



April 28, 2021

# City of Mendota Heights

## Police/City Hall Facility Space Needs Study

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# Introduction

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

MENDOTA HEIGHTS  
CITY HALL

# Building Timeline

New City Hall and  
Police Department  
built



1988

Original cedar  
shake roof  
replaced with  
asphalt shingles



2006

HVAC replaced in  
attic area, heat  
tapes installed on  
roof



2014-2015



# Building Timeline

Roof drain installed in attempt to resolve water issues in Police Department

Mold remediation



**2016-2017**

Pollinator friendly rain garden installed



**2017**

Remodeling of Police Squad room, & mold/water infiltration problems addressed



**2017-2018**





# 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





# 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



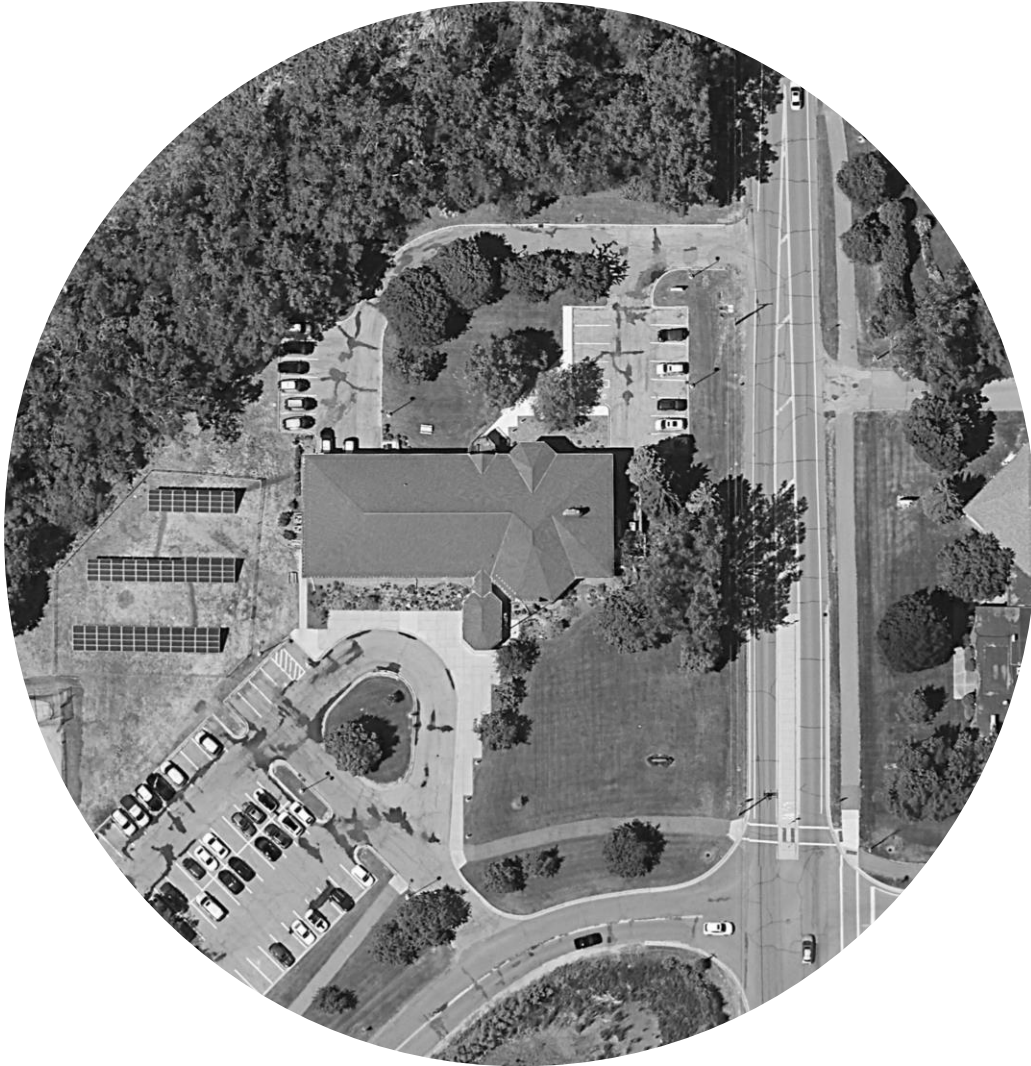
## Street Access

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





# Site Analysis

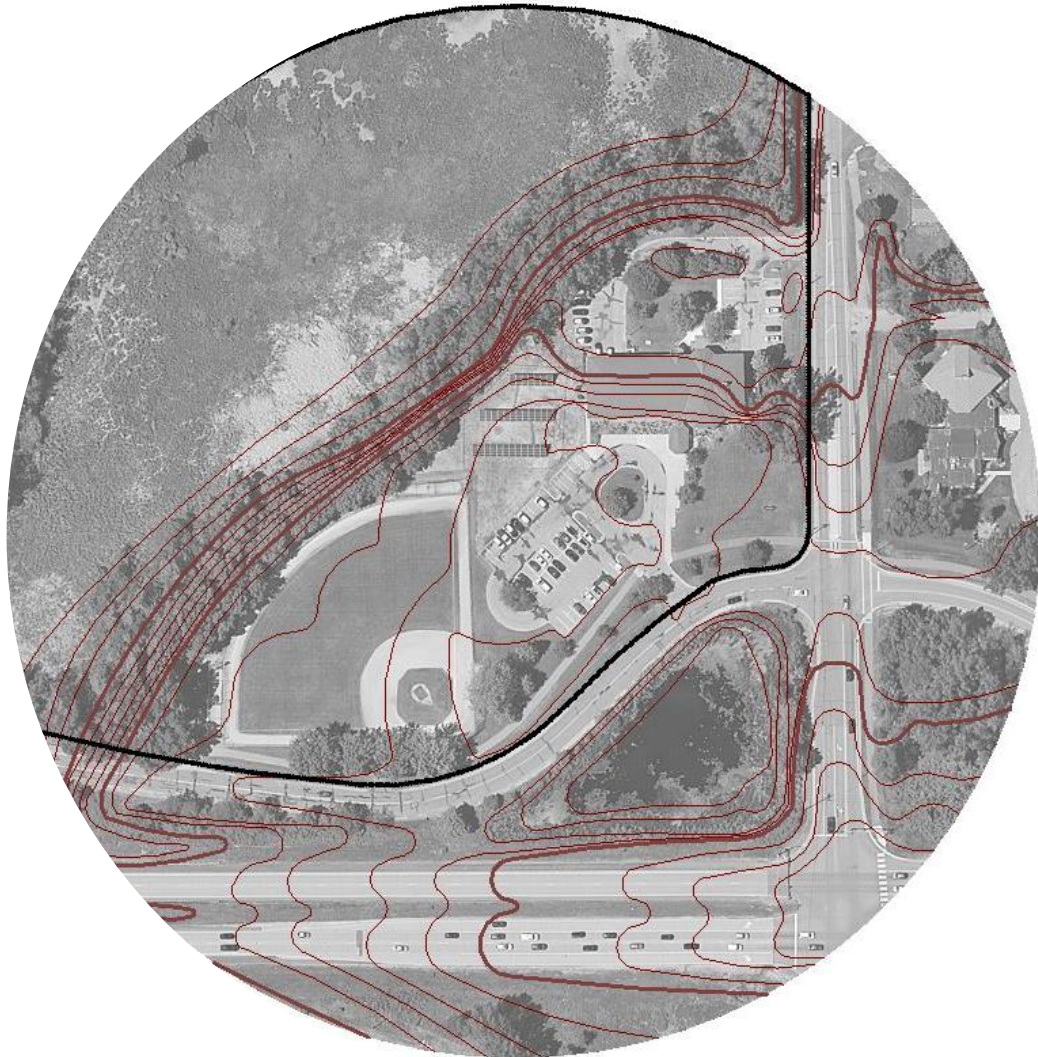


## Deferred Maintenance

- 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- Outdated mechanical systems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**

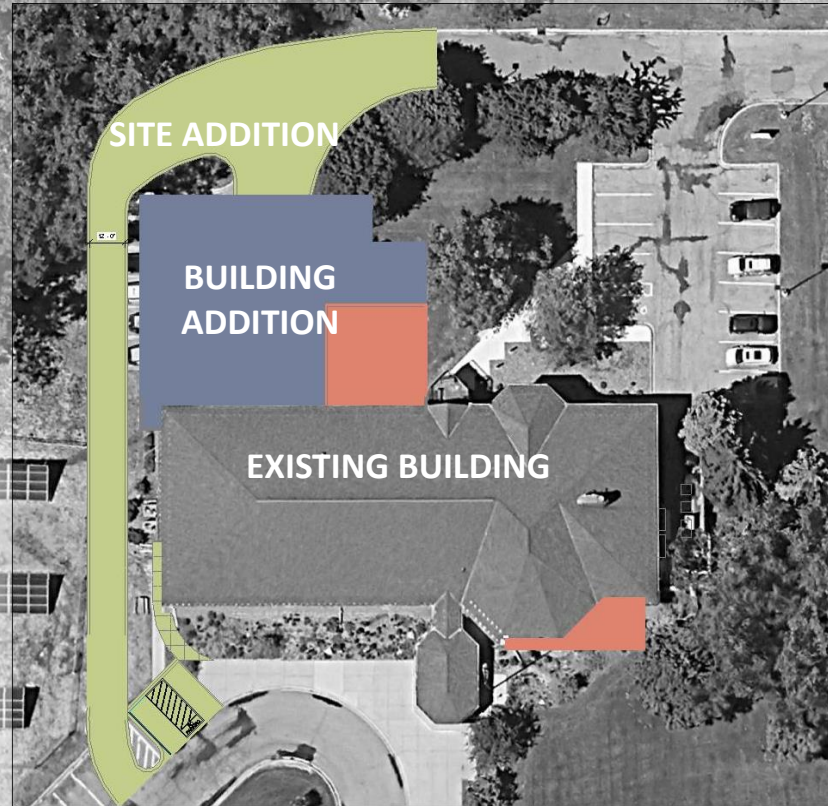




# Overall Site Plan

## PLAN KEY:

- POLICE ADDITION
- POLICE RENOVATION
- UNSECURED POLICE
- CITY HALL ADDITION
- CITY HALL RENOVATION
- EXISTING POLICE & CITY HALL
- SITE ADDITION
- EXISTING SUPPORT SPACES





