



April 28, 2021

City of Mendota Heights

Police/City Hall Facility Space Needs Study

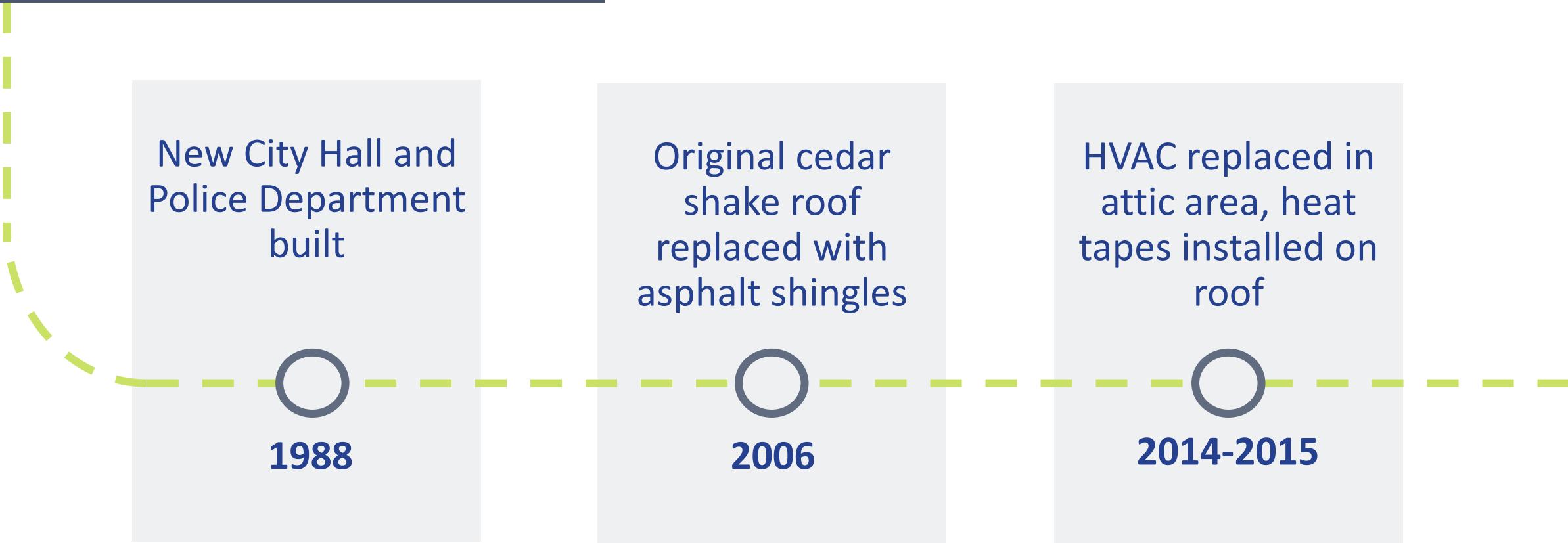
Quinn Hutson, *Principal*



Introduction

- › Team Introductions
- › Building History
- › Site and Building Analysis
- › Program Goals
- › Study Recommendations

Building Timeline



Building Timeline



Building Timeline

Installation of 40 KW solar arrays west of City Hall: concrete sidewalk replacement

Captain Office/Kitchen remodel

2018

COVID-19 & civil unrest protests

COVID-19 caused remote working for 2 months, & closure to public for 4 months

2020

Space Needs Program Initiated

2020-present



Site Analysis



Site Statistics

1101 Victoria Curve
Mendota Heights, MN 55118

- Year Built: 1988
- 17.39 acres
- 3.24 acres buildable area

City of Mendota Heights Police/City Hall Space Needs



Site Analysis



Infrastructure

- Poor circulation and flow leading to decreased functionality
- Inadequate access to utilities
- Existing building infrastructure in good shape to provide remodel/addition



Site Analysis



Street Access

- Located off Lexington Avenue and Victoria Curve, north of Highway 62
- Residential neighborhood
- Ample room and good visibility



