



A **LEGENCE** Company

# Public Safety Center Facilities Update

City of Owatonna - City Council Study Session

Previously Presented November 18, 2025

Re-Presented / Expanded & Updated December 10, 2025



**OWATONNA**

# Agenda

## Communications (Rapp Strategies)

### Public Safety Facilities

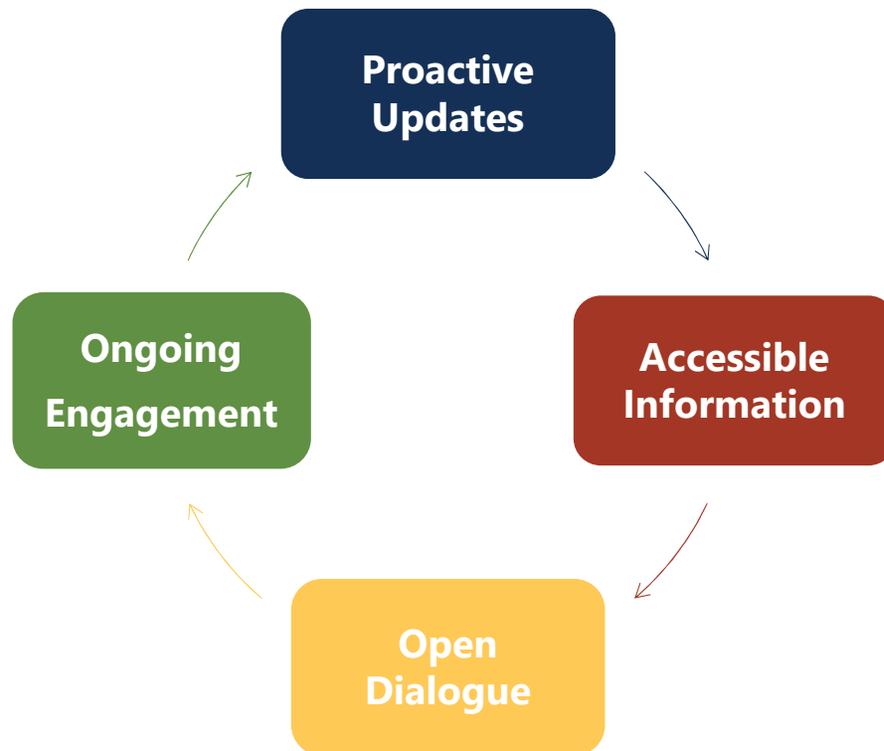
- Evaluation of Existing & New Facilities and Sites
- Schematic Design Update
- Timeline

### Next Steps

### Q&A



## City Commitment to Communicate



### **PURPOSE:**

Cohesive and integrated communications strategy that leverages City communication channels and outreach to keep community members informed and engaged.

## Project Communications Overview – Goal



Raise awareness and understanding of the City's commitment to manage its facilities and invest in new facilities on ways that meet community needs and provide long-term value for the City and its taxpayers.

## Current Projects

1

### **Fire & Police Stations – Phase 2 (Design)**

- Share information on current facilities challenges and why these projects are being pursued now, provide updates on the planning and design of new facilities, and gather feedback and answer questions.

2

### **Community Center – Phase 1 (Visioning/Scoping)**

- Share information on the planning/scoping process, including opportunities for community engagement, to shape the potential design, features and amenities for a new community center.



RAPP STRATEGIES

## Project Communications Overview – Objectives for City Communication



Easy access to information



Listen to input



Prioritize transparency

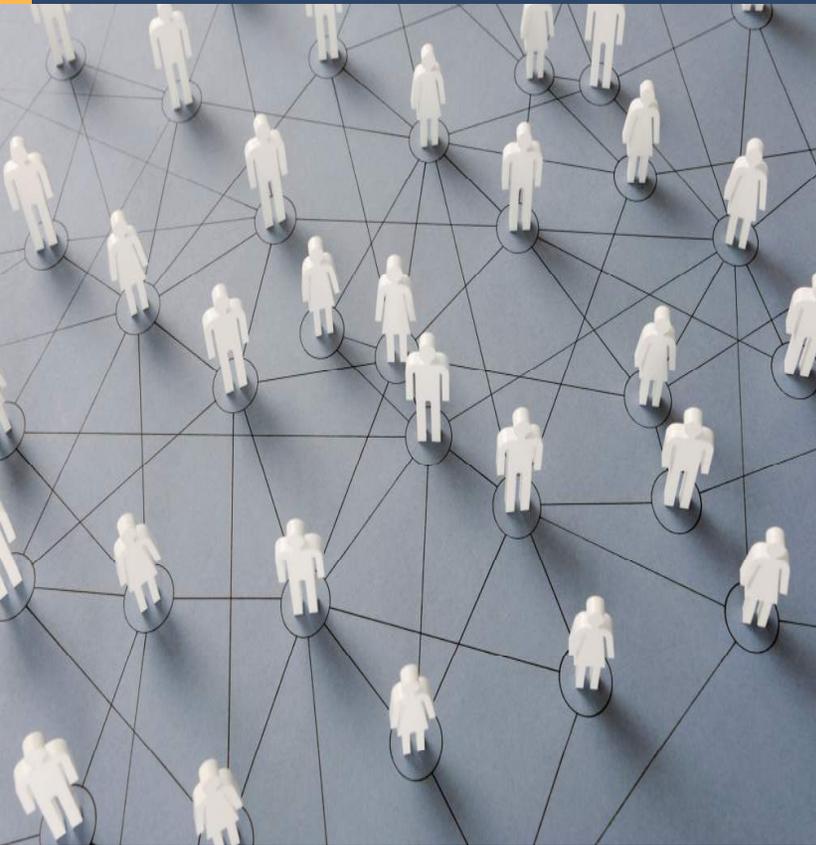


Monitor and evolve



Foster collaboration

## Audiences



- Community Members
- Businesses
- Business, Community and Civic Organizations
- Local State Legislators
- County Commissioners
- Regional Partners
- City Employees
- Media

# Tools

**Core Messages**

**FAQs**

**Fact Sheets**

**Presentations**

**Emails**

**Social Media**

**News Releases**

**Local Media**

**Videos**

**Surveys**

**Community  
Meetings and  
Events**

**Feedback  
Channels**



**RAPP STRATEGIES**

# Project Communications Overview – Materials and Tactics

## Public Safety

**Focus:** Raise awareness of needs, ongoing project communications and updates.

- Informational Resources
  - Fact Sheet
  - City LRAP Public Safety page
  - Talking points
- Community
  - Update newsletters
  - Seek and respond to community input
  - Set up public facing email inbox
- **Future:** Public Open House in Q1 2026.

## Community Center

**Focus:** Visioning process and community engagement.

- Informational Resources
  - OurCommunityOurCenter.org
  - City LRAP Community Center page
  - Core messages
- Community
  - Update newsletters
  - Task Force outreach and input channel
  - Community survey
  - Public facing email inbox



The background of the slide features a large, stylized clock face. The numbers 1 through 12 are visible, and the clock hands are not shown. A prominent spiral effect is overlaid on the clock face, starting from the center and moving outwards, creating a sense of motion and time passing. The overall color scheme is grayscale with a dark blue header bar and a white text area.

# Timeline

**Decision Making Process**

**Guiding Principles**

**Review of Existing Facilities / Needs**

- **Fire Department**
- **Police Department**

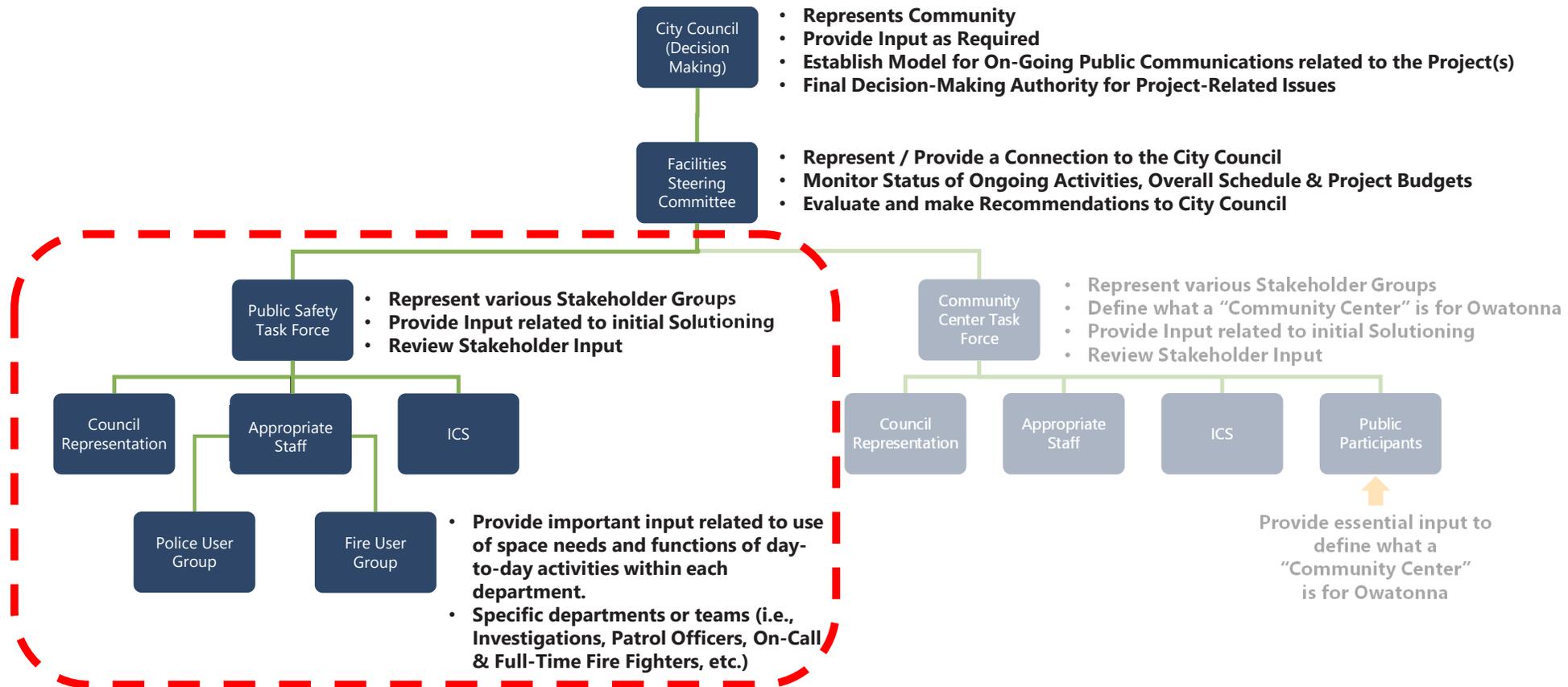
**Review of Potential Sites**

**Schematic Design Update**

- **Fire Department**
- **Police Department**
- **Swing Space for Police**

**Proposed Project Timeline**

# Task Forces Organizational Structure



# Task Forces Organizational Structure

## Public Safety Task Force

(Membership of 12-15)

### Council Representation

Councilman Dave Burbank  
Councilman Doug Voss  
Councilman Nathan Dotson

### Appropriate Staff

(Police / Fire / City Representation)

Fire Chief Hoffman	City Admin.
Fire Commander Arik Brase	Finance Dir.
Police Chief Mundale	Comm. Develop.
Captain Josh Sorensen	Engineering Dept.



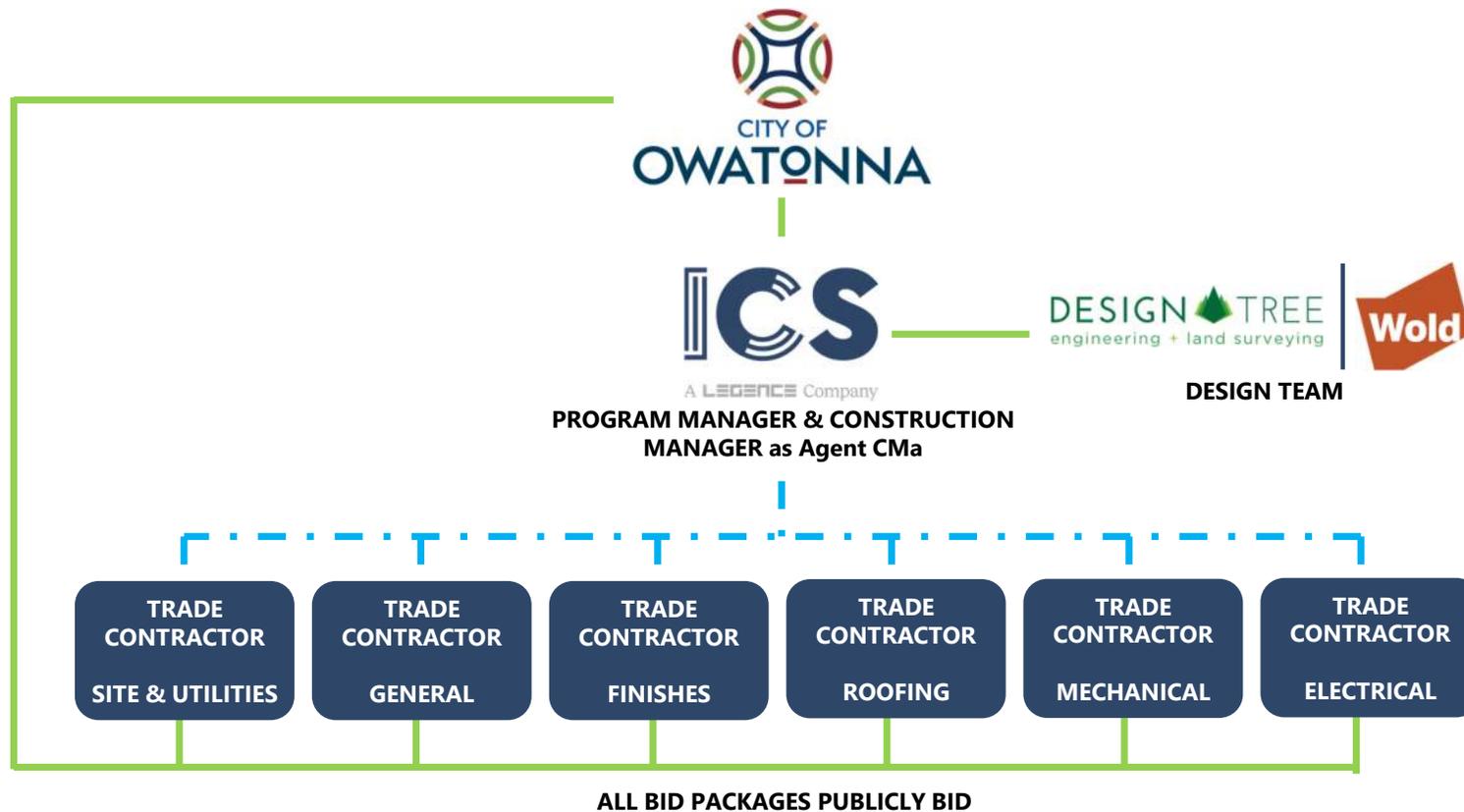
(Expertise Supplemented as Needed)

ICS  
Rapp Strategies  
Design Tree Engineering  
Wold Architects

Police Department  
User Group

Fire Department  
User Group

# Project Safety Center Team



# Guiding Principles

Guiding principles play a crucial role in shaping the ethos of a project. They create a sense of purpose and direction, helping to align actions with core values and long-term goals. These principles act as a compass, navigating through complex and challenging situations, ensuring that decisions made are in consensus and alignment with the established values.

Council adopted the following Guiding Principles as they relate to Public Safety Facilities in December of 2024.



# Guiding Principles



We Create a Better Tomorrow  
Better Together | Community Stewardship | Pride in Our Work

## PUBLIC SAFETY FACILITIES GUIDING PRINCIPLES



Create centrally located, functional facilities that serve the community, ensure employee safety and well-being, and are designed for efficient resource use and future growth to support public safety for decades.

