



New Brighton City Council Work Session Agenda

New Brighton City Hall | City Conference Room (Upper Level)
803 Old Hwy 8 NW; New Brighton MN 55112

5:00 pm January 14, 2025

While this is an in-person meeting, members of the public may:

- **Attend the meeting in Person:** Attendees who are ill are asked to wear masks and comply with social distancing parameters.
- **Watch the meeting electronically:** Tune into CTV Channel 8023 (CenturyLink) or Channel 16 (Comcast). To observe the meeting as a livestream or a webcast, visit www.newbrightonmn.gov and click on "I Want To View a Public Meeting."
- **Join the meeting electronically:** Members of the public who need to interact with our public officials about agenda items, City Administration, and matters that are otherwise of public concern to the City Council but are unable to or not comfortable attending the meeting in person, may join the meeting electronically at: <https://newbrightonmn.gov/zoom> (no app needed), by scanning this QR Code, or by using their Zoom app to join and entering: Meeting ID: 898 6240 2361; Passcode: 867530



1. Krause Anderson Presentation on Facility Condition Analysis



Agenda Section:	Work Session
Item:	1
Report Date:	01/08/2024
Meeting Date:	01/14/2024


REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Facilities Assessment Update	
DEPARTMENT HEAD’S APPROVAL: _____	CITY MANAGER’S APPROVAL: <u>DM</u>

Action Requested: <input type="checkbox"/> Public Hearing <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Discussion <input checked="" type="checkbox"/> Informational Form of Action: <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Contract/Agrmnt <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Other Votes Needed: <input type="checkbox"/> 3 votes <input type="checkbox"/> 4 votes <input type="checkbox"/> 5 votes <input checked="" type="checkbox"/> N/A

<p><u>Summary Statement:</u></p>	<ul style="list-style-type: none"> ▪ In 2024, City staff began working on a facilities assessment to understand better the conditions of multiple city facilities. This work was taken on for multiple reasons including ensuring that any future work done on changes to facilities takes a comprehensive approach based on expert data; assisting staff with capital budgeting and planning; and ensuring that future organizational and community needs are being considered as appropriate and in a timely manner. ▪ The City selected Kraus Anderson to provide a comprehensive facility condition assessment for a select number of facilities. The goal of this assessment is to complete a more comprehensive Facility Condition Assessment with a higher degree of reassurance of the estimated costs for existing maintenance items and upcoming facility expenditures. What will be presented is the first phase of this assessment. This is a professional assessment of the condition of: <ul style="list-style-type: none"> - City Hall - New Brighton Community Center - Brightwood Hills Golf Course - Freedom Neighborhood Center ▪ Kraus Anderson is undertaking additional space planning efforts that will look at potential alternatives to the status quo approach that would address long standing issues with
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	facilities. This effort will be primarily focused on the Community Center and City Hall and will be presented at a later time.
<u>Recommendation(s):</u>	<ul style="list-style-type: none"> ▪ Learn from Krause Anderson and staff about the existing condition of facilities. ▪ Provide input as needed on future efforts related to the portfolio of the City's facilities.
<u>Applicable Deadlines:</u>	▪ N/A
<u>Community Impact:</u>	▪ Based on facility condition analysis and Council prerogative, future space planning efforts would create options that could be presented to the community for comment and feedback, to ensure that community needs and requests are taken into consideration.
<u>Legislative History:</u>	▪ None
<u>Strategic Priority:</u>	<input checked="" type="checkbox"/> Sustainable & Reliable Infrastructure <input checked="" type="checkbox"/> Operational Effectiveness <input type="checkbox"/> Environment & Sustainability <input type="checkbox"/> Diversity, Equity, & Inclusion <input checked="" type="checkbox"/> Livable Community <input type="checkbox"/> N/A
<u>Financial Impact:</u>	Is there a financial consideration? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Financing Sources: <input type="checkbox"/> Budgeted <input type="checkbox"/> Budget Modification <input type="checkbox"/> New Revenue <input type="checkbox"/> Use of Reserves <input type="checkbox"/> Other
<u>Attachments:</u>	1. <i>Presentation</i>



Devin Massopust
City Manager



City of New Brighton:

**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

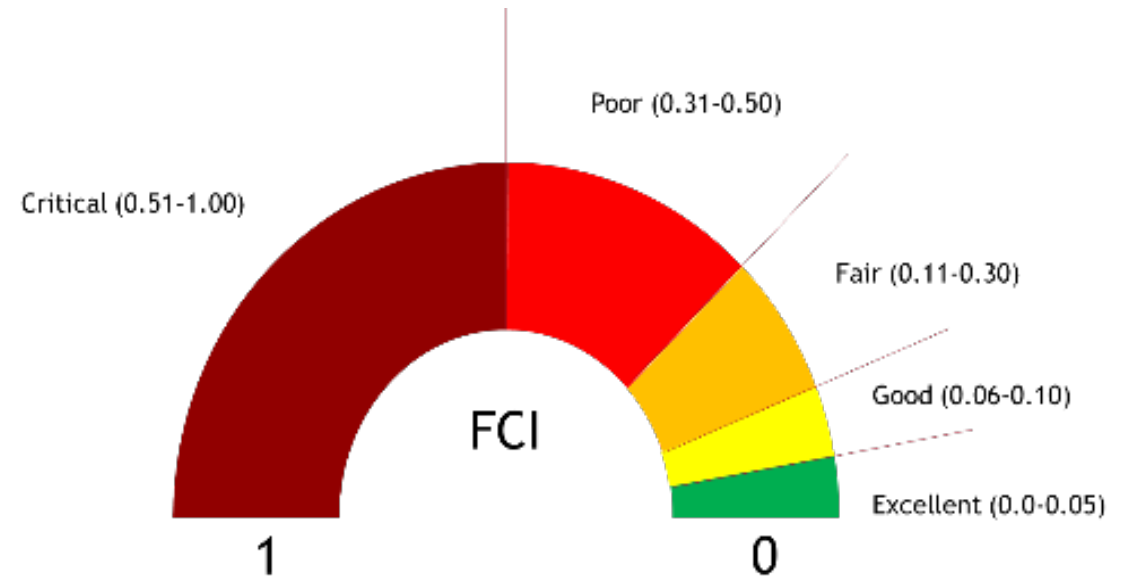
Executive Summary

- Completed Facility Condition Assessment (FCA) on four (4) city facilities ~ 97,263 SF
- Identified \$8M of maintenance needs over the next 10 years
 - “Do Nothing plan” i.e. if the city performs status quo maintenance activities, this is the expected maintenance cost on the city facilities
- One (1) of the six (6) facilities was identified in the “critical” condition
 - Brightwood Hills Clubhouse
- Strategic Facility Planning effort will be presented at a later date based on current conversations. Concept development, space planning and cost estimation for potential building modifications on City Hall and the Community Center will be considered.

