

City of Corcoran

Facility Needs Assessment Study

October 09, 2025 | Council Work Session



BKV
GROUP

OA
OERTEL
ARCHITECTS



PROJECT UPDATE

- Facility Condition Assessments (FCA)
- Facility Operational Assessments (FOA)
- Space Needs Assessments & Staff Surveys
- Master Planning
- Cost Estimates
- Next Steps & Discussion



FACILITY CONDITION ASSESSMENT





City of Corcoran: FACILITY CONDITION ASSESSMENTS

Agenda

- Executive Summary
- Facility Condition Index (FCI)
- Expected 10-Year Annual Maintenance Plan
- Criticality Breakdown by Facility
- Facility Condition Assessments
- Conclusion/Next Steps



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**FACILITY
CONDITION
ASSESSMENT**



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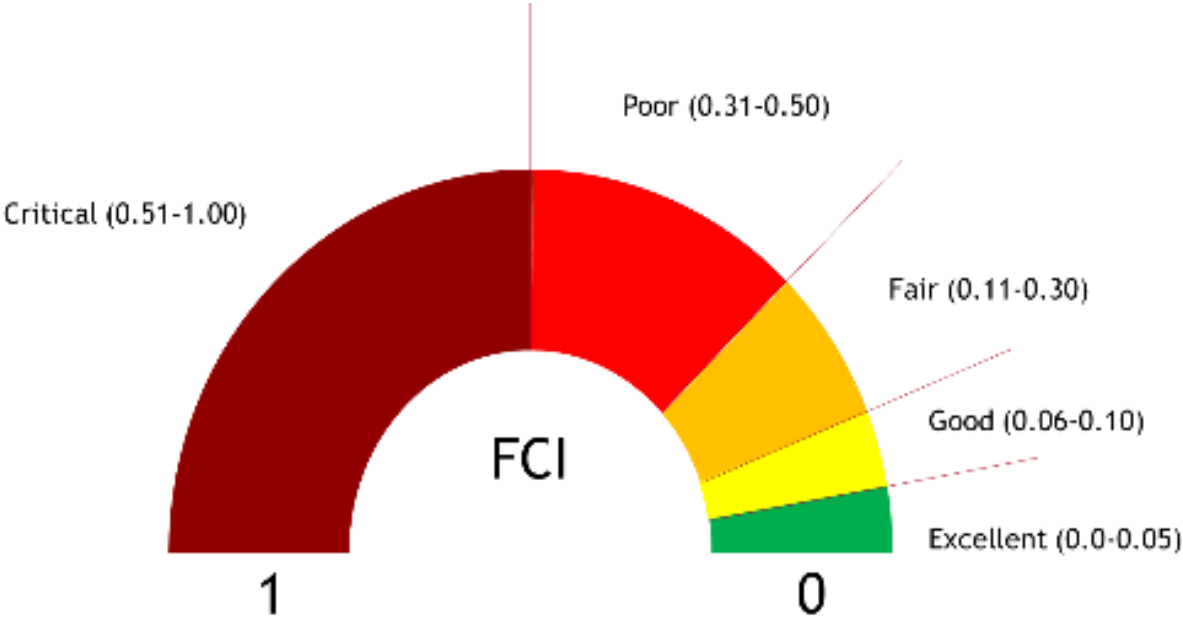
Facility Condition Assessment: City Hall/Public Safety

- Completed Facility Condition Assessment (FCA) on five (5) municipal facilities, including City Hall/Public Safety, Public Works, Old Public Works, Parks Maintenance, and the Shooting Range. The assessment identified approximately \$5.25M in deferred maintenance and capital needs over the next 10 years
- Four (4) of the five (5) buildings were identified in “Fair” Condition, with one (1) in “Critical” Condition
 - **City Hall/Public Safety (1994/2004/2020/2024):** In fair condition with recent renovations, but original infrastructure and systems approaching replacement age
 - **Public Works (2013):** In fair condition, with replacement of equipment due in 2033
 - **Old Public Works (1965):** In fair condition, siding and roof was recently replaced
 - **Parks Maintenance (1974):** In critical condition requiring comprehensive renovation
 - **Shooting Range (2012):** In fair condition with special construction replacement needs

Facility Condition Index (FCI)

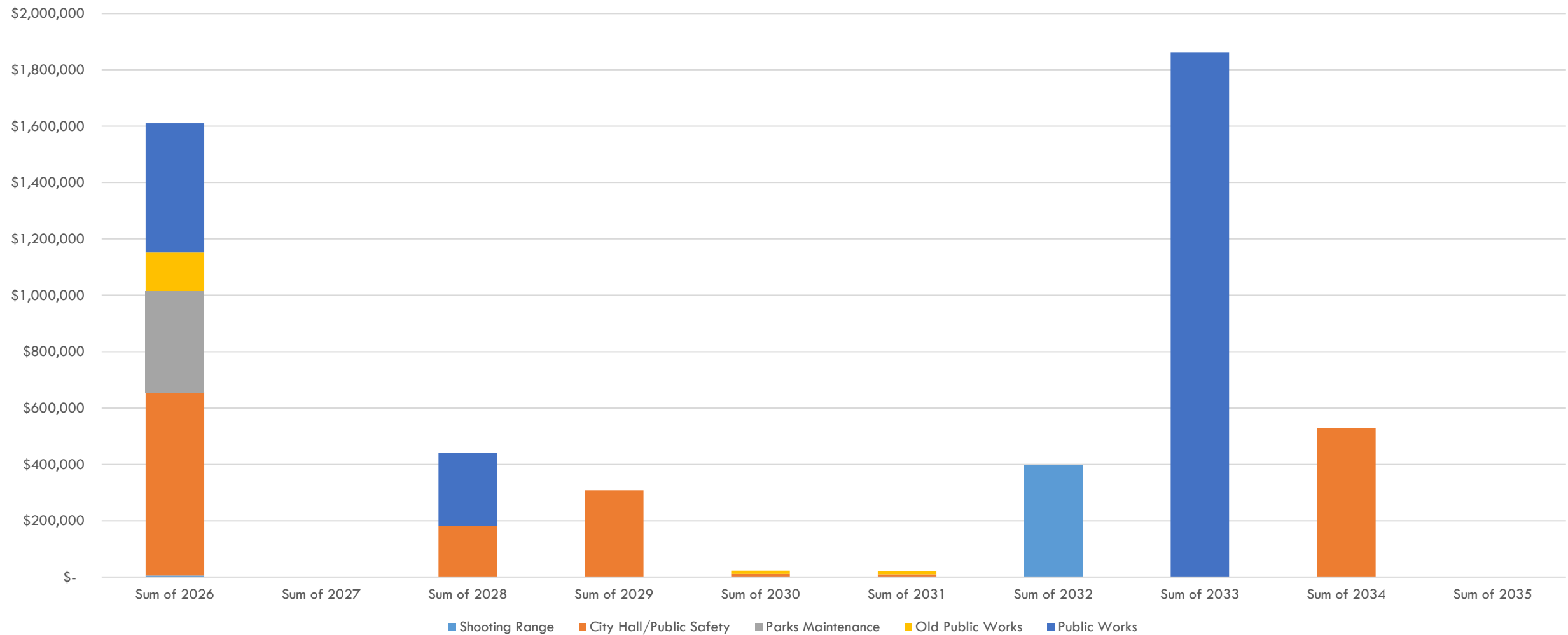
Facility List	Facility SF	Original Construction	Pres. Day Repl. Costs	Building Repl. Cost	10-Year DM Costs	FCI
City Hall/Public Safety	12,563	1994, 2004, 2020, 2024	\$ 400	\$ 5,025,200	\$ 1,740,244	0.2839
Public Works	30,845	2013	\$ 500	\$ 15,422,500	\$ 2,579,326	0.1371
Old Public Works	3,763	1965	\$ 200	\$ 752,600	\$ 160,071	0.1743
Parks Maintenance	1,595	1974	\$ 300	\$ 478,500	\$ 359,378	0.6156
Shooting Range				\$ -	\$ 404,244	

$$FCI = \frac{\text{Deferred Maintenance Totals}}{\text{Building Replacement Costs}}$$

