



MENDOTA HEIGHTS MUNICIPAL CAMPUS- POLICE & CITY HALL



Project Goals

- Address safety & accessibility deficiencies
- Improve services to the community
- Preserve victim rights
- Right - size and modernize facilities & systems
 - Function
 - Quality and durability
 - Energy efficiency
- Wise financial stewardship



Format

- Needs - understanding the “Why”
- Timeline of work
- Alternatives considered
- Next steps



Needs

Safety
&
Security

Effective
& Efficient
Service

Accessibility
&
Environment



Safety & Security



Ground Level Office Exposure & Residential Windows Throughout

- Exposed to external threats
- Lack of privacy/security
- Highly vulnerable to breach
- Unable to improve existing windows
- HVAC challenges



Safety & Security



Employees are especially vulnerable
at night and on weekends



Efficient and Effective Service



Maintenance access in wall and out - of- sight hallways introduce hiding spots/ambush points.



Internal Vulnerability and Ambush Risk

- Not secured from public City Hall spaces
- Multiple ambush points throughout the building
- Limited security for firearms and ammunition
- Storage of hazards and flammables



Efficient and Effective Service



Lack of Victim Privacy

- No private space for victim and witness interviews
- Current interview space is not suitable, affecting the ability to provide effective services



Unsuitable Workspace

- Essential spaces such as locker rooms are not adequate for employee needs
- Lack of workspace for those handling confidential information



Efficient and Effective Service



One Room- Many Uses

- Roll Call
- Meal Space
- Gun Cleaning
- Evidence Packaging
- Storage

Employees are not able to separate their break space from their work space due to limited availability.



Accessibility & Environment



Poor Public and Operational Access

- Employee parking exposure and entrance visibility
- One-way parking lot access
- Public wayfinding challenges



Health Impacts

- Mold and water intrusion issues
- Many areas are not ADA compliant
- OSHA compliance difficult
- Many areas do not meet fire code



Renovations to City Hall

The Mendota Heights City Hall is located in the same building and directly above the Police Department. **Many of the same problems experienced in the Police Department are present throughout the building, in public spaces and employee workspace.** When the Police Department renovation takes place, updates at City Hall simply make sense.

Fiscal Responsibility

The most cost - effective use of taxpayer dollars will be to include necessary updates to City Hall at the same time as the Police Department project; this would address:

- Office capacity needs for staff.
- Storage limitations affecting functions such as election services.

Environmental Stewardship

The current City Hall facility lacks many energy - efficient upgrades; therefore:

- City services and operations do not align with public sustainability priorities.
- The building does not serve as an example in the community as residents are encouraged to make these upgrades as well.
- The HVAC issues alone create significant waste of energy and resources, increasing the cost to perform City services.

A Place for Community

Healthy, accessible and inviting public spaces encourage public participation in civic activities.

As a small community, the City's municipal campus offers gathering spaces for public meetings.

Deferred facility maintenance has contributed to challenges in employee recruitment and retention.





Shared Understanding

To meet the needs of the community and our employees, changes to the Mendota Heights municipal campus are essential.



Historic Timeline

1989

Current City Hall
Built

Health & Safety
Concerns
Identified

City Council is advised on
mold issue in Police
Department

Mold remediation efforts
are made to address issue

2020

Space Needs
Assessment

City contracts to complete a
needs assessment for City
Hall and Police Department

2016

Office Construction

Lack of sufficient staffing
space requires office
construction in the police
department to convert
closets into staff office
space

2020-
2021

2025

March 18, 2025
Council approves contract with ICS for updated facility condition assessment and space utilization study

August 6, 2025
Work Session - Updated needs presented to council. Staff advised to go back through and identify needs vs wants

September 3, 2025
Work Session - Needs assessment presented again. Presented present needs, project scope removed future needs.

September 15 2025
Staff met with Mayor and Acting Mayor

October 7, 2025
Staff presented three options to City Council

Alternative Construction options explored
Staff reviewed alternatives to a remodel vs a new build of the facility

2024

2023

Proposals Reviewed

Staff meet with architects on a weekly basis and propose an addition and renovation to the current building.

Public engagement completed with community members at City Council direction to provide feedback on preference between a remodel vs. new build.

Alternatives Considered

- Disband the police department and contract for services
- Remodel/expand existing building
- Move some administrative services to a third building location
- Build on available city-owned property
 - Public Works Land, Bourne property site
- Find existing space in the business park
- Ask the state for assistance (bonding requests)



Three options

1. Do nothing
2. Build for the needs of today
3. Build for future needs



Option One

Do nothing to address safety, service, space, and accessibility issues

Would still require between \$1.5 – \$5.9 million to replace major equipment (complete deferred maintenance items)

Pros: Inexpensive, comfortable, and relieves the council of having to make decisions.