Facility Condition Index (FCI)

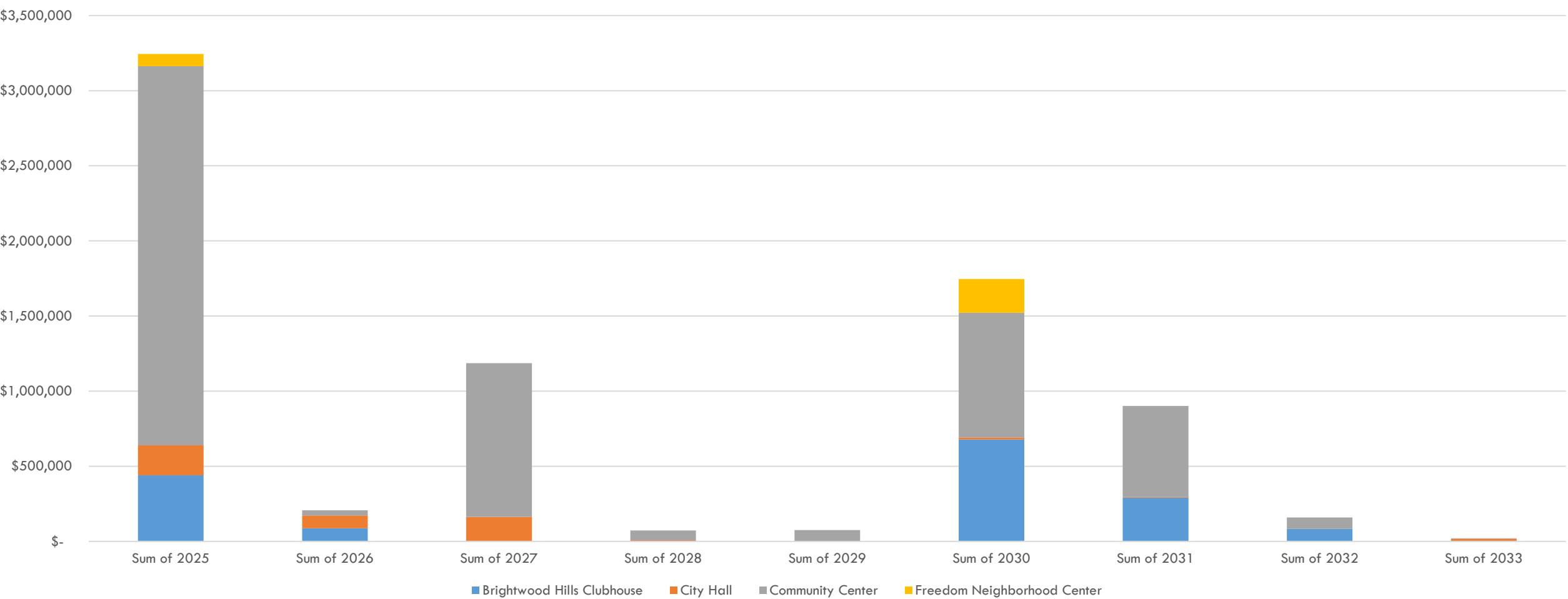
Facility List	Original Construction Year	Facility SF	Pres. Day Repl. Costs	Building Repl. Cost	10-Year DM Costs	FCI
Brightwood Hills Clubhouse	2000	4,300	\$ 600	\$ 2,580,000	\$ 1,581,394	0.5024
City Hall	1987	18,900	\$ 575	\$ 10,867,500	\$ 609,738	0.0460
Community Center	1994	72,050	\$ 475	\$ 34,223,750	\$ 5,581,179	0.1337
Freedom Neighborhood Center	2000	2,013	\$ 750	\$ 1,509,750	\$ 306,447	0.1664

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



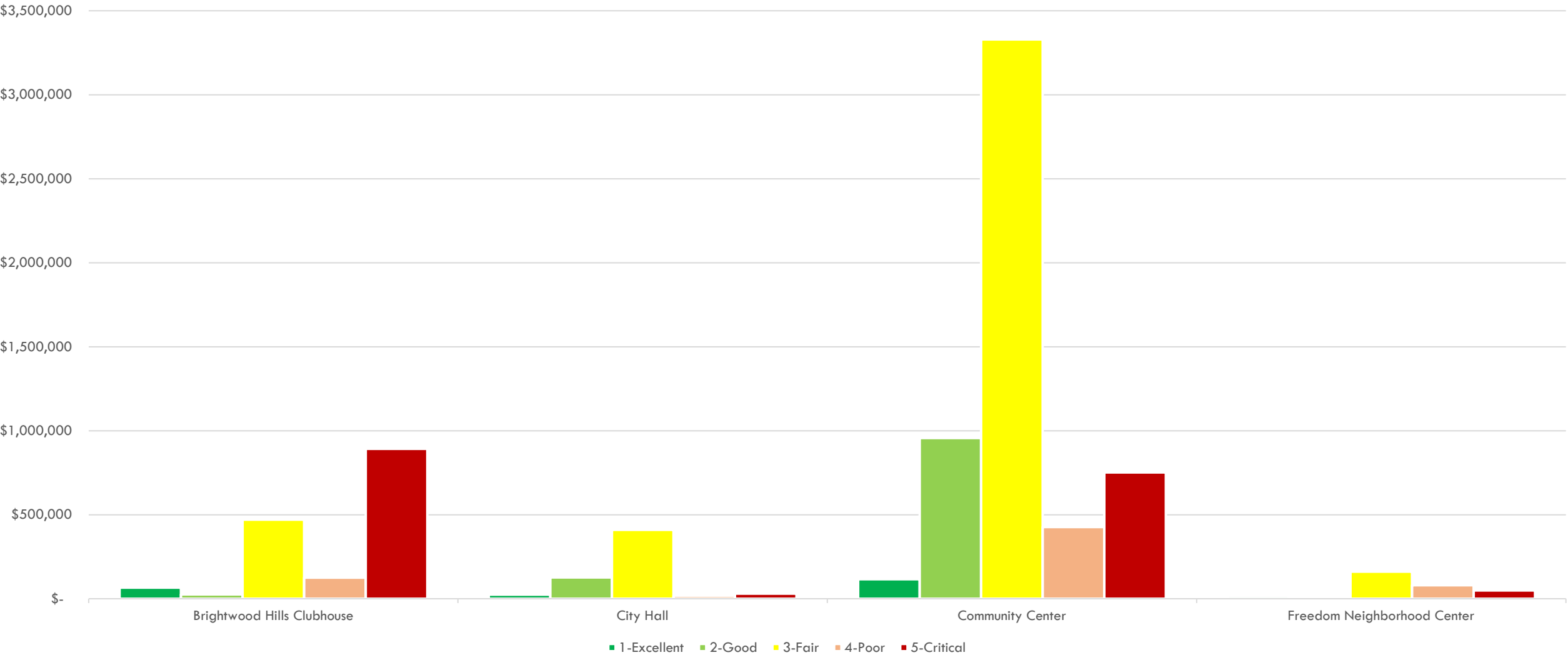
Expected 10-Year Annual Maintenance Costs

