BUETOW 2 ARCHITECTS, INC.

LAKE JOHANNA FIRE DEPARTMENT

Serving the Communities of Arden Hills, North Oaks and Shoreview

Long Range Planning Study

Fire Station 4- Victoria

2018 ***B2A # 1830***

BUETOW 2 ARCHITECTS, INC. AN ARCHITECTURAL SERVICES COMPANY
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BII BUETOW 2 ARCHITECTS, INC.

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Preamble

Lake Johanna Fire Department

The Fire Department has served the Cities of Arden Hills, North Oaks and Shoreview since 1943. The department serves approximately 42,000 residents and responded to about 3,600 calls for service in 2018. The department operates 3 fire stations and responds to calls for fires, Motor Vehicle Accidents with injuries, EMS, Water and Ice Rescue, Hazardous Materials and Confined Space calls. The Insurance Services Office (ISO) which evaluates and rates fire protection services has rated Arden Hills, North Oaks and Shoreview a Public Protection Class 3. The Department provides service with 4 Engines, 2 Ladder trucks, 1 Tanker, 2 Rescue trucks, 3 Brush trucks, 2 Boats and 4 Chief's Vehicles.

Introduction

The objective of the Study was to determine the long term facility needs of Fire Station 4-Victoria. This was done in the context of the existing service model of 3 Fire Stations continuing to provide service for Arden Hills, North Oaks and Shoreview.

Process

The Study started with a general discussion of all aspects of Station 4 with Lake Johanna Fire Department Staff. Meetings on space program needs, schedule and cost were held. A walk through of all 3 Fire Stations was performed.
A list of potential sites was prepared and they were viewed.

Executive Summary

The Study determined that a new Fire Station should be built on a new site to meet the needs of "the next 50 years".

The size of the site should be at least 3 acres to accommodate a Fire Station of 28,000 SF. The Station would include 6 drive through bays and living/sleeping quarters for 7 firefighters. The new Fire Station would then because of size and equipment contained would transition to become the new Headquarters Station. The new HQ Station would include much needed training functions.
The new training room could also be designed as a "hardened" EOC (Emergency Operations Center) that would serve all 3 Cities.
The former HQ Station 3 would then be able to cost effectively add sleeping rooms for the future.

The total project Hard Cost (bid) and Soft Cost (everything else) would be $7.7 M+/-.

This *does not* include the land cost. The Study includes some potential sites to consider.

The project would take a minimum of 4 years from start to occupancy for use by the firefighters.

NEED

Department Overview

The current facilities consist of the following three Stations:

Station 3 – Headquarters
Northern most location on 1.8 acre site with expansion being difficult.
Built in 1986 and remodeled in 2005.
No sleeping rooms at this location.

Station 4 – Victoria
Southern location on less than a 1 acre site with no expansion possible.
Built in 1988 and remodeled in 2005 and 2013. 4 sleeping rooms were added in the last remodel.

Station 2 – Hodgson Road
Eastern location on less than a 1 acre site with no expansion space.
Built in 1988 and remodeled in 2013.
Offices were remodeled into 4 sleeping rooms.

Station 4 Deficiencies

The Station is typical of the era it was designed in. It was not planned for full time staff and sleeping. Trucks were smaller and there was less emphasis on training, health/wellness and reporting. Expansion is not possible anymore as the entire site has been utilized.
The garage space has no support spaces and no additional space for apparatus and storage. There is no separation between apparatus bays and living spaces. All staff support areas are minimal as they are too small including the bathrooms. A decontamination space does not exist. There are no training spaces. Parking is lacking and cannot be expanded. No staging area for trailers or equipment as they would be in the circulation path. Access has become more difficult with the increased traffic loads on the intersection. There is tight space for required trash, recycling and no outdoor space for firefighters. The adjacent railroad is noisy and the trains stop traffic which is a public safety concern during a call.

Lake Johanna Fire Department Service

Looking to the future the Department is going to maintain the service model it currently has in place. Three stations- north, east and south to provide coverage and support to each other and adjacent communities.
The Study of Station 4 is in the context of all three Stations needs. Stations 3 and 2 will also need updating in the future. Station 3 will require sleeping rooms and this could be accomplished by transitioning the Headquarters administrative offices to a new facility. This cost effective plan would eliminate eroding already valuable space from other functions at Station 3. The "center of gravity" of the Fire Department will shift with the future anticipated growth including the Rice Creek Commons area. Relocating the leadership team to a "new core facility" would enable the communication that is so important in a Department. Station 2 could also gain space by moving some of its equipment to a new facility. It has an opportunity to access a land locked parcel behind it to the east. However, building a free standing building would be possibly functionally awkward and unnecessary when a new facility is built in the south.

Future 50 Years- Arden Hills, North Oaks, Shoreview

The three Cities are evolving and changing with growth in different ways. Arden Hills with the Rice Creek Commons development. Shoreview and North Oaks filling out with commercial and high density multi-story residential housing projects. The old transit routes being upgraded and bolstered and new ones added along with the continued presence of the railway.

The operation of LJFD must be viewed in this new context in order to be the best delivery of services for the next 50 years.

Lake Johanna Fire Department Future 50 Years

In order to remain an effective Department the following characteristics need to be maintained, nourished and enhanced:

1- Provide effective presence and station locations to insure coverage area.
2- Provide appropriate apparatus bay and associated support spaces.
3- Provide training support for Firefighters.
4- Provide sleeping quarters conducive to demanding work.
5- Continue a good relationship between Administration and Firefighters that includes access/communication and proximity to each other.
6- Maintain the ability to attract quality qualified candidates to be firefighters by an inviting Station environment.

Lake Johanna Fire Department Needs for The Future

The following pages illustrate the shortcomings of certain aspects of the current facilities. They do not diminish the good service being provided by the Department. They show specific areas that need to be improved upon in a new facility.

The modern Fire Station is comprised of a number of program elements that form the facility:

Apparatus Bays/Support
Living Quarters/Support
Administration/Offices
Training/Fitness
Circulation and Infrastructure

The needs for these areas follow.

Apparatus Bays/ Support

The ladder truck is desired to be kept at the "south" Station and an access into the building that would make this possible.

Turn-out gear locker area that is accessible upon entering the Station.

Space for boats now crammed into circulation space. This one is at Station 2.

Apparatus Bays/Support

Also bay space for future equipment such as mini-pumper, ATV, trench rescue trailer and other trailers. Below is a trailer at Station 4 that is parked in the drive aisle at the back of the bays making access difficult.

The Chiefs vehicles are currently parked outside on the aprons and garage space needs to be provided inside for 4-5 vehicles. This weather issue affects all public safety vehicles.

A watch/communication office that has enough space, good sightlines and physical proximity to the apparatus bays.

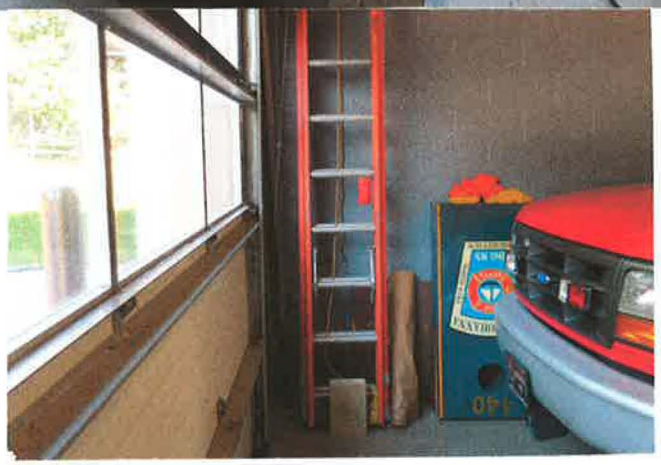
Apparatus Bays/Support

There needs to be a separate "gear laundry" and "residential laundry" spaces built. The below laundry areas at the Stations have been installed and modified over time. They are in spaces that are a primary other use such as a mechanical room. The laundry space, location and function is below current standards.

A vehicle maintenance room does not exist at Station 4. A closet was created in the last remodeling on the north wall as a solution to get by for storage. The firefighters creatively utilize every square foot as you can see by locating the tool cart up against a partial wall between bays.

Apparatus Bays/ Support

Station 4 lacks basic general storage. Every corner is utilized.



An existing hose tower is many times utilized for training. At Station 4 it also is used as staging for items that are being used since storage is at a premium.

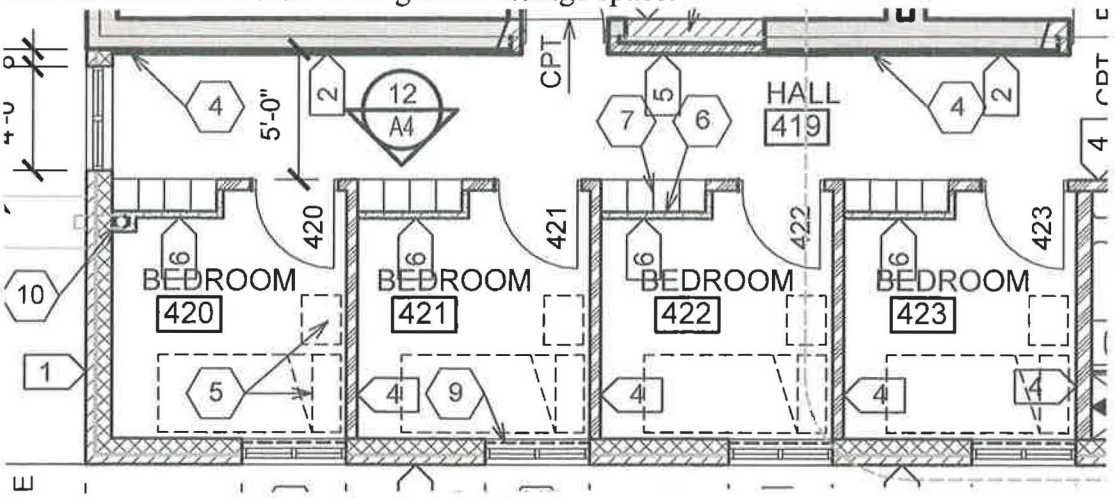
Apparatus Bays/ Support

SCBA and Firefighting Equipment/Supplies are usually sharing space with other building functions such as electrical, storage, etc. They need their own designated space.

Janitor rooms were not priorities when the Stations were originally built. The storage of cleaning equipment and supplies has been over the years creatively incorporated into other existing station areas.

Living Quarters/ Support

Station 4 has a total of 4 small sleeping rooms and cannot be further expanded. The rooms are the bare minimum and additional spaces will be required for the future. They are not adjacent the typical dayroom and kitchen/dining rooms. There is no linen closet and adjacent laundry room. Bathrooms are a bare minimum and there is no general storage space.



Usually firefighters and staff have a locker room. Station 4 has small lockers and they have been installed where they will fit over time.

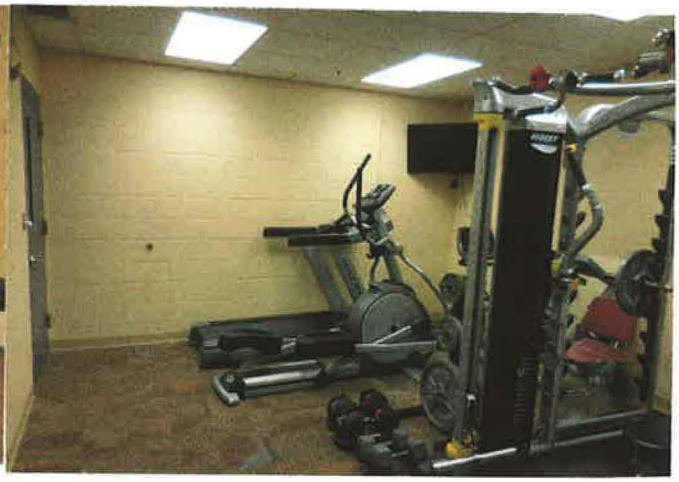
The Station 4 site has no outdoor space for staff and firefighters. A picnic table is placed on the rock mulch adjacent mechanical equipment since there is no other area to accommodate it.

Administration/ Offices

A new south facility would most likely become the hub in responses for the Department. This would give an opportunity to correct some existing floor plan items at Station 3 if the Headquarters moved to the new station. The proximity of the leadership team with firefighters would also be good. Moving the Headquarters from Station 3 would allow future needed sleeping spaces in the former offices. Also, the administration could benefit with a new layout. As an example, the Fire Marshal's office is at the far end of the building from everyone else at Station 3.

Training/ Fitness

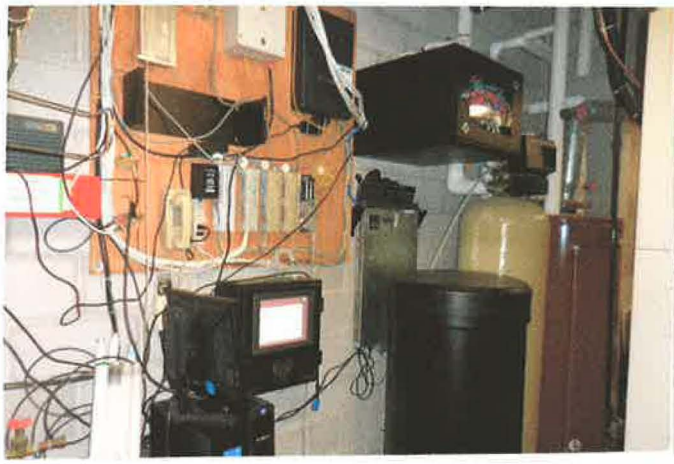
One of the major trends in Fire Station design is training opportunities at the Station. You save cost by staying on site to train and be available for a call. Station 4 was never built to accommodate training. Space needs to be provided for wet and dry hose exercises, smoke and ventilation scenarios, rappelling inside and out, basket training, confined spaces, ladder and other props.
Wellness and fitness are also a priority for Fire Departments today. Station 4 added equipment to a multi-purpose space to have something. There is not enough room, ceiling height, correct type of flooring and proper ventilation.



Circulation and Infrastructure

A new Station must have good access and a visible front door. A site that is large enough to accommodate future expansion.

The building should have a dedicated IT room and not be co-located with any other items such as water heaters. Likewise, the mechanical spaces should be dedicated and not include ice makers for example which due to space crunch had nowhere else to go.



The trash and recycling area should be located in a way as not to be in a traffic area.

Comparable Fire Departments by Population

The following 8 Minnesota Cities are similar to Lake Johanna Fire Department with respect to residents served. All 8 Cities have new and/or updated facilities. It indicates that Lake Johanna Fire Department (41,000 residents) needs to prioritize facility improvements in its overall service mission to residents.

St. Louis Park	**49,000**	**2 New Stations, large**
Moorhead	**43,000**	**3 Buildings**
Anoka/Champlin	**42,000**	**2 Recent Stations**
Mankato	**42,000**	**3 Stations, new 6 bay**
Shakopee	**41,000**	**2 Stations, large**
Maplewood	**41,000**	**3 Stations plus training center**
Cottage Grove	**37,000**	**New large Station**
Inver Grove Heights	**36,000**	**New large Station**

NEED

Apparatus Bays- 6 Bays Minimum

Living Quarters- 7 Sleeping Rooms

New Headquarters Administration/Offices

Training/ Fitness-Wellness Spaces including a "hardened EOC"

Firefighter Exterior Space

DIRECTION

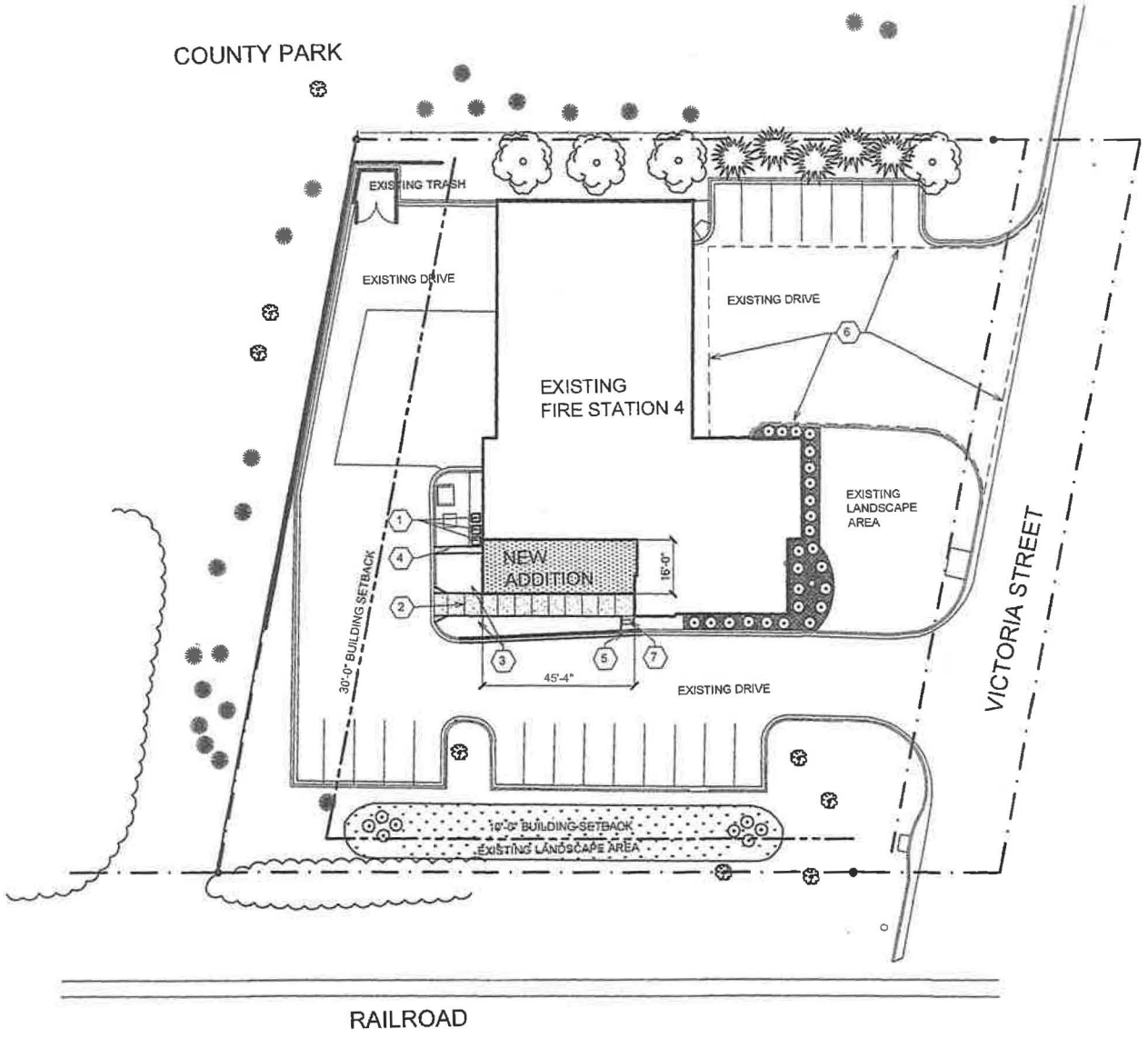
Lake Johanna Fire Department

The following new facility description is the outcome of the Study and meetings held with the Fire Chief and his staff. The Station 4 Building Space Program is included along with the existing site plan and floor plan as a comparison.

