Construction (Garage Areas)	\$225,000	\$255,000
Renovation	\$1,295,000	\$1,400,000
Building Demolition	\$0	\$0
Sub Total:	\$6,152,500	\$6,832,500
Site Development & Utilities (Estimated 1.5ac sitework)	\$1,110,780	\$1,176,120
Sub Total Building Construction Cost:	\$7,263,280	\$8,008,620
Design & Construction Contingency (15%)	\$1,089,492	\$1,201,293
Estimated Construction Cost with Contingency:	\$8,352,772	\$9,209,913
Construction Escalation (mid-point 2027)	\$417,639	\$460,496
Soft Costs (20%)	\$1,754,082	\$1,934,082
Site Acquisition Costs	\$0	\$0
Estimated Material Tax Rebate	-\$140,327	-\$154,727
Sub Total Project Cost:	\$10,384,166	\$11,449,764
Estimated Project Cost (2027):	\$10,384,166	\$11,449,764
<i>Estimated Project Cost Escalated to year 2028:</i>	<i>\$10,903,374</i>	<i>\$12,022,252</i>
<i>Estimated Project Cost Escalated to year 2029:</i>	<i>\$11,448,543</i>	<i>\$12,623,365</i>
<i>Estimated Project Cost Escalated to year 2030:</i>	<i>\$12,020,970</i>	<i>\$13,254,533</i>
<i>Estimated Project Cost Escalated to year 2031:</i>	<i>\$12,622,019</i>	<i>\$13,917,260</i>
<i>Estimated Project Cost Escalated to year 2032:</i>	<i>\$13,253,120</i>	<i>\$14,613,122</i>

COST ESTIMATES | OPTION 2.b

- Preliminary Cost Estimate is based on Rough Order of Magnitude (ROM); utilizing historical construction cost data.
- Cost estimates do not include site acquisition costs.
- Soft Costs include costs not directly tied to the physical construction of the building; they include- Special Inspections, Permits, A/E fees, Furniture, Technology, etc.