City of New Brighton- Expected Annual Facility Maintenance Costs



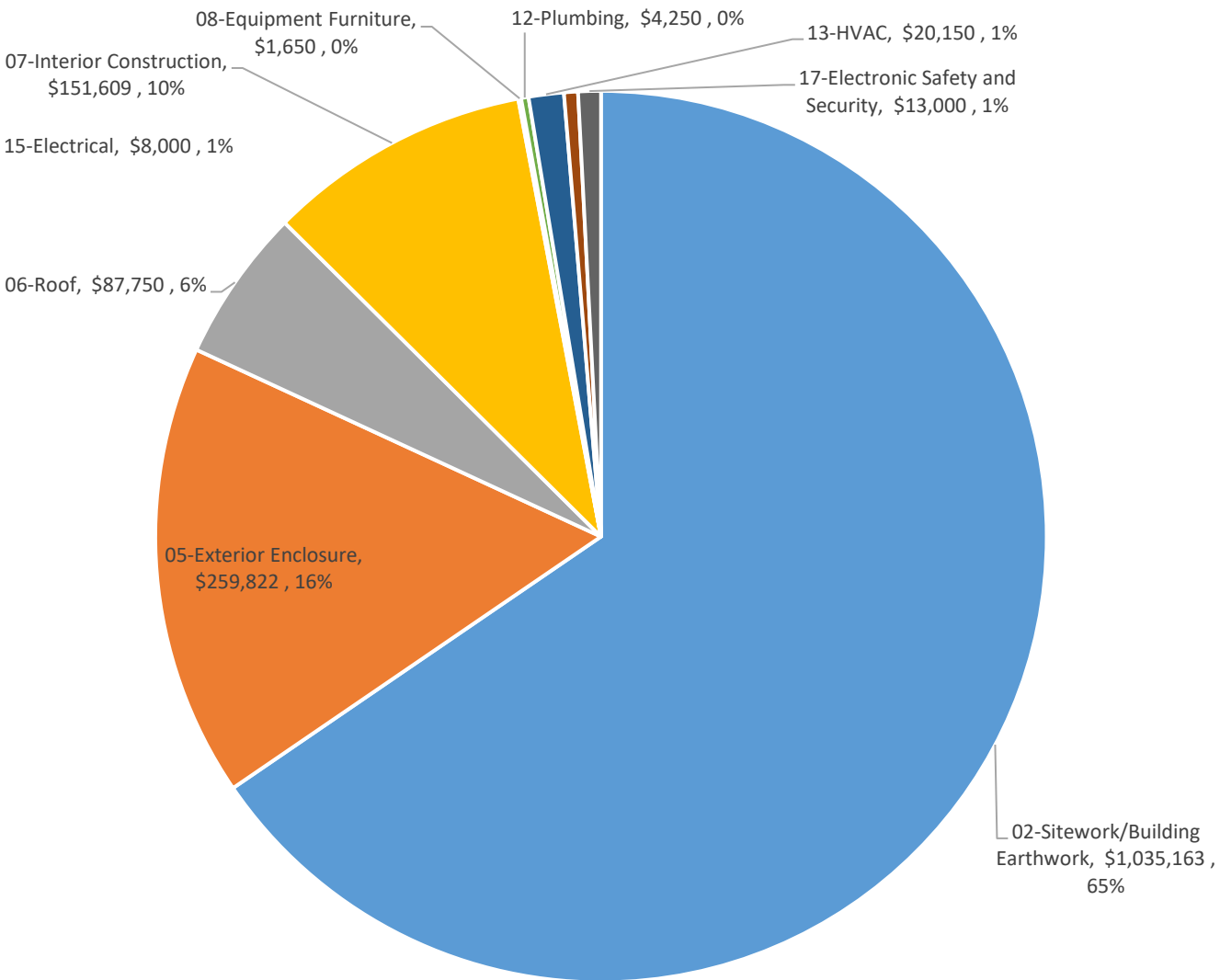
Criticality Breakdown by Facility

High Criticality Items per Condition



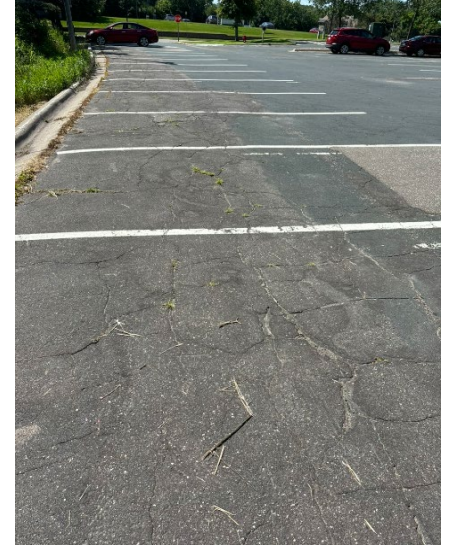
Facility Condition Assessment: Brightwood Hills Clubhouse

Facility List	Original Construction Year	Facility SF	Pres. Day Repl. Costs	Building Repl. Cost	10-Year DM Costs	FCI
Brightwood Hills Clubhouse	2000	4,300	\$ 600	\$ 2,580,000	\$ 1,581,394	0.5024



Facility Condition Assessment: Brightwood Hills Clubhouse

- 02-Sitework/Building Earthwork:
 - Parking lot has major drainage issues. Redesign of drainage system and full depth asphalt replacement recommended.
 - Cart/Walking paths are not ADA compliant; areas are too steep. Asphalt needs mill & overlay



Facility Condition Assessment: Brightwood Hills Clubhouse

- 05-Exterior Enclosure:

- Cedar siding needs repair and be treated or replaced.
- Caulking and repairs to extruded polystyrene around perimeter of building to ensure building is watertight
- Caulk windows, recommend replacement within the next 10 years
- Exterior doors recommend maintenance and eventual replacement in the next 10 years