Cons: *Gestures Broadly*



Option Two

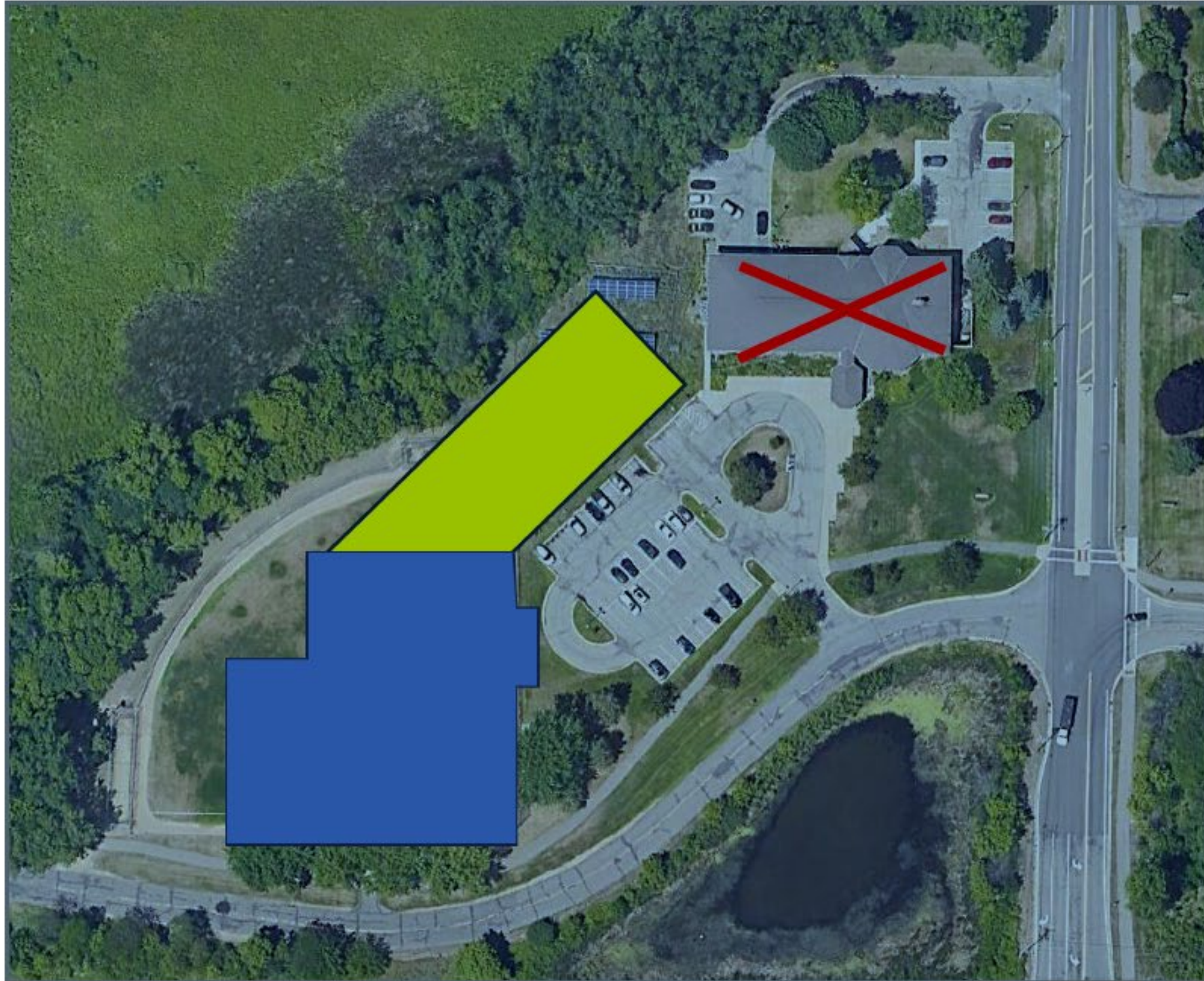
BUILD NEW FOR CURRENT NEEDS

Estimated project cost of \$25 million

Pros: Meets most space, safety, service, and accessibility issues.

Cons: Does not take all current space issues into consideration, identified future needs will require additional construction.





Budget Estimate (Revised):

New City Hall

New Police

Facility Hardening Features

Furniture, Fixtures & Equipment (FFE)

Technology (Screens, etc.)

Security (Card Reader/Camera, Other)

Site Costs

Modification/Relocation to Solar Array

Demolition of Existing Facility

Subtotal Estimate Construction Cost:

Professional Services (Design/Mgmnt.)

Fees, Permits, Testing, etc.

Land Costs

Contingency (5% - Design & Constr.)