### THE CITY OF OWATONNA PUBLIC SAFETY FACILITIES...



#### Will support the health and wellbeing of employees.

- Provide fitness and recreation spaces
- Create dedicated areas for training facilities
- Provide modern, private living quarters and common area for firefighters
- Provide communal and private space[s] for decompression/relaxation essential to employee mental health
- Ensure facilities meet or exceed OSHA requirements and NFPA standards
- Ensure access to natural light



#### Will be secure and welcoming to the public.

- Establish clearly defined and inviting public entrance
- Ensure distinct separation between public access and secure employee areas
- Provide shared space for a meeting/training room
- Provide multiple interview/victim rooms
- Ensure adequate space for managing individuals in custody (sallyport, holding, interview room)



## PUBLIC SAFETY FACILITIES GUIDING PRINCIPLES

### THE CITY OF OWATONNA PUBLIC SAFETY FACILITIES...



#### Will manage finances responsibly.

- Ensure budget process identifies all construction and soft costs
- Ensure proposed solution is within the approved budget
- Ensure facilities will have efficient building systems to reduce operational costs



#### Will provide a functional layout and design.

- Focus on practical use of space needed for efficient and effective operations
- Meet current needs and be ready for future growth:
  - Technology infrastructure that can be expanded
  - Flexible space to meet current and future staffing and equipment needs
- Be visually appealing while mindful of the budget



#### Will have a site large enough and located in the community's central area.

- Allow ample room for police and fire vehicles to operate safely
- Provide sufficient space for vehicle and equipment staging and storage
- Provide adequate and separated staff and visitor parking
- Provide the necessary buffer and hardening measures to ensure safe and secure facilities
- Be able to accommodate future growth



#### Will provide adequate storage and maintenance facilities.

- Provide an apparatus bay that accommodates all firefighting vehicles
- Provide indoor-conditioned vehicle storage for police
- Provide adequate, conditioned and secure spaces for evidence intake, processing, and storage
- Provide sufficient space for gear storage and officer lockers
- Provide adequate space for custodial, IT, mechanical, and electrical storage and equipment

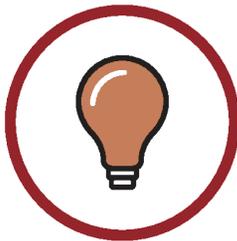
CITY OF OWATONNA  
540 WEST HILLS CIRCLE | OWATONNA, MN 55060-4701 | OWATONNA.GOV | 507.444.4300

# Guiding Principles



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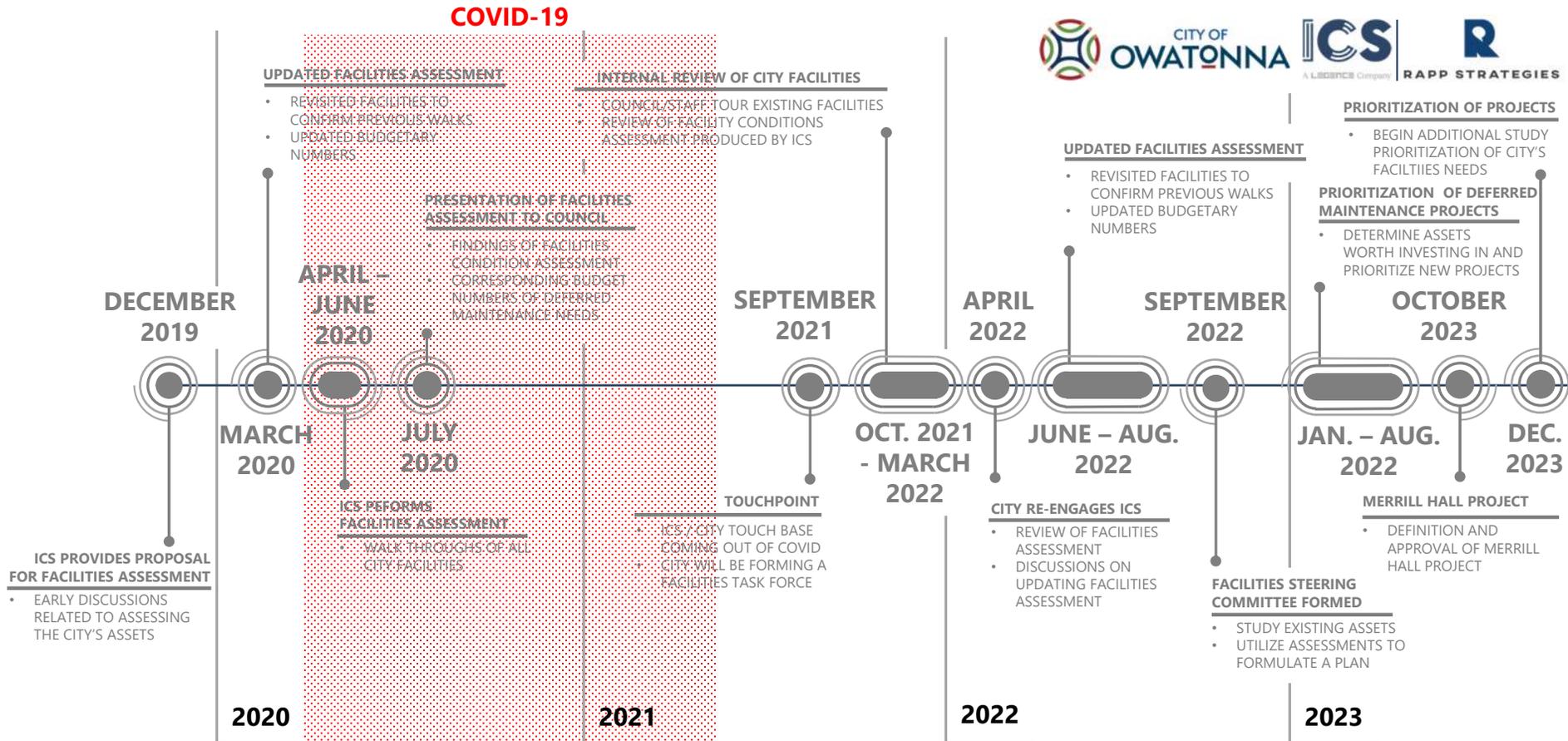
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# Proposed Public Safety Center Timeline



# Proposed Public Safety Center Timeline

## PUBLIC SAFETY TASK FORCE COMPLETES WORK

- 6/25/24 TOUR EXISTING FACILITIES
- 7/10/24, 7/23/24 & 9/6/24 VISIT NEW FIRE AND POLICE FACILITIES
- 7/29/24, 8/1/24, 8/8/24, 9/11/24 & 9/12/24 FIRE AND POLICE USER GROUPS – PROGRAMMING
- DEVELOP SCENARIOS w/ ESTIMATES
- EVALUTATE SITE(S)
- WORK w/ CITY'S FINANCIAL ADVISOR TO DEFINE FINANCING AND TAX IMPACT

## 4/18/24 STEERING COMMITTEE

- PRESENT PLAN FOR MOVING FORWARD
- REVIEW TASK FORCE RECOMMENDATIONS
- REVIEW TIMELINES

## APPROVAL BY COUNCIL

- FINALIZATION OF SCOPE
- BUDGET / FINANCING
- SCHEDULE

MARCH 2024

MAY/JUNE 2024

NOVEMBER 2024

JANUARY 2025

FEB. – OCT. 2025

NOV. 2025 – JAN. 2026

LATE SPRING – EARLY SUMMER 2027

APRIL 2024

JUNE – OCT. 2024

DEC. 2024

## PRE-DESIGN

- DESIGN TEAM SELECTION
- BEGIN PROPERTY ACQUISITION PROECSS (IF NECESSARY)

## DESIGN

- SCHEMATIC DESIGN (SD)
- DESIGN DEVELOPMENT (DD)
- CONSTRUCTION DOCUMENTS (CD)
- BIDDING (BD)

## CONSTRUCTION

- PHASED PROJECT TO ACCOMMODATE NEW CONSTRUCTION / ADDITIONS / RENOVATIONS THAT ALLOW THE EXISTING FACILITIES TO REMAIN IN OPERATION.

## 3/6/24 PRESENTATION AT COUNCIL WORK SESSION

- PRESENTATION OF UPDATED FACILITIES CONDITIONS ASSESMENT AND FACILITY NEEDS

## ESTABLISH PUBLIC SAFETY TASK FORCE

- IDENTIFY MEMBERS
- KICK-OFF MEETING

## COUNCIL WORK SESSION

- REVIEW PROPOSED SCOPE
- BUDGET / FINANCING
- SCHEDULE



## CONTRACTS & PROCUREMENT

- AWARD BIDS
- OBTAIN P&P BONDS, INSURANCE FROM CONTRACTOR(S)
- REVIEW SHOP DRAWINGS
- PROCURE CONSTRUCTION MATERIALS & EQUIPMENT

## SUBSTANTIAL COMPLETION

- MOVE IN TO NEW / RENOVATED FACILITY(IES)

SEPT. 2026 – MARCH 2028

2024

2025

JAN. – AUG. 2025

SEPT. 2025 – JUNE 2026

2026

JULY – SEPT. 2026

2027

FEBRUARY 2026 – MAY/JUNE 2027

# Fire Hall

Existing Facility Configuration

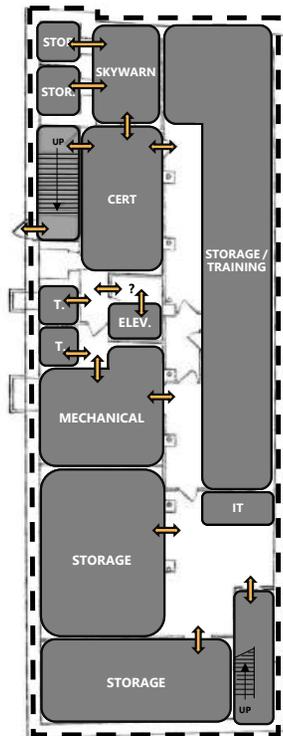
General Building Information

Facility Infrastructure Needs

Existing Programmatic Deficiencies



# Existing Facilities – Fire Hall

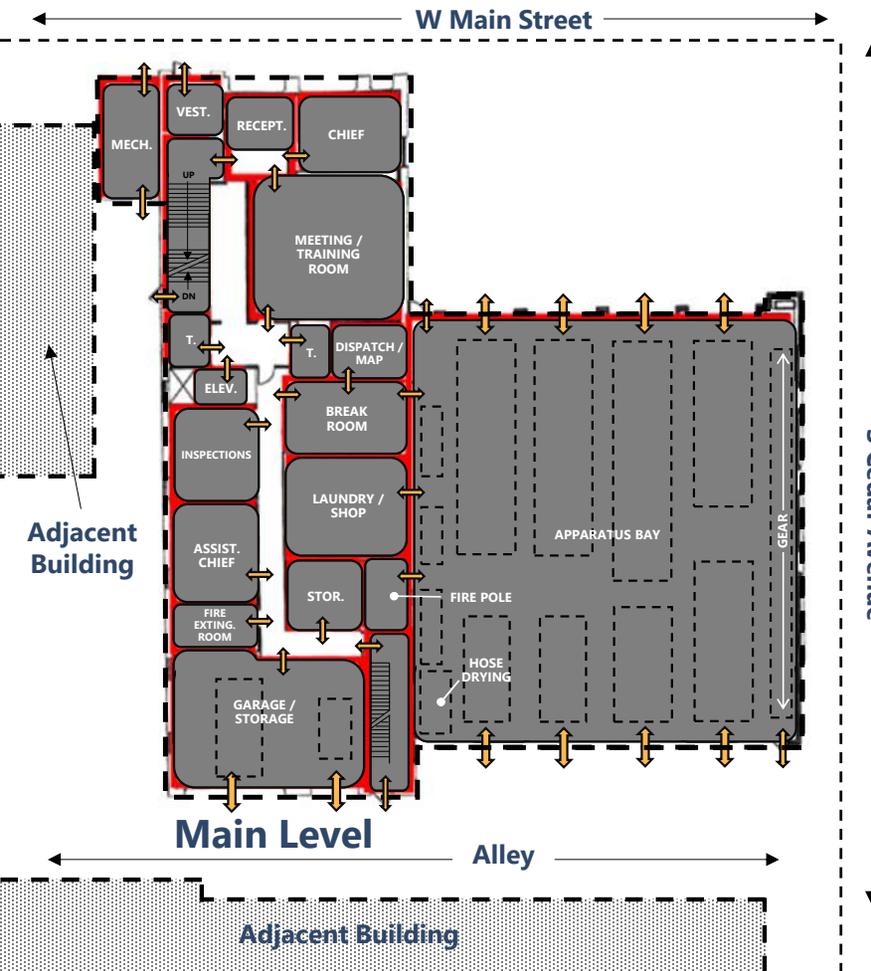


**Lower Level**

## Lower Level

- Skywarn Equipment / Conference Room
- CERT Equipment / Conference Room
- Storage
  - Old Gear – Fire Fighter Class for High School Students
  - Relief Storage
  - Chair & Table Storage
  - Misc.
- Training
  - Numerous Training Scenarios

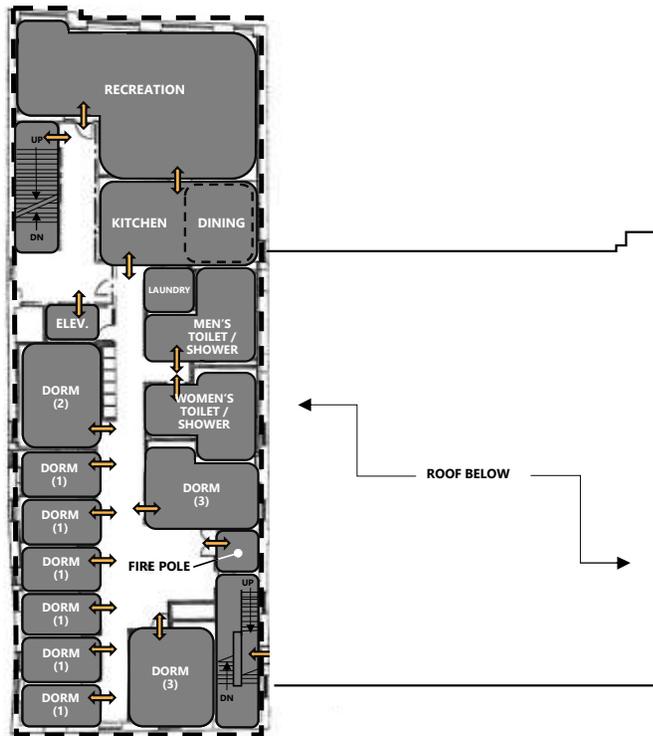
# Existing Facilities – Fire Hall



## Main Level

- Building Main Entrance / Lobby
- Reception
- Chief's Office
- Training Room
- Inspections Office
- Break Room
- Dispatch / Map Room
- Laundry / Shop
- Apparatus Bay
  - Storage for Six (6) Vehicles
  - Gear Storage
  - Hose Drying
  - Misc. Storage
- Supplemental Bays
  - Storage for Two (2) Vehicles
  - Misc. Storage

# Existing Facilities – Fire Hall

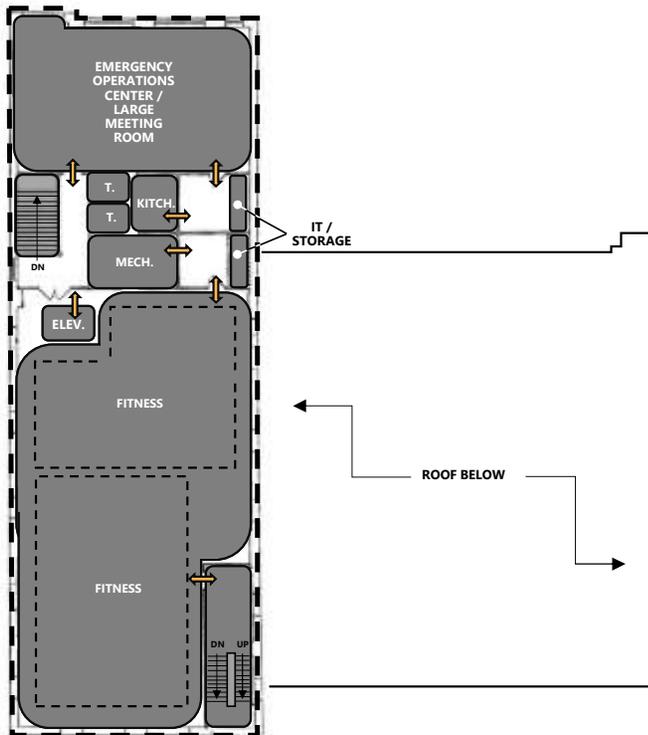


Second Level

## Second Level

- Dorms
- Men's & Women's Toilet/Shower Rooms
- Laundry
- Kitchen w/ Dining Space and bar-height counter
- Recreation Room