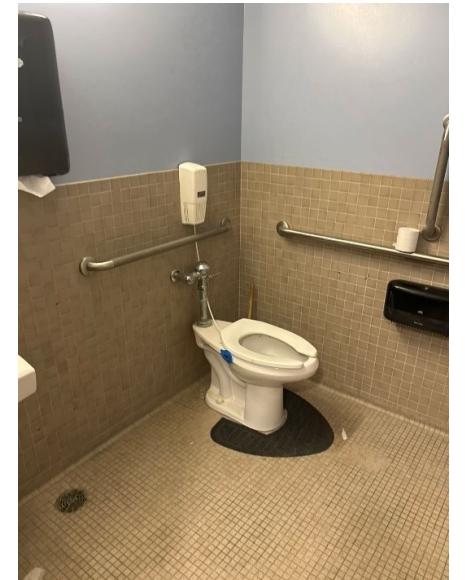
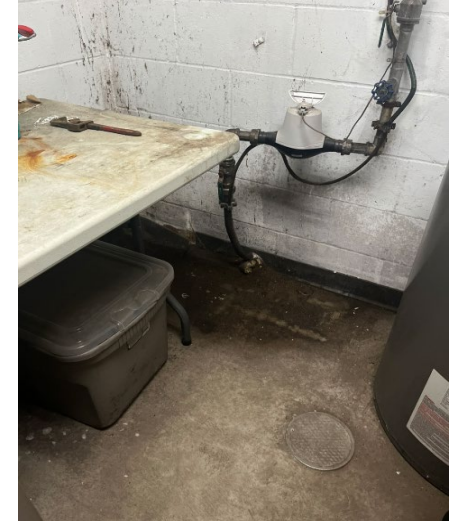
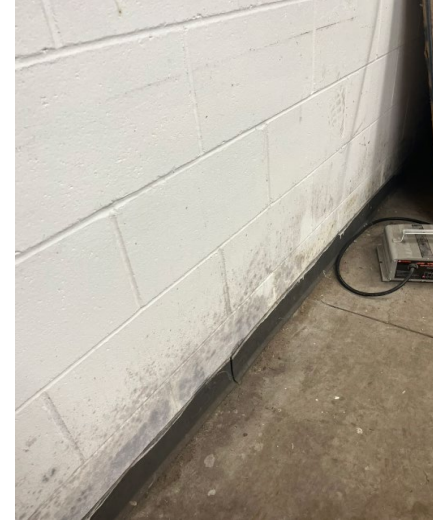
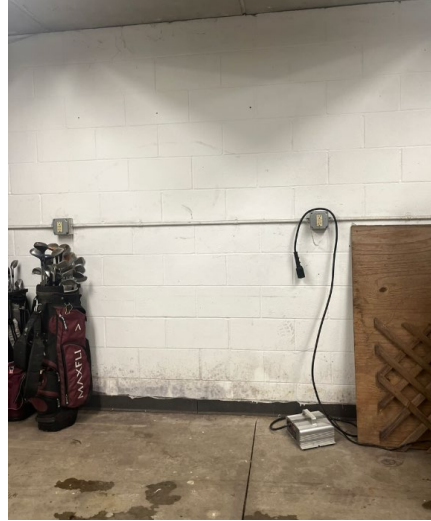
- 06-Roof:

- Asphalt shingles damaged and no longer manufactured. Roof replacement needed.
- Evidence of water staining on rear elevation, grading improvements may be needed to keep water away from building.



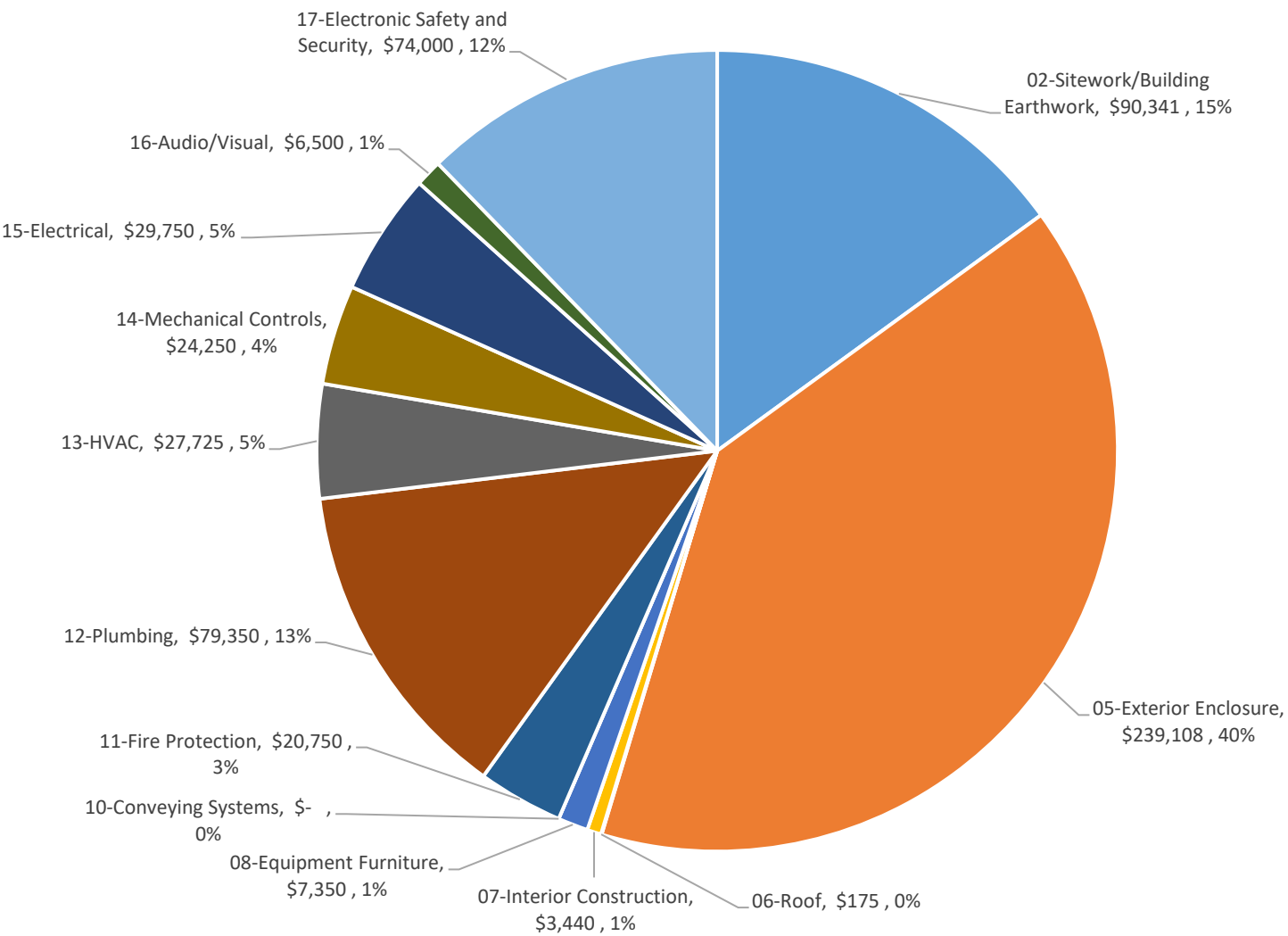
Facility Condition Assessment: Brightwood Hills Clubhouse

- 07-Interior Construction:
 - Maintenance garage - walls have potential biological growth on lower portion of drywall. Recommend testing of growth. Recommendation is to excavate and add drain tile around exterior perimeter of facility to direct water away from building.
 - Interior finishes are not critical, could be pushed out of 10-year plan.



