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August 8, 2006

Feasibility Report

Ramsey Fire Station No. 2 Replacement

15153 Nowthen Boulevard NW
Ramsey, Minnesota 55303

Commission 1272.05

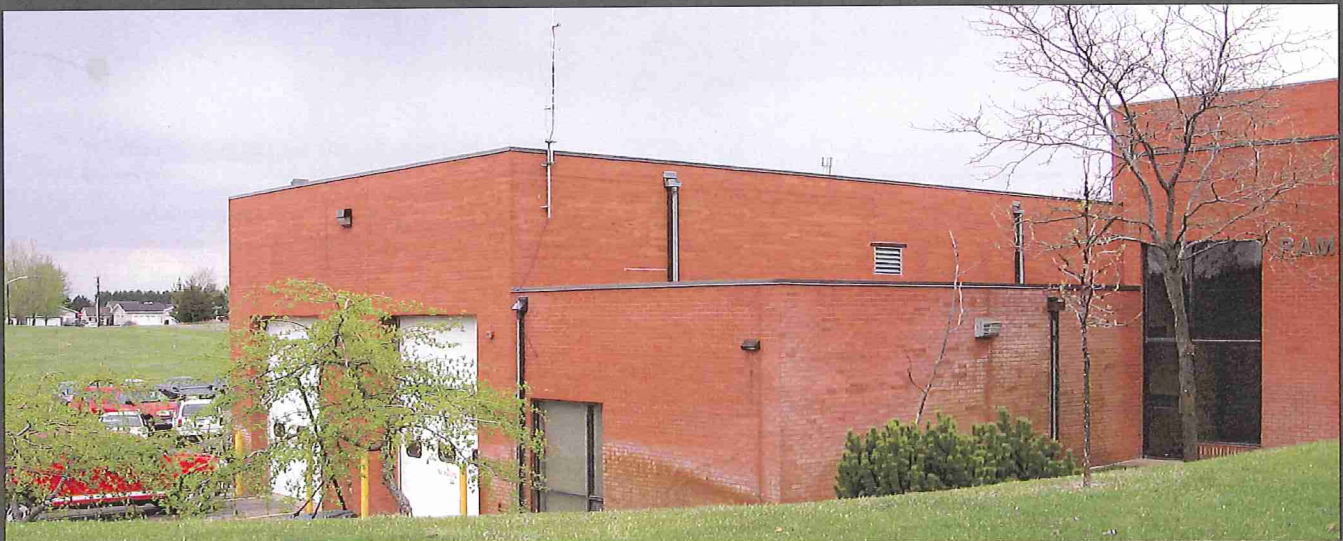
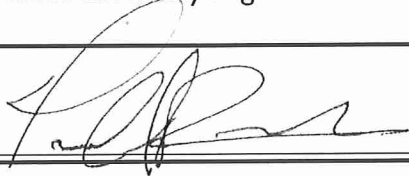


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<i>Certification</i> I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of Minnesota	
Signed:	
Ted Redmond	
Date: 8/8/06	Registration Number: 24239

Ramsey Fire Station No 2 Replacement Study

Feasibility Study

Ramsey, Minnesota
BKV Group 1272.05



Executive Summary

The BKV Group team was directed to study concerns related to the replacement of the existing Fire Station number 2 located at the existing Ramsey City Hall site. This replacement facility study was to include an assessment of the proposed location for a new replacement fire station to determine the appropriateness of the site area and configuration, as well as the feasibility of locating a new communications tower for Anoka County on, or adjacent to the site. Additionally, the study was to investigate stabilization needs associated with continued usage of the existing City Hall building for temporary continued use for fire station only functions for an assumed five year period. The report was to contain three fire station options to meet long and short-term fire station needs. These three options include:

1. The first option is to utilize existing spaces used by the fire department and vacate city hall portion (use for storage, training, etc.). the goal is keep the building in operation for another 5-10 years until a new fire station is built. The repair, updating, and replacement of building components would be required.
2. The second option is to demolish the city hall portion of the building. Rerouting/relocating existing systems, and providing new systems would be required to serve the remaining fire station program spaces.
3. The third option is to completely demolish the existing building. A new fire station would be built on an adjacent site.

Finally, this replacement study was to develop preliminary project budget projections for the three options and compare the options to assist the city in deciding on appropriate project approach.

Needs Assessment:

This replacement study has assumed an overall replacement fire station program of approximately 9,776 square feet including three "drive-thru" apparatus bays, expandable to three. Prior to the execution of any construction or renovation effort, BKV Group recommends a detailed space needs assessment be conducted to validate the total square footage required to meet the replacement fire station needs adequately.

Overview of Preliminary Building Audit

The report included in section 3 of this report records observations of capital maintenance and capital improvement needs associated with a temporary re-use of the existing fire station/ city hall structure. These needs are included in the project cost estimates for Option 1 and Option 2 in this feasibility report. Work scope anticipated with stabilization only is included in each option. The existing conditions were reviewed for preliminary work scope related to Options I and II. Work scope identified for Option I relates primarily to building stabilization for a five year occupancy design period, while Option II work scope includes modifications related to partial demolition of building while maintaining utility connections and mechanical and electrical system functionality

Temporary Re-Use Options

Options included in section 4 of this report illustrate alternative approaches for temporary re-use of the existing City Hall / Fire Station structure for fire only operations. Option 1 investigates stabilization of the existing structure leaving the entire existing building extent in place and re-using only those portions of the building which are necessary for Fire Station uses. Option 2 investigates partial demolition of the existing City Hall, leaving only those spaces which can be successfully re-used for Fire Station uses and constructing a new exterior parameter as appropriate. Each option assumes partial re-use of the existing Police Station for vehicle and equipment storage in the lower level squad garage area. Neither option is intended for long-term occupancy beyond 5 to 10 years and assume construction of a new replacement fire station within that timeframe.

Preliminary Concept Floor Plan

Through this feasibility effort, preliminary concept floor plans were established. The intent of these preliminary concept floor plans was to determine overall facility scope and configuration potentials. This information was then

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used for the investigation of multiple site configurations in the Site Assessment section of this report. The plan diagram provided in section 5 of this report represents the preferred preliminary floor plan, however, it should be noted that a detailed programming and schematic design effort will be required in order to develop a final concept plan for a new replacement fire station. Additional concept plans are provided in the appendix of this report.

Site Assessment and Concept Site Plan

The proposed site is to include the Replacement fire station as well as a proposed communications tower supporting Anoka County 800 mhz dispatching communications. Information related to the communications tower requirements and design criteria were based on numerous reviews with John Tonding of Anoka County and reviewed with Connexus in conjunction with the adjacent Connexus power sub-station located to the East of the site.

Multiple site concept plans were developed to explore a range of site development concepts including fire station location, site access, and communication tower locations. The site concept plans are based on preliminary building concept plan options included in Appendix B of this report. The concept site plan included in section 6 of this report illustrates the recommended site concept, however, further development should be required in the Schematic Design Phase of a replacement fire station project. Through these preliminary site concept explorations, the design team and Fire Department believe the site to be adequately sized and configured for reasonable flexibility and some future expansion for additional apparatus bays. The final location of the communications tower requires final coordination and agreement by Connexus, Anoka County, and the City of Ramsey, however, preliminary tower locations appear to be compatible with the proposed fire station use and anticipated site configuration.

Option Cost Estimates

The estimates included in section 7 of this report outline the costs associated with the re-use concepts Option I and Option 2 and replacement fire station Option 3 and were prepared by BKV Group based on the enclosed plan concept document. Estimates should be considered as comparative only, final project budgets should be established following more detailed Schematic Design efforts for any of the options explored in this report, comparisons of overall project scope, however, may be made with these figures as project assumptions have been kept consistent.

The Preliminary Project estimates are as follows:

Initial Project Option Costs

	Construction Cost	"Soft Costs" / Contingency	Total Project Cost
Option I - Stabilization	\$270,000	\$82,262	\$352,262
Option II – Partial Demo	\$621,220	\$196,345	\$817,565
Option III – New Construction	\$1,781,640	\$626,353	\$2,407,993

Project Cost Comparison

Options I and II above each assume the construction of a new replacement fire station within five to eight years. As such, a comparison to overall project feasibility should include an assessment of initial option costs (as outlined above) as well as total project costs which include new construction costs and inflation costs over time. The following assume a five year delay prior to construction of a new replacement fire station for Options I and II and compare those total project costs against new construction for Option III in 2007

	Initial Project Scope	New Construction	New Construction Inflation to 2012	Total Project
Option I	\$352,262	\$2,407,993	\$638,883	\$3,399,141
Option II	\$817,565	\$2,407,993	\$638,883	\$3,864,444
Option III	\$0	\$2,407,993	\$0	\$2,407,993

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As outlined above, Options I and II have higher long-term project costs, with Option I totaling 41% more total project costs and Option II totaling 60% more total project costs than Option III.

Next Steps

Replacement Fire Station Site

The preliminary site assessment executed in this Fire Station Replacement study clearly indicates overall feasibility of the proposed site for the replacement fire station. Detailed coordination of the exact radio tower location and legal agreements between the City of Ramsey, Anoka County, and Connexus are required to finalize site ownership, configuration, and access easements necessary to assure appropriate operations for all three organizations. The City should engage a Geotechnical Engineer to provide preliminary soils investigations to validate normal soils conditions which are assumed in this report.

Detailed Fire Station Programming

Prior to the execution of any construction or renovation effort, BKV Group recommends a detailed space needs assessment be conducted to validate the total square footage required to meet the replacement fire station needs adequately.

Temporary Re-Use of Existing City Hall

The three options explored through this study process indicate three viable short and long term solutions to meet the fire station needs. As all three options ultimately require the construction of a new replacement fire station the primary differences between the three options are based on total project costs balanced against short-term capital expenditure and cash flow considerations. As options I and II are both anticipated to be short-term options only with a similar five year service period anticipated, Option II is not recommended for implementation as it's higher short-term expenses are not anticipated to provide significant functional advantages for temporary fire station uses.

The remaining options may be considered to be a selection between an option with the minimum short-term cash flow impact with a higher long-term project cost (Option I) and the highest short-term cash flow impact with the lowest possible total long-term project cost (Option III). To compare the fiscal appropriateness of Options I and III, BKV Group recommend the City of Ramsey study bonding capacities and costs for each option including inflation costs and determine the actual five to ten year cash flow impact of each option.

The City should review security, accessibility and maintenance concerns and needs associated with allowing use of portions of the existing facilities for community meetings and community group access if any re-use option is selected.

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Preliminary Audit of Existing Conditions

The following report records observations of capital maintenance and capital improvement needs associated with a temporary re-use of the existing fire station/ city hall structure. These needs are included in the project cost estimates for Option 1 and Option 2 in this feasibility report. Work scope anticipated with stabilization only is included in each option.

Preliminary Audit of Existing Conditions

There are three options in regards to the fire department's use of the existing city hall/fire station building.

4. The first option is to utilize existing spaces used by the fire department and vacate city hall portion (use for storage, training, etc.). the goal is keep the building in operation for another 5-10 years until a new fire station is built. The repair, updating, and replacement of building components would be required.
5. The second option is to demolish the city hall portion of the building. Rerouting/relocating existing systems, and providing new systems would be required to serve the remaining fire station program spaces.
6. The third option is to completely demolish the existing building. A new fire station would be built on an adjacent site.

The existing conditions were reviewed for preliminary work scope related to Options I and II. Work scope identified for Option I relates primarily to building stabilization for a five year occupancy design period, while Option II work scope includes modifications related to partial demolition of building while maintaining utility connections and mechanical and electrical system functionality.



Option I-Utilize Existing Spaces/Abandon City Hall Portion

Architectural Report

There is an economy in utilizing the existing spaces. If the action plan involves "abandoning" the existing City Hall portion of the facility, though somewhat unattractive it would be, that the city implement the following safety measures:

1. Remove all shrubbery from around the building – out 20'-0".
2. Install plywood over all glass windows & glass entries.
3. Install an 8'-0" high security fence around the perimeter of the building, 20'-0" to 30'-0" back from the building.
4. Install Metal Halide Security lighting on 30'0" high utility poles around the perimeter, on night timers.

With this approach, the following maintenance work is suggested:

2012

1. Raise the grade in the rock mulched areas on the west side of the fire bays. An appropriate approach would be to use gravel to fill these beds, (holding the gravel down 1" at the back of the curb, and ramping up at least 4" to the exterior brick. A layer of 60 – 120 mil butyl rubber pond liner or similar WP membrane, (silicone it to the cleaned and dry wall & back of curb) should then be installed. Finally, new mulch should be used as cover.
2. Reset the two concrete splash blocks along the elevation noted above in item # 1, to drain to the pavement. *(Water Issues)*
3. Leave the cracks in the masonry (for now), truck-point later if interior leaks develop, or brick faces start to pop off, or bricks become dislodged in the wall.

2012

4. Have the west wall and a portion of the south west wall cleaned to remove efflorescence and mold & algae growth.

2012

5. Paint exterior of HM doors at apparatus bays.

2012

6. Paint exterior of Apparatus bay OH doors.

2008/2012

7. Caulk hole in brick masonry where radio antenna lead penetrates the exterior building envelope.

2012 -

8. Re-paint bollards

2008/2012

9. Replace the damaged door bottom sweep on the SW man door of the Apparatus bay.

2012

10. Remove and re-caulk control joints at perimeter of Apparatus Bay brick veneer.

11. Repair roof leak at apparatus bay. *Verify Leak*

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2008 12. Replace air conditioner condenser units.

Option 2-Demolish City Hall Portion

Architectural Report

Utilizing the existing fire station and demolishing the city hall portion of the building would enable the fire department to stay in service in its existing facility until a new station is constructed. The 4,831 square feet of spaces could be utilized in the same manner they are currently, save for a portion of the existing training room or break room which would need to be converted into a mechanical equipment room.

According to the applicable code regulations (IBC 2000) the remaining fire station facility would require only one exit out. The existing exit on the south side could be closed off (see below). The remaining facility would have three exits out.

The demolition of the 11,937 square feet of the existing city hall portion of the building would be architecturally straight forward. Demolition would occur on all portions from a line south of the training room, hose tower, and restrooms. New cladding would be required on the South side where adjoining walls would be removed. Either brick or an exterior insulation finishing system (eifs) would be appropriate. New cap flashing and a minimal amount of the existing brick wall would need to be reconstructed where portions of the wall overlap the existing wall.