Building Space Program (Existing Station 4-Victoria)

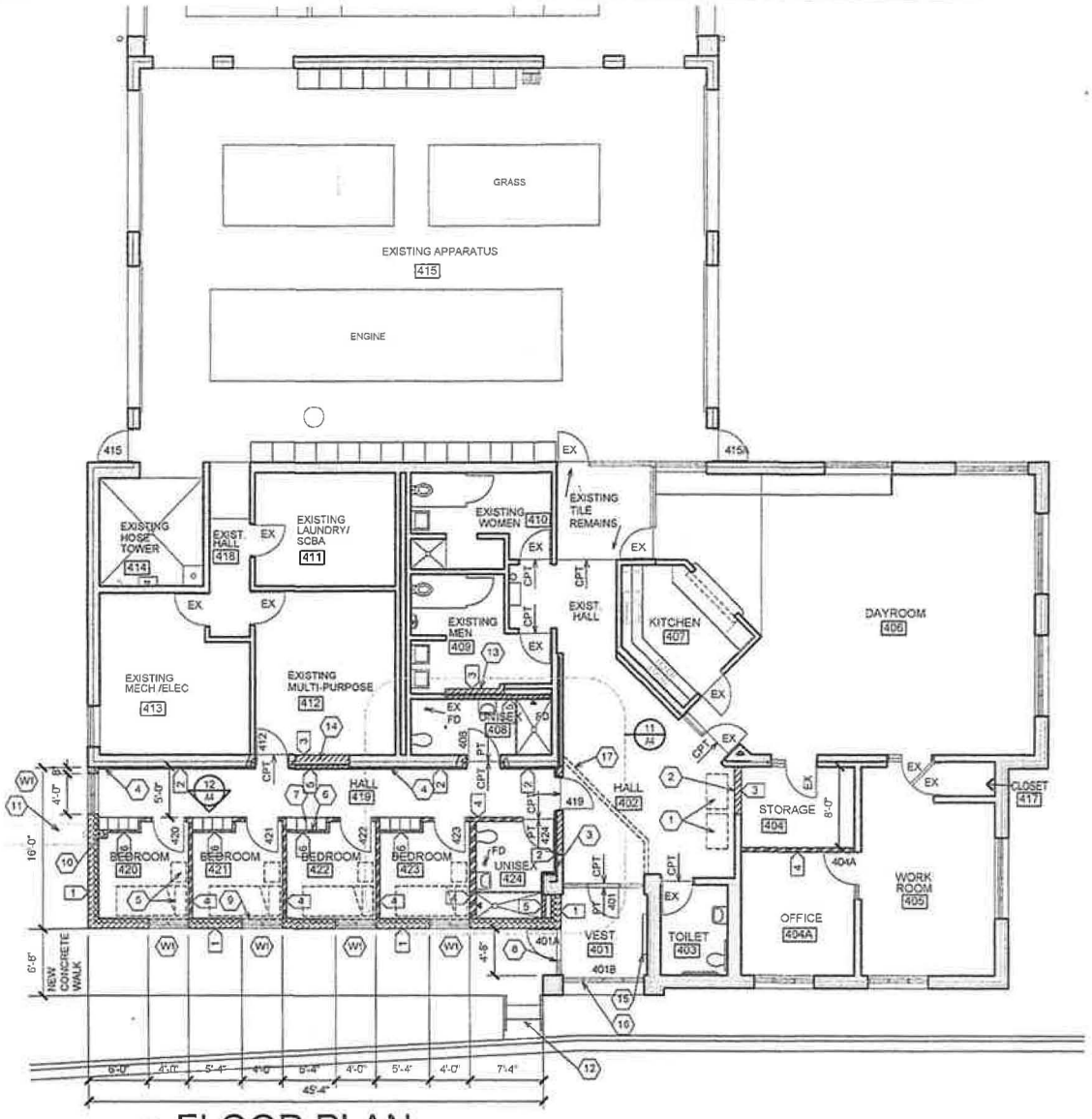
Most Fire Departments share the following major groups that make up their space needs at a Station:

APPARATUS BAYS/SUPPORT	
3 drive through bays	**3,752 SF**
Watch/Command	**110 SF**
Hose Tower	**100 SF**
SCBA	**77 SF**
Laundry	**77 SF**
LIVING QUARTERS/SUPPORT	
Sleeping rooms (4 total)	**324 SF**
Restrooms/shower (2 total)	**150 SF**
Lockers (16 total)	**20 SF**
Dayroom	**756 SF**
Kitchen	**110 SF**
Storage	**88 SF**
ADMINISTRATION/OFFICES	
Office	**132 SF**
Work Room	**260 SF**
Closet	**15 SF**
Women's Restroom	**113 SF**
Men's Restroom	**128 SF**
Public toilet (single occupancy)	**63 SF**
TRAINING/FITNESS	
Multi-Purpose room	**224 SF**
MECH/ELEC/JANITOR	
Mech/Elec	**224 SF**
CIRCULATION	
Vestibule	**72 SF**
Circulation, structure	**1,893 SF**
Total	**8,688 Gross SF**



NOTE: THE FIRE STATION WILL REMAIN OPERATIONAL 24 HOURS A DAY, 7 DAYS A WEEK DURING THE ENTIRE CONSTRUCTION PROCESS OF THE NEW ADDITION AND REMODELING.

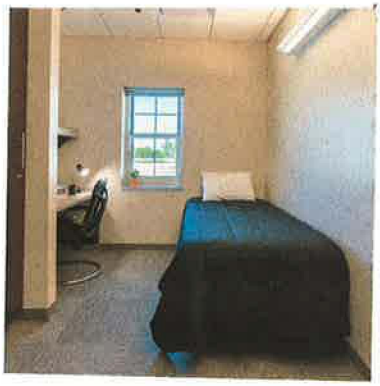
2/A1 SITE PLAN
1" =30'-0"



2 / A2 FLOOR PLAN

1/8" = 1'-0"

DIRECTION



Building Space Program (50 Year Need)

New Fire Station spaces that are required in the context of 3 Stations that make up the Department.

APPARATUS BAYS/SUPPORT		
6 drive through bays	90' deep bays	**9,720 SF**
1 future alternate bay*		**1,620 SF**
Watch/Communication Office		**200 SF**
Turn-out Gear Lockers		**530 SF**
Gear Laundry/Janitor		**225 SF**
Decontamination RR/shower		**180 SF**
SCBA		**160 SF**
Vehicle maintenance room		**120 SF**
Mass casualty supplies		**200 SF**
Hose training tower (other training also)		**600 SF**
General storage		**200 SF**
		13,755 SF

*Reserve equipment storage,
equipment flex space across all stations

LIVING QUARTERS/SUPPORT**	
Sleeping rooms (7 total)	**910 SF**
Linen closet	**60 SF**
Residential laundry/Janitor	**160 SF**
Restrooms/shower (3 total)	**420 SF**
Lockers (24 total)	**120 SF**
Dayroom	**500 SF**
Kitchen/ Dining	**500 SF**
Outdoor space	**300 SF**
Storage	**150 SF**
	3,120 SF

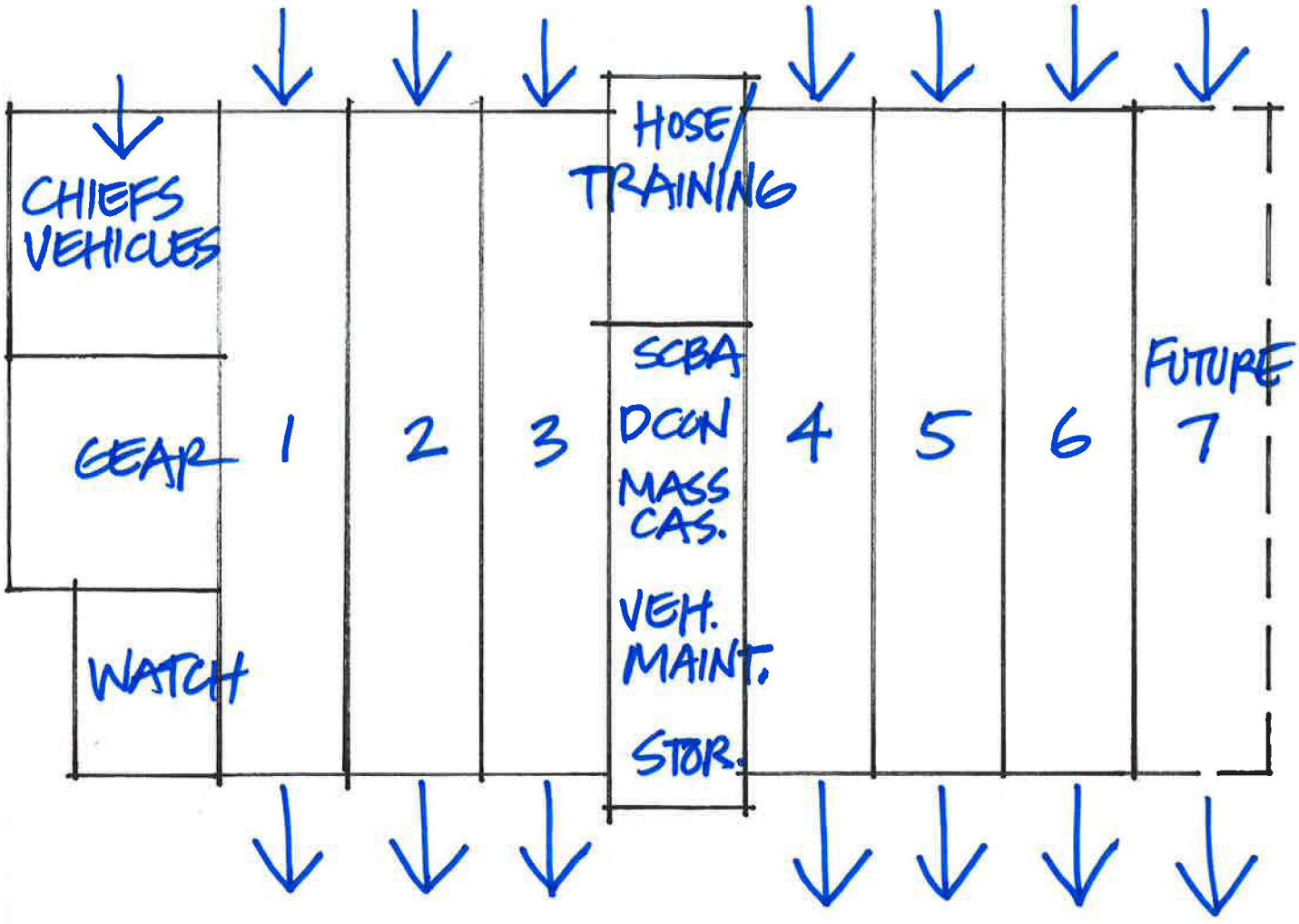
**** Second level spaces**

ADMINISTRATION/OFFICES	
Conference Room	**350 SF**
Shared Open Office	**240 SF**
Offices (4 total)	**800 SF**
Work Room	**200 SF**
Storage	**150 SF**
	1,740 SF

TRAINING/FITNESS	
Training room (EOC) Emergency Operations Center	**1200 SF**
Kitchenette	**200 SF**
Training Storage	**150 SF**
Table and Chair storage	**150 SF**
General Storage	**150 SF**
Exercise room	**700 SF**
Restrooms/Showers	**640 SF**
	3,190 SF
MECH/ELEC/JANITOR	
Mechanical/Electrical**	**900 SF**
Building maintenance Equipment	**120 SF**
Janitor's closet	**80 SF**
IT room**	**150 SF**
	1,250 SF
CIRCULATION	
Vestibule	**150 SF**
Station entry	**170 SF**
Stairs	**480 SF**
Elevator	**120 SF**
Elevator equipment room	**120 SF**
Circulation, structure	**2,500 SF +/-**
	3,540 SF +/-
First Floor	**22,425 SF**
Second Floor**	**4,170 SF**
Total	**26,595 SF**
Optional Bay	**1,620 SF**
Total Area	**28,215 SF**