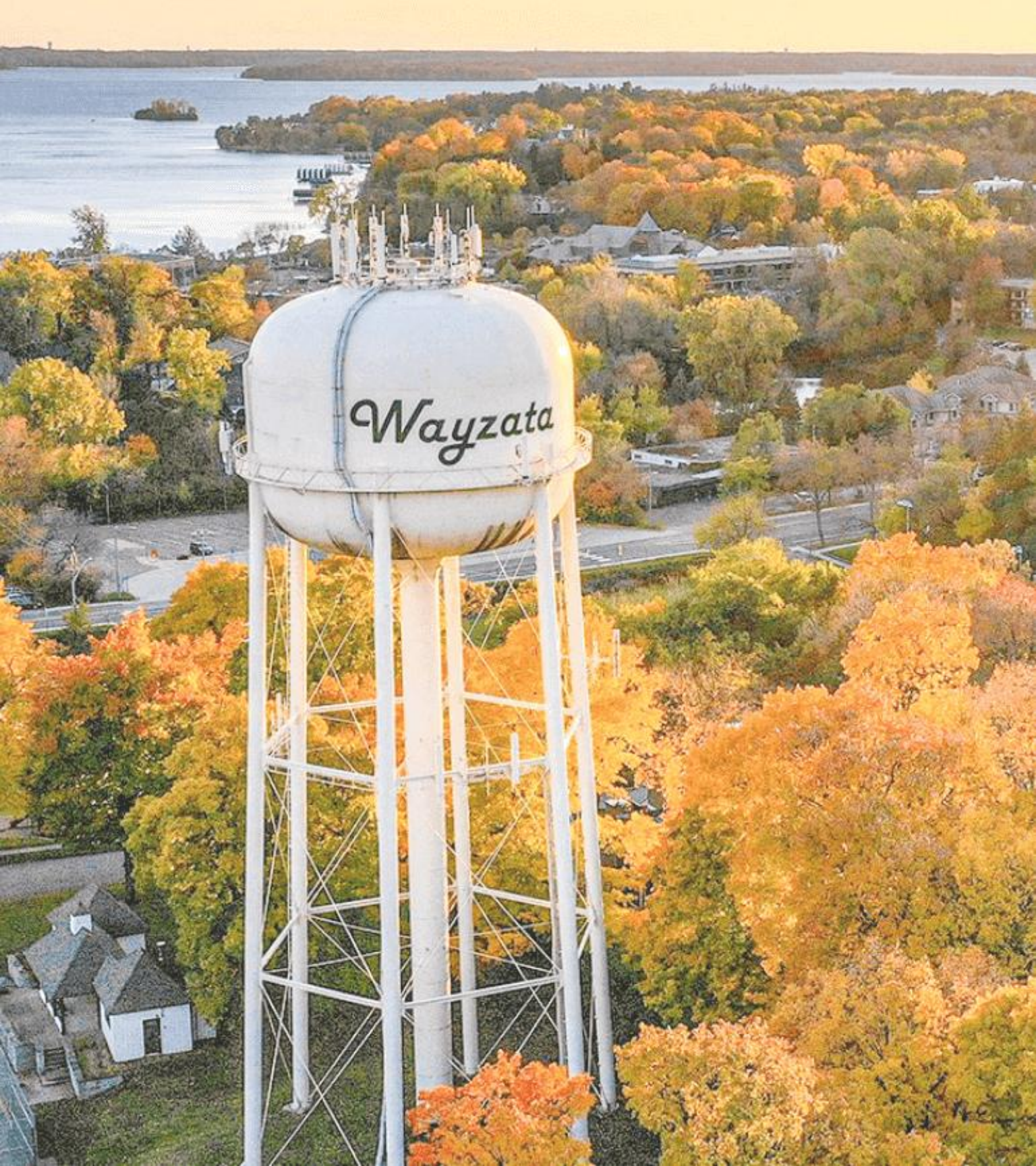


PUBLIC SAFETY FACILITY (OPTION 2: NEW BUILD)	Low-range	High-range
New Construction (Office Areas & Fire Living Quarters)	\$16,076,900	\$17,968,300
New Construction (Apparatus Bays)	\$3,504,360	\$3,901,080
New Construction (Mezzanine)	\$378,000	\$420,000
New Construction (Garage Areas)	\$2,425,725	\$2,749,155
Sub Total:	\$22,384,985	\$25,038,535
Site Development & Utilities (Estimated 3ac sitework)	\$2,482,920	\$2,613,600
Sub Total Building Construction Cost:	\$24,867,905	\$27,652,135
Design & Construction Contingency (15%)	\$3,730,186	\$4,147,820
Estimated Construction Cost with Contingency:	\$28,598,091	\$31,799,955
Construction Escalation (mid-point 2027)	\$1,429,905	\$1,589,998
Soft Costs (20%)	\$6,005,599	\$6,677,991
Site Acquisition Costs	\$0	\$0
Estimated Material Tax Rebate	-\$480,448	-\$534,239
Sub Total Project Cost:	\$35,553,146	\$39,533,704
Estimated Project Cost (2027):	\$35,553,146	\$39,533,704
<i>Estimated Project Cost Escalated to year 2028:</i>	<i>\$37,330,804</i>	<i>\$41,510,390</i>
<i>Estimated Project Cost Escalated to year 2029:</i>	<i>\$39,197,344</i>	<i>\$43,585,909</i>
<i>Estimated Project Cost Escalated to year 2030:</i>	<i>\$41,157,211</i>	<i>\$45,765,205</i>
<i>Estimated Project Cost Escalated to year 2031:</i>	<i>\$43,215,072</i>	<i>\$48,053,465</i>
<i>Estimated Project Cost Escalated to year 2032:</i>	<i>\$45,375,825</i>	<i>\$50,456,138</i>

NEXT STEPS

- Option to tour newer local facilities.
- Identify desired path forward that addresses the Fire and Police Department's operational needs.
- Identify funding source(s) for future project(s).
- Identify implementation schedule for future project(s).
- Complete a Geotechnical Report of potential site to confirm soil conditions.
- Site acquisition (if needed).
- Initiate design process with A/E firm.

