



**City of Lakeville
Fire Department**

Memorandum

To: Mayor and City Council Members
Justin Miller, City Administrator

From: Mike Meyer, Fire Chief

Copy: Todd Sellner, Assistant Fire Chief
Allyn Kuennen, Assistant City Administrator

Date: April 22, 2024

Subject: **Review Fire Station Options D3 and D4**

At the October 2023 City Council work session staff presented several options regarding the renovation of the existing or the construction of new fire stations to prepare the department for future staffing of stations. Staff has continued to work through the timing, funding and construction of these improvements. Attached are Options D3 and D4. The renovations of FS4 were completed in the Spring 2024 to provide sleeping quarters for 24-hour staffing and the six full-time fire fighters hired in March. The temp renovation of FS1 is scheduled to be completed in the Fall of 2024 to provide sleeping quarters for 24-hour staffing and the next six full-time fire fighters to be hired in early 2025.

Option D3 Proposes the Following:

- Purchase new land at the Dodd and Cedar Avenue area and construct a new "Station 5" (see attached design) that would serve the areas previously served by FS 2 and 4. This would provide the ability for FS 2 and 4 to be eliminated.
- At this point the city could pause the full renovation of FS 3 and 1, while staff determines the full effect of the new "Station 5" on the future needs of FS 3 and 1.
- If full renovations of FS 3 and 1 is needed, they could be completed in 2027 and 2028.
- The cost of Option D3 which includes renovation FS 1, 3 and 5 is estimated to be between \$60.4 and \$68.3 million.

Option D3 Pros:

- Flexible Space: not limited by land/footprint, providing room to account for future needs.
- Central location: positioned at Cedar and Dodd, offering easy access to north and southbound Cedar, and potentially east and westbound 179th Street.
- Long-Term Planning: designed to meet the long-term needs with ample space for ambulance/Allina and future growth.
- The potential of Allina moving their base from Apple Valley to Lakeville.
- Potential Revenue: sale of FS 2 land could offset some costs.

- Allows for the reduction of fire stations from three to four and associated equipment.

Option D3 Cons

- Land Purchase Required: acquisition of land is necessary.
- Higher Construction Costs: construction of a larger station may incur higher costs.
- Longer response times to eastern border of city limits.
- Would need to sell or find a reuse for Stations 2 and 4.

Option D4 Proposes the Following:

- Demo and reconstruct FS2 beginning in 2025 with completion in 2026 (see attached design).
- Fully renovate and expand FS3 in 2027. (If this option is considered, do we do both FS2 and FS3 as one construction project)
- Fully renovate and expand FS1 in 2028.
- With the full renovation of FS 1, 2 and 3 would allow the expansion of their service areas to eliminate the need for FS4 by 2029. (FS4 would be used as a temp location while FS 1, 2 and 3, are renovated).
- The cost of Option D4 is estimated to be between \$51.6 and \$59.6 million.

Option D4 Pros:

- Cost Effective: rebuilding on the current property limits costs.
- Community Proximity: station remains in a residential area, ensuring proximity to POC firefighters.
- Allows for the reduction of fire stations from three to four and associated equipment.
- Maintains desired response times to eastern border of city limits.
- Eliminates the need for temp renovation at FS3.
- Allows for the reduction of fire stations from three to four and associated equipment.

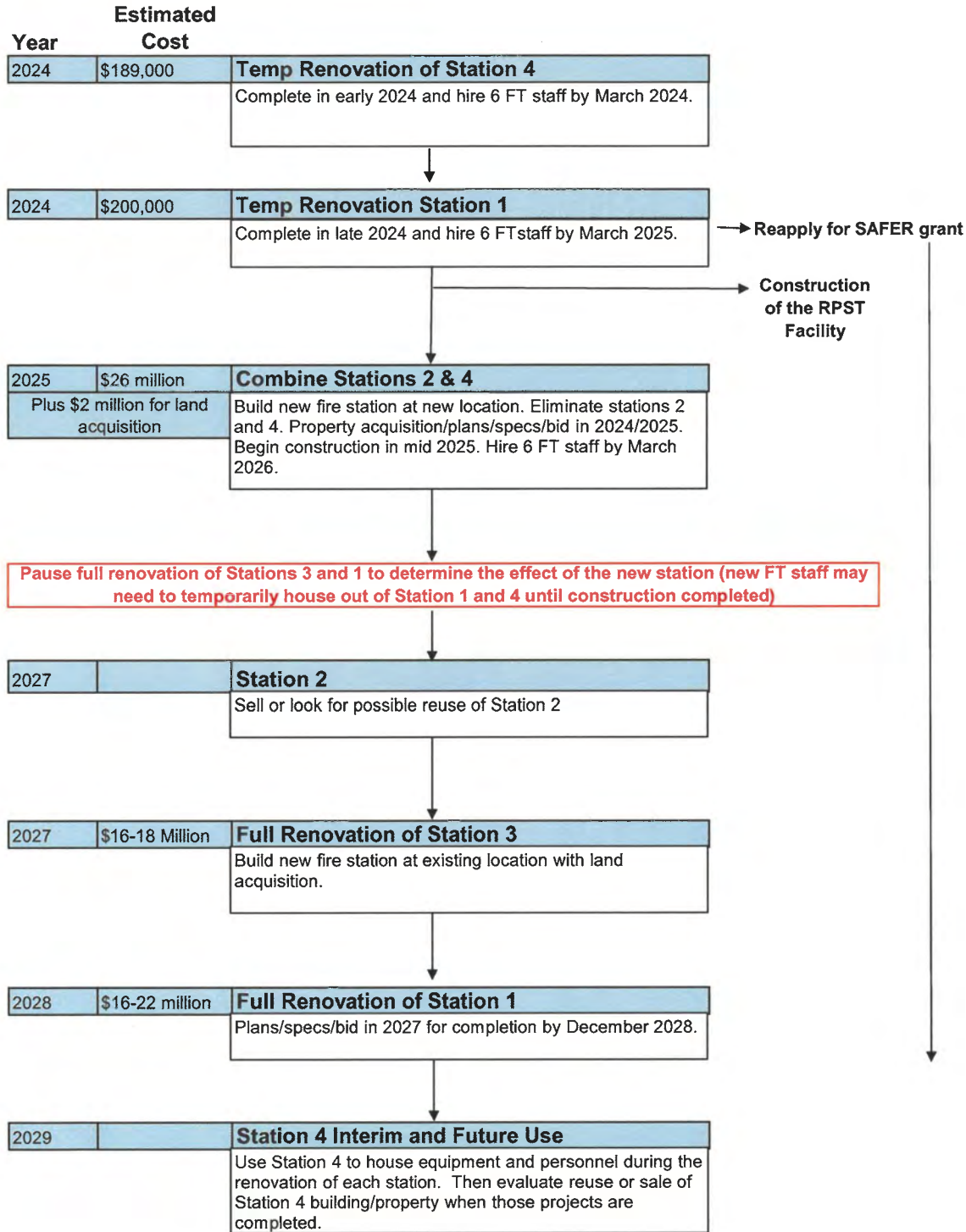
Option D4 Cons:

- Accessibility Challenges: current roundabout configuration limits access, particularly for west bound traffic.
- Operational Disruption: maintaining operational capacity during construction would be very challenging. Would need to consider housing equipment temporarily out of the CMF/FS4.
- Limited Future Growth: space constraints may limit the station's ability to meet the future community needs.
- Space Limitation: Limited space for ambulance/Allina.
- Cost Implications: remodeling Station 1 to accommodate administrative offices will increase costs.

Exhibits:

- Option D3
- Option D4
- Response maps (FS 1, 3, & 5 (D3) and FS 1, 2, & 3 (D4))
- FS2 Design
- FS5 Design
- October 2023 CC Work Session Presentation

Fire Department: Option D3



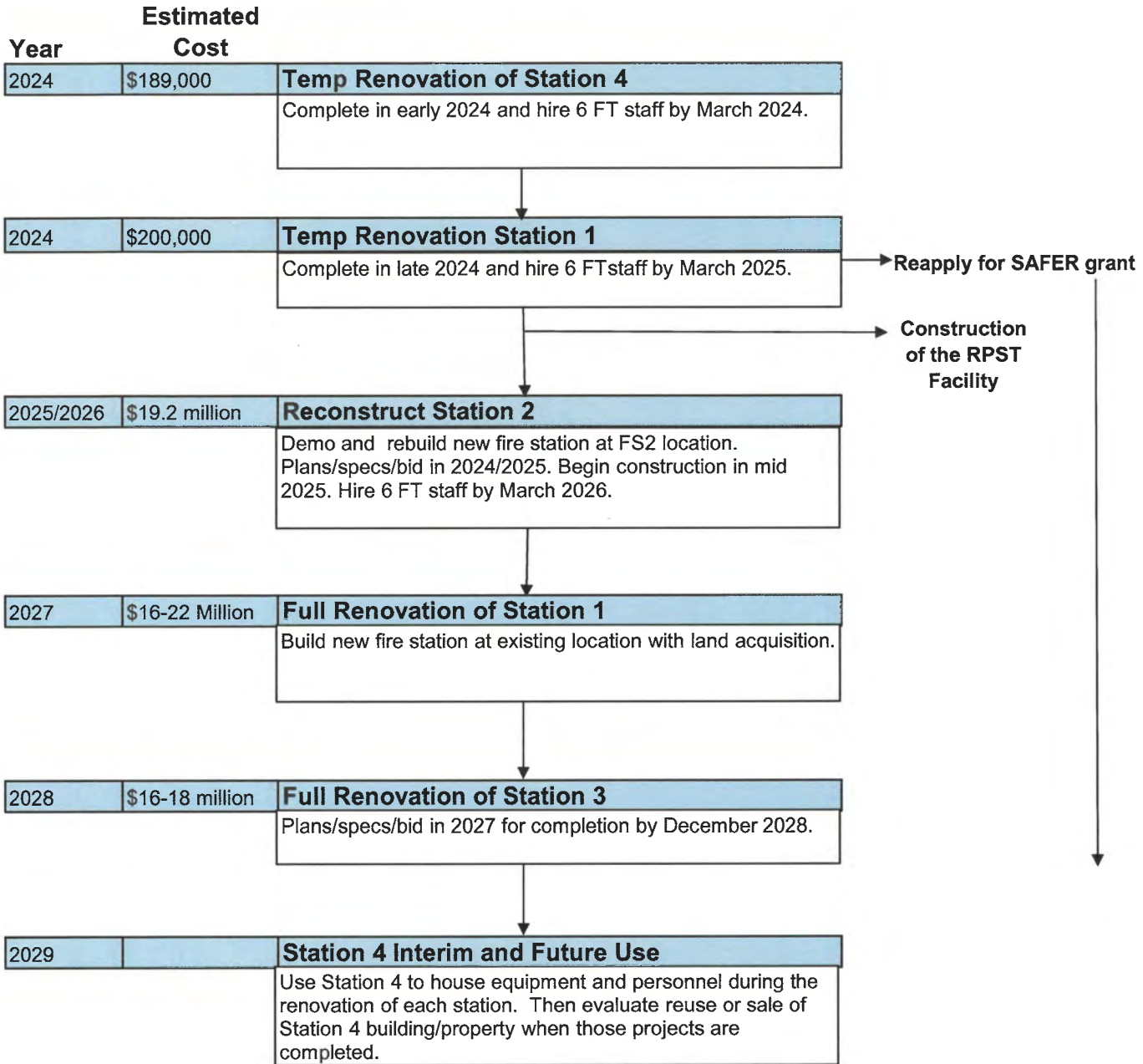
Summary:

- 6 year plan
- Combine Stations 2 and 4 in 2025/2026
- Percentage of calls per station - S1 = 33%, S2 = 32%, S3 = 27%, S4 = 7%
- 6 FT firefighters are hired each year over first three years
- Temp remodel of Station 4 can effectively cover Station 3 until Station 3 is renovated

FD Cost: \$60,389,000 - \$68,389,000

RPSTF Cost: \$20 - 24,000,000

Fire Department: Option D4



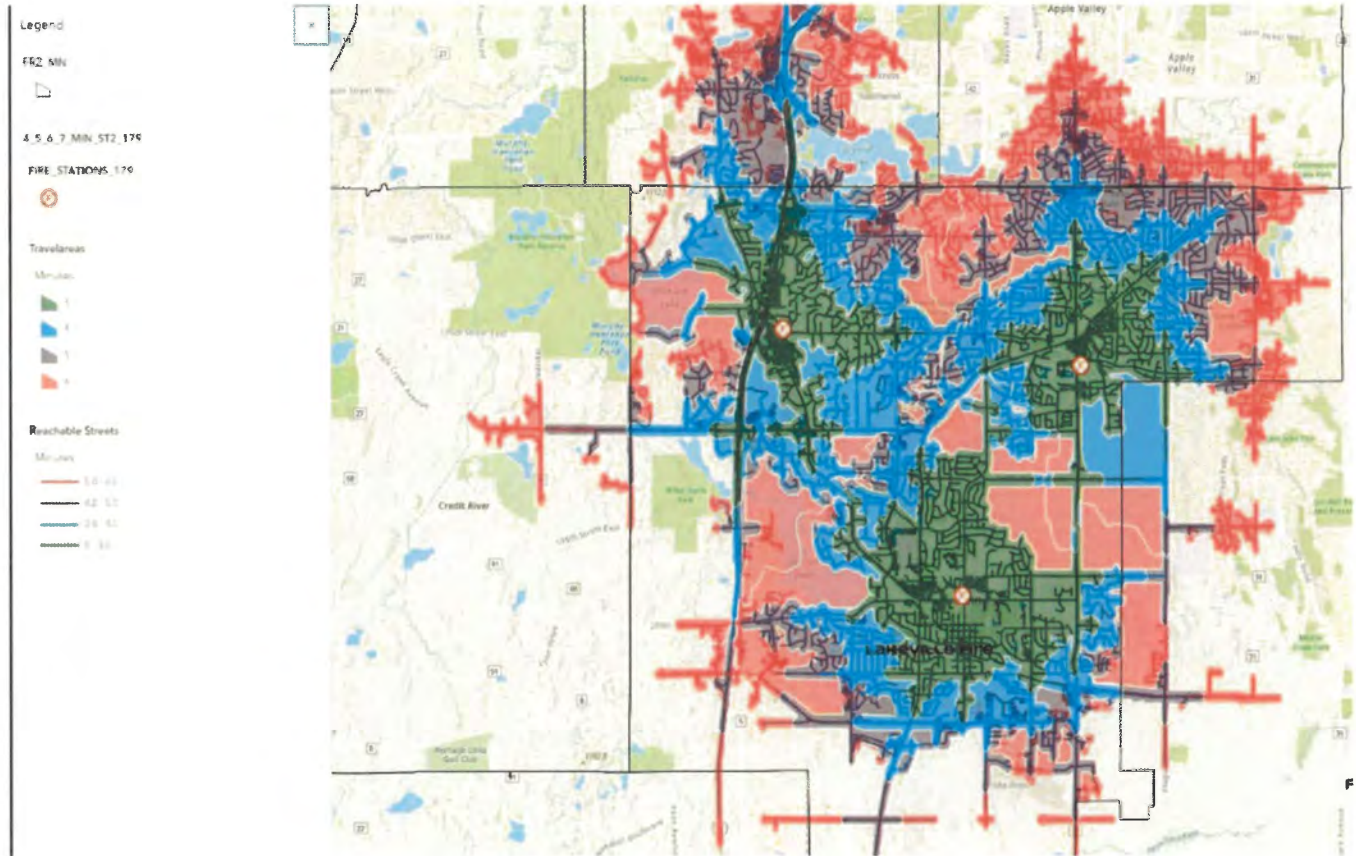
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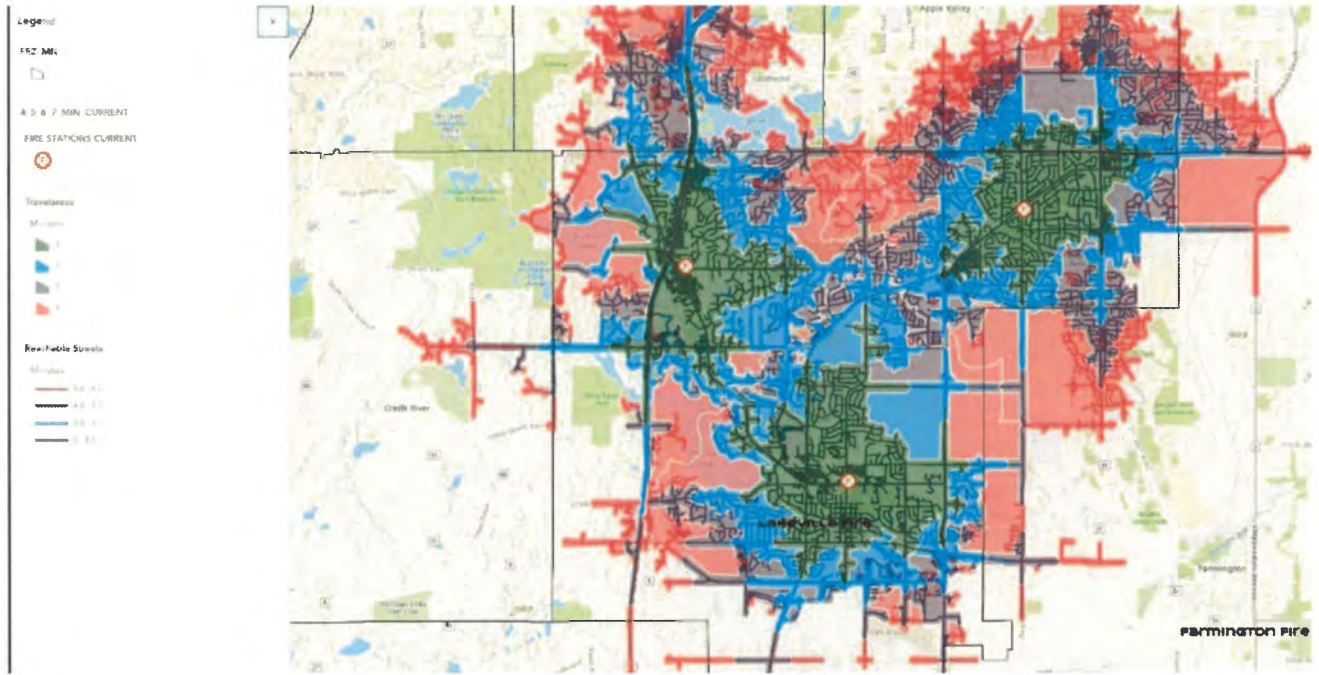
Response Maps

Station 5 (Cedar & 179th)

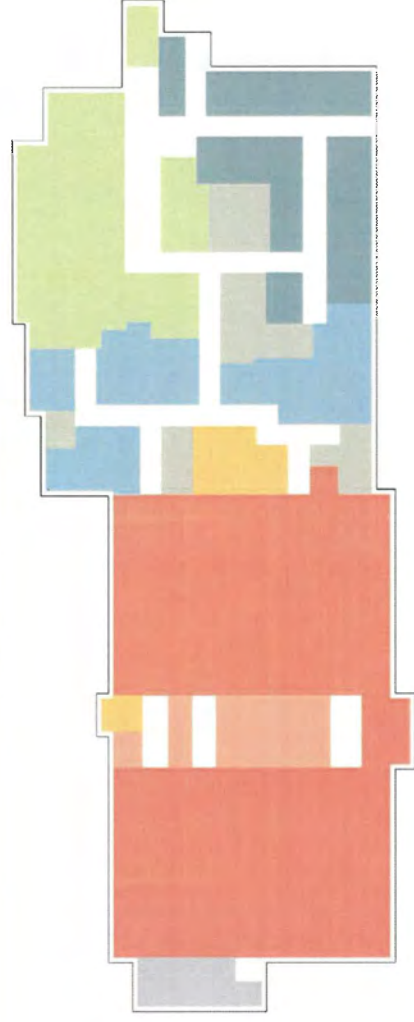


Response Maps

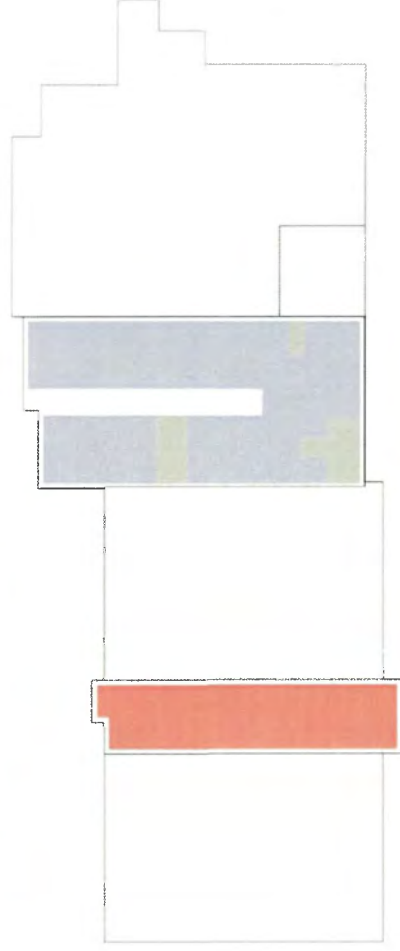
Station 2 (Dodd & Flagstaff)