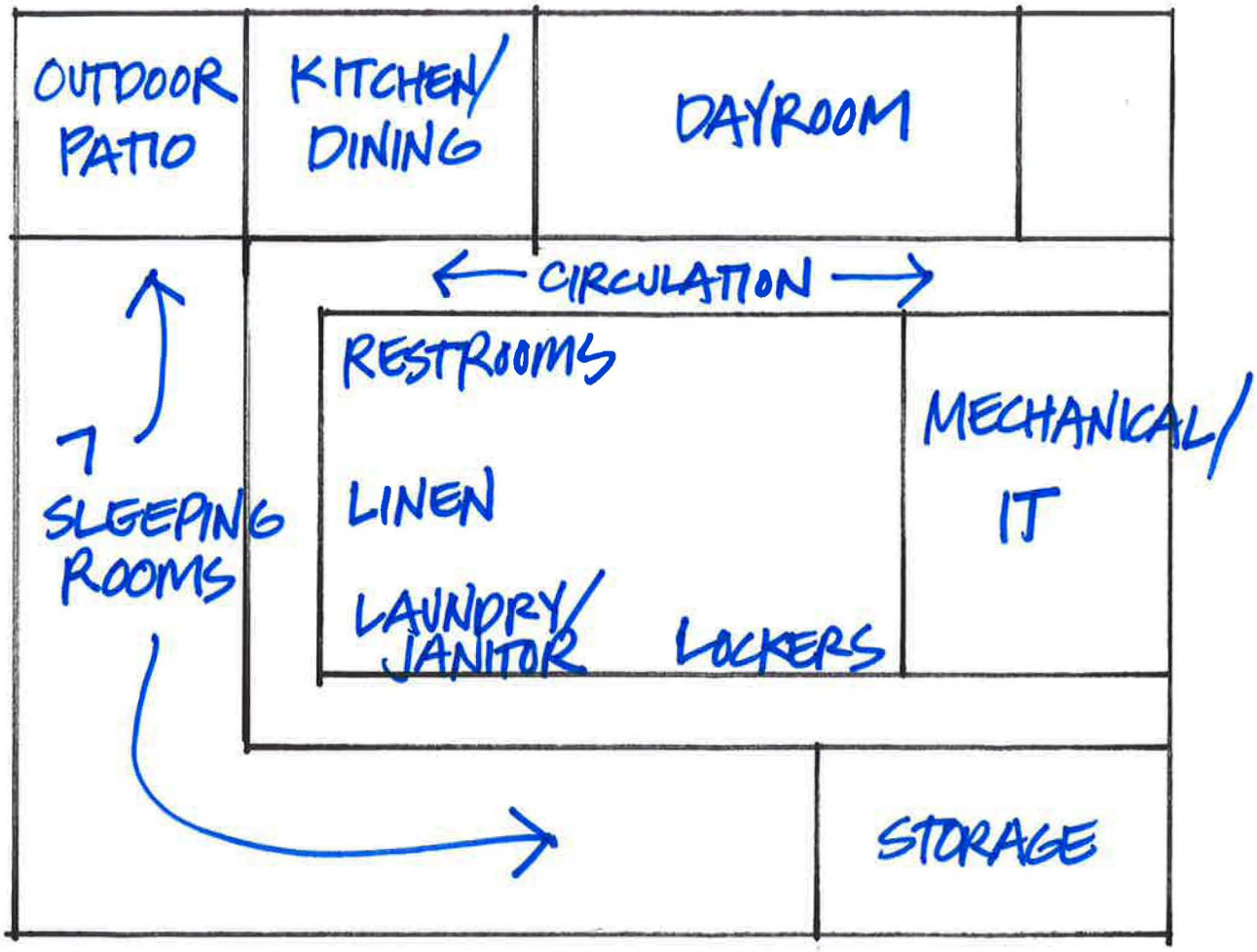
Apparatus Bays/ Support

6 DRIVE THRU BAYS

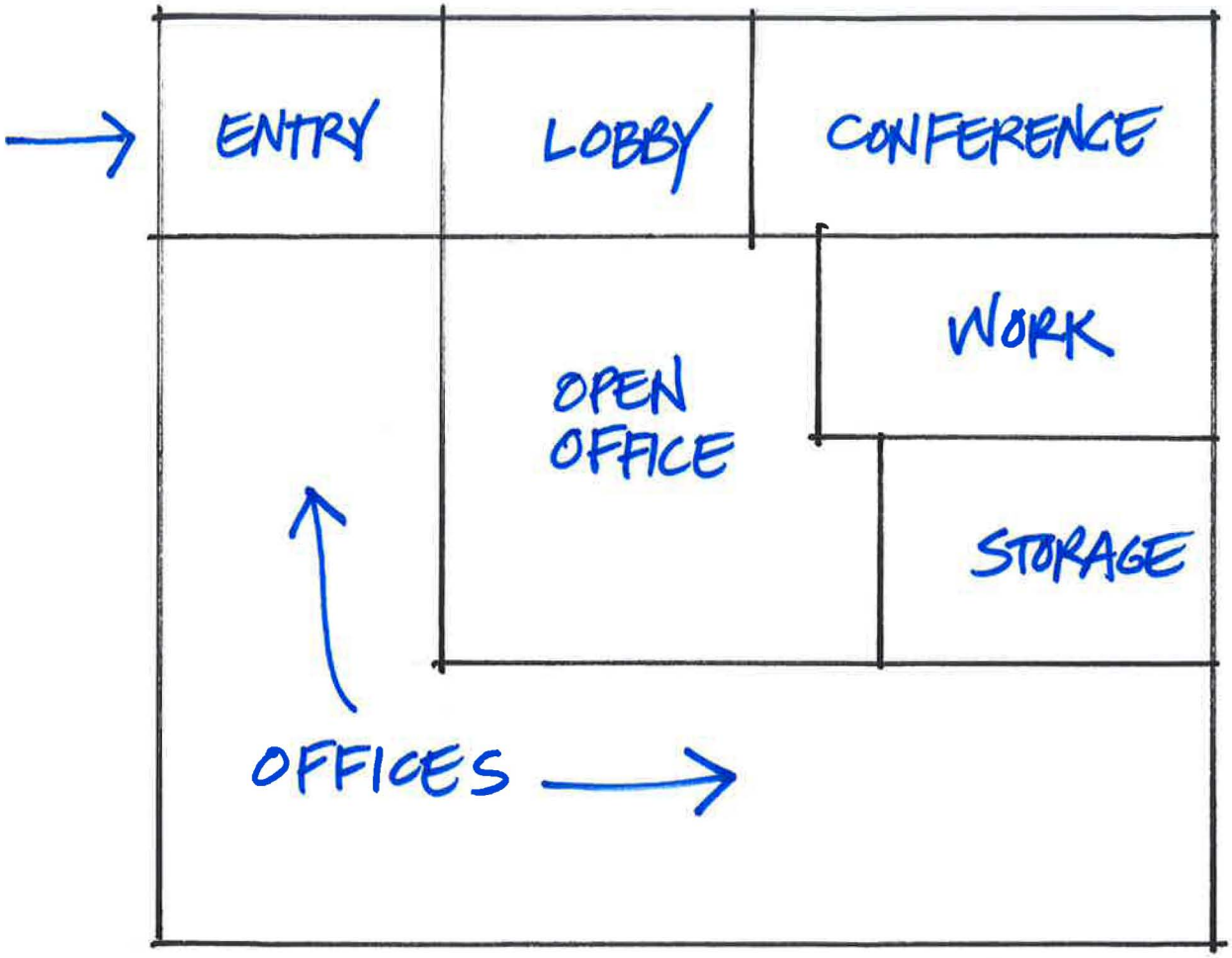


Living Quarters/ Support

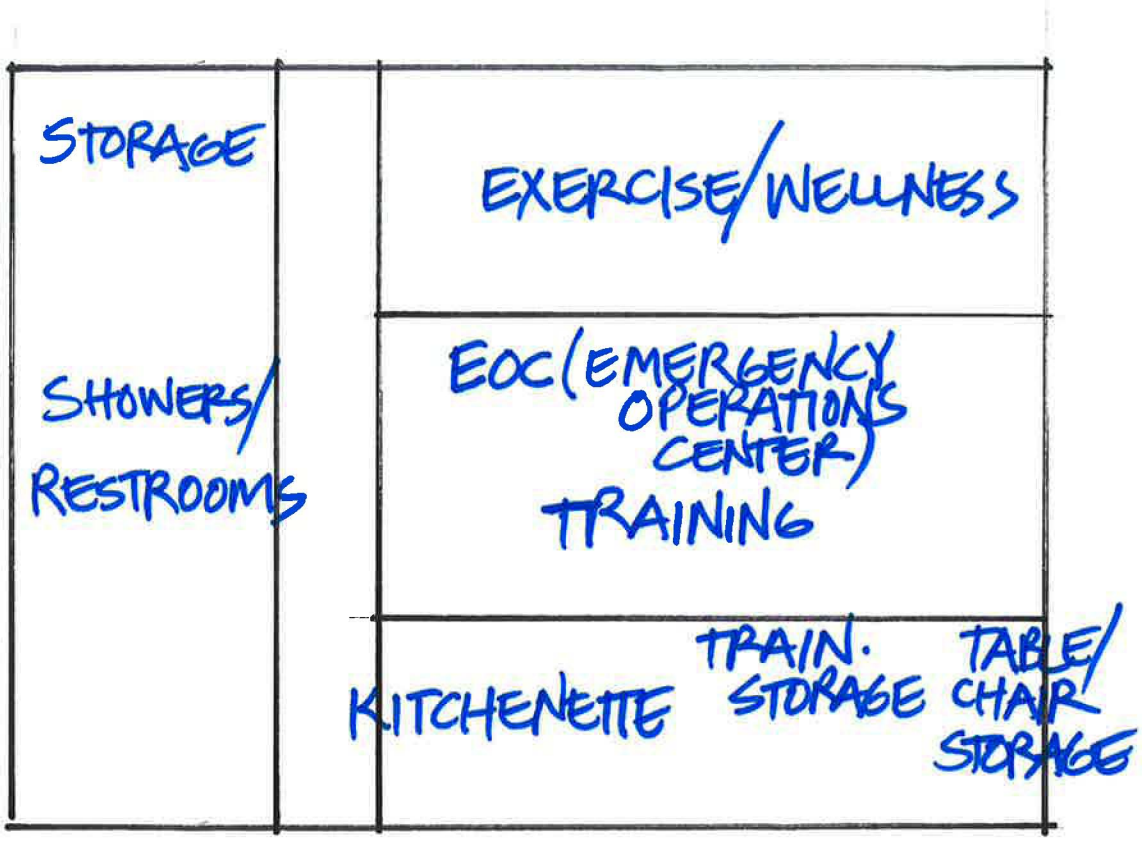
2ND LEVEL



Administration/Offices



Training/Fitness



Site Planning (50 Year Need)

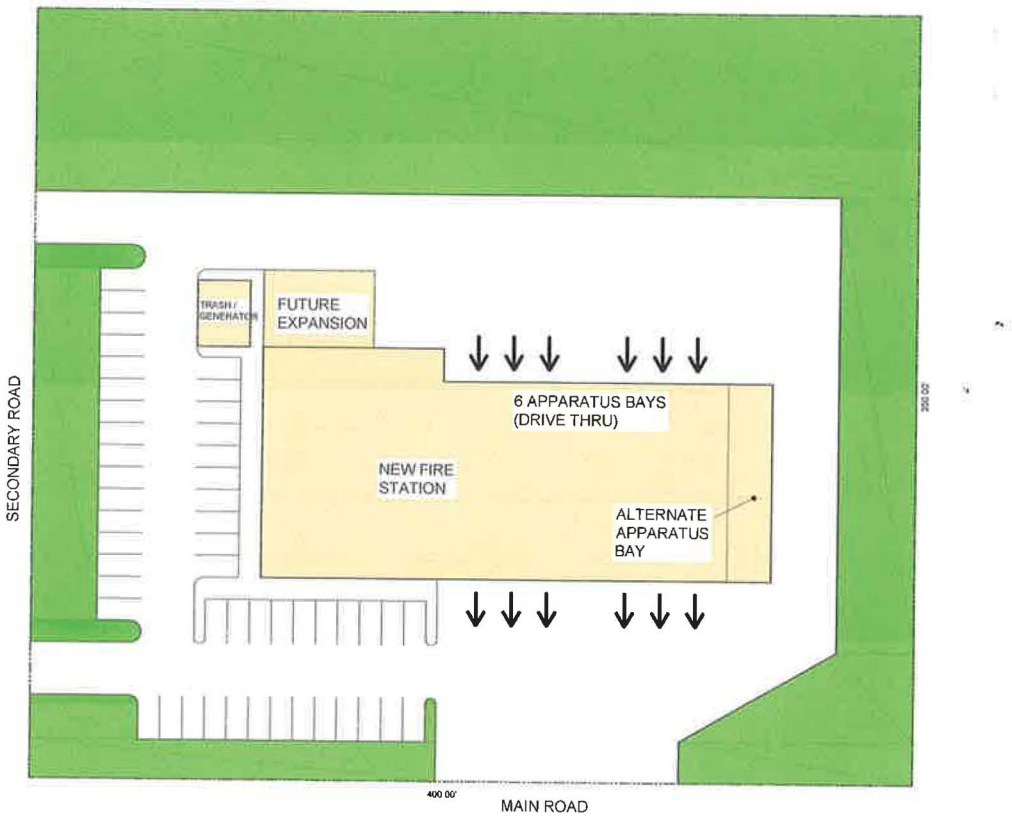
New Fire Station features in the context of 3 Stations that make up the Department.

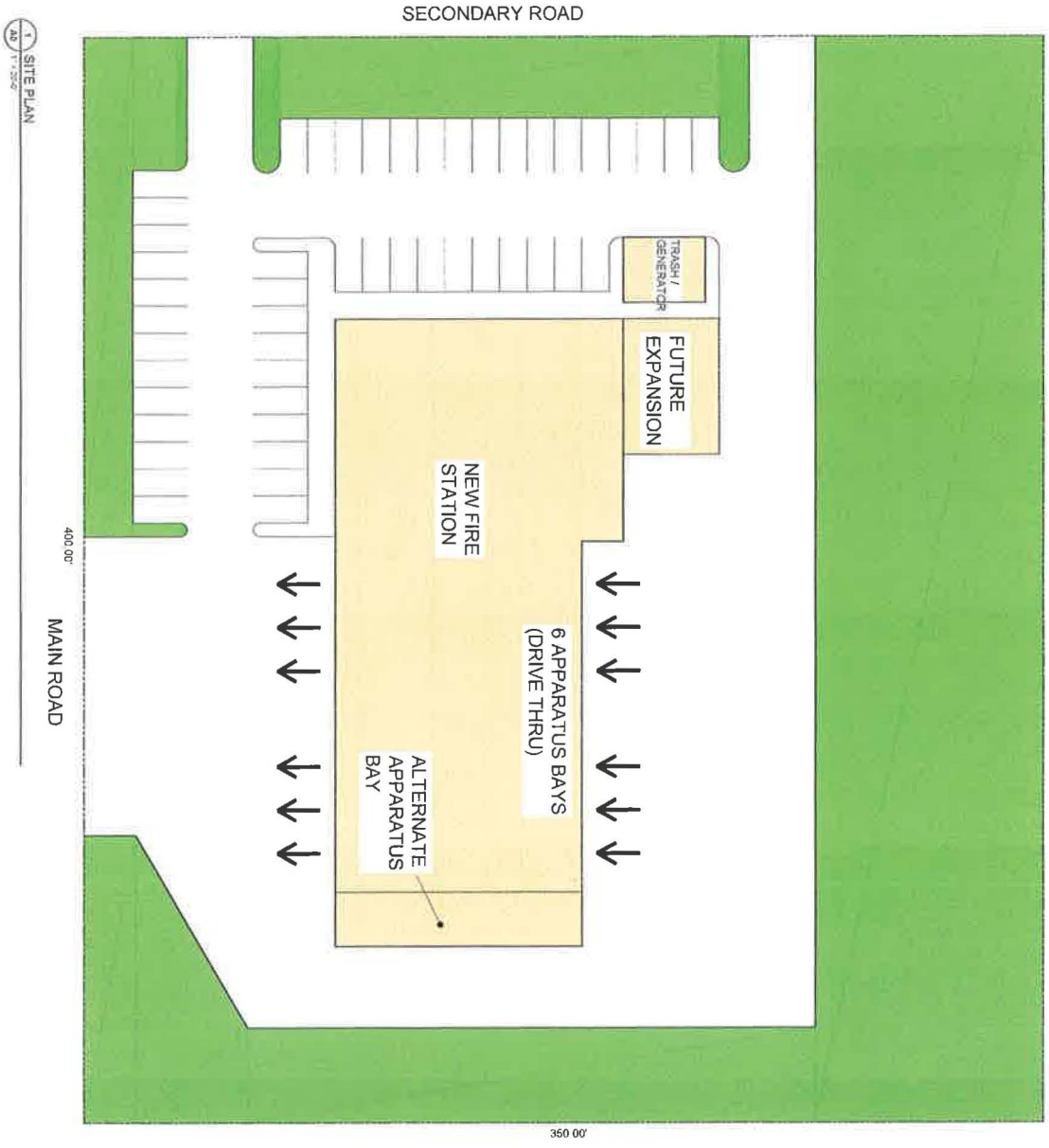
SITE SIZE
3+/- Acres would be ideal to allow for future expansion.

DRIVE THROUGH
Site must accommodate apparatus drive through.

PARKING
Separation of public and staff parking, 50+/- spaces.

EMERGENCY GENERATOR/DUMPSTER
Site should have adequate space for the generator and trash/recycling.



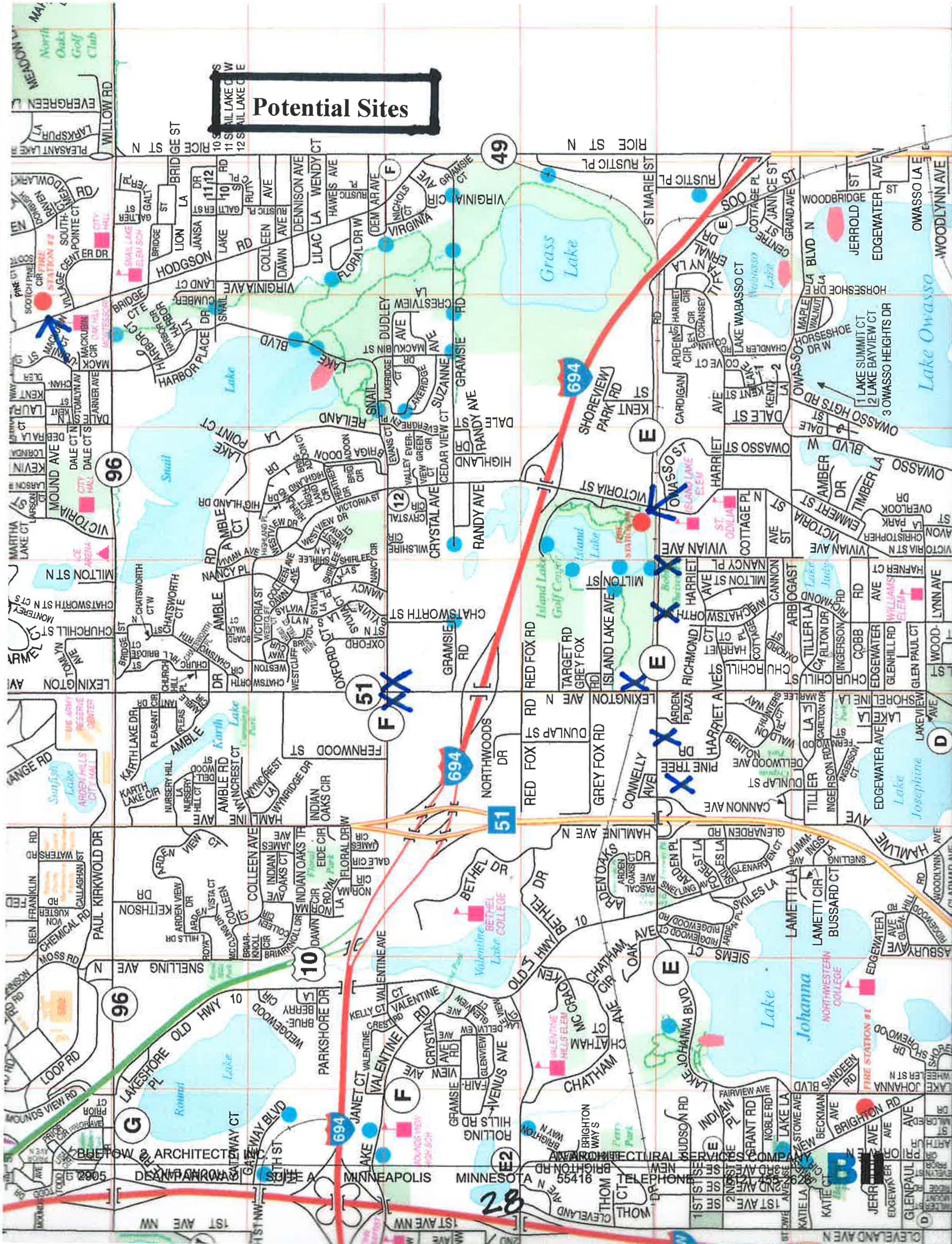


A0	1830	SITE PLAN Site Plan Study For: Lake Johanna Fire Department Shoreview, Minnesota	2018	NORTH	B2 BUETOW 2 ARCHITECTS, INC. 2905 DEAN PARKWAY, SUITE A MINNEAPOLIS, MINNESOTA 55416 (612) 455-2626

Site Selection Criteria

There are a number of factors that are important in selecting an appropriate site for the new Station. The following is a list that should be reviewed prior to making a selection:

1. ***Proximity*** to the other 2 Stations. The new Station wants to be no further north than County Road F and no further east as the current location. This will insure a good response time and make sense with the other locations geographically.
2. ***Main road*** access. The Station wants to be located on or close to Lexington Ave. which is a main north-south arterial.
3. ***Adequate site size***. A site area of 3 acres is desired or larger. The existing Stations are on small 1 acre parcels and this has impacted them over time in adapting to their individual needs.
4. Station has good ***visibility to communities***. The Lake Johanna Fire Department needs to continue to be "front and center" as it is a Public Safety Service and needs to also promote to obtain future firefighters.
5. Main ***utilities are available***. Water, sewer, gas, electric, telephone need to be attainable for the Station as these can be costly installations if they are not nearby.
6. Station location is ***compatible with adjacent property*** use. The Station must be able to fit into the neighborhood. Likewise, the adjacent environment must not interfere with the Station operation such as noise from trains at all hours.
7. The ***property must be environmentally sound*** and not have any soil issues or past contamination. Soil correction and decontamination mitigation of a site is very expensive.
8. The ***drainage and topography*** of the property must be conducive to the operation of the Station.
9. The ***shape of the site*** must be able to be accommodate the building and desired parking.
10. The ***cost*** of the parcel should be in balance with the overall budget. The land cost cannot be so expensive that it would deter enough funds for the building and site work.