Site work would need to be done on the south side of the remaining fire station portion of the building. The site would need to be regraded to ensure drainage away from the building and protect the footing from frost. The existing parking lot would be demolished and seeded or sodded as well.

As in the previous option, maintenance issues would need to be addressed in regards to the remaining fire station portion of the building. They are as follows:

1. Raise the grade in the rock mulched areas on the west side of the fire bays. An appropriate approach would be to use gravel to fill these beds, (holding the gravel down 1" at the back of the curb, and ramping up at least 4" to the exterior brick. A layer of 60 – 120 mil butyl rubber pond liner or similar WVP membrane, (silicone it to the cleaned and dry wall & back of curb) should then be installed. Finally, new mulch should be used as cover.
2. Reset the two concrete splash blocks along the elevation noted above in item # 1, to drain to the pavement.
3. Leave the cracks in the masonry (for now), truck-point later if interior leaks develop, or brick faces start to pop off, or bricks become dislodged in the wall.
4. Have the west wall and a portion of the south west wall cleaned to remove efflorescence and mold & algae growth.
5. Paint exterior of HM doors at apparatus bays.
6. Paint exterior of Apparatus bay OH doors.
7. Caulk hole in brick masonry where radio antenna lead penetrates the exterior building envelope.
8. Re-paint bollards
9. Replace the damaged door bottom sweep on the SW man door of the Apparatus bay.
10. Remove and re-caulk control joints at perimeter of Apparatus Bay brick veneer.
11. Repair roof leak at apparatus bay.

Structural Report

Structurally the demolition of the city hall portion of the building is straight forward. The different portions of the building utilize separate structural systems at the demolition line as described. The footing along this wall would need to be protected from frost. This can be accomplished by regrading.

Mechanical Report

If the city is going to demolish the city hall portion of the building. The following renovation work is suggested:

Architectural Space Program Report

Comm. No. 1573.02

Date

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1. Disconnect the mechanical services from the city hall that serve the fire station.
2. Demolish the mechanical systems within the city hall unless noted to be relocated below. The systems include but are not limited to the water service, gas-fired boiler heating system with backup fuel oil system, air handling system including the remote mounted condensing units and exhaust fans, plumbing systems serving the city hall, domestic water heaters and plumbing fixtures.
3. Convert a portion of the existing fire station training room or break room into a mechanical equipment room.
4. Disconnect the under floor sanitary service from the existing system in the city hall and reroute to the site sanitary main.
5. Relocate the water service from the onsite well and pressure tank to the fire station mechanical room.
6. Provide a 100 gallon, electric water heater in the fire station mechanical room for the laundry, shower and lavatories, utility sink and hose reel in the truck bay. Connect into the existing piping system.
7. Relocate the water softener to the fire station mechanical room and reconnect to the fire station plumbing system.
8. Provide a gas-fired, DX cooling rooftop unit to serve the occupied spaces in the fire station not including the truck bay. Connect to the existing ductwork.
9. Provide two gas-fired modular boilers in the fire station mechanical room to serve the perimeter finned tube radiation in the office areas and the horizontal unit heaters in the truck bay.

Electrical Report

If the city is to demolish the city hall portion of the building and keep the fire station portion, the following renovation work is required:

1. Replace existing panel in northeast corner of fire station building with a new 400A 208/120V 42 space panel with a service entrance rated main circuit breaker.
2. Remove existing feeder from city hall building to existing electrical panel.
3. Re-feed existing loads from old fire station panel to new panel.
4. Install new feeder from new panel to existing transformer on north side of existing fire station.
5. Provide power for new and relocated mechanical equipment from new panel.
6. Install new fire alarm system in fire station.
7. Install new telephone system in fire station.

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Temporary Re-Use Concept Options

The following options illustrate alternative approaches for temporary re-use of the existing City Hall / Fire Station structure for fire only operations. Option 1 investigates stabilization of the existing structure leaving the entire existing building extent in place and re-using only those portions of the building which are necessary for Fire Station uses. Option 2 investigates partial demolition of the existing City Hall, leaving only those spaces which can be successfully re-used for Fire Station uses and constructing a new exterior parameter as appropriate. Each option assumes partial re-use of the existing Police Station for vehicle and equipment storage in the lower level squad garage area. Neither option is intended for long-term occupancy beyond 5 to 10 years and assume construction of a new replacement fire station within that timeframe.

OWNER: City of Ramsey
 PROJ: Ramsey Fire Station 2 Replacement
 LOC.: Ramsey, Minnesota
 TITLE: PRELIMINARY CONCEPTUAL ESTIMATE

BKV
 GROUP
 PROJ# :
 FILE# :

31-Jul-06
 07-Jul-09
 1572

		NEW SQ FT	REMODEL SQ FT	AREA TO REMAIN	TOTAL SQ FT
Concept Estimate - Option 3		9,776	0	0	9,776
New Construction					
acres	5				
DESCRIPTION	COST/ BUILDING	BUILDING SF	COST SF	SUB TOTAL	PERCENT TOTAL
ADMINISTRATION		9,776	\$0.97	\$9,500	0.39%
LEGAL, FISCAL & ADMINISTRATIVE	\$0				0.00%
SOIL BORINGS	\$8,000				0.33%
SURVEY	\$1,500				0.06%
CONSTRUCTION COSTS		9,776	\$182.25	\$1,781,640	73.99%
Building Demolition - Existing City Hall, Fire Station, Police St	\$143,000				5.94%
Existing Site Repair (topography only, no fill)	\$20,000				0.83%
New Site Costs	\$250,000				10.38%
New Construction	\$1,368,640				56.84%
FEES		9,776	\$19.52	\$190,862	7.93%
A/E DESIGN AND BIDDING FEES	\$143,171				5.95%
CIVIL ENGINEERING	\$14,000				0.58%
LANDSCAPE ARCHITECTURE	\$8,000				0.33%
REIMBURSABLE EXPENSES	\$7,874				0.33%
PLAN REVIEW FEES & PERMITS	\$4,454				0.18%
SPECIAL INSPECTIONS AND TESTING	\$13,362				0.55%
FURNISHINGS, FIXTURES & EQUIPMENT (FF&E)		9,776	\$10.63	\$103,905	4.31%
OFFICE FURNITURE ALLOWANCE*	\$78,208				3.25%
KITCHEN EQUIPMENT ALLOWANCE**	\$10,000				0.42%
LAUNDRY EQUIPMENT ALLOWANCE	\$8,000				0.33%
FF&E DESIGN FEES	\$7,697				0.32%
TECHNOLOGY		9,776	\$0.82	\$8,000	0.33%
DATA / TELEPHONE	\$8,000				0.33%
SURVEILLANCE CAMERAS / MONITORS	\$0				0.00%
CONTINGENCY		9,776	\$32.13	\$314,086	13.04%
ESTIMATING (5%)	\$104,695				4.35%
PROJECT (10%)	\$209,391				8.70%
FINANCING		9,776	\$0.00	\$0	0.00%
BOND ISSUANCE COSTS	\$0				0.00%
INVESTMENT EARNINGS	\$0				0.00%
TOTAL		9,776	\$246.32	\$2,407,993	100.00%

**Project Cost Escalation
 To Assumed Project Year 2010**

Grand Total - 2007	8% Inflation	\$2,600,632
Grand Total - 2008	6% Inflation	\$2,756,670
Grand Total - 2009	1% Inflation	\$2,784,237
Grand Total - 2010	4% Inflation	\$2,895,606

Escalation Beyond Currently Anticipated Project Schedule

Grand Total - 2011	4% Inflation	\$3,011,430
Grand Total - 2012	4% Inflation	\$3,131,888
Grand Total - 2013	5% Inflation	\$3,288,482
Grand Total - 2014	5% Inflation	\$3,452,906
Grand Total - 2015	5% Inflation	\$3,625,551

NOTE: BONDING COSTS SHOULD BE DETERMINED BY COUNTY'S BONDING CONSULTANT

NOTE: ESTIMATE ASSUMES TRADITIONAL GENERAL CONTRACTOR BIDDING, CONSTRUCTION MANAGER FEES ARE NOT INCLUDED.

NOTE: DISPATCH EQUIPMENT INSTALLATION COSTS DO NOT INCLUDE POTENTIAL RF TOWER EQUIPMENT UPGRADES

NOTE: EXISTING SCBA, LAUNDRY/EXTRACTOR, AND GEAR RACKING EQUIPMENT TO BE RE-USED

OWNER: City of Ramsey
 PROJ: Ramsey Fire Station 2 Replacement
 LOC.: Ramsey, Minnesota
 TITLE: PRELIMINARY CONCEPTUAL ESTIMATE



31-Jul-06
 07-Jul-09
 1572

PROJ# :
 FILE# :

DESCRIPTION	COST/ BUILDING	BUILDING SF	COST SF	SUB TOTAL	PERCENT TOTAL
		NEW SQ FT		10,854	
		REMODEL SQ FT		0	
		AREA TO REMAIN		0	
		TOTAL SQ FT		10,854	
Concept Estimate - Option 3					
New Construction					
acres	5				
ADMINISTRATION		10,854	\$0.88	\$9,500	0.36%
LEGAL, FISCAL & ADMINISTRATIVE	\$0				0.00%
SOIL BORINGS	\$8,000				0.31%
SURVEY	\$1,500				0.06%
CONSTRUCTION COSTS		10,854	\$178.05	\$1,932,560	74.08%
Building Demolition - Existing City Hall, Fire Station, Police SI	\$143,000				5.48%
Existing Site Repair (topography only, no fill)	\$20,000				0.77%
New Site Costs	\$250,000				9.58%
New Construction	\$1,519,560				58.25%
FEES		10,854	\$18.90	\$205,109	7.86%
A/E DESIGN AND BIDDING FEES	\$155,245				5.95%
CIVIL ENGINEERING	\$14,000				0.54%
LANDSCAPE ARCHITECTURE	\$8,000				0.31%
REIMBURSABLE EXPENSES	\$8,538				0.33%
PLAN REVIEW FEES & PERMITS	\$4,831				0.19%
SPECIAL INSPECTIONS AND TESTING	\$14,494				0.56%
FURNISHINGS, FIXTURES & EQUIPMENT (FF&E)		10,854	\$10.43	\$113,219	4.34%
OFFICE FURNITURE ALLOWANCE*	\$86,832				3.33%
KITCHEN EQUIPMENT ALLOWANCE**	\$10,000				0.38%
LAUNDRY EQUIPMENT ALLOWANCE	\$8,000				0.31%
FF&E DESIGN FEES	\$8,387				0.32%
TECHNOLOGY		10,854	\$0.74	\$8,000	0.31%
DATA / TELEPHONE	\$8,000				0.31%
SURVEILLANCE CAMERAS / MONITORS	\$0				0.00%
CONTINGENCY		10,854	\$31.35	\$340,258	13.04%
ESTIMATING (5%)	\$113,419				4.35%
PROJECT (10%)	\$226,839				8.70%
FINANCING		10,854	\$0.00	\$0	0.00%
BOND ISSUANCE COSTS	\$0				0.00%
INVESTMENT EARNINGS	\$0				0.00%
TOTAL		10,854	\$240.34	\$2,608,646	100.00%

**Project Cost Escalation
 To Assumed Project Year 2010**

Grand Total - 2007	8% Inflation	\$2,817,337
Grand Total - 2008	6% Inflation	\$2,986,377
Grand Total - 2009	1% Inflation	\$3,016,241
Grand Total - 2010	4% Inflation	\$3,136,891

Escalation Beyond Currently Anticipated Project Schedule

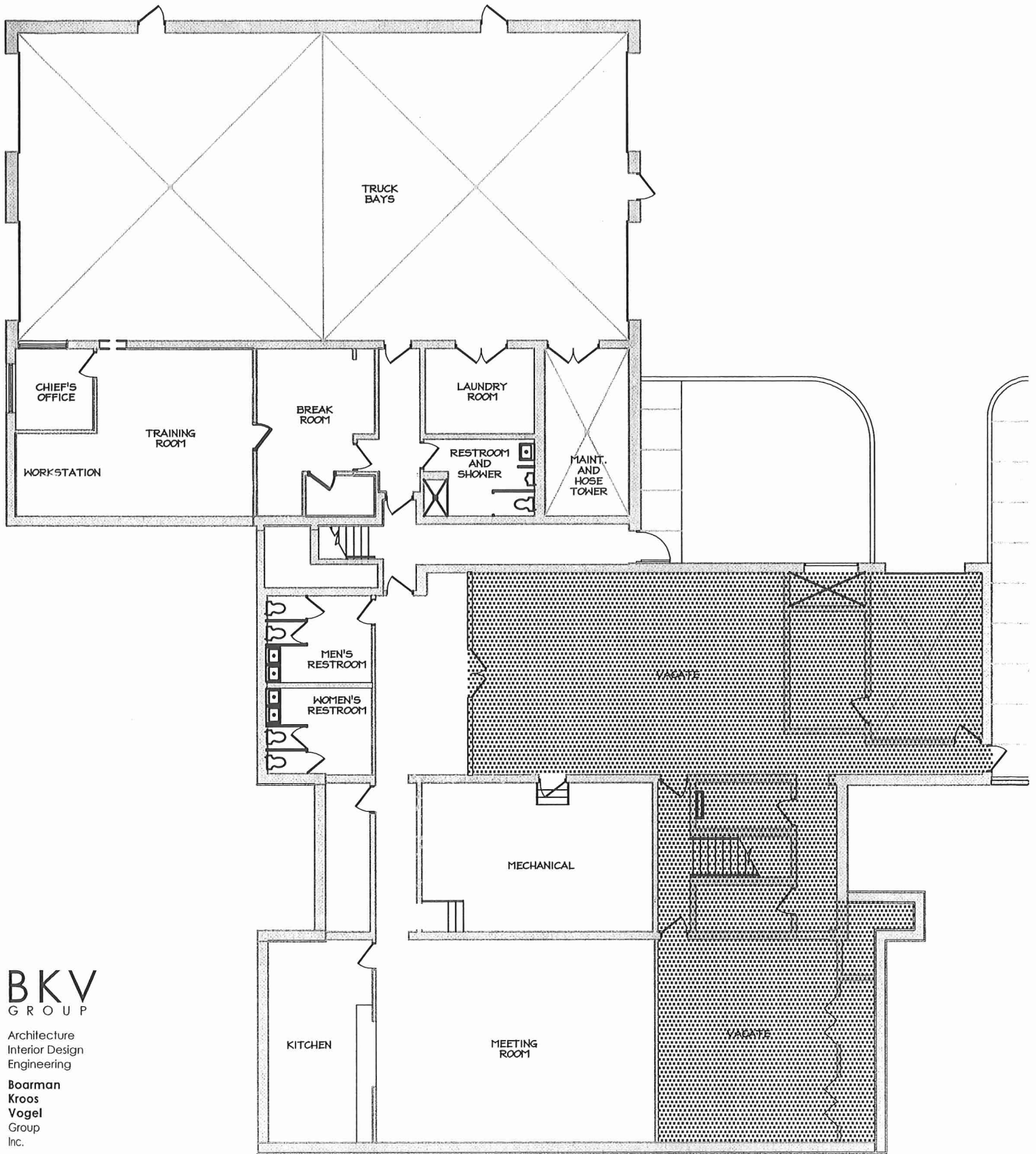
Grand Total - 2011	4% Inflation	\$3,262,366
Grand Total - 2012	4% Inflation	\$3,392,861
Grand Total - 2013	5% Inflation	\$3,562,504
Grand Total - 2014	5% Inflation	\$3,740,629
Grand Total - 2015	5% Inflation	\$3,927,661

NOTE: BONDING COSTS SHOULD BE DETERMINED BY COUNTY'S BONDING CONSULTANT

NOTE: ESTIMATE ASSUMES TRADITIONAL GENERAL CONTRACTOR BIDDING, CONSTRUCTION MANAGER FEES ARE NOT INCLUDED.

