

City Commission Update Bismarck Public Health, Police and Public Works Facility Needs

November 9, 2020

LEO A DALY



Team Members



Cindy McCleary
Principal
21 Years of Experience



Leif Eikevik
Project Manager
14 Years of Experience



Brad Krogstad
Site & Civil Design
20 Years of Experience



Dan Yudchitz
Lead Designer
17 Years of Experience



Todd LaVold
Police & Public Works Lead
21 Years of Experience



Kristina Johnston
Healthcare Lead
15 Years of Experience



Jake Axtman
Land Planning
16 Years of Experience

PUBLIC HEALTH



POLICE



PUBLIC WORKS



Phase 1 Schedule

LEO A DALY

2020, Fall/Winter:

Phase 1 Programming & Site Analysis

Jan 26, 2021:

City Commission Phase 1 Presentation

2021:

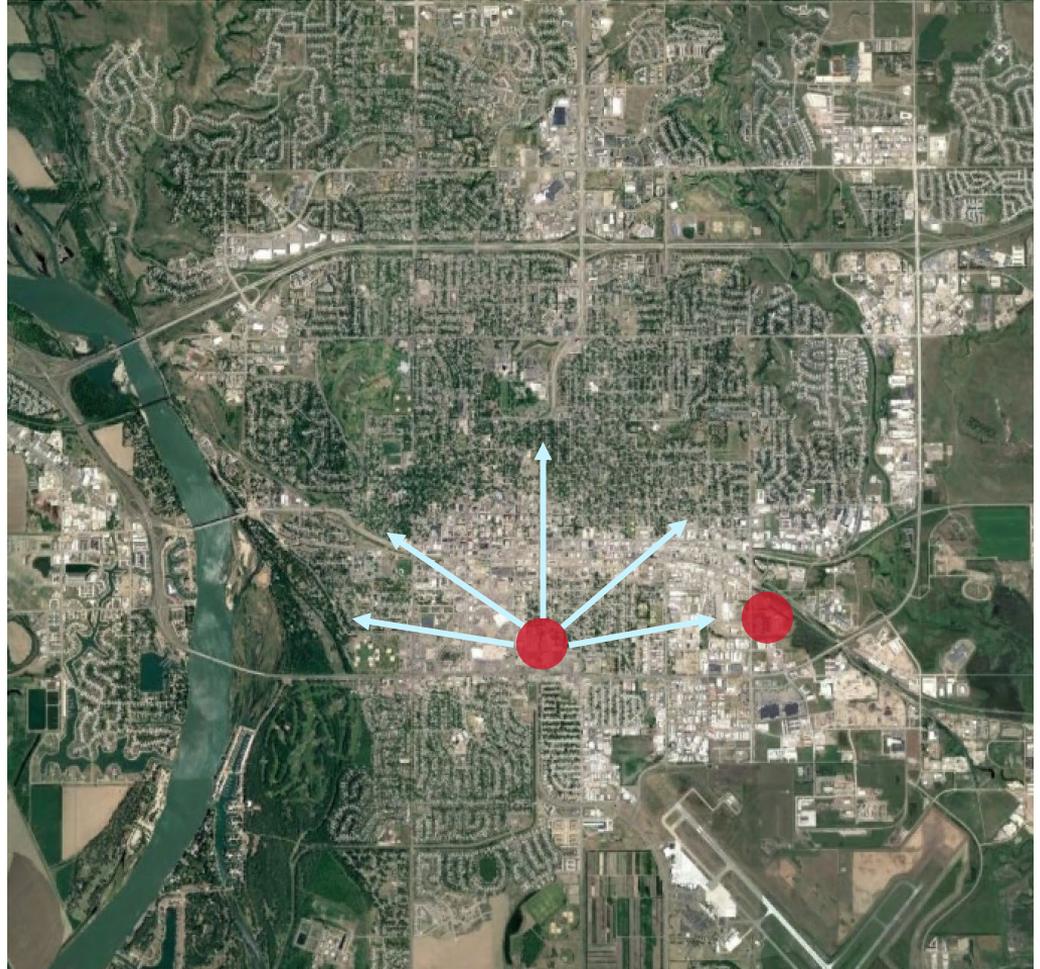
Phase 2 Design and CM Pricing

July 2021:

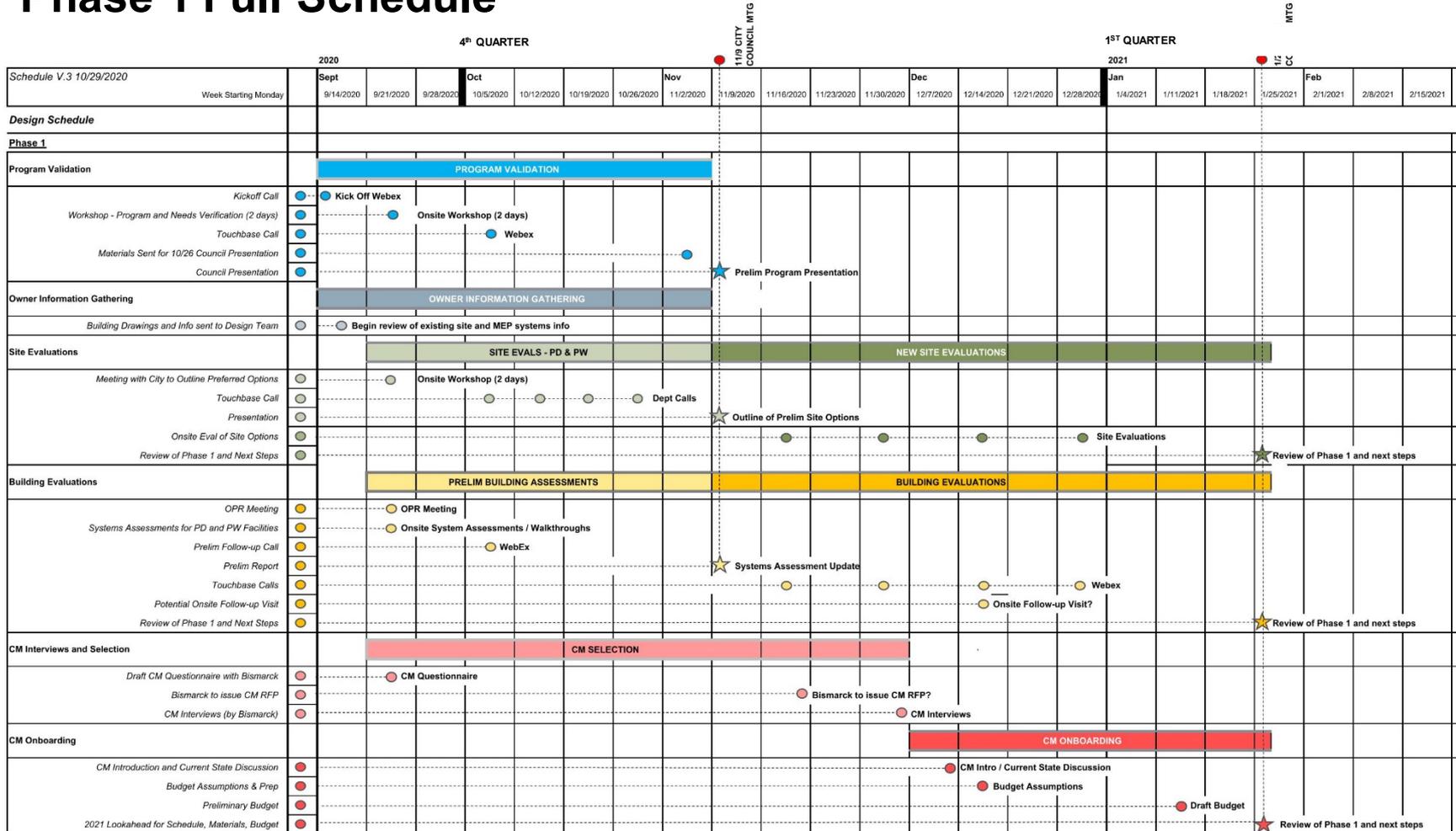
Budget number by end of July 2021 for consideration by Commission on Aug 3.

2022:

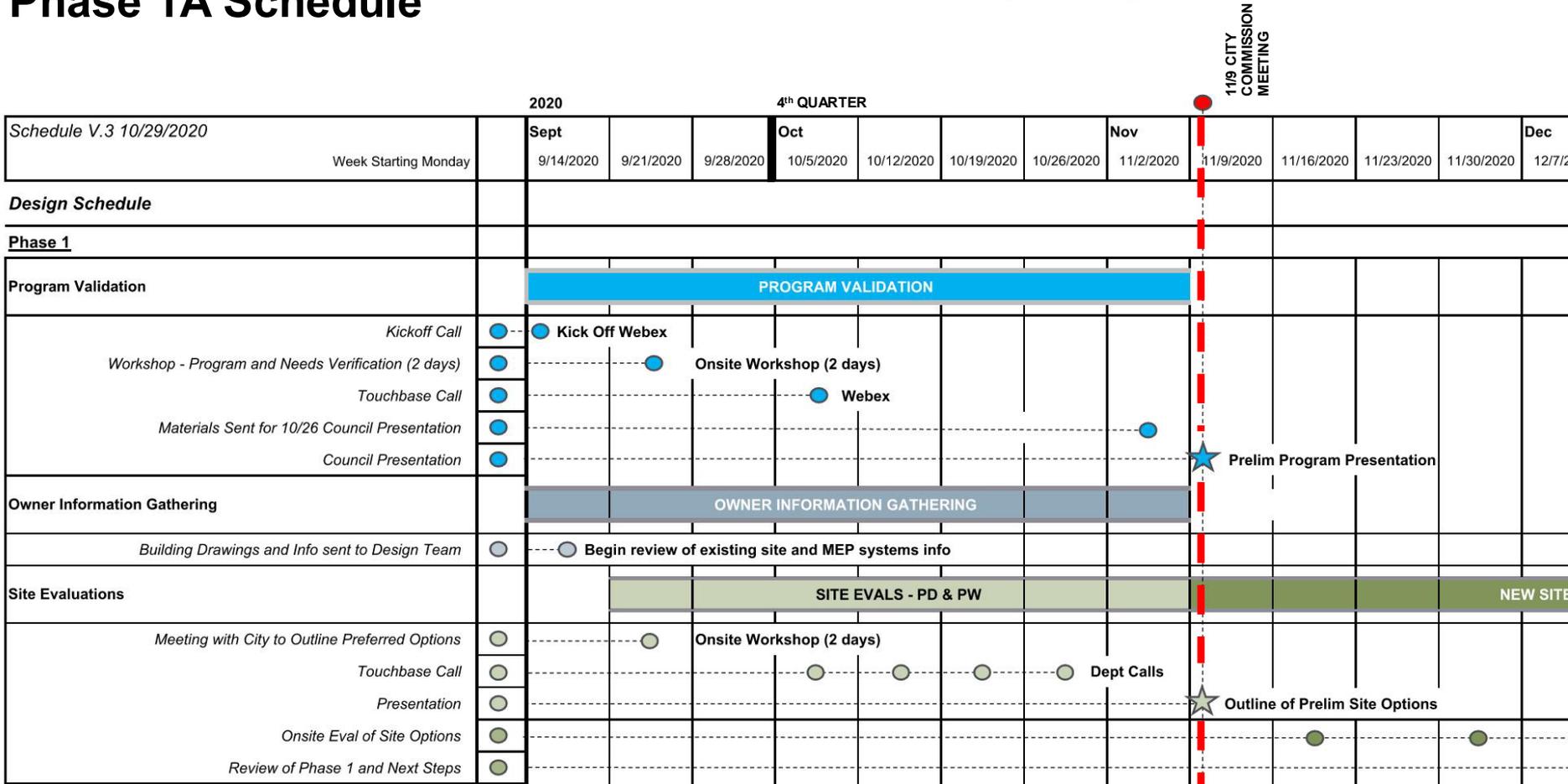
Phase 3 Construction



Phase 1 Full Schedule



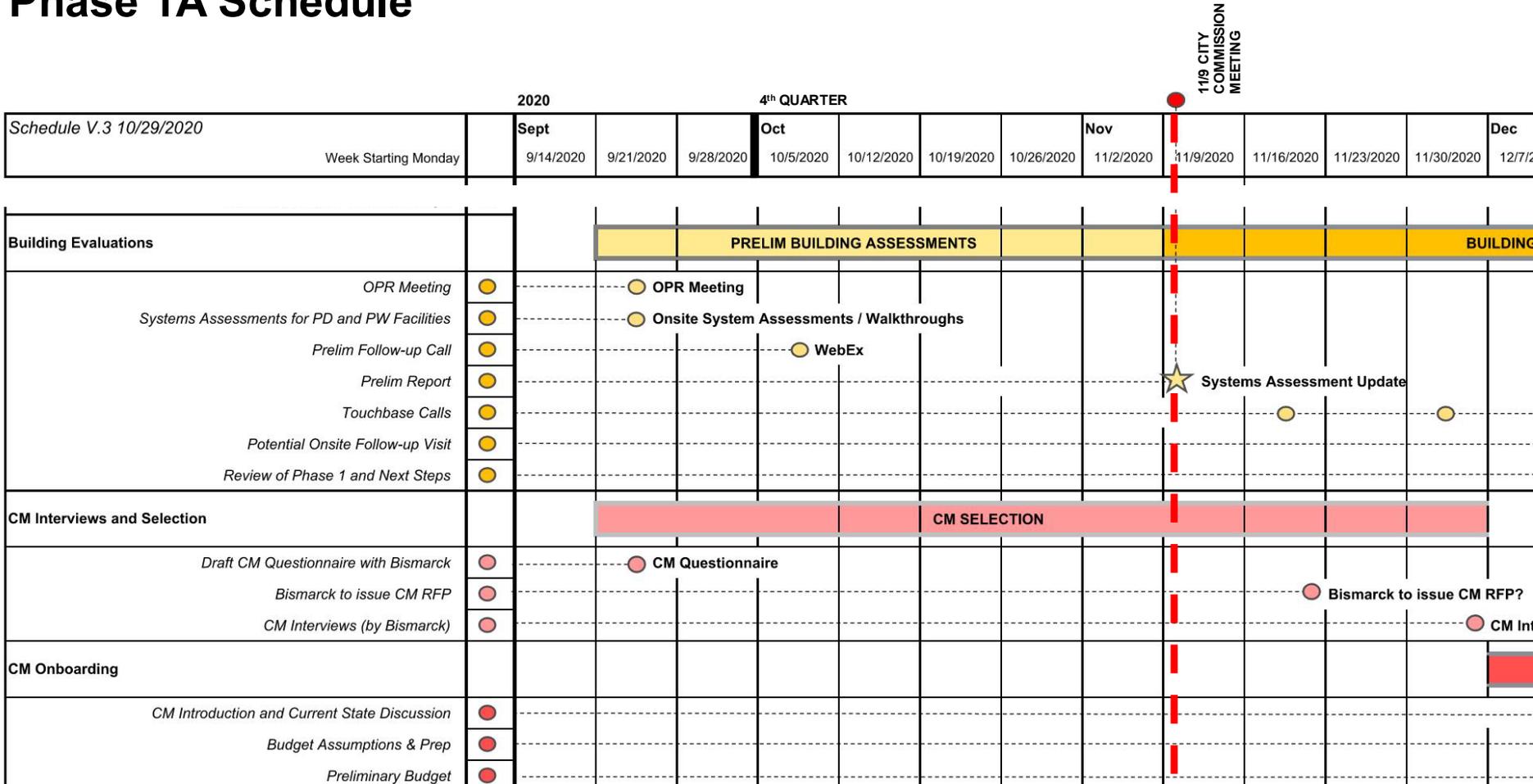
Phase 1A Schedule



11/9 CITY COMMISSION MEETING

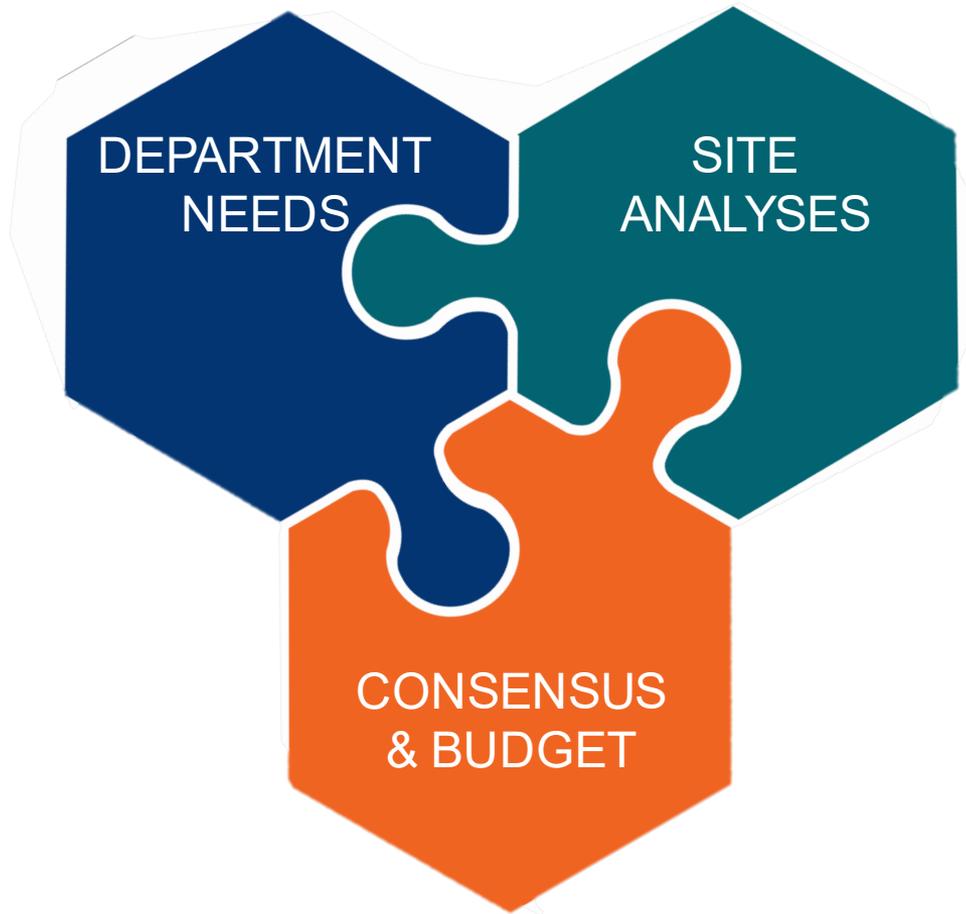


Phase 1A Schedule



Goals & Assumptions

LEO A DALY



ASSUMPTIONS

From 2015 & 2016 Assessments; 2020 discussions with leadership

Police Facility:

- Expand office space to accommodate department growth
- Provide enclosed parking for squad and tactical vehicles
- Increase efficiencies of patrol operations/support
- Balance proportion of gendered locker rooms and provide storage for SWAT equipment.
- Provide adequate space for efficient and safe evidence storage

Public Health Facility:

- Current property has been sold – office space needed.
- Ensure staff have lines of sight or cameras on main entrance, corridors, exits.
- Exam room large enough to host family, strollers, etc.
- Large onsite location needed for immunizations, drive-through testing.
- Long term, consistent location desired for department to call home.

Public Works Facility:

- Expand office space
- Expand and add indoor storage for all required equipment
- Provide 4 types of storage: Operational, Controlled Temp, Cold, and Outdoor.
- Provide adequate HVAC and air quality at current and future Operational Storage areas (workshops, etc.)
- Space needed for Facility Management workspace



GOALS

DRAFT

Budget:

Determine a project budget framed around **realistic metrics** for project success.
Select a CM capable of delivering timely **cost updates at key design milestones**.

Schedule:

Follow a **detailed schedule** for each site that recognizes department milestones.
Deliver **cost estimates on schedule** with key Commission meetings.

Scope:

Balance quality of design with cost of construction.
Provide a **flexible design** that meets future growth expectations, changes in usage and technology upgrades.



Welcoming and Safe



Efficient and Supportive



An aerial photograph of a city, likely St. Louis, Missouri, showing a mix of commercial buildings, parking lots, and residential areas. A large, white rectangular box is superimposed in the center of the image, containing the text 'Q&A' in a bold, black, sans-serif font. The city extends to the horizon under a clear blue sky.

Q&A

Dept Updates: Public Health

LEO A DALY

Public Health Programming Summary

Program = 8 Components

- Public space
- Education – Classroom/Conference, Food Bank, Training Kitchen
- Clinical – Exams, Lab, Vaccine Storage
- Clinical - Mass testing/vaccination
- Storage – Health Records, Education materials, Emergency Preparedness, Home Health
- Storage - Environmental supplies, City Vehicles
- Testing - Environmental
- Offices

Space = 5 Types

- Public / Education
- Office
- Clinic
- Storage – Clinic, Office, Education, Home Health
- Storage – Vehicles, Environmental Supplies

Public Health Programming Summary

Space Issues

- Public / Education:
 - Accessible entry concerns
 - Security/visibility for entry, lobby, waiting, restrooms
 - Education spaces located in public area
- Office:
 - Access to clinic and storage
- Clinic:
 - Additional exam rooms, larger to accommodate families
 - Increased vaccine storage space
 - Lab, soiled utility, and biohazard adjacency
- Storage – Records / Education / Emergency Preparedness / Clinic Supplies
 - Efficiencies and adjacencies
- Storage – City Vehicles
 - 8 vehicles, 1 UTV and Trailer
 - Environmental Supplies

Public Health Programming Summary

Existing Program

Proposed Program

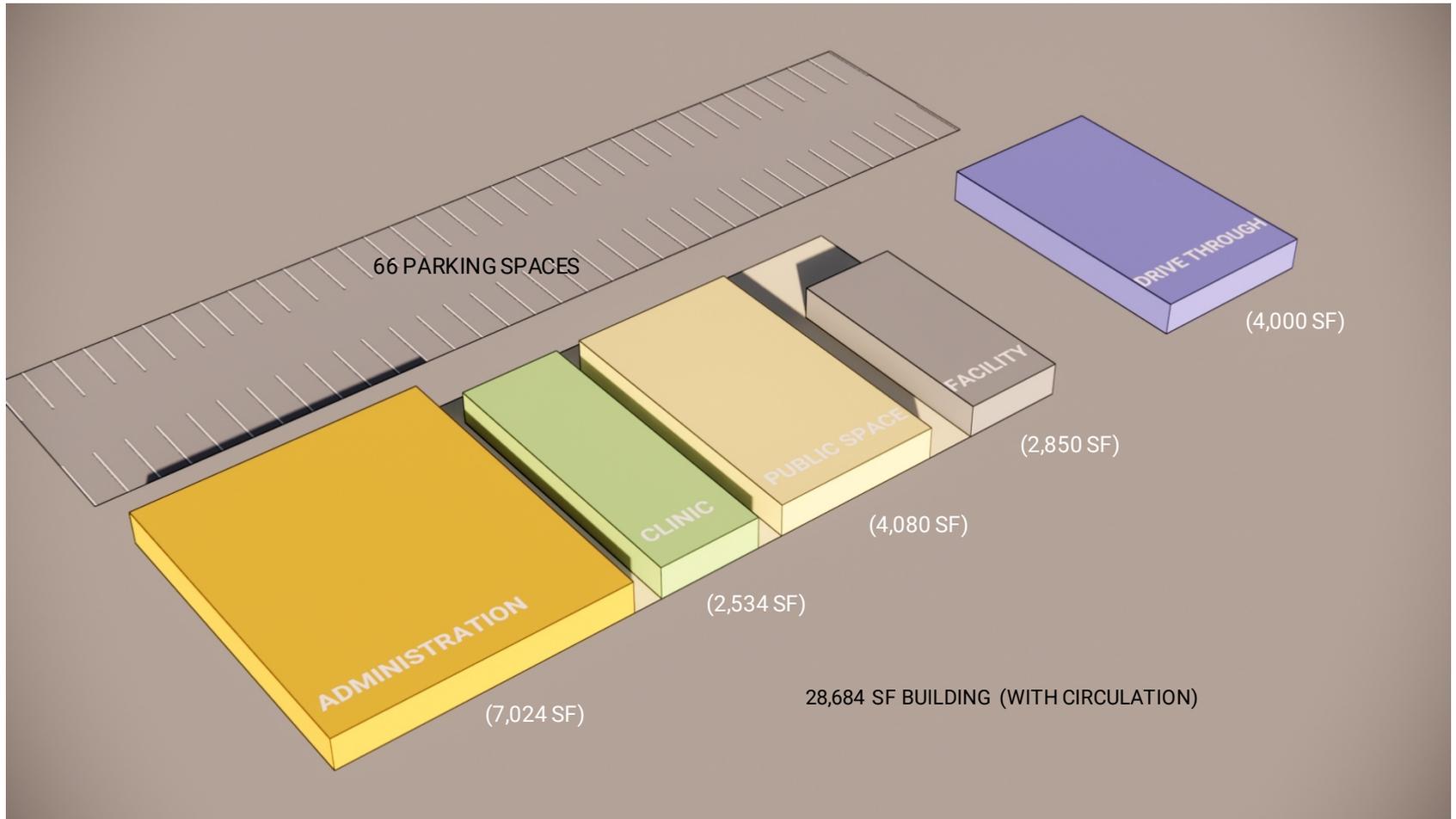
Public Space/Education	2,978 SF	4,080 SF
Clinic	1,567 SF	2,534 SF
Administration	7,254 SF	7,024 SF
Facility	309 SF	2,850 SF
Indoor Vehicle Storage/Indoor testing	0 SF	4,000 SF