## Existing Facilities – Fire Hall



**Third Level**

### Third Level

- Emergency Operations Center (EOC) / Large Conference Room
- Kitchenette
- IT / Storage
- Storage
- Fitness (Weights, Cardio and Court)
- Training (Balcony)

## Existing Facilities – Fire Hall Deficiencies

### General Building Information:

- Original 3-story building was constructed in 1906; apparatus bay addition opened in 1997
- Current facility is 27,800 SF
  - Facility needs are 40,500 SF

### Current Infrastructure Needs:

- Numerous areas of water infiltration (leaks)
  - Tuckpointing of the exterior is required
  - Window replacement
- HVAC and Electrical upgrades are required
- Failing and required upgrades to existing finishes
- Technology upgrades required

**Current Facility Infrastructure Needs \$1.4M**

### Programmatic Challenges and Deficiencies:

- Building security is limited; once access is gained there are limited barriers to access the entire facility
- Drive-thru apparatus bays are not able to be utilized by frequently used equipment
  - Frequently utilized vehicles need to back into apparatus bay off Main Street
- Decontamination facilities are currently located within the apparatus bay and lack several features a modern facility provides for to meet/exceed current best practices and OSHA requirements

## Existing Facilities – Fire Hall Deficiencies

### Programmatic Challenges and Deficiencies (Cont'd):

- Training facilities / opportunities for training are lacking within the current facility
  - Existing training equipment / scenarios are in the basement
  - Vehicles need to be pulled out of Apparatus Bay to conduct training
- Current living quarters require sharing of space and limit privacy and interruption of sleeping firefighters
  - Sleeping areas range from 1 – 3 fire fighters sharing a space
  - Communal toilet/shower facilities
- Lack of dedicated cool down / mental health facilities for fire fighters who need to decompress or meet with a mental health professional
- Parking is lacking
  - Limited on-site / directly adjacent parking for full-time and paid-on-call fire fighters
  - Designated parking lot for department vehicles, administration and paid-on-call fire is located to the west of the existing facility
- Existing facility is land locked; no room for further growth
  - Apparatus bay is undersized; department stores other equipment in other facilities off site adding to response time when those items are needed in response to a call
  - No space for future growth for staff inside the building without sacrificing/relocating other programmatic needs

## Existing Facilities – Fire Hall Deficiencies

### Programmatic Challenges and Deficiencies (Cont'd):

- EOC is lacking numerous features that are found in a current facility
  - No back-up power (generator)
  - Facility is not hardened
  - Located on the third floor and not easily accessed in the event of an emergency
  - Other similar program features (i.e., Skywarn, CERT, etc.) are disconnected and not adjacent; located in the basement of the facility)
  - Poor acoustics and a lack of updated technology

# Programming – Fire Department

	Qty	Existing Area		Qty	Program	
		Size			Size	
<b>1.300 EOC</b>						
1.301 Meeting Room	1	1,300 sf	1,300 sf	1	1,000 sf	1,000 sf
1.302 General Conf/CERT	0	0 sf	0 sf	1	120 sf	120 sf
1.303 Kitchenette	1	200 sf	200 sf	1	85 sf	85 sf
1.304 Storage	1	180 sf	180 sf	1	220 sf	220 sf
1.305 IT/Radios	1	40 sf	40 sf	1	40 sf	40 sf
1.306 Restrooms	2	64 sf	128 sf	2	64 sf	128 sf
1.307 Skywarn	0	0 sf	0 sf	1	190 sf	190 sf
EOC Net Area Total			1,848 sf			1,783 sf
Net to Usable Factor			x 1.00			x 1.40
<b>EOC Usable Square Footage</b>			<b>1,848 usf</b>			<b>2,496 usf</b>
<b>1.400 Quarters</b>						
1.401 Dorm - Existing Condition (One (1) Occupant)	6	110 sf	660 sf	0	0 sf	0 sf
1.402 Dorm - Existing Condition (Shared - Two (2) Occupant)	1	260 sf	260 sf	0	0 sf	0 sf
1.403 Dorm - Existing Condition (Shared - Three (3) Occupants)	2	265 sf	530 sf	0	0 sf	0 sf
1.404 Proposed Dorm - Common Area	0	0 sf	0 sf	10	150 sf	1,500 sf
1.405 Proposed Dorm - Bedroom	0	0 sf	0 sf	10	125 sf	1,250 sf
1.406 Proposed Dorm - Toilet/Shower	0	0 sf	0 sf	10	105 sf	1,050 sf
1.407 Laundry / Linen Storage	1	70 sf	70 sf	1	240 sf	240 sf
1.408 Kitchen	1	200 sf	200 sf	1	350 sf	350 sf
1.409 Pantry	0	0 sf	0 sf	1	150 sf	150 sf
1.410 Dining	1	260 sf	260 sf	1	500 sf	500 sf
1.411 Recreation	1	1,000 sf	1,000 sf	1	1,000 sf	1,000 sf
1.412 Toilet/Shower Room - Men's	1	230 sf	230 sf	0	0 sf	0 sf
1.413 Toilet/Shower Room - Women's	1	250 sf	250 sf	0	0 sf	0 sf
1.414 Custodial	0	0 sf	0 sf	1	60 sf	60 sf
Quarters Net Area Total			3,460 sf			6,100 sf
Net to Usable Factor			x 1.00			x 1.40
<b>Quarters Usable Square Footage</b>			<b>3,460 usf</b>			<b>8,540 usf</b>

## Programming – Fire Department (Cont'd.)

FIRE DEPARTMENT	Existing Area		Program			
	Qty	Size	Qty	Size		
1.100 Lobby		948 usf		3,962 usf		
1.200 Administration		1,664 usf		3,973 usf		
1.300 EOC		1,848 usf		2,496 usf		
1.400 Quarters		3,460 usf		8,540 usf		
1.500 Fitness/Wellbeing		2,900 usf		2,828 usf		
1.600 Fire Apparatus Support		880 usf		3,626 usf		
1.700 Fire Apparatus Bays		4,032 usf		7,558 usf		
1.800 Small Vehicle Garage		860 usf		1,445 usf		
1.900 Mezzanine		0 usf		2,200 usf		
Usable Area Subtotal		16,592 usf		36,628 usf		
Usable to Gross Factor		x 1.36		x 1.10		
<b>Total Building Gross Square Footage</b>		<b>22,620 gsf</b>		<b>40,291 gsf</b>		
<b>1.100 Lobby</b>						
1.101 Entry Vestibule	1	80 sf	80 sf	1	150 sf	150 sf
1.102 Lobby	0	0 sf	0 sf	1	750 sf	750 sf
1.103 Community/Training Room	1	740 sf	740 sf	1	1,350 sf	1,350 sf
1.104 Public Restrooms	2	64 sf	128 sf	2	140 sf	280 sf
1.105 Historic Fire Engineer / History	0	0 sf	0 sf	1	300 sf	300 sf
Lobby Net Area Total			948 sf			2,830 sf
Net to Usable Factor			x 1.00			x 1.40
<b>Lobby Usable Square Footage</b>			<b>948 usf</b>			<b>3,962 usf</b>

# Programming – Fire Department (Cont'd.)

	Qty	Existing Area		Qty	Program	
		Size	Size		Size	Size
<b>1.800 Small Vehicle Garage</b>						
1.801 Vehicle Bay - Pick-up/SUV	2	430 sf	860 sf	2	122 sf	244 sf
1.802 9713 – City Support Vehicle (Single Stall)				1	179 sf	179 sf
1.803 9714 – City Support Vehicle (Single Stall)				1	179 sf	179 sf
Small Vehicle Garage Net Area Total			860 sf			602 sf
Net to Usable Factor			x 1.00			x 2.40
<b>Small Vehicle Garage Usable Square Footage</b>			<b>860 usf</b>			<b>1,445 usf</b>
<b>1.900 Mezzanine</b>						
1.901 Training Area	0	0 sf	0 sf	1	2,000 sf	2,000 sf
1.902				0	0 sf	0 sf
1.903				0	0 sf	0 sf
Mezzanine Net Area Total			0 sf			2,000 sf
Net to Usable Factor						x 1.10
<b>Mezzanine Usable Square Footage</b>			<b>0 usf</b>			<b>2,200 usf</b>
<b>1.200 Administration</b>						
1.201 Reception / Administrative Assistant	1	110 sf	110 sf	1	120 sf	120 sf
1.202 Chief Office	1	230 sf	230 sf	1	240 sf	240 sf
1.203 Small Conference Room	0	0 sf	0 sf	1	200 sf	200 sf
1.204 Assistant Chief/Fire Marshall Office	1	170 sf	170 sf	1	200 sf	200 sf
1.205 Inspectors Office	1	256 sf	256 sf	1	320 sf	320 sf
1.206 Future Growth Office Space (3)	0	0 sf	0 sf	1	370 sf	370 sf
1.207 Plan/Radio Room/Dispatch	1	300 sf	300 sf	1	300 sf	300 sf
1.208 File Storage	0	0 sf	0 sf	1	100 sf	100 sf
1.209 Break / Situation / Work Room	1	300 sf	300 sf	1	350 sf	350 sf
1.210 Relief Association Storage	1	120 sf	120 sf	1	180 sf	180 sf
1.211 General Storage	0	0 sf	0 sf	1	250 sf	250 sf
1.212 Staff Restrooms	2	64 sf	128 sf	2	64 sf	128 sf
1.213 Custodial	1	50 sf	50 sf	1	80 sf	80 sf
Administration Net Area Total			1,664 sf			2,838 sf
Net to Usable Factor			x 1.00			x 1.40
<b>Administration Usable Square Footage</b>			<b>1,664 usf</b>			<b>3,973 usf</b>

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1.902				0	0 sf	0 sf
1.903				0	0 sf	0 sf
Mezzanine Net Area Total			0 sf	2,000 sf		
Net to Usable Factor				x 1.10		
<b>Mezzanine Usable Square Footage</b>			<b>0 usf</b>	<b>2,200 usf</b>		

# Programming – Fire Department (Cont'd.)

	Qty	Existing Area		Qty	Program	
		Size	Size		Size	Size
<b>1.500 Fitness/Wellbeing</b>						
1.501 Weights/Fitness	1	900 sf	900 sf	1	1,200 sf	1,200 sf
1.502 Court	1	2,000 sf	2,000 sf	0	0 sf	0 sf
1.503 Locker Room	0	0 sf	0 sf	1	420 sf	420 sf
1.504 Changing / Toilet/Shower	0	0 sf	0 sf	2	80 sf	160 sf
1.505 Mental Health / Cool Down Room	0	0 sf	0 sf	1	120 sf	120 sf
1.506 Mental Health Specialist Office / 2nd Cool Down	0	0 sf	0 sf	1	120 sf	120 sf
Fitness/Wellbeing Net Area Total			2,900 sf			2,020 sf
Net to Usable Factor			x 1.00			x 1.40
<b>Fitness/Wellbeing Usable Square Footage</b>			<b>2,900 usf</b>			<b>2,828 usf</b>
<b>1.600 Fire Apparatus Support</b>						
1.601 Turn out Gear Room	0	0 sf	0 sf	1	800 sf	800 sf
1.602 Decon Suite - Wash Down Area	0	0 sf	180 sf	1	120 sf	120 sf
1.603 Decon Suite - Laundry/Gear Wash	0	0 sf	180 sf	1	220 sf	220 sf
1.604 Decon Suite - Gear Drying	0	0 sf	0 sf	1	120 sf	120 sf
1.605 Decon Suite - Changing Room w/ Toilet/Shower	0	0 sf	0 sf	1	190 sf	190 sf
1.606 Hose Drying / Training Tower	0	0 sf	0 sf	1	300 sf	300 sf
1.607 Tool Storage / Shop	1	120 sf	120 sf	1	120 sf	120 sf
1.608 SCBA Maintenance & Filling	0	80 sf	0 sf	1	200 sf	200 sf
1.609 Fire Extinguisher Filling & Storage	0	80 sf	0 sf	1	120 sf	120 sf
1.610 Chair Storage	1	120 sf	120 sf	1	120 sf	120 sf
1.611 Equipment / Storage	1	280 sf	280 sf	1	280 sf	280 sf
Fire Apparatus Support Net Area Total			880 sf	1	150 sf	2,590 sf
Net to Usable Factor			x 1.00	1	150 sf	x 1.40
<b>Fire Apparatus Support Usable Square Footage</b>			<b>880 usf</b>			<b>3,626 usf</b>

## Programming – Fire Department (Cont'd.)

	Qty	Existing Area Size		Qty	Program Size	
<b>1.700 Fire Apparatus Bays</b>						
1.701 Apparatus Bays	4	1,008 sf	4,032 sf	0	0 sf	0 sf
1.702 9701 – City Engine (Pull Through Bay)				1	373 sf	373 sf
1.703 9703 – City Engine				1	374 sf	374 sf
1.704 9707 – City Aerial				1	415 sf	415 sf
1.705 9705 – Rural Engine				1	286 sf	286 sf
1.706 9706 – Rural Tender				1	260 sf	260 sf
1.707 9707 – Rural Tender				1	230 sf	230 sf
1.708 9708 – City Support Vehicle				1	174 sf	174 sf
1.709 9709 – City Support Vehicle / Grass Fire Skid				1	166 sf	166 sf
1.710 9712 – City Support Vehicle / Grass Fire Skid				1	160 sf	160 sf
1.711 Gator & Trailer				1	94 sf	94 sf
1.712 Tactical Rescue Trailer				1	198 sf	198 sf
1.713 Rehab Trailer				1	243 sf	243 sf
1.714 Mass Casualty Trailer				1	176 sf	176 sf
Fire Apparatus Bays Net Area Total			4,032 sf			3,149 sf
Net to Usable Factor			x 1.00			x 2.40
<b>Fire Apparatus Bays Usable Square Footage</b>			<b>4,032 usf</b>			<b>7,558 usf</b>

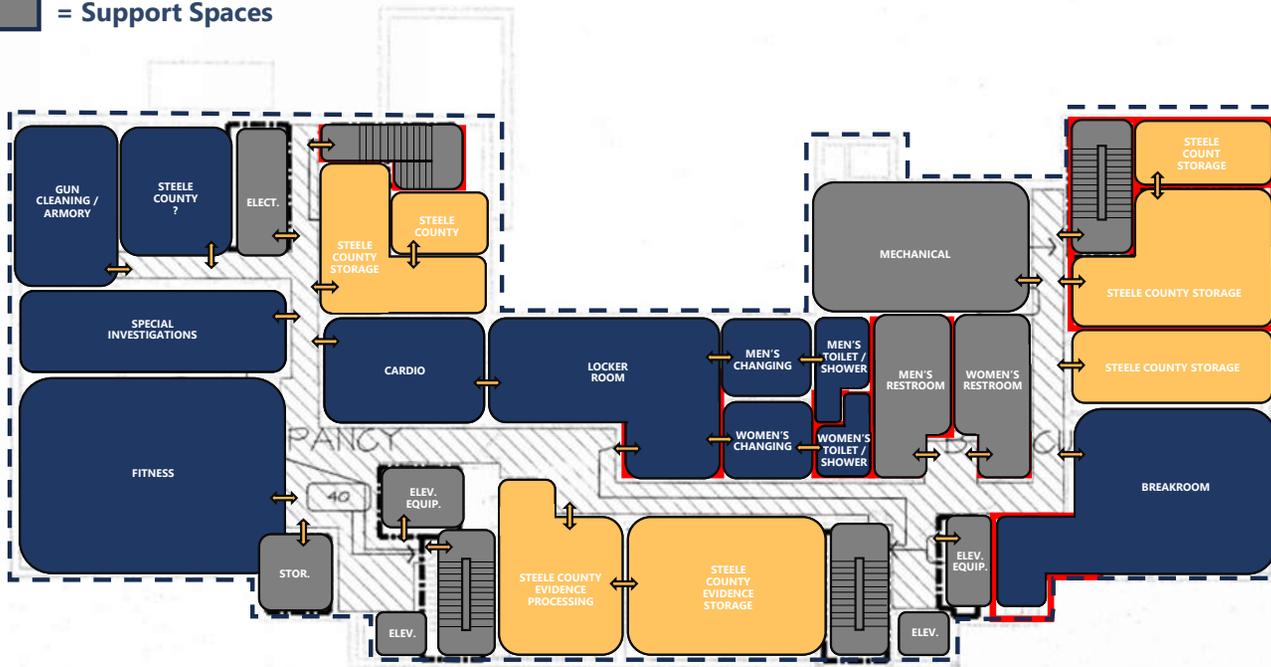
# LEC

**Existing Facility Configuration**  
**General Building Information**  
**Facility Infrastructure Needs**  
**Existing Programmatic Deficiencies**