Combined Station

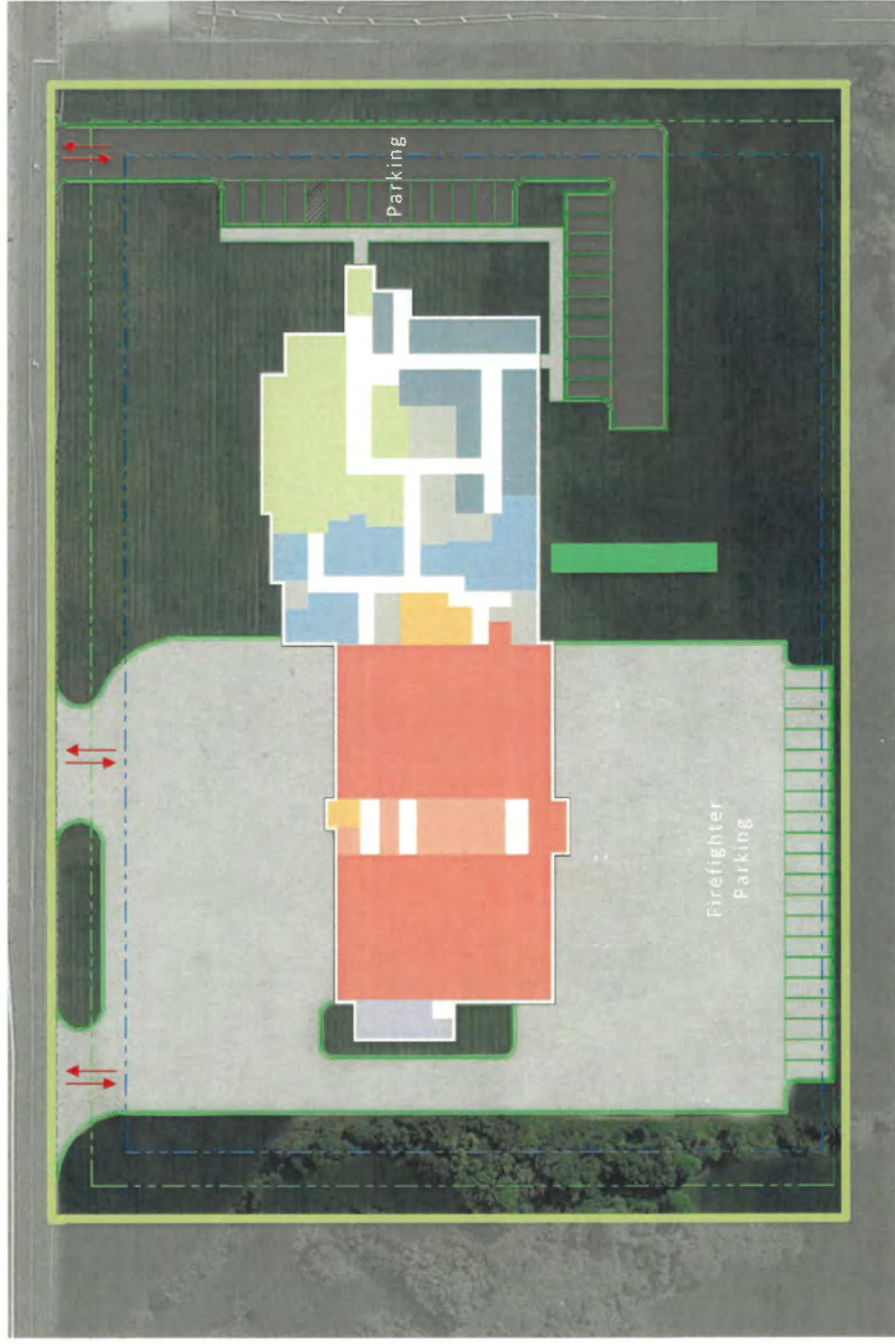


First Floor



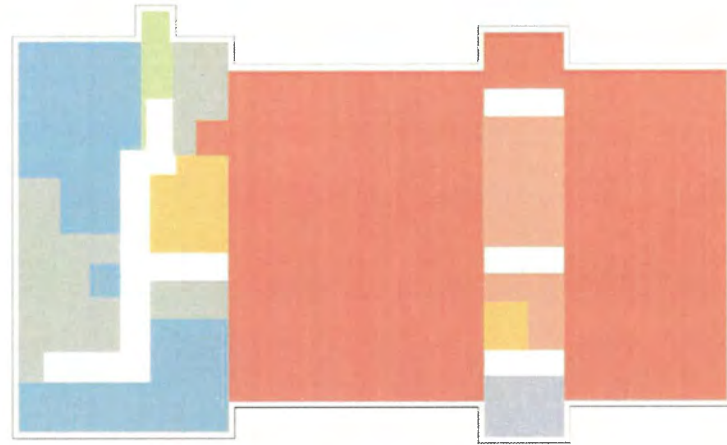
Second Floor

Combined Station

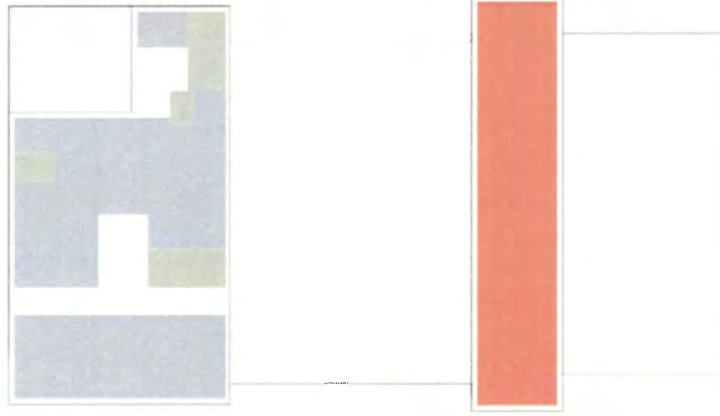


Station 2

- Apparatus/Training
- Decontamination
- Support
- Public
- Station Offices
- Administration
- Residence
- Common
- Circulation



First Floor



Second Floor

Station 2



October 23, 2023



Lakeville Fire Department Facility Study

Quinn Hutson, AIA – Principal
Brooke Jacobson, AIA – Principal



YOUR SUCCESS IS OUR INSPIRATION.

Who We Are

- Full service, mid-sized firm
- 50+ years of experience
- Leaders in public safety design
- Strong design; quality work throughout
- Engaged representation





Information Gathering

- › Staff interviews
- › Site & Building review
- › City ordinance
- › Fire station design standards

Station 1 - Holyoke

<i>Built</i>	1985
<i>Remodeled</i>	1995, 2012
<i>Age</i>	38 years
<i>Total Area</i>	11,760 SF
<i>Apparatus</i>	4 apparatus bays (2 back-in)





Station 2 - Dodd

<i>Built</i>	1976
<i>Remodeled</i>	1985, 1991, 2003
<i>Age</i>	47 years
<i>Total Area</i>	5,760 SF
<i>Apparatus</i>	4 apparatus bays (3 back-in)

Station 3 - Kenrick

<i>Built</i>	1988
<i>Remodeled</i>	N/A
<i>Age</i>	35 years
<i>Total Area</i>	5,341 SF
<i>Apparatus</i>	2 apparatus bays (1 back-in)

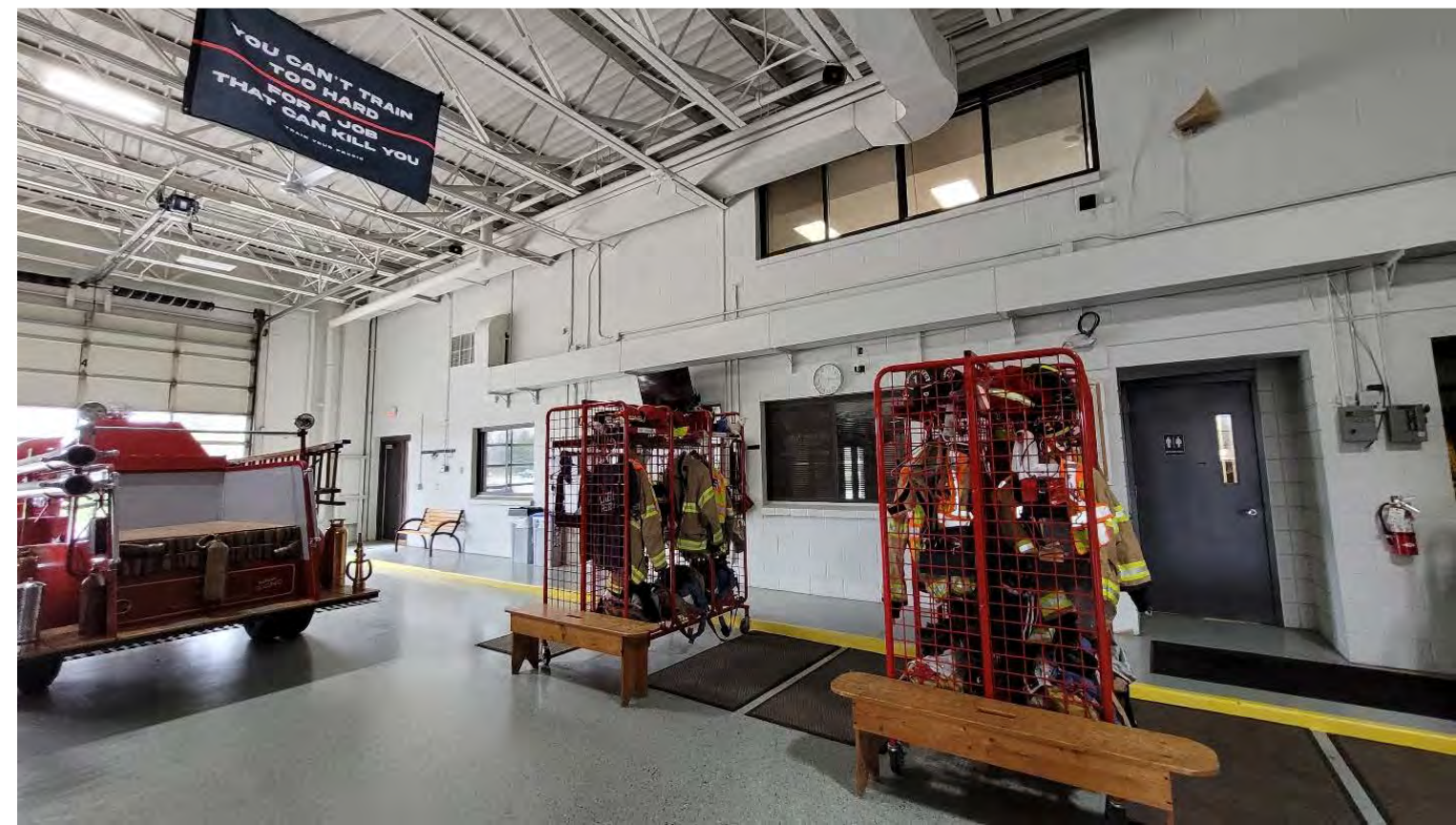




Station 4

<i>Built</i>	2002
<i>Remodeled</i>	2012
<i>Age</i>	21 years
<i>Total Area</i>	12,632 SF
<i>Apparatus</i>	3 apparatus bays (1 back-in)

