REQUEST FOR COUNCIL ACTION

Date: September 21, 2020
Item No.: 7.c

Department Approval	City Manager Approval

Item Description: Civic Campus Master Plan Update

BACKGROUND

On January 6th, 2020, the City Council approved a Professional Services Agreement with BKV Group for the Civic Campus Master Plan.

The Master Plan project was started with the realization that there are long-term space needs, particularly for the License Center and the Maintenance Facility, that will eventually need to be addressed. Council members and City staff recognized that this shouldn't be done in a vacuum looking at only those particular needs, and any action to address that should be done with some overall plan for the entire campus, now referred to as the Civic Campus. It is important that an action to address the License Center long term not prohibit or limit action to address the Maintenance Facility needs, and vice versa. It was also important to review what future needs may occur at City Hall, and if any of those needs could be addressed at the same time that we address the other facilities' needs.

It is important to note that there are no planned major improvements or expansions in the City's Capital Improvement Plan or any other planning document. The City is currently spending over $60,000 per year for various leased space to address seasonal storage needs. At some point, the City would like to address those needs with City-owned space. With the new Fairview Community Center, the City has also lost storage for recreational activities and affiliated association storage. These are additional needs that should be addressed long term.

Once this plan is completed, staff will eventually start planning for some capital improvements and expansions, but only after considerable discussions with the City Council and the public. A major component of those discussions would be how to fund those improvements.

PROJECT UPDATE

On May 18th, 2020, Council received a presentation with the first preliminary concepts. City staff and BKV took feedback from that meeting and compiled additional concepts for review and comment by the Council which were presented to the Council at their July 20th meeting.

A public engagement effort was also started in late June with direct mailings to residents adjacent to the Civic Campus and an online survey for the general public to complete. The survey used very general questions to first familiarize the public with the concept of the Civic Campus and to generate general feedback from the public. Over 150 people completed the survey. The results of the survey were presented at the July 20th meeting.

Since July, staff has been working with the consultant to refine the previously presented concepts and also to conduct a second round of on-line engagement for the project. The online engagement is highlighted in the presentation attached.

A walking tour was also setup on campus to try to capture people walking through or around the campus and inform them of the master plan project and encourage them to provide input.

Residents and businesses around the campus also received a direct mailing in order to direct them to the project website and the interactive website. Staff has had direct communications with business owners in the retail center, the VFW and management at the Lexington Apartments complex.

The website will remain active until the final draft is presented to the City Council. Any additional input will be incorporated into the report and reported to the Council at that next touchpoint.

The concepts presented in July have been refined and analyzed for staging benefits and costs. The costs being presented are very conceptual costs and are intended to provide a budgetary and high-end cost. It should also be noted that with the exception of reusing a portion of the existing Maintenance Facility and some cost savings with that proposition, the costs of the individual components (i.e. building a new License Center or a vehicle storage area) are essentially equal between each concept.

The staging opportunities and challenges will be highlighted in the presentation along with the overall costs of various components of the master plan.

It is anticipated a final report will be presented to the Council sometime in November.

FINANCIAL IMPACTS

Preliminary cost estimates for the various concepts are being presented with the refined concepts. The cost of constructing a new Maintenance Facility, as shown within this master plan, will likely be somewhere between $23-29 million. The License Center and VFW could cost upwards of $10 million (the VFW has a slightly higher cost than the License Center due to the kitchen and other specialty space). Proposed improvements to the City Hall could be as high as $11 million.

These costs include some fairly significant “soft costs” such as design, contingencies, etc. that should be able to be refined, and hopefully reduced, during an actual final design process.

There are currently no planned improvements or capital expenditures as a result of this study.

STAFF RECOMMENDATION

Receive an update on the City Campus Master Plan from staff and BKV Group and provide feedback on the information presented.

REQUESTED COUNCIL ACTION

Receive an update on the City Campus Master Plan from staff, BKV Group and Zan Associates and provide feedback on the information presented.