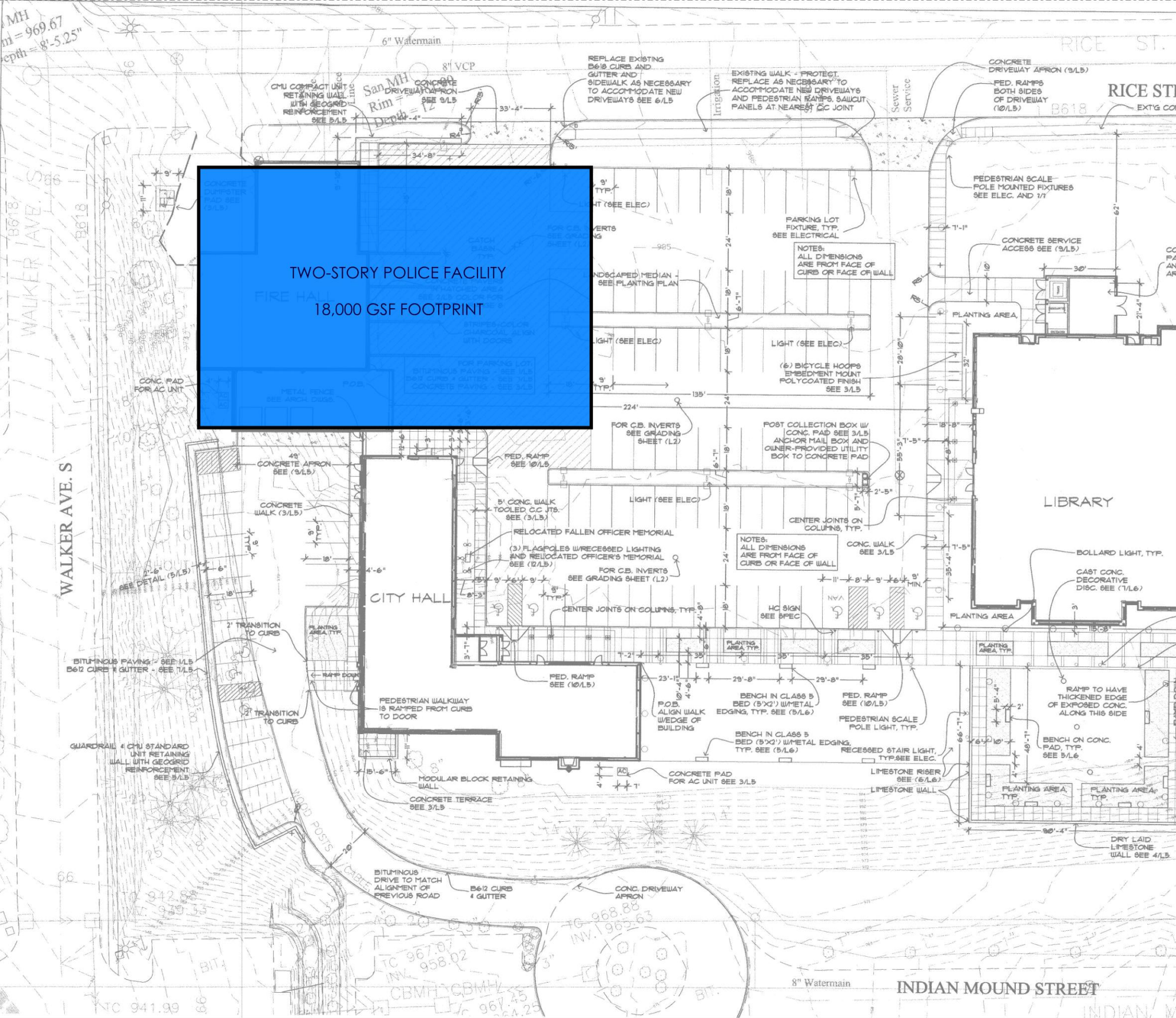




Thank you ▲

Contact:
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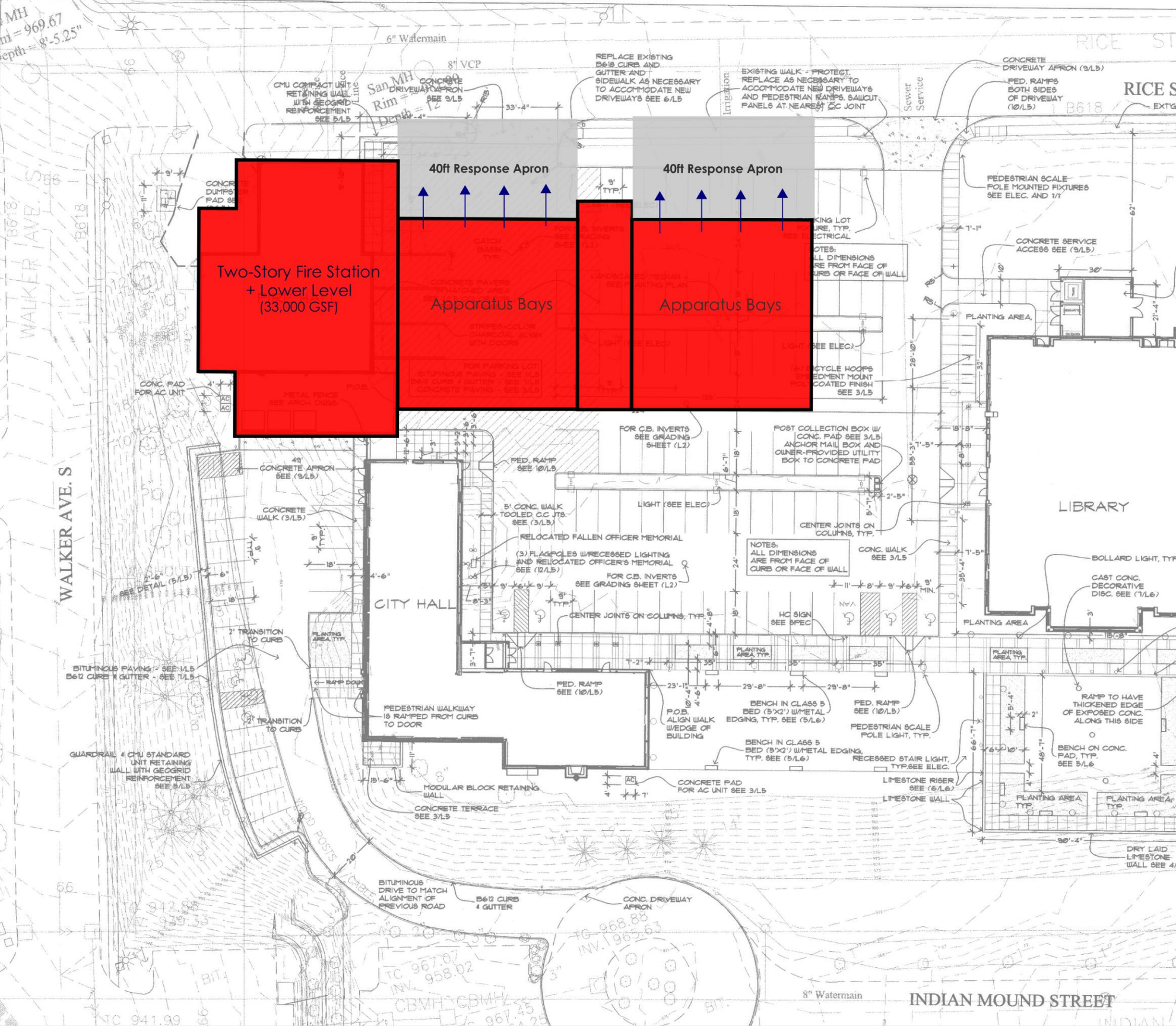
BKV
GROUP