Stations 1 - 4 Existing Conditions



Firefighter Health

Does Not Meet Need For:

- › Carcinogen separation
- › Vehicle exhaust extraction



Firefighter Health

Does Not Meet Need For:

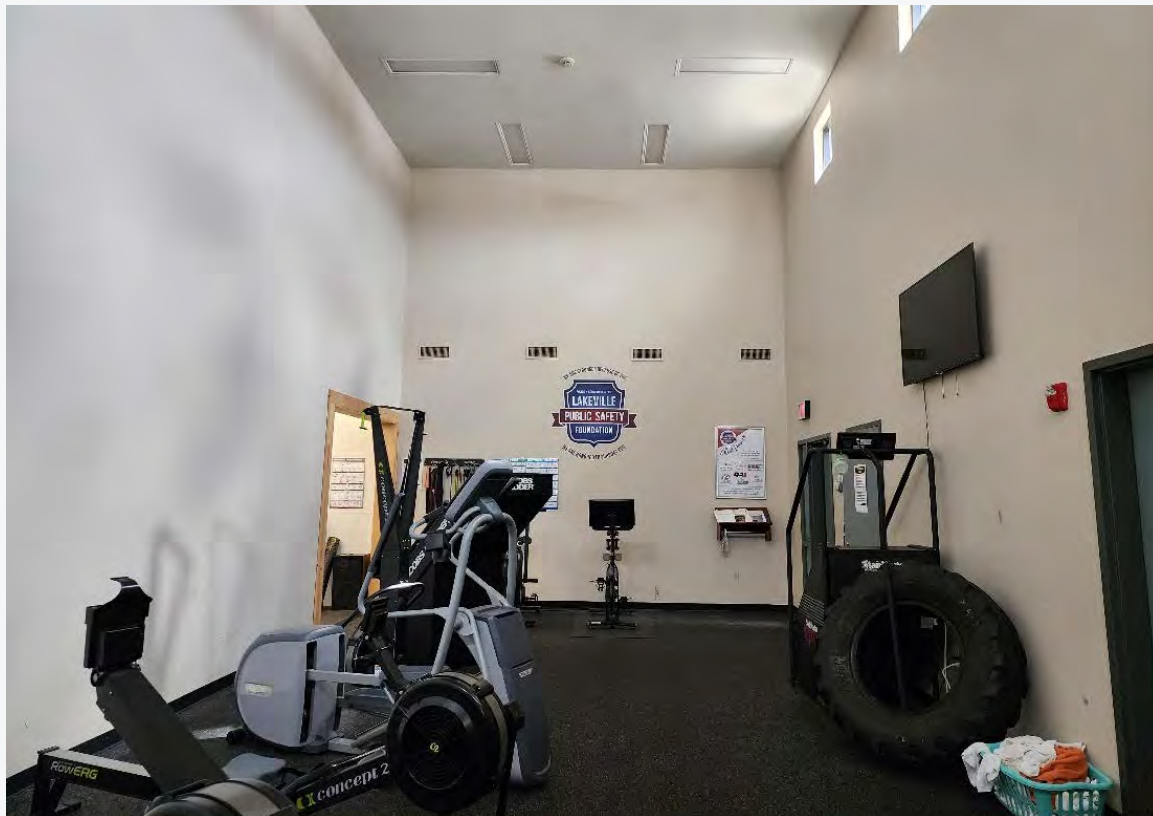
- › Adequate decontamination
- › Separate turnout gear space



Firefighter Health

Does Not Meet Need For:

- › Mental health support
- › Indoor / outdoor fitness space



Firefighter Health

Does Not Meet Need For:

- › Lack of dorms
- › Controlled lighting transitions



Safety

Does Not Meet Need For:

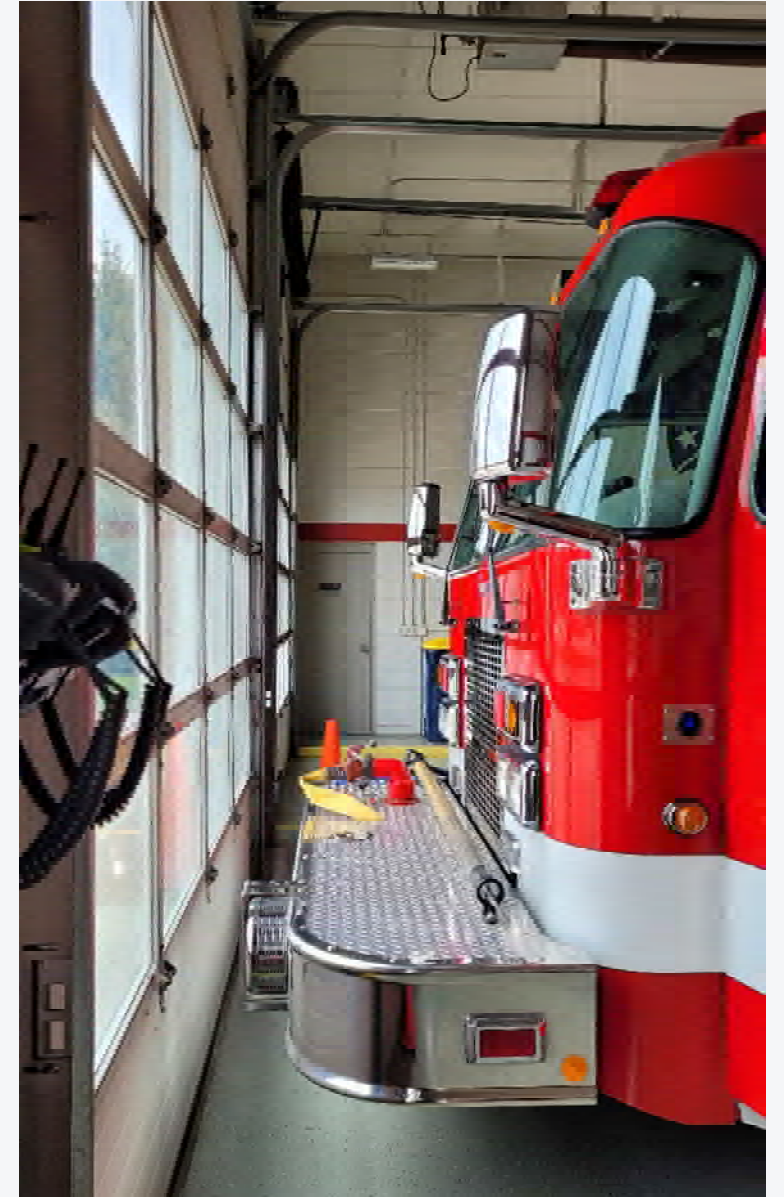
- › Drive-through bays
- › Separation of apparatus & public traffic



Safety

Does Not Meet Need For:

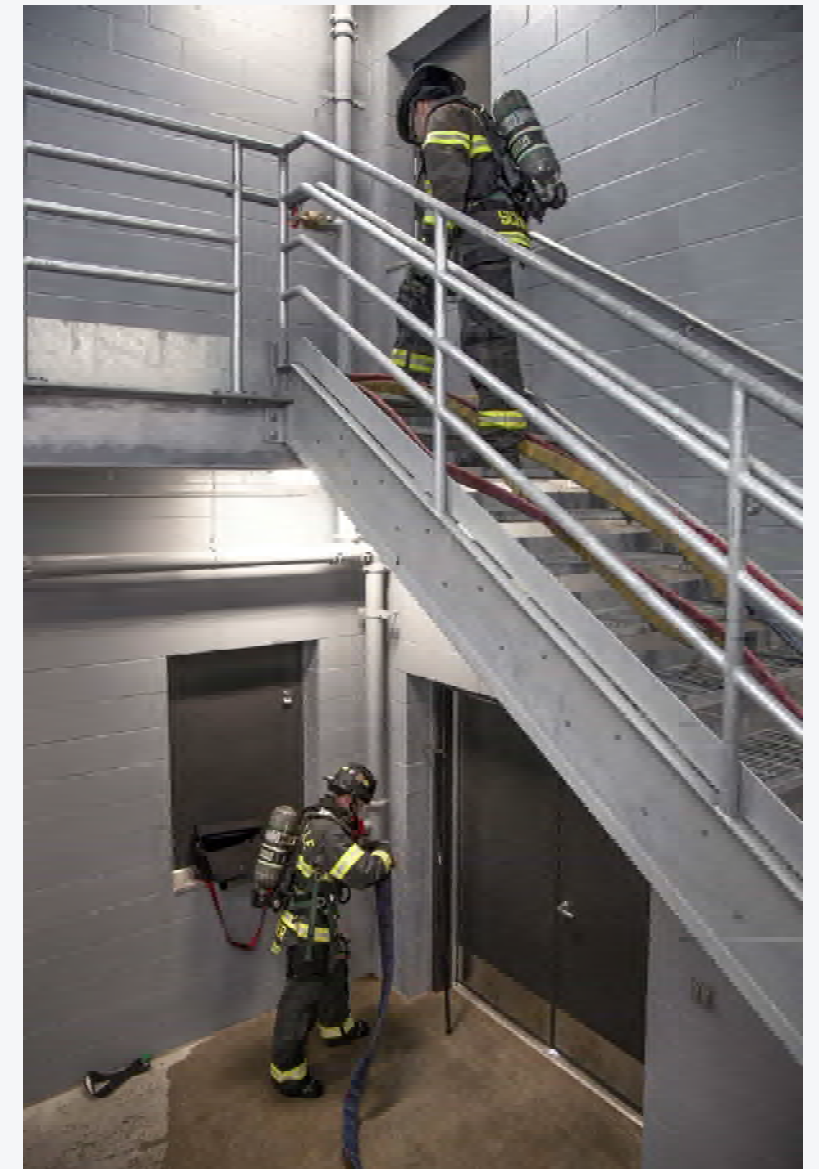
- › Station design Best Practices
- › Current building codes
- › Sufficient clearance around apparatus