Potential Sites
North Oaks Golf Club
MEADOW
EVERGREEN
LARKSPUR
PLEASANT LAKE
WILLOW RD
RICE ST N
BRIDGE ST
HODGSON RD
VIRGINIA AVE
FIRE STATION #2
CITY HALL
SNAIL LAKE ELEM SCH
BRIDGE ST
LION LA
JANSA DR
LAKE
COLLEEN AVE
DAWN AVE
DENNISON AVE
WENDY CT
LILAC LA
HAWES AVE
RUSTIC PL
FLORAL DR W
DEM AR AVE
NICHOLS CT
VIRGINIA CIR
CRESTVIEW LA
DUDLEY
MACKUBIN ST
GRAMSIE RD
SUZANNE
LAKERIDGE
SNAIL LAKE BLVD
HARBOR PLACE
Snail Lake
REILAND
LAKE POINT CT
RANDY AVE
DALE ST
HIGHLAND
VICTORIA ST
CRYSTAL AVE
WILSHIRE CIR
MOUND AVE
CITY HALL
ICE ARENA
MILTON ST N
CHATSWORTH ST N
CHURCHILL ST
LEXINGTON AVE
AMBLE RD
NANCY PL
CHATSWORTH ST
OXFORD CT
GRAMSIE RD
FERNWOOD ST
US ARMY RESERVE CENTER
Karth Lake
Sunfish Lake
ARDEN HILLS CITY HALL
KARTH LAKE DR
WYNCREST CT
WYNRIDGE DR
INDIAN OAKS CIR
HAMLINE AVE
NORTHWOODS DR
RED FOX RD
DUNLAP ST
GREY FOX RD
CONNELLY AVE
Grass Lake
ST MARIE ST
SOO ST
Wabasso Lake
LAKE WABASSO CT
WOODBRIDGE
JERROLD
EDGEWATER
OWASSO LA E
WOODLYNN AVE
HORSESHOE DR E
HORSESHOE DR W
Lake Owasso
1 LAKE SUMMIT CT
2 LAKE BAYVIEW CT
3 OWASSO HEIGHTS DR
OWASSO HGTS RD
SHOREVIEW PARK RD
KENT ST
CARDIGAN
OWASSO ST
ISLAND LAKE ELEM
ST. ODILIA
FIRE STATION
Island Lake
Island Lake Golf Center
VIVIAN AVE
COTTAGE PL
EMMERT ST
TIMBER LA
OVERLOOK DR
MILTON ST
NANCY PL
HARRIET AVE
CANNON
ARBOGAST
Lake Judy
WILLIAMS ELEM
ISLAND LAKE AVE
TARGET RD
RICHMOND
CHURCHILL ST
TILLER LA
INGERSON
COBB
EDGEWATER AVE
GLENHILL RD
GLEN PAUL CT
SHORELINE LA
ARDEN PLAZA
BENTON WAY
PINE TREE DR
DELLWOOD AVE
CANNON AVE
Lake Josephine
HAMLINE AVE N
GLENARDEN RD
PAUL KIRKWOLD DR
CHEMICAL RD
KEITHSON DR
ARDEN VIEW CT
COLLEEN AVE
FLORAL DR W
SNELLING AVE N
BETHEL DR
BETHEL COLLEGE
Valentine Lake
OLD HWY 10
SKILES LA
LAMETTI LA
LAMETTI CIR
BUSSARD CT
ASBURY
LOOP RD
MOUNDS VIEW RD
LAKESHORE PL
Round Lake
WEDGEWOOD CIR
PARKSHORE DR
VALENTINE AVE
VALENTINE RD
VALENTINE HILLS ELEM
CHATHAM
OAK AVE
SIEMS CT
Lake Johanna
NORTHWESTERN COLLEGE
LAKE JOHANNA BLVD
FIRE STATION #1
BRIGHTON RD
ROLLING HILLS RD
GATEWAY BLVD
MOUNDS VIEW HIGH SCH
1ST AVE NW
CLEVELAND AVE N
96
49
51
694
10
F
E
D
G
E2

Potential Sites

Many sites were looked at and the following are sites that the site selection criteria was applied.

Site Address: County Rd E (Part of Theisen Park)

Site Size: 5+ Ac

Site Selection Criteria	5	4	3	2	1
1. Proximity		✓			
2. Main Road	✓				
3. Adequate Size Site	✓				
4. Visibility	✓				
5. Utilities		✓			
6. Compatible		✓			
7. Clean Environment		✓			
8. Drainage and Topography		✓			
9. Shape of Site		✓			
10. Cost		✓			

Estimated Market Value

City owns Property

Ranking- 5 represents the best with 1 being the least desirable.

Additional observations and comments:

- Cost - least costly site as this could be done internally. Site swap of Fire Station to be used as a Park Building.
- Existing parking lot could be used for the new Fire Station.

[redacted]

RAMSEY COUNTY MapRamsey

Search...

Layers

Filter Layers... Filter

- [ ] Streets
- [ ] FEMA
- [x] Background Layers
- [x] 2015 Aerial
- [ ] 2011 Aerial
- [ ] 2009 Aerial
- [ ] 2008 Aerial
- [ ] 2006 Aerial
- [ ] 2003 Aerial
- [ ] 1991 Aerial
- [ ] 1985 Aerial
- [ ] 1974 Aerial

Home Layers

30

Potential Sites

Many sites were looked at and the following are sites that the site selection criteria was applied.

Site Address: County Rd F & Lexington (2 parcels) Former Bremer Bank & adjacent site

Site Size: 5 Ac +/-

Site Selection Criteria	5	4	3	2	1
1. Proximity	✓				
2. Main Road	✓				
3. Adequate Size Site		✓			
4. Visibility	✓				
5. Utilities		✓			
6. Compatible	✓				
7. Clean Environment		✓			
8. Drainage and Topography		✓			
9. Shape of Site		✓			
10. Cost				✓	

Estimated Market Value $2.5M

Ranking- 5 represents the best with 1 being the least desirable.

Additional observations and comments:

- Acquisition will have to deal with 2 owners.
- Demolition of former Bank.
- Sites have curb cuts on 2 main roads.

RAMSEY COUNTY MapRamsey

Search

Home Tools

Home | Initial View | Previous Extent | Bookmarks | Pan | Layer List | Point | Find by PID | Find by District | Find by Landmark | Query | Linked Maps

Navigation | Linked Maps

Tools

Both Parcels

320X260 1.9AC

Layers

Filter Layers... Filter

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- Parcel Annotations
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- Parcel Boundaries
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- Common Interest Communities
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- Easement
- Land Ties
- Primary Owner
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- Addressing
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- 2015 Aerial
- 2011 Aerial
- 2009 Aerial
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- 1991 Aerial
- 1985 Aerial
- 1974 Aerial
- 1953 Aerial
- 1940 Aerial
- Aerial Basemap (2017)
- Ramsey Base Map

32

County Rd F & Lexington
2.98 AC

260' + 230' on Lexington

Home | Layers | Ramsey ... | 0 50 100ft

Potential Sites

Many sites were looked at and the following are sites that the site selection criteria was applied.

Site Address: Lexington Ave. - Ambassador Baptist Church

Site Size: 230' x 500' ± 2.6 Ac ±

Site Selection Criteria	5	4	3	2	1
1. Proximity	✓				
2. Main Road	✓				
3. Adequate Size Site	✓			✓	
4. Visibility	✓				
5. Utilities		✓	✓		
6. Compatible		✓			
7. Clean Environment		✓			
8. Drainage and Topography			✓	✓	
9. Shape of Site				✓	
10. Cost			✓		

Estimated Market Value $1.65M

Ranking- 5 represents the best with 1 being the least desirable.

Additional observations and comments:

- Acquisition will be with Church and one homeowner.
- Demolition of multiple structures, earthwork will be required.
- Another curb will be required on Lexington Ave.

RAMSEY COUNTY MapRamsey

Search...

Home Tools

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- 1974 Aerial
- 1953 Aerial
- 1940 Aerial
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- Ramsey Base Map

Lexington Ave – Ambassador Baptist Church

230'x500' or 2.6 AC

34

2

Home Layers Ramsey 0 50 100ft

Potential Sites

Many sites were looked at and the following are sites that the site selection criteria was applied.

Site Address: 1050 County Rd F

Site Size: 9.92 Ac

Site Selection Criteria	5	4	3	2	1
1. Proximity		✓			
2. Main Road	✓				
3. Adequate Size Site	✓				
4. Visibility	✓				
5. Utilities		✓			
6. Compatible		✓			
7. Clean Environment			✓		
8. Drainage and Topography			✓		
9. Shape of Site		✓			
10. Cost					✓
Estimated Market Value				$7M	

Ranking- 5 represents the best with 1 being the least desirable.

Additional observations and comments:

- Potential site split into 2 parcels.
- Currently under utilized. Required parking for existing buildings would need revision by City if they remain.
- Demo cost substantial for removing a structure.
- Some parking lot could be reused with restoration.


675'
1050
9.92 Acres
655'
36

Potential Sites

Many sites were looked at and the following are sites that the site selection criteria was applied.

Site Address: County Rd E (Adjacent Theisen Park

Site Size: 440' x 310' ± 3.13 Ac ±

Site Selection Criteria	5	4	3	2	1
1. Proximity		✓			
2. Main Road		✓			
3. Adequate Size Site			✓		
4. Visibility		✓			
5. Utilities				✓	
6. Compatible			✓		
7. Clean Environment		✓			
8. Drainage and Topography				✓	
9. Shape of Site			✓		
10. Cost			✓		
Estimated Market Value			$600,000 ±		

Ranking- 5 represents the best with 1 being the least desirable.

Additional observations and comments:

- Acquisition will need to deal with multiple owners including the City for the Park edge on the east side.
- Demolition is minimal.
- Earthwork will be required on this site.

[redacted]

RAMSEY COUNTY MapRamsey

Search...

Tools

Layers

Filter Layers... Filter

- Foreground Layers
  - Points of Interest
  - Public Bike and Pedestrian Facilities
  - 2012 Contours
  - Land Records
    - LotAnnotations
      - Lot Annotations
    - Plat Annotations
      - Block_Text
      - BoundaryID
      - CIC_Text
      - Gov_Text
      - Lot_Text
      - MUCID
      - MUID
      - Plat_Name
      - SiteID
      - Water_Text
    - Parcel Annotations
    - Parcel Points
    - Parcel Boundaries
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    - Common Interest Communities
    - Survey Lots
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    - Easement
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    - Primary Owner
    - ROW Annotations
  - Addressing
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- Streets
- FEMA

38

County Rd E - Adjacent Theisen Park

440' x 310' or 3.13 AC

1

Home Layers Ramsey ... 0 50 100Ft

Potential Sites

Many sites were looked at and the following are sites that the site selection criteria was applied.

Site Address: 1200 & 1210 County Rd E.

Site Size: 4.52 Ac

Site Selection Criteria	5	4	3	2	1
1. Proximity		✓			
2. Main Road		✓			
3. Adequate Size Site		✓			
4. Visibility		✓			
5. Utilities		✓			
6. Compatible			✓		
7. Clean Environment			✓		
8. Drainage and Topography		✓	✓		
9. Shape of Site		✓	✓		
10. Cost			✓		

Estimated Market Value $3M

Ranking- 5 represents the best with 1 being the least desirable.

Additional observations and comments:

- Circulation to the buildings behind the site would need to be resolved.
- There would be a significant demolition cost for the structures.
- Some of the existing parking lot could be reused with work to restore paving.

RAMSEY COUNTY MapRamsey

Search...

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- 2006 Aerial
- 2003 Aerial
- 1991 Aerial
- 1985 Aerial
- 1974 Aerial
- 1953 Aerial
- 1940 Aerial
- Aerial Basemap (2017)
- Ramsey Base Map

Parcel ID: 343023110018

PID: 343023110018
Primary Owner 1: LSREF4 BISON LLC
Primary Owner 2: CO HUDSON AMERICAS LLC
Site Address: 1210 COUNTY ROAD E W
ARDEN HILLS MN 55112-3739
Area: 2.37 Acres Use: Commercial

View Additional Details | Run a Report

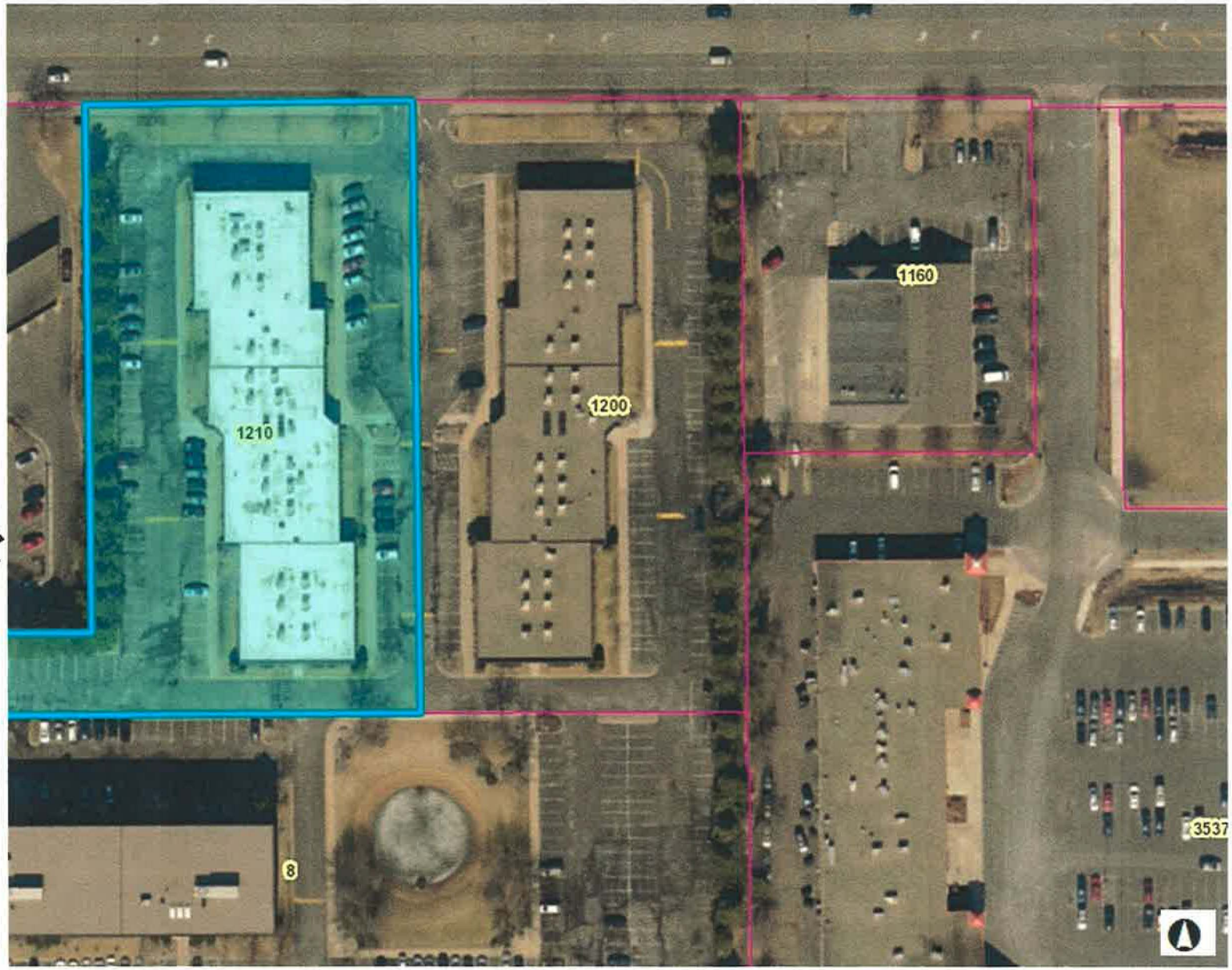
Both parcels

1220 1210 1200 1160 1150 3585 3537

Home | Layers | Ramsey | 0 50 100ft

40

MapRamsey



Legend

- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries

Notes

Enter Map Description

200.0 0 100.00 200.0 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet

Potential Sites

Many sites were looked at and the following are sites that the site selection criteria was applied.

