

Note:

This document contains excerpts from the 2005 City of Kasson Space Needs Study that are related to the renovation of the 1918-era Kasson Elementary School. A conceptual floor plan for the proposed renovation for the school into a combination City Hall and Library is also included.

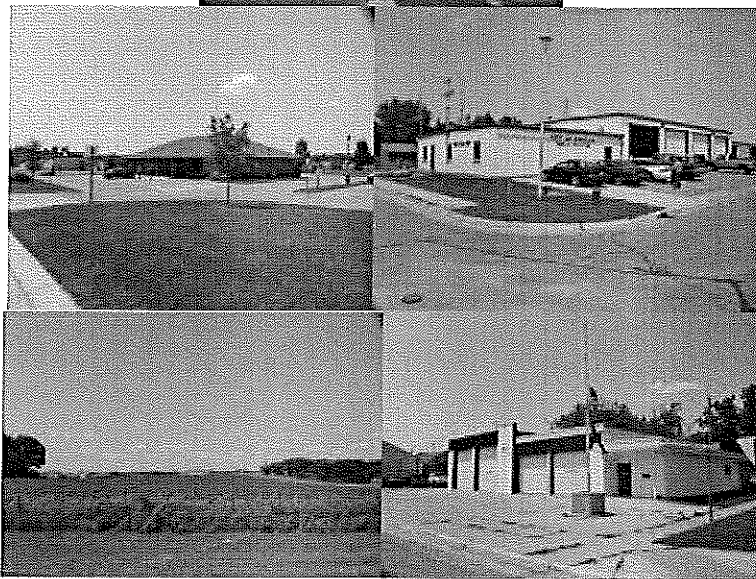
The entire Space Needs Study Report can be found at:

http://www.kassonalliance.org/kassonschool_otherdocs.htm

Or

<http://www.cityofkasson.com/>

CITY OF KASSON SPACE NEEDS STUDY



**To: City of Kasson - Building Committee
401 Fifth Street SE, Kasson, MN 55944
March 3, 2005**

Submitted by: David I. Kane and Kevin T. Blondo
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Analysis of Plan / Feasibility

- 1) The location and size of the proposed site for the new Public Works Department Building near the Wastewater Treatment plant would be more than large enough (80 acres) to allow construction of a new Office/Shop Building and associated outdoor parking, equipment yard and salt/sand bunker.
- 2) The Fire Department (currently approx. 3,800 sq.ft.) would fit quite well into the existing Public Works Building. Although the building is not quite as deep (50 feet) as the current Fire Department Building it more than makes up for it in length and overall area. (Public Works Building is 11,800 sq.ft.) This could actually allow the fire trucks and equipment to be more conveniently laid out. Rather than double stacking all of the trucks, as they are now, the large trucks could each have their own stall. Smaller trucks could still be double stacked. The facility would also be large enough to allow proper facilities for meetings, equipment storage and office use, etc. The major items which would require attention to prepare the building for the Fire Department use would include:
 - a) Renovation of the office space as required to meet fire department space requirements
 - b) Modifications to the heating/ventilation system to provide proper separation of contaminated air from fresh air. (Note that this item needs to be addressed immediately regardless of which department occupies this building).
 - c) Repairs/upgrades to insulation and limited areas of roofing.
 - d) Addition of water lines as required to fill tankers.
 - e) Addition of 2-3 overhead doors on the north wall of the building to allow fire trucks to enter from the north and exit on the south.
 - f) Possible addition of asphalt surfacing on the north lot. (Desired by Public Works as well).
 - g) Addition to one bay of the building at some point in the future to accommodate a larger ladder truck. This could be fairly easily accomplished as there is plenty of site available.
- 3) Police Department expansion into the current City Hall Space would be very easily accomplished. This building would require only relatively minor remodeling to allow for Police department use. It would result in an office space for the Police Department that would not only work well now but also offer space for future growth. The site is also large enough to accommodate building and/or parking lot expansion in the future if required.
- 4) The renovation of the existing old elementary school building for use by the Library and City Hall Offices would require major interior renovation of the building along with upgrades to the Mechanical and Electrical systems. The exterior of the building would need only relatively minor work to assure continued trouble free use. Replacement of the windows and portions of the roof would be the major items to be addressed on the exterior of the building. The interior would be virtually gutted and rebuilt in the new configuration. Interior elements that have historic character and could be incorporated into the new plan would be saved or reused. The interior renovation would also include such items as code required fire alarm and fire sprinkler systems, additional stairways and exit paths, upgrading of insulation for energy efficiency and upgrades to make the facility handicap accessible. The availability of offstreet parking is a benefit to the users. Further detailed study will need to be performed at such time as the actual project is authorized in order to consider owners input and refine floor plan layouts, etc. At this time however it seems clear that the building will accommodate the necessary functions. Another option to relocate the police department to a new addition that would be built to the west of the south wing of the existing elementary school is also possible. This could allow the Police department to share meeting and training spaces with the City Hall offices. The current City Hall/Police building could then be sold to a private party.
- 5) It is recognized that this plan would be phased in multiple stages over 2-3 or more years. This is due to both to the lag time related to the sequence of construction and relocation and also to financial factors. The fact that the work would be spread out over several years could be a benefit to the city when considering methods of financing the projects.