Training

Does Not Meet Need For:

- › Ground ladder training/evolutions
- › Hose advancement/stair evolutions



Training

Does Not Meet Need For:

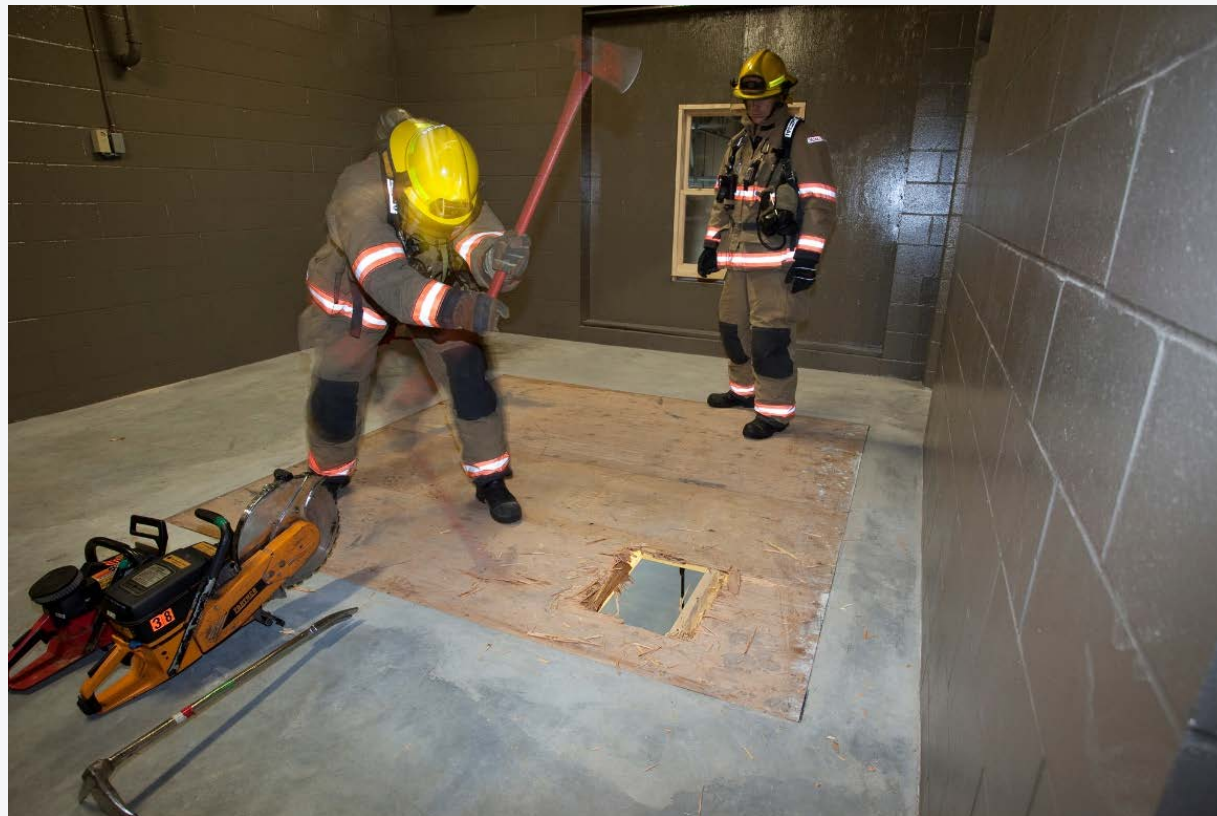
- › Confined space rescue
- › Search + rescue maze



Training

Does Not Meet Need For:

- › High rise training
- › Wall/floor breach



Training

Does Not Meet Need For:

- › Advanced technical rescue (rope rescue/rappelling)
- › Alarm panel/sprinkler system



Shortage of Space

- › Does not allow for all current & future needs
- › No flexibility incorporated for current uses



Shortage of Space

- › Site & building not functionally organized
- › Inefficient operational flow



Sustainability



Does not meet current LEED strategies

- › Low-efficiency mechanical systems
- › Lighting not fully LED or controlled
- › Poor thermal exterior envelope
- › No stormwater treatment
- › Poor indoor air quality



High energy use

Station Options

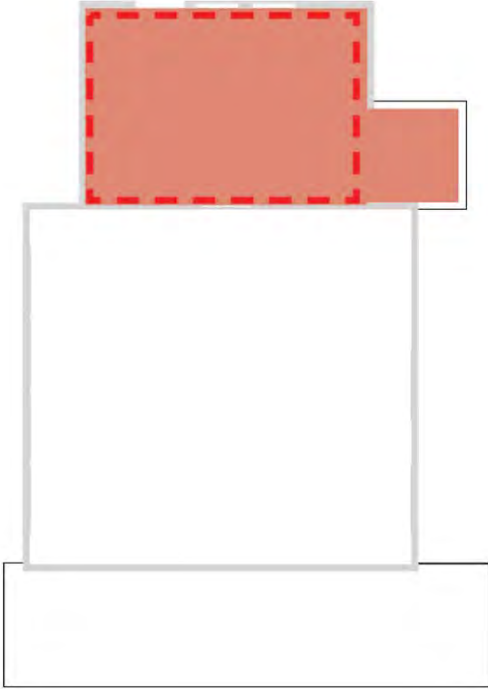


Station 1 – Option 1

- Apparatus/Training
- Decontamination
- Support
- Public
- Station Offices
- Administration
- Residence
- Common
- Circulation
- Existing Building Footprint