NOTE: DISPATCH EQUIPMENT INSTALLATION COSTS DO NOT INCLUDE POTENTIAL RF TOWER EQUIPMENT UPGRADES

NOTE: EXISTING SCBA, LAUNDRY/EXTRACTOR, AND GEAR RACKING EQUIPMENT TO BE RE-USED



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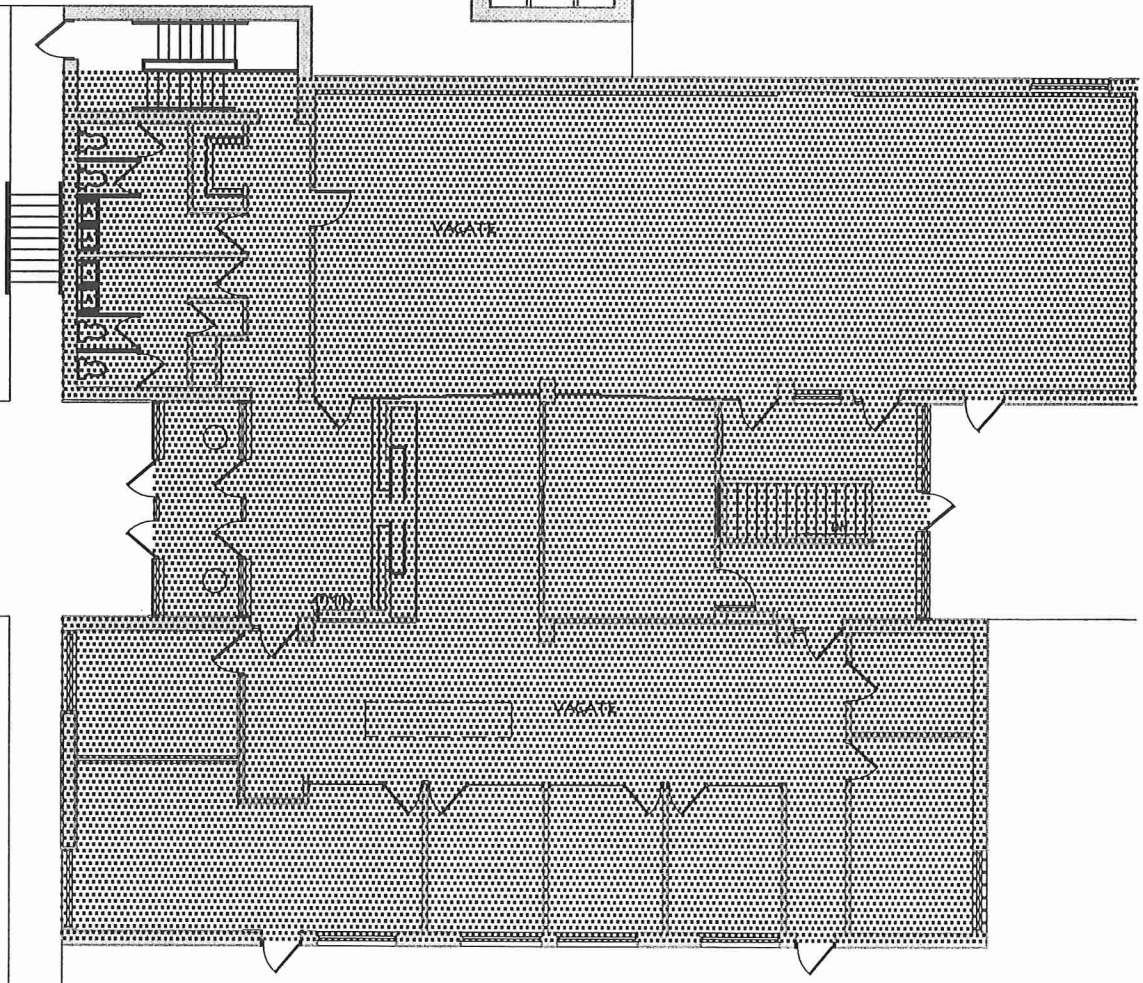
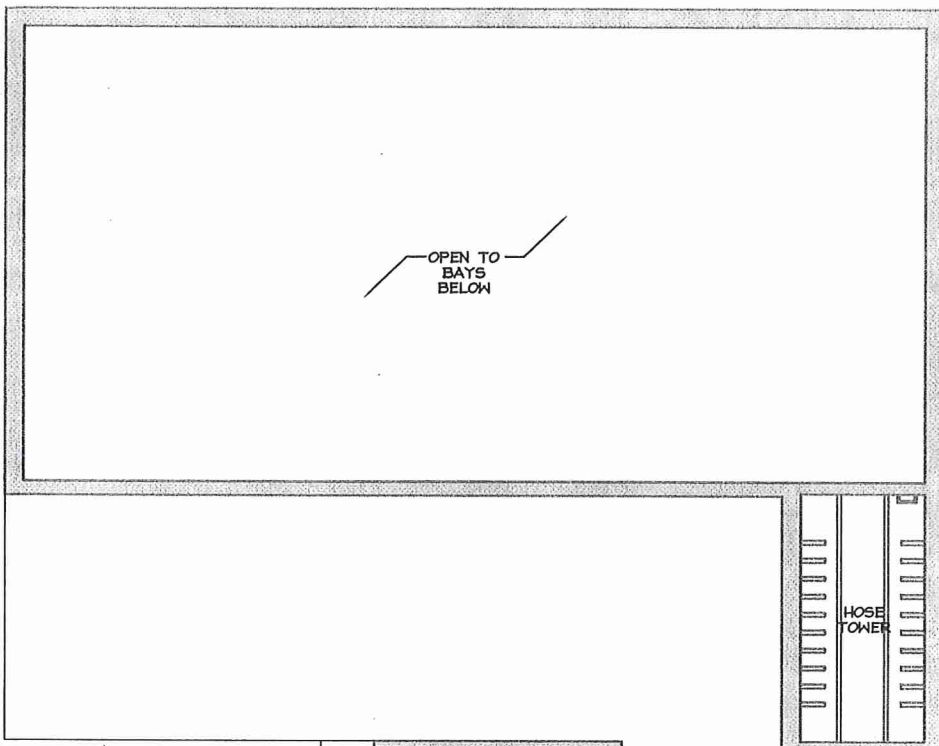
222 North Second Street
Minneapolis, MN 55401
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Facsimile: 612.339.6212
www.bkvgroup.com

RAMSEY FIRE STATION #2
SPACE REUSE/VACATION PLAN
LOWER LEVEL
8/01/06

0 8' 16' 32'



SCALE: 1/16" = 1'-0"



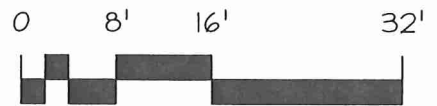
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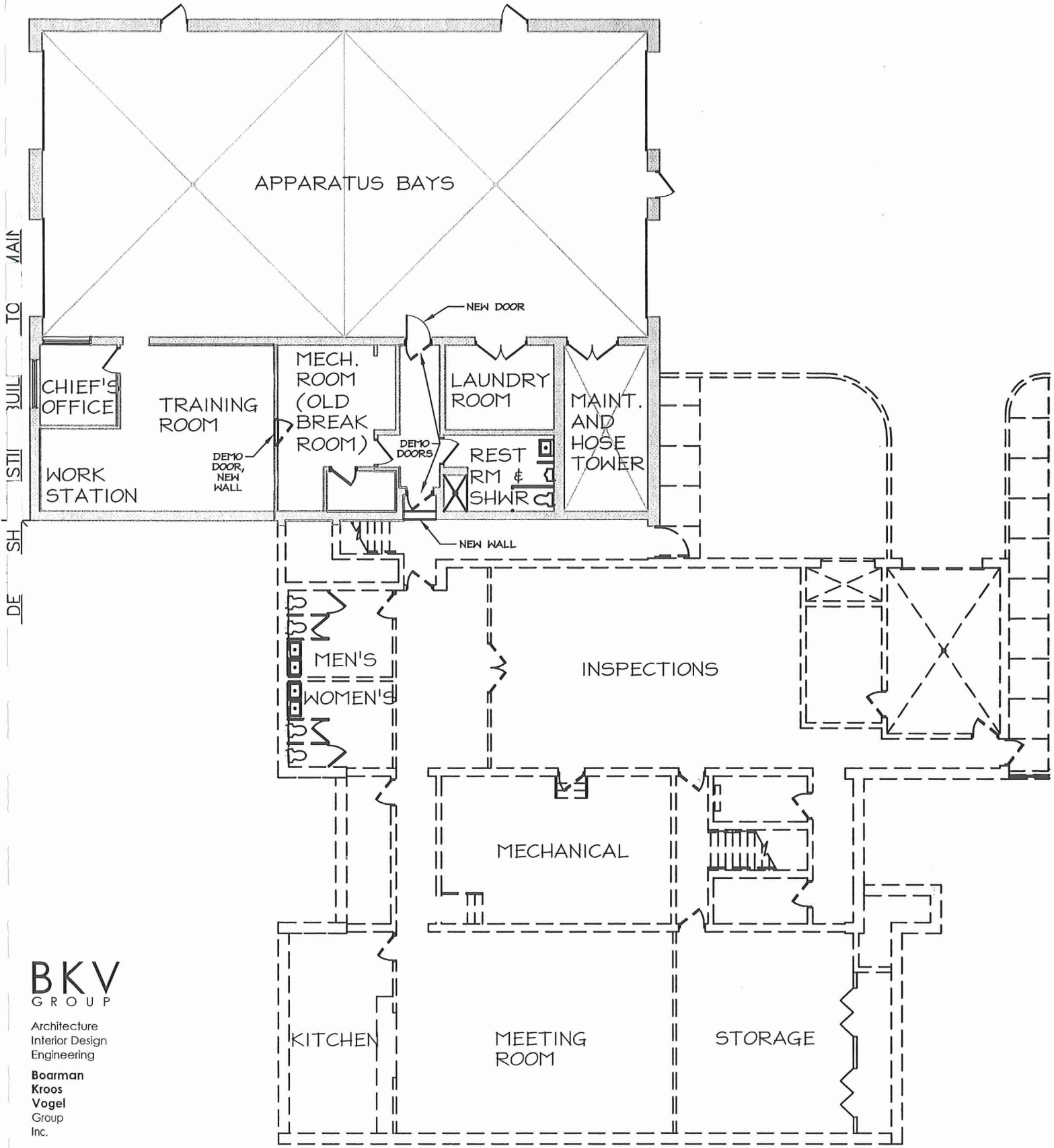
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RAMSEY FIRE STATION #2
SPACE REUSE/VACATION PLAN
UPPER LEVEL
8/01/06



SCALE: 1/16" = 1'-0"