Site Address: Bethel College (old Insurance Co.)

Site Size: 21.34 Ac +/-

Site Selection Criteria	5	4	3	2	1
1. Proximity			✓		
2. Main Road			✓		
3. Adequate Size Site	✓				
4. Visibility					✓
5. Utilities				✓	
6. Compatible			✓		
7. Clean Environment			✓		
8. Drainage and Topography			✓		
9. Shape of Site			✓		
10. Cost			✓		
Estimated Market Value			$3.5M		

Ranking- 5 represents the best with 1 being the least desirable.

Additional observations and comments:

- size of property to be negotiated.
- This site includes a large parking lot for the adjacent school building.
- Without some frontage on Co. Rd. E the new station would not have the visibility it should.

RAMSEY COUNTY MapRamsey

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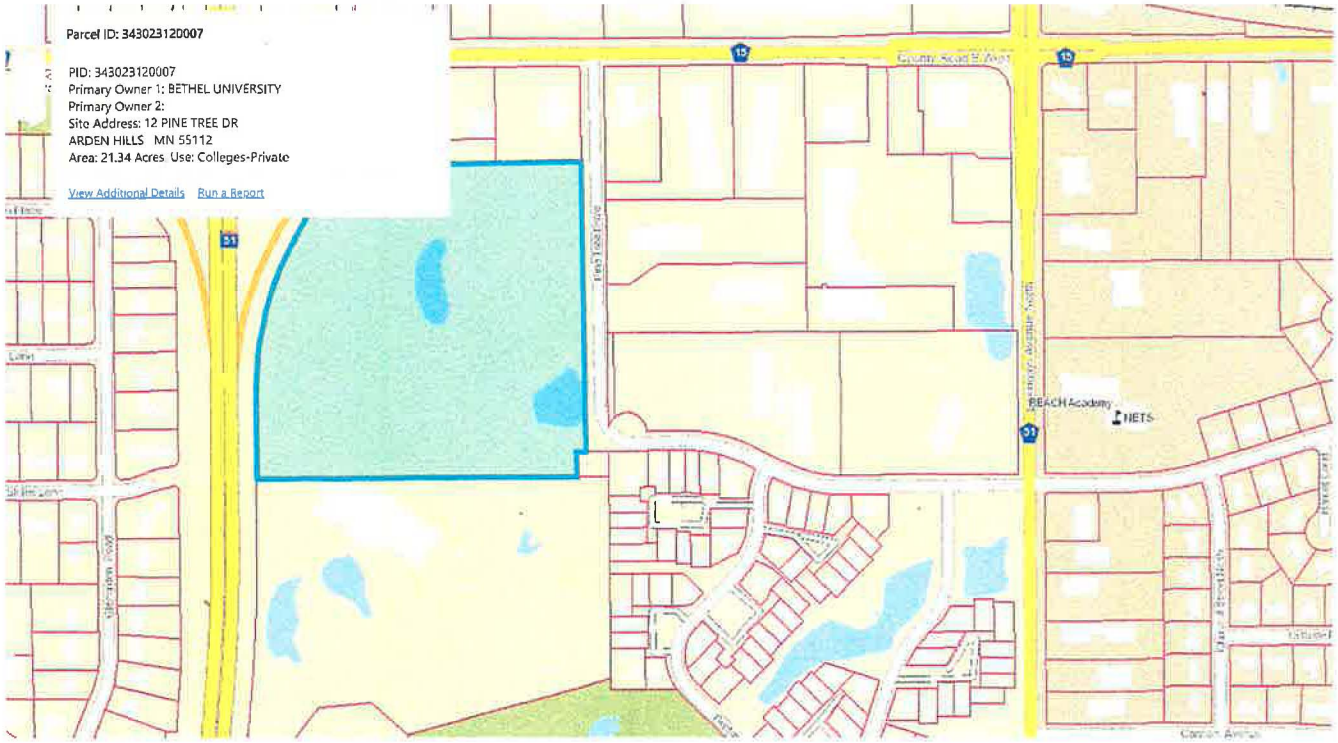

43

Home | Layers | Ramsey ... | 0 150 300Ft


270'
1306
1260
1240
295'
1.91 Acres
1310
711.57 ft
7.48 Acres
Area: 325,719.26 ft²
Perimeter: 2,534.52 ft
459.37 ft
392.74 ft
969.80 ft
44

Implementation

Project Schedule/ Time Frame

The following is an outline of tasks and action items that need to be implemented to accomplish building a new Fire Station. It is a general outline of what it could take to get a building project completed. It could take from over 4 years on to be able to occupy a new Station:

Task 1 (1-6 months)

1. LJFD presents/discusses the ***Study*** with the ***Board of Directors***.

Task 2 (3-6 months)

2. LJFD presents/discusses the ***Study*** with the ***City Councils.***

Task 3 (3 months)

3. The Cities have an existing agreement in place which acts as a ***Joint Powers Agreement*** for the Lake Johanna Fire Department. Other agreements of this type have defined the term length, membership and standing orders that can be given. The ***Board of Directors*** would give the Fire Chief the authority to head the project and order work to be done. He and his staff which would include an **Owner's Representative** would report back to the Board of Directors.

Task 4 (1-2 months)

4. The Cities and Lake Johanna Fire Department Board of Directors ***finalize and pass resolutions*** moving the project forward. An Owner's Representative is brought on board to assist the Fire Chief in the day to day tasks of the project.

Task 5 (3 months)

5. The Project Team reviews options for financing of site purchase and other incidentals. Most likely the project will be bonded but there are numerous line item costs as you go. A ***Municipal Advisor*** would be brought on board to advise on the best course to take and provide a cash flow projection.

Task 6 (4 months)

6. Project Team searches for and retains a ***Property Agent*** to assist with purchase of property for the new Fire Station. The search begins and options are reviewed prior to making an offer.

Task 7 (2 months)

7. ***Purchase Agreement*** is signed contingent on review by the Cities. An architectural firm is hired to only verify that the selected site meets the Study criteria.

Task 8 (1-2 months)

8. ***Property is closed on*** and property survey, soil borings are prepared.

Task 9 (1-2 months)

9. ***Architectural Firm*** is hired. Demolition and/or site preparation bid package is put together.

Task 10 (8 months)

10. ***Design work*** starts. Approvals, schematic design, design development and construction documents.

Task 11 (1 month)

11. Project goes out to ***Bid.***

Task 12 (1 month)

12. ***Bids are received.***

Task 13 (1 month)

13. General Contractor is ***Awarded the project.***

Task 14 (12 months)

14. Construction ***work starts*** which is a one year+/- time frame.

Task 15 (1 month)

15. Construction ***work is complete*** including punch list and commissioning.

Task 16 (1 month)

16. Fire Department ***Occupancy and Dedication*** including moving.

Project Probable Cost Budget

Soft Costs

1. Soil borings, surveys	$10,000	
2. Printing of bidding documents	$2,500	
3. Legal, financing, reimbursables, miscellaneous	$160,000	
4. Owner's Rep, Municipal Advisor, Property Agent		(not included)***
5. Furniture, Fixtures and Equipment	$225,000	
6. Telecommunications, Technology, Audio-Visual	$130,000	
7. Special Inspections testing	$20,000	
8. Consultant Fees (civil engineering*, architectural, structural, mechanical and electrical)	$410,800	
	$958,300	

Hard Costs

1. Site preparation- demolition as required, soil correction, utilities, stormwater management,** site improvements	$500,000	
2. Building Construction 28,215 SF X $208/SF	$5,868,700	
3. Contingency	$300,000	
	$6,668,700	

Total (2018 dollars)	**$7,627,000 +/-**	**plus Site Acquisition cost**

*This cost may increase due to watershed district requests.
** This cost does not include improvements for stormwater management as they are not known at this time as a site has not been selected.
*** This cost will be determined by the scope requested of the Owner's Rep, financing vehicle of the project and site selected.

Sustainable Design Strategies

The new Lake Johanna Fire Station could narrow its scope to concentrate on doing a few areas well that would have long term impact. The below are a few areas to start with as there are cost implications:

Existing Station 4 Reuse

There is no better sustainable design than reusing an existing structure. Station 4 is a viable building that could be repurposed with the adjacent Park as a Community Center for the City and surrounding area.

New Site Selection

In searching for an appropriate site, a good choice would be to find property that is under utilized. A site that would require less demolition and preparation such as earthwork would also be a sustainable choice.

New Building and Site

The following items should be a priority in a new Fire Station:

1. **Indoor environment quality-** ample daylighting and natural ventilation. This includes IAQ (Indoor Air Quality).
2. **Energy efficiency-** including efficient use of shading.
3. **Materials-** the selection of permanent materials requiring less maintenance.
4. **Water usage-** introducing an irrigation free landscape and the reuse of "greywater".
5. **Stormwater quality-** management of stormwater on site.
6. **Refuse-** collection of waste /recyclables system.

Appendix

The following is supplemental information gathered during the Study.

Other sites viewed for future Fire Station

1. Rice Creek Commons, Arden Hills- new development
2. Bingo Hall adjacent Flaherty's Bowl- less than 3 acre site
3. Lexington and Co. Rd E- Ramsey County property
4. County Road F- "towers property", less than 3 acres and hazardous due to cables
5. Lexington and Victoria St. North- CSM Building
6. Lexington near Co. Rd F
7. Lexington Ave. N- City of Shoreview 16.2 acres
8. Hwy 96- City of Arden Hills property
9. 5919 Rice Creek Pkwy, Shoreview, 18.56 acres
10. 1240 Co RD E- only 1.91 acres
11. 3499 Lexington Ave- Catholic Aid, topography and cost
12. 3530 Lexington Ave- narrow
13. 3570 Lexington Ave- only 2.1 acres
14. 3382 Lexington Ave N- Presbyterian Church
15. 4700 Lexington Ave N
16. 1235 Red Fox Rd
17. 4130 Lexington Ave N
18. 1000 Co Rd E W

[redacted]

RAMSEY COUNTY MapRamsey

Search...

Home Tools

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Layers

Filter Layers... Filter

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- 2006 Aerial
- 2003 Aerial
- 1991 Aerial
- 1985 Aerial

Graphics that contain geometry exceeding 5000 vertices will not be highlighted. Don't Display Again

Parcel ID: 263023330033

PID: 263023330033
Primary Owner 1: COUNTY OF RAMSEY
Primary Owner 2:
Site Address: 0 LEXINGTON AVE N
SHOREVIEW MN 55126
Area: 4.53 Acres Use: Co Srvc Other

View Additional Details Run a Report

Tools

Lexington & Co. Rd E
4.53 Ac

15

3

Home | Layers | Ramsey | 0 100 200ft

[redacted]

RAMSEY COUNTY MapRamsey

Search...

Home Tools

Home | Initial View | Previous Extent | [redacted] | Bookmarks | Pan | Layer List | Point | Find by PID | Find by District | Find by Landmark | Query | Linked Maps

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Graphics that contain geometry exceeding 5000 vertices will not be highlighted. Don't Display Again

Lexington & Co. Rd E
37.72 AC.

52

3

Home | Layers | Ramsey ... | 0 100 200ft

RAMSEY COUNTY MapRamsey

Search...

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- 1991 Aerial
- 1985 Aerial
- 1974 Aerial
- 1953 Aerial
- 1940 Aerial
- Aerial Basemap (2017)
- Ramsey Base Map

53

County Road F
2.71 AC
320' x 400'

Adjacent 'towers'

4'

Home | Layers | Ramsey ... | 0 50 100ft

[redacted]

Geocortex Viewer for HTML5

RAMSEY COUNTY MapRamsey

Search...

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- Ramsey Base Map

Lexington & Victoria St. North
3+AC

54

5

Home | Layers | Ramsey | 0 100 200ft

[redacted]

RAMSEY COUNTY MapRamsey

Search...

Home Tools

Victoria St. North

Home | Initial View | Previous Extent | Bookmarks | Pan | Layer List | Point | Find by PID | Find by District | Find by Landmark | Query | Linked Maps

Navigation | Find Data | Linked Maps

Tools

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- 1991 Aerial
- 1985 Aerial
- 1974 Aerial
- 1953 Aerial
- 1940 Aerial
- Aerial Basemap (2017)
- Ramsey Base Map

Lexington near Co. Rd F
330' wide x 800' deep
6+ AC

55

6

Home | Layers | Ramsey | 0 100 200ft

RAMSEY COUNTY MapRamsey

Search

Home Tools

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Graphics that contain geometry exceeding 5000 vertices will not be highlighted. Don't Display Again

Tools

95

Lexington Ave N
16.2 AC
City of Shoreview

7

Ramsey

0 150 300ft

RAMSEY COUNTY MapRamsey

Search...

Home Tools

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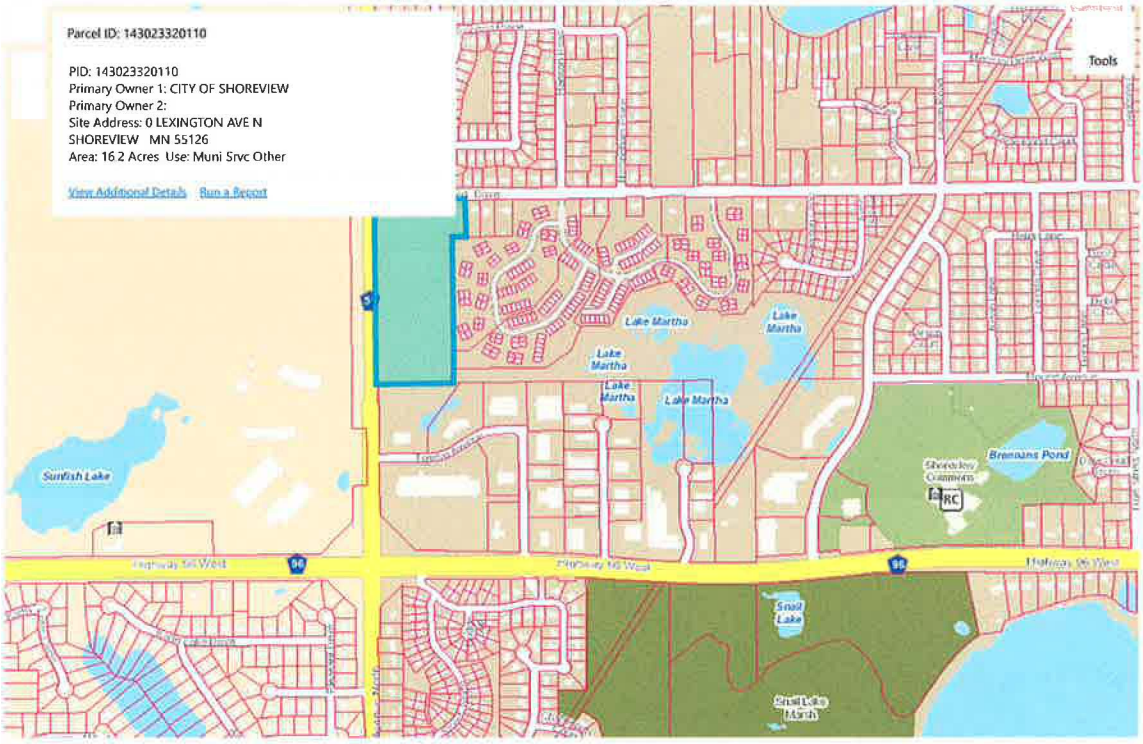

7

Home | Layers | Ramsey ... | 0 300 600ft

57

[redacted]

Geocortex Viewer for HTML5

RAMSEY COUNTY MapRamsey

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- 1940 Aerial
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Hwy 96
6.82 AC 300' deep
City of Arden Hills

58

8

Home | Layers | Ramsey ... | 0 100 200ft

RAMSEY COUNTY MapRamsey

Search...