# Existing Facilities - LEC

- = Existing Space Utilized by City of Owatonna
- = Spaces Occupied by Others
- = Support Spaces



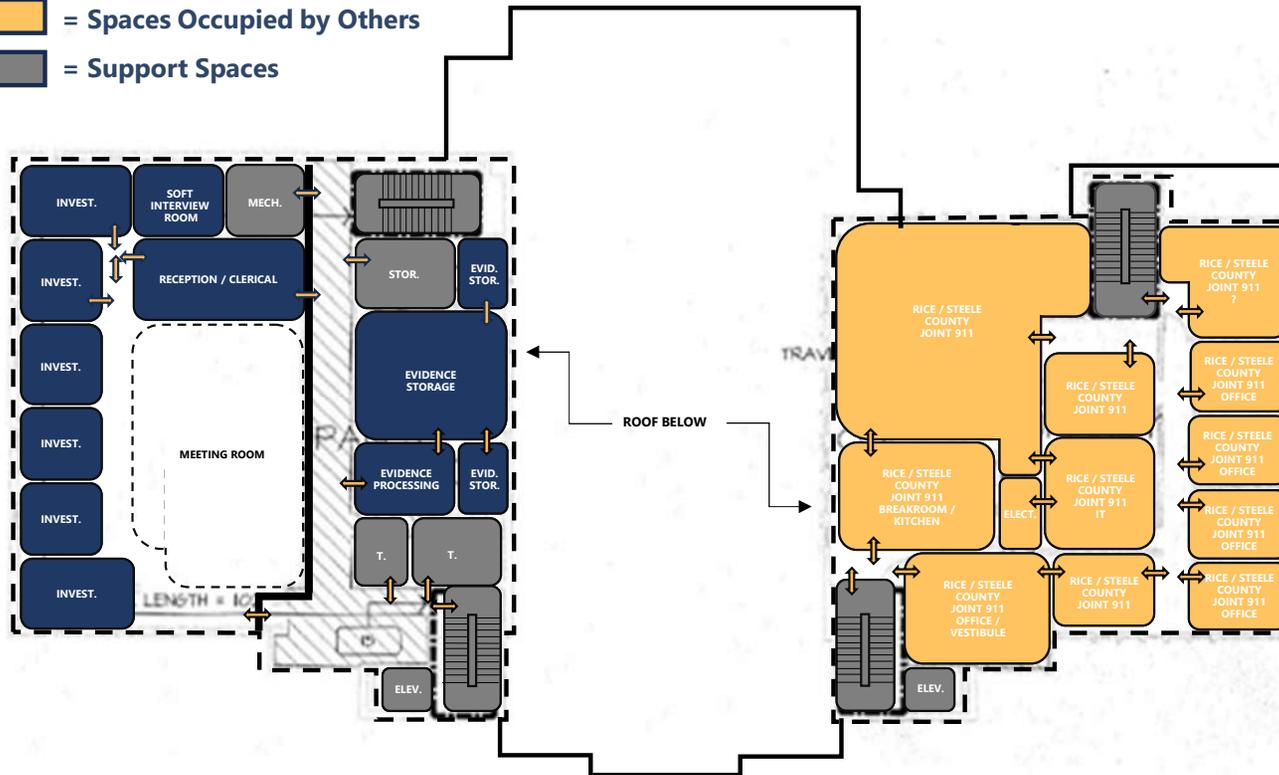
## Lower Level

- Gun Cleaning / Armory
- Drug Task Force
- Fitness Room
- Cardio Room
- Locker / Changing / Toilet/Shower
- Breakroom
- **Steel County Storage - Vacated**
- **Steele County Evidence - Vacated**
- Processing / Storage
- Building Mechanical Room
- Storage



# Existing Facilities - LEC

- = Existing Space Utilized by City of Owatonna
- = Spaces Occupied by Others
- = Support Spaces



## Upper Level

- Investigators Suite
  - Recept. / Admin.
  - Soft Interview / Victim Room
  - Private Investigator Offices
  - Large Meeting Space
- Evidence
  - Evidence Processing
  - Evidence Storage
- **Rice / Steele County Joint 911**
  - **Currently Scheduled to be Vacated in June 2026**

## Existing Facilities – LEC Deficiencies

### General Building Information:

- Original 2-story building was constructed in 1968 & 1979; last renovated in 1997
- Original building was constructed to serve as a law office, bank and radio station
- Existing Facility is 30,000 SF currently shared with Steele County Sherriff & Rice/Steele County 911
  - Facility needs are 58,000 SF
  - Temporary Swing Space (Former District Office) is 13,000 SF

*Note: Steel County Sherrif & Rice/Steele County 911 vacating the facility frees up another 9,550 SF (18,450 SF short of Facility needs)*

### Current Infrastructure Needs:

- 2/3 of roofing is due for replacement; Numerous areas of water infiltration (leaks)
- Existing masonry requires tuckpointing / flashing repairs; Existing EIFS is cracking and delaminating
- Existing EIFS is cracking and delaminating
- Windows are at end of life-cycle
- HVAC upgrades are required
- Sewage ejector is located within the facility and continues to have issues with seal / proper exhaust
- Elevators (2) require upgrades identified by state elevator inspector
- Upgrades required to existing finishes that are failing

**Current Facility Infrastructure Needs \$2.2M**

## Existing Facilities – LEC Deficiencies

### Programmatic Challenges and Deficiencies:

- Building was not originally constructed as a police station and was retrofitted for use as a LEC in 1997
  - Current building configuration (2 towers) creates challenges for a contiguous / collaborate working environments
- Facility lacks adequate separation of public / law enforcement spaces to reinforce security and data privacy
  - Public needs to be escorted through staff work areas to be meet with officers and to get to interview rooms potentially compromising sensitive data
- Facility lacks dedicated family/victim and interview rooms located directly off main lobby
- Facility lacks appropriate secure in-custody holding facilities for the safety of both officers and in-custody individuals.
  - The current facility lacks a secure Vehicle Sallyport to transfer in-custody individuals in and out of squad vehicles and into/out of the building.
  - There are currently no holding cells in the facility and the room currently used to temporarily hold an individual is not directly located off the current garage requiring officers to escort that individual through the building.
- Lack of dedicated cool down / mental health facilities for officers who need to decompress, meet with a mental health professional, and accommodate traveling officers that need to attend court after working their shift

## Existing Facilities – LEC Deficiencies

### Programmatic Challenges and Deficiencies (Cont'd.):

- Evidence storage is located on a second level space and cannot be expanded.
- Facility lacks community / regional training space (i.e., classroom/meeting room) for
- Site lacks a dedicated public parking area
- Gun cleaning / ammunition storage area is inadequate
- Special investigations offices in the basement of the facility in an undersized space with no access to daylight
- Site / facility lack adequate buffers and hardening measures to protect those working in the building
- If the Steele County Sheriff's Department areas are reconfigured and remodeled for police use, the facility still requires substantial building additions to meet current and future needs of the following spaces:
  - Evidence processing and storage
    - Including large evidence storage (i.e., seized vehicles, bicycles, etc.)
  - A secure Sallyport
  - Secure enclosed parking for police vehicles and equipment

# Programming - Police

	Qty	Existing Area		Qty	Program	
		Size			Size	
1.100 Lobby			1,060 usf			5,334 usf
1.200 Records			710 usf			1,070 usf
1.300 Administration			675 usf			1,977 usf
1.400 Patrol			1,096 usf			3,643 usf
1.500 Investigations			2,480 usf			4,043 usf
1.600 Fitness/Wellbeing			1,350 usf			5,278 usf
1.700 Support Spaces			1,995 usf			5,172 usf
1.800 Sallyport / In-Custody Holding			145 usf			5,317 usf
1.900 Squad Garage			4,190 usf			20,000 usf
Usable Area Subtotal			13,701 usf			51,833 usf
Usable to Gross Factor			x 1.65			x 1.10
<b>Total Building Gross Square Footage</b>			<b>22,620 gsf</b>			<b>57,017 gsf</b>
<b>1.100 Lobby</b>						
1.101 Entry Vestibule	1	135 sf	135 sf	1	150 sf	150 sf
1.102 Lobby	0	675 sf	675 sf	1	750 sf	750 sf
1.103 Small Interview Room	0	0 sf	0 sf	1	80 sf	80 sf
1.104 Large Interview Room	0	0 sf	0 sf	1	150 sf	150 sf
1.105 Victim / Family Conference Room	0	0 sf	0 sf	1	180 sf	180 sf
1.106 Conference Room / Press Room	0	0 sf	0 sf	1	750 sf	750 sf
1.107 Community/Training Room	1	0 sf	0 sf	1	1,350 sf	1,350 sf
1.108 Public Restrooms	2	125 sf	250 sf	2	140 sf	280 sf
1.109 History Display	0	0 sf	0 sf	1	120 sf	120 sf
Lobby Net Area Total			1,060 sf			3,810 sf
Net to Usable Factor			x 1.00			x 1.40
<b>Lobby Usable Square Footage</b>			<b>1,060 usf</b>			<b>5,334 usf</b>
<b>1.200 Records</b>						
1.201 Records Work Station	3	120 sf	360 sf	2	80 sf	160 sf
1.202 Furture Records Work Stations	0	0 sf	0 sf	1	80 sf	80 sf
1.203 Fine / Permit Work Stations	1	110 sf	110 sf	1	80 sf	80 sf
1.204 Records Supervisor	0	0 sf	0 sf	1	180 sf	180 sf
1.205 Files / Forms Storage	1	140 sf	140 sf	1	144 sf	144 sf
1.206 Work Room	1	100 sf	100 sf	1	120 sf	120 sf
Records Net Area Total			710 sf			764 sf
Net to Usable Factor			x 1.00			x 1.40
<b>Records Usable Square Footage</b>			<b>710 usf</b>			<b>1,070 usf</b>

## Programming – Police (Cont'd.)

	Qty	Existing Area		Qty	Program	
		Size			Size	
<b>1.300 Administration</b>						
1.301 Chief Office	1	195 sf	195 sf	1	240 sf	240 sf
1.302 Administrative Conference Room	0	0 sf	0 sf	1	144 sf	144 sf
1.303 Senior Administrative Technition	1	135 sf	135 sf	1	120 sf	120 sf
1.304 Patrol Captain	1	135 sf	135 sf	1	180 sf	180 sf
1.305 Investigations Captain	1	170 sf	170 sf	1	180 sf	180 sf
1.306 Administrative Captain	0	0 sf	0 sf	1	180 sf	180 sf
1.307 Work Room	0	0 sf	0 sf	1	120 sf	120 sf
1.308 File Room	1	40 sf	40 sf	1	48 sf	48 sf
1.309 Conference Room	0	0 sf	0 sf	1	200 sf	200 sf
Administration Net Area Total			675 sf			1,412 sf
Net to Usable Factor			x 1.00			x 1.40
<b>Administration Usable Square Footage</b>			<b>675 usf</b>			<b>1,977 usf</b>
<b>1.400 Patrol</b>						
1.401 Patrol Sergeant	3	110 sf	330 sf	3	150 sf	450 sf
1.402 Furture Growth Office	0	0 sf	0 sf	2	120 sf	240 sf
1.403 Quiet Report Writing (Swing Office Space)	0	0 sf	0 sf	2	120 sf	240 sf
1.404 Patrol Work Station	12	48 sf	576 sf	24	48 sf	1,152 sf
1.405 Roll Call Room	1	190 sf	190 sf	1	400 sf	400 sf
1.406 Mail / Work Room	0	0 sf	0 sf	1	120 sf	120 sf
Patrol Net Area Total			1,096 sf			2,602 sf
Net to Usable Factor			x 1.00			x 1.40
<b>Patrol Usable Square Footage</b>			<b>1,096 usf</b>			<b>3,643 usf</b>

## Programming – Police (Cont'd.)

	Qty	Existing Area Size		Qty	Program Size	
<b>1.500 Investigations</b>						
1.501 Admin. Assistant / Evidence Tech.	1	240 sf	240 sf	1	120 sf	120 sf
1.502 Future Growth Offices	0	0 sf	0 sf	1	245 sf	245 sf
1.503 Investigator Office - Large	2	160 sf	320 sf	0	0 sf	0 sf
1.504 Investigator Office - Small	4	120 sf	480 sf	6	120 sf	720 sf
1.505 Future Growth Offices	0	0 sf	0 sf	1	245 sf	245 sf
1.506 Soft Interview Room	1	100 sf	100 sf	1	100 sf	100 sf
1.507 Case Room	0	70 sf	0 sf	1	300 sf	300 sf
1.508 Large Conference Room	1	750 sf	750 sf	1	300 sf	300 sf
1.509 Work Room	1	100 sf	100 sf	1	120 sf	120 sf
1.510 Fire Room	1	40 sf	40 sf	1	48 sf	48 sf
1.511 Special Investigations - Existing Open Office - Work Stations (450)	1	450 sf	450 sf	0	0 sf	0 sf
1.512 Special Investigations - New Supervisor Office (120) Open Office - Work Stations (450) Storage (120)	0	0 sf	0 sf	1	690 sf	690 sf
Investigations Net Area Total			2,480 sf			2,888 sf
Net to Usable Factor			x 1.00			x 1.40
<b>Investigations Usable Square Footage</b>			<b>2,480 usf</b>			<b>4,043 usf</b>
<b>1.600 Fitness/Wellbeing</b>						
1.601 Weights/Fitness Room	1	900 sf	900 sf	1	1,200 sf	1,200 sf
1.602 Defensive Tactics Room	0	0 sf	0 sf	1	800 sf	800 sf
1.603 Locker Room	0	0 sf	0 sf	1	800 sf	800 sf
1.604 Changing / Toilet/Shower	2	225 sf	450 sf	5	80 sf	400 sf
1.605 Breakroom						
1.606 Traveling Officer Room	0	0 sf	0 sf	1	130 sf	130 sf
1.607 Mental Health / Cool Down Room	0	0 sf	0 sf	1	120 sf	120 sf
1.608 Mental Health Specialist Office / 2nd Cool Down	0	0 sf	0 sf	1	120 sf	120 sf
1.609 Storage	0	0 sf	0 sf	1	200 sf	200 sf
Fitness/Wellbeing Net Area Total			1,350 sf			3,770 sf
Net to Usable Factor			x 1.00			x 1.40
<b>Fitness/Wellbeing Usable Square Footage</b>			<b>1,350 usf</b>			<b>5,278 usf</b>

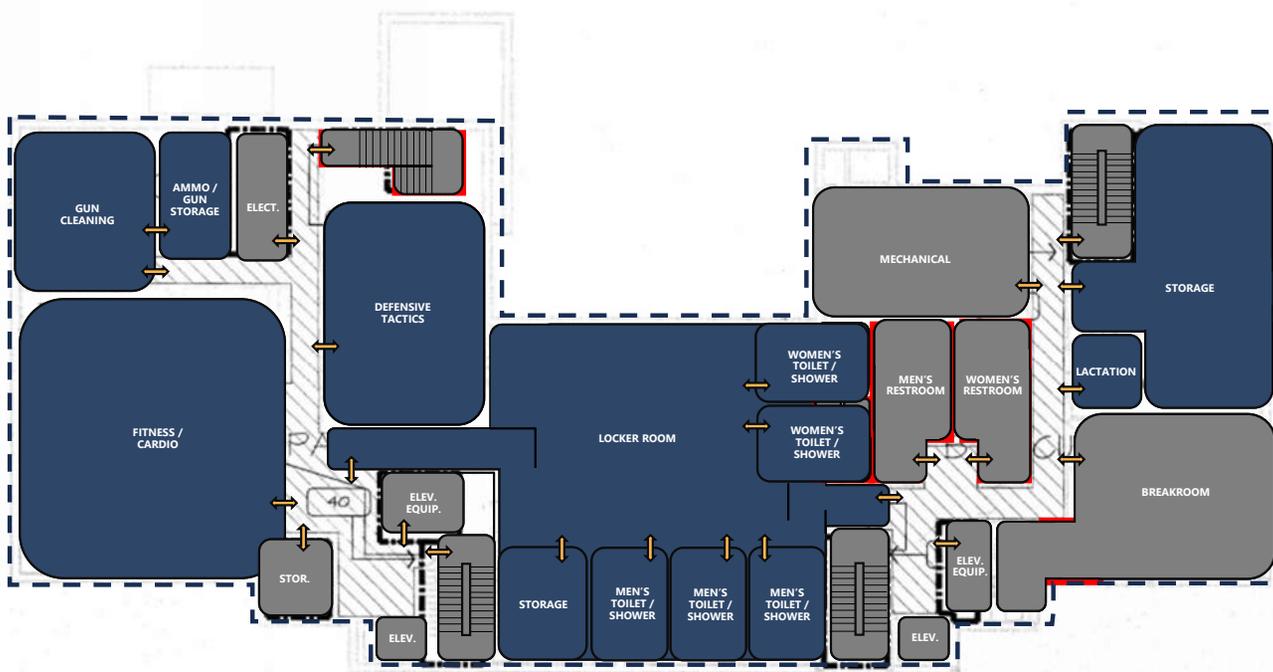
## Programming – Police (Cont'd.)