March 2, 2005

**KASSON CITY HALL/LIBRARY: CURRENT OLD ELEMENTARY
SCHOOL (KJA 2004232)**

Itemization of Preliminary Cost Estimates

A. PHASE I (Remodeling of the Main Floor in its entirety and remodeling of second floor at north and center portions of the building)

1. Patch/Replace existing roofing as required:	\$150,000.00
2. Main Floor	
a. Demo of interior walls: 16575 sq. ft. x \$3.50 /sq. ft. =	\$58,013.00
b. General Construction: 16575 sq. ft. x \$28.00 /sq. ft. =	\$464,100.00
b. HVAC and plumbing: 16575 sq. ft. x 18.00/sq.ft.=	\$298,350.00
d. Electrical: 16575 sq. ft. x 9.00/sq.ft.=	\$149,175.00
e. Sprinkler system: 16575 sq. ft. x 3.00/sq.ft.=	\$49,725.00
3. Second Floor	
a. Demo of interior walls: 12000 sq. ft. x \$3.50 /sq. ft. =	\$42,000.00
b. General Construction: 5000 sq. ft. x \$28.00 /sq. ft. =	\$140,000.00
c. HVAC and plumbing: 10575 sq. ft. x 18.00/sq.ft.=	\$190,350.00
d. Electrical: 10575 sq. ft. x 9.00/sq.ft.=	\$95,175.00
e. Sprinkler system: 16575 sq. ft. x 3.00/sq.ft.=	\$49,725.00
4. General	
a. Elevator for Library area:	\$70,000.00
b. New shared toilet room addition:	\$100,000.00
c. Elevator for City offices and central area:	\$70,000.00
d. Opening thru floor in library:	\$50,000.00
e. New stair towers (3):	\$100,000.00
f. Enclose second level links	\$100,000.00
g. Window upgrades:	\$100,000.00
h. Fill basement & cap:	\$120,000.00
i. Skylight over library	\$20,000.00
Subtotal:	\$2,416,613.00
Contingency, 20%	\$483,323.00
PHASE I TOTAL	\$2,899,936.00

NOTE: Estimate does NOT Include Asbestos/Hazardous materials Abatement, Architectural/Engineering fees, fixtures and furnishings, etc.)

B. PHASE II (Remodeling of the second floor at south portion of the building)

1. Second Floor		
a. General Construction: 6000 sq. ft. x \$28.00 /sq. ft. =		\$168,000.00
b. HVAC and plumbing: 6000 sq. ft. x 18.00/sq.ft.=		\$108,000.00
c. Electrical: 6000 sq. ft. x 9.00/sq.ft.=		\$54,000.00
Subtotal:		\$330,000.00
Contingency, 20%		\$66,000.00
PHASE II TOTAL		\$396,000.00

(NOT Including Asbestos/Hazardous materials Abatement,
Architectural/Engineering fees, fixtures and furnishings, etc.)

Total Phase I & II \$3,295,936.00

C. DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF NEW

1. Demo and new construction		
a. General Demolition:		\$355,000.00
b. Contingency for above cost:		\$95,000.00
c. New Construction of 22,000 sq. ft. Building @ \$120/sq.ft.:		\$2,640,000.00
(12,000 sq. ft. Library portion and 10,000 sq. ft. City functions)		
Subtotal		\$3,090,000.00
Contingency, 10%		309,000.00

NOTE: \$120/sq.ft. cost for New construction is based on
4 year old estimate and has not been updated to
reflect current construction costs. These costs are
likely 30% higher at this time.

TOTAL: \$3,399,000.00

NOTE: Estimate does NOT Include Asbestos/Hazardous materials Abatement,
Architectural/Engineering fees, fixtures and furnishings, etc.)