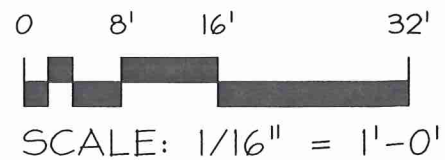
BKV
GROUP

Architecture
Interior Design
Engineering

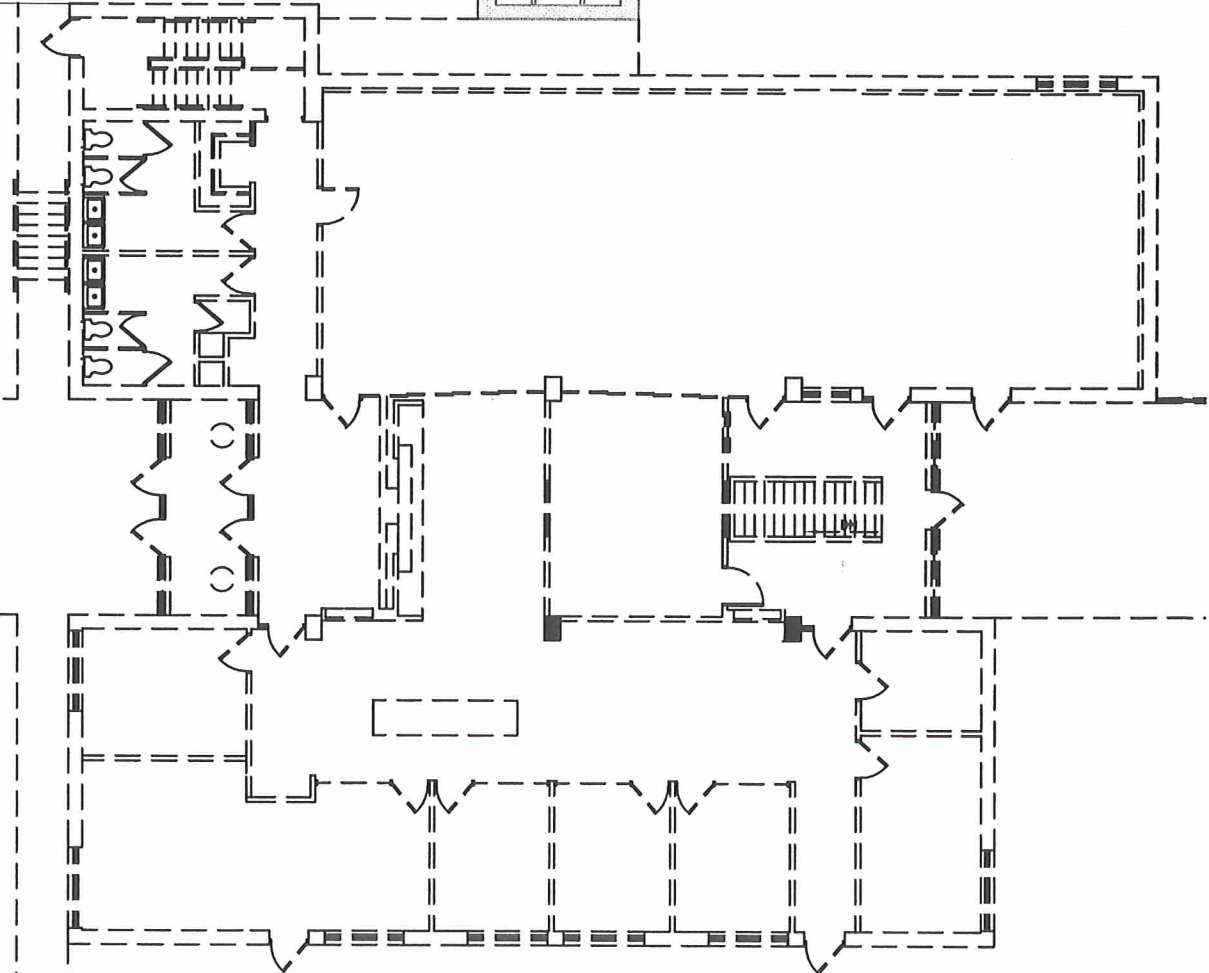
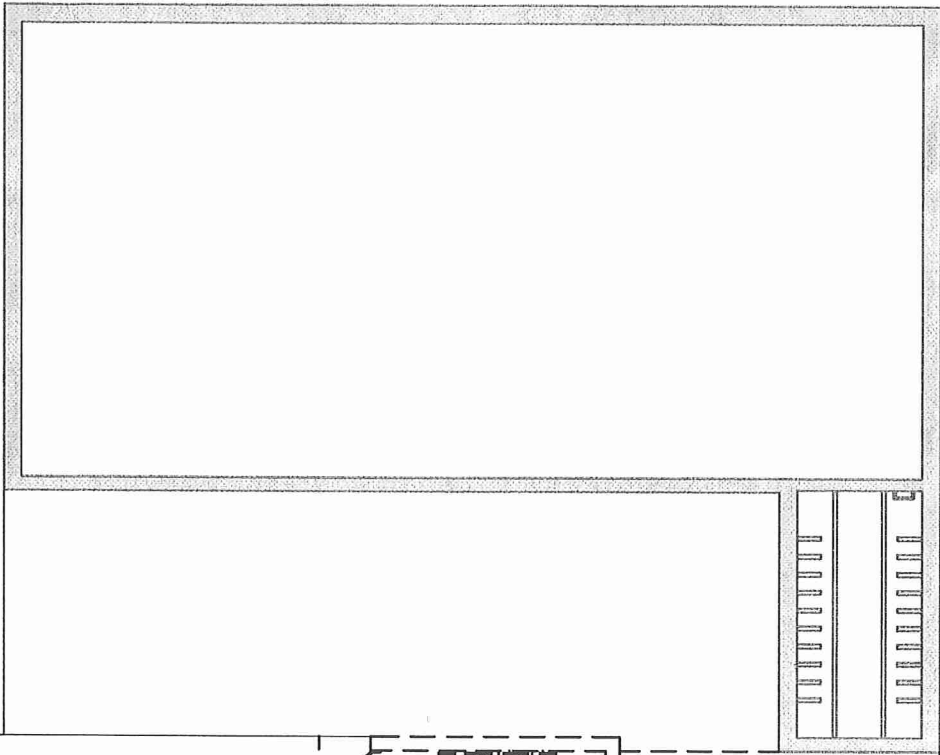
**Boorman
Kroos
Vogel
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Inc.**

222 North Second Street
Minneapolis, MN 55401
Telephone: 612.339.3752
Facsimile: 612.339.6212
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RAMSEY FIRE STATION #2
DEMOLITION PLAN
LOWER LEVEL
8/01/06



D...ISH...KIST...BUIL...3 TL...MAL...



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RAMSEY FIRE STATION #2
DEMOLITION PLAN
UPPER LEVEL
8/01/06

0 8' 16' 32'



SCALE: 1/16" = 1'-0"

Ramsey Fire Station No 2 Replacement Study

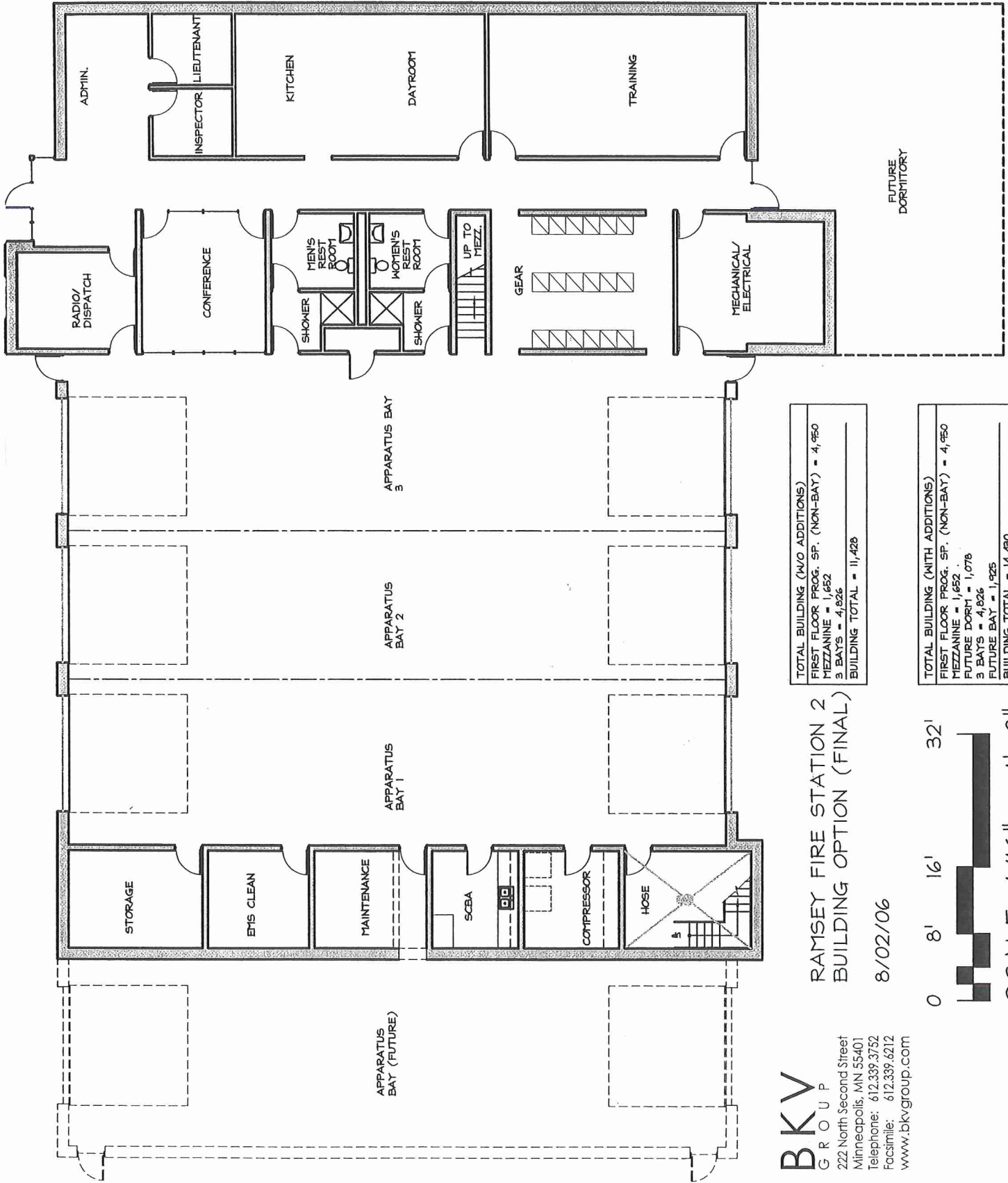
Feasibility Study

Ramsey, Minnesota
BKV Group 1272.05



Preliminary Concept Floor Plan

Through this feasibility effort, preliminary concept floor plans were established. The intent of these preliminary concept floor plans was to determine overall facility scope and configuration potentials. This information was then used for the investigation of multiple site configurations in the Site Assessment section of this report. The following plan diagram represents the preferred preliminary floor plan, however, it should be noted that a detailed programming and schematic design effort will be required in order to develop a final concept plan for a new replacement fire station.



BKV

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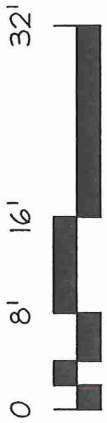
222 North Second Street
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 Facsimile: 612.339.6212
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**RAMSEY FIRE STATION 2
 BUILDING OPTION (FINAL)**

8/02/06

TOTAL BUILDING (W/O ADDITIONS)	
FIRST FLOOR PROG. SF. (NON-BAY)	= 4,950
MEZZANINE	= 1,652
3 BAYS	= 4,826
BUILDING TOTAL	= 11,428

TOTAL BUILDING (WITH ADDITIONS)	
FIRST FLOOR PROG. SF. (NON-BAY)	= 4,950
MEZZANINE	= 1,652
FUTURE DORM	= 1,078
3 BAYS	= 4,826
FUTURE BAY	= 1,925
BUILDING TOTAL	= 14,431



SCALE: 1/16" = 1'-0"

Ramsey Fire Station No 2 Replacement Study

Feasibility Study

Ramsey, Minnesota
BKV Group 1272.05

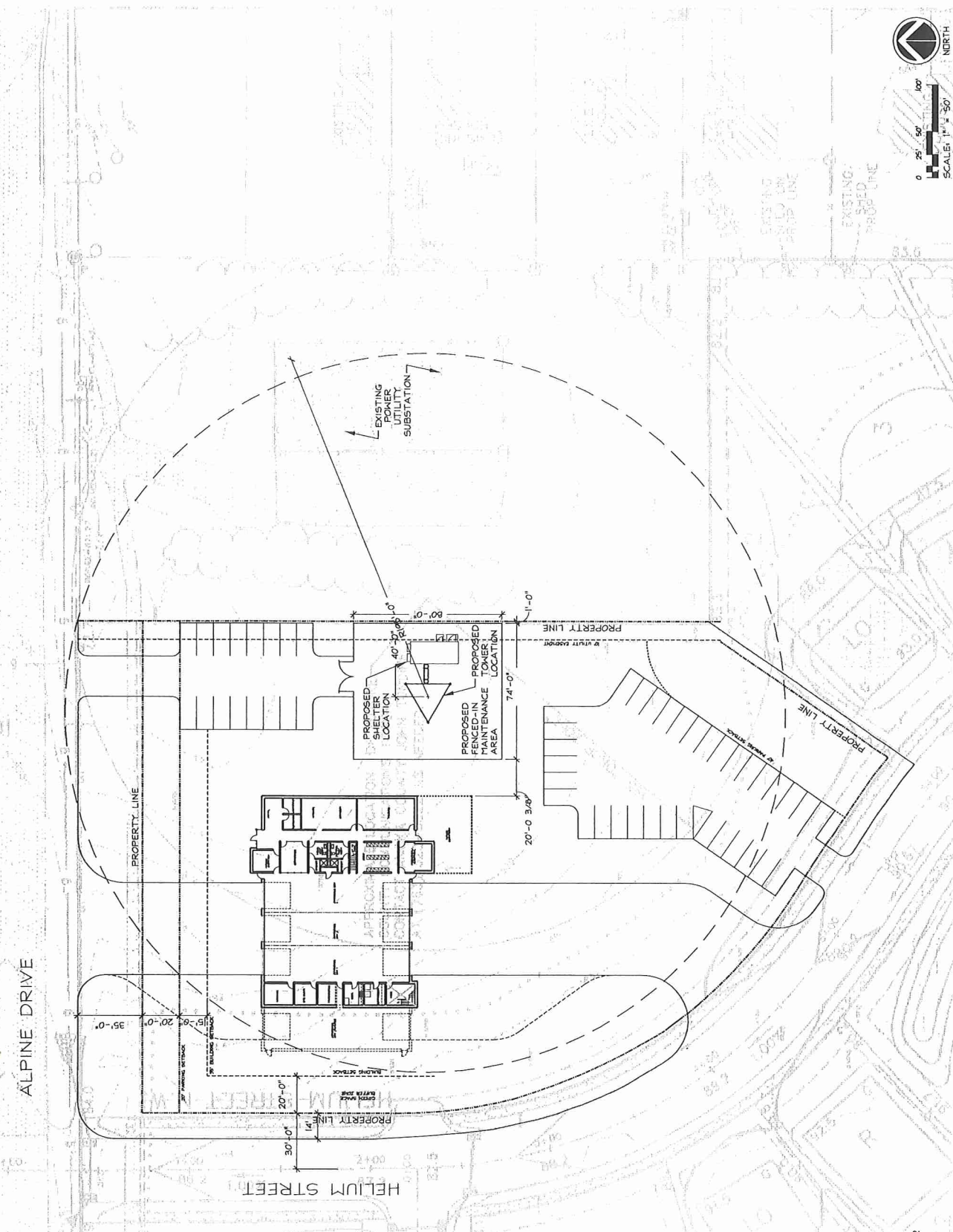


Site Assessment and Concept Site Plan

The Feasibility Study effort investigated the overall appropriateness of the proposed replacement fire station site location.

The proposed site is to include the Replacement fire station as well as a proposed communications tower supporting Anoka County 800 mhz dispatching communications. Information related to the communications tower requirements and design criteria were based on numerous reviews with John Tonding of Anoka County and reviewed with Connexus in conjunction with the adjacent Connexus power sub-station located to the East of the site.