	Qty	Existing Area		Qty	Program	
		Size			Size	
<b>1.700 Support Spaces</b>						
1.701 Evidence - Existing	1	1,040 sf	1,040 sf	0	0 sf	0 sf
Evidence Processing (140)						
Evidence Storage (900)						
1.702 Evidence - New	0	0 sf	0 sf	1	1,560 sf	1,560 sf
Evidence Intake (120)						
Evidence Processing (240)						
Evidence Storage (1,200)						
1.703 Armory - Existing	1	265 sf	265 sf	0	0 sf	0 sf
Gun Cleaning (265)						
Ammunition Storage (Included)						
1.704 Armory - New	0	0 sf	0 sf	1	400 sf	400 sf
Gun Cleaning (280)						
Ammunition Storage (120)						
1.705 Decontamination	0	0 sf	0 sf	1	430 sf	430 sf
Washdown Area (120)						
Toilet / Shower (90)						
Changing Room (100)						
Laundry / Lockers (120)						
1.706 File Storage	0	0 sf	0 sf	1	100 sf	100 sf
1.707 Lockers / Equipment / Gear Storage	0	0 sf	0 sf	1	500 sf	500 sf
1.708 Breakroom	1	640 sf	640 sf	1	640 sf	640 sf
1.709 Custodial	1	50 sf	50 sf	1	64 sf	64 sf
Support Spaces Net Area Total			1,995 sf	1	150 sf	3,694 sf
Net to Usable Factor			x 1.00	1	150 sf	x 1.40
<b>Support Spaces Usable Square Footage</b>			<b>1,995 usf</b>			<b>5,172 usf</b>

## Programming – Police (Cont'd.)

	Qty	Existing Area		Qty	Program	
		Size	Size		Size	Size
<b>1.800 Sallyport / In-Custody Holding</b>						
1.801 Temporary Holding - Existing	1	45 sf	45 sf	0	0 sf	0 sf
1.802 Interview Room - Existing	1	100 sf	100 sf	0	0 sf	0 sf
1.803 Sallyport	0	0 sf	0 sf	1	3,000 sf	3,000 sf
1.804 Processing Desk	0	0 sf	0 sf	1	128 sf	128 sf
1.805 In-Custody Decontamination Room w/ Shower	0	0 sf	0 sf	1	80 sf	80 sf
1.806 Individual Holding Cells (sized for ADA)	0	0 sf	0 sf	4	64 sf	256 sf
1.807 Group Holding Cell	0	0 sf	0 sf	1	90 sf	90 sf
1.808 Interview Room	0	0 sf	0 sf	1	80 sf	80 sf
1.809 Observation / IT for Interview Rooms	0	0 sf	0 sf	1	100 sf	100 sf
1.810 Release Room	0	0 sf	0 sf	1	64 sf	64 sf
Sallyport / In-Custody Holding Net Area Total			145 sf			3,798 sf
Net to Usable Factor			x 1.00			x 1.40
<b>Sallyport / In-Custody Holding Usable Square Footage</b>			<b>145 usf</b>			<b>5,317 usf</b>
<b>1.900 Squad Garage</b>						
1.901 Existing Garages	1	3,090 sf	3,090 sf	0	0 sf	0 sf
1.902 Large Evidence Storage Vehicle Bay / Large Evidence Storage / Sallyport /	0	0 sf	0 sf	1	800 sf	800 sf
1.903 Garage - Existing	1	1,100 sf	1,100 sf	0	0 sf	0 sf
1.904 Secure Vehicle Bays	0	0 sf	0 sf	50	122 sf	6,100 sf
1.905 Maintenance Equipment Storage	0	0 sf	0 sf	1	600 sf	600 sf
1.906 General Storage	0	0 sf	0 sf	1	500 sf	500 sf
Squad Garage Net Area Total			4,190 sf			8,000 sf
Net to Usable Factor			x 1.00			x 2.50
<b>Squad Garage Usable Square Footage</b>			<b>4,190 usf</b>			<b>20,000 usf</b>

## Existing LEC Renovated – Lower Level

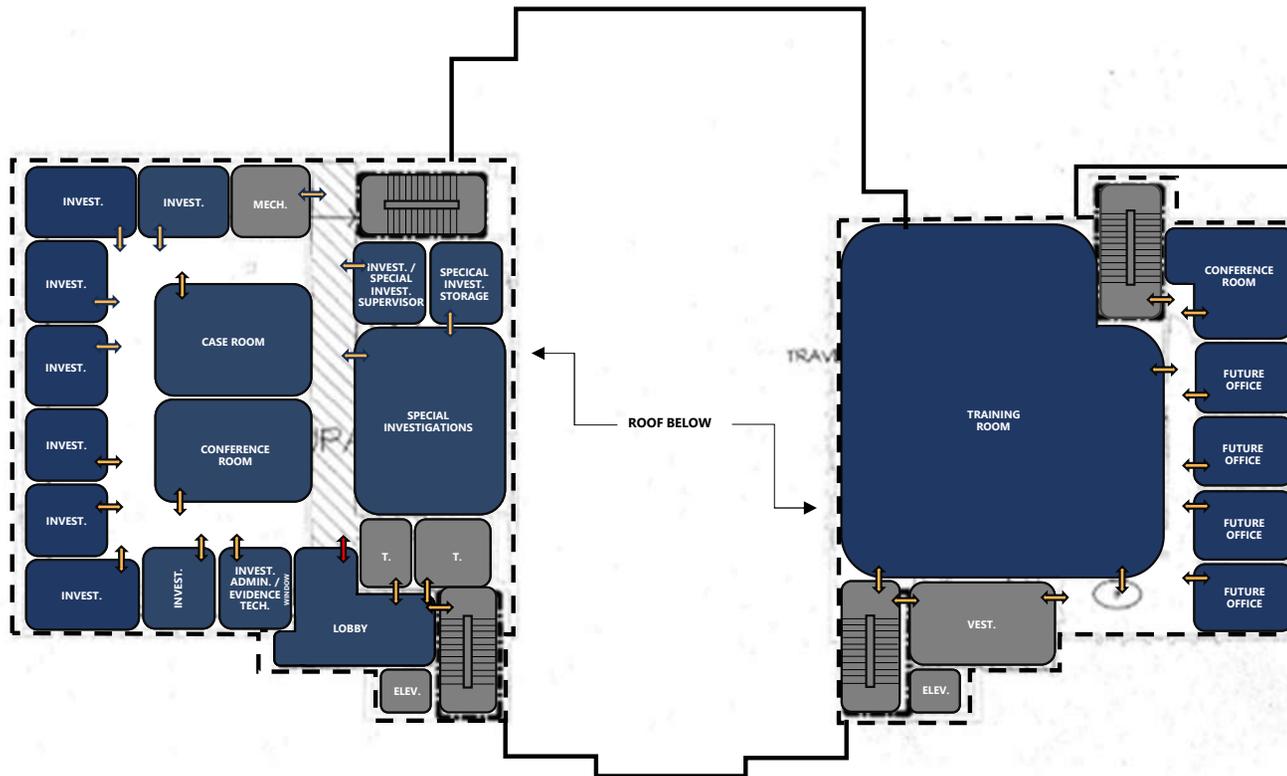


### Lower Level

- Gun Cleaning / Armory
- Fitness / Cardio Room
- Locker / Changing / Toilet/Shower
- Lactation Room
- Breakroom
- Storage
- Building Mechanical Room
- General Storage



# Existing LEC Renovated– Upper Level



## Upper Level

- Investigators Suite
  - Recept. / Admin.
  - Soft Interview / Victim Room
  - Private Investigator Offices
  - Case Room
  - Conference Room
  - Special Investigations
- Training
  - Large Training Room
  - Small Conference Room

# Facility Tours

The Public Safety Facilities Task Force toured numerous fire and police facilities that had been recently constructed and demonstrated current best practices as it relates to how the following items were addressed:

- Planned for today's needs with future growth of departments in mind
- Hardening / Security of Facilities
- Health & Wellness
- OSHA Best Practices
- Training Opportunities
- Dignity of In-Custody Individuals & Witnesses
- Secure and Appropriate Storage



## Tour of New Facilities

### September 6<sup>th</sup> Tours:

#### New Police Stations

- Crystal Police Department
- New Hope Police Department
- Lakeville Police Department
- All Facilities had the following:
  - Covered/Secure Parking
  - Holding Cells w/ Sallyport
  - Mental Health / Cooldown Rooms
  - Interview Rooms off Lobby
  - Good Circulation/Flow

#### New Fire Stations

- Roseville Fire Station
- Burnsville Fire Station #1
  - Improved version of Roseville
  - Living Quarters
  - Decontamination
  - Training Facilities
  - Conference / Training off Lobby

### Previous Tours (7/10, 7/23 & 9/8):

#### Other Police Stations – Previous Tours

- New Hope Police Department
- Minnetonka Police Department
  - Additions and Remodel of Existing Facility
  - Holding Cells
- Eagan Police Department
  - Additions and Remodel of Existing Facility
  - Media / Small Conference Room
  - Cameras at
  - Holding Cells
- Lakeville Police Department

#### Other Fire Stations

- Eagan Fire Station #1
- Burnsville Fire Station #1
- Roseville Fire Station
- Newport Safety Center \*
  - On-Call Fire Department
  - Washington County Sherriff
- Albert Lea Fire Station

# Take Aways from Existing Facilities and Tours of Modern Facilities

## Addressing Outdated, Cramped Facilities

The City's current police and fire buildings are outdated and are facing increasing deferred maintenance issues. This includes essential systems, such as mechanical, electrical, plumbing and technology. The existing physical constraints and space inside each building are not functional, which hinders effective workflow and cannot adapt to modern-day operational standards.

## Creating Modern, Functional Spaces

The City is exploring options to create modern, functional facilities to support first responders and their ability to provide efficient and effective service for the community, with space to grow and adapt for years to come.

## Building a Stronger Community

Ensuring the City's police and fire departments are well-equipped to provide effective and efficient public safety services is an investment in our community's quality of life for decades.

## Site Selection

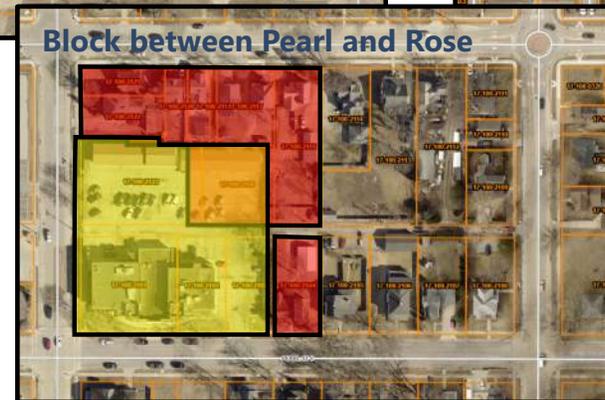
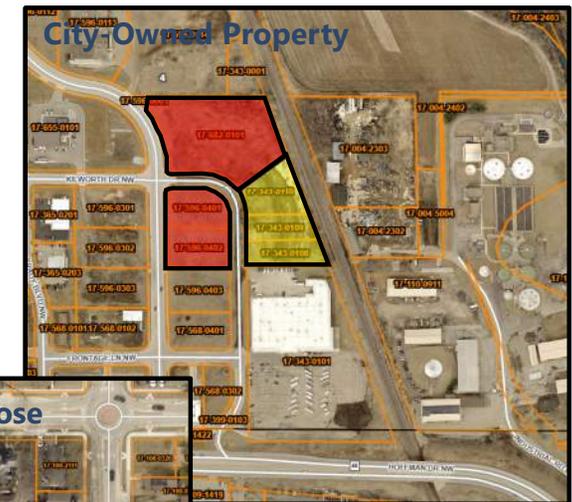
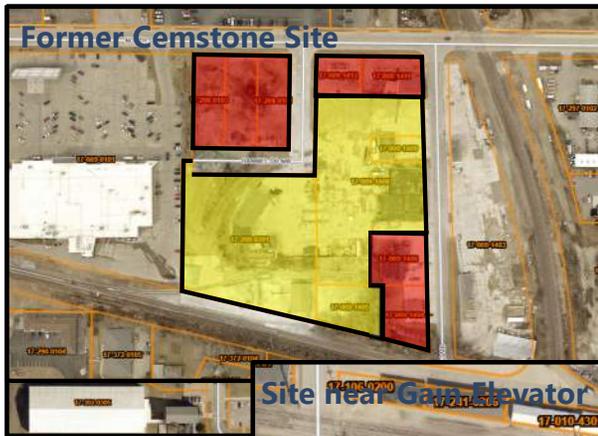
Three questions need to be answered in determining a Public Safety Center site(s):

1. Is the City building a joint facility or separate facilities?
2. Is this a phased project?
3. Which is the preferred option that can be recommended to the Sterring Committee?