Home Tools

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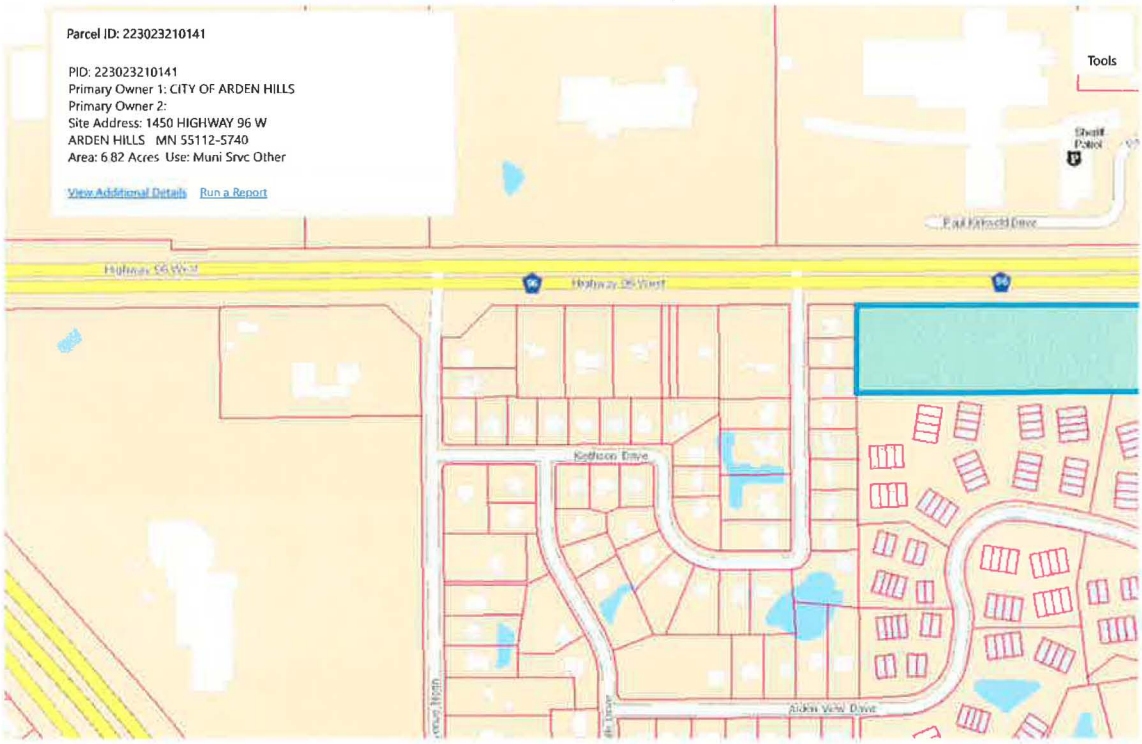


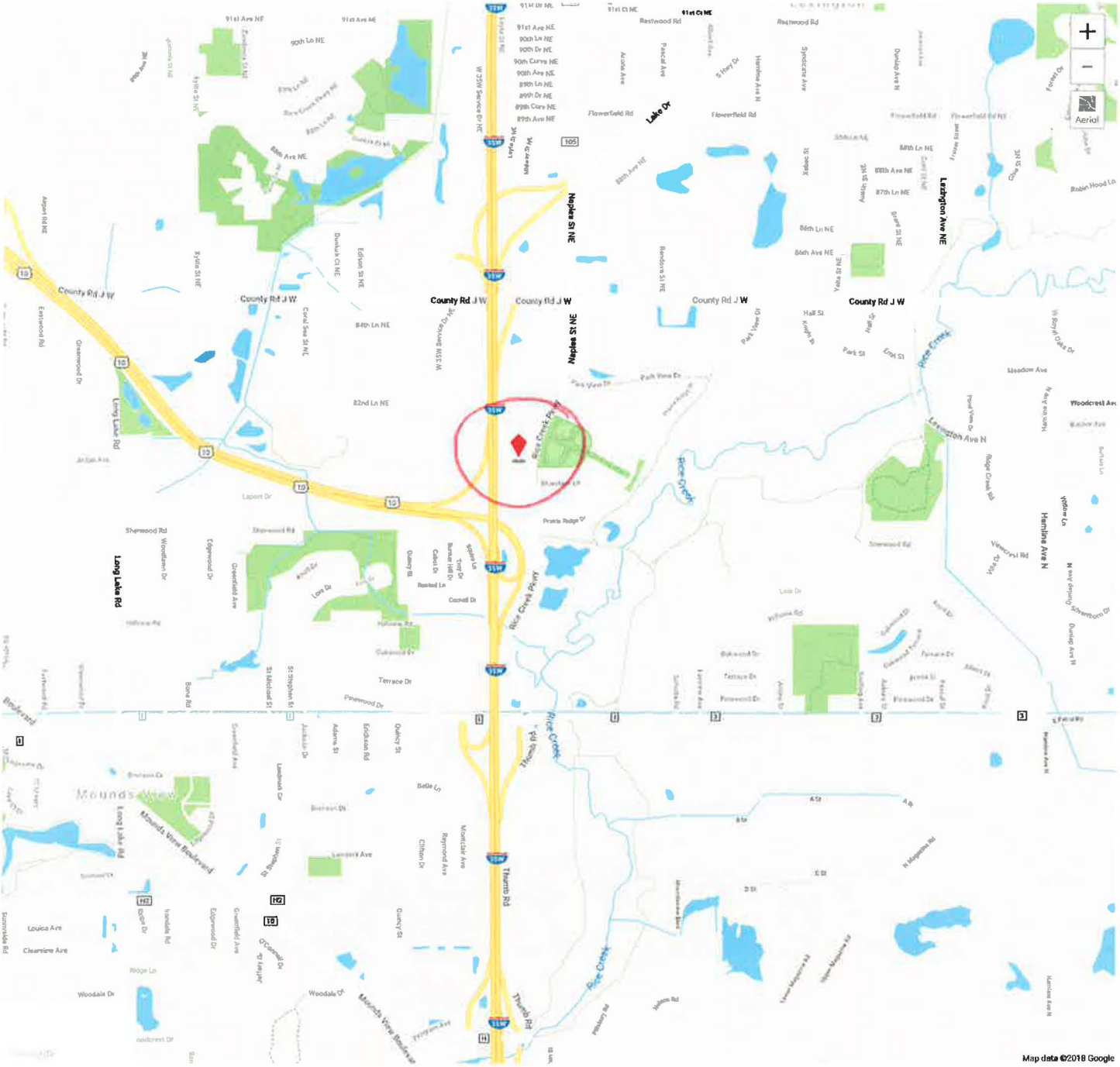
8

59

Home | Layers | Ramsey ... | 0 150 300ft

5919 Rice Creek Pky, Shoreview, MN.
18.56 AC

Map View



< Back to Listing Directions Street View

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RAMSEY COUNTY MapRamsey

Search...

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- 1991 Aerial
- 1985 Aerial
- 1974 Aerial
- 1953 Aerial
- 1940 Aerial
- Aerial Basemap (2017)
- Ramsey Base Map

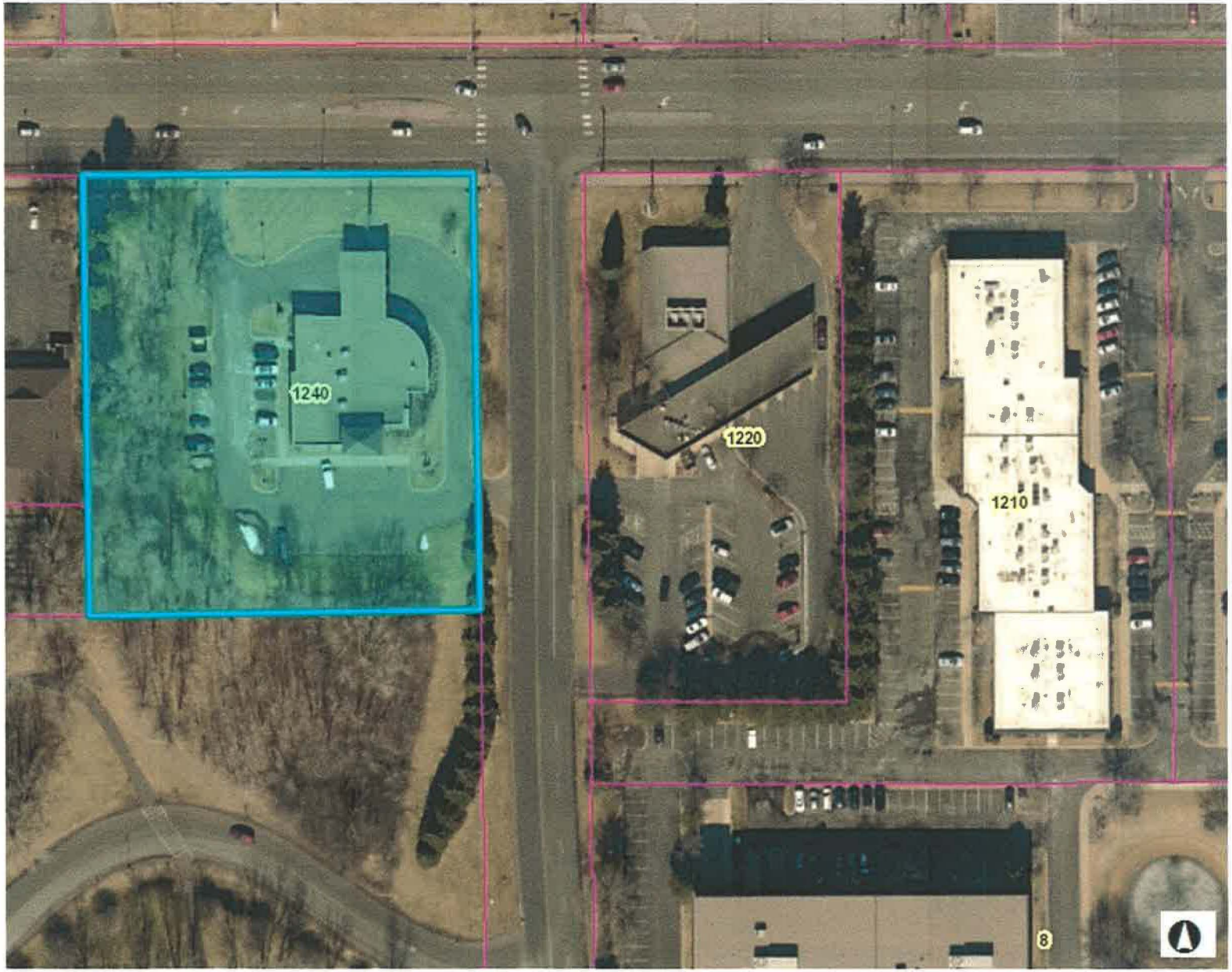
1240 Co Rd E
1.91 AC

19

10

Home | Layers | Ramsey ... | 0 50 100ft

MapRamsey



200.0 0 100.00 200.0 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries

10

Notes

Enter Map Description

62

MapRamsey

3499 Lexington Ave

5.66 AC

200.0 0 100.00 200.0 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet

Legend

- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries

$2,892,700
MKT Value

11

Notes

Enter Map Description

63


3527
555'
3499
5.66 Acres
445'
NETS REACH Academy
3470
1178
1177
1176
1175
Loading...
64
11

RAMSEY COUNTY MapRamsey

Search...

Home Tools

Home | Initial View | Previous Extent | Bookmarks | Pan | Layer List | Point | Find by PID | Find by District | Find by Landmark | Query | Linked Maps

Navigation | Find Data | Linked Maps

Tools

Layers

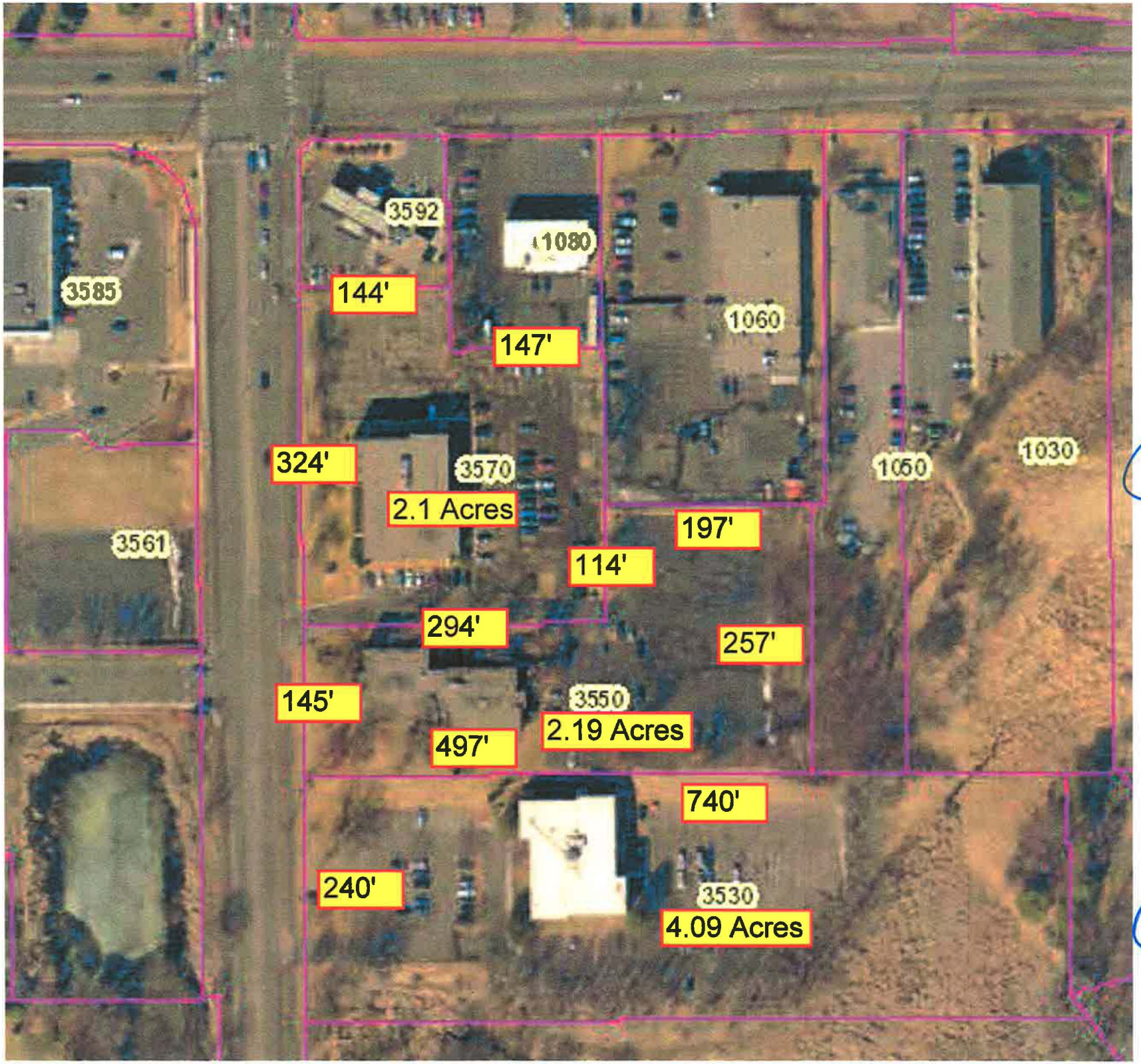
Filter Layers... Filter

- Water_Text
- Parcel Annotations
- Parcel Points
- Parcel Boundaries
- Subdivisions
- Common Interest Communities
- Survey Lots
- Easement Deed Annotations
- Easement
- Land Ties
- Primary Owner
- ROW Annotations
- Addressing
- Land Survey
- Streets
- FEMA
- Background Layers
- 2015 Aerial
- 2011 Aerial
- 2009 Aerial
- 2008 Aerial
- 2006 Aerial
- 2003 Aerial
- 1991 Aerial
- 1985 Aerial
- 1974 Aerial
- 1953 Aerial
- 1940 Aerial
- Aerial Basemap (2017)
- Ramsey Base Map

Home | Layers | Ramsey | 0 50 100ft

69

12


3592
1080
3585
144'
147'
1060
324'
3570
2.1 Acres
1050
1030
13
3561
197'
114'
294'
257'
145'
3550
2.19 Acres
497'
740'
240'
3530
4.09 Acres
12

99

RAMSEY COUNTY MapRamsey

Search...