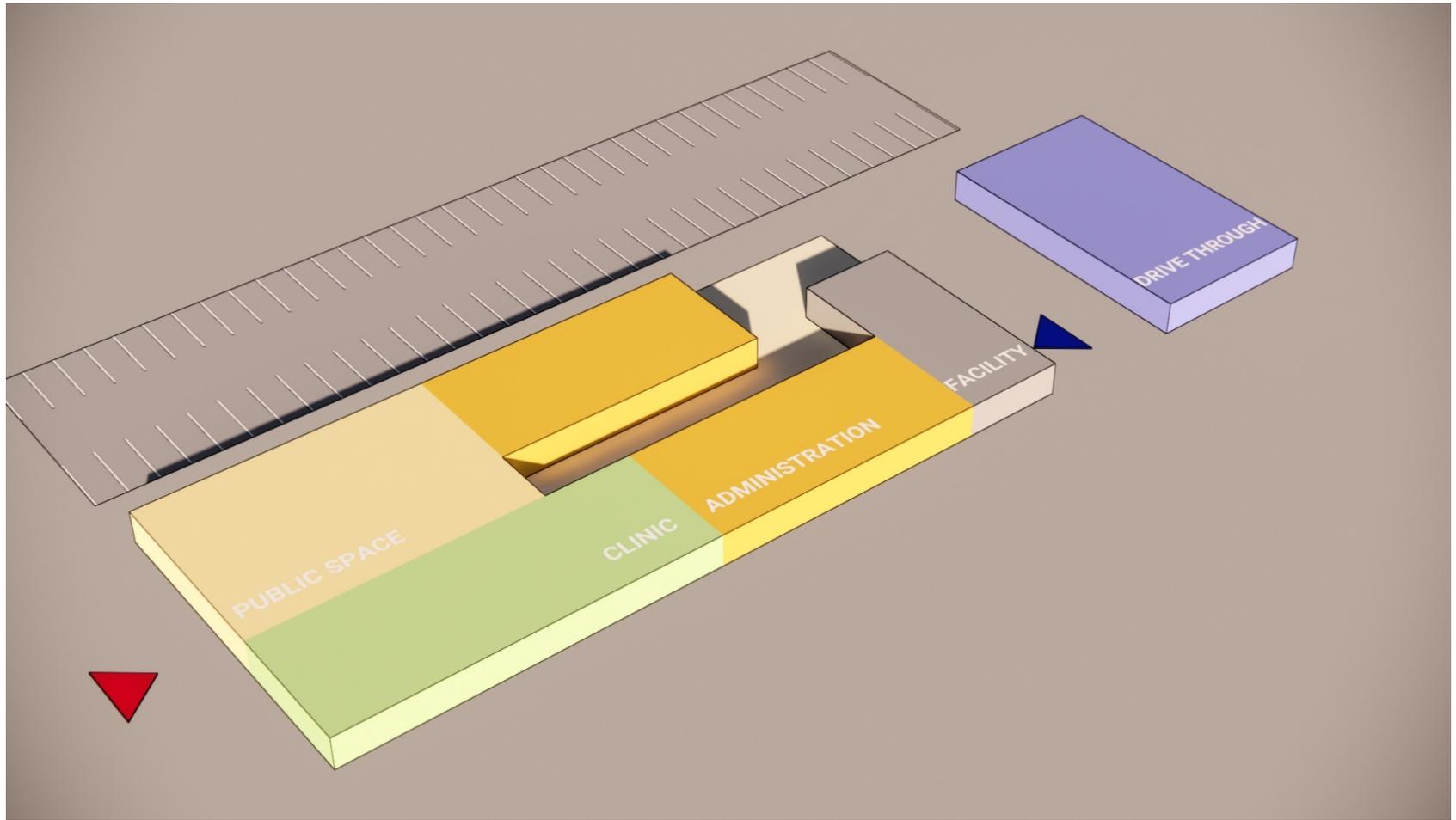
12,208 SF
+circulation

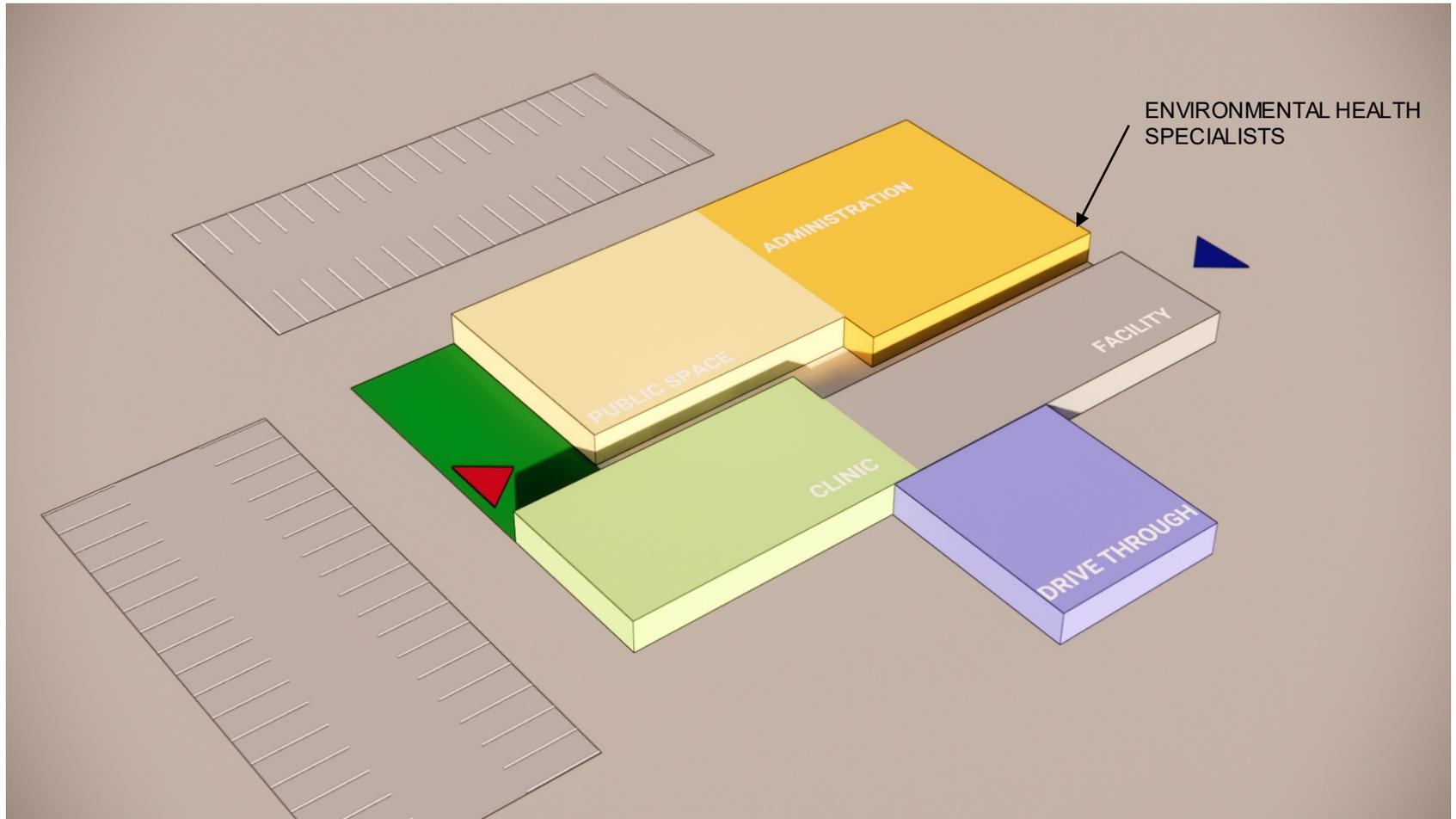
20,488 SF
+circulation

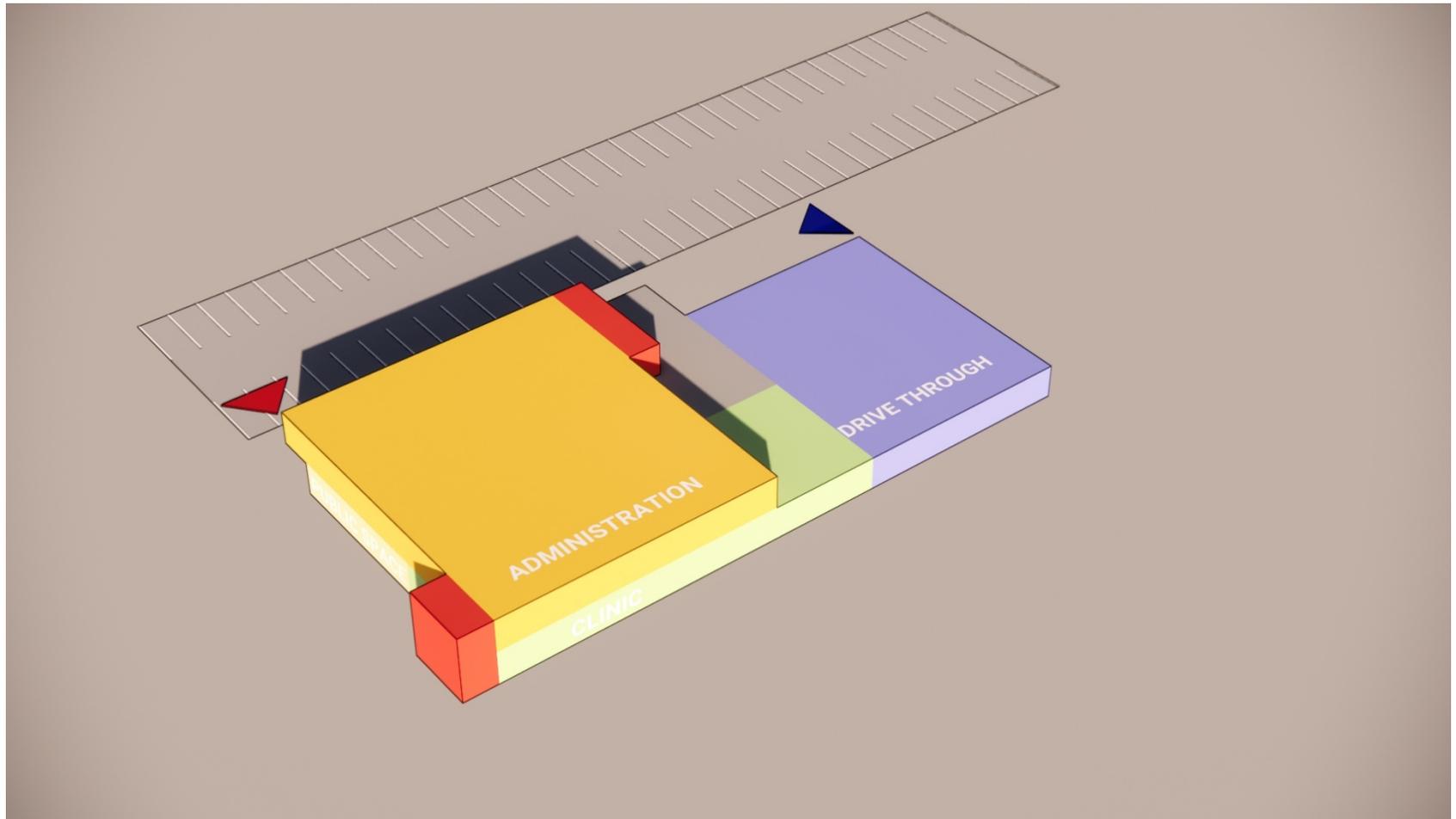
16,481 SF

28,684 SF









Public Health Site Priorities

- Remain close to community being served in and out of clinic facility
- Provide safe and secure environment for patients and staff
 - Accessible entrance
 - Visibility to entry, public spaces and corridors
- Location close to other service providers working clients
 - Other city and county entities: Building Inspections, Public Works & Utilities, Fire Marshall, Police, State Lab, UND Family Medicine, UND Family Medicine, Social Services, Vulnerable Adult Protective Services
- Ability to house all employees and equipment together
 - Indoor vehicle and equipment storage
 - 66 Parking Spaces for staff and clients
- Flexibility to scale responses to emergencies

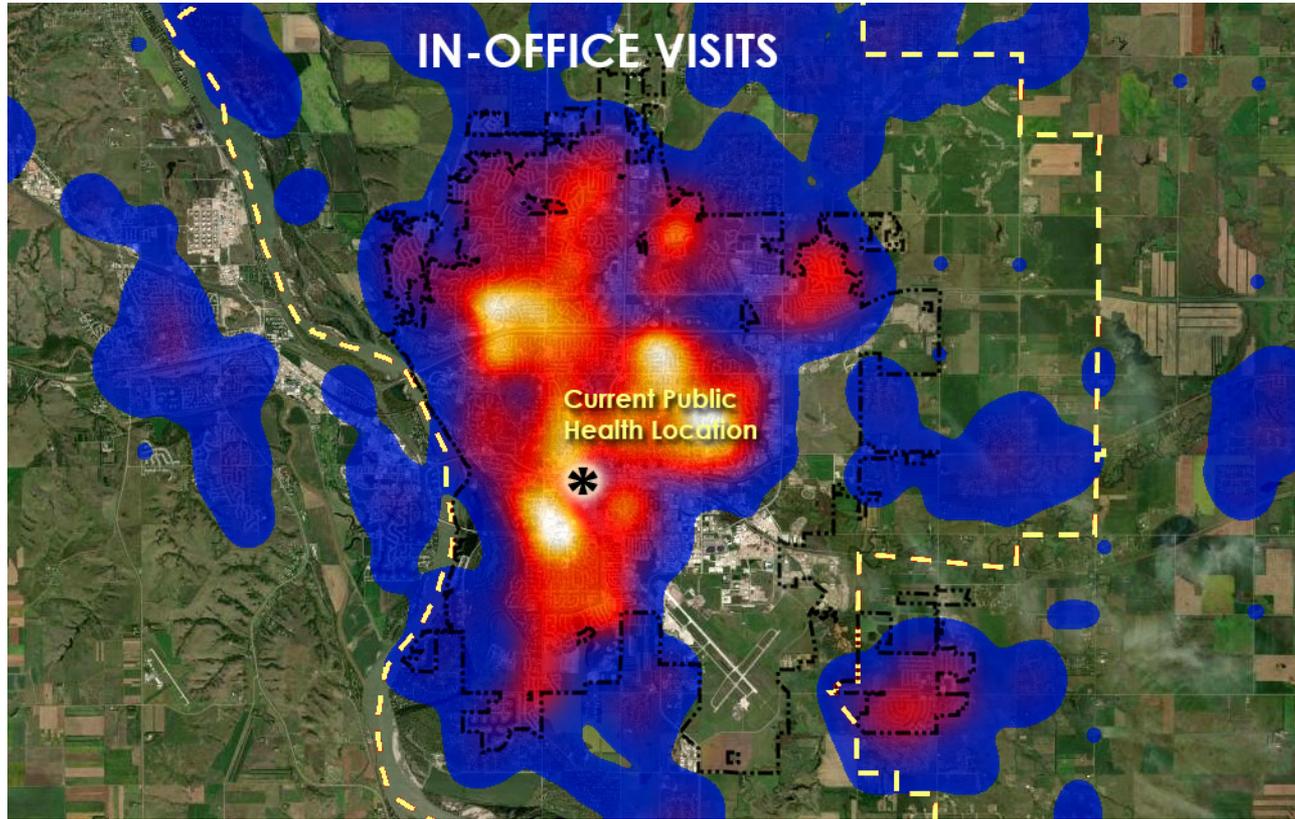


Public Health Site Analysis Diagrams



- UND Center for Family Medicine - Resident services, pharmacy, and blood draws.
- State Lab - Daily specimens drop off.
- City & County Building – daily run for mail and meetings

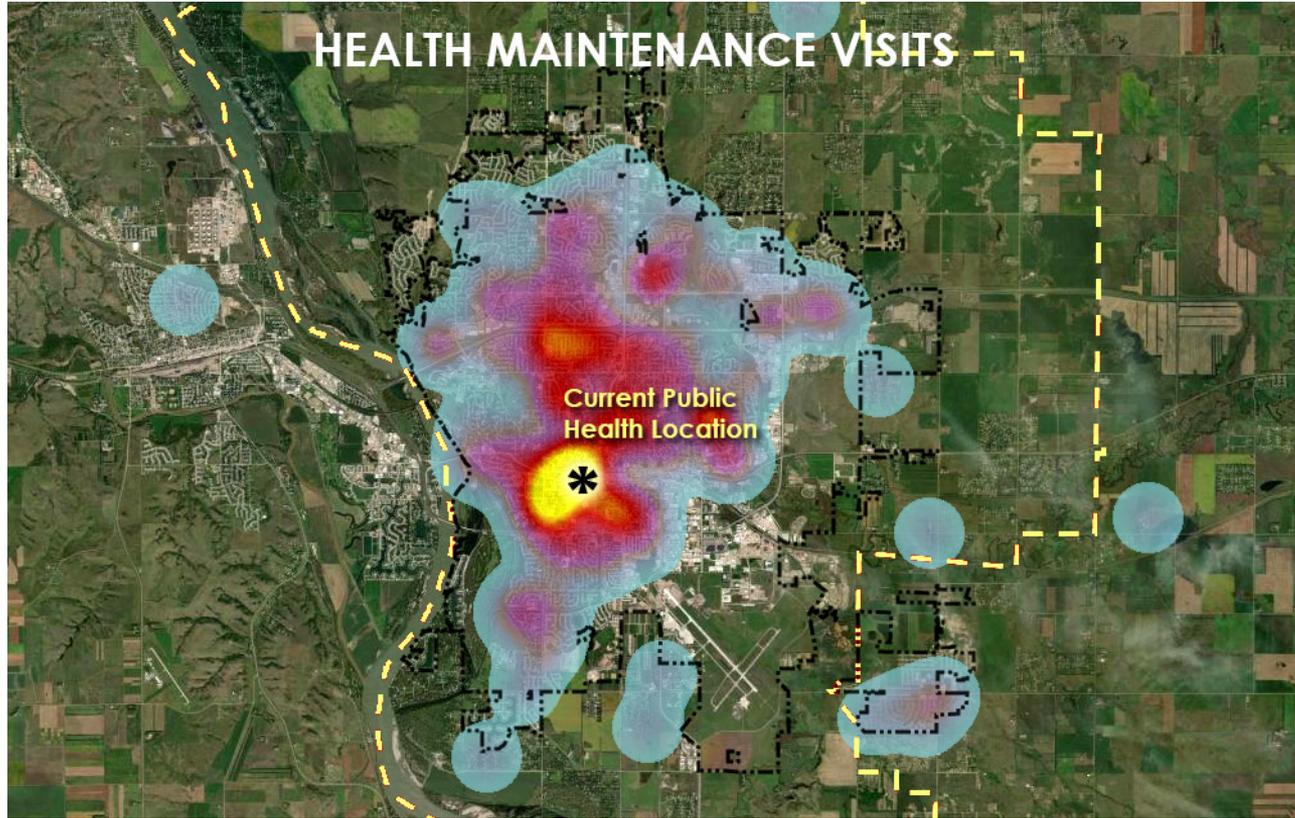
Public Health Site Analysis Diagrams



Central Location

- Proximity to clients served in clinic
 - Apartments
 - Assisted Living
- Public Transportation and Shuttle Access
- Accessible parking