OPTION 1.a | POLICE FACILITY NEW BUILD 600 Rice Street E

Summary

- New police facility with partially exposed lower level on western side; replacing existing fire station.
- Planned facility addresses 20-yr operational needs of police department.
- Option does not address needs of the fire department on this site.
- Existing police areas in city hall would be vacated and open for other use.
- Proposed police facility blocks visibility to city hall from Rice Street.
- Proposed facility reduces available on-site parking to support the city hall and library.

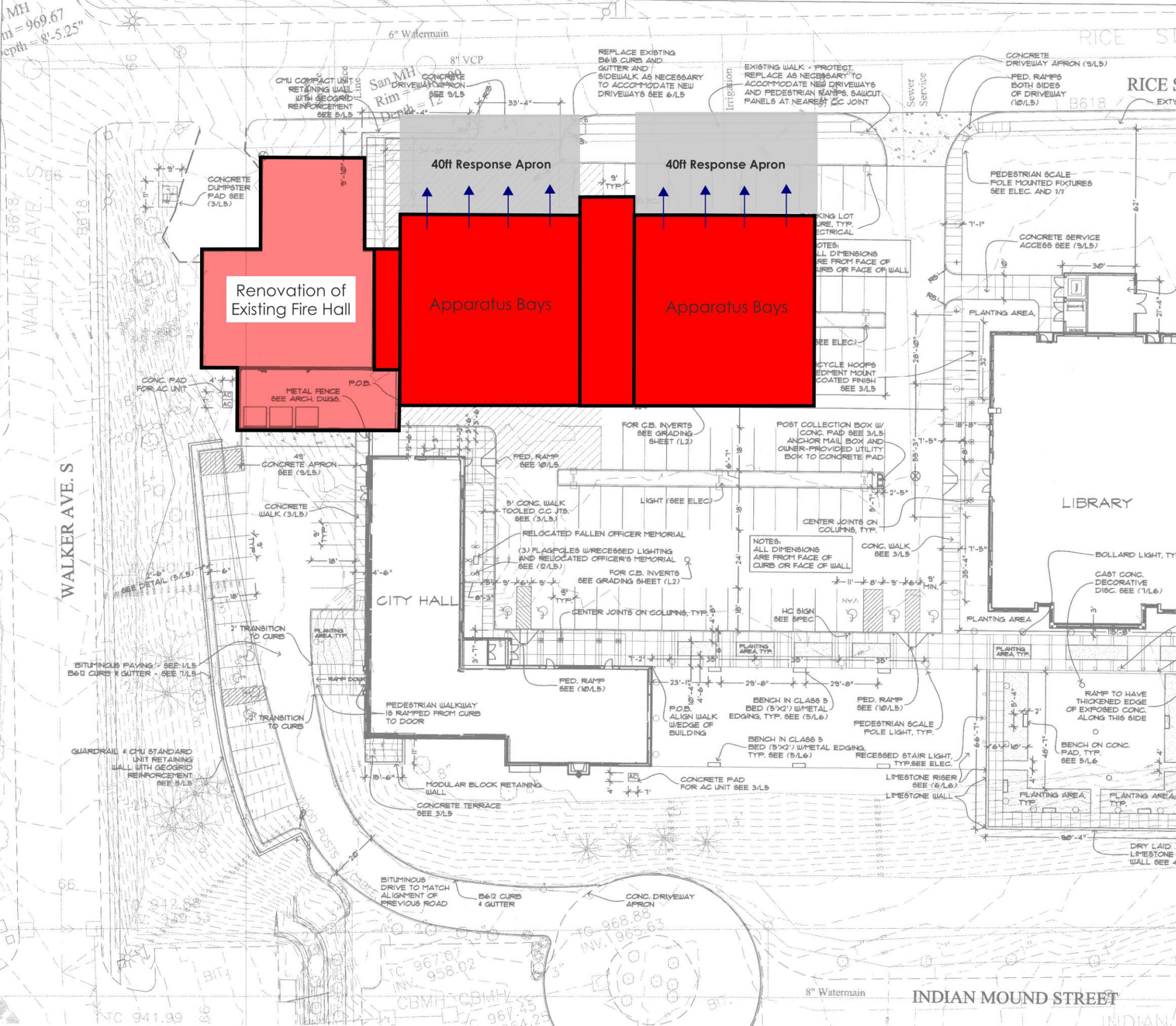


OPTION 1.b | FIRE STATION NEW BUILD

600 Rice Street E