# 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
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<b>Total Area</b>	<b>11,936 SF</b>
<b>Existing Area</b>	<b>9,944 SF</b>
<b>Shortage</b>	<b>1,992 SF</b>



# Upper Level Plan

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# Lower Level – Police Department





# Lower Level Program

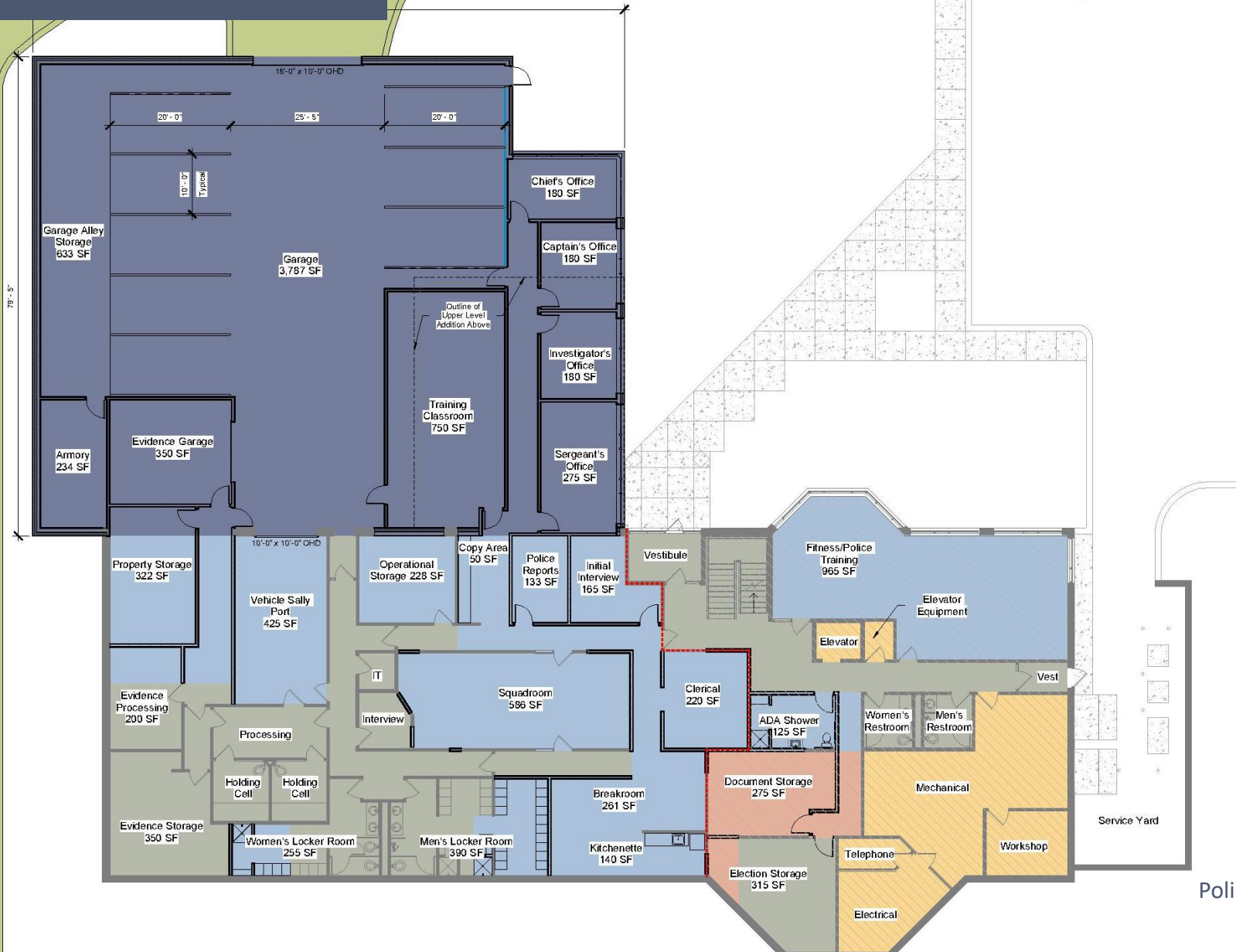
Department Office	1,218 SF
Training	1,715 SF
Common	1,989 SF
Secure Operations	819 SF
Support	2,588 SF
Garage	5,429 SF
Circulation	1,933 SF
Exterior Walls & Building Services	1,632 SF
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<b>Total Area</b>	<b>17,323 SF</b>
<b>Existing Area</b>	<b>9,944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



# Lower Level Plan

## PLAN KEY:

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# 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
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<b>Contingency - 15%</b>	<b>\$556,169</b>
<b>Total Construction Cost</b>	<b>\$4,263,964</b>

\*Based on January 2021 pricing





# Discussion