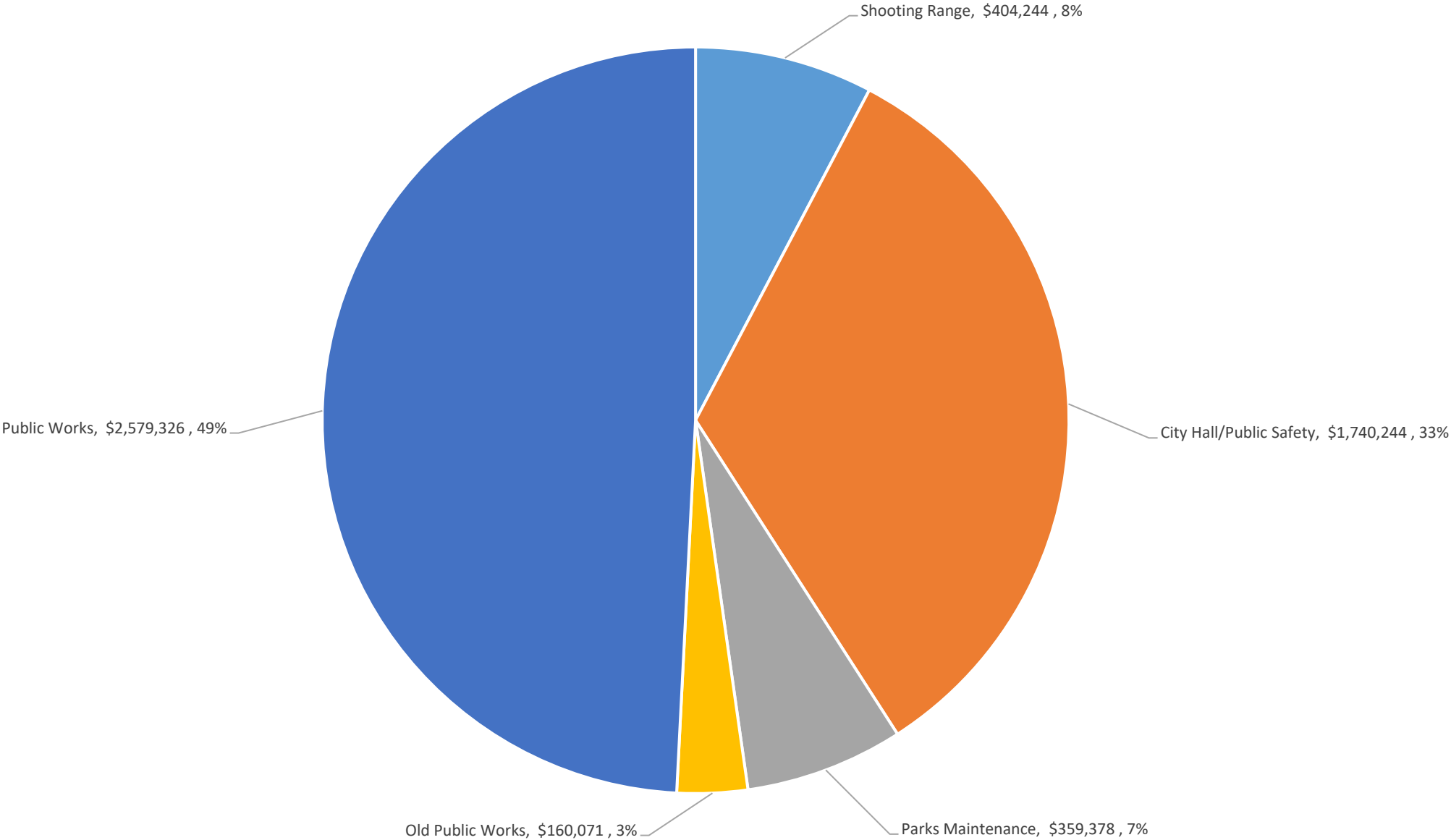


Expected 10-Year Annual Maintenance Costs

City of Corcoran- Expected Annual Facility Maintenance Costs

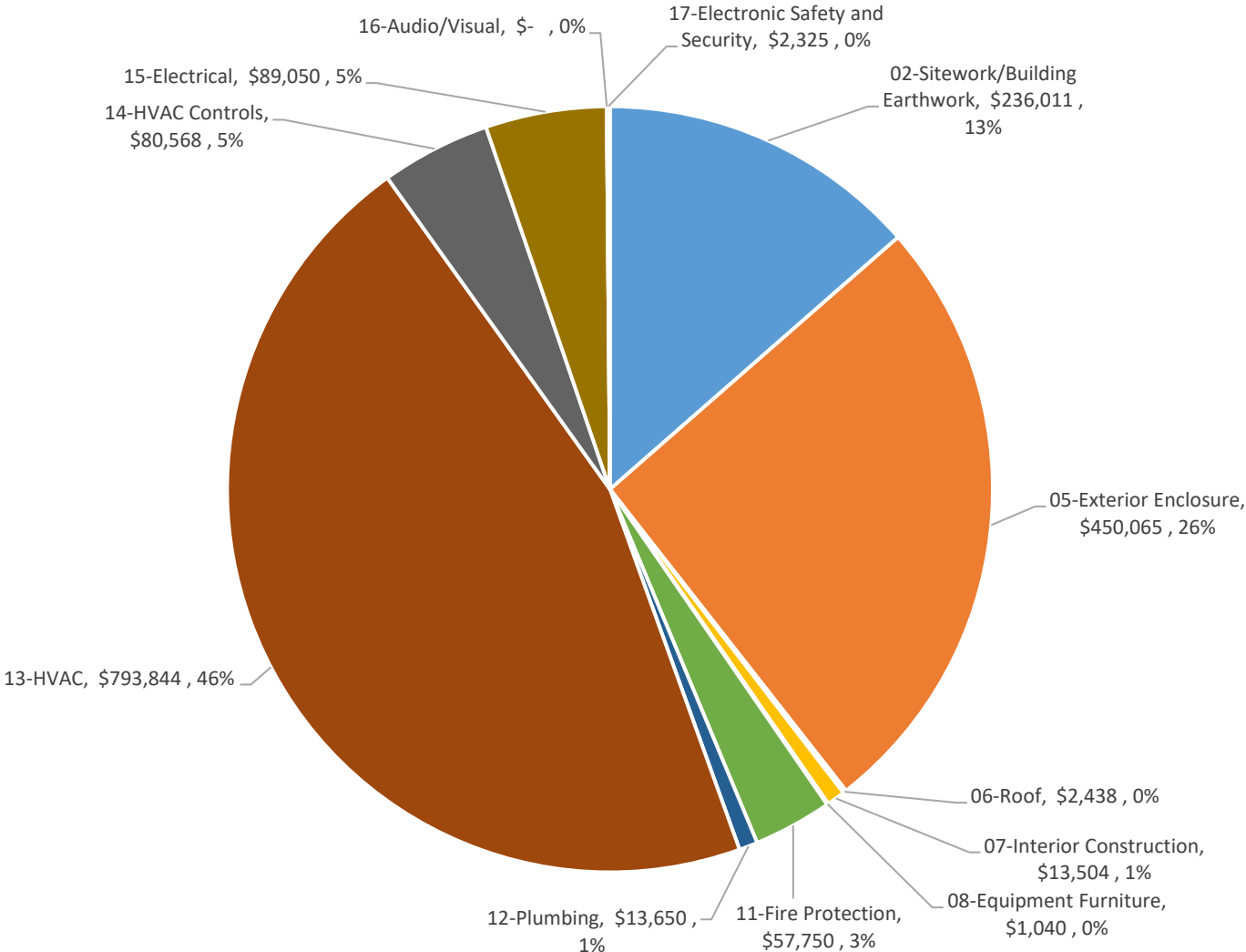


Criticality Breakdown by Facility



Facility Condition Assessment: City Hall/Public Safety

Facility List	Facility SF	Original Construction	Pres. Day Repl. Costs	Building Repl. Cost	10-Year DM Costs	FCI
City Hall/Public Safety	12,563	1994, 2004, 2020, 2024	\$ 400	\$ 5,025,200	\$ 1,740,244	0.2839



Facility Condition Assessment: City Hall/Public Safety

02-Sitework/Building Earthwork

- West end of building has large gap between the sidewalk and building, trip hazard requires repair
- Sidewalk at multiple locations showing heaving and caulking issues requires spot repairs

05-Exterior Enclosure

- Windows throughout the building approaching replacement age require pane and seal replacement
- Multiple doors in poor condition require replacement with ADA-compliant hardware
- Step-cracking at west end of building to be repaired, structural study maybe required