Site Analysis

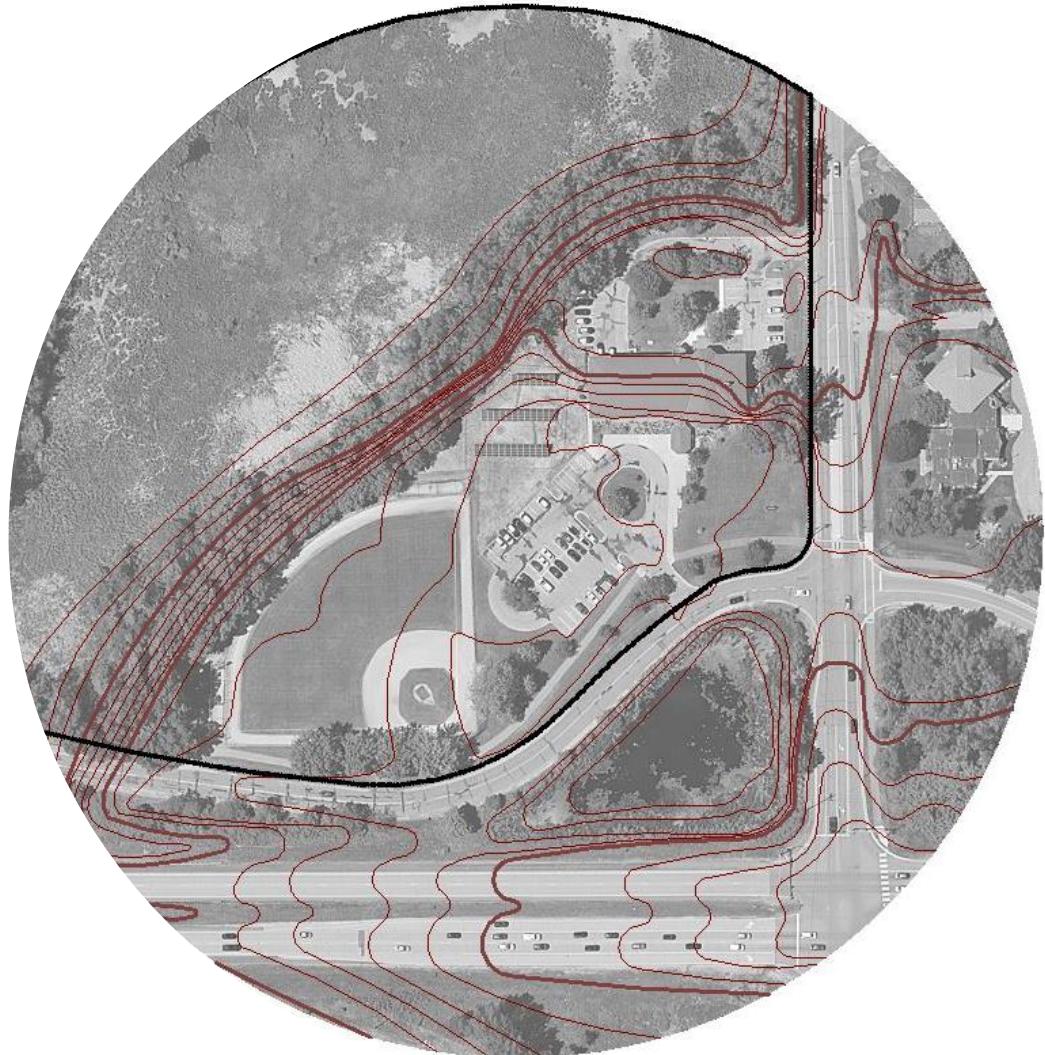


Deferred Maintenance

- West wall needs improved waterproofing
- ADA updates needed
- Elevator moisture concerns
- Outdated mechanical systems



Site Analysis



Topography

- Mostly flat across south side of site
- North and west sides have an elevation change of approximately 18 feet
- The west elevation change could have an impact on the requested road access between the two parking lots



Site Analysis



Insufficient Space

- Current spaces are too small for day-to-day operations
- No space for public use
- Lack of secure storage
- Not enough room to create additional spaces



Site Analysis



Station Access/ Response Time

- Squad cars only have one outlet to Lexington Avenue
- Single outlet can lead to increased response times or potential blockage



Site Analysis



Wetlands

- DNR public water site and wetland located on northwest corner
- Smaller wetland on southeast corner of site



Site Analysis



Health & Safety

- Insufficient separation between secure and public areas
- Council Chambers lacks a sufficient number of multiple exits
- Not enough garage space to securely store all squad cars and reduce vehicle idling



Site Analysis



Department Operations

- No space for police training
- Council Chambers does not function well for meetings
- Not enough meeting rooms or comfortable office space