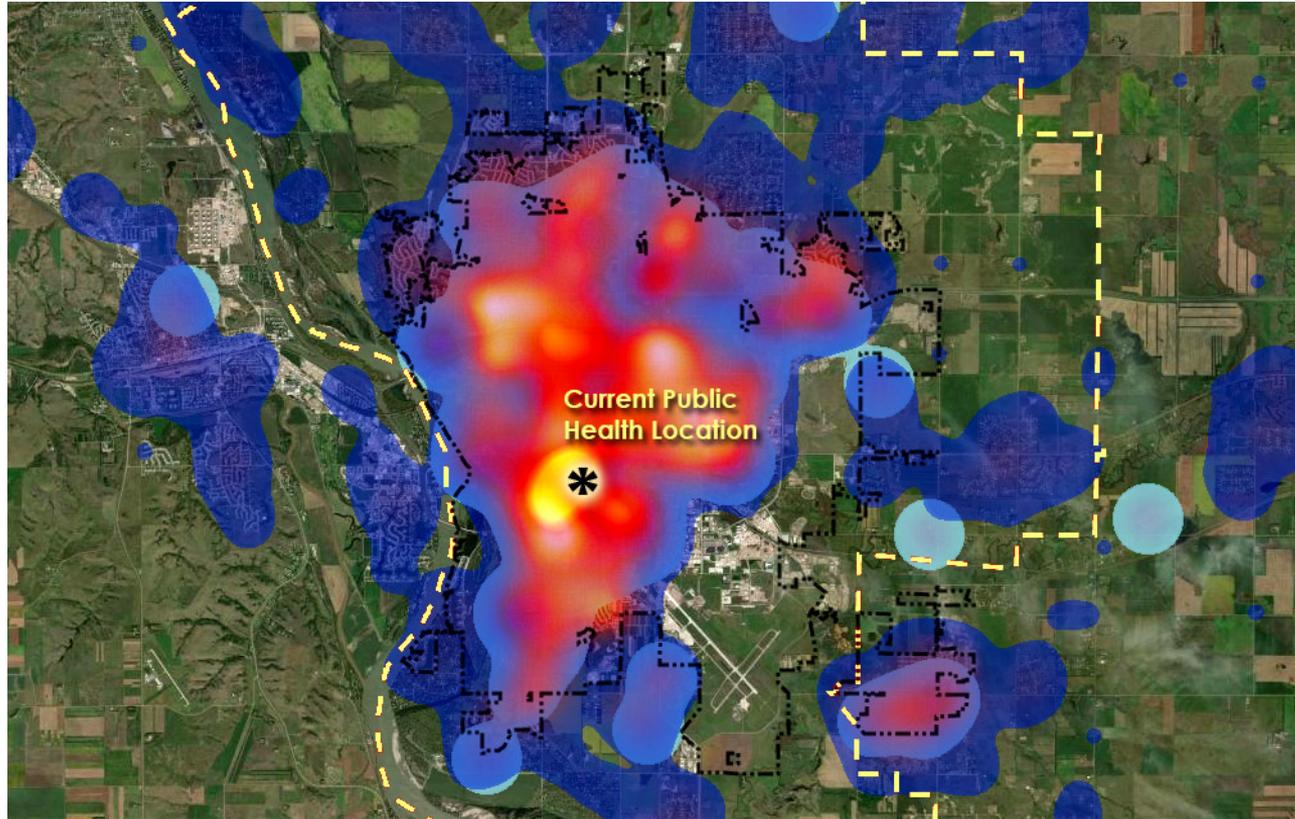
Public Health Site Analysis Diagrams



Central Location

- Proximity to clients served in home services
 - Assisted living facilities
 - Nursing homes
 - Apartment complexes
- Adequate parking for home health providers to pick up supplies, check in, etc.

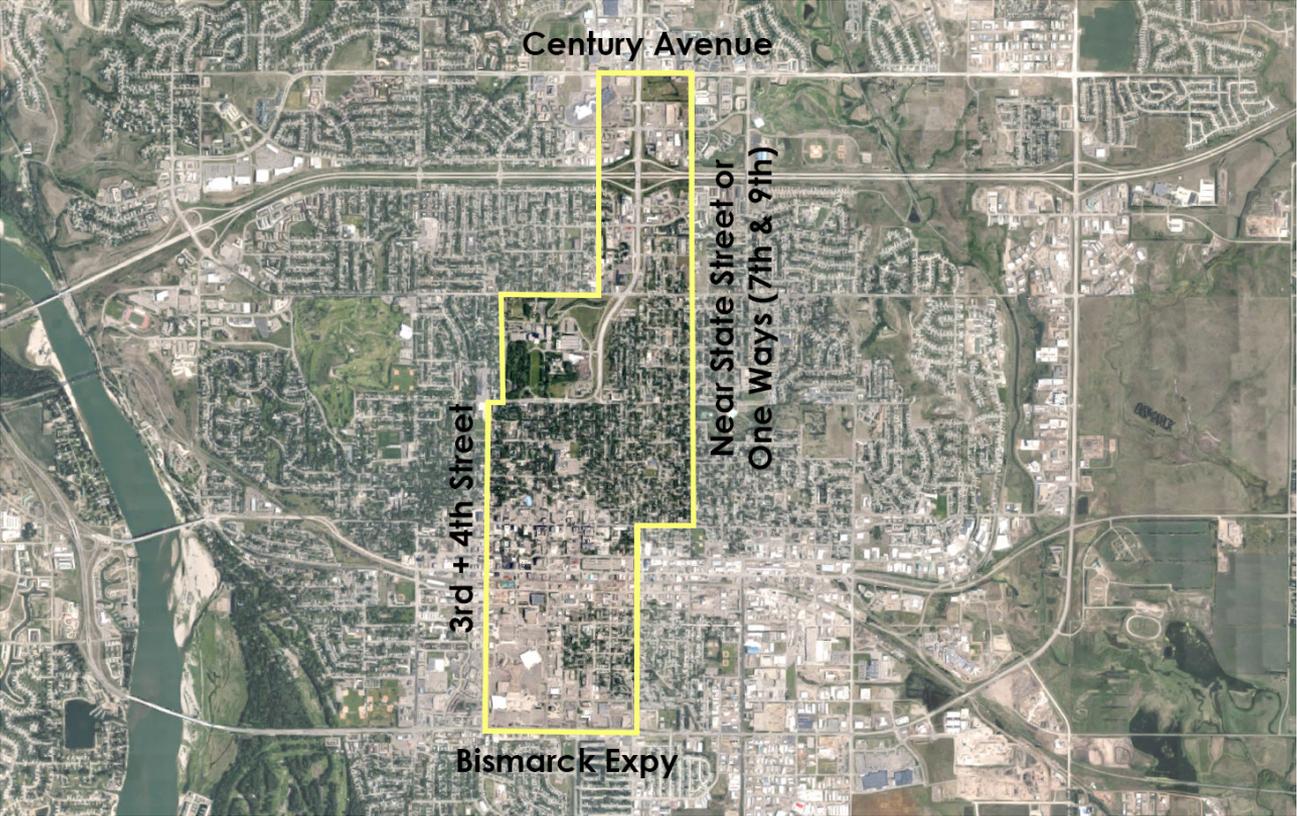
Public Health Site Analysis Diagrams



Central Location

- Proximity to clients served in clinic and home services
 - Assisted living facilities
 - Nursing homes
 - Apartment complexes
- Shuttle and Bus access.
- UND Center for Family Medicine - Resident services, pharmacy, and blood draws.
- State Lab - Daily specimens drop off.
- City & County Building – daily run for mail and meetings

Public Health Site Analysis Diagrams



Dept Updates: Police Department

LEO A DALY

Police Department Programming Summary

Program = 10 Components

- Public space
- Office of the Chief
- Property & Evidence
- Records
- Training (Classroom, DT, Fitness & Range)
- Investigations
- Patrol, Special Operations, & Traffic
- Locker Rooms
- Booking
- Youth Bureau / Crime Prevention

Space = 6 Types

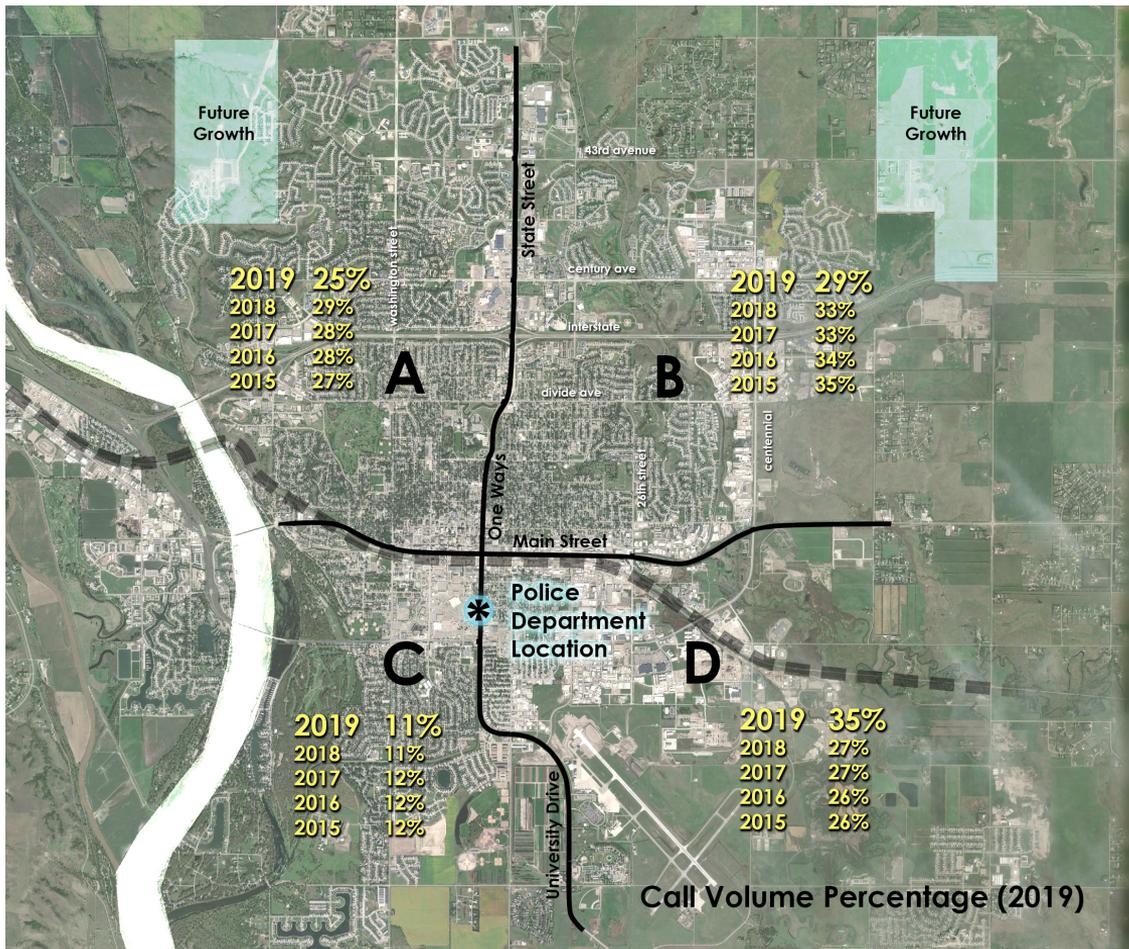
- Public
- Interview / Booking
- Office
- Training
- Storage – Gear / Property & Evidence / Records
- Storage – Fleet

Police Department Programming Summary

Space Issues

- Public:
 - Privacy concerns
- Interview / Booking:
 - Interview room safety concerns
 - Adjacency and efficiency issues
- Office:
 - Adjacency and efficiency issues
 - Shortage of patrol report writing stations
- Training:
 - Classroom capacity shortage
 - Lacking Defensive Tactics room
 - Aging Range infrastructure
- Storage – Gear / Property & Evidence / Records
 - Continual need to improve chain of custody
 - Consolidate SWAT
- Storage – Fleet
 - Vehicle storage needs to protect assets from harsh environment
 - Security for personal vehicles



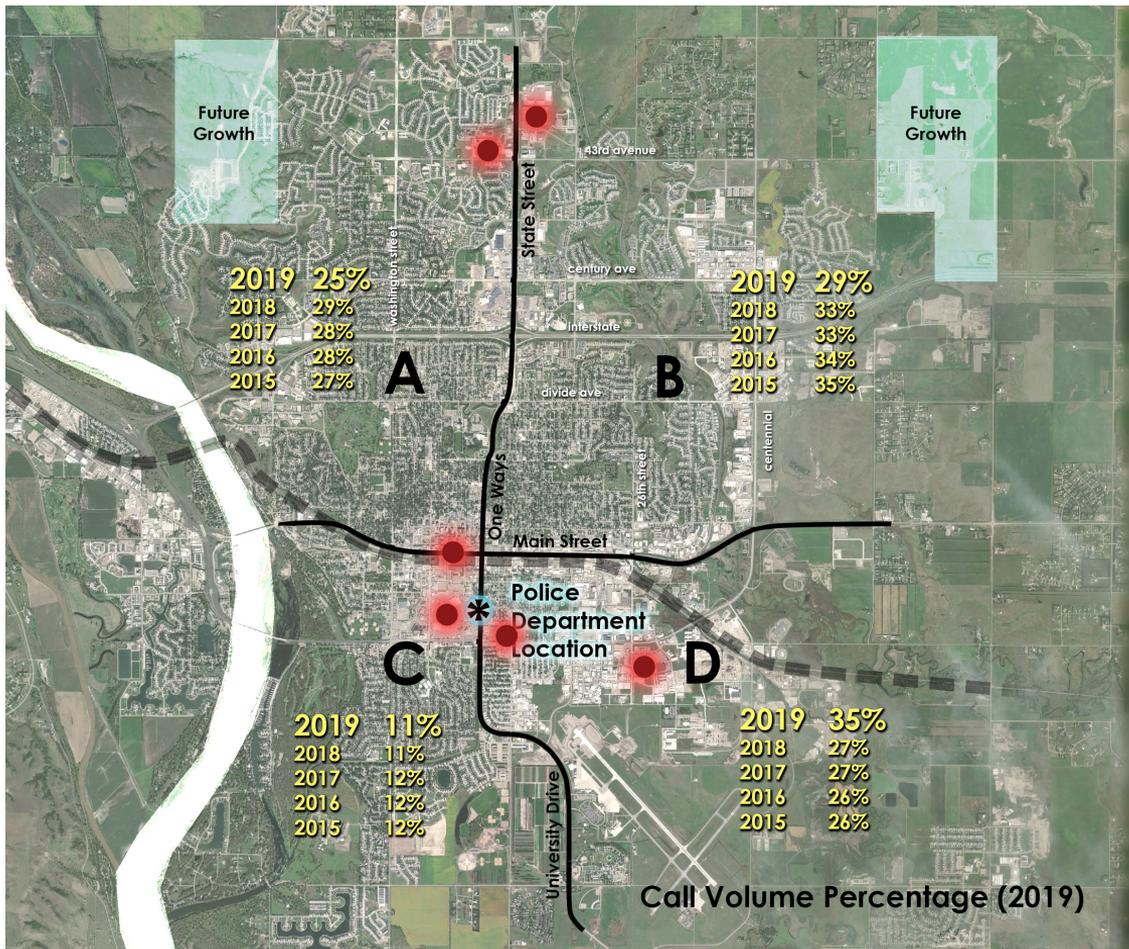


Police Site

Four quadrants of service in the community. Quadrants are divided along State Street / One Ways and Main Street.