Prepared by: Marc Culver, Public Works Director
Attachments: A: Presentation
B: Public Comments

Attachment A

Campus Master Plan Study

City Council Update – September 21, 2020

BKV GROUP

ROSEVILLE Minnesota

PROJECT GOALS:

- Operational efficiency
- Cohesive civic campus
- Address current and long-term needs of stakeholders
- Increase community access
- Enhance civic identity
- Balance fiscal responsibility and value

Existing infrastructure identified to remain:

- Fire Station
- City Hall
- Communication Towers
- Skating Center + Oval
- Geothermal field

Goals for project phasing:

- Eliminate need for offsite maintenance lease
- Maintain continuous operations for License Center
- Phase construction to allow for uninterrupted maintenance operations

EXISTING CIVIC CAMPUS

MASTER PLAN OPTIONS:
A.1 – Woodhill Drive Retained
A.2 – Woodhill Drive Retained
B – License Center at Lexington
C – Woodhill Drive Closed

KEY POINTS

+ Central green space
+ Ability to multi-phase
- Maintenance near residential
- Maintenance fronting Lexington Ave.

OPTION A.1 - COMPLETE

MASTER PLAN OPTIONS:
A.1 – Woodhill Drive Retained
A.2 – Woodhill Drive Retained
B – License Center at Lexington
C – Woodhill Drive Closed

KEY PHASING POINTS

1. Retain License and Maintenance.
2. Build new Maintenance structures to eliminate need for off-site leased storage.
3. Phase facilities and growth in pieces over time.

MASTER PLAN OPTIONS:
A.1 – Woodhill Drive Retained
A.2 – Woodhill Drive Retained
B – License Center at Lexington
C – Woodhill Drive Closed

KEY POINTS

+ Facility re-use
+ City Hall visible from Woodhill
- Maintenance near residential
- Maintenance fronting Lexington Ave.

OPTION A.2 - COMPLETE

MASTER PLAN OPTIONS:
A.1 – Woodhill Drive Retained
A.2 – Woodhill Drive Retained
B – License Center at Lexington
C – Woodhill Drive Closed

KEY PHASING POINTS

1. Retain License and Maintenance.
2. Build new Maintenance structures to eliminate need for off-site leased storage.
3. Phase facilities and growth in pieces over time.

MASTER PLAN OPTIONS:
A.1 – Woodhill Drive Retained
A.2 – Woodhill Drive Retained
B – License Center at Lexington
C – Woodhill Drive Closed

KEY POINTS

+ Ability to multi-phase
+ Retains License facing Lexington Ave.
+ Central green space
- Compact maintenance site limits growth and flexibility
- Maintenance fronts residential

MASTER PLAN OPTIONS:
A.1 – Woodhill Drive Retained
A.2 – Woodhill Drive Retained
B – License Center at Lexington
C – Woodhill Drive Closed

KEY PHASING POINTS

1. Retain License and Maintenance.
2. Build new Maintenance structures to eliminate need for off-site leased storage.
3. Phase facilities and growth in pieces over time.