Multiple site concept plans were developed to explore a range of site development concepts including fire station location, site access, and communication tower locations. The site concept plans are based on preliminary building concept plan options included in Appendix B of this report. The following concept site plan illustrates the recommended site concept, however, further development should be required in the Schematic Design Phase of a replacement fire station project. Through these preliminary site concept explorations, the design team and Fire Department believe the site to be adequately sized and configured for reasonable flexibility and some future expansion for additional apparatus bays. The final location of the communications tower requires final coordination and agreement by Connexus, Anoka County, and the City of Ramsey, however, preliminary tower locations appear to be compatible with the proposed fire station use and anticipated site configuration.



ALPINE DRIVE

HELIUM STREET

EXISTING POWER UTILITY SUBSTATION

PROPOSED SHELTER LOCATION

PROPOSED MAINTENANCE TOILET LOCATION

PROPOSED MAINTENANCE AREA

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CITY OF RAINBOW FIRE STATION 2
 SITE PLAN OPTION B-01-06
 8/02/06

Ramsey Fire Station No 2 Replacement Study

Feasibility Study

Ramsey, Minnesota
BKV Group 1272.05



Option Cost Estimates

The attached estimates outline the costs associated with the re-use concepts Option 1 and Option 2 and replacement fire station Option 3 and were prepared by BKV Group based on the enclosed plan concept document. Estimates should be considered as comparative only, final project budgets should be established following more detailed Schematic Design efforts for any of the options explored in this report, comparisons of overall project scope, however, may be made with these figures as project assumptions have been kept consistent.

The Preliminary Project estimates are as follows:

Initial Project Option Costs

	Construction Cost	"Soft Costs" / Contingency	Total Project Cost
Option I - Stabilization	\$270,000	\$82,262	\$352,262
Option II – Partial Demo	\$621,220	\$196,345	\$817,565
Option III – New Construction	\$1,781,640	\$626,353	\$2,407,993

Project Cost Comparison

Options I and II above each assume the construction of a new replacement fire station within five to eight years. As such, a comparison to overall project feasibility should include an assessment of initial option costs (as outlined above) as well as total project costs which include new construction costs and inflation costs over time. The following assume a five year delay prior to construction of a new replacement fire station for Options I and II and compare those total project costs against new construction for Option III in 2007 ...

	Initial Project Scope	New Construction	New Construction Inflation to 2012	Total Project
Option I	\$352,262	\$2,407,993	\$638,883	\$3,399,141
Option II	\$817,565	\$2,407,993	\$638,883	\$3,864,444
Option III	\$0	\$2,407,993	\$0	\$2,407,993

As outlined above, Options I and II have higher long-term project costs, with Option I totaling 37% more total project costs and Option II totaling 61% more total project costs than Option III.

Please see the attached preliminary detailed cost estimate break-down

OWNER: City of Ramsey
 PROJ: Ramsey Fire Station 2 Replacement
 LOC.: Ramsey, Minnesota
 TITLE: PRELIMINARY CONCEPTUAL ESTIMATE

DATE: 31-Jul-06
 REV#:
 PROJ#: 1572
 FILE#:



	NEW SQ FT	0
Concept Estimate - Option 1	REMODEL SQ FT	11,938
Stabilization of Existing Structure	AREA TO REMAIN	0
	TOTAL SQ FT	11,938

DESCRIPTION	COST/ BUILDING	BUILDING SF	COST SF	SUB TOTAL	PERCENT TOTAL
ADMINISTRATION		11,938	\$0.00	\$0	0.00%
LEGAL, FISCAL & ADMINISTRATIVE	\$0				0.00%
SOIL BORINGS	\$0				0.00%
SURVEY	\$0				0.00%
CONSTRUCTION COSTS		11,938	\$22.62	\$270,000	76.65%
Building Demolition	\$0				0.00%
Capital Maintenance / Renovation Construction	\$245,000				69.55%
Capital Maintenance at Police Department (AC unit)	\$25,000				7.10%
New Construction	\$0				0.00%
FEES		11,938	\$3.04	\$36,315	10.31%
A/E DESIGN AND BIDDING FEES	\$32,400				9.20%
CIVIL ENGINEERING	\$0				0.00%
LANDSCAPE ARCHITECTURE	\$0				0.00%
REIMBURSABLE EXPENSES	\$2,430				0.69%
PLAN REVIEW FEES & PERMITS	\$1,485				0.42%
SPECIAL INSPECTIONS AND TESTING	\$0				0.00%
FURNISHINGS, FIXTURES & EQUIPMENT (FF&E)		11,938	\$0.00	\$0	0.00%
OFFICE FURNITURE ALLOWANCE*	\$0				0.00%
KITCHEN EQUIPMENT ALLOWANCE**	\$0				0.00%
LAUNDRY EQUIPMENT ALLOWANCE	\$0				0.00%
FF&E DESIGN FEES	\$0				0.00%
TECHNOLOGY		11,938	\$0.00	\$0	0.00%
DATA / TELEPHONE	\$0				0.00%
SURVEILLANCE CAMERAS / MONITORS	\$0				0.00%
CONTINGENCY		11,938	\$3.85	\$45,947	13.04%
ESTIMATING (5%)	\$15,316				4.35%
PROJECT (10%)	\$30,632				8.70%
FINANCING		11,938	\$0.00	\$0	0.00%
BOND ISSUANCE COSTS	\$0				0.00%
INVESTMENT EARNINGS	\$0				0.00%
TOTAL		11,938	\$29.51	\$352,262	100.00%

NOTE: BONDING COSTS SHOULD BE DETERMINED BY COUNTY'S BONDING CONSULTANT
 NOTE: ESTIMATE ASSUMES TRADITIONAL GENERAL CONTRACTOR BIDDING, CONSTRUCTION MANAGER FEES ARE NOT INCLUDED.
 NOTE: EXISTING SCBA, LAUNDRY/EXTRACTOR, AND GEAR RACKING EQUIPMENT TO BE RE-USED

OWNER: City of Ramsey
 PROJ: Ramsey Fire Station 2 Replacement
 LOC.: Ramsey, Minnesota
 TITLE: PRELIMINARY CONCEPTUAL ESTIMATE

DATE: 31-Jul-06
 REV#: _____
 PROJ#: 1572
 FILE#: _____



Concept Estimate - Option 3		NEW SQ FT			
New Construction		REMODEL SQ FT			
acres	5	AREA TO REMAIN			
		TOTAL SQ FT	9,776		
DESCRIPTION	COST/ BUILDING	BUILDING SF	COST SF	SUB TOTAL	PERCENT TOTAL
ADMINISTRATION					
		9,776	\$0.97	\$9,500	0.39%
LEGAL, FISCAL & ADMINISTRATIVE	\$0				0.00%
✓ SOIL BORINGS	\$8,000				0.33%
✓ SURVEY	\$1,500				0.06%
CONSTRUCTION COSTS					
		9,776	\$182.25	\$1,781,640	73.99%
Building Demolition - Existing City Hall, Fire Station, Police S	\$143,000				5.94%
Existing Site Repair (topography only, no fill)	\$20,000				0.83%
✓ New Site Costs	\$250,000				10.38%
✓ New Construction	\$1,368,640				56.84%
FEES					
		9,776	\$19.52	\$190,862	7.93%
A/E DESIGN AND BIDDING FEES	\$143,171				5.95%
CIVIL ENGINEERING	\$14,000				0.58%
LANDSCAPE ARCHITECTURE	\$8,000				0.33%
REIMBURSABLE EXPENSES	\$7,874				0.33%
PLAN REVIEW FEES & PERMITS	\$4,454				0.18%
SPECIAL INSPECTIONS AND TESTING	\$13,362				0.55%
FURNISHINGS, FIXTURES & EQUIPMENT (FF&E)					
		9,776	\$10.63	\$103,905	4.31%
OFFICE FURNITURE ALLOWANCE*	\$78,208				3.25%
KITCHEN EQUIPMENT ALLOWANCE**	\$10,000				0.42%
LAUNDRY EQUIPMENT ALLOWANCE	\$8,000				0.33%
FF&E DESIGN FEES	\$7,697				0.32%
TECHNOLOGY					
		9,776	\$0.82	\$8,000	0.33%
DATA / TELEPHONE	\$8,000				0.33%
SURVEILLANCE CAMERAS / MONITORS	\$0				0.00%
CONTINGENCY					
		9,776	\$32.13	\$314,086	13.04%
ESTIMATING (5%)	\$104,695				4.35%
PROJECT (10%)	\$209,391				8.70%
FINANCING					
		9,776	\$0.00	\$0	0.00%
BOND ISSUANCE COSTS	\$0				0.00%
INVESTMENT EARNINGS	\$0				0.00%
TOTAL					
		9,776	\$246.32	\$2,407,993	100.00%

NOTE: BONDING COSTS SHOULD BE DETERMINED BY COUNTY'S BONDING CONSULTANT
 NOTE: ESTIMATE ASSUMES TRADITIONAL GENERAL CONTRACTOR BIDDING, CONSTRUCTION MANAGER FEES ARE NOT INCLUDED.
 NOTE: DISPATCH EQUIPMENT INSTALLATION COSTS DO NOT INCLUDE POTENTIAL RF TOWER EQUIPMENT UPGRADES
 NOTE: EXISTING SCBA, LAUNDRY/EXTRACTOR, AND GEAR RACKING EQUIPMENT TO BE RE-USED

OWNER: City of Ramsey
 PROJ: Ramsey Fire Station 2 Replacement
 LOC.: Ramsey, Minnesota
 TITLE: PRELIMINARY CONCEPTUAL ESTIMATE

DATE: 31-Jul-06
 REV#:
 PROJ#: 1572
 FILE#:



DESCRIPTION	COST/ BUILDING	BUILDING SF	COST SF	SUB TOTAL	PERCENT TOTAL
Concept Estimate - Comparison		NEW SQ FT		8,500	
MULTI-PHASE vs SINGLE PHASE		REMODEL SQ FT		0	
		AREA TO REMAIN		0	
		TOTAL SQ FT		8,500	
OPTION 3 PROJECT COST - NEW CONSTRUCTION FY 2007					
				\$2,407,993	
OPTION 1 MULTIPLE PHASE PROJECT COST					
OPTION 1 FY 2007				\$352,262	
OPTION 3 (new construction) FY 2012				\$2,407,993	
INFLATION					
TOTAL OPTION 1 MULTI-PHASE PROJECT WITH 4% INFLATION				\$3,399,141	
INCREASE FOR OPTION 1 MULTI-PHASE PROJECT				\$991,148	
OPTION 2 MULTIPLE PHASE PROJECT COST					
OPTION 2 FY 2007				\$817,565	
OPTION 3 (new construction) FY 2012				\$2,407,993	
INFLATION					
TOTAL OPTION 2 MULTI-PHASE PROJECT WITH 4% INFLATION				\$3,864,444	
INCREASE FOR OPTION 1 MULTI-PHASE PROJECT				\$1,456,452	

Ramsey Fire Station No 2 Replacement Study

Feasibility Study

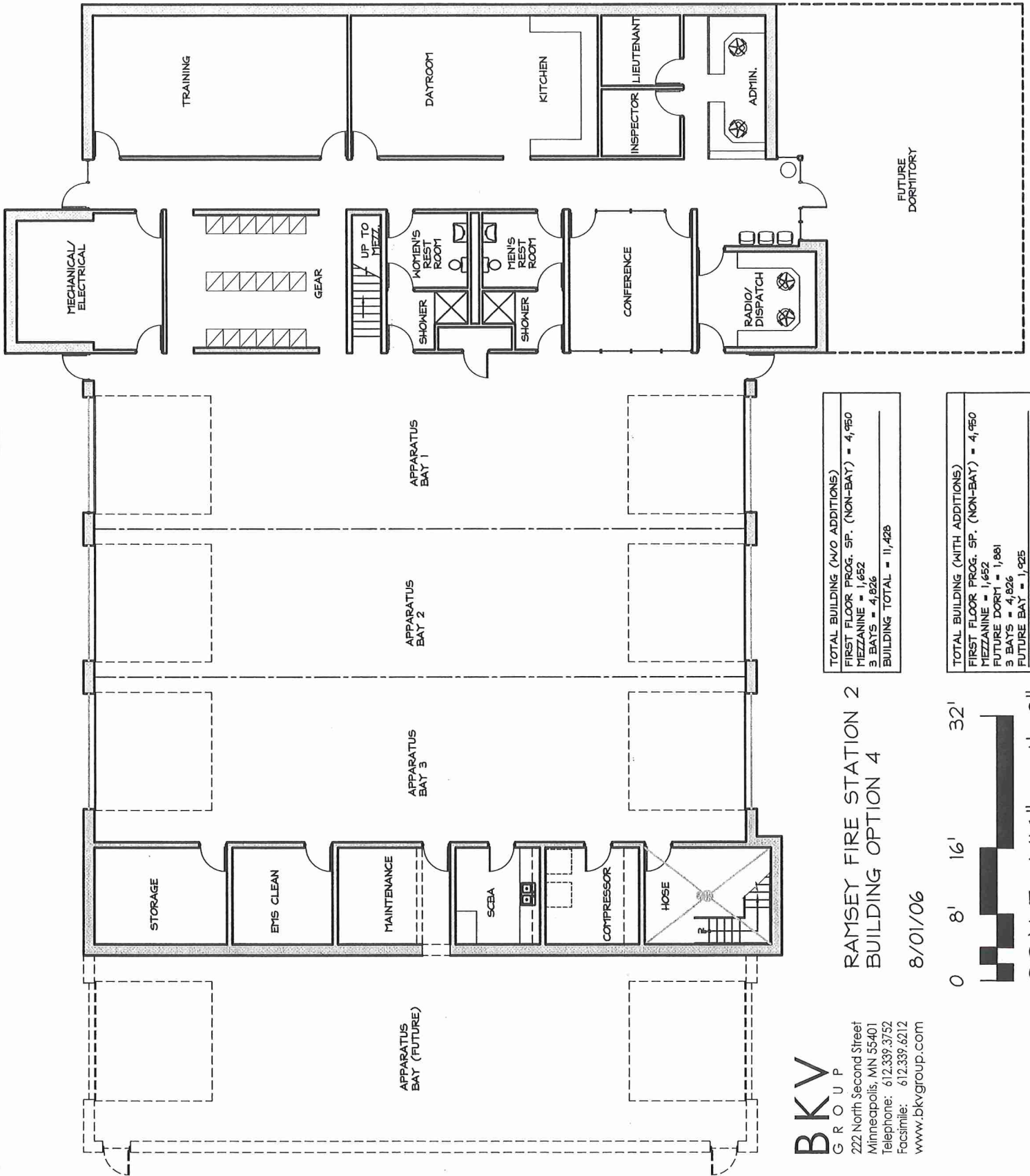
Ramsey, Minnesota

BKV Group 1272.05



Appendix A – Preliminary New Station Concept Plans

The following preliminary concept new station floor plan concepts were developed through the feasibility study and illustrate alternative concept fire station configurations.