06-Roof

- Minor soffit repair



Facility Condition Assessment: City Hall/Public Safety

11-Fire Protection

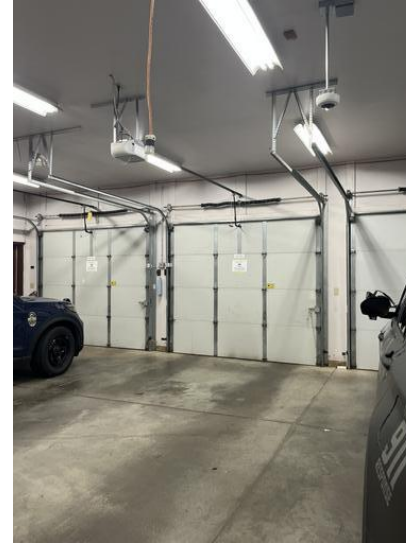
- Fire panel due for replacement
- Fire suppression system recommended in critical areas of building: PD evidence storage and Data Rooms
 - Costs currently being held outside of 10-year plan

13-HVAC

- Garage Ventilation Improvements recommended
- Heat Pumps at end of life, replacement recommended – R410A refrigerant
- HVAC Zoning throughout facility is an issue. Requires additional heat pumps and remapping of zones with changing of duct work – may require a heavier remodel to achieve this

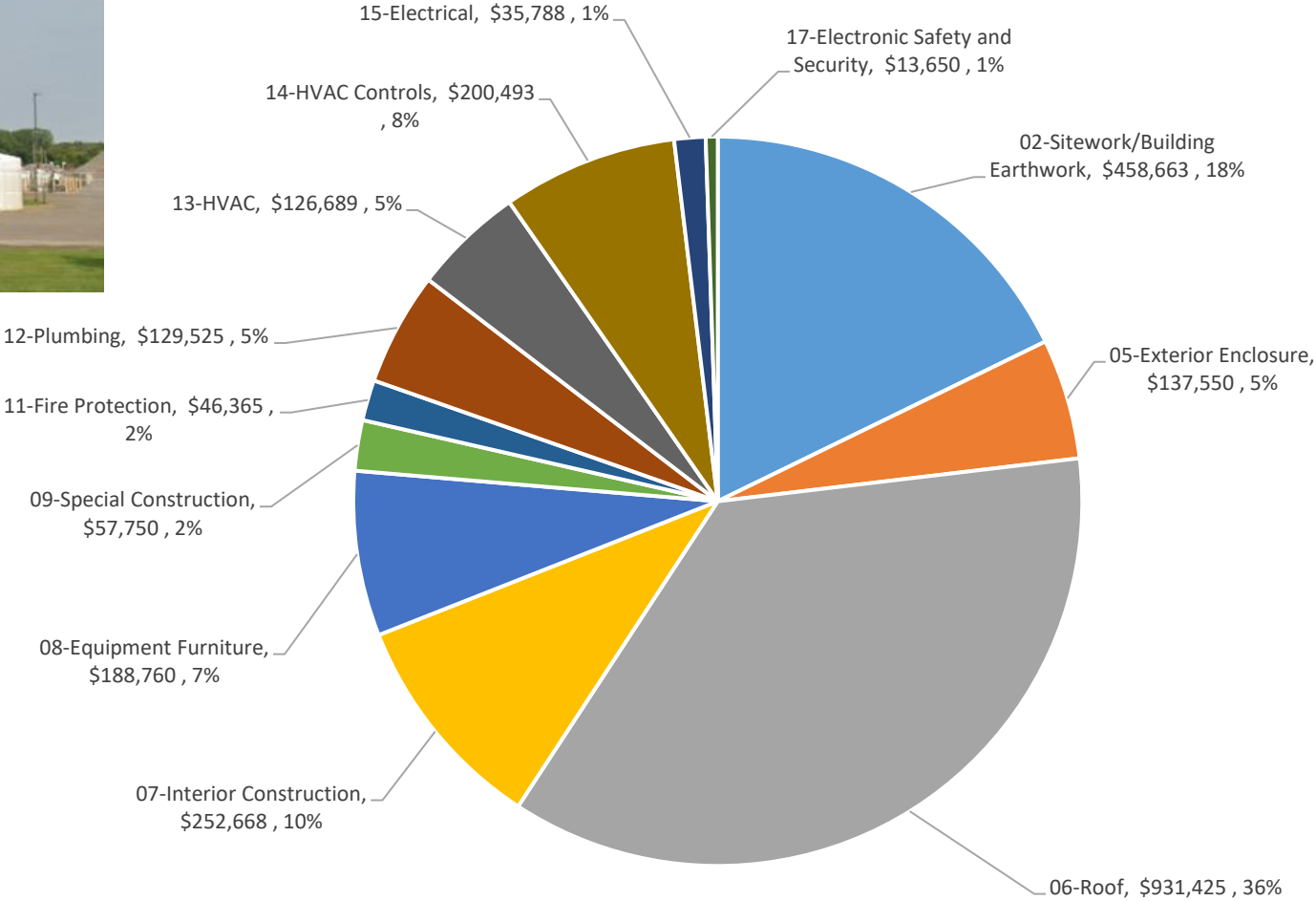
14-HVAC Controls

- Recommended to install a Building Automation System to better control, monitor and make changes to the HVAC system along with sustainability advantages. Currently the building is controlled by local thermostats



Facility Condition Assessment: Public Works

Facility List	Facility SF	Original Construction	Pres. Day Repl. Costs	Building Repl. Cost	10-Year DM Costs	FCI
Public Works	30,845	2013	\$ 500	\$ 15,422,500	\$ 2,579,326	0.1371



Facility Condition Assessment: Public Works

02-Sitework/Building Earthwork

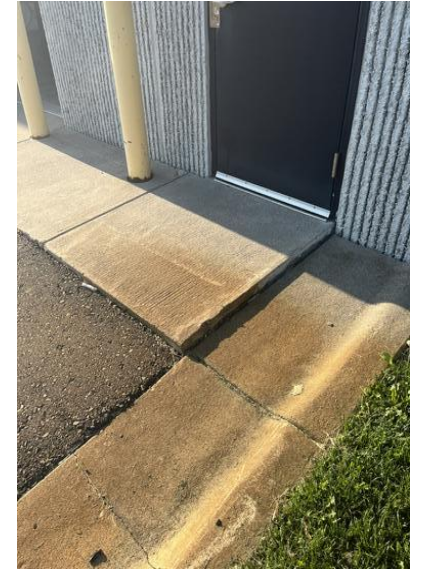
- Hoop storage in critical condition requires possible structural reinforcement and re-stretch of fabric roof
- Sidewalk trip hazard at the door to the vehicle garage, at the Mechanical Room Door, at the front sidewalk, at the concrete apron, at the wash-bay, and the man door
- Parking lot due for crack fill, seal coat and restripe

05-Exterior Enclosure

- Windows missing caulking due to bird activity, due for re-sealing
- Areas of EFIS repairs needed
- Tuckpointing of joints along tilt-up panels

06-Roof

- Roof will be due for replacement in 2033



Facility Condition Assessment: Public Works

07-Interior Construction

- Interior remodel recommended in 2033

08-Equipment Furniture

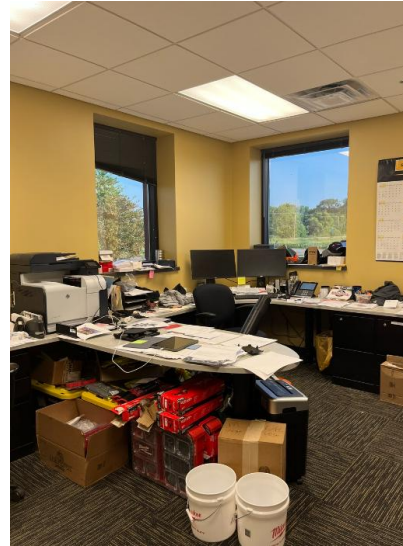
- Appliances recommended replacement in 2033
- Lifts and Hoists recommended replacement in 2033

08-Special Construction

- Air compressor replacements for tools as well as dry fire system

11-Fire Protection

- Fire Panel due for replacement in 2033
- Fire Pump Controller due for replacement in 2033