March 22, 2005

**KASSON CITY SPACE NEEDS STUDY
PROJECTED BUDGET REQUIREMENTS (KJA 2004232)**

Itemization of Preliminary Cost Estimates

A. New Public Works Building:

a. 18,000 – 21,000 sq.ft. x \$65.00/sq.ft. = **\$1,170,000.00 - \$1,365,000.00**

B. Renovate Existing Public Works for Fire Department

c. HVAC replacement: 11800 sq.ft. x \$15.00 /sq. ft. = \$177,000.00

d. Sprinkler System: 11800 sq. ft. x \$3.00 /sq. ft. = \$35,400.00

c. Interior Renovations 1,950 sq. ft. x 40.00/sq.ft.= \$78,000.00

d. New O.H. Doors, water lines, etc.= \$20,000.00

e. **Future** Addition to accommodate larger Ladder Truck = \$25,000.00

Total= \$335,400.00

C. Renovate Existing City Hall for Police Dept.

a. Renovate 4000 +/- sq. ft. interior space x \$25.00 /sq. ft. = **\$100,000.00**

**D. Kasson City Hall/Library in Current Elementary School
(From previous estimate)**

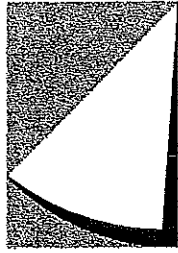
a. Phase 1 (Main floor & all but south portion of 2nd): \$2,899,936.00

b. Phase 2 (Police Dept. & other spaces on 2nd floor): \$396,000.00

e. Optional Police Dept. garage/evidence storage addition:
3,200 sq.ft. x \$80.00 / sq.ft. = \$256,000.00

Total= \$3,551,936.00

NOTE: Estimates do NOT Include Asbestos/Hazardous materials Abatement, Architectural/Engineering fees, fixtures and furnishings, etc.)

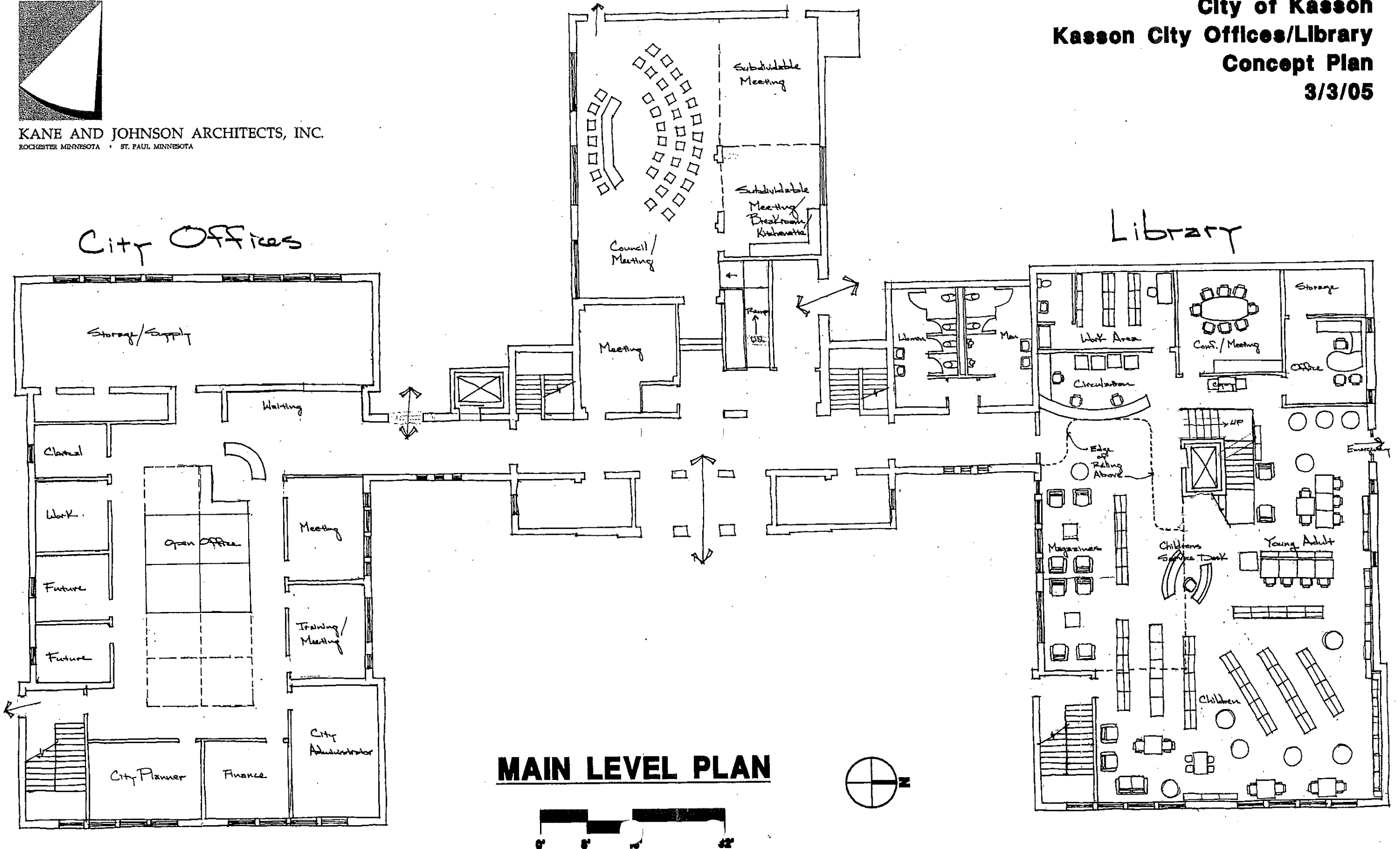


KANE AND JOHNSON ARCHITECTS, INC.
ROCHESTER MINNESOTA • ST. PAUL, MINNESOTA

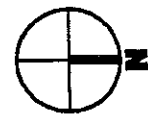
City of Kasson
Kasson City Offices/Library
Concept Plan
3/3/05