Total Estimated Soft Costs:

Total Estimated Project Cost:

Option Three

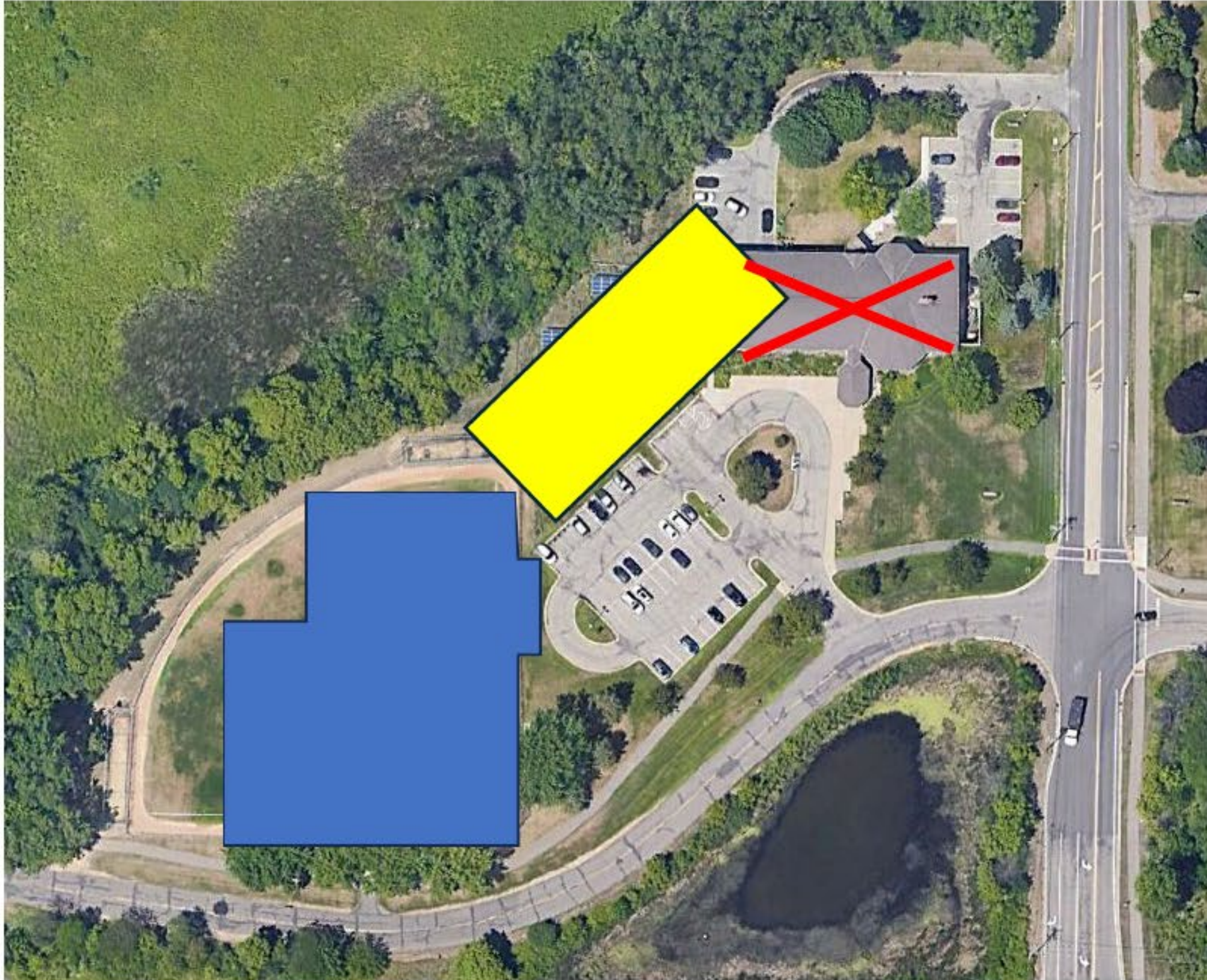
BUILD NEW FOR THE FUTURE

Estimated project cost of \$33 Million

Pros: Meets space, safety, service, and accessibility issues.

Cons: Price





Budget Estimate

New City Hall Construction	\$	5,965,250
New Police Station Construction	\$	14,589,150
Facility Hardening Features (Bldg./Site)	\$	250,000
Furniture, Fixtures & Equipment (FFE)	\$	1,075,000
Technology (Screens, etc.)	\$	225,000
Security (Card Reader/Camera/Other)	\$	150,000
Site Costs	\$	2,250,000
Demolish Existing Facility	\$	296,500
Modifications to Solar Array (if needed)	\$	100,000

Subtotal Estimated Project Cost: \$ 24,900,900

Professional Services (Design/Mgmt.)	\$	4,623,185
Fees, Permits, Testing, etc.	\$	814,700
Land Costs	\$	0
Contingency (8% - Design & Constr.)	\$	1,992,230

Total Estimated Soft Costs: \$ 7,430,115

Total Estimated Project Costs: \$ 32,331,015

Items Added for Option 3

- PD Side :
 - Victim/family conference room
 - Kitchenette/storage for training
 - Admin conference room
 - CSO/Code enforcement
 - Mental Health room
 - Vehicle bays
- City Side :
 - Community classroom
 - Council conference room
 - Administrative conference room



Next Steps

- Ask ICS to do two mock ups. One for the current needs, one for future needs (items that were cut)
- Put out the “needs” portion of this presentation, along with invites for tours and put out the two mock-ups
- Engage with the public, asking for feedback on each. Not a vote, but features they like/don't like





THANK YOU

Everyone deserves to feel safe and secure in their home.
For our dedicated staff, City Hall is their second home.