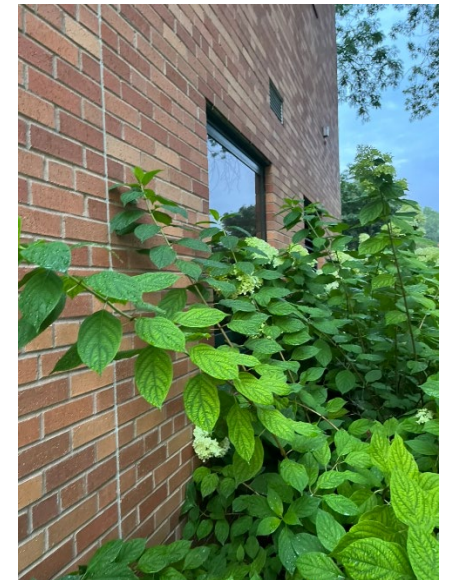
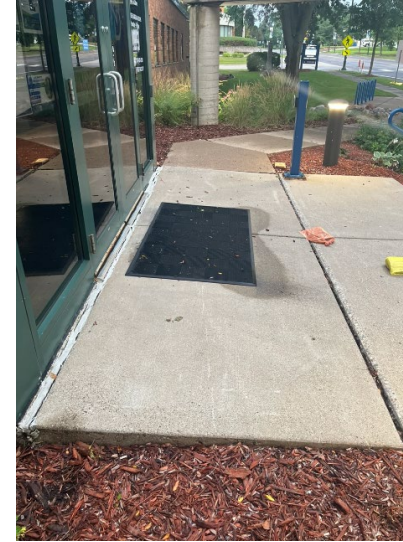
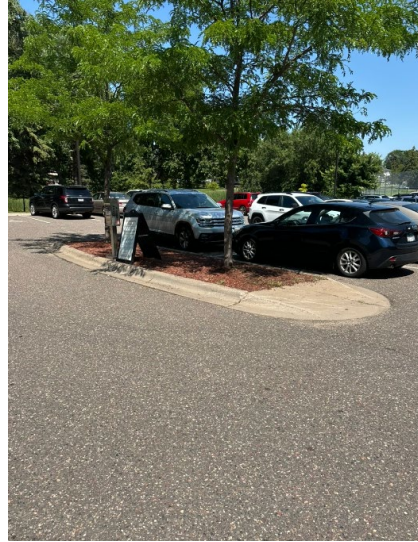
Facility Condition Assessment: City Hall

Facility List	Original Construction Year	Facility SF	Pres. Day Repl. Costs		Building Repl. Cost	10-Year DM Costs	FCI
City Hall	1987	18,900	\$	575	\$ 10,867,500	\$ 609,738	0.0460



Facility Condition Assessment: City Hall

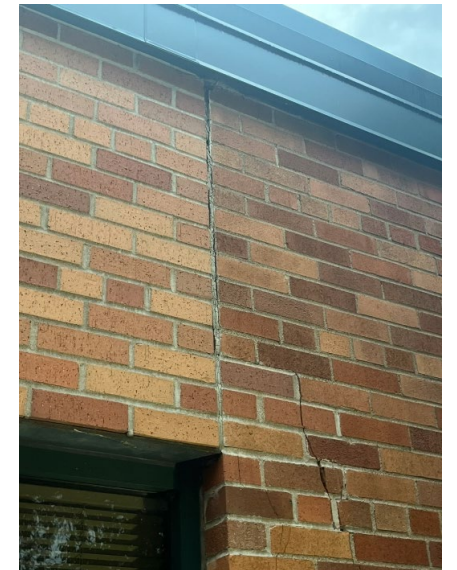
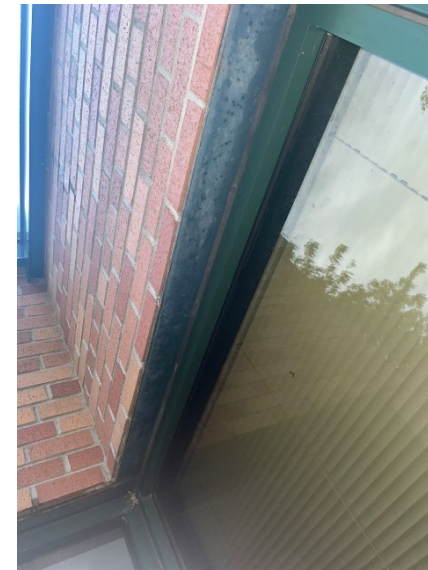
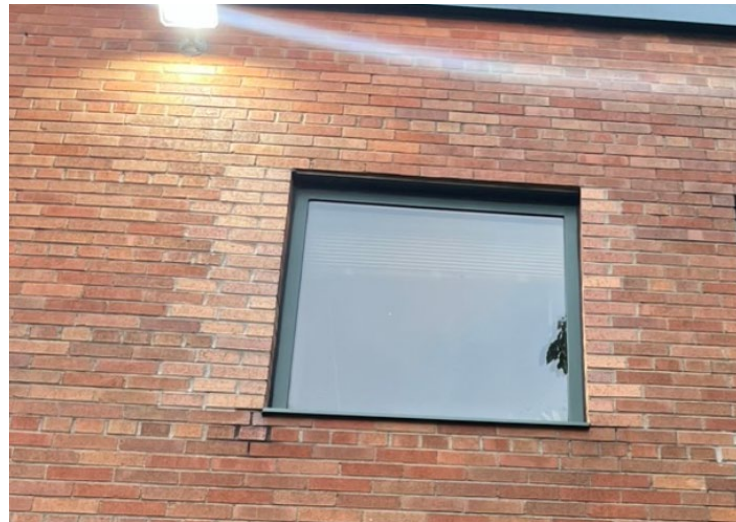
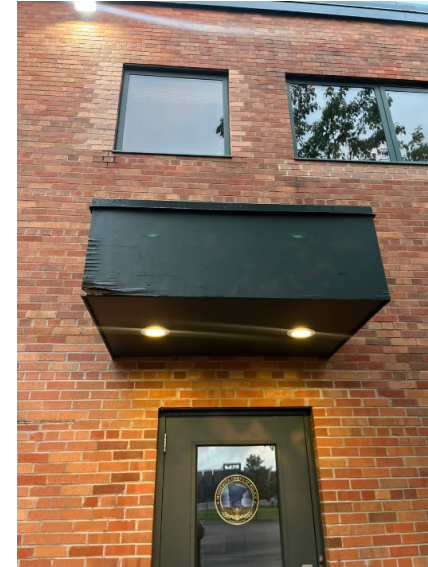
- 02-Sitework/Building Earthwork:
 - Parking lot seal coat, restripe
 - Various concrete repairs to sidewalks
 - Cut back landscaping from building
 - Trash enclosure repairs
 - Weed pulling and caulking along base of building to ensure watertight