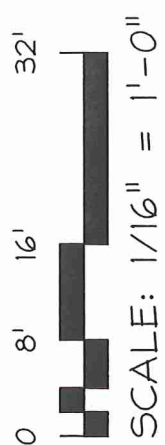
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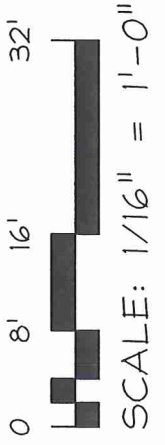
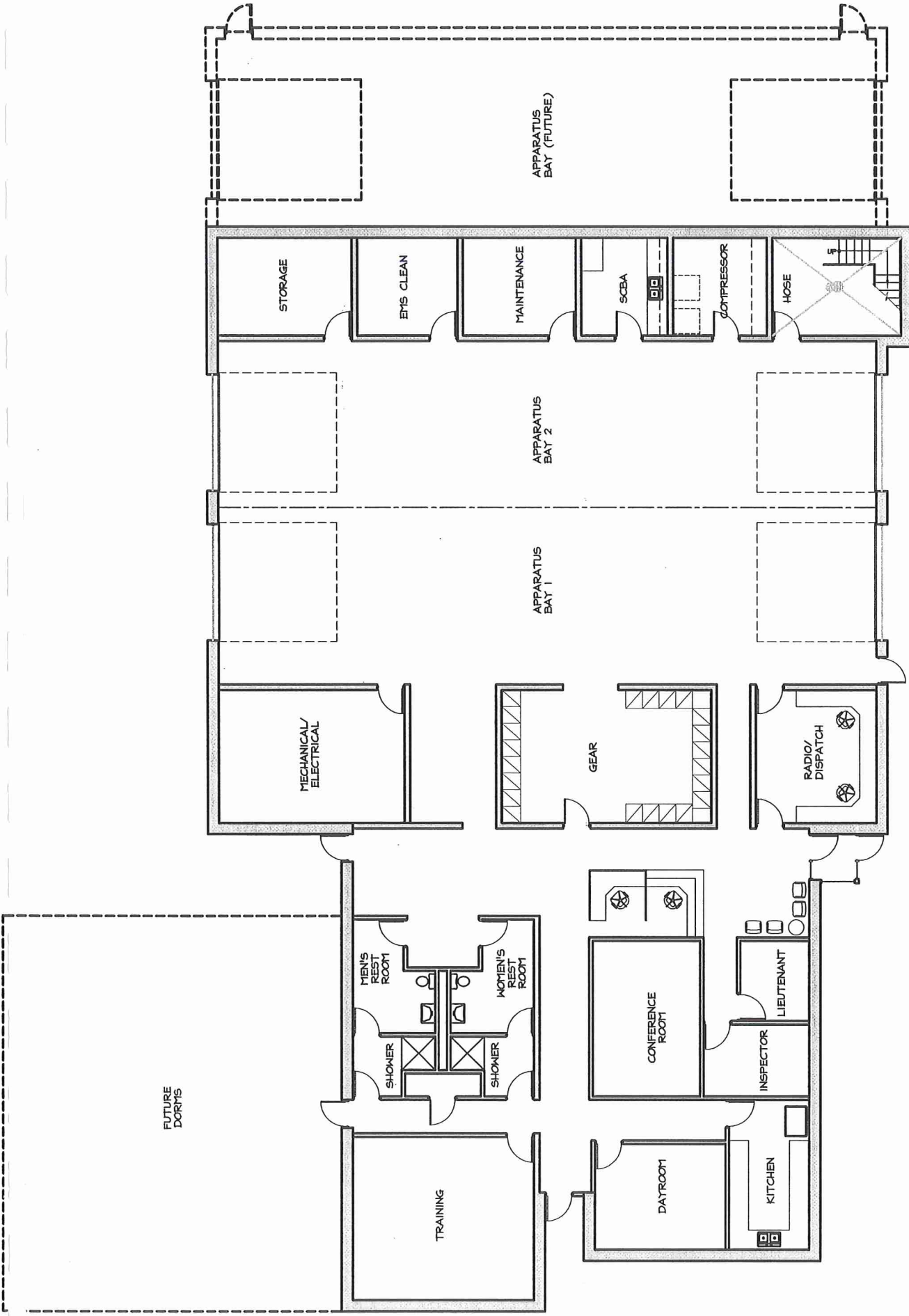
**RAMSEY FIRE STATION 2
 BUILDING OPTION 4**

8/01/06

TOTAL BUILDING (W/O ADDITIONS)	
FIRST FLOOR PROG. SP. (NON-BAY)	= 4,950
MEZZANINE	= 1,652
3 BAYS	= 4,826
BUILDING TOTAL	= 11,428

TOTAL BUILDING (WITH ADDITIONS)	
FIRST FLOOR PROG. SP. (NON-BAY)	= 4,950
MEZZANINE	= 1,652
FUTURE DORM	= 1,881
3 BAYS	= 4,826
FUTURE BAY	= 1,925
BUILDING TOTAL	= 15,234

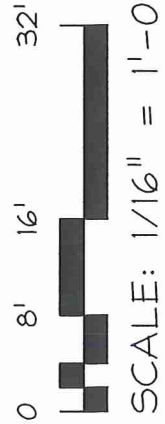
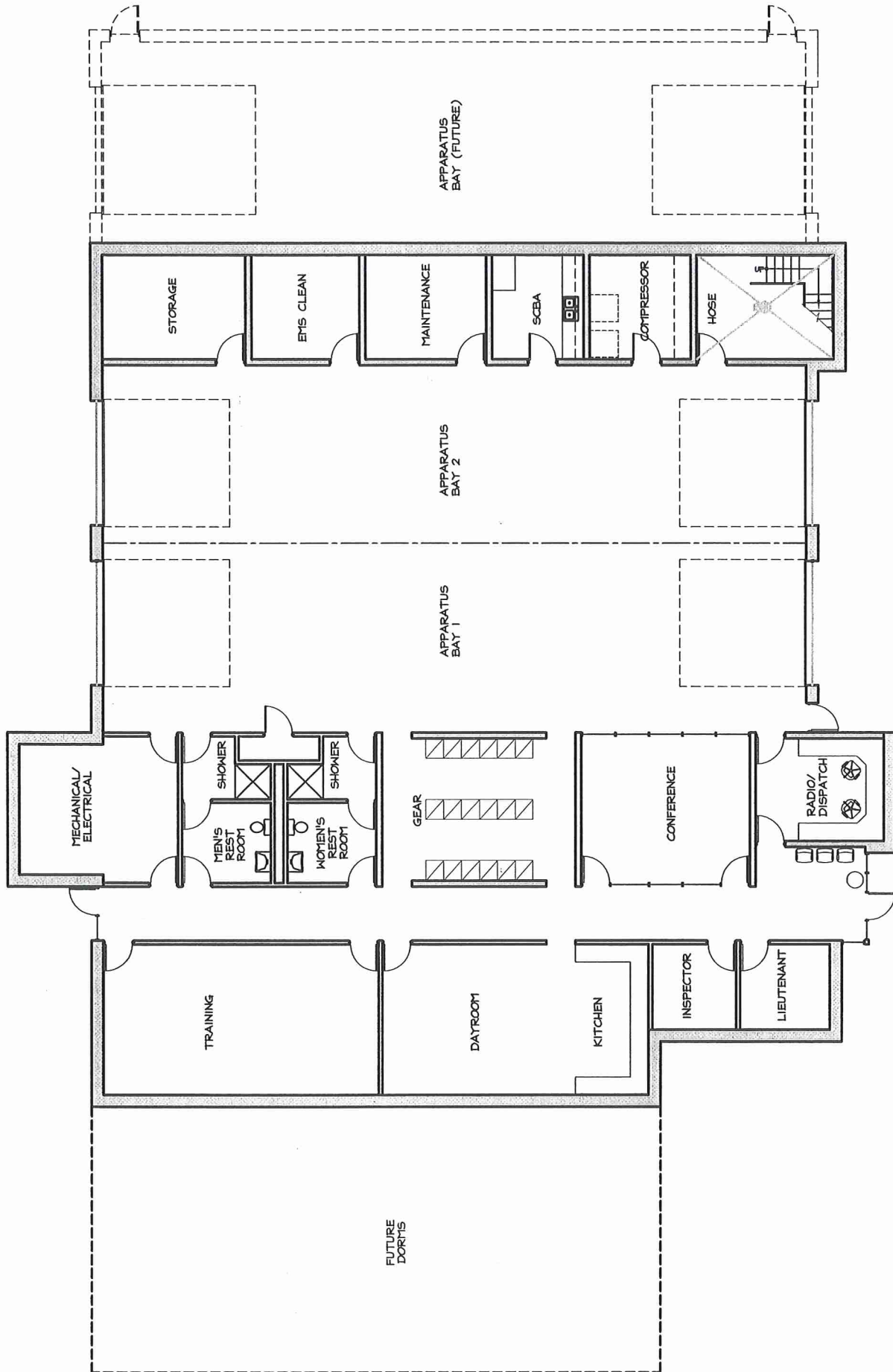




9,041 SF 1,905 SF 1,025 SF
 W/ TWO FUTURE FUTURE
 BAYS DORM BAY
 10,966 SF 12,871 SF
 W/ FUTURE W/ FUTURE
 BAY AND BAY AND
 DORM DORM

RAMSEY FIRE STATION 2
 BUILDING OPTION A
 8/01/06

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8,171 SF
W/ TWO
BAYS

1,881 SF
FUTURE
DORM

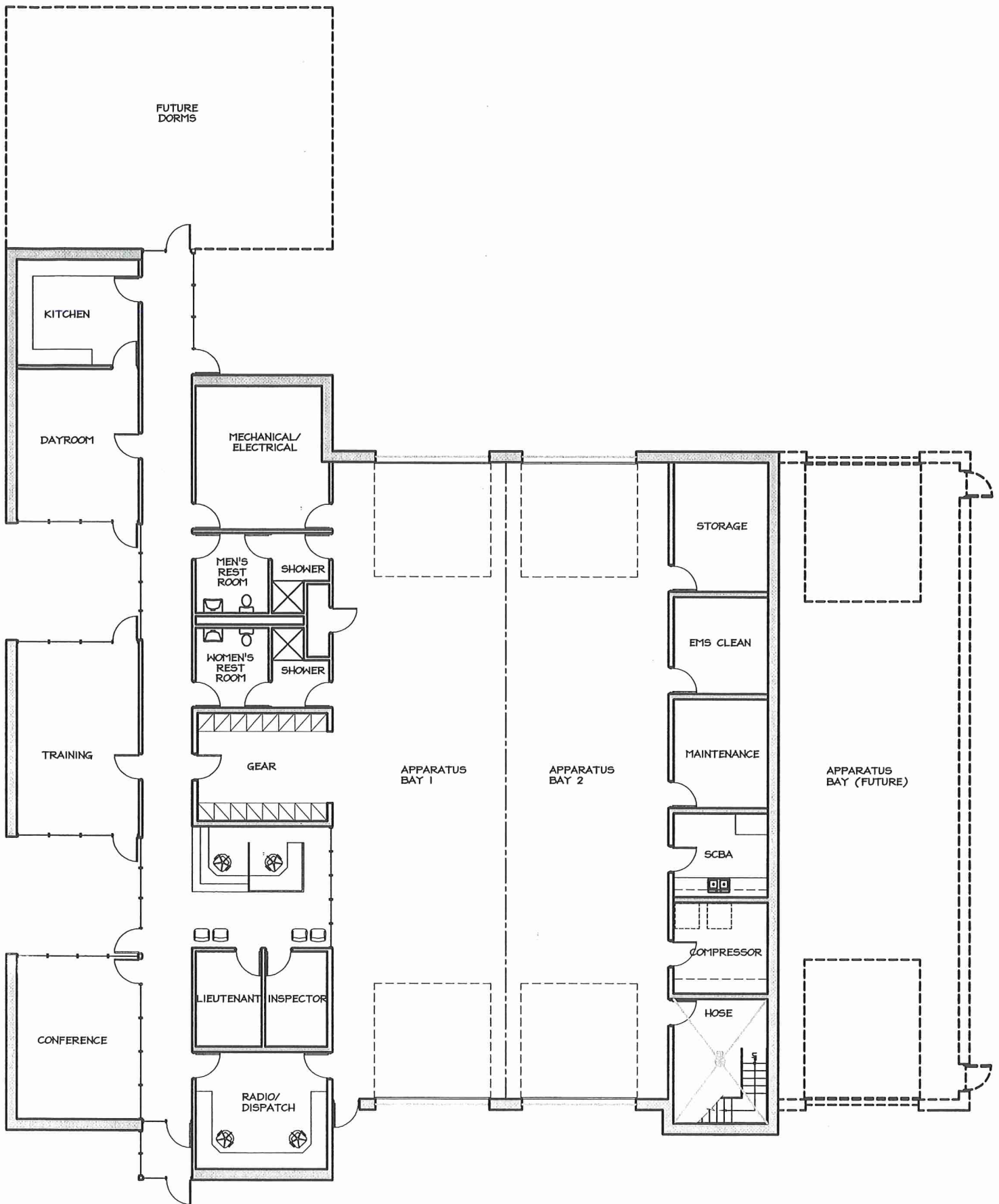
1,925 SF
FUTURE
BAY

10,064 SF
W/ FUTURE
BAY

11,977 SF
W/ FUTURE
BAY AND
DORM

RAMSEY FIRE STATION 2
BUILDING OPTION B
8/01/06

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RAMSEY FIRE STATION 2
BUILDING OPTION C