Summary

- New two-story fire station with partially exposed lower level on western side; replacing existing fire station.
- Planned facility addresses 20-yr operational needs of fire department.
- Option does not address needs of the police department on this site.
- Proposed fire station blocks visibility to city hall from Rice Street.
- Proposed facility reduces available on-site parking to support the city hall and library.
- Topography of Rice Street would require apparatus bay floor areas at different elevations which is less than ideal



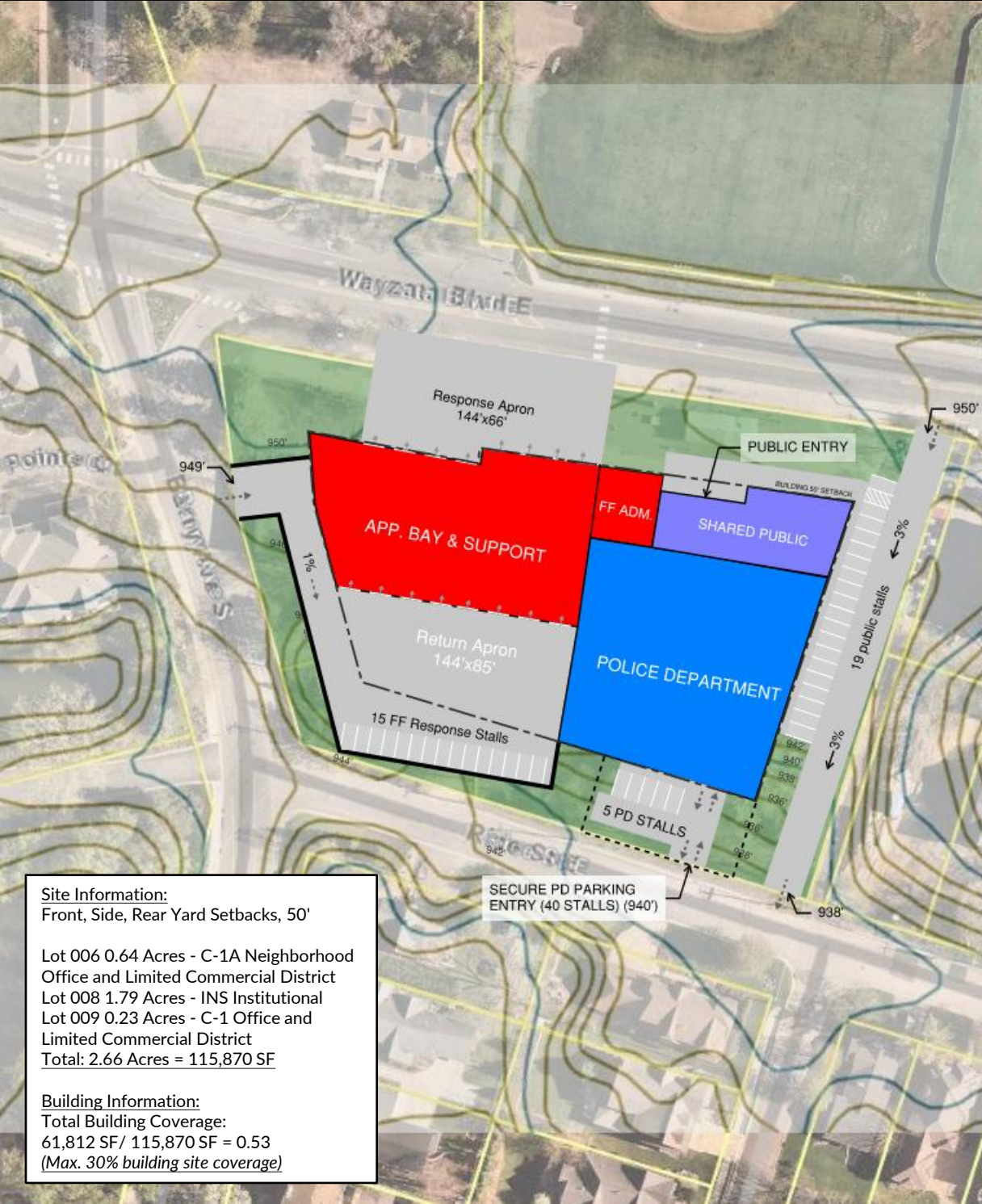
OPTION 1.c | FIRE STATION EXPANSION 600 Rice Street E