First Floor



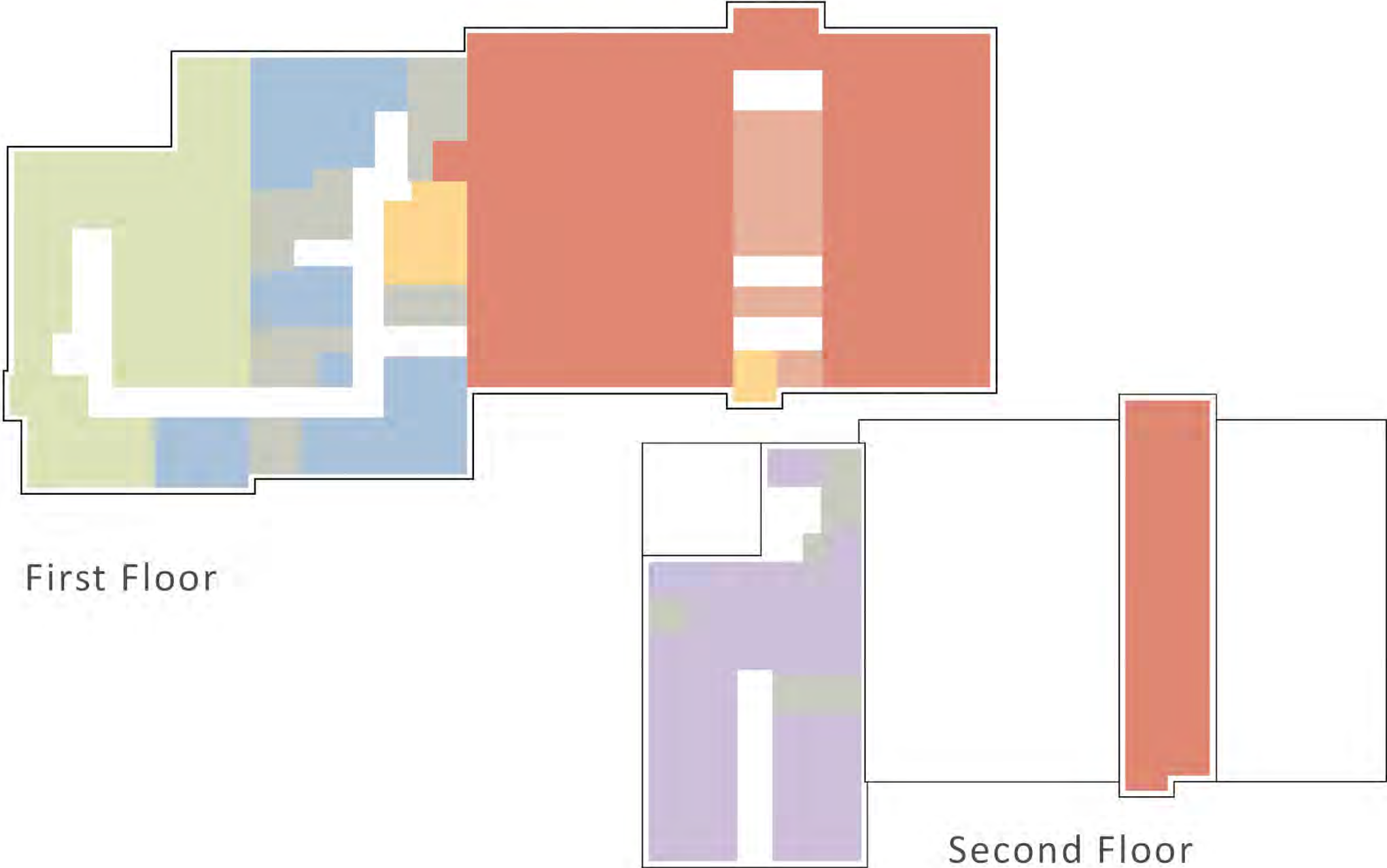
Second Floor

Station 1 – Option 1

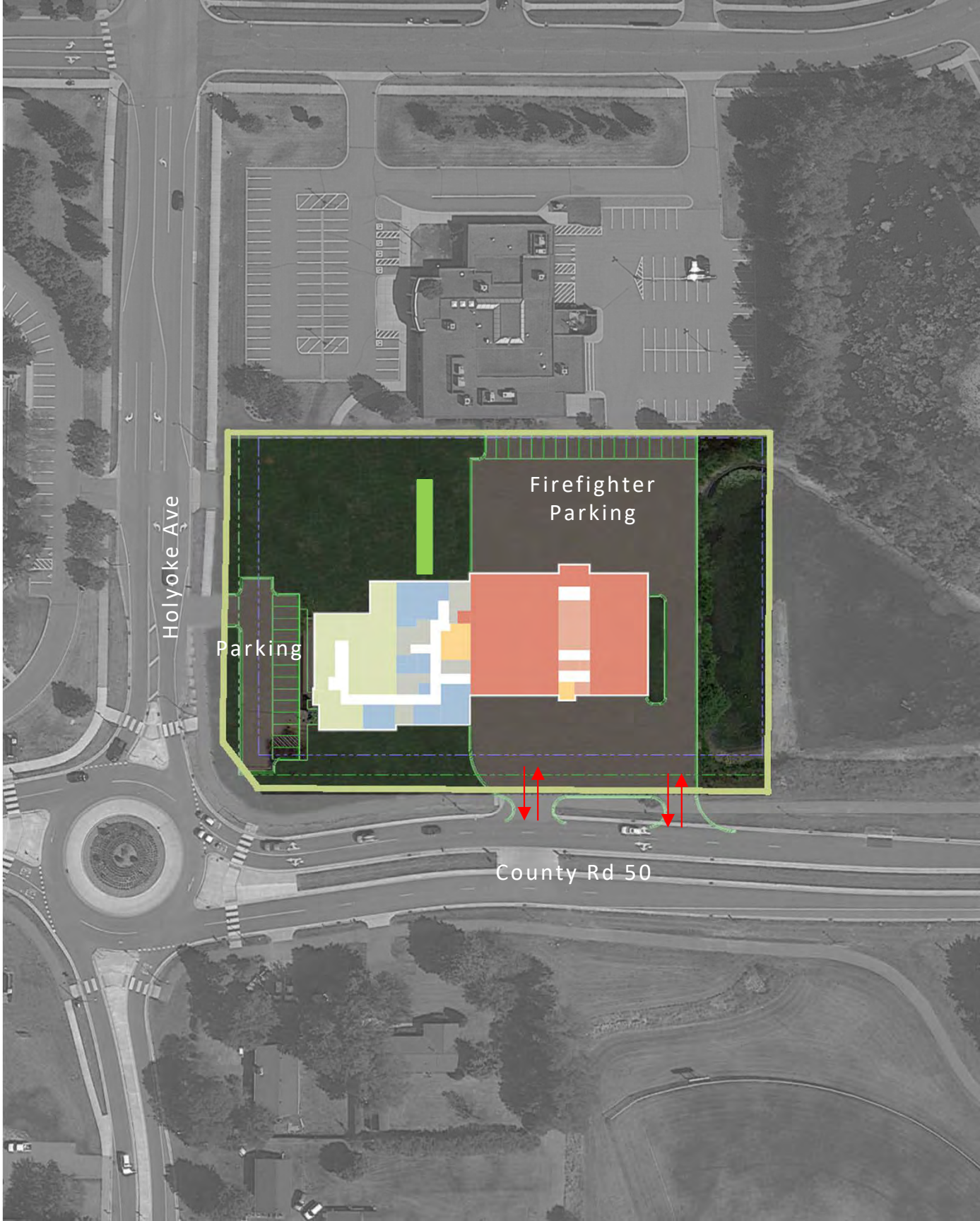


Station 1 – Option 2

- Apparatus/Training
- Decontamination
- Support
- Public
- Station Offices
- Administration
- Residence
- Common
- Circulation

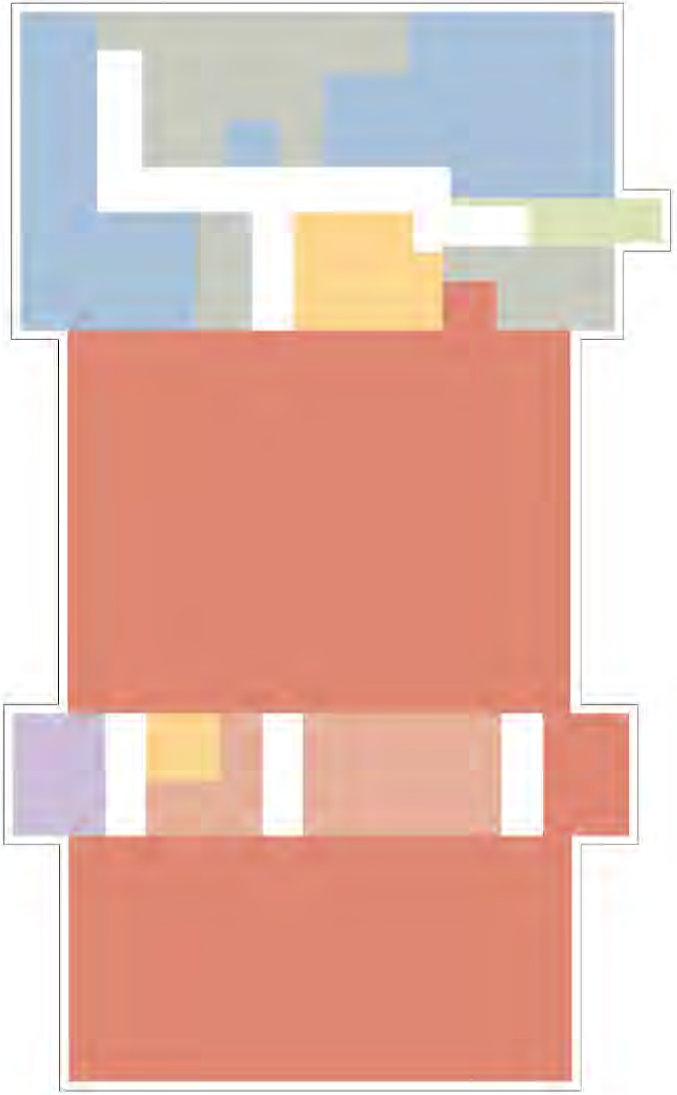


Station 1 – Option 2

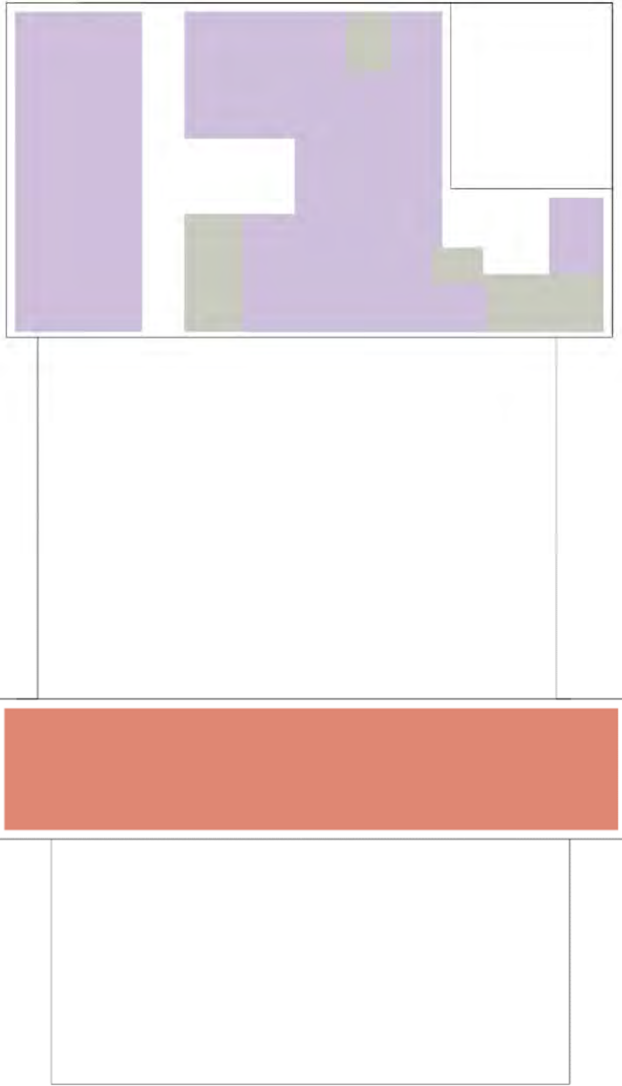


Station 2

- Apparatus/Training
- Decontamination
- Support
- Public
- Station Offices
- Administration
- Residence
- Common
- Circulation



