

MAPLE GROVE PUBLIC WORKS EXPANSION PROJECT 9030 FORESTVIEW LANE

The City Council has been planning an expansion of the Maple Grove Public Works facility for the past ten years. A few years ago, the City was successful in assembling the needed site area for the expansion. With the current economic conditions and resulting attractive bidding climate, Council directed staff to proceed with the project.

The following information will clarify how the Maple Grove City Council determined the need for this Public Works expansion.

Space Needs Analysis

A Space Needs Study was completed which determined the size of the facility to accommodate administration and personnel operations, vehicle storage and maintenance together with other supporting functions for the next 30 years. Each division of Public Works together with the Parks Department evaluated each piece of equipment that is currently operated together with anticipated additions to the equipment inventory based on growth of the City. As a brief summary, it is anticipated that personnel and equipment will increase approximately 30% over the next 30 years which reflects our anticipated increase in street mileage and utility assets. This analysis assumed the centralizing of Public Works equipment from remote sites throughout the City. Bringing all equipment to one site will make operations more efficient.

Project Elements

- Administration/Training

The existing administrative spaces are antiquated and inefficient whereby refurbishing would not be cost effective with current code requirements. The project is to construct new administrative spaces and refurbish existing space into shops and storage. The administrative spaces would include the following functions:

 - Public reception and administrative area.
 - Office space.
 - Conference and training rooms for divisional size groups.
 - Multipurpose room for large groups, training and lunchroom.
 - Men’s and women’s locker rooms.
 - IT room.
 - Mechanical room.

- Vehicle Storage and Maintenance

Most of Public Works equipment is large in nature to accomplish the most work with the least amount of operators. Vehicle storage takes up the vast majority of the space at the new facility. The supporting function to vehicle storage is the maintenance bays which is proposed to be connected but offset in a manner that vehicles, both small and large, can access the maintenance bays safely and efficiently.

An element of the vehicle maintenance area is an automated wash bay. Many of the vehicles are involved with transporting and application of salt which is an extremely corrosive agent.

- Workshops
As stated previously, the existing facility will be used for workshops such as repair of small engines and equipment, carpentry, utility work spaces, storage and sign shop functions. Approximately one-half of the existing facility will also be used for vehicle storage. Refurbishing efforts planned for the existing building consist of reorganizing spaces to accommodate efficient work areas and minor modifications to the exterior to be a good neighbor to the residential neighborhoods adjacent to the site.
- Salt/Sand Building
In absence of a salt storage building, past practice has been to ship and receive salt throughout the winter months in smaller quantities and store the salt on an unprotected surface. This has worked fairly well in that Maple Grove is strategically located to procurement sites. However, storage of salt in this manner has become an unacceptable practice to water resource agencies. Consequently, the project proposes a salt storage building. Typically, these building are not very attractive and it is intended that the building is located away from the residential areas as much as possible and also screened against the adjacent industrial sites.
- Fuel Dispensing
The procurement of various fuels and dispensing to the various City vehicles and equipment is a function at the Public Works site. The existing gas pumps are antiquated and it is logical to replace this system in conjunction with the expansion project since relocation is necessary to efficiently make use of the site.
- Cold and Outdoor Storage
The facility site consists of approximately 40 acres including the Water Treatment Plant, water reservoirs and other buildings such as the Law Enforcement Training Facility. As the facility site is assembled, outdoor storage areas are proposed to be rearranged such that materials can be inventoried and retrieved efficiently for ongoing operations. Some areas would be paved and others unimproved.
- Storm Water Retention
As with any project, storm water management must be accounted for. The location of the storm water pond is intended to be in a manner such that a usable portion of the site can be retained for future site development or Public Works uses such as yard waste disposal, etc.

Energy Conservation and the trend to “GO GREEN”

As part of the design, staff worked into the building a number of energy saving elements. Examples can be architectural in nature such as clerestory windows to minimize lighting needs and mechanical operators for air handling. Controllers and heating equipment have been carefully selected based on the evaluation of cost and payback period. Working closely with Xcel Energy in defining particular approaches for controlling peak energy usage the City will receive an incentive rebate of \$27,000 in addition to the ongoing savings after the payback period of less than 5 years. Additionally, the site incorporates storm water run-off control, infiltration and retention into its design.