Summary

- Renovation of existing fire hall for office, living quarters and support spaces with addition for new apparatus bays
- Planned facility does not address full 20-yr operational needs of fire department.
- Option does not address needs of the police department on this site.
- Proposed fire station blocks visibility to city hall from Rice Street.
- Proposed facility reduces available on-site parking to support the city hall and library.
- Topography of Rice Street would require apparatus bay floor areas at different elevations which is less than ideal

OPTION 2.a | PUBLIC SAFETY NEW BUILD

Barry Ave S & Wayzata Blvd E Site



Site Information:
 Front, Side, Rear Yard Setbacks, 50'

Lot 006 0.64 Acres - C-1A Neighborhood Office and Limited Commercial District
 Lot 008 1.79 Acres - INS Institutional
 Lot 009 0.23 Acres - C-1 Office and Limited Commercial District
 Total: 2.66 Acres = 115,870 SF

Building Information:
 Total Building Coverage:
 61,812 SF / 115,870 SF = 0.53
 (Max. 30% building site coverage)

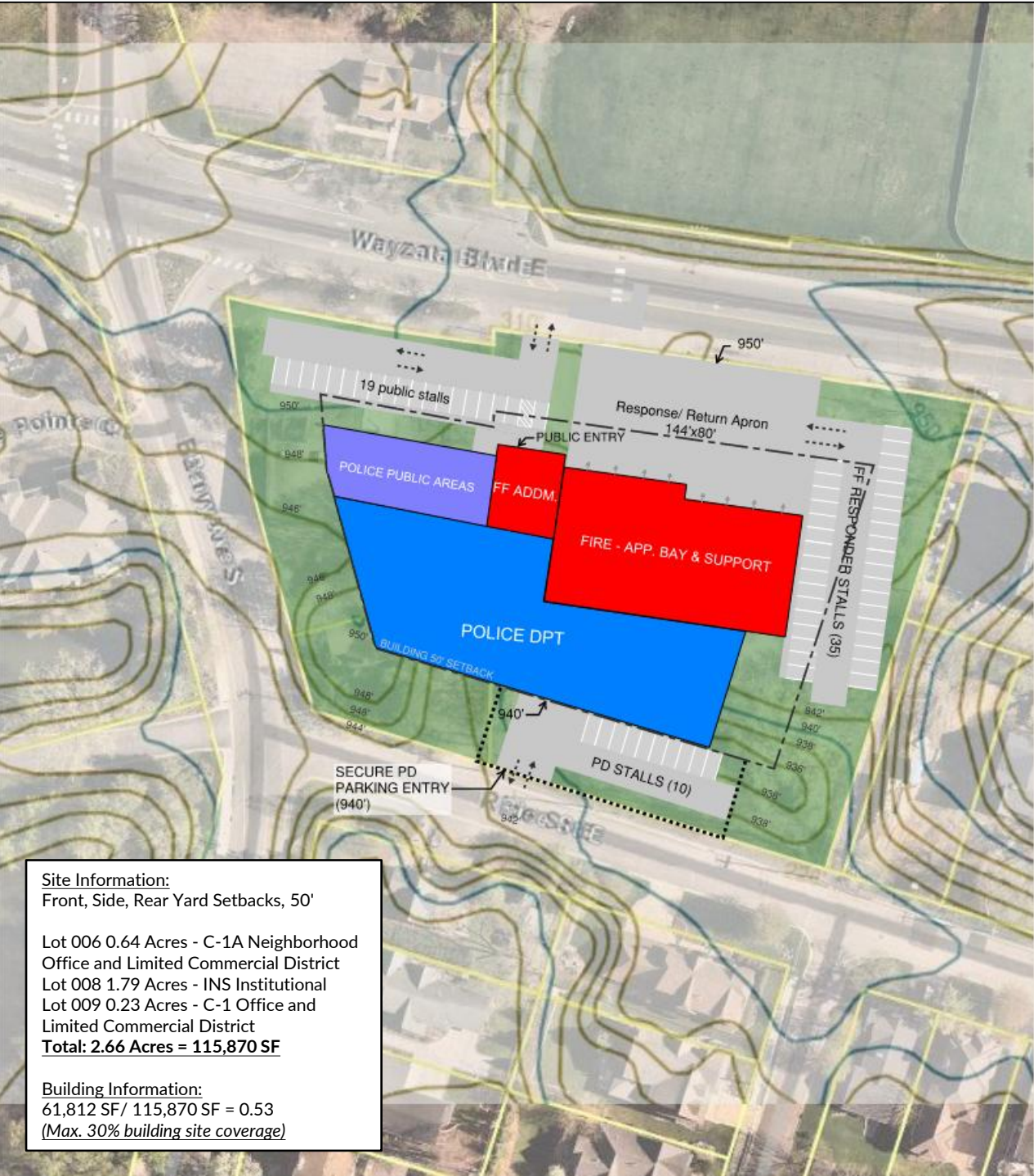


Summary

- New combined fire and police facility, two-stories above grade with lower level for police functions/garage.
- Provides full 20-year operational space needs for fire and police.
- Drive-thru apparatus bays ideal for safety and flexibility.
- Fire training tower located at rear apron.
- Minimal on-site parking available for fire staff, short 25 stalls from program.
- Minimal on-site parking available to police staff, short 22 stalls from program.