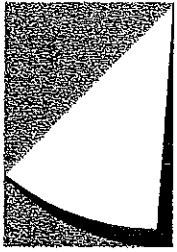
City Offices

Library



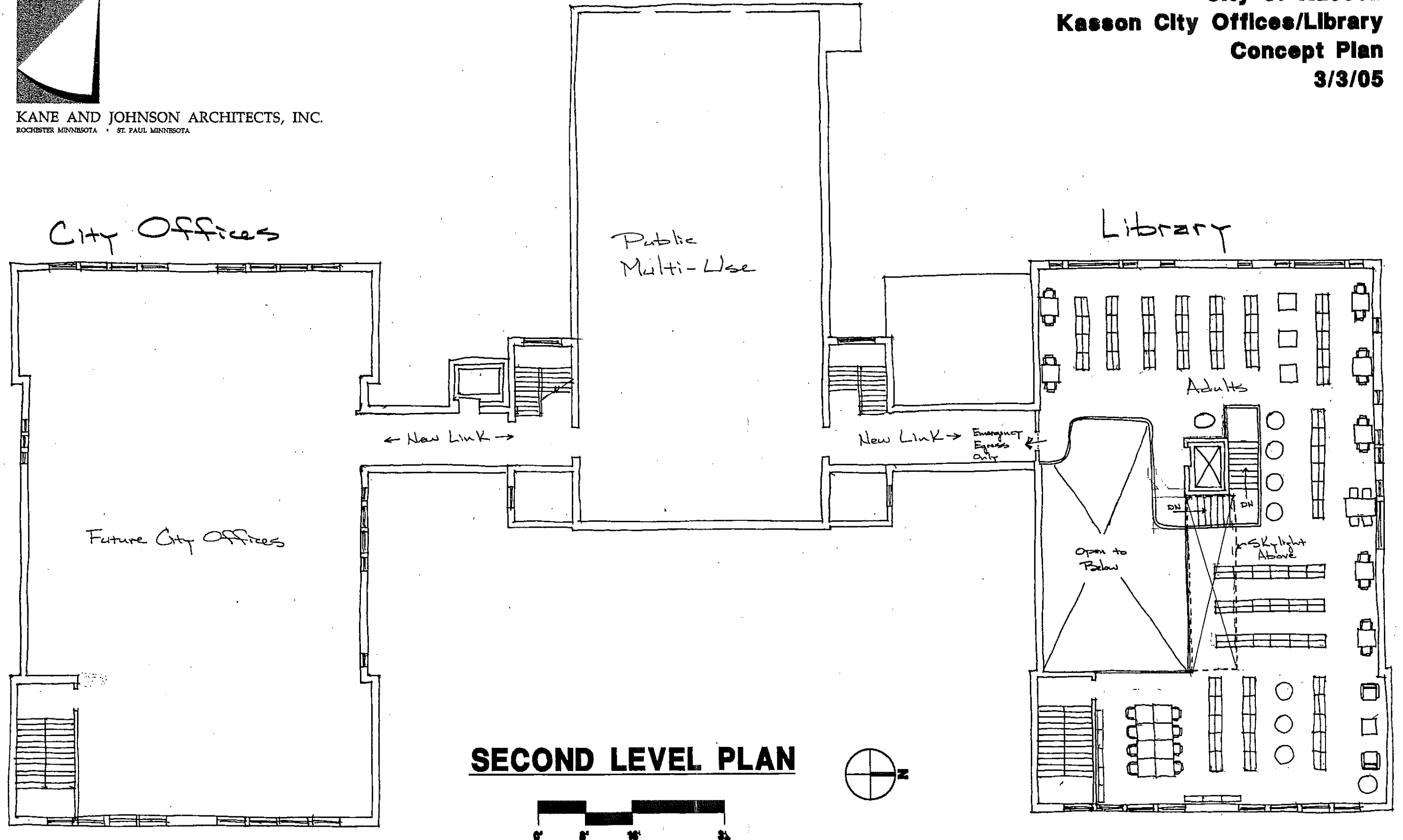
MAIN LEVEL PLAN





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City of Kasson
Kasson City Offices/Library
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3/3/05



SECOND LEVEL PLAN