Facility Condition Assessment: Public Works

12-Plumbing

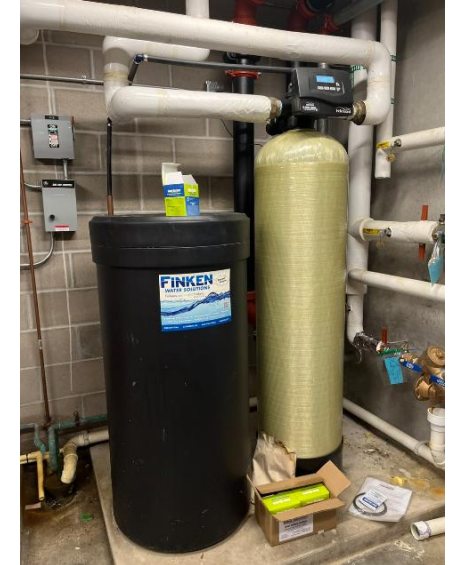
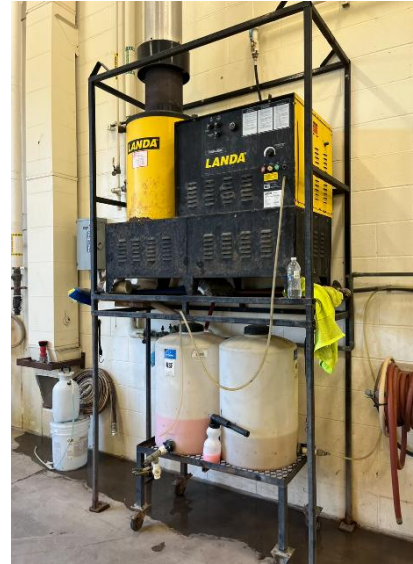
- Hotsy due for replacement in 2033
- Water Heater due for replacement in 2033
- Water Softener due for replacement in 2033
- Sump Pumps due for replacement in 2033

13-HVAC

- RTU due for replacement in 2033
- MUA (4) due for replacement in 2033
- Circulation Pumps (2) due for replacement in 2033

14-HVAC Controls

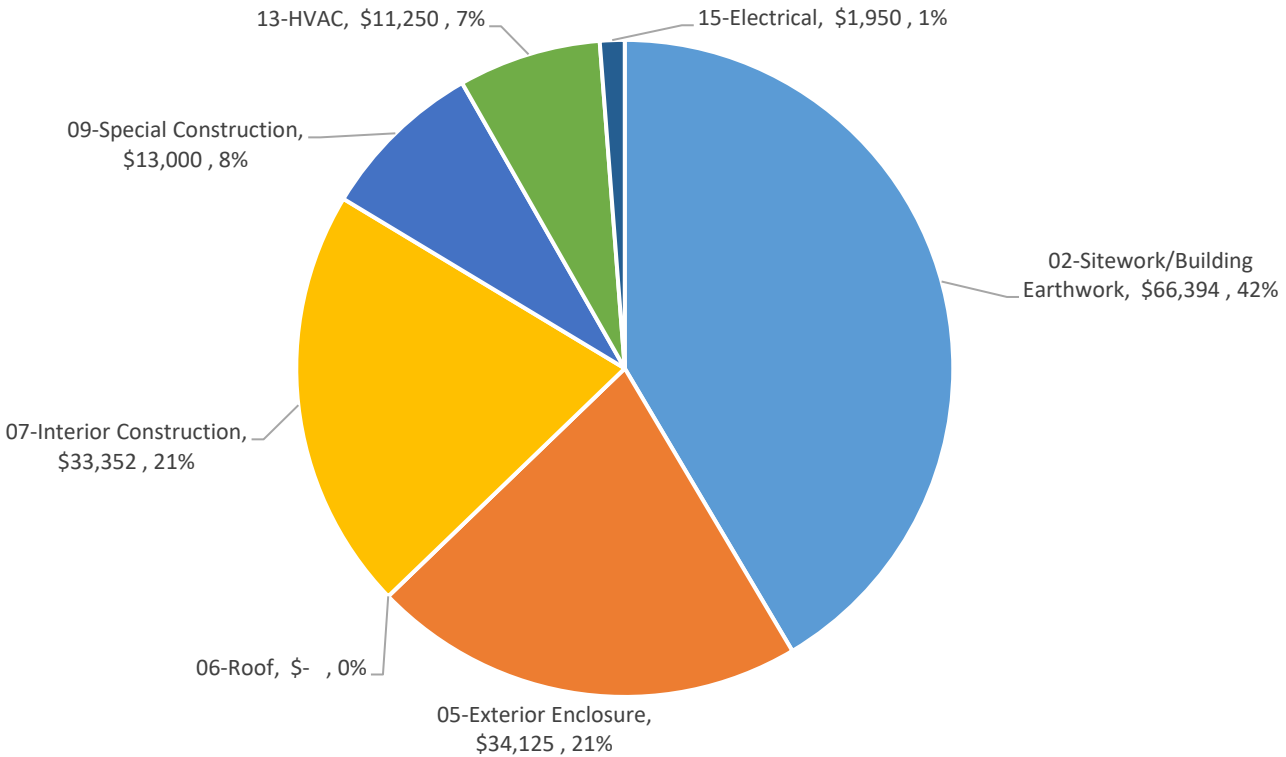
- Recommended Building Automation to be installed to better control, monitor and make changes to the HVAC system along with sustainability advantages



Facility Condition Assessment: Old Public Works

Facility List	Facility SF	Original Construction	Pres. Day Repl.		Building Repl. Cost	10-Year DM Costs	FCI
			Costs				
Old Public Works	3,763	1965	\$ 200		\$ 752,600	\$ 160,071	0.1743

Criticality	(All)	
Current Condition	(All)	
Replacement Year	(All)	
Building	Old Public Works	
Row Labels		Sum of Total (with Inf.)
02-Sitework/Building Earthwork	\$	66,394
05-Exterior Enclosure	\$	34,125
06-Roof	\$	-
07-Interior Construction	\$	33,352
09-Special Construction	\$	13,000
13-HVAC	\$	11,250
15-Electrical	\$	1,950
Grand Total	\$	160,071



Facility Condition Assessment: Old Public Works

02-Sitework/Building Earthwork

- Parking lot in poor condition recommended mill and overlay
- Trip hazard at main entrance door