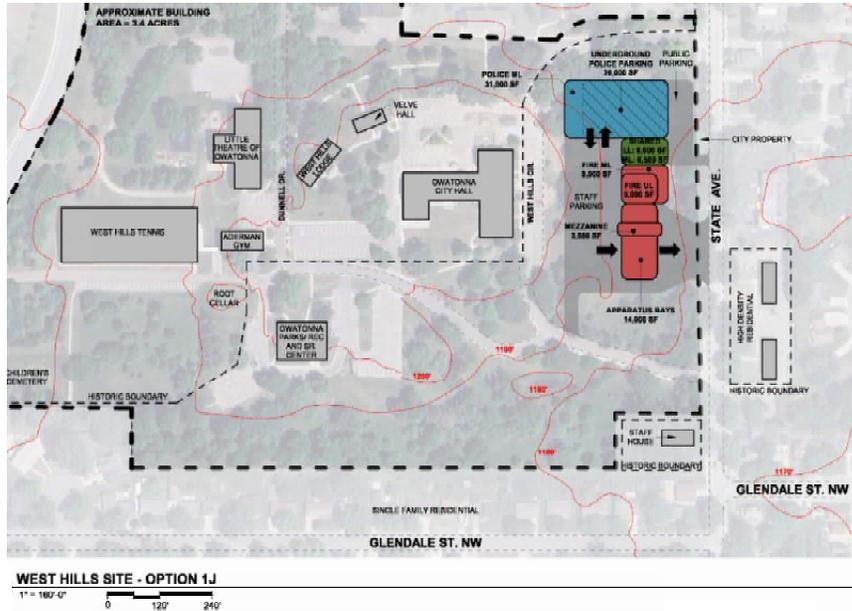
### Considerations:

- Options only shown on property that the City already owns based on the review of all sites previously considered with the following criteria:
  - Consider Site Acquisition and Development costs **PLUS** Cost of Time (5-6% per year) to acquire Properties
  - Consider Cost of Time (5-6%) for a phased approach if facilities are split and cannot be constructed at within the same time frame – additional costs of +/-

# Recap: Properties Considered for Public Safety Facilities



## Recap: Option #1a – Combined Safety Center @ West Hills Campus



**Note: Option #1b would flip the orientation so that the fire station is in the upper most northeast corner of the site – DUE TO PARCEL DIMENSIONS THIS OPTION WILL NOT WORK**

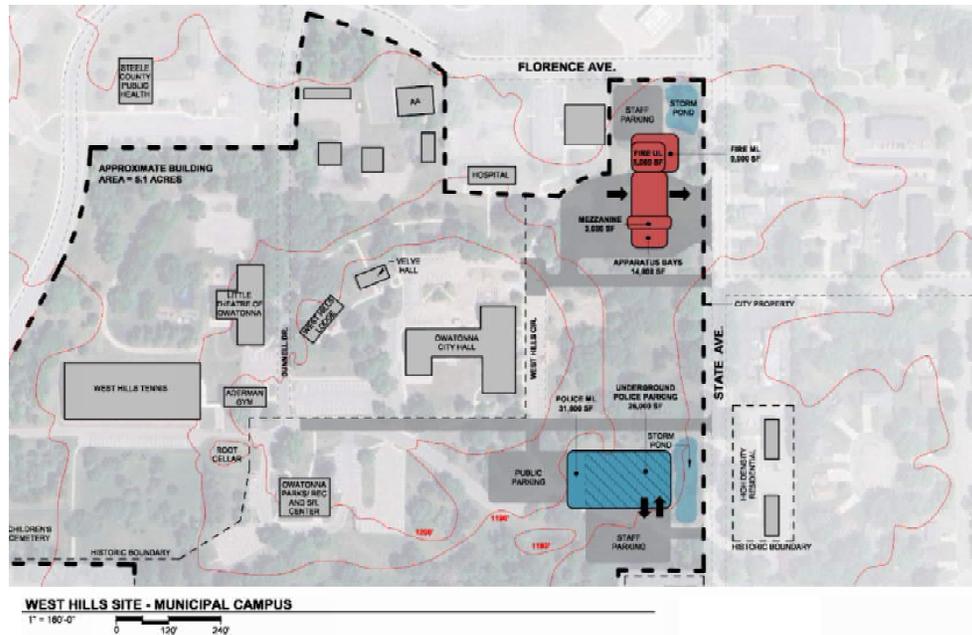
### Pros:

- City already owns the property
- Adjacent to main arterial road

### Challenges/Cons:

- Fire is not as centrally located as it would be at LEC site
- Public perception of cutting down trees; front lawn seen as a "park"
- Concern that the facility will block the view from State Avenue of the City Hall and detract from the campus

## Recap: Option #2a – Separate Fire & Police @ West Hills Campus



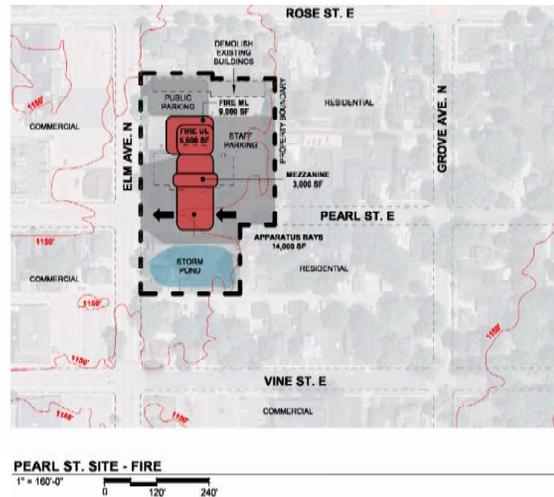
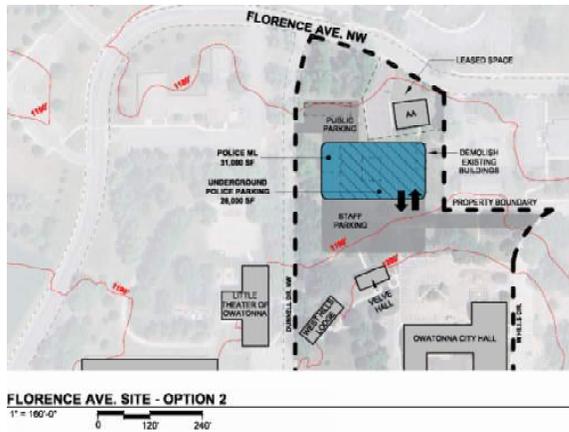
### Pros:

- City already owns the property
- Adjacent to main arterial road

### Challenges/Cons:

- Fire is not as centrally located as it would be at LEC site
- Added costs due to two (2) separate facilities
- Not enough property in the NE corner to position Fire at the peak of the hill

## Recap: Option #2b – Separate Fire & Police @ Separate Sites



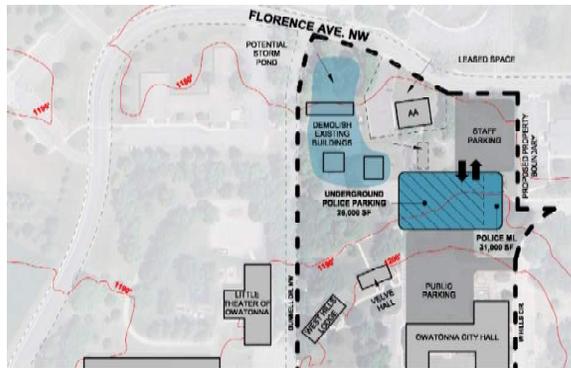
### Pros:

- City already owns the property
- Adjacent to main arterial road
- Fire is centrally located

### Challenges/Cons:

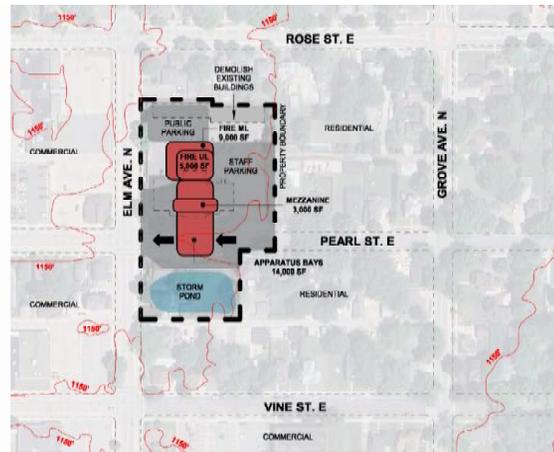
- Added cost to replace the Carpentry Shop and Garages somewhere on the West Hills Site or other City owned property
- Added costs due to two (2) separate facilities

## Recap: Option #2c - Separate Fire & Police @ Separate Sites



FLORENCE AVE. SITE - POLICE

1" = 160'-0"  
0 120 240



PEARL ST. SITE - FIRE

1" = 160'-0"  
0 120 240

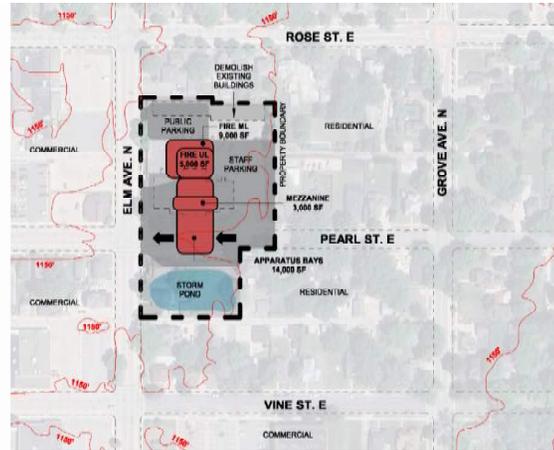
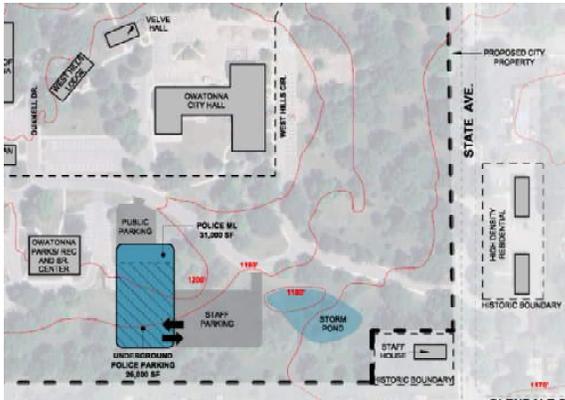
### Pros:

- City already owns the property
- Adjacent to main arterial road
- Fire is centrally located

### Challenges/Cons:

- Need to replace the Carpentry Shop and Garages somewhere on the West Hills Site or other City owned property
- City needs to acquire the old hospital site.
- Added costs due to two (2) separate facilities

## Recap: Option #2d - Separate Fire & Police @ Separate Sites



PEARL ST. SITE - FIRE

1" = 160'-0"  
0 120' 240'

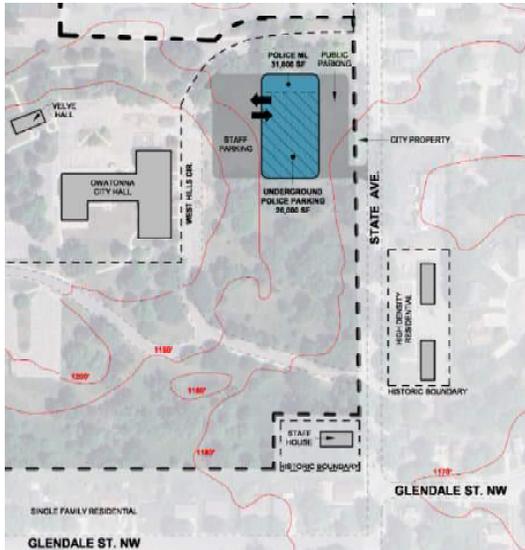
### Pros:

- City already owns the property
- Adjacent to main arterial road
- Fire is centrally located
- No structures need to be demolished and/or replaced

### Challenges/Cons:

- Added costs due to two (2) separate facilities

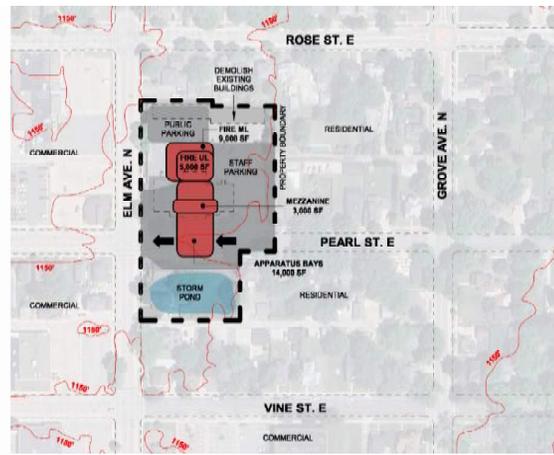
## Recap: Option #2e - Separate Fire & Police @ Separate Sites



WEST HILLS SITE - OPTION 1K

1" = 160'-0"

0 120' 240'



PEARL ST. SITE - FIRE

1" = 160'-0"

0 120' 240'

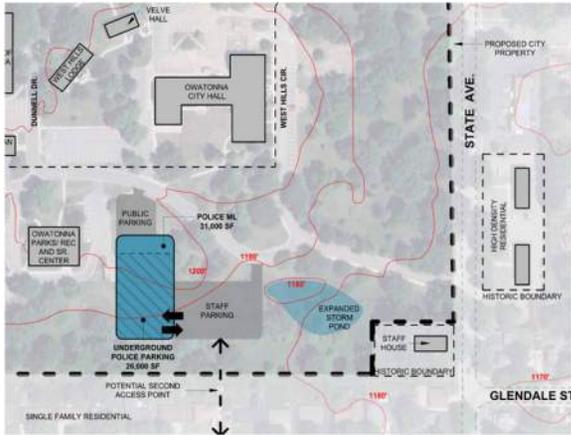
### Pros:

- City already owns the property
- Adjacent to main arterial road
- Fire is centrally located
- No structures need to be demolished and/or replaced

### Challenges/Cons:

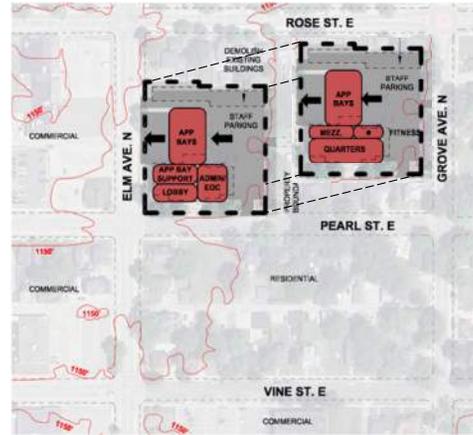
- Added costs due to two (2) separate facilities

## Recap: Option #2d – Option #2 - Separate Fire & Police @ Separate Sites



WEST HILLS SITE - POLICE

1" = 100'-0"



PEARL ST. SITE - EXISTING LEC - FIRE ML

1" = 100'-0"

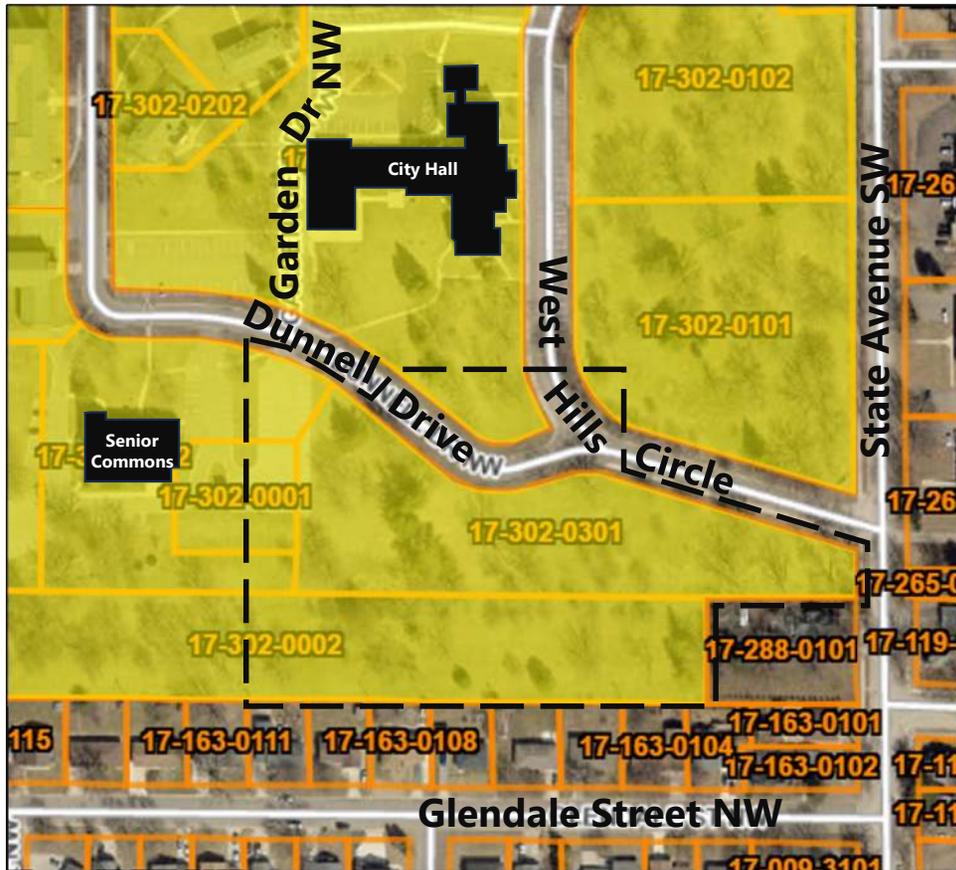
### Pros:

- City already owns the property
- Adjacent to main arterial road
- Fire is centrally located
- No structures need to be demolished and/or replaced

### Challenges/Cons:

- Added costs due to two (2) separate facilities
- Fire Station site is extremely tight with no ability to expand