Call volume in quadrant D is heaviest, while call volume in quadrant C is lightest.

Call volumes in each quadrant have remained relatively similar for the past 4-5 years with slight uptick in quadrant D.



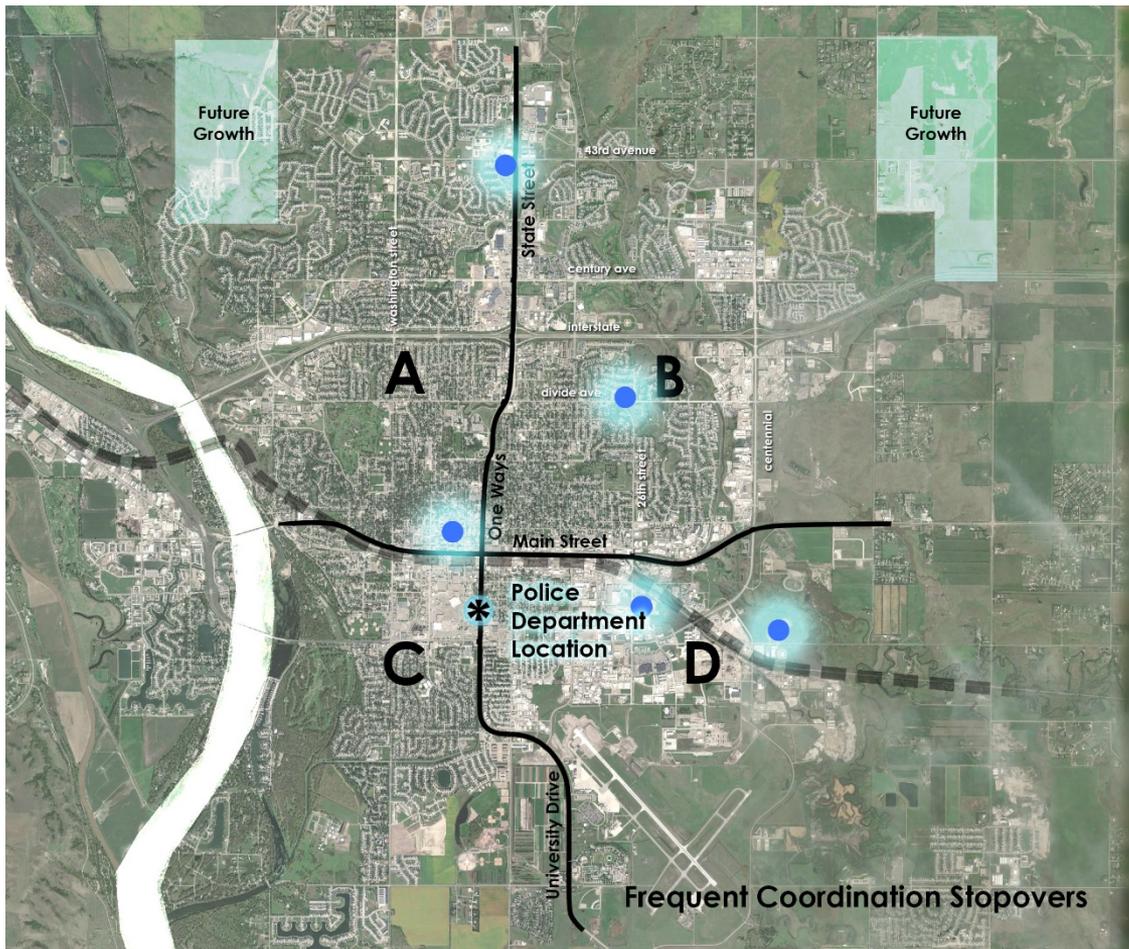
Police Site

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Call volume in quadrant D is heaviest, while call volume in quadrant C is lightest.

Call volumes in each quadrant have remained relatively similar for the past 4-5 years with slight uptick in quadrant D.

Frequent call locations are highlighted in Red.



Police Site

Frequent coordination stopover locations include:

- Detention Centers
- Court House
- Fire Stations for Storage
- Public Works for Fuel

Police Department Site Analysis Diagrams

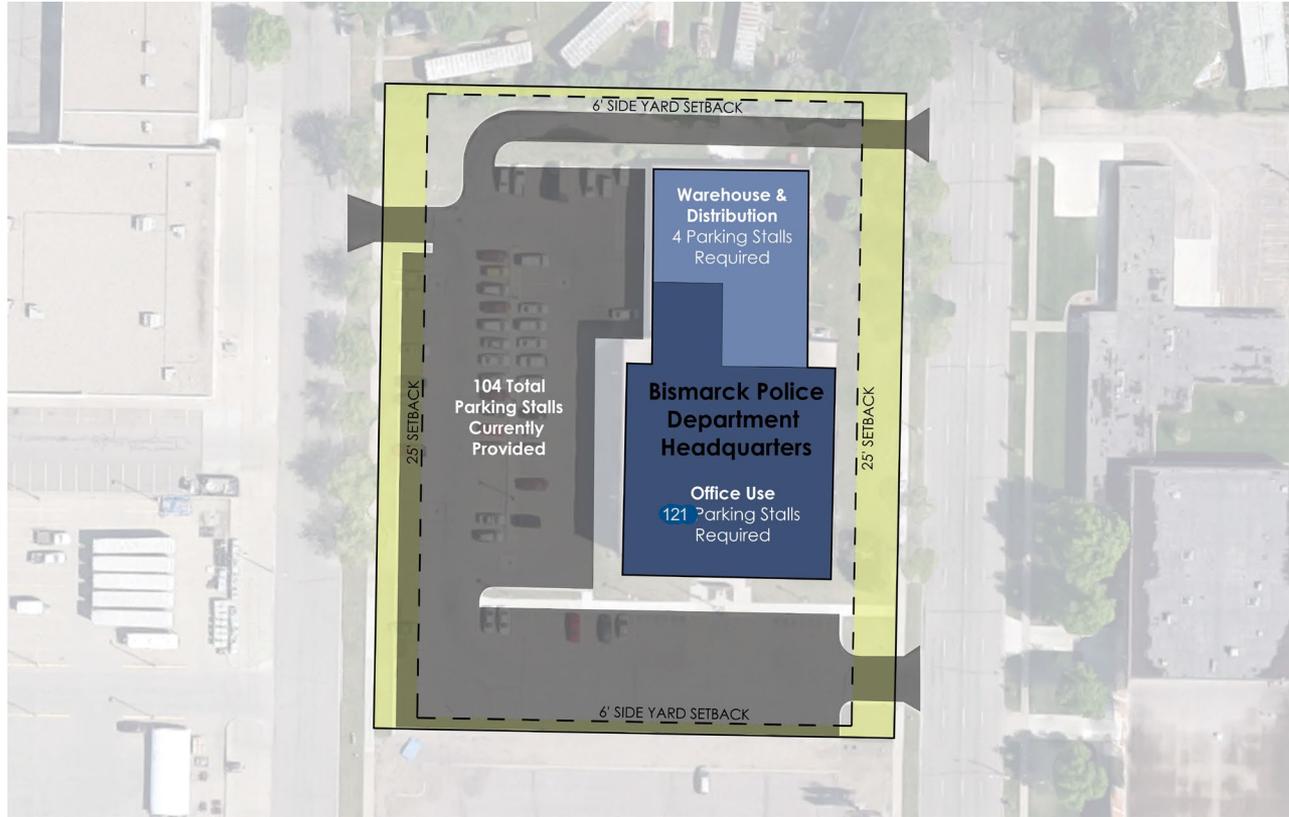


Site is comprised of 2.5 acres.

Located adjacent to existing commercial, public and residential uses.

Immediate access onto 9th Street, a major arterial roadway.

Police Department Site Analysis Diagrams



Building itself has office, warehouse/garage, and miscellaneous other uses.

Required parking on this site should include 121 total stalls. The site is already deficient.

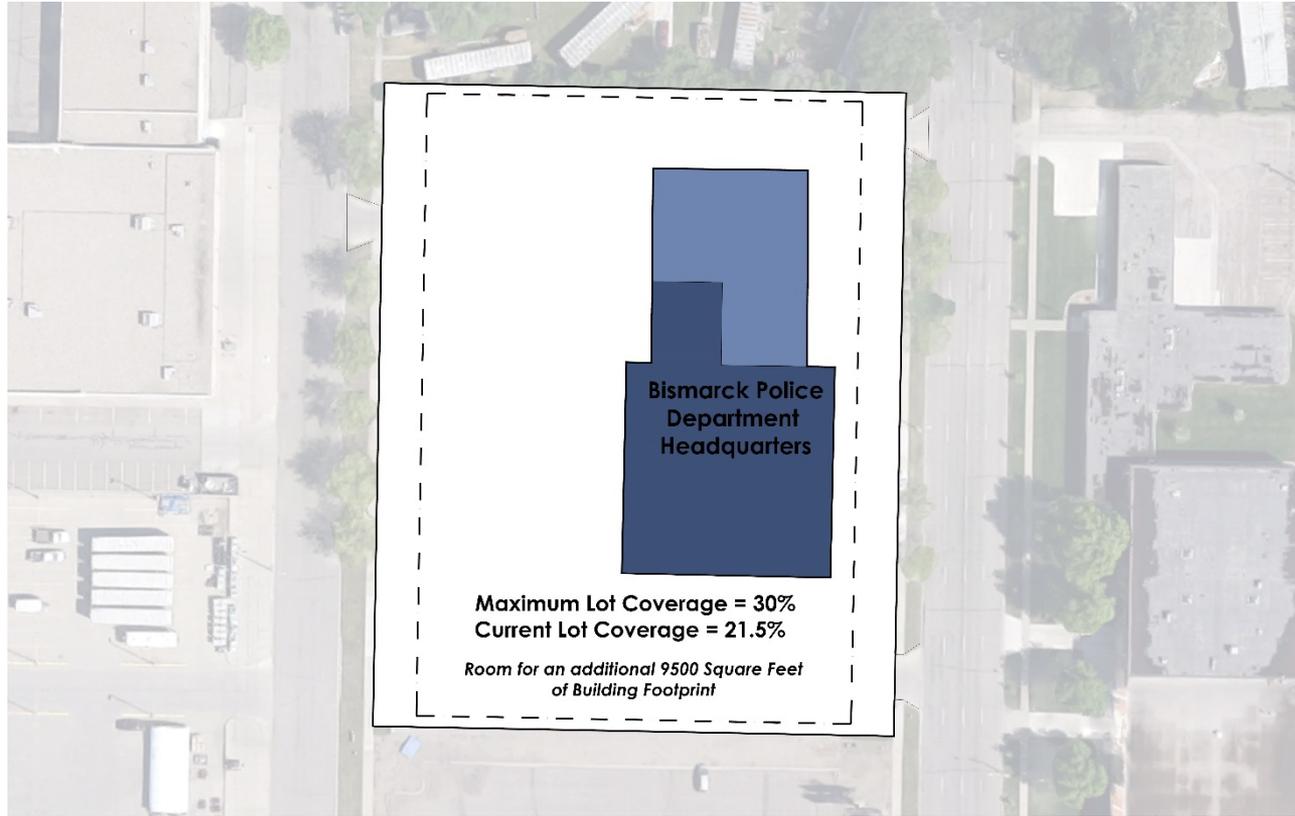
Parking lot contains approximately 104 total parking stalls (66 secured, 38 visitor/unsecured).

44 additional parking stalls are leased from the commercial user to the south.

Parking lot condition is below average and will need replacement in the next 10 years.

There are several areas of the parking lot with poor drainage.

Police Department Site Analysis Diagrams



Maximum lot coverage allowed by zoning ordinance is 30%. The current percentage of lot coverage is 21.5%. Lot coverage over 30% may require a variance.

The building cannot be expanded without further exacerbating the parking shortage.

Police Department Site Analysis Diagrams



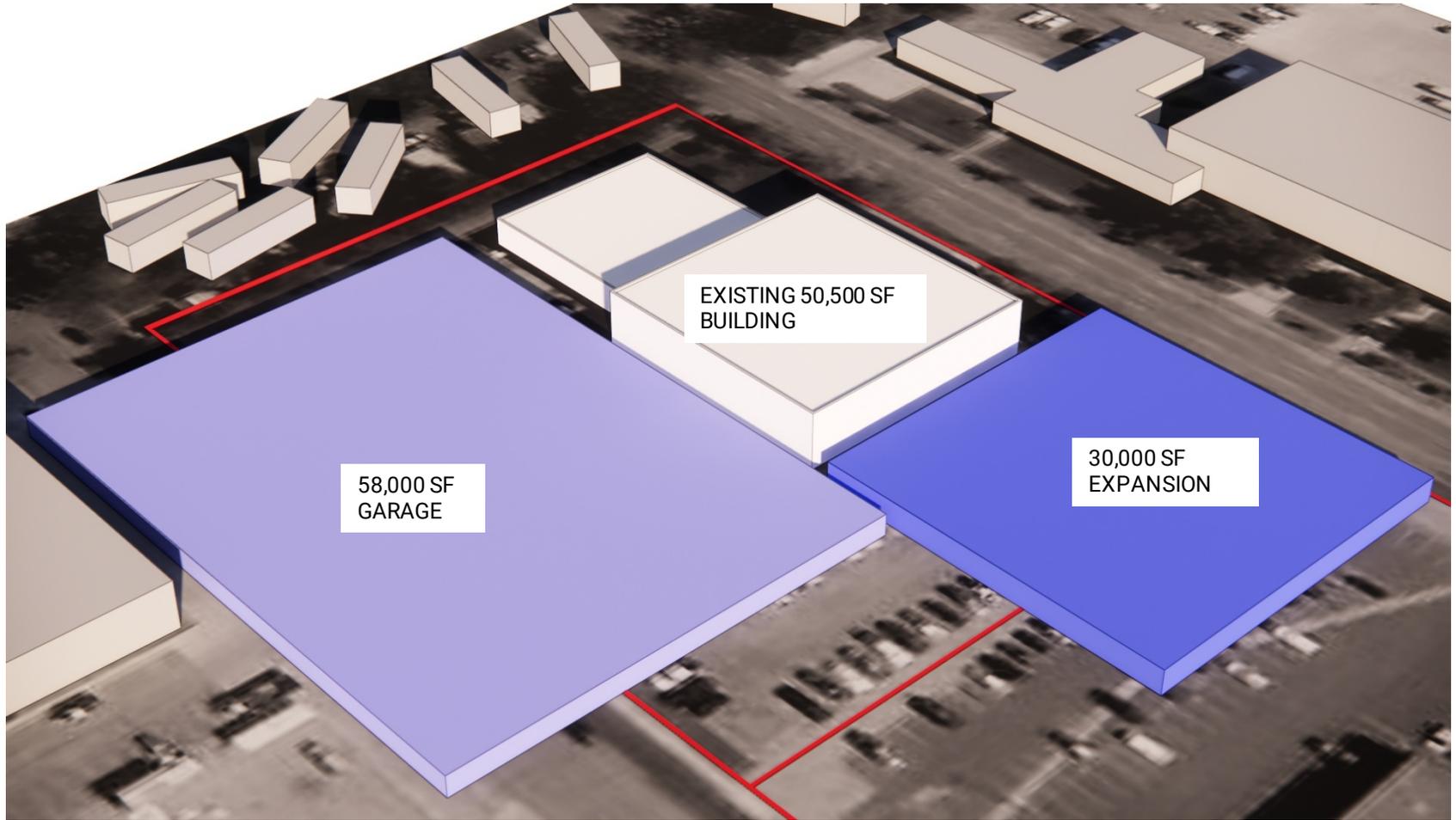
SITE PROS:

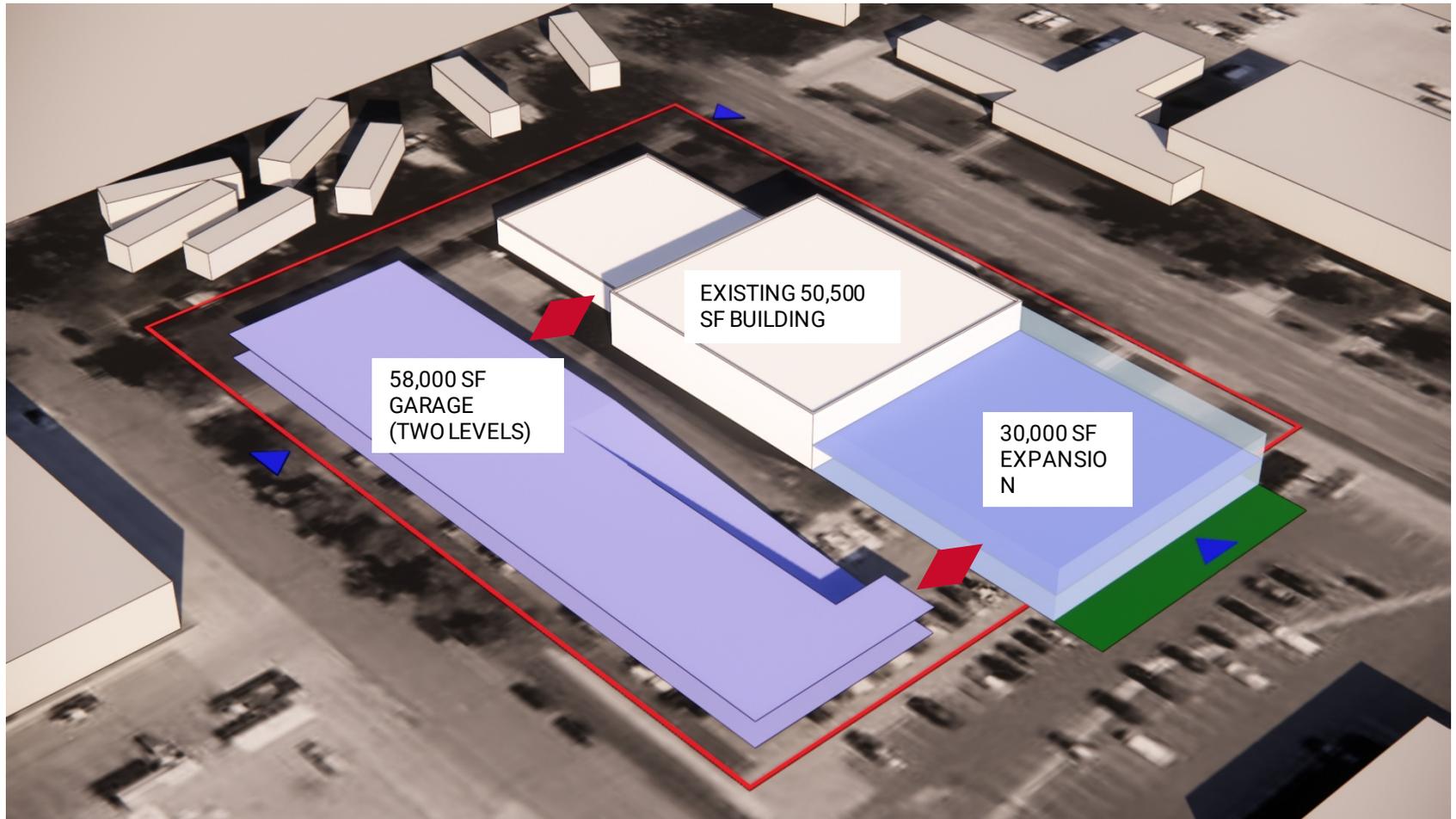
- Centrally located.
- Access to arterial roadway.
- Minimal conflicts with adjacent land uses.

SITE CONS:

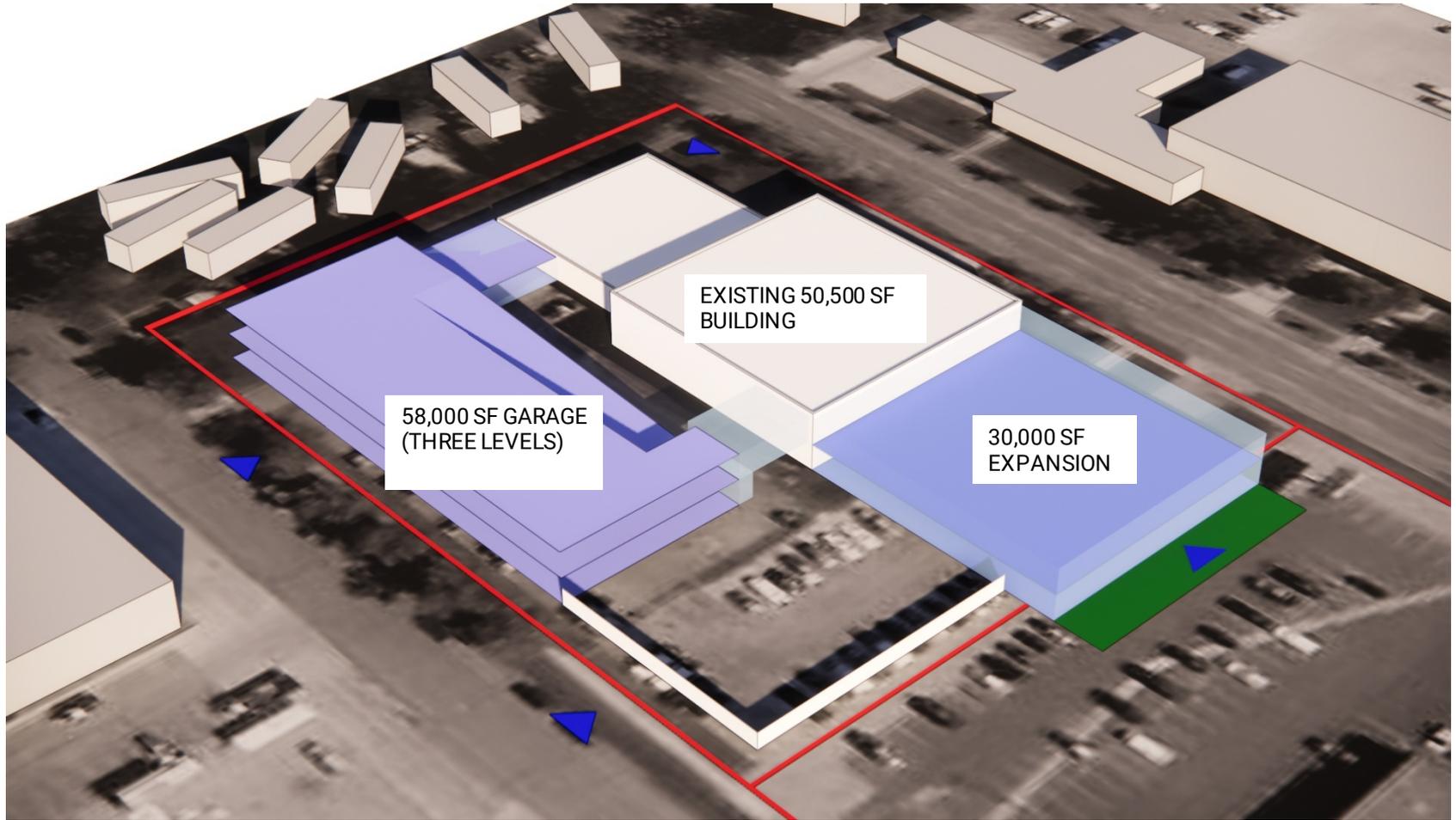
- Parking quantity is deficient.
- Parking lot may need repair.
- Drainage issues.
- Little room for building expansion (may require a variance)

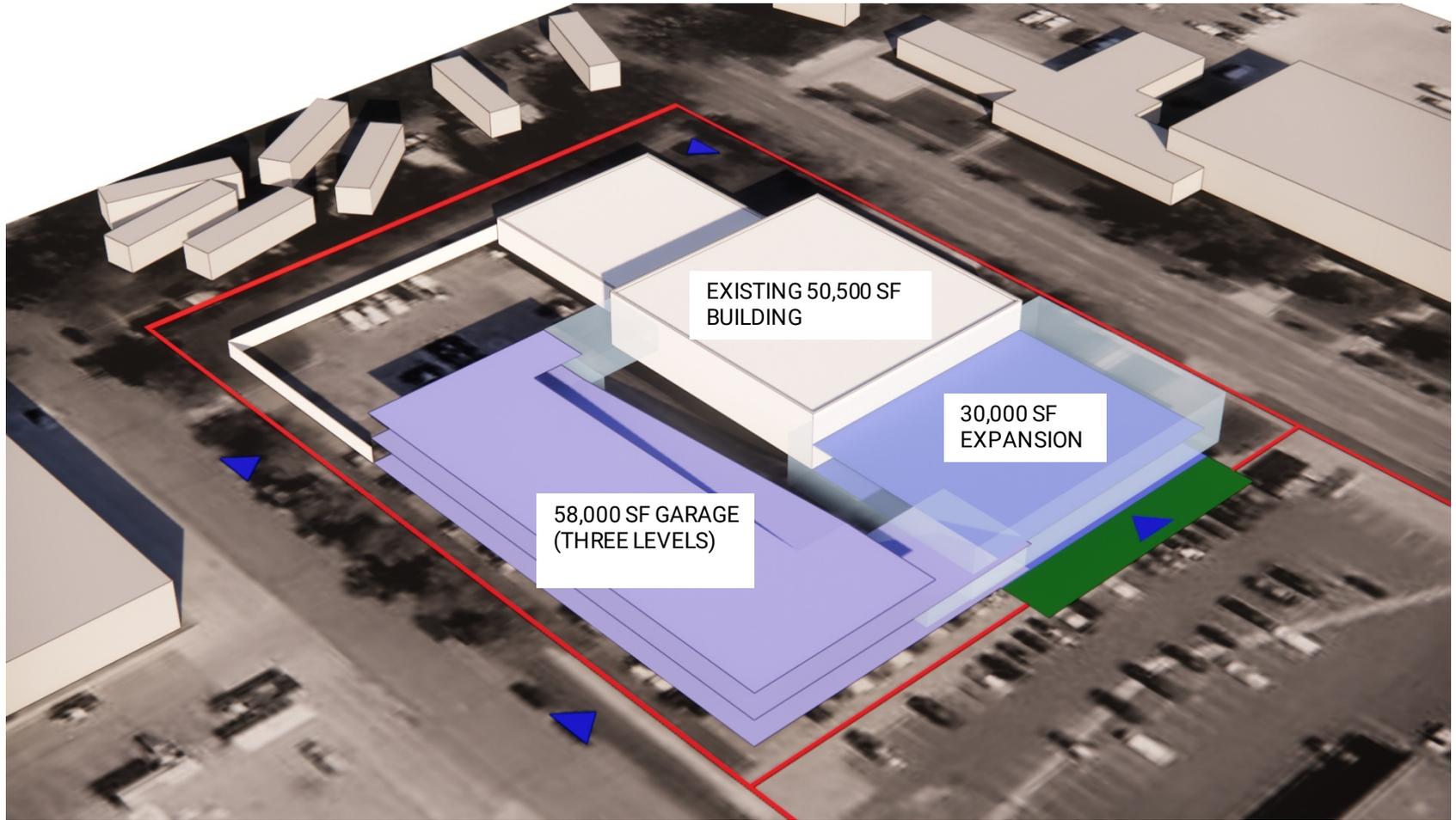












EXISTING 50,500 SF BUILDING

30,000 SF EXPANSION

58,000 SF GARAGE (THREE LEVELS)

Police Department expansion at Current Site

- Pros
 - Utilize existing city owned building and site.
 - Central location.
 - Ability to house all employees and equipment together.
- Cons
 - With expansion, will be unable to meet parking needs
 - Parking and open space variances required.
 - No improvement of visitor parking. Need to maintain lease agreement with neighbor for visitor parking.
 - No room for further expansion.
 - Requires expensive 2 or 3 level parking garage which lacks efficiency.