05-Exterior Enclosure

- Overhead garage door is in poor condition and requires replacement

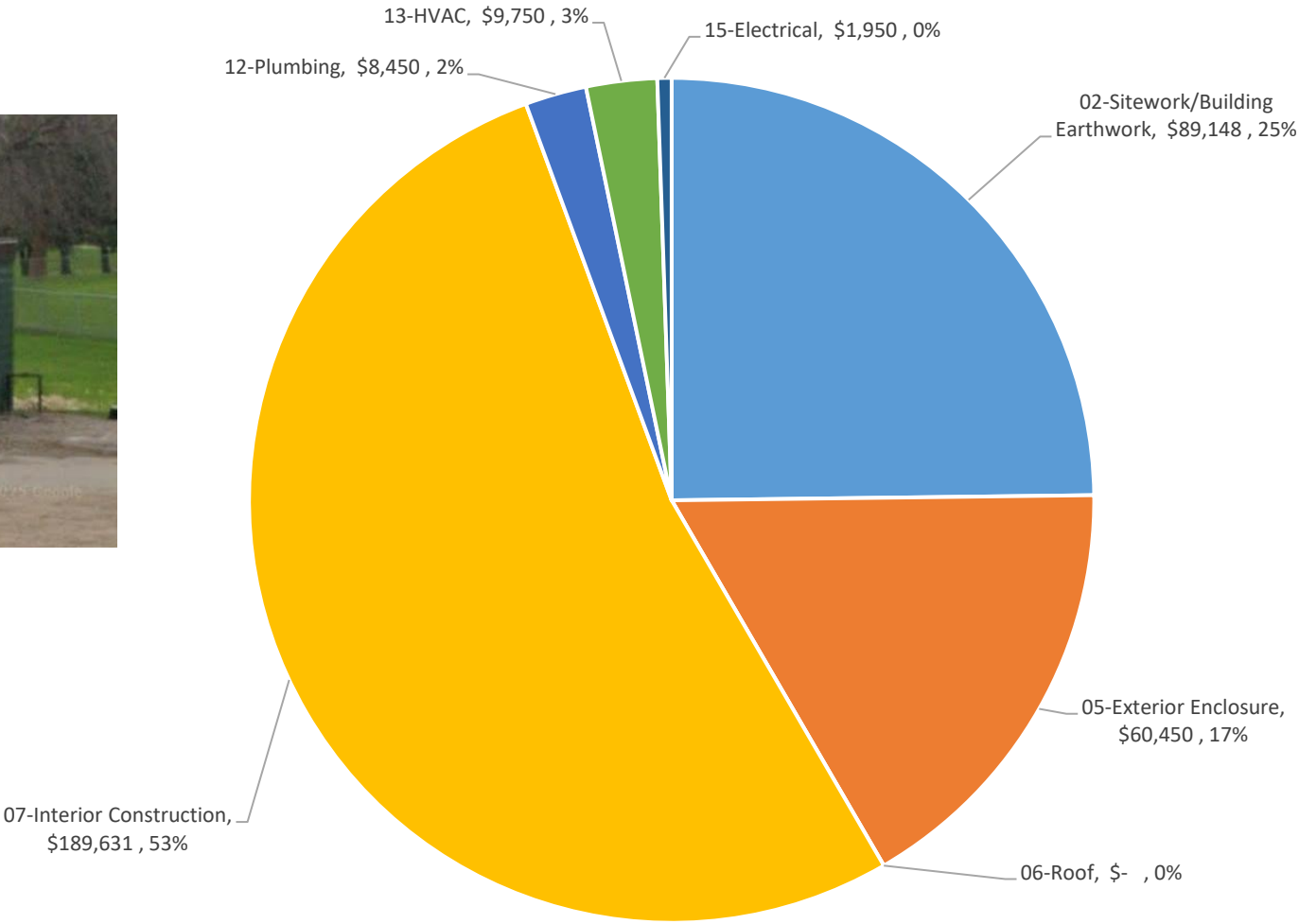
15-Electrical

- Electrical panel is original recommended replacement



Facility Condition Assessment: Parks Maintenance

Facility List	Facility SF	Original Construction	Pres. Day Repl. Costs	Building Repl. Cost	10-Year DM Costs	FCI
Parks Maintenance	1,595	1974	\$ 300	\$ 478,500	\$ 359,378	0.6156



Facility Condition Assessment: Parks Maintenance

02-Sitework/Building Earthwork

- Parking lot – cost included to pave parking lot
- Sidewalk around north side of building needs replacement due to heaving/trip hazards

05-Exterior Enclosure

- All exterior doors are in poor condition and should be replaced

07-Interior Construction

- Restrooms are not ADA compliant
- Interiors are dated and need updating

15-Electrical

- Electrical panel is an original 1974, should be replaced

Conclusion/Next Steps

- Completed Facility Condition Assessment (FCA) on five (5) municipal facilities, including City Hall/Public Safety, Public Works, Old Public Works, Parks Maintenance, and the Shooting Range. The assessment identified approximately \$5.25M in deferred maintenance and capital needs over the next 10 years
 - “Do Nothing plan” i.e. if the city does nothing, this is the expected maintenance cost on the city facilities
- FCA does not address space adequacy needs
- City to determine, based on FCA findings, on next steps in regards to City Hall/Public Safety facility future needs
- City should rebalance the Public Works 10-year plan to prepare for upcoming future maintenance and capital needs
- City will need to make a decision on the future of the Parks Maintenance building

FACILITY OPERATIONAL ASSESSMENT



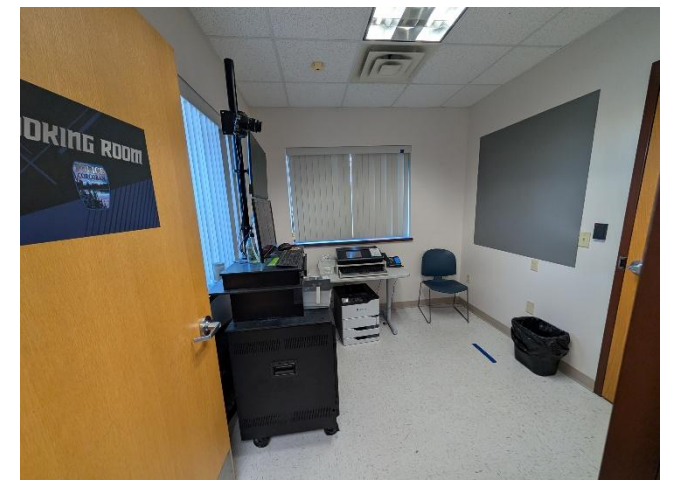
FACILITY OPERATIONAL ASSESSMENT | CITY HALL

- No room for additional staff
- Poor operational flow and adjacency of welcome desk and workroom to staff office spaces
- Acoustic and comfort issues within open office area due to number of staff working in space
- Limited storage available
- No ballistic resistant protection at council dais or welcome desk
- Council chambers and lobby size functions well



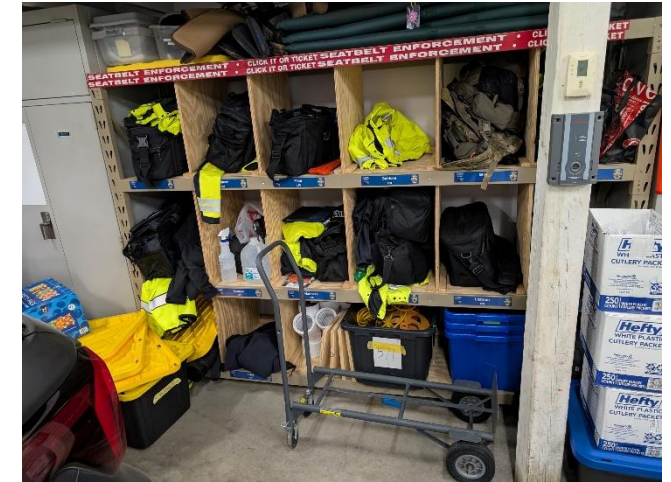
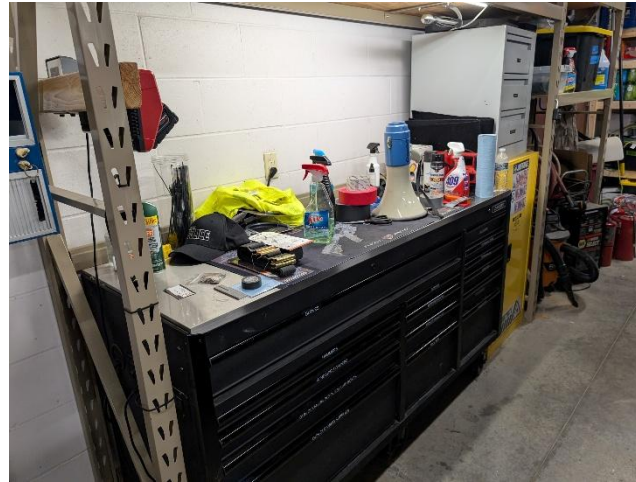
FACILITY OPERATIONAL ASSESSMENT | POLICE

- There is no room for additional staff regarding office space or support functions
- Locker rooms are at capacity and do not have adequate ventilation; no changing bench
- Only one restroom is available for staff causing issues at shift change; this restroom also is used by detainees placing staff at risk
- Booking area is drastically undersized placing staff at risk in the event of a combative detainee
- Reception/records area is drastically undersized for the number of staff utilizing the space; lack of ballistic resistance places staff at risk
- Public reception counter is open to police operations creating issues with CJIS compliance and placing staff at risk



FACILITY OPERATIONAL ASSESSMENT | POLICE

- Evidence processing area does not have a hand sink or eyewash; adding evidence pass-thru lockers would uphold chain-of-custody
- Weapon cleaning area does not have proper ventilation to prevent lead and chemical exposure
- Limited storage available for equipment and supplies
- Facility does not provide space to support officer training and wellness goals such as a decompression, physical fitness, defensive tactical, simulator, or gun range
- Four stall garage is not adequate for size of fleet requiring expensive equipment to be stored outside



FACILITY OPERATIONAL ASSESSMENT | PUBLIC WORKS

- Current facility cannot support storage, maintenance and staff space needs, and is significantly short of meeting those needs.
- The existing facility well and septic systems are not designed to accommodate an increase in building demand and would require augmentation or city services to allow expansion of operations.
- The available site area would be able to support meeting current space demands, with relocation of site functions on the site to allow for building expansion.
- Phasing of building expansion to meet some immediate needs can be accommodated, but would only meet current needs, not projected needs. Phasing durations would then be obsolete based on projections.
- The existing site can support potentially up to the 10-year program projection, with key considerations:
 - The existing stormwater feature and existing wetlands, coupled with a shoreland overlay setback, would require relocation, mitigation and variance approvals to allow facilitation of meeting any projected needs.
 - Any site improvements would likely trigger a Hennepin County Traffic Study and an implementation of a dedicated turn lane on northbound, site access traffic.
 - Any site improvements would require extension of municipal utilities to allow for proper build-outs to occur.