Facility Condition Assessment: City Hall

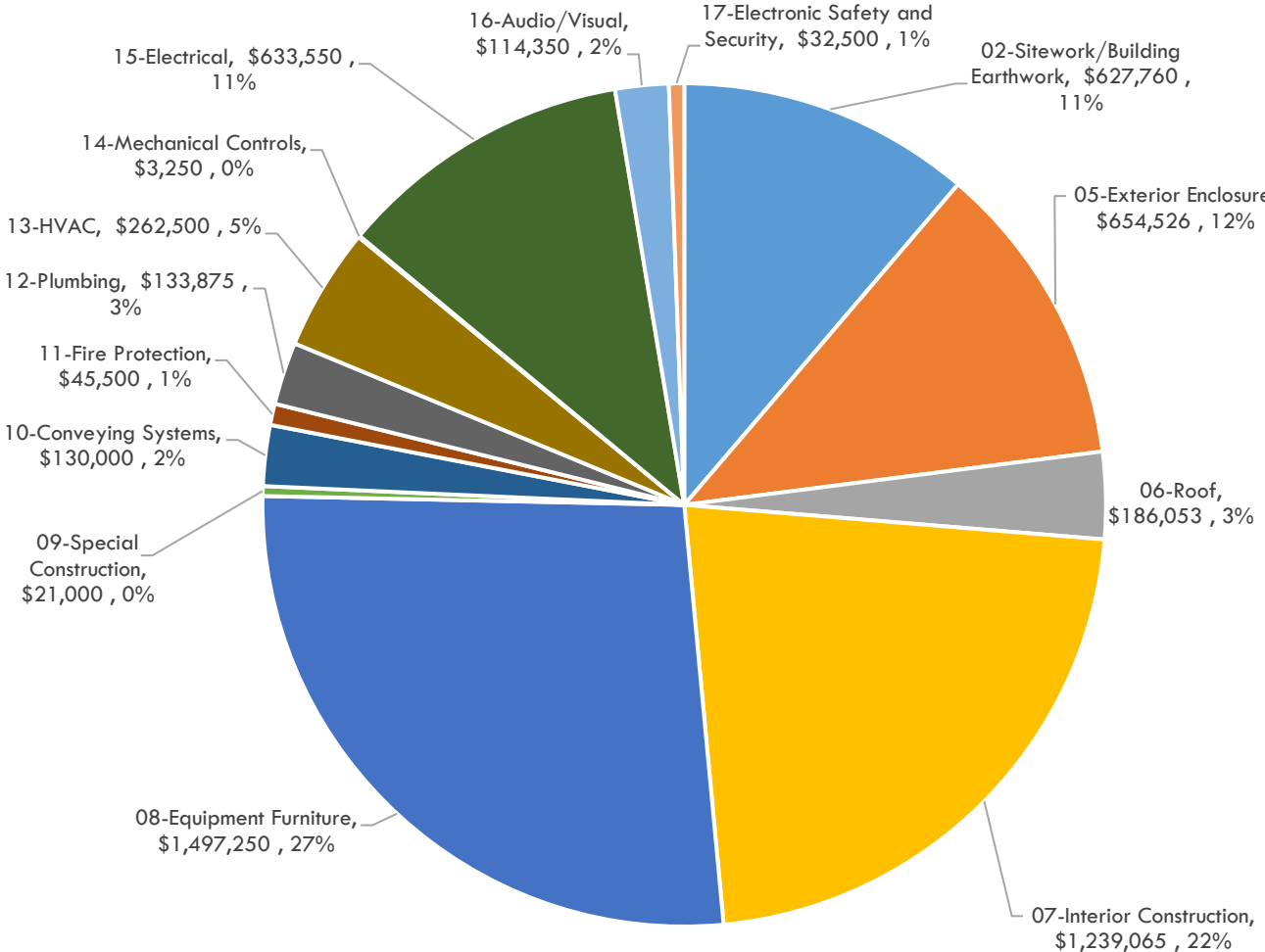
- 05-Exterior Enclosure:

- Drainage Issues
- Overhang damage
- Efflorescence repair
- Lintel rust repairs
- Window replacement
- Tuckpointing



Facility Condition Assessment: Community Center

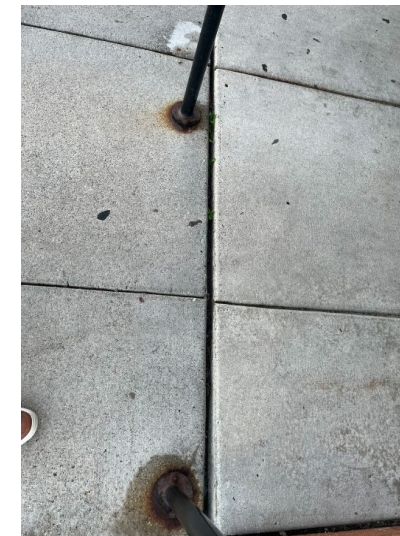
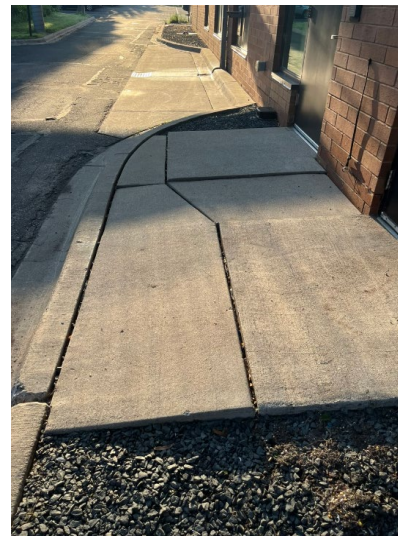
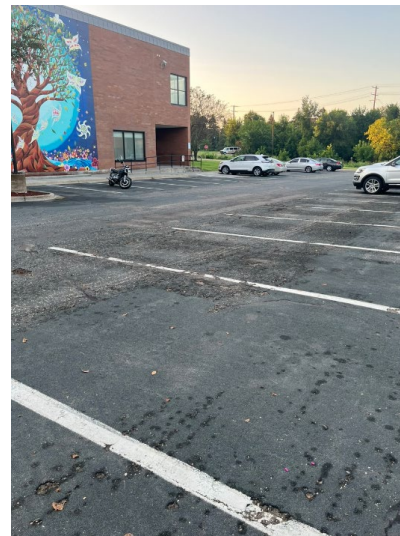
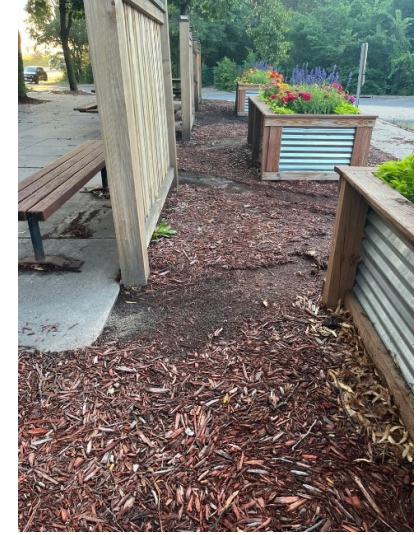
Facility List	Original Construction Year	Facility SF	Pres. Day Repl. Costs				FCI
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Community Center	1994	72,050	\$ 475	\$ 34,223,750	\$ 5,581,179		0.1337



Facility Condition Assessment: Community Center

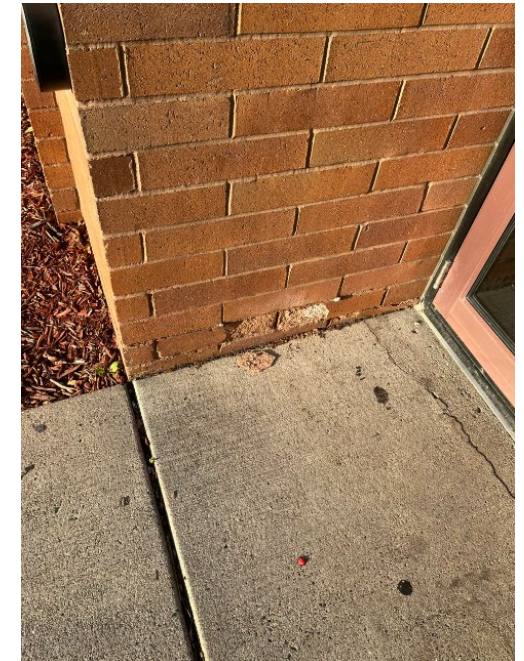
- 02-Sitework/Building Earthwork:

- Address drainage issues along south elevation
- Mill and Overlay parking lots
- Address various sidewalk trip hazards
- Sensory garden patio heaving, needs replacement



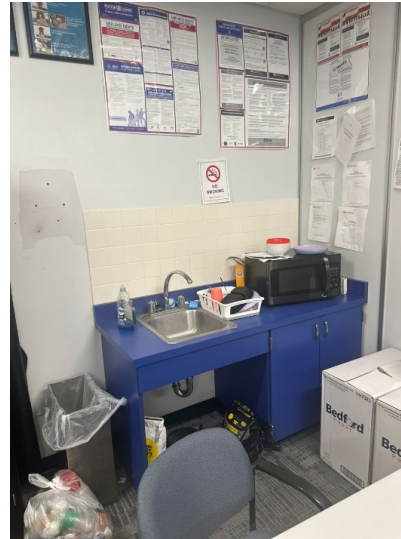
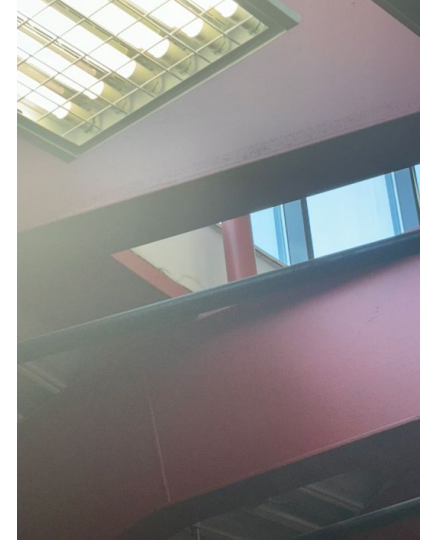
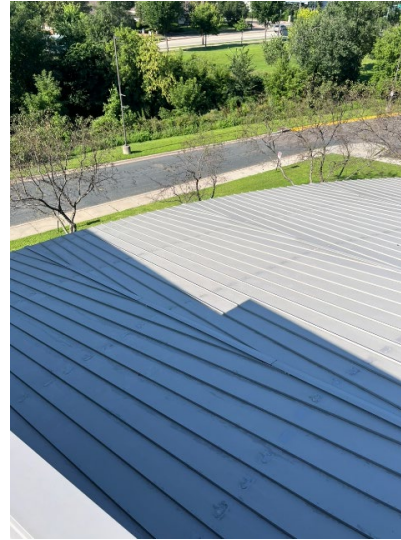
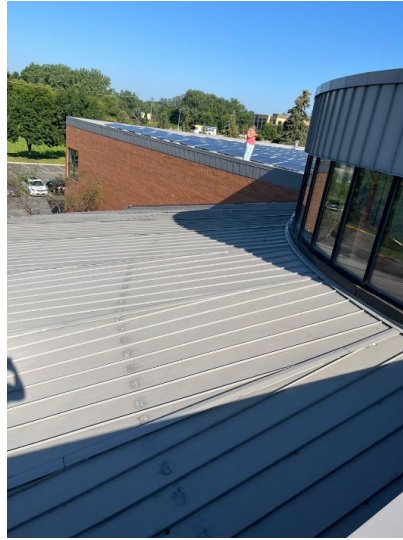
Facility Condition Assessment: Community Center

- 05-Exterior Enclosure:
 - Tuckpointing and brick repairs
 - Window replacements
 - Door replacements



Facility Condition Assessment: Community Center

- 06-Roof:
 - Roof E replacement
- 07-Interior Construction:
 - Gym floor replacement
 - Water damage repairs in Eagles nest
 - Modification of aggregate flooring
 - Various rooms upgrade finishes and casework
- 08-Equipment Furniture:
 - Eagles Nest playground replacement
 - Various furniture replacements



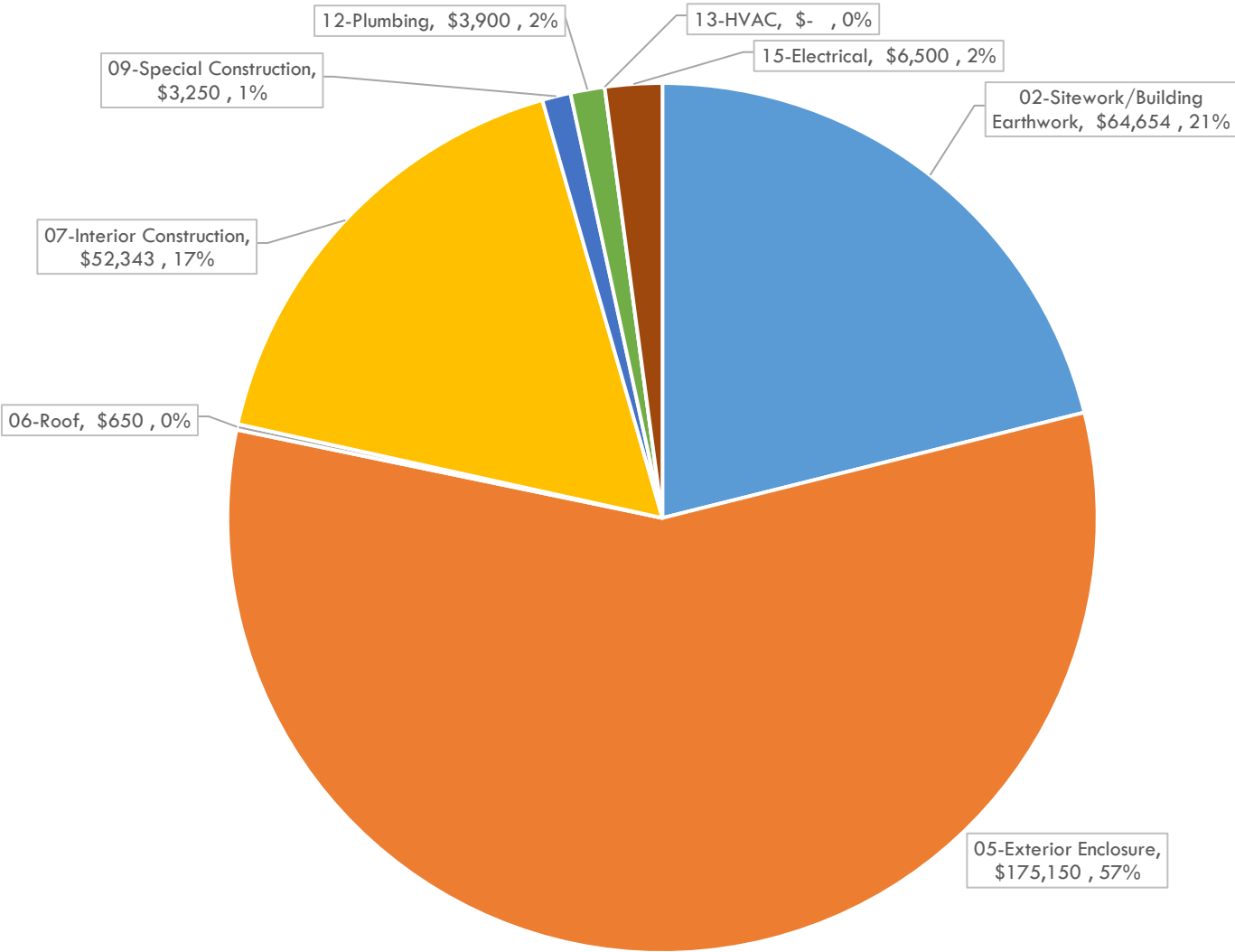
Facility Condition Assessment: Community Center