Dept Updates: Public Works

LEO A DALY

Public Works Programming Summary

Program = 10 Components

- Administration
- Building Maintenance
- Fleet Services
- Streets Lights & Signals
- Forestry
- Roads & Streets
- Customer Service
- Water Distribution & Sanitary Sewers
- Stormwater
- Engineering Storage

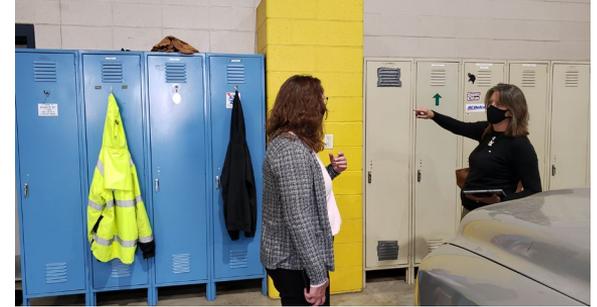
Space = 4 Types

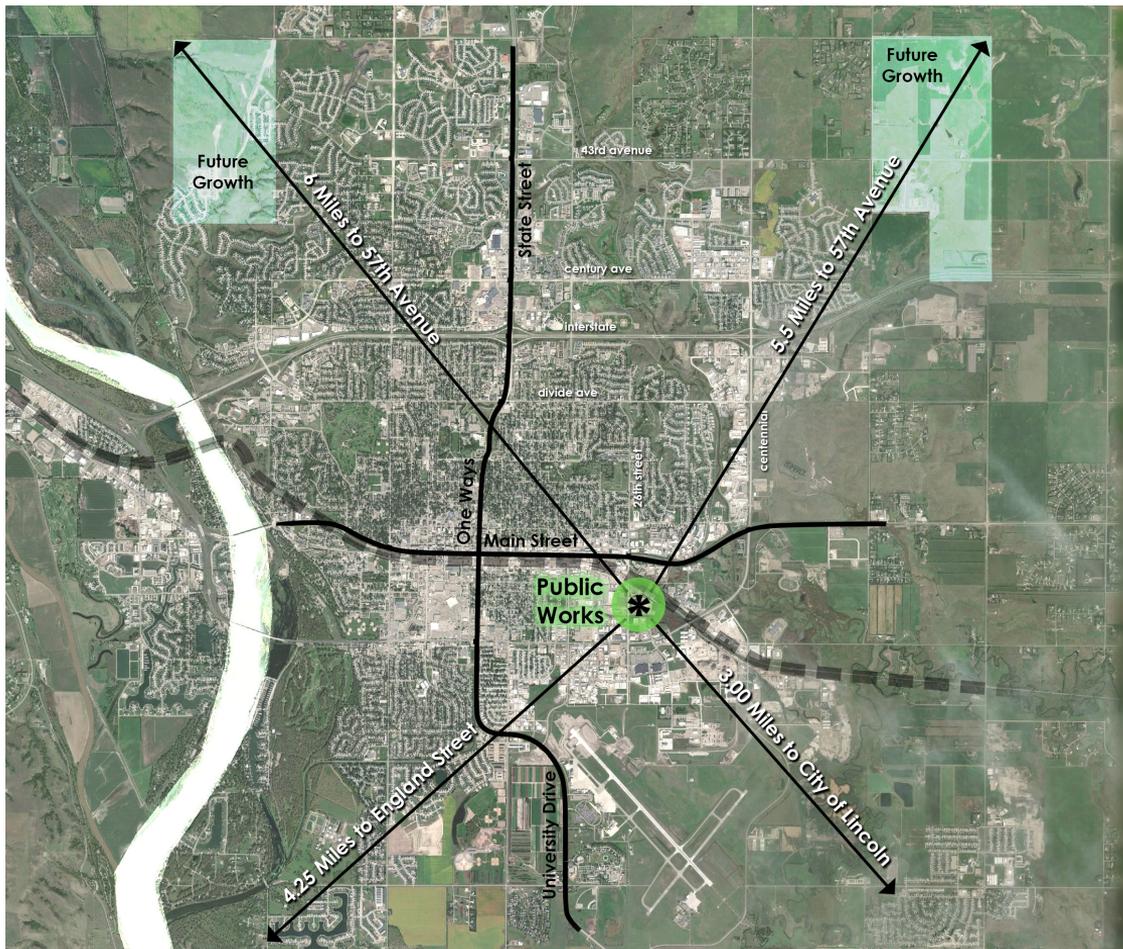
- Office
- Shop
- Vehicle & equipment storage (operational & temperature controlled)
- Vehicle & equipment storage (cold storage)

Public Works Programming Summary

Space Issues

- Office & Shop Space:
 - 22% or approximately 10,000 sf short of space across all departments (includes growth for future)
- Vehicle & Equipment temperature controlled:
 - 40% or approximately 23,000 sf short of space across all departments (includes growth for future)
- Vehicle & Equipment cold storage
 - 100% or approximately 16,000 sf short of space across all departments (includes growth for future)





Public Works Site

Centrally located, both currently, and in anticipation of future growth.

Acts as a fuel station for a majority of the City's fleet vehicles including public works, public health, and police.

Public Works Site Analysis Diagram Current and North Sites



Site is comprised of 34.5 acres.

Site can accommodate public works expansion and possibly another building.

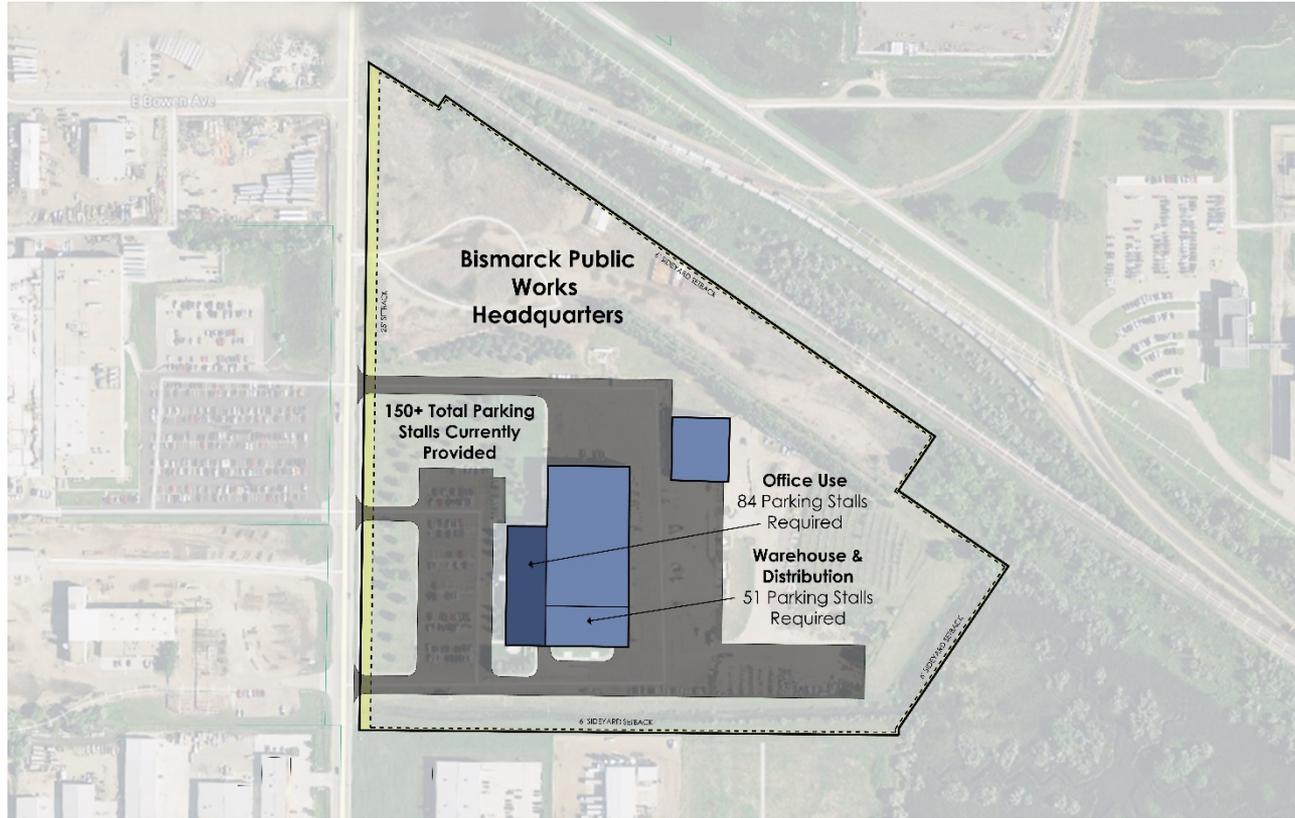
Located adjacent to existing industrial, commercial and institutional uses.

Immediate access onto 26th Street, a major arterial roadway.

Fueling station for City vehicles is located onsite.

Railroad can create issues for emergency responders at this location.

Public Works Site Analysis Diagram Current and North Sites

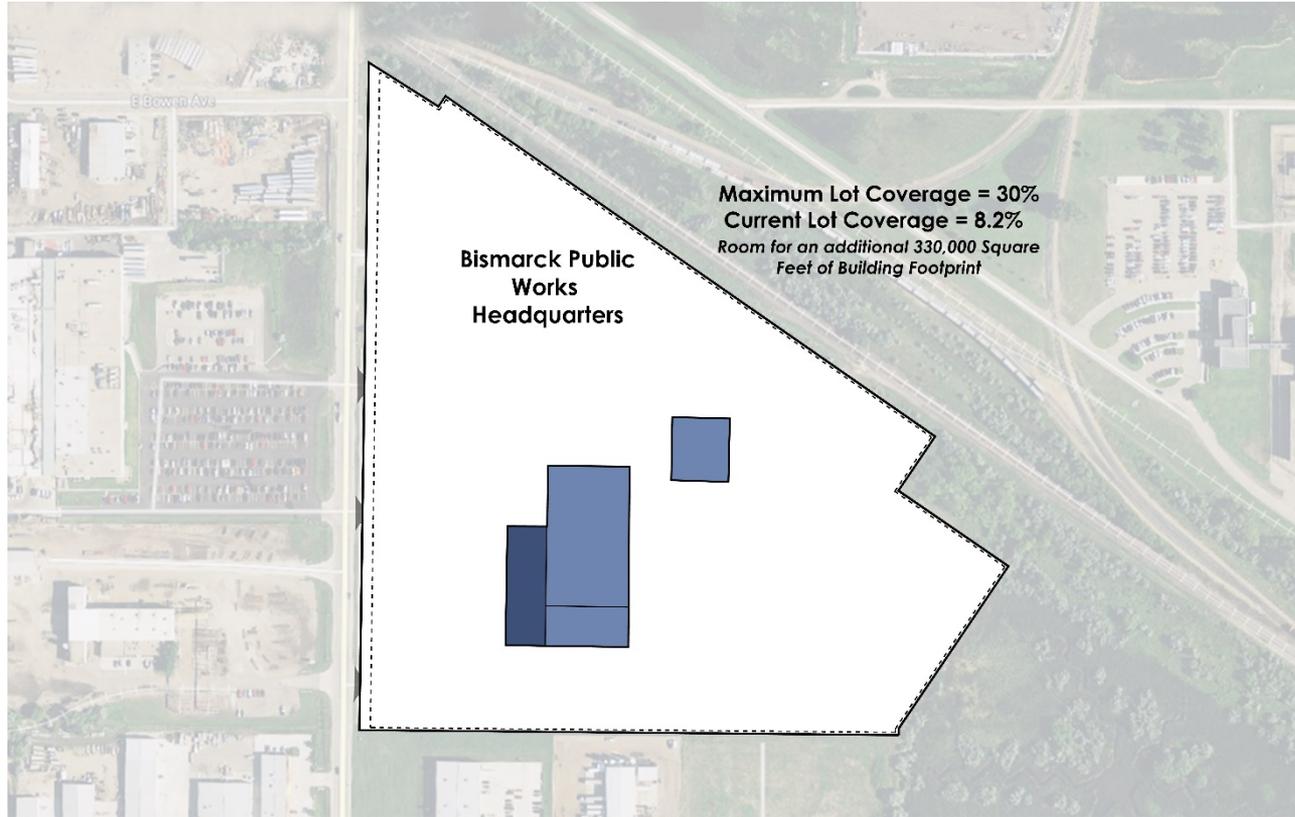


Building itself has office, warehouse/shop, and miscellaneous other uses.

Parking lot contains approximately 150 total parking stalls plus indoor/shop of vehicle parking.

Existing parking exceeds current parking ordinance with room for expansion if needed.

Public Works Site Analysis Diagram Current and North Sites



Maximum lot coverage allowed by zoning ordinance is 30%. The current percentage of lot coverage is 8.2%.

This site would accommodate building expansion as well as a second building, if needed.

Public Works Site Analysis Diagram Current and North Sites



SITE PROS:

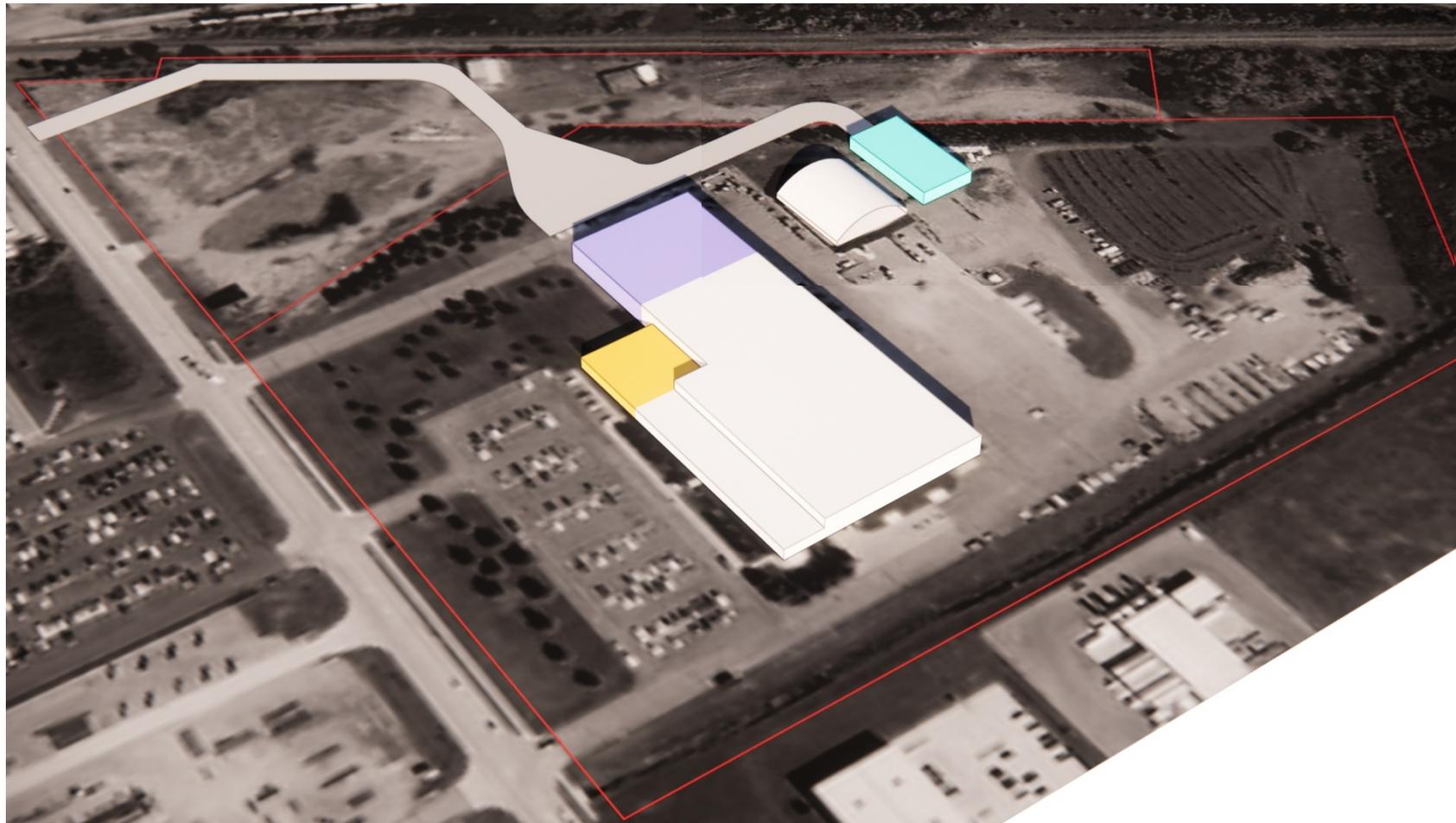
- Room for expansion.
- Plenty of parking.
- Access to arterial roadways.
- No conflicts with adjacent land uses.

SITE CONS:

- Railroad tracks can create traffic backups along 26th Street.







CM at Risk: Outreach and RFP

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Construction Manager at Risk (CM @ Risk)

Construction Manager at Risk is an alternative project delivery method increasingly gaining traction in the construction market.