8/01/06

8,282 SF W/ TWO BAYS
1,183 SF FUTURE DORM
1,925 SF FUTURE BAY

10,207 SF W/ FUTURE BAY
11,390 SF W/ FUTURE BAY AND DORM

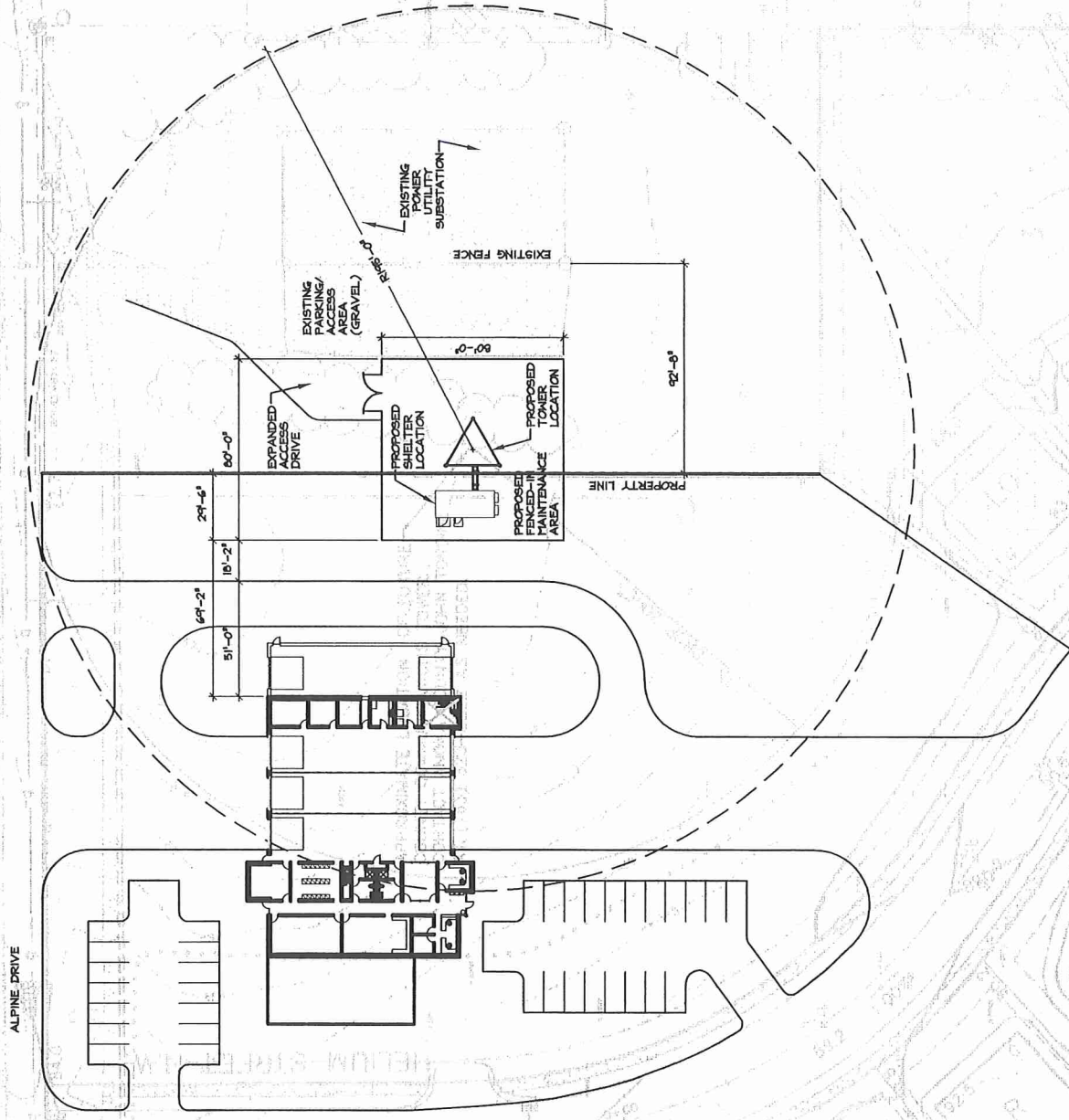
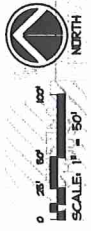
0 8' 16' 32'



SCALE: 1/16" = 1'-0"

Appendix B – Preliminary New Station Concept Site Plans

The following concept site plans were developed through the feasibility effort and illustrate alternative site configurations for the planned new fire station.



ALPINE DRIVE

HELIUM STREET

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Interior Design
Engineering

Boarman

Kroos

Vogel

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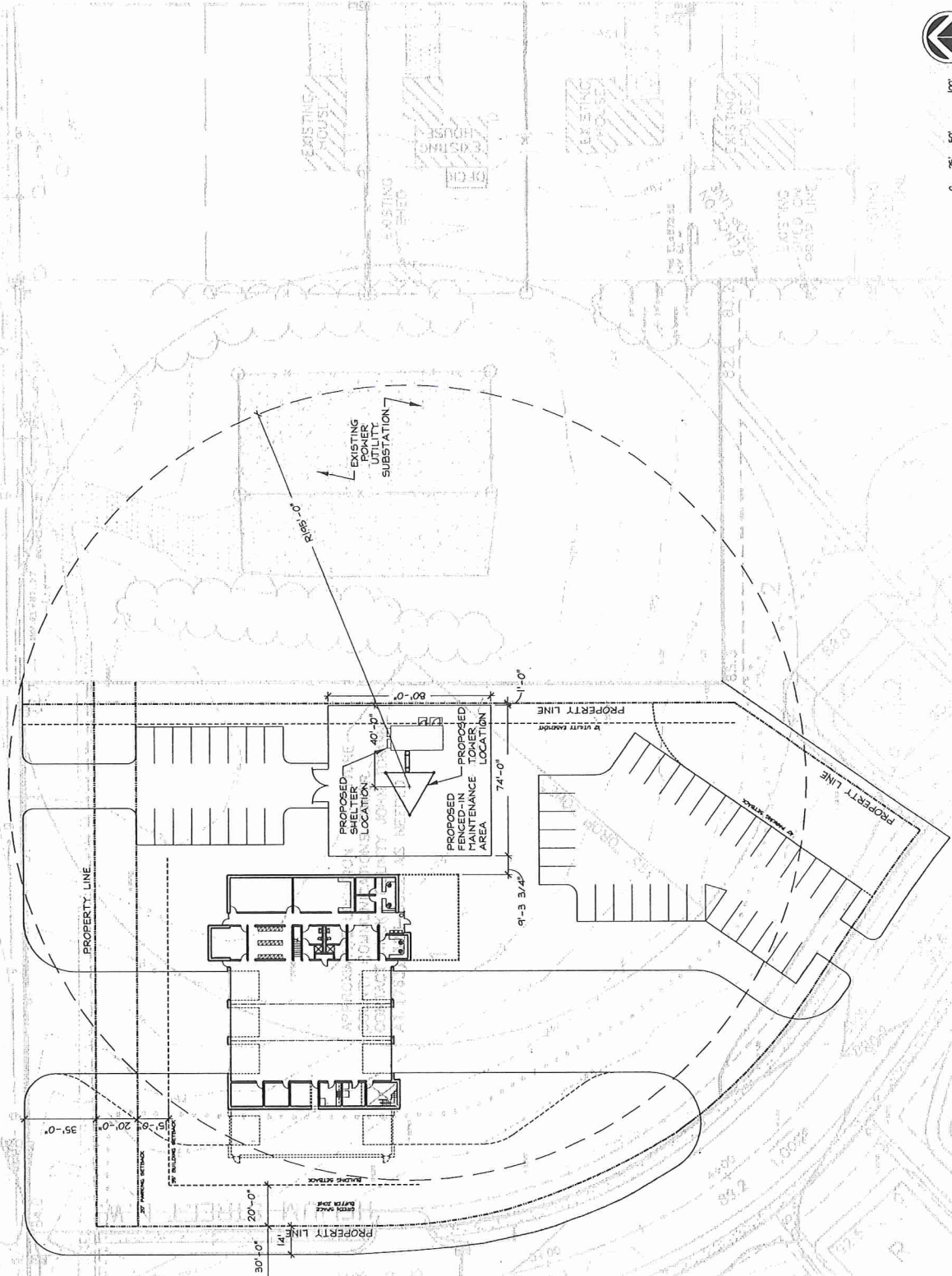
INC.

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Fax: 612.339.2012
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CITY OF RANSLEY FIRE STATION 2
SITE PLAN OPTION 1A
BUILDING OPTION A
8/20/08



ALPINE DRIVE



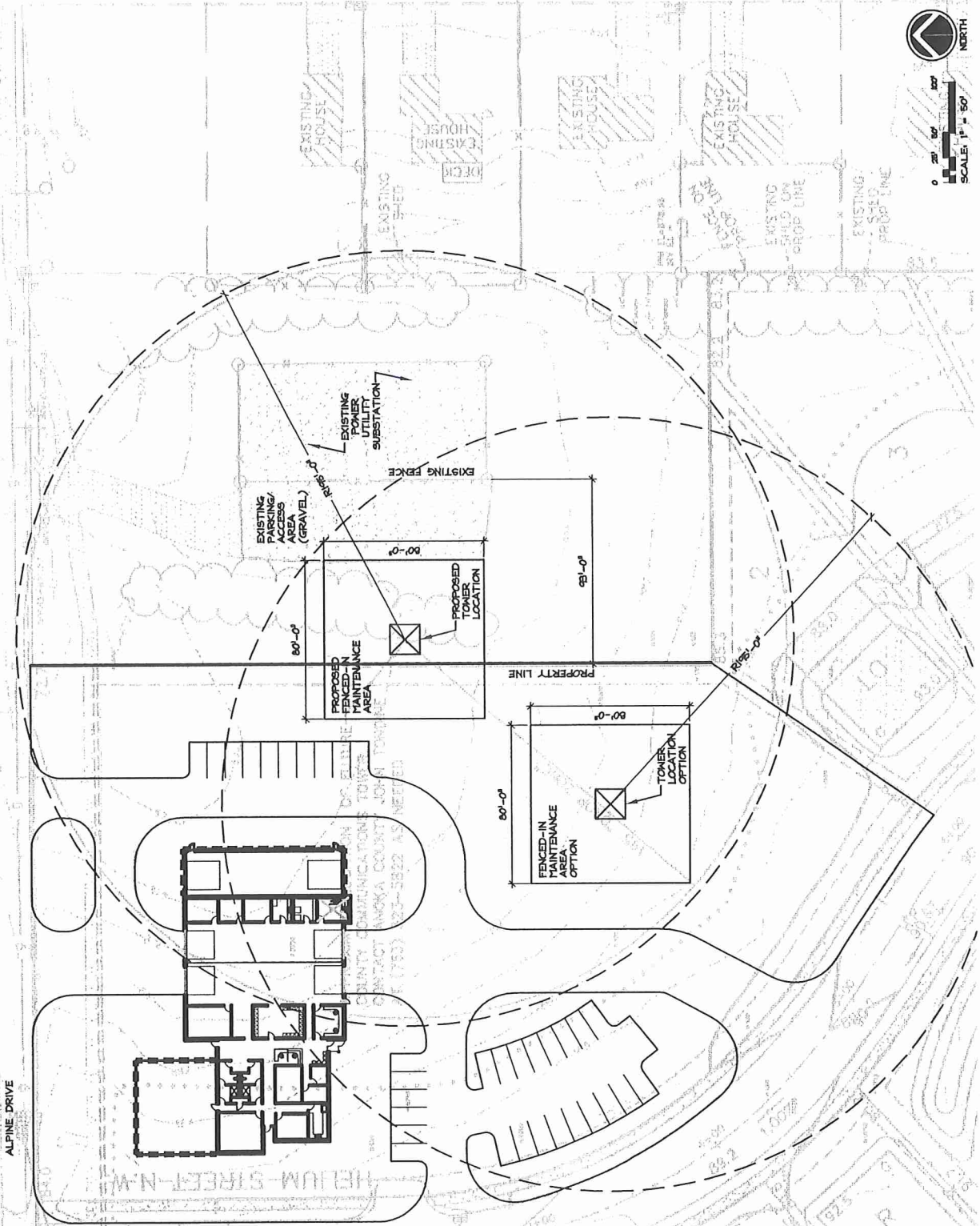
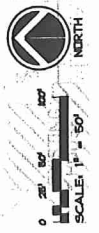
HELIUM STREET

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Engineering
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Kroos
Vogel
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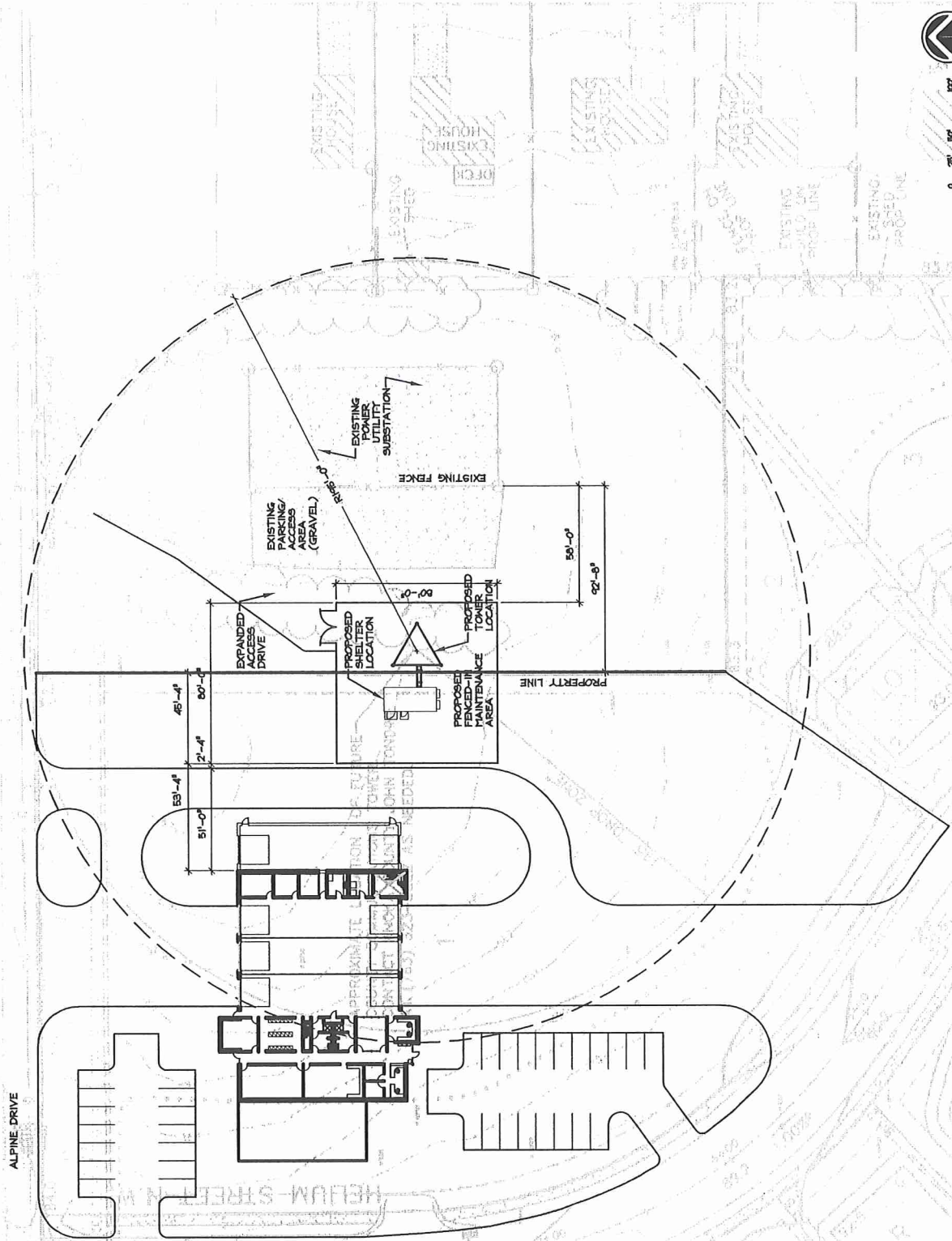
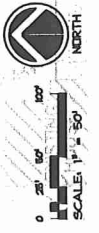
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CITY OF RAINSEY FIRE STATION 2
SITE PLAN OPTION 7-31-06
7/31/06