Program Goals



Building & Staff Safety



Preserve Character of City



Efficiency/Flow



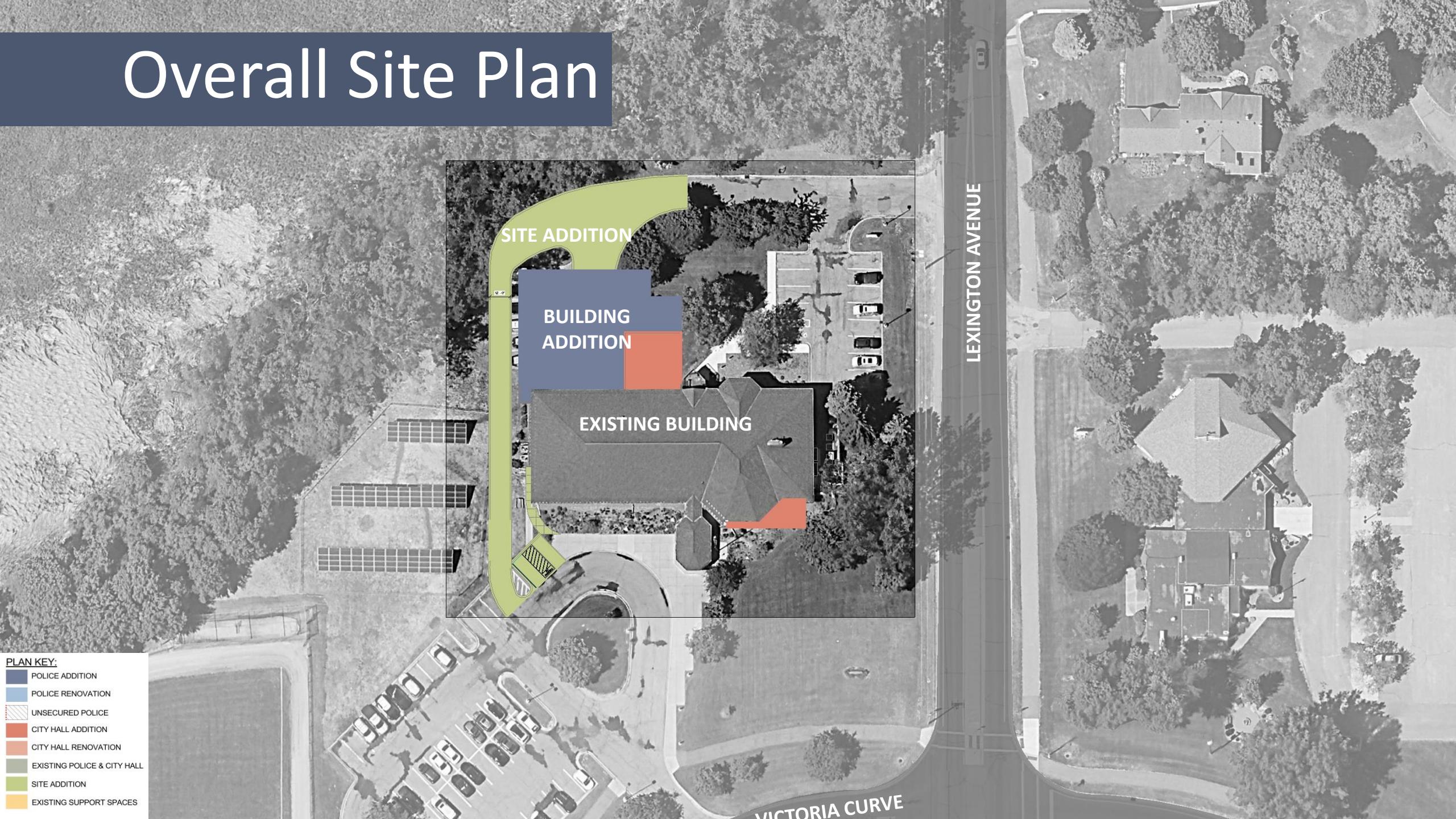
Green Step City



ADA Accessibility



Overall Site Plan



Upper Level – City Hall



Upper Level Program

Public	4,372 SF
Staff Office	3,791 SF
Support/Storage	908 SF
Circulation	1,502 SF
Exterior Walls/Building Services	1,363 SF
<hr/>	
Total Area	11,936 SF
Existing Area	9,944 SF
Shortage	1,992 SF