First Floor



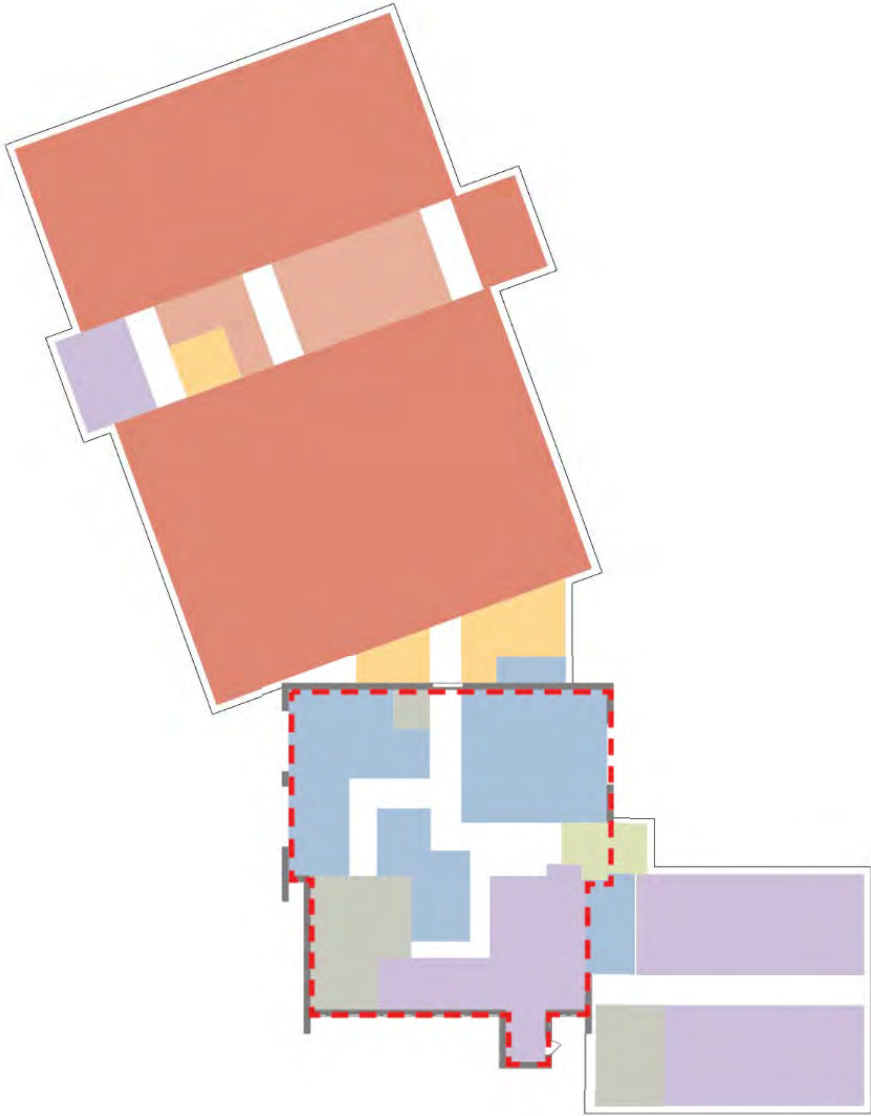
Second Floor

Station 2

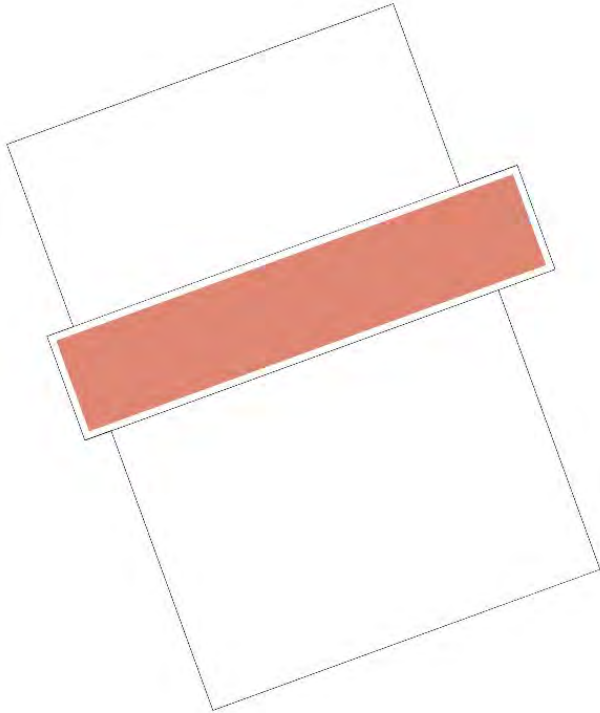


Station 3 – Option 1

- Apparatus/Training
- Decontamination
- Support
- Public
- Station Offices
- Administration
- Residence
- Common
- Circulation
- Existing Building Footprint



First Floor



Second Floor

Station 3 – Option 1

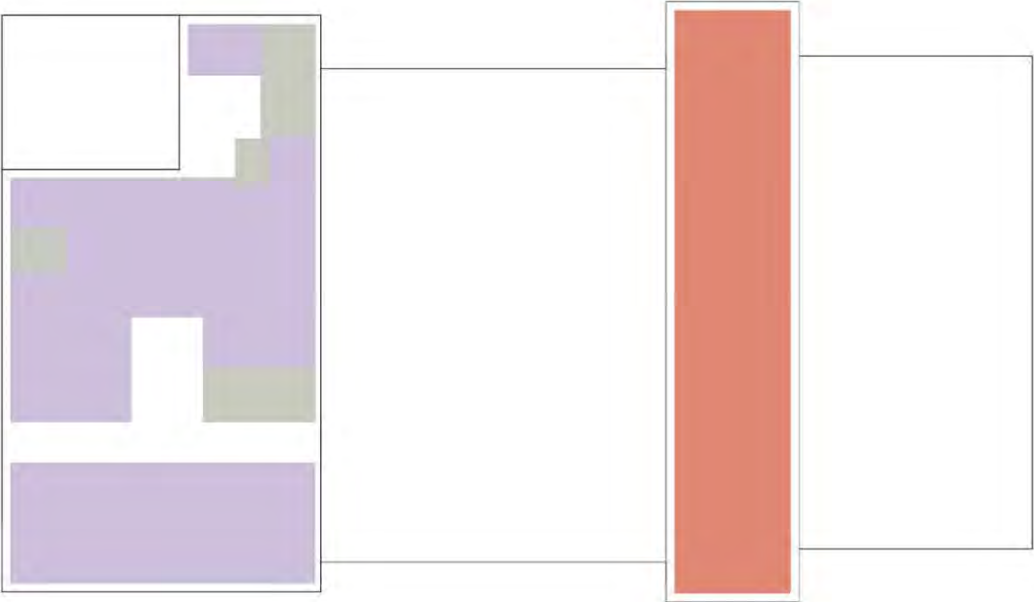


Station 3 – Option 2

- Apparatus/Training
- Decontamination
- Support
- Public
- Station Offices
- Administration
- Residence
- Common
- Circulation



First Floor



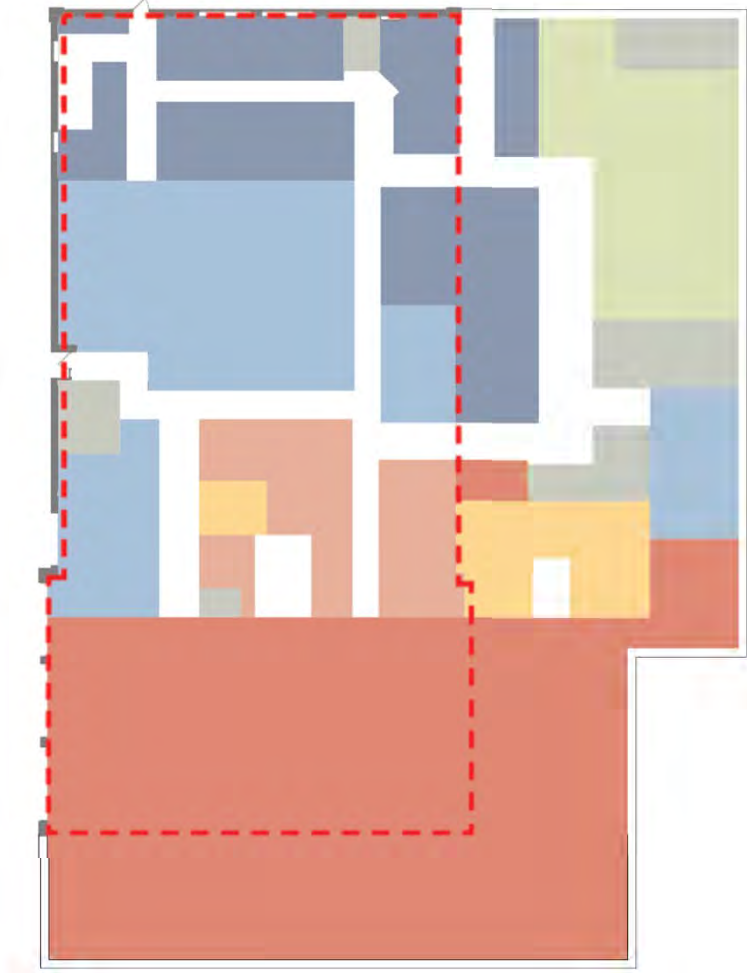
Second Floor

Station 3 – Option 2

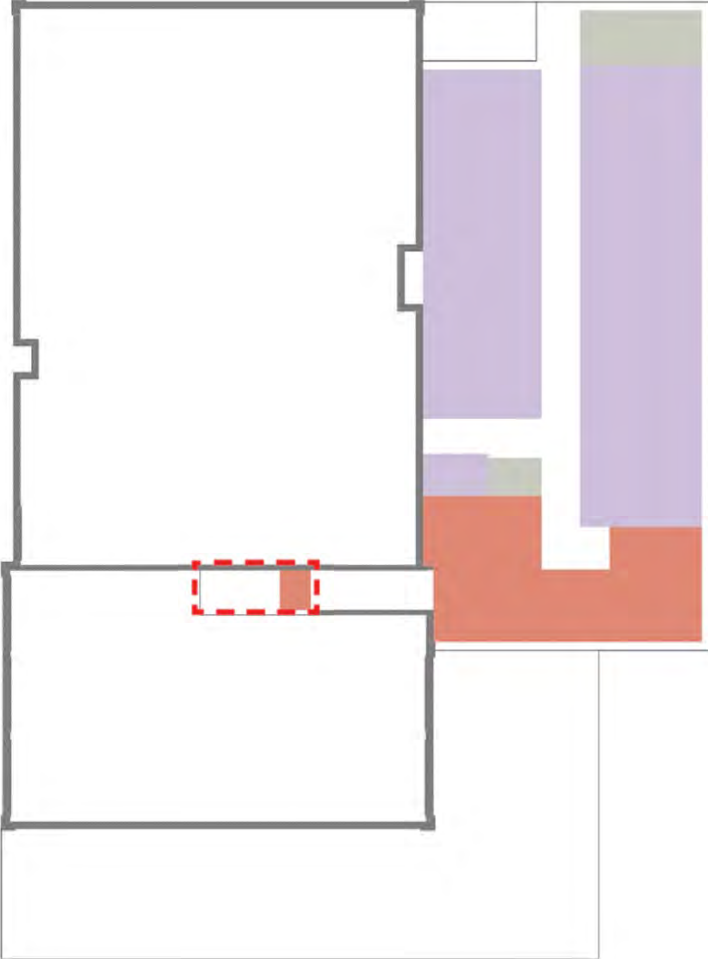


Station 4

- Apparatus/Training
- Decontamination
- Support
- Public
- Station Offices
- Administration
- Residence
- Common
- Circulation
- Existing Building Footprint