Local Examples:

- Lincoln, Liberty, and Legacy Schools – Bismarck Public Schools
- Starion Sports Complex – Mandan Parks and Recreation
- St. Mary's Central High School
- Shiloh Christian School
- University of Mary – Lumen Vitae Center
- Burleigh County Courthouse

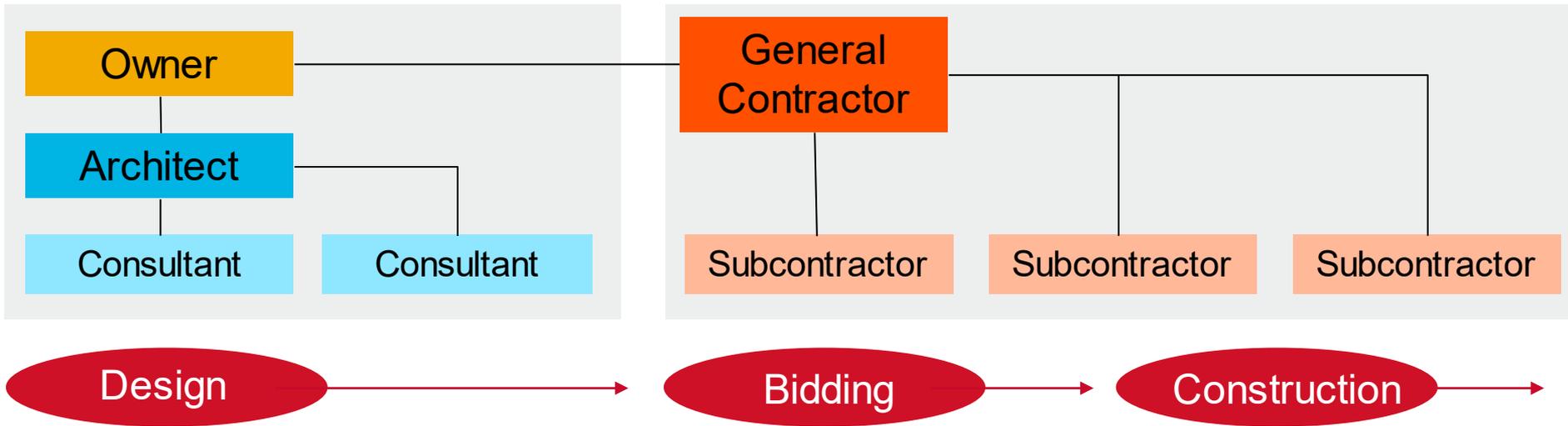
Construction Manager at Risk (CM @ Risk)

Goal: *Cost Savings through Early Coordination*

1. Bring everyone to the table early (DESIGN)
2. Coordinate to streamline the planning and details (DESIGN)
3. Avoid later surprises, changes, costly revisions (CONSTRUCTION)

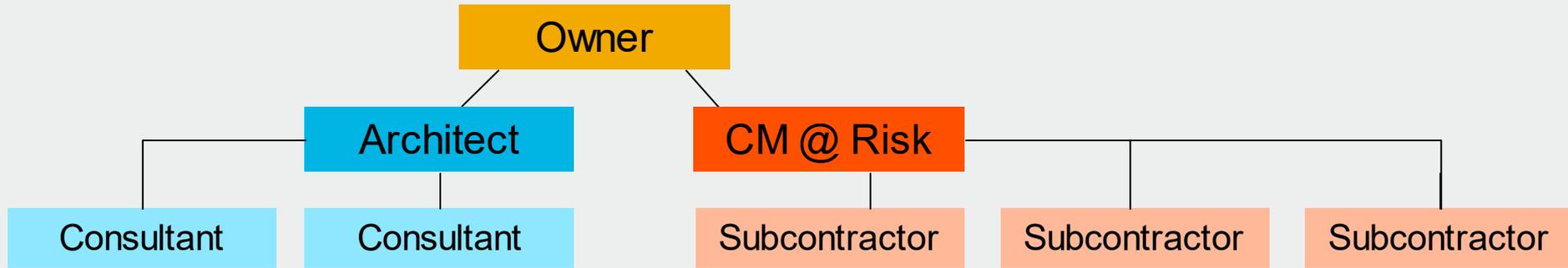
Traditional *Design-Bid-Build* Method

Traditionally, **Design Phase** is complete before Contractor is hired.



Construction Manager at Risk (CM @ Risk)

In CM@R, a Construction Manager at Risk is brought onto team during the **Design Phase**.



Construction Manager at Risk (CM @ Risk)

CM brought on during design phase, as early as deemed feasible.

Benefits:

- Mitigate surprises around cost or scope.
- Better delivery method for complex projects
- Cost estimating tracking with design phases
- Contractor insights into constructability
- Reduces reliance on Owner for making construction decisions
- Construction cost reduction, Value engineering
- Schedule management
- Head start on long lead-time items ahead of bidding or construction.
- Coordination of phased projects or “fast tracked” delivery

Construction Manager at Risk (aka CM@Risk)

What to Know:

- Owner chooses the construction manager, typically based on qualifications.
- The CM contracts to deliver the project for the cost of the work, but for no greater than a guaranteed maximum price (GMP).
- The CM's fee is either a percentage of the cost of the work, or is fixed as a lump sum.
- Owner still retains option of bidding project to separate GCs after design phases and CM contract.
- Advocate to Owner. Partner to design team. 3rd party check on project quality and cost.

Construction Manager at Risk (aka CM@Risk)

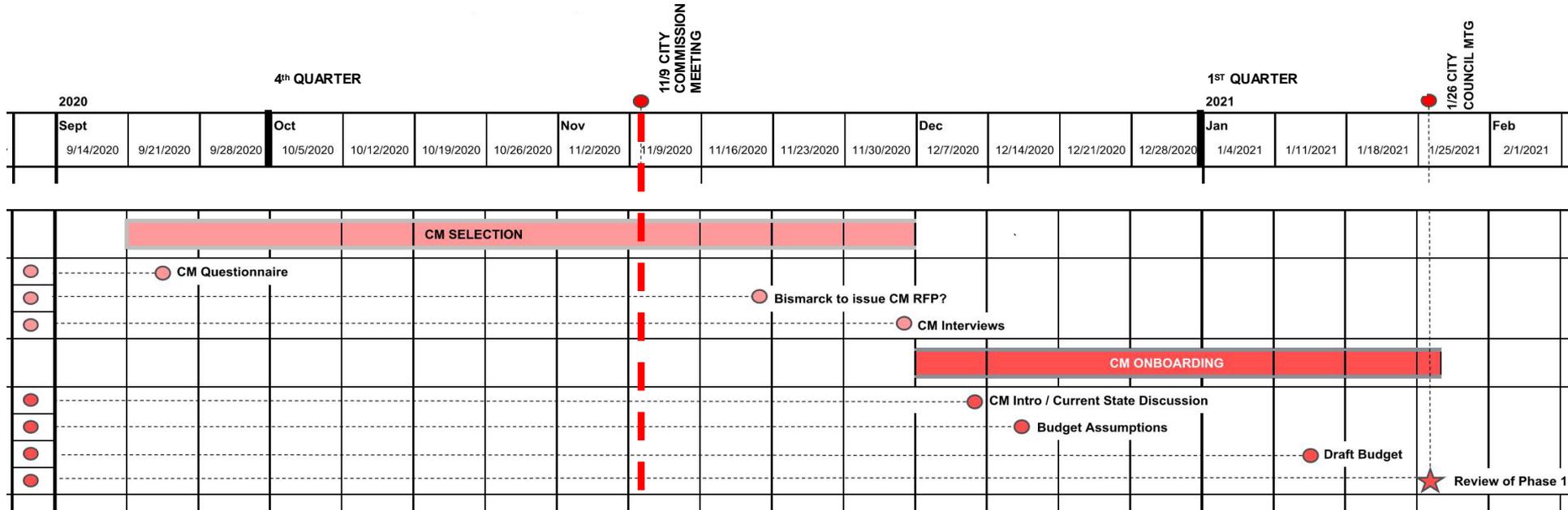
ND Century Code CHAPTER 48-01.2

- CM@Risk regulations
 - 48-01.2-18: Should be no conflict of interest or duplication of services with architect or engineer
 - 48-01.2-20: Covers process for selection of CM@R for planning and design phase services
 - 48-01.2-21: Cover process for selection of CM@R for construction phase services

 - RFP lists criteria. Each item is weighted between 5% and 20%
 - Negotiations for GMP begin with CM@R after design phase services have progressed sufficiently to provide necessary project details.

Phase 1A Schedule

CM @ Risk Outreach and RFP



Next Steps / Prioritization

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Prioritization of Next Steps

Moving into Phase 1B:

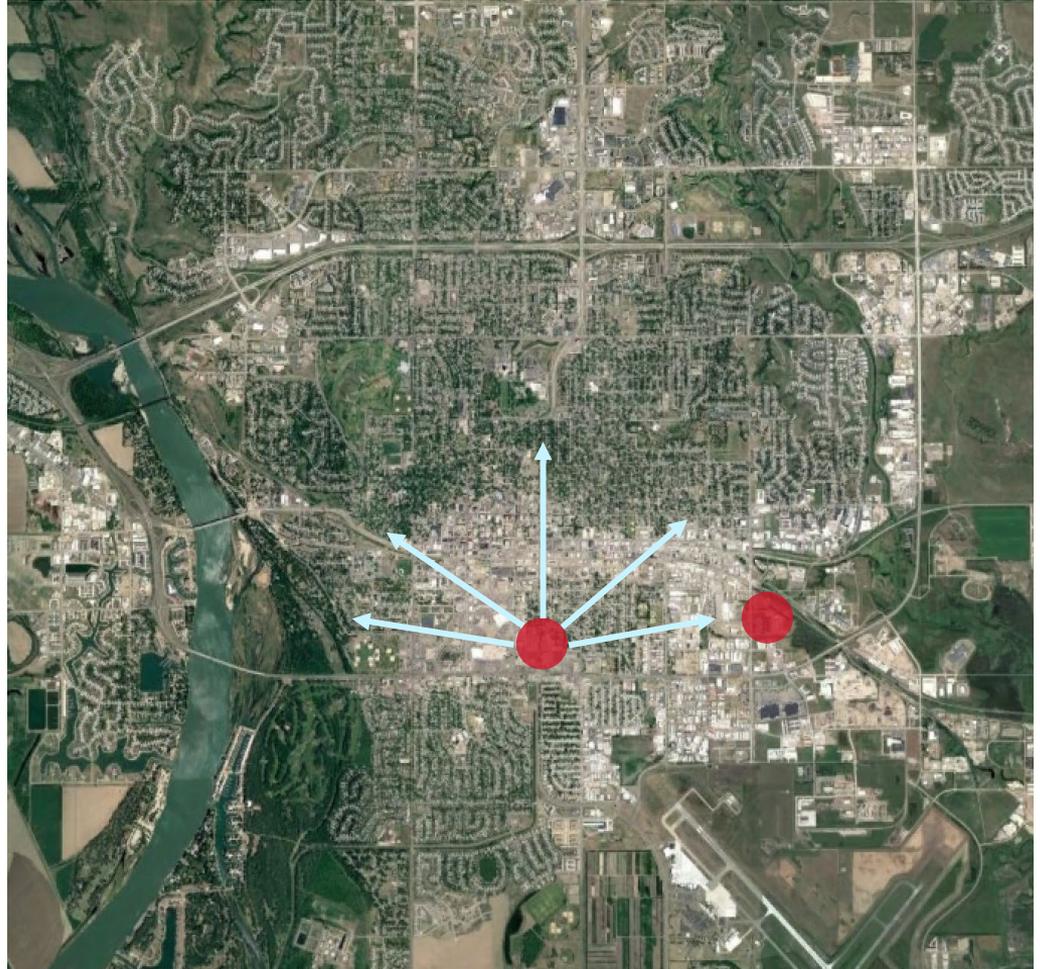
New Site Search & Analysis

Balance new site benefits against current site value to city

Weigh up-front savings of staying at existing sites.

vs.

Long term gains and growth opportunities from relocation.



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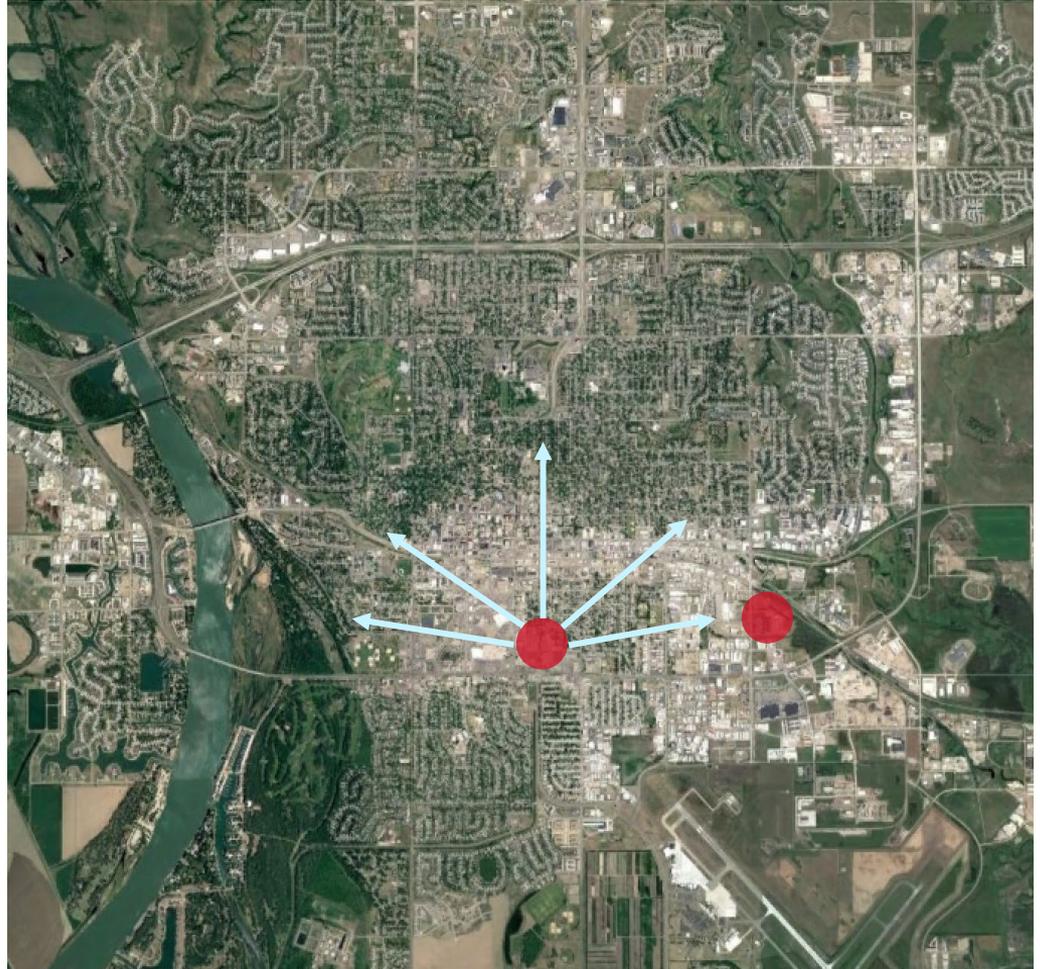
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Q&A