Upper Level Plan



City Hall



Lower Level – Police Department

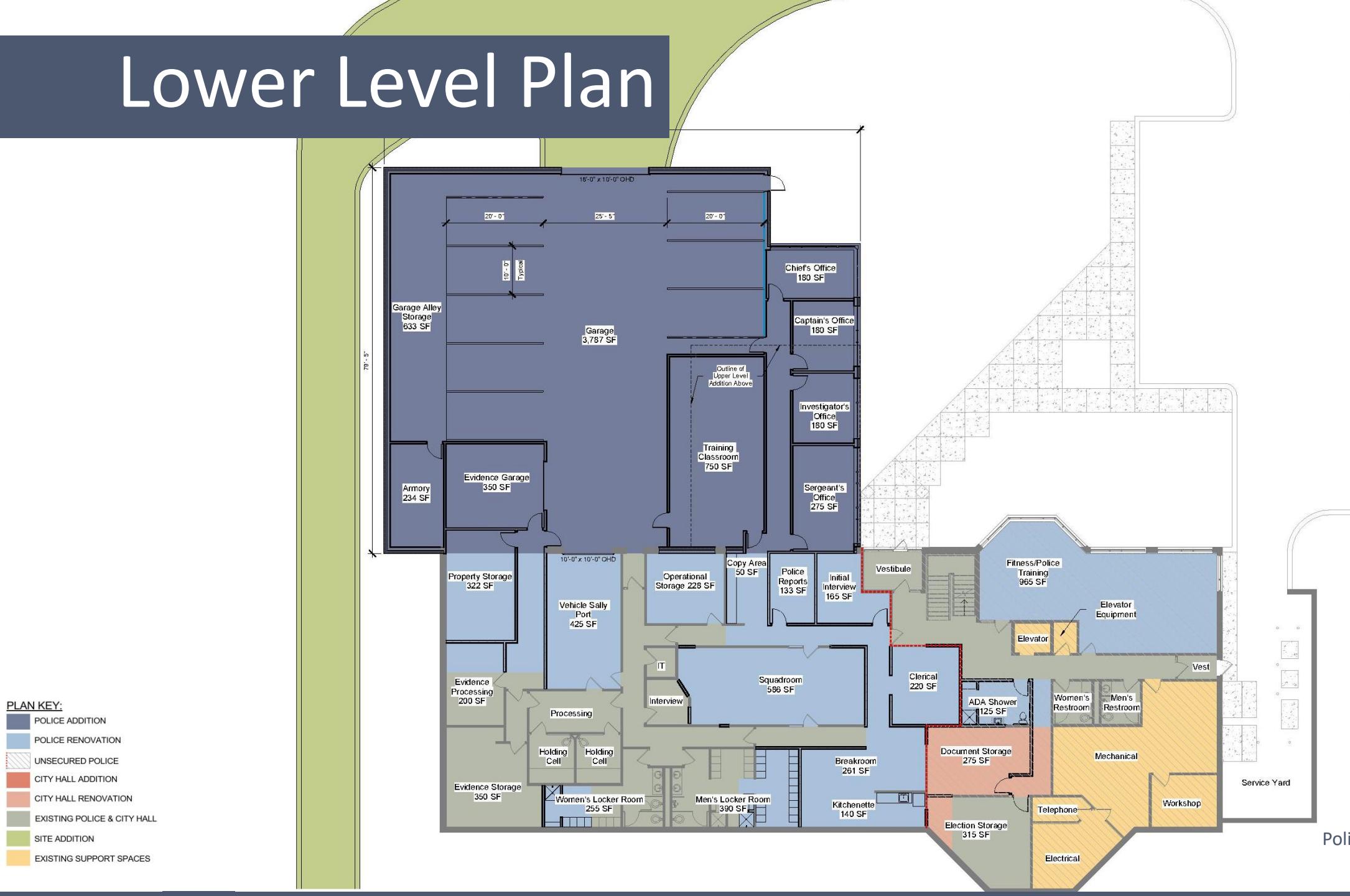


Lower Level Program

Department Office	1,218 SF
Training	1,715 SF
Common	1,989 SF
Secure Operations	819 SF
Support	2,588 SF
Garage	5,429 SF
Circulation	1,933 SF
Exterior Walls & Building Services	1,632 SF
<hr/>	
Total Area	17,323 SF
Existing Area	9,944 SF
Shortage	7,379 SF