FACILITY NEEDS ASSESSMENT



FACILITY NEEDS ASSESSMENT | CITY HALL & POLICE

- Master planning for 20-year identified operational space need
- Identified operational space needs developed through staff interviews and based on national best practices

SUMMARY	SPACE NEEDS			COMMENTS
	2025 CURRENT NEED	10-YEAR PROPOSED NEED	20-YEAR PROPOSED NEED	
Police Department				
ADMINISTRATION	2,554	2,911	3,235	
PATROL	3,413	4,066	4,456	
INVESTIGATIONS	1,674	2,106	2,376	
EVIDENCE	1,953	1,953	1,953	
HARD INTERVIEW	2,482	2,482	2,482	
POLICE TRAINING	8,902	8,902	8,902	
SWAT	1,053	1,098	1,143	
FLEET GARAGE	11,138	20,138	26,438	
POLICE PUBLIC AREAS	1,273	1,273	1,273	
POLICE COMMON AREAS	2,998	3,310	3,673	
Subtotal, Personnel & Space:	37,437	48,236	55,928	Net SF
Police & City Hall Shared Areas				
BUILDING SHARED AREAS	8,021	8,021	8,021	
BUILDING SERVICES	1,543	1,543	1,543	
Subtotal, Personnel & Space:	9,564	9,564	9,564	Net SF
City Hall				
CITY ADMINISTRATION	1,173	1,173	1,235	
FINANCE	499	499	499	
HR	459	521	709	
COMMUNICATIONS	218	281	281	
IT	413	476	538	
COMMUNITY DEVELOPMENT	1,892	2,141	2,250	
PUBLIC WORKS	1,040	1,212	1,446	
PROSECUTOR	0	0	0	
CITY HALL COMMON AREAS	3,114	3,114	3,114	
COUNCIL CHAMBERS	2,055	2,055	2,055	
Subtotal, Personnel & Space:	10,863	11,471	12,126	Net SF
TOTAL PROPOSED USABLE SF	57,864	69,271	77,618	(Existing Building = 12,600 GSF)
Building Envelope Factor	6,944	8,313	9,314	
TOTAL PROPOSED GROSS SQUARE FEET	64,808	77,584	86,932	
Police Cold Storage				
COLD STORAGE	2,025	2,025	2,205	
Subtotal, Personnel & Space:	2,025	2,025	2,205	Net SF



FACILITY NEEDS ASSESSMENT | FIRE STATION

- Fire station planned with 3 apparatus bays as current need with 2 additional future apparatus bays at 20-years
- Proposed operational needs developed through interviews with Hanover, Rogers, and West Suburban Fire Departments
- Space standards based on national best practices

SUMMARY	SPACE NEEDS			COMMENTS
	2025 CURRENT NEED	10-YEAR PROPOSED NEED	20-YEAR PROPOSED NEED	

Fire Station				
Public Areas	2,367	2,819	2,819	
Headquarters Areas	689	1,311	1,311	
Firefighter Areas	3,442	3,724	3,724	
Apparatus Bays & Support	7,797	9,234	12,896	
Building Support	701	791	791	
Subtotal, Personnel & Space:	14,996	17,880	21,541	Net SF

TOTAL PROPOSED USABLE SF	14,996	17,880	21,541
Building Envelope Factor	1,800	2,146	2,585
TOTAL PROPOSED GROSS SQUARE FEET	16,796	20,026	24,126



FACTILITY NEEDS ASSESSMENT | PUBLIC WORKS

- Facility planned for current need; future needs require additional site area
- Proposed operational needs developed through staff interviews and industry best practices

		Current Need		0-5 Year		10 Year		20+ Year
ADMINISTRATIVE		8,302		10,302		13,328		15,422
CONDITIONED VEHICLE STORAGE (WARM)		48,019		76,609		93,132		127,123
Equipment / Fleet Maintenance Functions		9,026		12,704		12,704		14,975
Division Work Spaces		8,854		9,675		11,238		16,682
SITE PROGRAM REQUIREMENTS								
Staff Parking and Drive Aisle	19	5,387	20	5,670	44	12,474	55	15,593
Public Parking and Drive Aisle	3	851	3	851	7	1,985	9	2,552
ADA Space plus Aisle	1	306	1	306	2	612	3	918
Exterior Fleet Parking - Uncovered	1	288	1	317	1	348	1	383
Trash Area	1	576	1	576	1	576	1	576
Stock Pile Material Bins	4	2,688	6	4,032	6	4,032	8	5,376
Exterior Washout and Drydown	-	-	1	1,344	1	1,344	1	1,344
Rotational Storage - Untempered Storage Facility	1	5,850	1	7,615	1	9,380	1	12,911
Fuel Island w/ Canopy	1	2,160	1	2,160	1	2,160	1	2,160
Yard: General Collections Area	1	22,500	2	45,000	3	67,500	3	67,500
Yard: Large Material Laydown	-	-	-	-	1	16,800	1	16,800
Exterior Loading and Unloading	1	1,920	1	1,920	1	1,920	1	1,920
Brine Building	1	768	1	768	1	1,536	1	1,536
Salt and Gravel Shed - Approximately 2,500 ton	1	3,600	1	3,600	1	4,800	1	4,800

MASTER PLANNING



MASTER PLANNING | CITY HALL & POLICE (City Center Drive)

- Site has good potential for connectivity to future City Center development with great visibility from City Center Drive
- Planned partial 2-story facility with lower level; size based on 20-year programmed space needs
- Lower level indoor garage for police fleet
- Secure parking area for police and staff separate from public
- Ample site area for future expansion
- Site would require infilling potential wetland areas (further site analysis required)





MASTER PLANNING | CITY HALL & POLICE (Heritage Park Site)

- Site has great visibility from Highway 10
- Adjacency to Heritage Park is a benefit with opportunity to integrate with walking trails, etc.
- Planned partial 2-story facility with lower level; size based on 20-year programmed space needs
- Lower level indoor garage for police fleet
- Secure parking area for police and staff separate from public
- Ample site area for future expansion
- Site would require turn lanes be created on Highway 10
- Site would require water and sewer connections





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City Hall & Public Safety Facility