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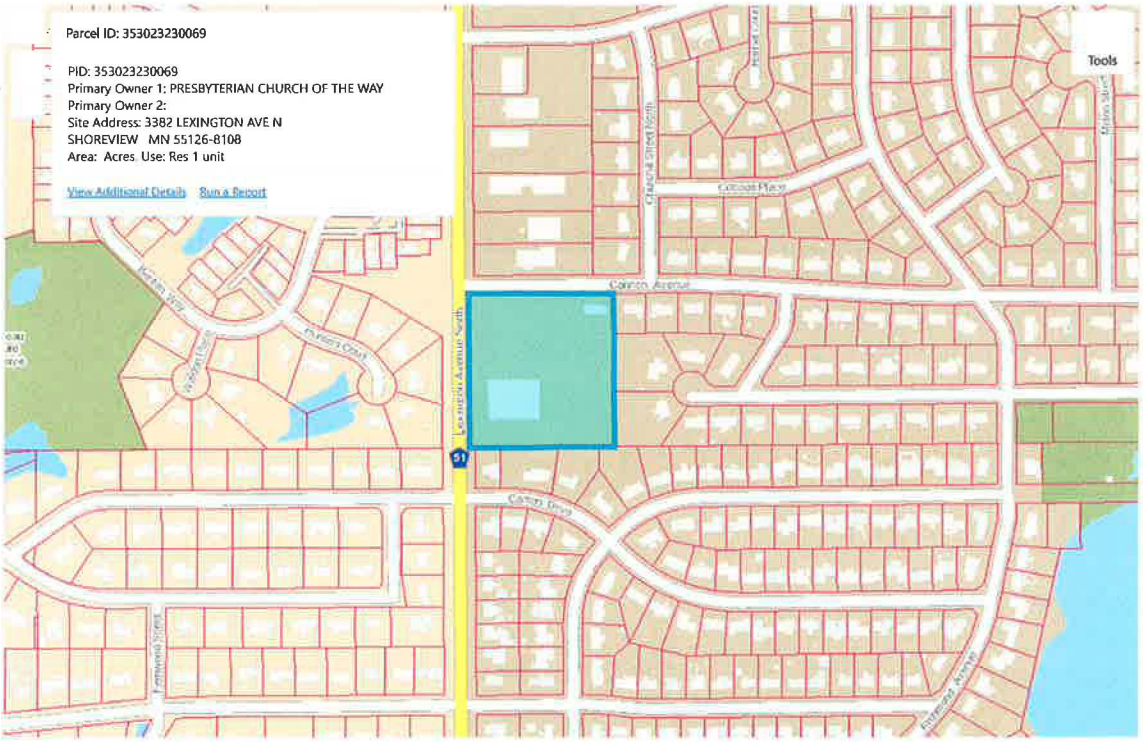

14

Home | Layers | Ramsey ... | 0 150 300ft

67

RAMSEY COUNTY MapRamsey

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15

Home | Layers | Ramsey ... | 0 150 300ft

68

RAMSEY COUNTY MapRamsey

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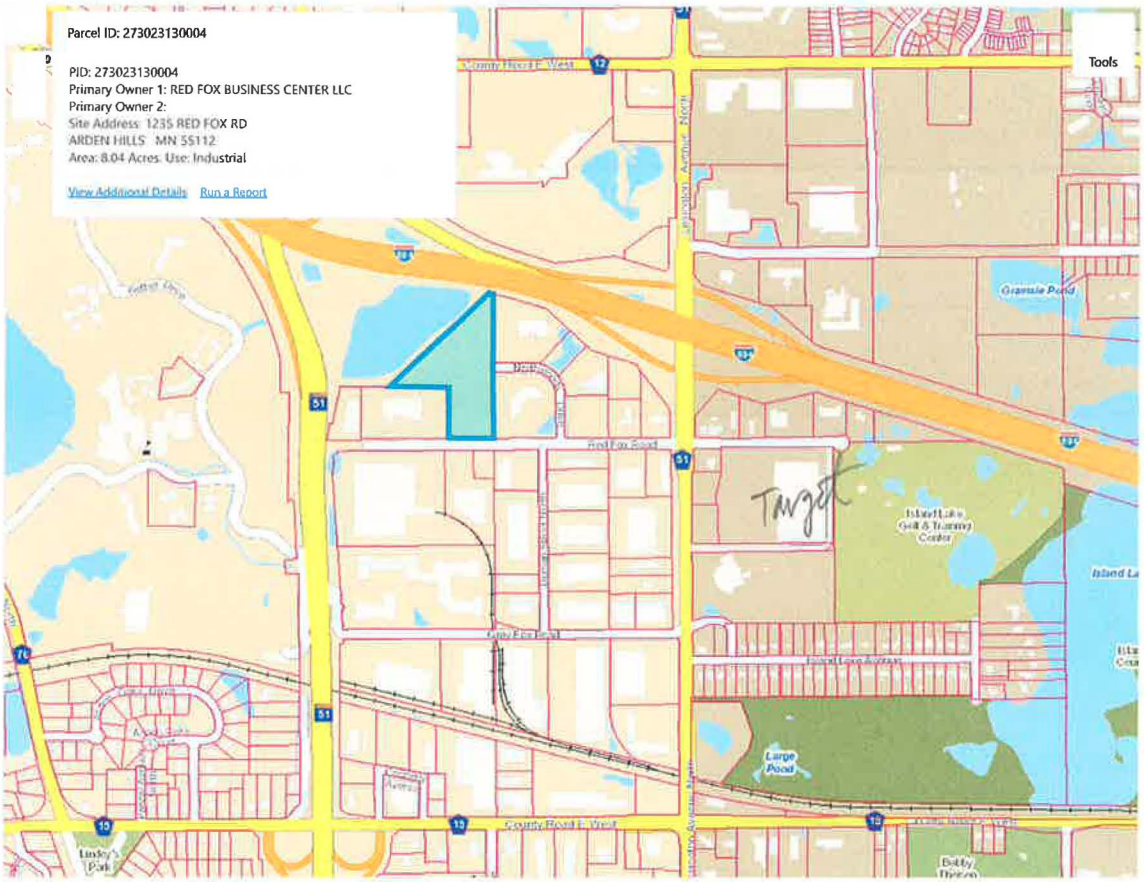

16

Home Layers Ramsey... 0 300 600ft

69

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RAMSEY COUNTY MapRamsey

Search...

Home Tools

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Navigation | Find Data | Linked Maps | Tools

Layers

Filter Layers... Filter

- Water_Text
- Parcel Annotations
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- Parcel Boundaries
- Subdivisions
- Common Interest Communities
- Survey Lots
- Easement Deed Annotations
- Easement
- Land Ties
- Primary Owner
- ROW Annotations
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- 2006 Aerial
- 2003 Aerial
- 1991 Aerial
- 1985 Aerial
- 1974 Aerial
- 1953 Aerial
- 1940 Aerial
- Aerial Basemap (2017)
- Ramsey Base Map

Parcel ID: 233023330064

PID: 233023330064
Primary Owner 1: CARROLL VENTURES COMPANY
Primary Owner 2:
Site Address: 4130 LEXINGTON AVE N
SHOREVIEW MN 55126-6172
Area: 17.86 Acres. Use: Apt 4 + units

View Additional Details | Run a Report

Lexington & Co. Rd. F
200' x 400' or 1.8Ac

17

Home | Layers | Ramsey | 0 100 200ft

RAMSEY COUNTY MapRamsey

Search...

Home Tools

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17

17

Home | Layers | Ramsey ... | 0 150 300ft

[redacted]

RAMSEY COUNTY MapRamsey

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Home | Initial View | Previous Extent | Next Extent | Bookmarks | Pan | Layer List | Point | Find by PID | Find by District | Find by Landmark | Query | Linked Maps

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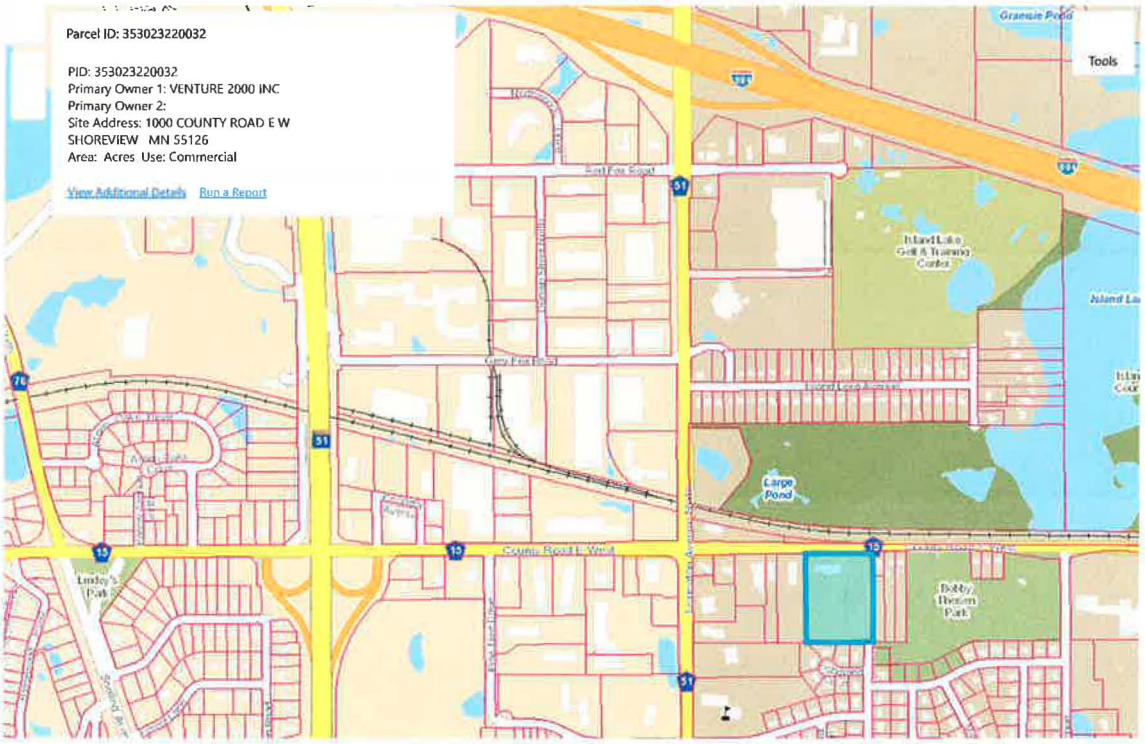
Parcel ID: 353023220032

PID: 353023220032
Primary Owner 1: VENTURE 2000 INC
Primary Owner 2:
Site Address: 1000 COUNTY ROAD E W
SHOREVIEW MN 55126
Area: Acres Use: Commercial

View Additional Details | Run a Report



18

Home | Layers | Ramsey ... | 0 300 600ft

72

Potential Sites

Many sites were looked at and the following are sites that the site selection criteria was applied.

Site Address:

Site Size:

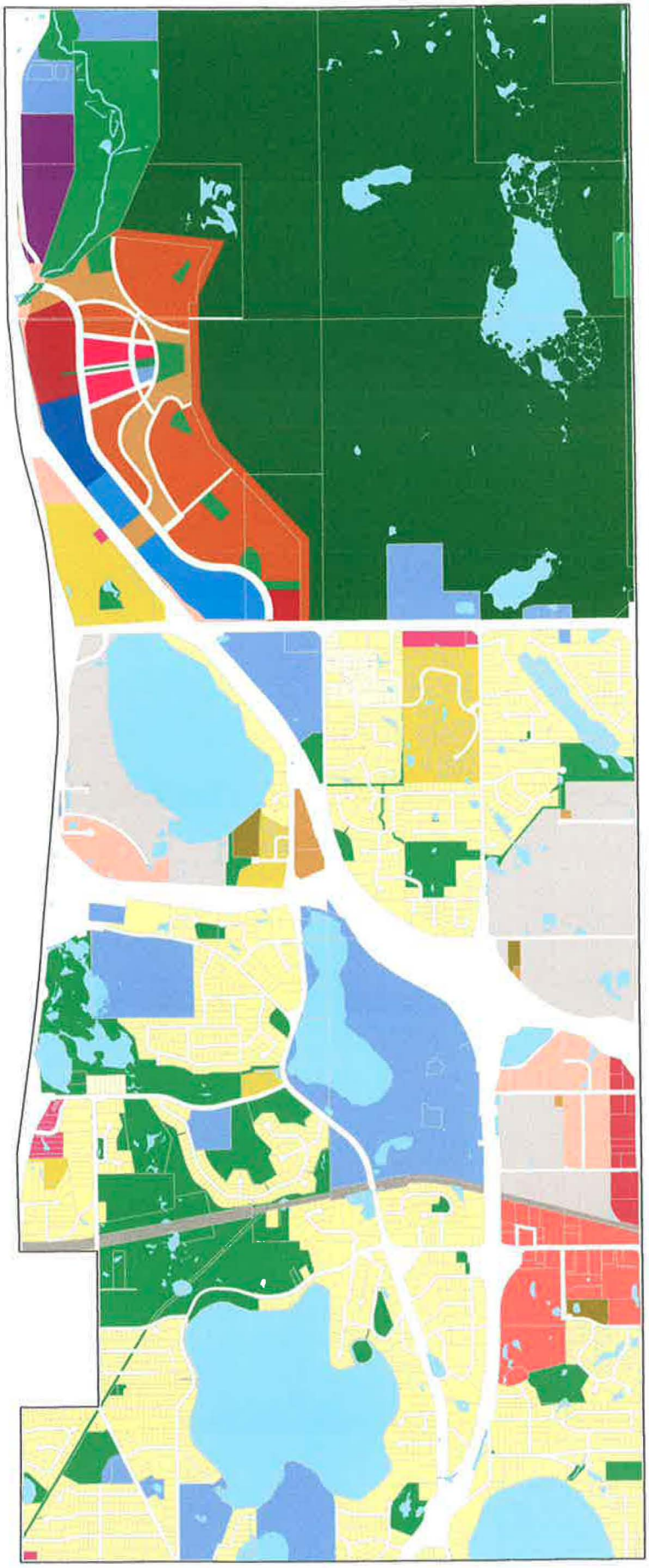
Site Selection Criteria	5	4	3	2	1
1. Proximity					
2. Main Road					
3. Adequate Size Site					
4. Visibility					
5. Utilities					
6. Compatible					
7. Clean Environment					
8. Drainage and Topography					
9. Shape of Site					
10. Cost					

Ranking- 5 represents the best with 1 being the least desirable.

Additional observations and comments:

ARDEN HILLS

2030 Future Land Use



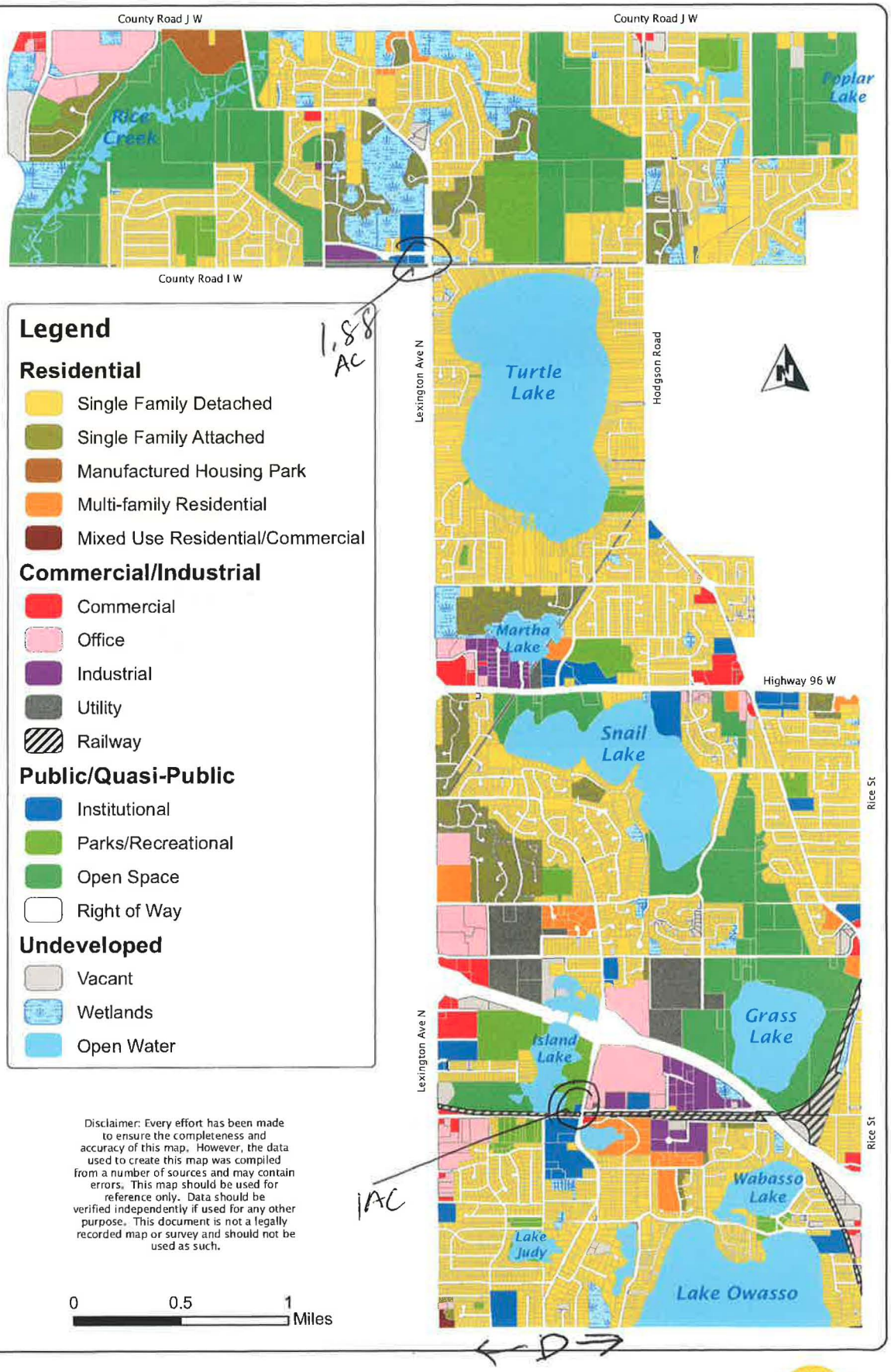
- VLDR - Very Low Density Residential
- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- NR - Neighborhood Residential
- TC - Town Center
- NB - Neighborhood Business
- MB - Mixed Business
- COM - Commercial
- CMU - Community Mixed Use
- CC - Campus Commercial
- RMU - Retail Mixed Use
- OMU - Office Mixed Use
- FO - Flex Office
- I/O - Light Industrial and Office
- P/I - Public & Institutional
- UTL - Utility
- P/OS - Park and Open Space
- PP - Park Preserve
- WAT - Water
- RR - Railroad right-of-way
- ROW - Right-of-Way