- Public parking located along one-way alley along east side of site, not ideal for accessibility and no landscape buffer to adjacent parcels.
- Minimal on-site parking for public to support training room, short 26 stalls from program.
- Site is nearly fully developed with minimal pervious area available.
- Site does not allow room for future growth.
- Requires acquisition of three parcels.

OPTION 2.c | PUBLIC SAFETY NEW BUILD

Barry Ave S & Wayzata Blvd E Site



Site Information:
 Front, Side, Rear Yard Setbacks, 50'

Lot 006 0.64 Acres - C-1A Neighborhood Office and Limited Commercial District
 Lot 008 1.79 Acres - INS Institutional
 Lot 009 0.23 Acres - C-1 Office and Limited Commercial District
Total: 2.66 Acres = 115,870 SF

Building Information:
 61,812 SF/ 115,870 SF = 0.53
 (Max. 30% building site coverage)



Summary

- New combined fire and police facility, two-stories above grade with lower level for police functions/garage.
- Provides full 20-year operational space needs for fire and police.
- Public parking lot at corner of Wayzata Blvd and Berry Ave leaves limited landscape buffer.
- Back-in apparatus bays are not ideal, and traffic may cause challenges.
- Adjacency of firefighter parking to fire station is ideal.
- Fire training tower located at front apron visible to Wayzata Blvd.
- Minimal on-site parking for public to support training room, short 26 stalls from program.
- Short 27 stalls from programmed need for police and fire staff parking.
- Site is nearly fully developed with minimal pervious area available.
- Site does not allow room for future growth.
- Requires acquisition of three parcels.