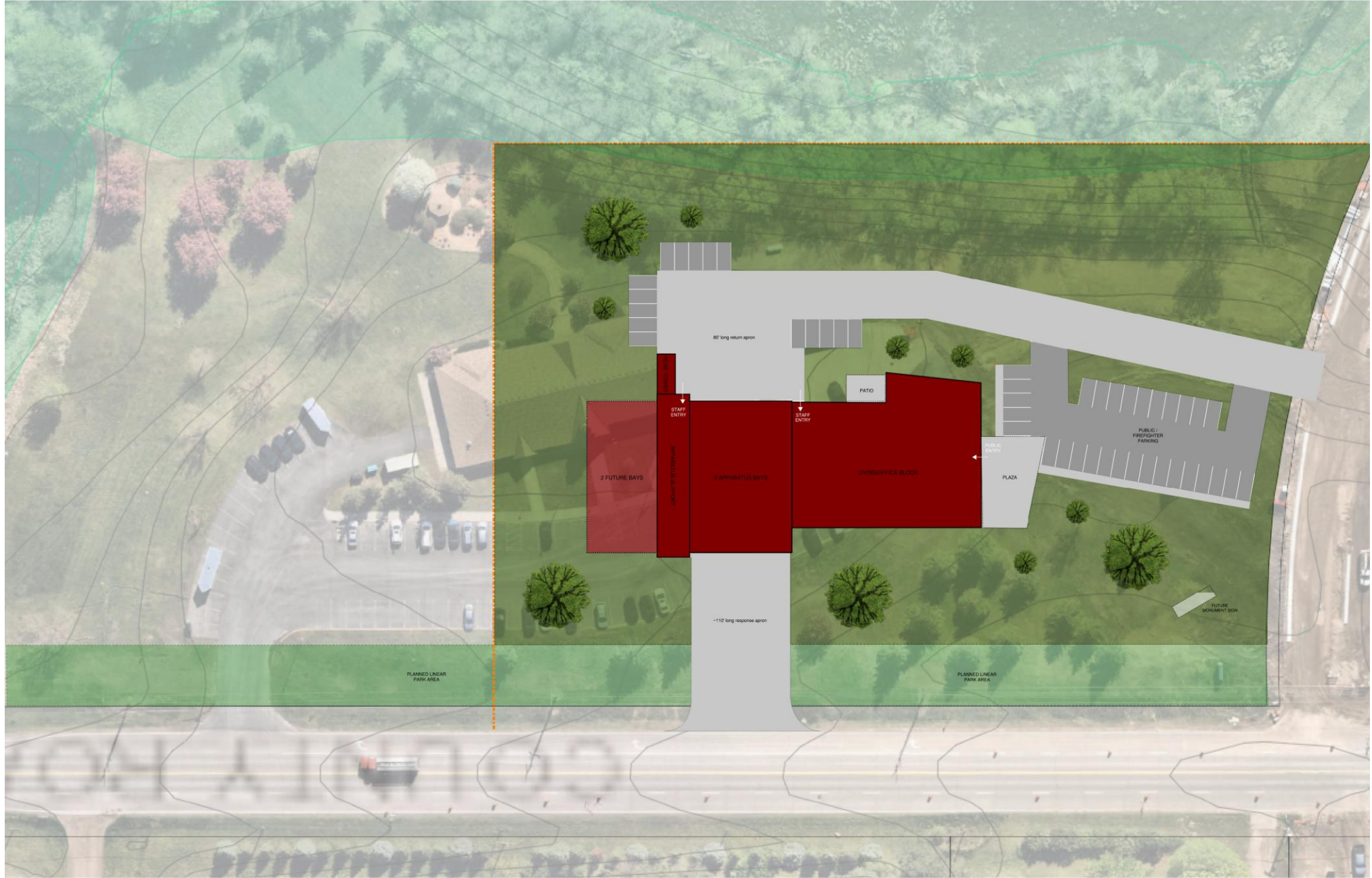
Heritage Park Site



MASTER PLANNING | FIRE STATION (Option A)

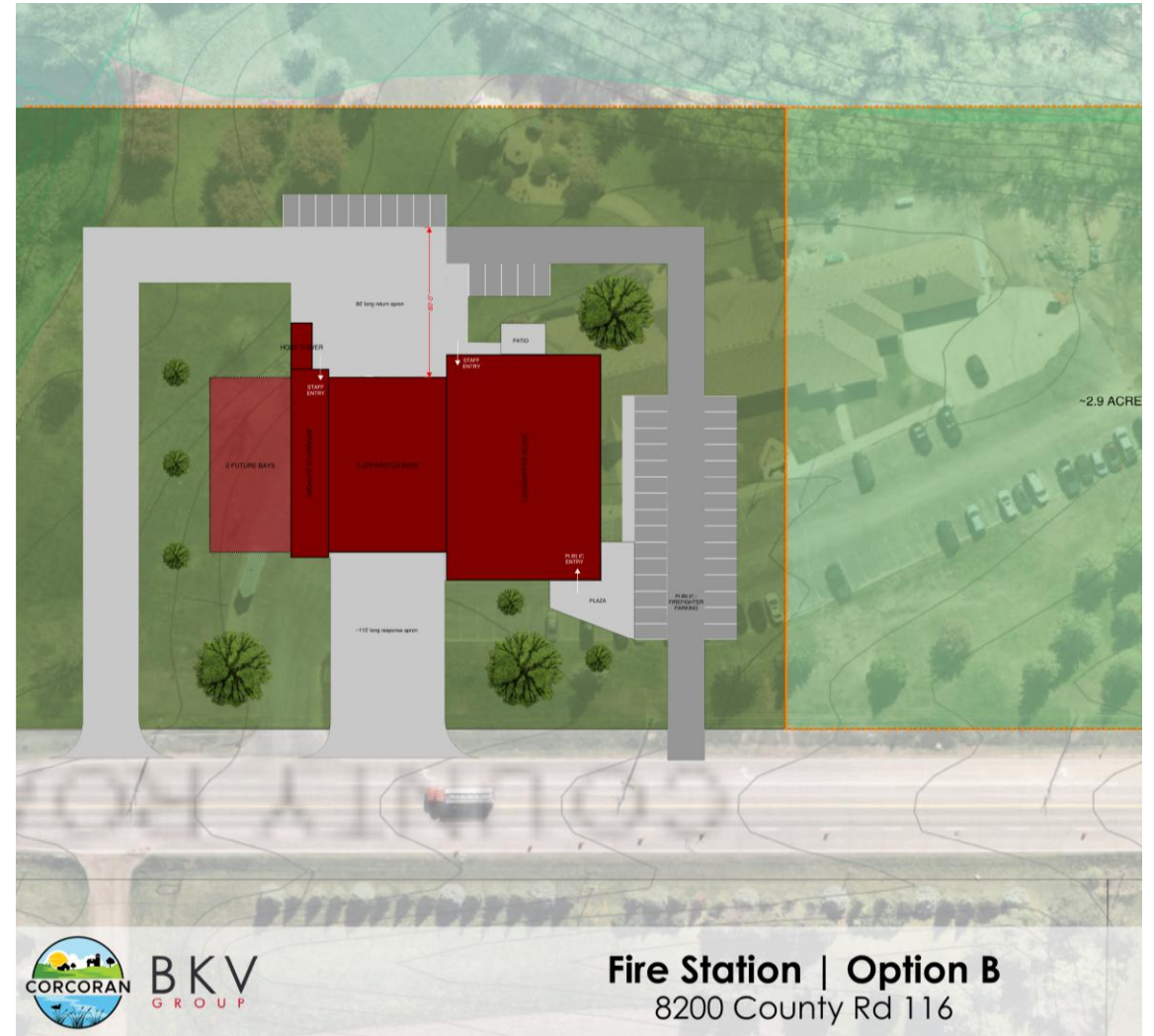
- Site has ample space for fire station; would require city hall and police to move offsite
- Good visibility and access to Highway 116
- Public site access off City Center Drive is ideal
- Building footprint based on 20-year programmed space need with drive-thru apparatus bays
- Ample site area for future expansion if needed
- Remaining portion of site could be redeveloped for other use

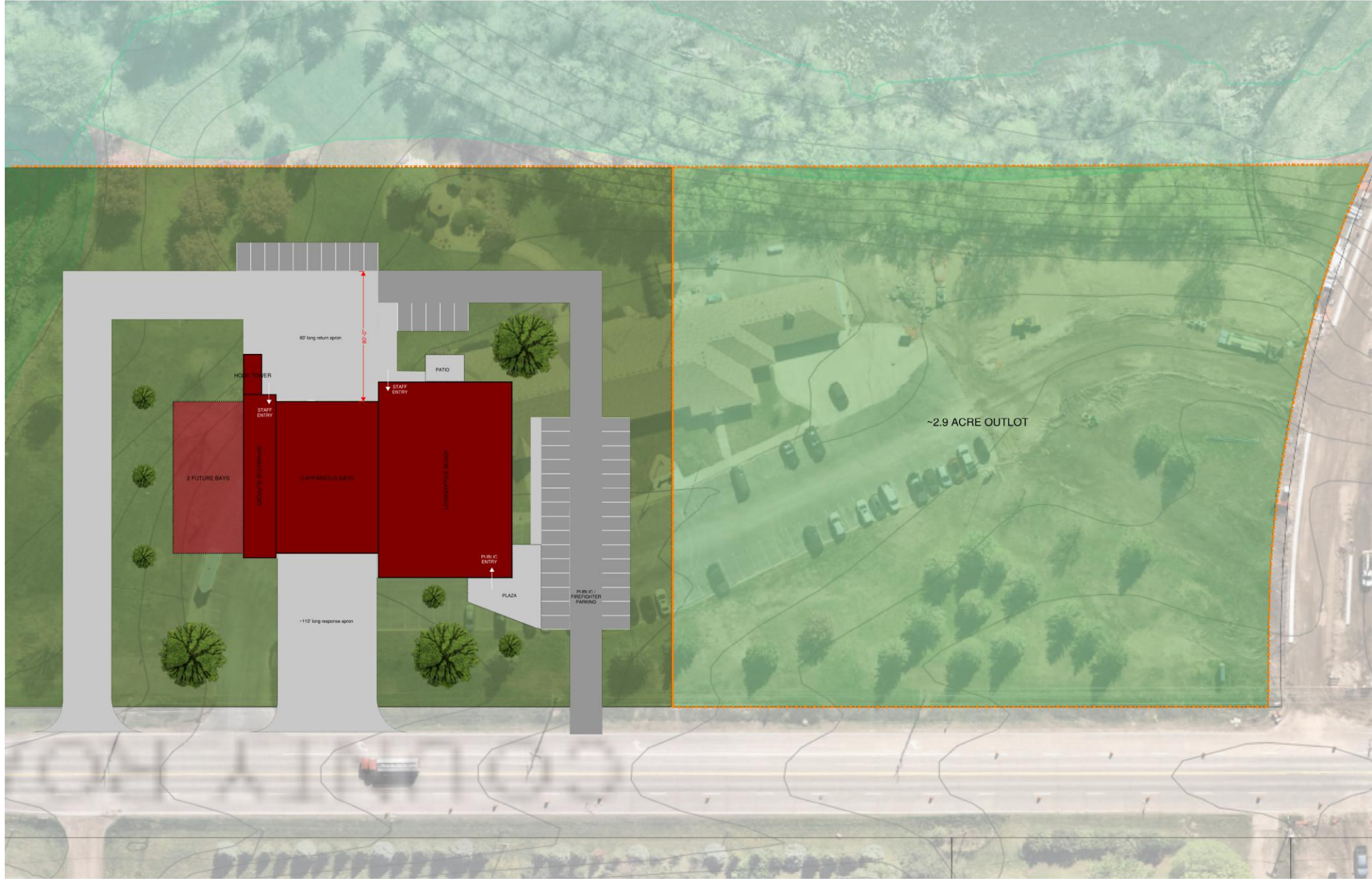




MASTER PLANNING | FIRE STATION (Option B)