Updated: December 12, 2016
Source: City of Arden Hills

2030 Comprehensive Plan

N

0 1,750 3,500 Feet



4.2 Existing Land Use

City of Shoreview - 2008 Comprehensive Plan

Shoreview

October 20, 2008

Sustainable Design

GSA's 2016 Guiding Principles Checklist for New Construction and Major Modernization Projects

GPC #	Criterion Name	2016 GPC Language
		I. INTEGRATED DESIGN
1	***Integrated Design***	Use a multidisciplinary integrated project team to establish energy, water, sustainable landscape design, and other environmental performance goals during design. Consider design choices that improve performance, support occupants' health and wellness, and consider climate risks including wildfire. Integrated design should consider all stages of the building's life cycle, including deconstruction. References: - Integrated Design Process: http://www.wbdg.org/design/engage_process.php - LEED "Integrative Process" (NC) (CS) (CI) credit
2	***Commissioning***	A. Hire a qualified commissioning agent independent of the design and construction or operations team, at the beginning of design. Commissioning should optimize building performance and be tailored to the project's size and complexity. The commissioning agent should work for GSA, or, at minimum, a Construction Manager as Agent (CMa) firm hired by GSA. Please explain. B. Upload into ePM a Commissioning Plan that meets or exceeds LEED's "Fundamental Commissioning and Verification" prerequisite. State which systems' installation and performance was commissioned. AND, C. Provide a Commissioning Report that confirms whether identified issues were appropriately addressed. References: - GSA Building Commissioning Guide: https://www.gsa.gov/graphics/pbs/BCG_3_30_Final_R2-x221_0Z5RDZ-i34K-pR.pdf - PBS P100 Facilities Standards ("P100") § 1.10.2.6 "Total Building Commissioning" - GSA Schedule 871: https://www.gsa.gov/portal/content/245467 - LEED "Fundamental Commissioning and Verification" (NC) (CS) (CI) (EB) and "Enhanced Commissioning" (NC) (CS) (CI) (EB) credits
3	***Site Selection***	Potential sites are evaluated by the PBS Portfolio office, before a project receives its Congressional appropriation. If possible, upload the project's Site Selection Report and NEPA analysis into ePM, and describe the file's location in this GPC's comment. Insert a brief comment about this the site's environmental impact, and whether floodplains and wetlands were avoided. References: - P100 § 2.2.1 "Sustainable Locations": avoid the adverse impacts associated with development on sensitive sites such as floodplains, wetlands, greenfields, farmland, and habitat for pollinators or threatened/ endangered species. - GSA order ADM 1097.1, "Incorporating Principles of Sustainability, Economic Development and Efficiency into GSA Business Practices and Location Decision-making": http://www.gsa.gov/portal/directive/d0/content/697578 - PBS Floodplains Management Desk Guide: http://www.gsa.gov/portal/content/100860 - CEQ's "Sustainable Locations for Federal Facilities" implementing instructions: https://www.whitehouse.gov/sites/default/files/microsites/ceq/implementing_instructions_-_sustainable_locations_for_federal_facilities_9152011.pdf - LEED "Site Assessment" (NC), "Site Development - Protect or Restore Habitat" (NC) (CS), "Sensitive Land Protection" (NC), "High Priority Site" (NC), and "Surrounding Density and Diverse Uses" (NC) (CS) (CI) credits
4	***Transportation***	A. Evaluate electric vehicle charging needs, including fleet charging infrastructure, and include to the extent feasible. Minimize onsite automobile parking where transit alternatives are readily available. B. Provide secure, dedicated onsite bicycle parking facilities with direct, safe pedestrian access from the main entrances of the building for at least five percent of building users. Design onsite pedestrian and bike paths to provide safe, clear connections directly to adjacent neighborhood streets, transit, pedestrian routes, bike paths, and local amenities. AND, C. Address whether building location is within 1/4 mile walk distance of fixed route, high-frequency bus service or 1/2 mile walk distance of bus rapid transit stops, commuter rail, light rail, or subway stations. References: - P100 § 2.2.1.3 "Site Supports Neighborhood Connectivity, Walkability, and Bikeability" - GSA Order on "Providing Electric Vehicle Supply Equipment Infrastructure" - LEED "Reduced Parking Footprint" (NC) (CS), "Bicycle Facilities" (NC) (CI), and "Access to Quality Transit" (NC) (CS) (ID+C) credits

5	***Safeguarding Assets***	Paste in narrative explaining how climate-related and extreme weather risks are being managed, per P100 § 1.10.3, or paste in narrative from relevant A/E SOW deliverables. Otherwise, answers questions A through C: A. Address risks from observed and expected changes in climate, per the risk management elements of GSA's Regional Office/ Central Office (RO/CO) project review; the Capital Investment and Leasing Program's (CILP) section on "Enhancing Resilience And Reducing Vulnerability To Observed And Expected Changes In Climate"; and P100 § 1.10.3 "Resilience: Management of Climate-Related and Extreme Weather Risks". B. Assess the observed and expected impacts for the intended service life of the asset's building enclosure and site development (i.e. drainage, access/egress). Does this investment support core mission-related functions that are affected by impacts from the observed and expected changes in climate (i.e. energy/water surety requirements)? Is this a culturally or historically significant asset? AND, C. Balance design options against budget, mission, and security. Address the risk exposure to the observed and expected changes in climate: Can the building adapt now and in the future? Identify outcome-focused, performance-based thresholds to monitor and manage the asset as conditions change to mitigate risks to mission while providing acceptable performance for the asset's service life.
II. Optimize ENERGY Performance		
6	***Energy Star***	Use Energy Star or FEMP-designated energy efficient products, e.g. appliances. (Per EISA 2007 §§ 323 & 525) References: - Energy Star Certified Products: https://www.energystar.gov/products - LEED "Purchasing - Ongoing" (EB) credit
7	***Energy Efficiency***	For new construction: ensure that energy efficiency target is at least 30% better than the current ASHRAE 90.1 standard. (Per EPAct 2005 § 109) For new construction OR modernizations: set an energy goal that achieves a fossil-fuel reduction of at least 65%, compared to a CBECS 2003 baseline. (Per EISA 2007 § 433) For modernizations, ALSO ensure one of the following: 1) Energy use target is at least 20% below the fiscal year (FY) 2015 energy use baseline; 2) Energy use target is at least 30% below the FY 2003 energy use baseline; 3) The building has an ENERGY STAR® rating of 75 or higher; OR 4) If the building type is not in ENERGY STAR Portfolio Manager, the building is in the top quartile of energy performance for its building type, compared to adequate benchmarking data. References: - Optimizing Energy Use: http://www.wbdg.org/design/minimize_consumption.php - Fossil fuel reduction target guidance: http://architecture2030.org/2030_challenges/2030-challenge/ - P100 § 5.4 "Whole Building Energy Performance Requirements" - LEED "Minimum Energy Performance" (NC) (CS) (CI) (EB) and "Optimize Energy Performance" (NC) (CS) (CI) (EB) credits
8	***Renewable and Clean Energy***	Evaluate and implement, where appropriate and life cycle cost-effective, renewable energy projects on-site, including solar thermal to meet 30% of building's anticipated hot water demand. (Per EISA 2007 § 523.) Document evaluation of onsite renewable energy sources (e.g. photovoltaic, geothermal, or wind energy), and upload into ePM. Evaluation tools include PV Watts and Solar Prospector. References: - Solar Hot Water Cost and Efficiency Estimation Guide: http://energy.gov/energysaver/estimating-cost-and-energy-efficiency-solar-water-heater - Integrating Renewable Energy in Federal Construction: http://www.wbdg.org/ffc/doe/criteria/guide-integrating-renewable-energy-federal-construction - Renewable Energy Projects and Resources: http://energy.gov/eere/femp/federal-renewable-energy-projects-and-technologies - LEED "Renewable Energy Production" (NC) (CS) (CI) (EB) and "Green Power and Carbon Offsets" (NC) (CS) (CI) (EB) credits
9	***Metering - Energy and Water***	A. Install building-level meters for electricity, natural gas, steam, and water. AND, B. Install advanced meters for electricity, as required by EPAct 2005 § 103 and P100 § 6.5.3.4. Install advanced meters for natural gas and steam to the maximum extent practicable, per EISA 2007 § 434. Reference: LEED "Advanced energy metering" (NC) (CS) (CI) (EB), "Building-level energy metering" (NC) (CS) (CI) (EB), and "Water Metering" (NC) (CS) (CI) (EB) credits

10	***Benchmarking***	If necessary due to substantial energy performance energy usage intensity variance from design target, and requested by GSA, A/E team representative(s) shall participate in a brief, cooperative central office-led discussion with O&M and/or commissioning staff, to better-understand design assumptions, operating conditions, and potential causes. GSA's regional energy coordinators regularly monitor building energy performance against historic performance data and peer buildings. GSA's Light-Touch Measurement & Verification process also provides quarterly transparency into actual energy usage.
		III. Protect and Conserve WATER
11	***Indoor Water Use/ Cooling Towers***	A. Build to ASHRAE standard 189.1-2014 sections 6.3.2, 6.4.2, and 6.4.3. B. Use water-efficient (e.g. EPA WaterSense) products. Specify which ePM-stored documentation shows that WaterSense products were specified. AND C. Do not use single-pass cooling with potable water. Optimize cooling tower operations -- e.g. by using condensate recovery, limiting discharge water, and/or using efficient drift eliminators. References: - Water Conservation: http://www.wbdg.org/resources/water_conservation.php?r=fhpsb_new - WaterSense Products: https://www3.epa.gov/watersense/products/ - LEED "Building-Level Water Metering" (NC) (CS) (EB), "Cooling Tower Water Use" (NC) (CS) (EB), and "Indoor Water Use Reduction" (CI) (EB) credits
12	***Outdoor Water Use***	A. Separately meter water for irrigation systems greater than 25,000 square feet; B. For irrigation systems, implement smart controllers that use evapotranspiration and weather data; C. Use water efficient landscapes, pursuant to GSA's mandatory SITES certification policy (P100 § 2.5.6); AND D. Limit potable water use for irrigating vegetated areas of the site to 50% below conventional practices' water demand, or less. Determine conventional practices' water demand using actual methods and standards from the SITES standard. References: - SITES Rating System: http://www.sustainablesites.org/certification - Protect and Conserve Water: http://www.wbdg.org/design/conserve_water.php - LEED "Outdoor Water Use Reduction" (NC) (CS) (CI) (EB) credit
13	***Alternative Water***	Consider alternative sources of water (such as capturing rainwater, graywater, and/or condensation from cooling coils) where cost-effective and permitted by local laws and regulations. Where feasible, design outdoor water features to avoid usage of make-up water from potable sources.
14	***Outdoor Water - Manage Rain***	Projects that disturb at least 5,000 SF of site surface area shall manage the 95th percentile rain event onsite through infiltration, reuse, and/or evapotranspiration, per EISA 2007 § 438 stormwater requirements. Strategies include permeable paving, vegetated roofs, rain gardens, or other low-impact development techniques. See also Climate Change and Outdoor Water Use GPCs. References: - Stormwater Runoff Mitigation: http://www.wbdg.org/references/mou_sw.php - EPA Technical Guidance: https://www.epa.gov/sites/production/files/2015-09/documents/eisa-438.pdf - LEED "Rainwater Management" (NC) (CS) (CI) (EB) credit
		IV. Enhance INDOOR ENVIRONMENTAL QUALITY
15	***Ventilation and Thermal Comfort***	Meet current ASHRAE standards: 55 for thermal comfort, and either 62.1 or 62.2 for ventilation. Upload ASHRAE 62.1 Calculator or other supporting documentation into ePM. Consider efficiency strategies including natural ventilation, thermal recovery systems, separate HVAC systems for 24/7 spaces, and radiant space conditioning (e.g. chilled beams and/or radiant floors.) References: - High-Performance HVAC: http://www.wbdg.org/resources/high-performance-hvac?r=retro_sustperf - LEED "Thermal Comfort" (NC) (CS) (CI) (EB) credit
16	***Daylighting and Lighting Controls***	Maximize opportunities for daylighting in regularly occupied space, e.g. by considering building orientation and glazing options. Where feasible, incorporate automatic dimming daylight sensors, occupancy sensors, manual controls, task lighting, and/or shade/glare control. Consider the effects of solar heat gain. Provide occupant lighting controls in accordance with GSA P100 Lighting standards, e.g. § 6.2.1, "Lighting Quality". References: - Daylighting: http://www.wbdg.org/references/mou_daylight.php - Lighting Controls: http://www.wbdg.org/resources/electriclighting.php?r=retro_sustperf - LEED "Interior Lighting" (NC) (CS) (CI) and "Daylight" (NC) (CS) (CI) credits

17	***Indoor Air Quality***	A. Develop and implement an Indoor Air Quality Plan. The IAQ Plan should address moisture control, use of low-emitting materials and products with low pollutant emissions, protocols to protect indoor air quality during and after construction, and use of integrated pest management techniques. Describe where IAQ plan is saved in ePM. B. Ensure the design includes signage/ notifications to prohibit smoking within the building and within 25 feet of all building entrances, operable windows, and building ventilation intakes. Consider designating outdoor smoking areas that meet these criteria, and limiting smoking to only these designated areas. References: - GSA Smoking Policy (5800.1C ADM): http://www.gsa.gov/portal/directive/d0/content/520618 - Indoor Environmental Quality: http://www.wbdg.org/design-objectives/sustainable/enhance-indoor-environmental-quality - Mold and Moisture: http://www.wbdg.org/resources/mold-and-moisture-dynamics?r=fhpsb_existin - LEED "Low-Emitting Materials" (NC) (CS) (CI) (EB), "Construction Indoor Air Quality Management Plan" (NC) (CS) (CI), "Indoor Air Quality Assessment" (NC) (CS) (CI), and "Environmental Tobacco Smoke Control" (NC) (CS) (CI) (EB) credits
18	***Occupant Health and Wellness***	Promote opportunities for voluntary increased physical movement of building occupants such as making stairwells an option for circulation, active workstations, fitness centers, and bicycle commuter facilities. Support convenient access to potable water, daylight, plants, and exterior views. Ensure building design provides access to, or space for, healthy dining options. References: - FITWEL certification program identifies best practices; FITWEL certification can demonstrate compliance: http://www.gsa.gov/portal/content/118614 - LEED "Quality Views" credit (NC) (CI)
	V. Reduce the Environmental Impact of MATERIALS	
19	***Material Content and Performance***	Specify products that meet GSA's Key Sustainable Product (KSP) requirements in these categories: nylon carpet, interior latex paint, gypsum board, acoustical ceiling tiles, and concrete, per P100 § 1.7.1. Specify which documentation in ePM shows compliance. References: - Key Sustainable Product list: https://sftool.gov/greenprocurement/green-products/1037/key-sustainable-products/9 - Green Procurement Compilation (lists all Federal green purchasing requirements, including ones beyond this GPC's KSP requirement): https://sftool.gov/greenprocurement - LEED credits for "Building Life-Cycle Impact Reduction" (NC) (CS) (CI) (EB), "Building Product Disclosure and Optimization - Environmental Product Declarations" (NC) (CS) (CI) (EB), "Building Product Disclosure and Optimization - Sourcing of Raw Materials" (NC) (CS) (CI) (EB), "Building Product Disclosure and Optimization - Material Ingredients" (NC) (CS) (CI) (EB), "Fundamental Refrigerant Management" (NC) (CS) (CI) (EB), and "Enhanced Refrigerant Management" (NC) (CS) (CI) (EB)
20	***Waste Diversion (MSW)***	Ensure building design provides space appropriate for collection and storage of municipal solid waste materials for recycling -- and, where practical, composting. Consider odor and pest management aspects of satellite accumulation areas such as loading docks. References: - Recycling space locations: https://sftool.gov/explore/green-building/section/57/solid-waste/system-overview#break-pantry/waste-bins - LEED "Storage and Collection of Recyclables" (NC) (CS) (CI) (ID+C) credit
21	***Materials Management (C&D)***	Establish a construction & demolition waste diversion goal. Seek to maximize materials salvaged, recycled, reused, or donated. Divert at least 50% of non-hazardous construction and demolition materials from landfills, where markets exist, and report total diverted/landfilled tonnage figures at substantial completion, via gBUILD's KPM> Waste Management subtab. Upload waste and recycling manifests or reports into ePM. References: - EPA Volume-to-Weight Conversion Factors: https://www.epa.gov/smm/volume-weight-conversion-factors-solid-waste - Construction Waste: http://www.wbdg.org/references/mou_cw.php - LEED "Construction and Demolition Waste Management Planning" (NC) (CS) (EB) and "Construction and Demolition Waste Management" (NC) (CS) (CI) (EB) credits

GSA's new construction and major modernization projects shall follow this checklist to the maximum feasible extent during project design and construction, per GSA's P100 Facilities Standards for the Public Buildings Service § 1.7.3. Executive Order 13834 § 2(e) requires new construction and major renovations to conform with "sustainable design principles" such as the Council on Environmental Quality's Guiding Principles for Sustainable Federal Buildings.
GSA's gBUILD system enables project delivery teams to report how these Criteria are being implemented.
Reference: U.S. Department of Energy's Guiding Principles website

Station 3
Plan