## Police Department Site – West Hills Campus



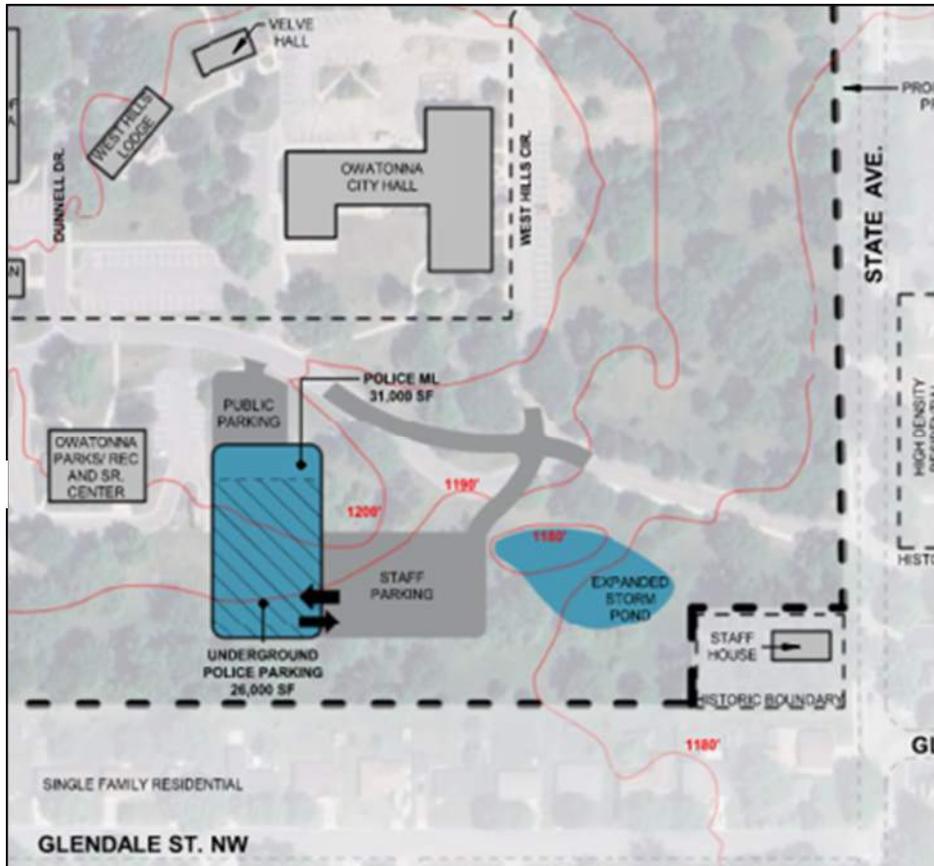
### Pros:

- City owns enough property to meet the needs of a new Police Station.
- Existing grading of the site lends itself to a tuck-under garage for secure storage of police vehicles and equipment
- Site is adjacent to arterial roads
- Enhances security to the campus

### Challenges:

- Non identified at this time

# Proposed New Police Station Site Layout



WEST HILLS SITE - POLICE

1" = 160'-0"  
0 120' 240'

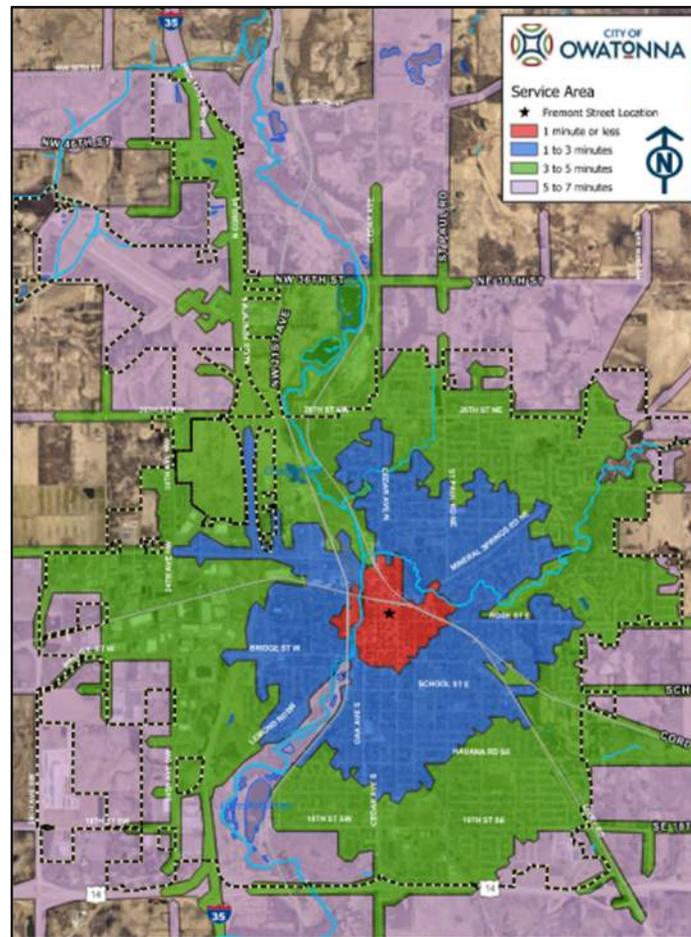
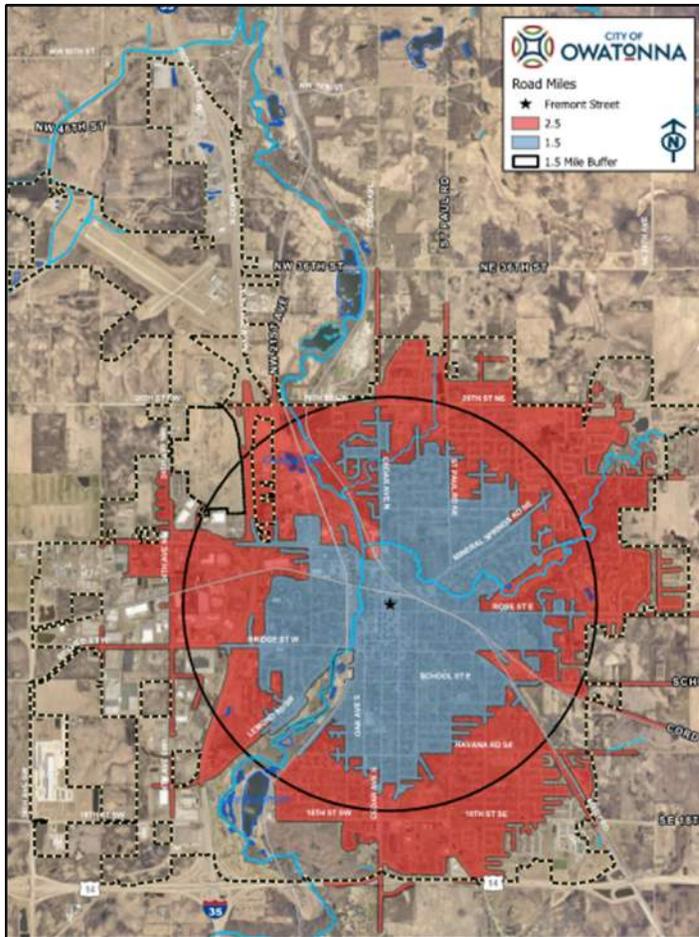
## Pros:

- City owns enough property to meet the needs of a new Police Station.
- Existing grading of the site lends itself to a tuck-under garage for secure storage of police vehicles and equipment
- Site is adjacent to arterial roads

## Challenges:

- None identified at this time

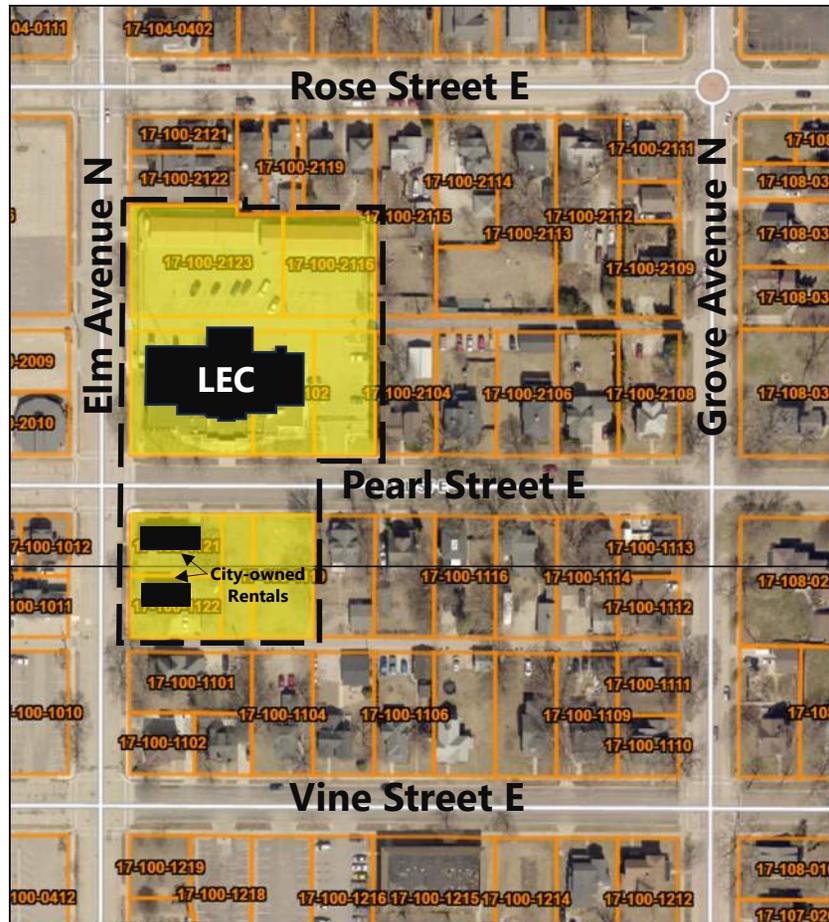
# Response Times – Fire Department



## Location:

- The fire station needs to be centrally located to maximize response times
- Minimize the amount of road miles and time it takes for on-call firefighters to get to the station.
- In evaluating current City-owned property, the existing LEC site best fits this criteria
- Minimizes road miles traveled and response time for the majority of the City.

## Fire Department Site – Existing LEC Campus



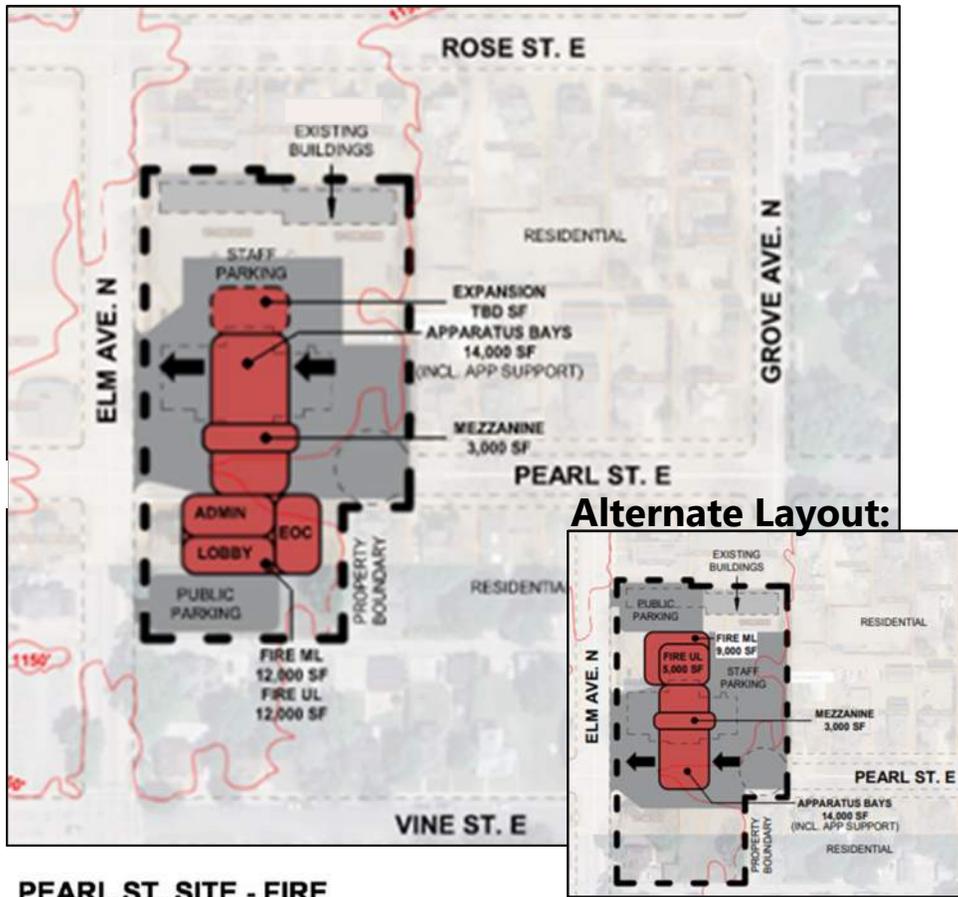
### Pros:

- Site is centrally located to best address road miles traveled and overall response times.
- City owns property north and south of Pearl Street
  - Five (5) parcels north of Pearl Street (Existing LEC Site)
  - Four (4) parcels south of Pearl Street
- Site is adjacent to arterial roads

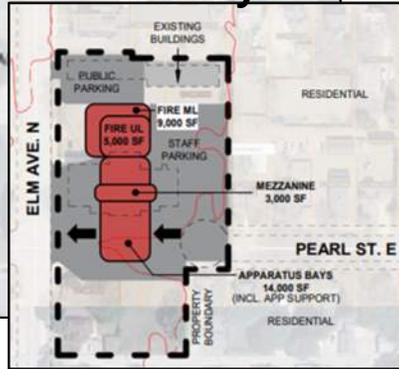
### Challenges:

- A portion of Pearl Street will require closure to link the two City-owned sites to provide enough acreage for the new facility.

# Proposed New Fire Station Site Layout



## Alternate Layout:



PEARL ST. SITE - FIRE

1" = 160'-0"  
 0 120' 240'

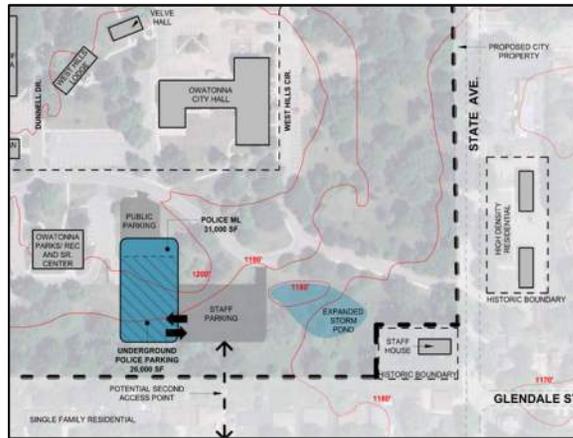
## Pros:

- Site is centrally located to best address road miles traveled and overall response times that meet the Fire Departments needs
- City owns property north and south of Pearl Street
  - Five (5) parcels north of Pearl Street (Existing LEC Site)
  - Four (4) parcels south of Pearl Street
- Site is adjacent to arterial roads
- Property provides for future expansion (if needed)
  - Potentially delays the need for a future satellite station dependent upon how fast and in which direction the City of Owatonna grows

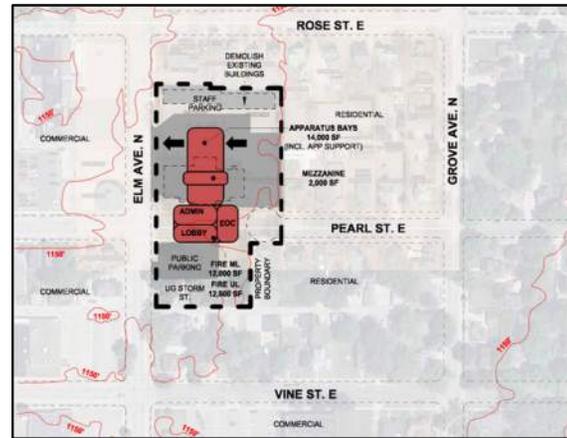
## Challenges:

- A portion of Pearl Street will require closure to link the two City-owned sites to provide enough acreage for the new facility.