CITY OF RANNEY FIRE STATION 2
 SITE PLAN OPTION 1
 BUILDING OPTION A
 8/01/06

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 Vreck
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 Inc.
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 Portland, Oregon 97208
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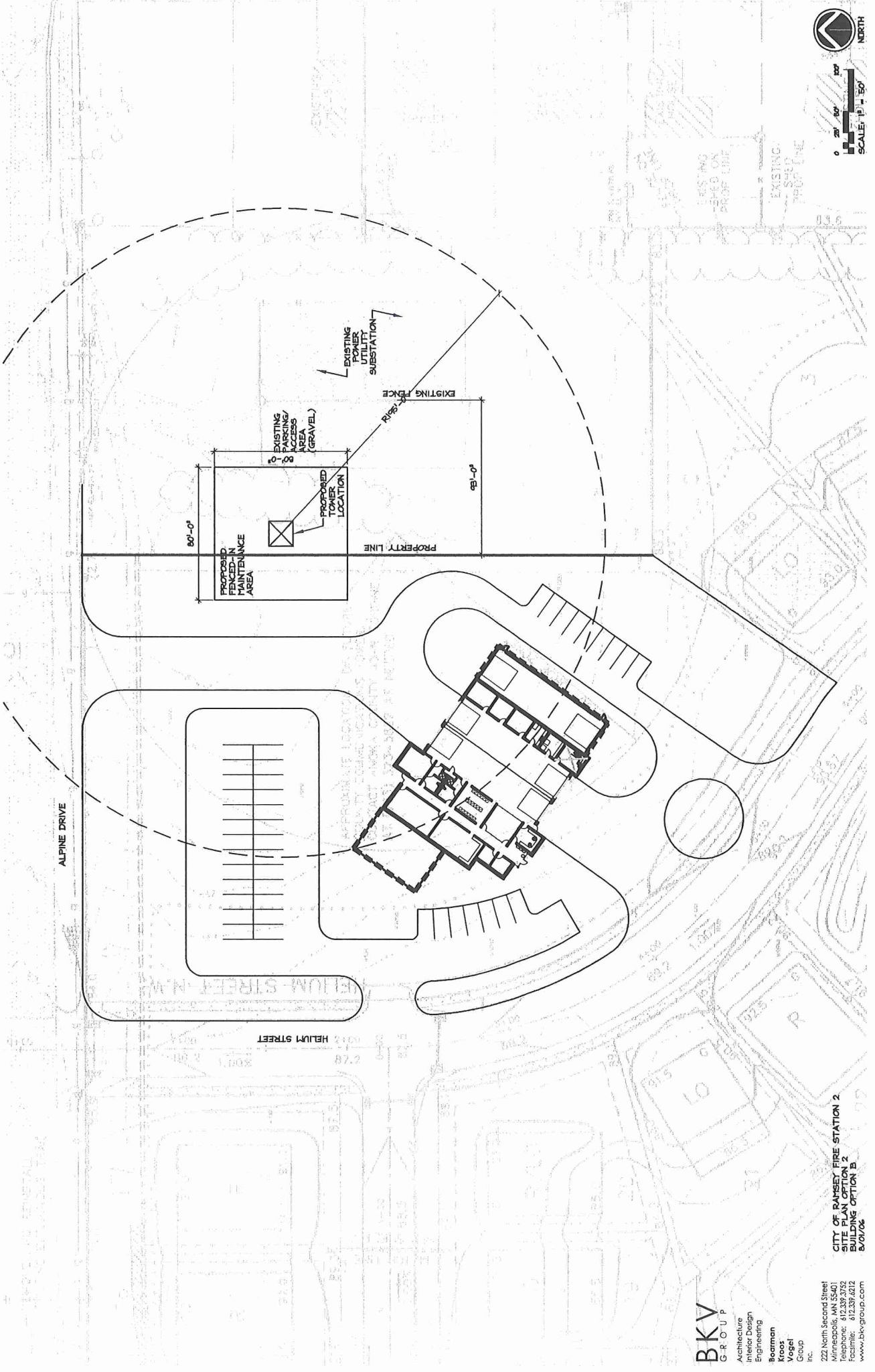
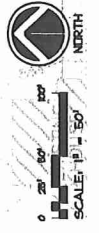


ALPINE DRIVE

HELIUM STREET

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CITY OF RAINSEY FIRE STATION 2
 SITE PLAN OPTION 1B
 BUILDING OPTION A
 8/01/05

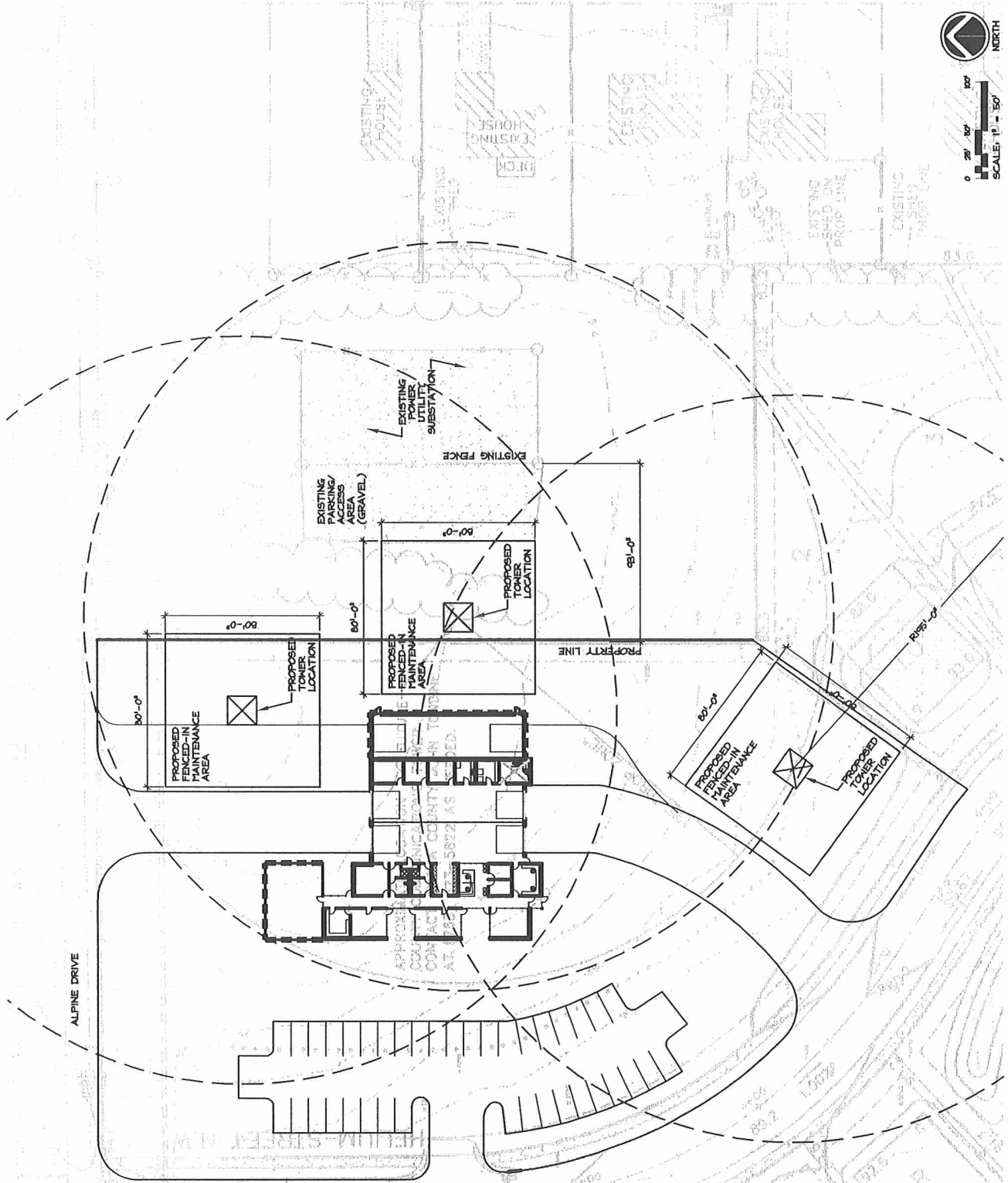


CITY OF RAMSEY FIRE STATION 2
 SITE PLAN OPTION 2
 BUILDING OPTION B
 8/20/06

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SCALE 1" = 50'

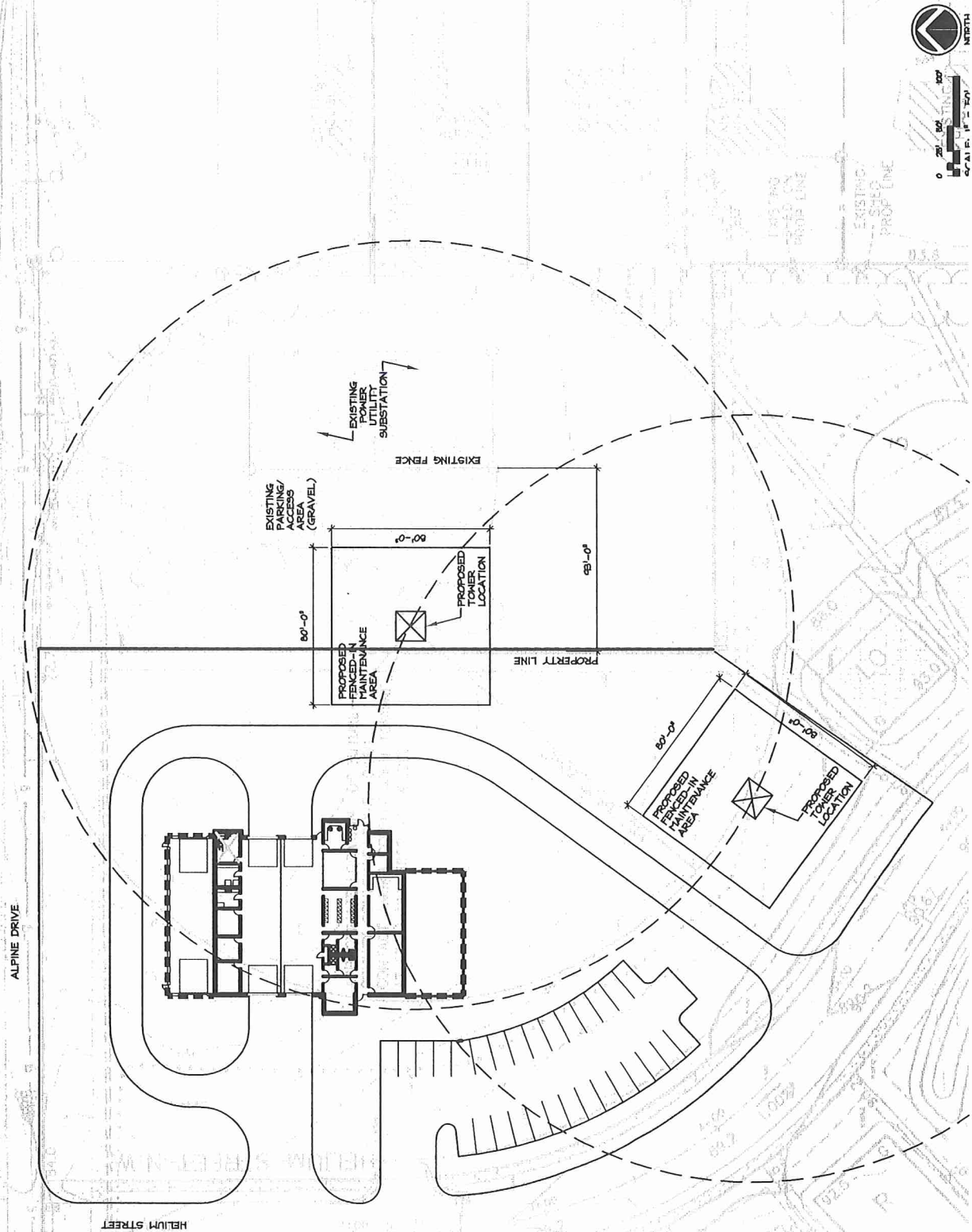


CITY OF RAINSET FIRE STATION 2
 SITE PLAN OPTION 3
 BUILDING OPTION C
 5/01/06

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CITY OF RANSEY FIRE STATION 2
 SITE PLAN OPTION 4
 BUILDING OPTION B
 8/10/06

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