- 10-Conveying Systems:
 - Replace elevator
- 12-Plumbing:
 - Boiler pumps replacement
 - Water Heaters replacement
 - Water Heater recirculation pump replacements
- 13-HVAC:
 - Boiler replacements
 - Unit Heater replacements
 - Exhaust Fan replacements
 - Expansion tank replacement



Facility Condition Assessment: Freedom Neighborhood Center

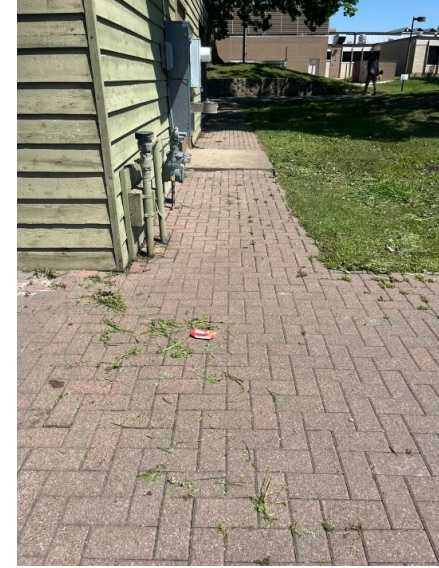
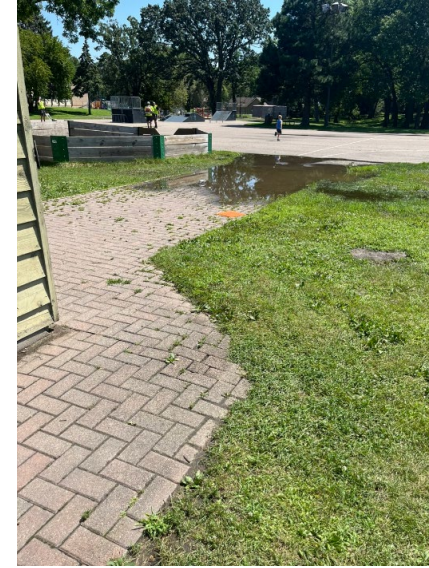
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Freedom Neighborhood Center	2000	2,013	\$ 750	\$ 1,509,750	\$ 306,447		0.1664



Facility Condition Assessment: Freedom Neighborhood Center

- 02-Sitework/Building Earthwork:

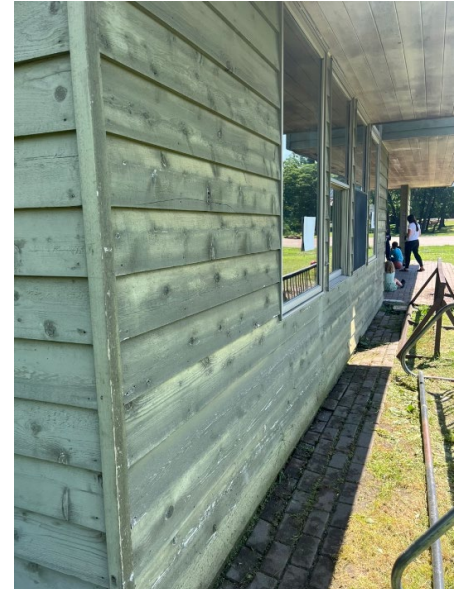
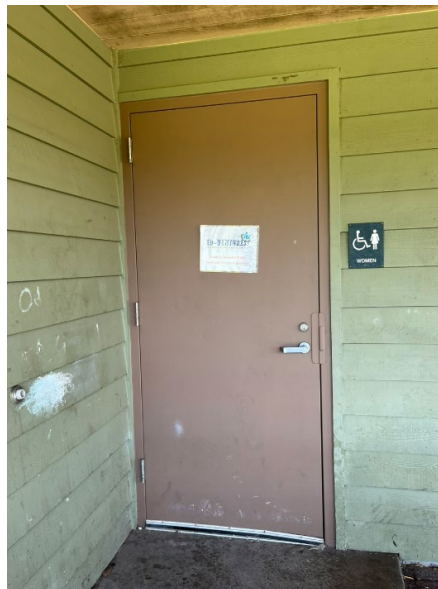
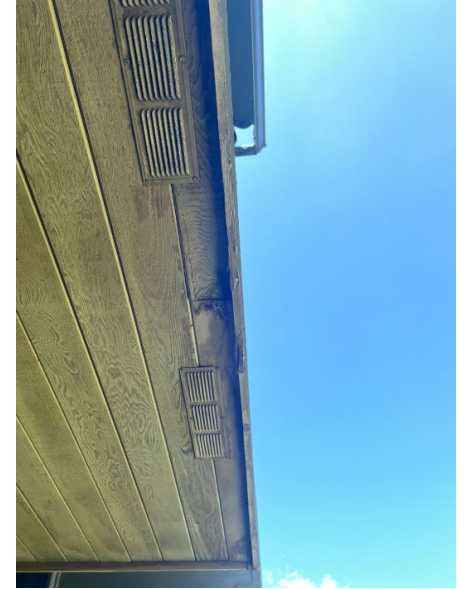
- Brick walkway/Patio replacement with regrading, trip hazards present with drainage issue
- Crack fill, seal coat and restripe parking lot



Facility Condition Assessment: Freedom Neighborhood Center

- 05-Exterior Enclosure:

- Siding replacement
- Window replacements
- Door replacements



Facility Condition Assessment: Freedom Neighborhood Center

- 07-Interior Construction:
 - Update interior finishes, low criticality can be pushed out of 10-year plan



Conclusion/Next Steps:

- Completed Facility Condition Assessment (FCA) on four (4) city facilities ~ 97,263 SF
- Identified \$8M of maintenance needs over the next 10 years
 - “Do Nothing plan” i.e. if the city performs status quo maintenance activities, this is the expected maintenance cost on the city facilities
- One (1) of the six (6) facilities was identified in the “critical” condition
 - Brightwood Hills Clubhouse
- FCA does not include the Strategic Facility Planning
- Strategic Facility Planning effort will be presented at a later date presenting concept development, space planning and cost estimation for potential building modifications on City Hall and the Community Center
- Rebalance of 10-year plan to meet the city’s annual budget based on criticality and city priorities