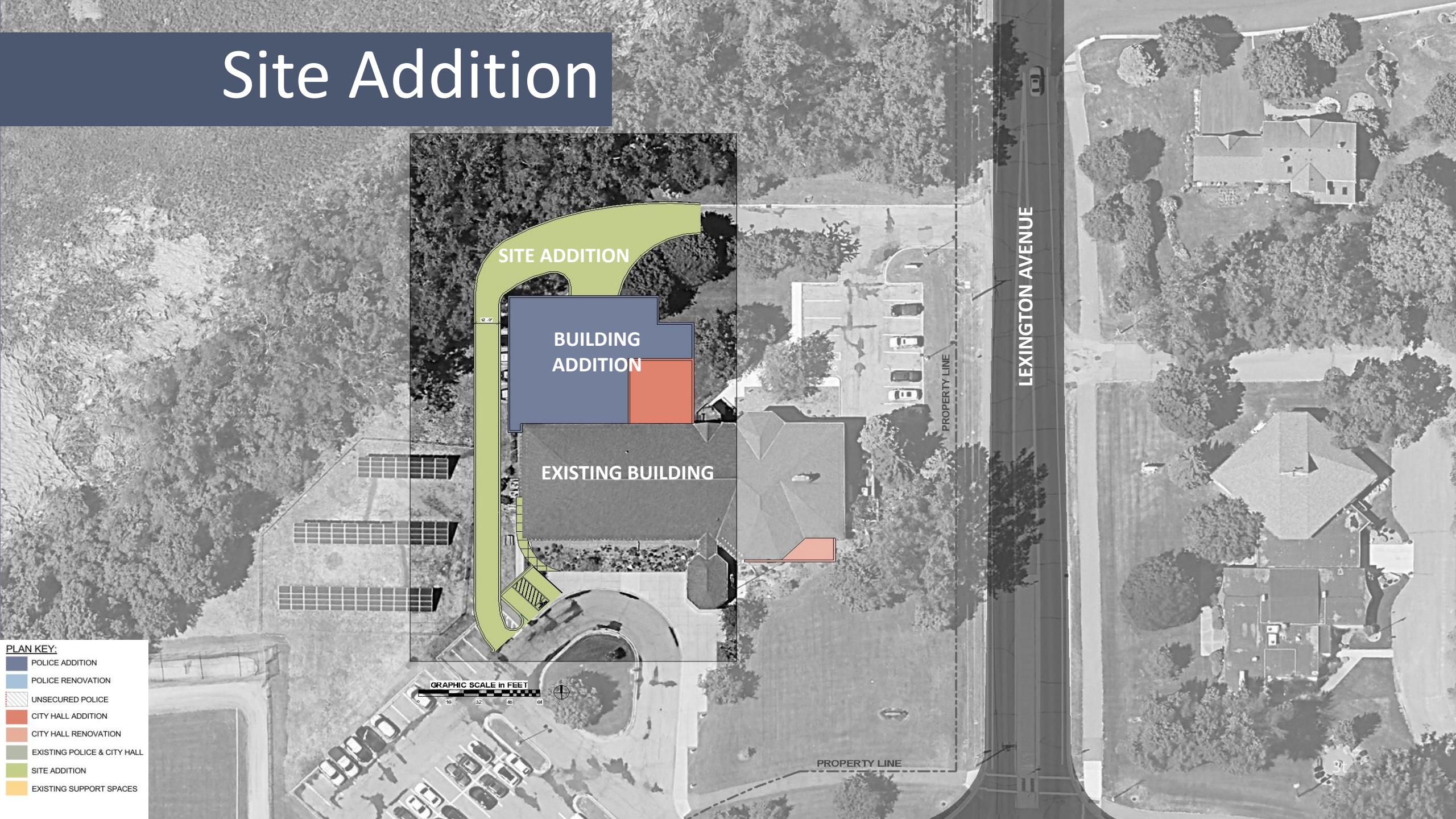


Lower Level Plan



Site – Road Addition

Site Addition



Cost Estimate

Upper Level Office/Council Chambers Expansions & Lower Level Office Expansion	\$1,349,840
Lower Level Police Garage Expansion	\$1,109,870
Heavy Remodel – Full Change	\$640,135
Light Remodel – Finishes Only	\$232,952
Secondary Road Access	\$375,000
Contingency - 15%	\$556,169
Total Construction Cost	\$4,263,964

*Based on January 2021 pricing

City of Mendota Heights Police/City Hall Space Needs



Discussion