# Separate Fire & Police at Separate City-Owned Sites



WEST HILLS SITE - POLICE  
1" = 100'-0"



PEARL ST. SITE - FIRE  
1" = 100'-0"

## Pros:

- City already owns the property
- Adjacent to main arterial roads
- Fire is centrally located
- Existing site conditions accommodate a desired building configuration for Police

## Challenges:

- Added costs due to two (2) separate facilities

## Budget Estimate

New Fire Station Construction	\$ 16,200,000
New Police Station Construction	\$ 23,200,000
Training Facilities / Features	\$ 250,000
Facility Hardening Features (Bldg./Site)	\$ 500,000
Furniture, Fixtures & Equipment (FFE)	\$ 1,850,000
Technology (Screens/Wake-Up Syst.)	\$ 300,000
Security (Card Reader/Camera/Other)	\$ 270,000
Site Costs (Placeholder)	\$ 3,850,000
Police Station – Swing Space Renov.	\$ 375,000
Demolish Existing LEC & Garages	\$ 425,000

**Subtotal Estimated Project Cost: \$ 46,945,000**

Professional Services (Design/Mgmt.)	\$ 8,593,500
Fees, Permits, Testing, etc.	\$ 1,148,900
Land Costs	\$ 510,000
Contingency (8% - Design & Constr.)	\$ 3,755,600

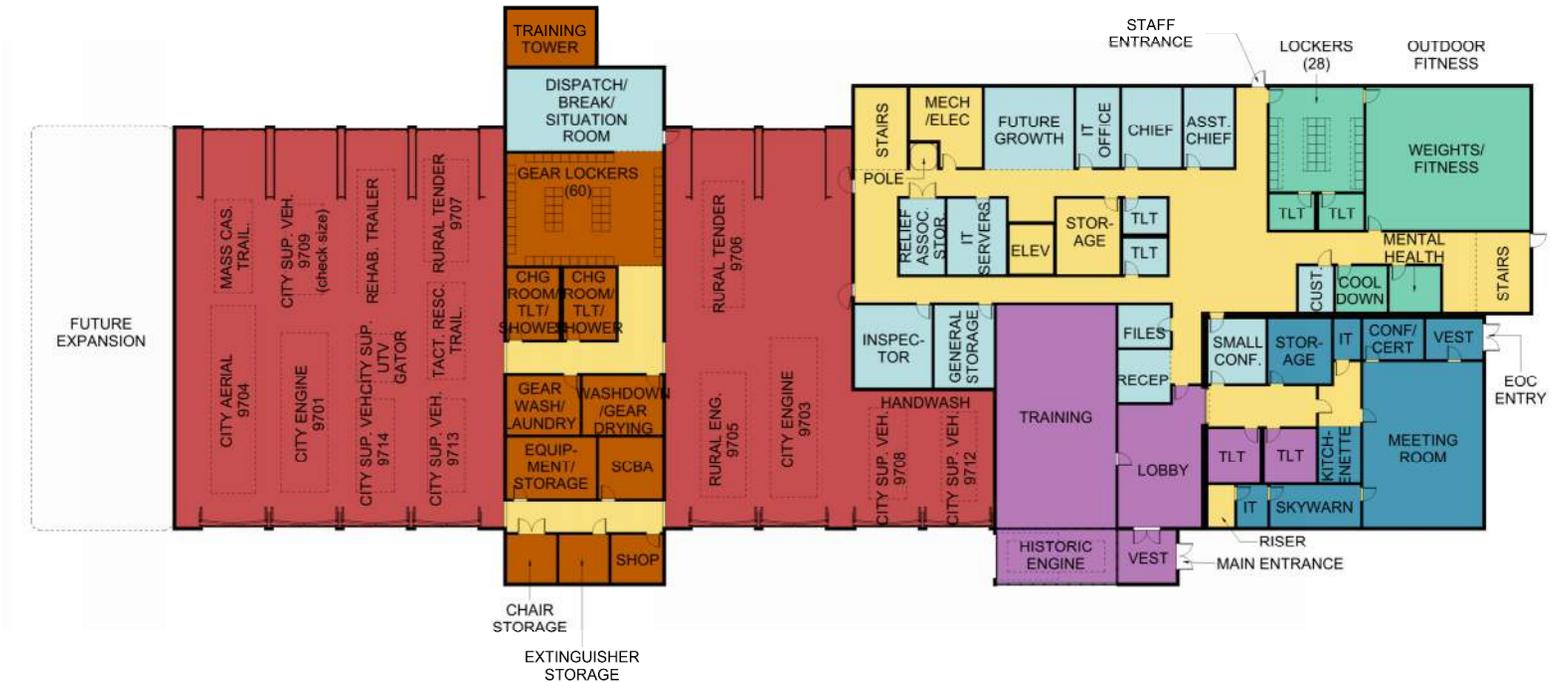
**Total Estimated Soft Costs: \$ 14,008,000**

**Total Estimated Project Costs: \$ 60,953,000**

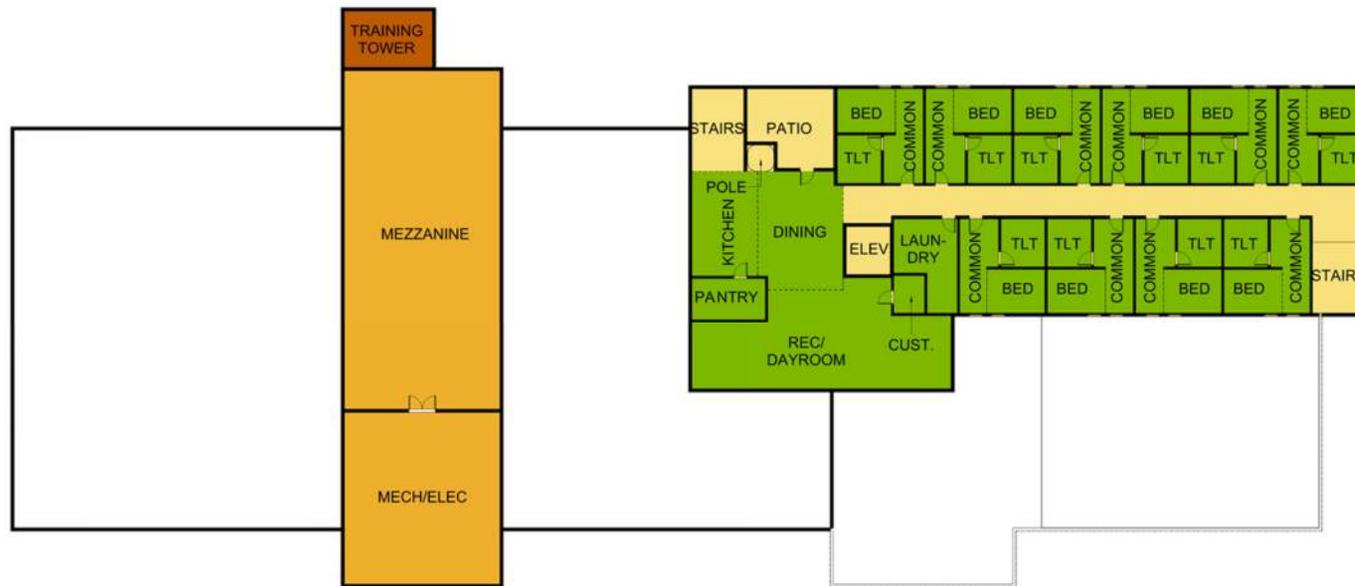
# Schematic Design Update: New Police Facility – Site Plan



# Schematic Design Update: New Police Facility – Main Level Floor Plan



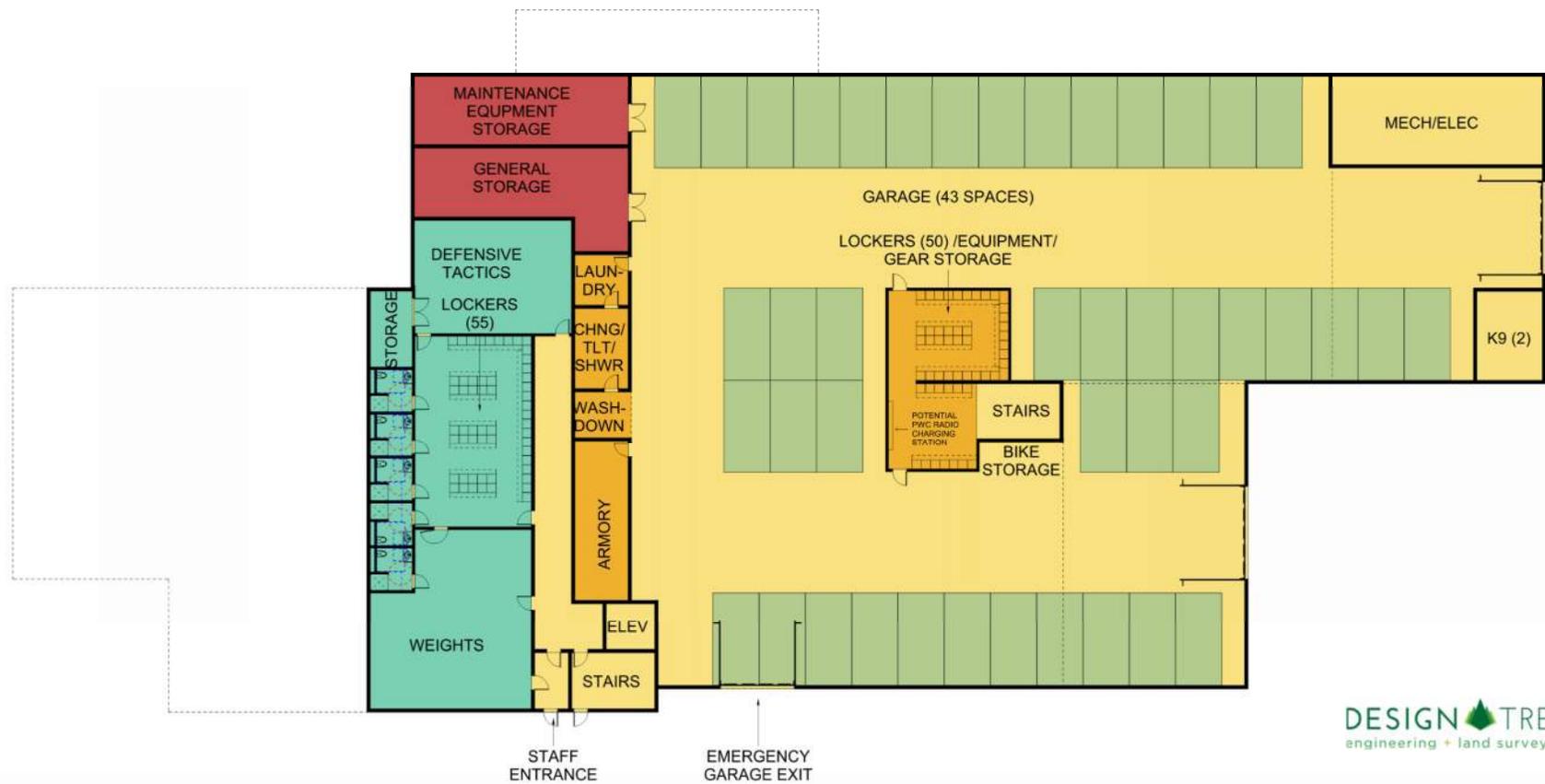
# Schematic Design Update: New Police Facility – Upper Level Floor Plan



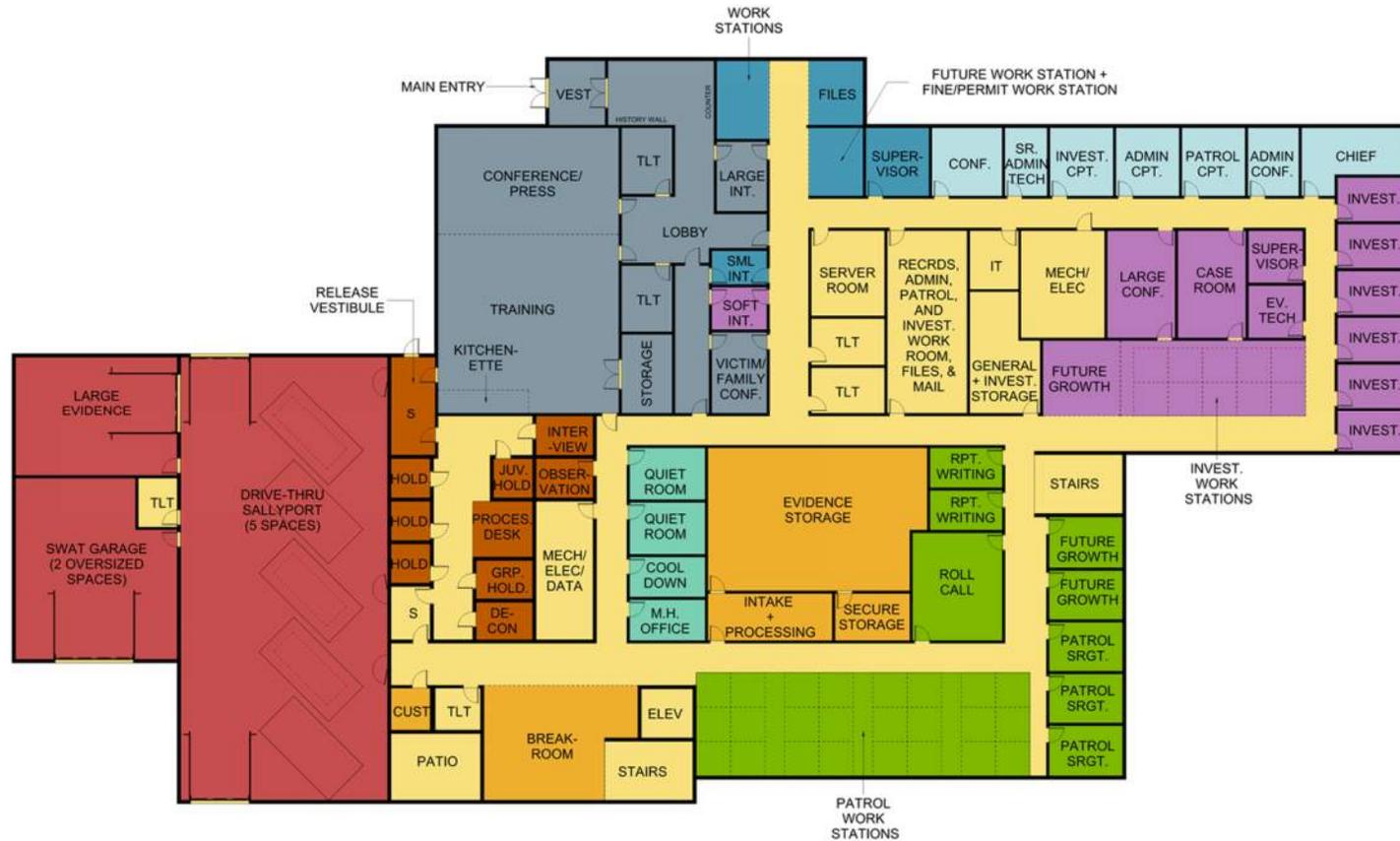
# Schematic Design Update: New Police Facility – Site Plan



# Schematic Design Update: New Police Facility – Lower Level Floor Plan



# Schematic Design Update: New Police Facility – Main Level Floor Plan



# Temporary Swing Space for Police



## Former District Office (13,000 SF):

- Intended only as a temporary location during construction of new facility (short 45,000 SF)
- Existing garages at current LEC will continue to be used while utilizing this site



## Recently Asked Questions

- “Why can’t we phase this project?”
  - This project can be phased, however...
    - The police station would still need to be constructed first due to availability of property; and the desirable location for the fire station is where the current LEC is located.
    - What happens to the vacated LEC facility? If another City department is moved into this space, where do they go when it is time to tear the building down and build the fire station.
    - The cost of waiting (Today’s cost will never be cheaper)
      - Waiting 5 years – Additional \$5.6M\* (Total Project is \$66.6M)
      - Waiting 10 years – Additional \$10.6M\* (Total Project is \$71.6M)

**\* Based on Construction Industry Standard of 4% average inflation**

## Recently Asked Questions (Cont'd.)

- “What will happen to the State of MN record Coffee Tree located on the West Hills property?”
  - The location of the tree is not within the proposed project limits
  - This tree is located within the “east lawn” (east of City Hall) at the West Hills Campus



## Next Steps

- Incorporate feedback received from Council received at today's study session
- Continue to work with City of Owatonna staff to assist in project communications
- Move into Design Development and refine budget estimates
- Continue to update Council periodically as design progresses



**QUESTIONS?**