First Floor

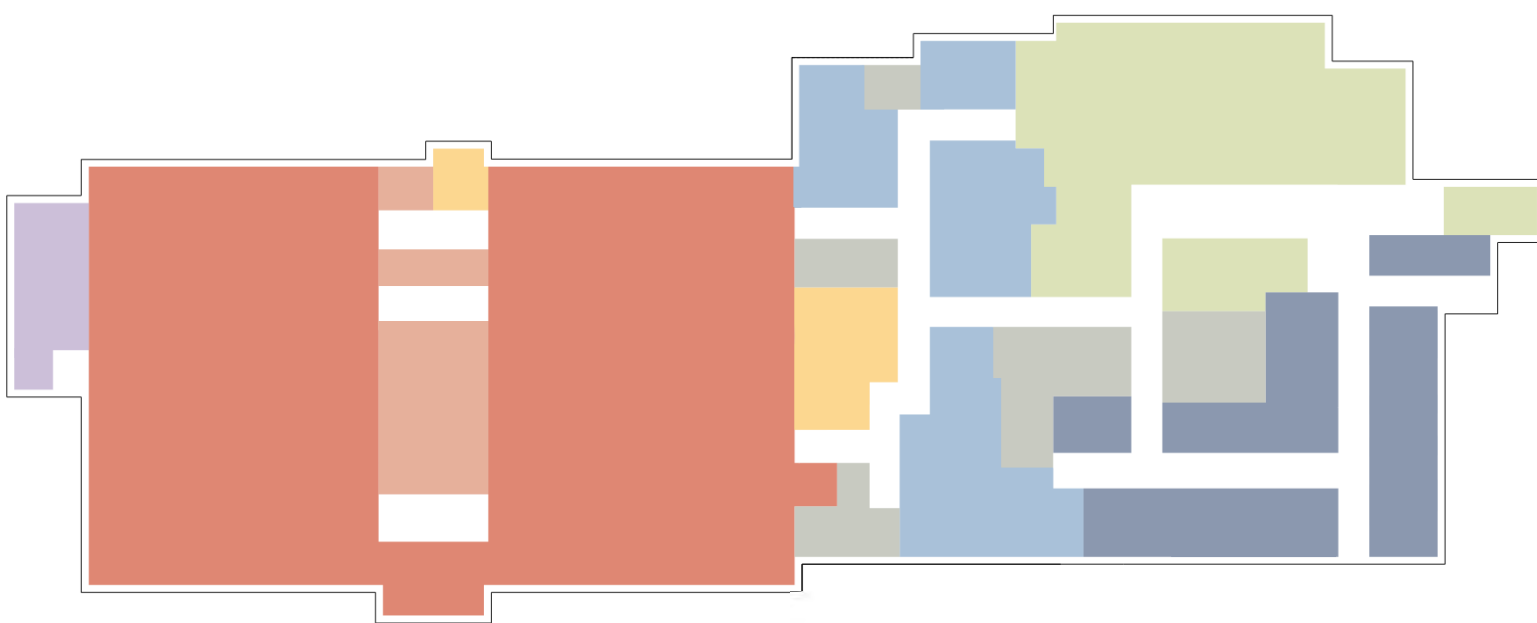


Second Floor

Station 4



Combined Station



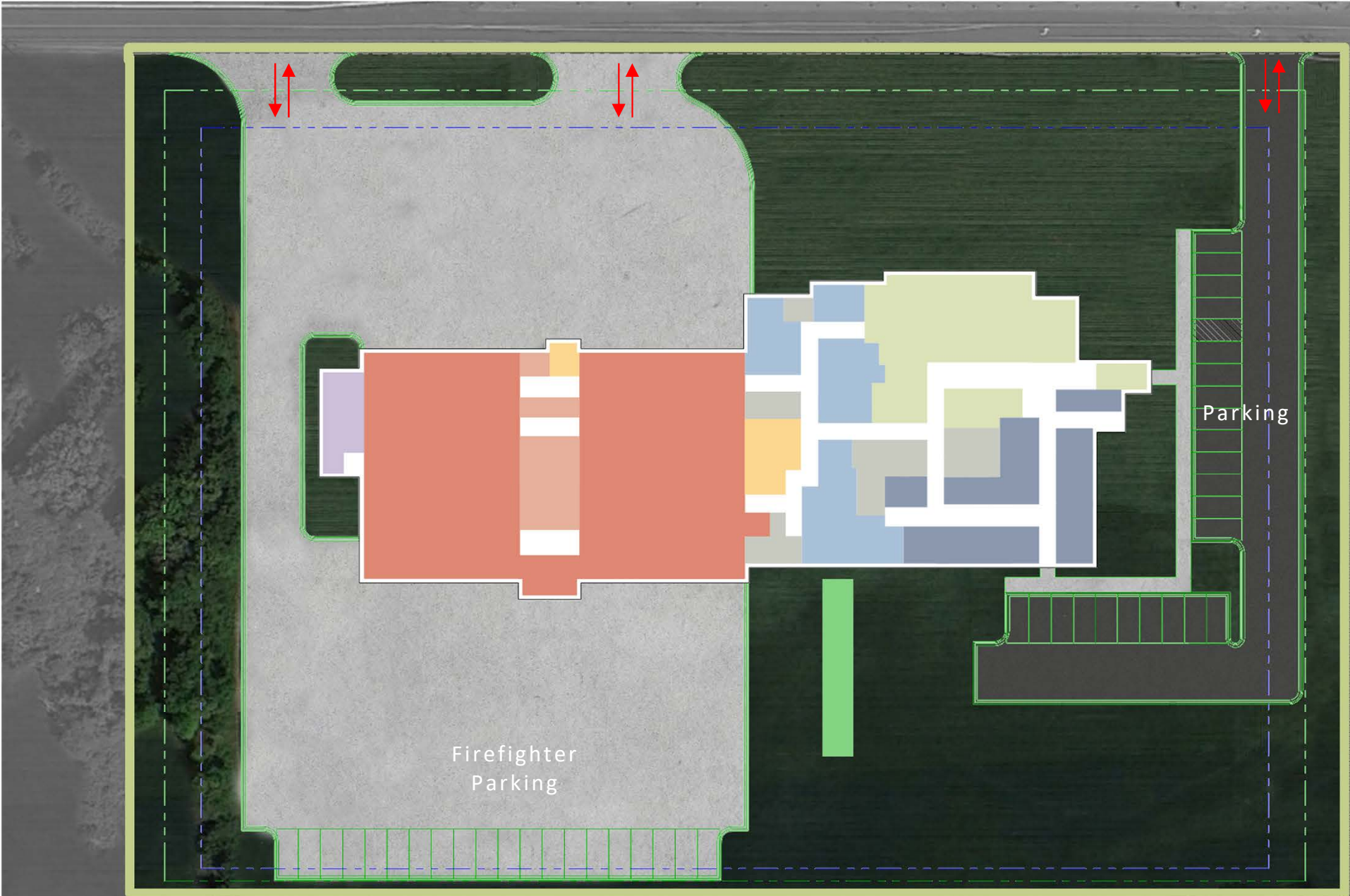
First Floor



Second Floor

- Apparatus/Training
- Decontamination
- Support
- Public
- Station Offices
- Administration
- Residence
- Common
- Circulation

Combined Station



Cost Estimates – Short-Term

Station 1

<i>Hard Cost</i>	\$45,440
<i>Occupied Facility / Phasing Factor</i>	\$1,363
<i>Sub-total</i>	\$46,803
<i>Contingency (10%)</i>	\$4,680
<i>Total Cost</i>	\$51,484

Station 2

<i>Hard Cost</i>	\$84,100
<i>Occupied Facility / Phasing Factor</i>	\$2,523
<i>Sub-total</i>	\$86,623
<i>Contingency (10%)</i>	\$8,662
<i>Total Cost</i>	\$95,285

Prices shown above are as of August 1, 2023. Construction cost inflation should be added to the project hard costs above from the date listed to projected project construction midpoint at a rate of 5% per year.

Cost Estimates – Short-Term

Station 3

<i>Hard Cost</i>	\$75,600
<i>Occupied Facility / Phasing Factor</i>	\$2,268
<i>Sub-total</i>	\$77,868
<i>Contingency (10%)</i>	\$7,787
<i>Total Cost</i>	\$85,655

Station 4

<i>Hard Cost</i>	\$75,975
<i>Occupied Facility / Phasing Factor</i>	\$2,279
<i>Sub-total</i>	\$78,254
<i>Contingency (10%)</i>	\$7,825
<i>Total Cost</i>	\$86,080

Prices shown above are as of August 1, 2023. Construction cost inflation should be added to the project hard costs above from the date listed to projected project construction midpoint at a rate of 5% per year.

Cost Estimates

Station 1 - Option 1

<i>Hard Cost</i>	\$11,622,700
<i>Phasing Factor</i>	\$697,362
<i>Soft Cost</i>	\$2,043,515
<i>Sub-total</i>	\$14,363,577
<i>Contingency (10%)</i>	\$1,436,358
<i>Total Cost</i>	\$15,799,935

Station 1 – Option 2

<i>Hard Cost</i>	\$16,533,740
<i>Phasing Factor</i>	\$992,024
<i>Soft Cost</i>	\$2,357,106
<i>Sub-total</i>	\$19,882,870
<i>Contingency (10%)</i>	\$1,988,287
<i>Total Cost</i>	\$21,871,157

Prices shown above are as of August 1, 2023. Construction cost inflation should be added to the project hard costs above from the date listed to projected project construction midpoint at a rate of 5% per year.

Cost Estimates

Station 2

<i>Hard Cost</i>	\$14,350,530
<i>Phasing Factor</i>	\$861,032
<i>Soft Cost</i>	\$2,257,025
<i>Sub-total</i>	\$17,468,587
<i>Contingency (10%)</i>	\$1,746,859
<i>Total Cost</i>	\$19,215,445

Prices shown above are as of August 1, 2023. Construction cost inflation should be added to the project hard costs above from the date listed to projected project construction midpoint at a rate of 5% per year.

Cost Estimates

Station 3 – Option 1

<i>Hard Cost</i>	\$12,042,400
<i>Phasing Factor</i>	\$481,696
<i>Soft Cost</i>	\$2,024,808
<i>Sub-total</i>	\$14,548,904
<i>Contingency (10%)</i>	\$1,454,890
<i>Total Cost</i>	\$16,003,794

Station 3 – Option 2

<i>Hard Cost</i>	\$13,856,498
<i>Phasing Factor</i>	\$0
<i>Soft Cost</i>	\$2,299,665
<i>Sub-total</i>	\$16,156,163
<i>Contingency (10%)</i>	\$1,615,616
<i>Total Cost</i>	\$17,771,780

Prices shown above are as of August 1, 2023. Construction cost inflation should be added to the project hard costs above from the date listed to projected project construction midpoint at a rate of 5% per year.

Cost Estimates

Station 4

<i>Hard Cost</i>	\$10,968,950
<i>Phasing Factor</i>	\$658,137
<i>Soft Cost</i>	\$2,203,047
<i>Sub-total</i>	\$13,830,134
<i>Contingency (10%)</i>	\$1,383,013
<i>Total Cost</i>	\$15,213,147

Combined Station

<i>Hard Cost</i>	\$19,995,110
<i>Phasing Factor</i>	\$0
<i>Soft Cost</i>	\$2,910,007
<i>Sub-total</i>	\$22,905,117
<i>Contingency (10%)</i>	\$2,290,512
<i>Total Cost</i>	\$25,195,629

Prices shown above are as of August 1, 2023. Construction cost inflation should be added to the project hard costs above from the date listed to projected project construction midpoint at a rate of 5% per year.



Study Recommendations



- › Short-Term Fix: Remodel Station 4, then Station 1
- › Stations 2 & 4: Combined all new station approach
- › Station 1: Addition and remodel approach
- › Station 3: Addition and remodel approach





Questions