- Site has ample space for fire station; would require city hall and police to move offsite
- Good visibility and access to Highway 116
- Building footprint based on 20-year programmed space need with drive-thru apparatus bays
- Ample site area for future expansion if needed
- Requires multiple new curb cuts onto Highway 116 which is not ideal
- Remaining portion of site could be redeveloped for other use





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Fire Station | Option B

8200 County Rd 116



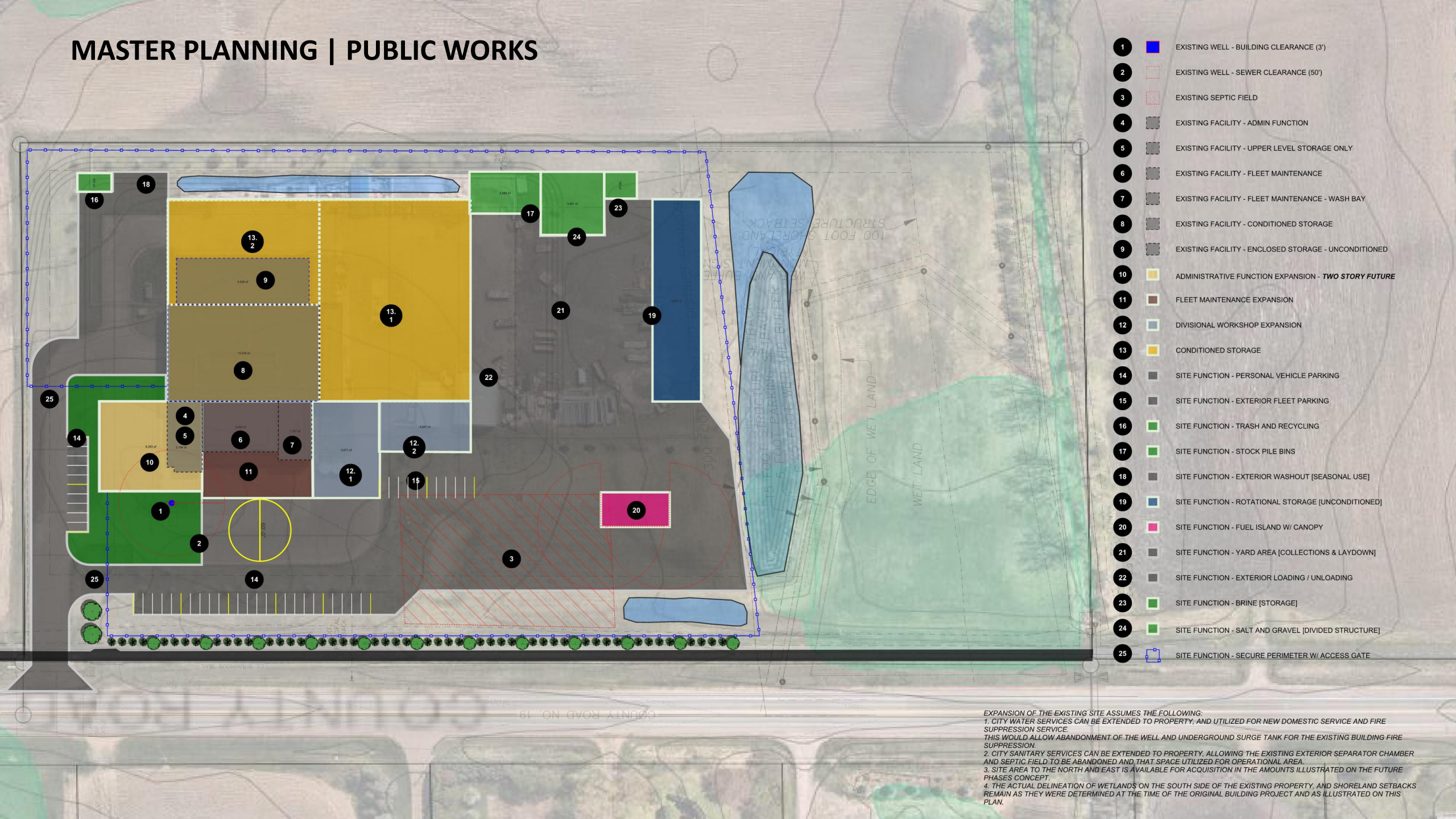
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MASTER PLANNING | PUBLIC WORKS

- Expansions illustrated require extension of city water and sanitary to serve existing and expanded facility.
- Abandon septic field and system to allow expansion of site operations.
- Expand operational site area to extents shown. Bulky material storage, salt/gravel storage, brine tanks, etc. Get relocated / reconstructed in southeast corner of the site. [17,24,23] trash enclosure gets relocated to northeast corner of the site [16]
- Construct a new, unheated storage building along the south side of the site. [19]
- Construct a new fuel island in southwest corner of the site. This could be a temporary above ground or long-term service below ground installation, depending on future phase implementation. [20]
- Construct new vehicle storage addition, approximately 25,700 sf, as an initial phase of this diagram [13.1]
- Demolish existing covered storage [9], and construct new vehicle storage addition, approximately 14,400 sf, as a sequential phase of this diagram [13.2]
- Expand existing vehicle maintenance single depth bays, to a double depth bay design, which includes equipment maintenance support areas [6,7,11]
- Construct a new workshop area, that can be converted to vehicle maintenance in future phases [12.1]
- Construct a new workshop area that is intended as long-term workshop space only [12.2]
- Expand office and administrative area to meet this phases space need, with the design capacity to add a second floor (expand the existing upper level storage) [4,5,10]



MASTER PLANNING | PUBLIC WORKS



EXPANSION OF THE EXISTING SITE ASSUMES THE FOLLOWING:

1. CITY WATER SERVICES CAN BE EXTENDED TO PROPERTY, AND UTILIZED FOR NEW DOMESTIC SERVICE AND FIRE SUPPRESSION SERVICE.
2. CITY SANITARY SERVICES CAN BE EXTENDED TO PROPERTY, ALLOWING THE EXISTING EXTERIOR SEPARATOR CHAMBER AND SEPTIC FIELD TO BE ABANDONED AND THAT SPACE UTILIZED FOR OPERATIONAL AREA.
3. SITE AREA TO THE NORTH AND EAST IS AVAILABLE FOR ACQUISITION IN THE AMOUNTS ILLUSTRATED ON THE FUTURE PHASES CONCEPT.
4. THE ACTUAL DELINEATION OF WETLANDS ON THE SOUTH SIDE OF THE EXISTING PROPERTY, AND SHORELAND SETBACKS REQUIRED AS THEY WERE DETERMINED AT THE TIME OF THE ORIGINAL BUILDING PROJECT AND AS ILLUSTRATED ON THIS PLAN.

COST ESTIMATES



PRELIMINARY COST ESTIMATES



- Preliminary cost estimates are based on Rough Order of Magnitude (ROM); utilizing historical construction cost data for similar facilities
- Cost estimates include design and construction contingency
- Soft Costs include costs not directly tied to the physical construction of the building; they include- Inspections, Permits, A/E fees, Furniture, etc.

	New City Hall & Police Station	New Fire Station	Expansion Public Works
Construction Costs:	\$40.4M	\$12.7M	tbd
Soft Costs:	\$8.1M	\$3.1M	tbd
Total Project Costs (2025):	\$48.5M	\$15.8M	tbd
Total Project Costs (2026):	\$50.4M	\$16.5	tbd
Total Project Costs (2027):	\$52.4M	\$17.1	tbd



NEXT STEPS



NEXT STEPS

- Confirm desired master planning approach
- Develop implementation plan with staff
- Finalize study document and issue final report





DISCUSSION