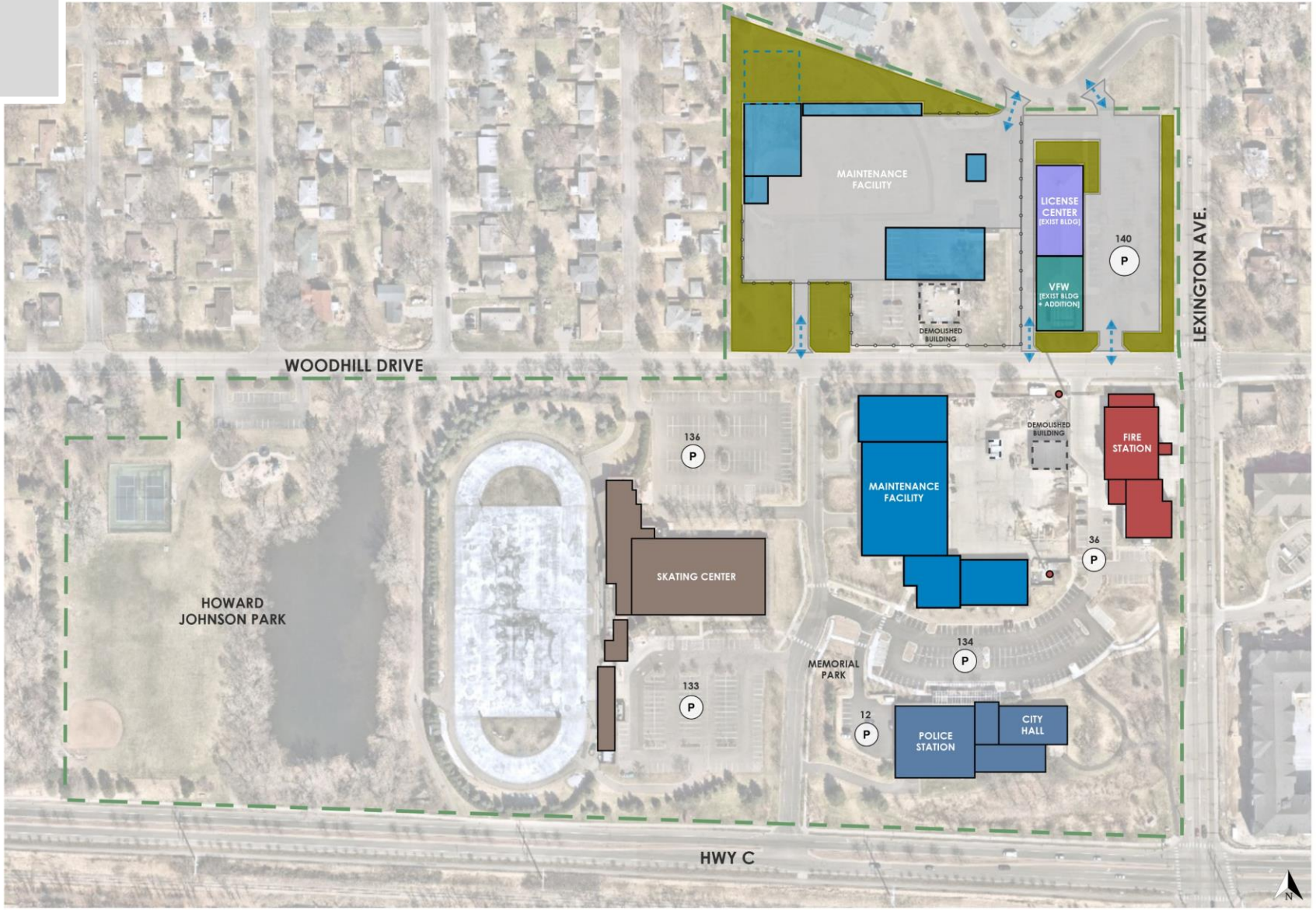
MASTER PLAN OPTIONS:
A.1 – Woodhill Drive Retained
A.2 – Woodhill Drive Retained
B – License Center at Lexington
C – Woodhill Drive Closed

KEY POINTS

+ Ability to phase
+ Retains License facing Lexington Ave.
- No major green space
- VFW relocated away from Skating Center

OPTION C – COMPLETE

MASTER PLAN OPTIONS:
A.1 – Woodhill Drive Retained
A.2 – Woodhill Drive Retained
B – License Center at Lexington
C – Woodhill Drive Closed



KEY PHASING POINTS

1. Expand License and VFW.
2. Build new Maintenance structures to eliminate need for off-site leased storage.
3. Phase facilities and growth in pieces over time.

	Maintenance Facility: Admin & Vehicle Storage	Remainder of Maintenance Campus	License Center / Recreational Space + VFW	City Hall Renovations & Additions*
Building Construction Cost	$10,699,277	$7,458,118	$5,892,195	$7,110,376
Site Construction Cost	$1,000,000	$478,693	$804,154	$262,234
Design Contingency (10%)	$1,169,927	$793,681	$669,634	$737,261
Construction Contingency (5%)	$643,460	$436,524	$368,299	$405,493
Soft Costs & Owner's Contingencies	$4,276,539	$2,925,435	$2,461,707	$2,727,912
Total Project Costs	**$17,789,203**	**$12,092,451**	**$10,195,989**	**$11,243,276**

NOTES:

- Total project costs to be escalated at 4% each year until projected midpoint of construction.
- Reuse of the existing maintenance building would save between $700,000 and $1,000,000, subject to final design.
- License Center and City Hall costs shown here include escalation as these are anticipated to be later phases.
- A portion of City Hall interior renovation will be required near-term to support currently identified operational changes.

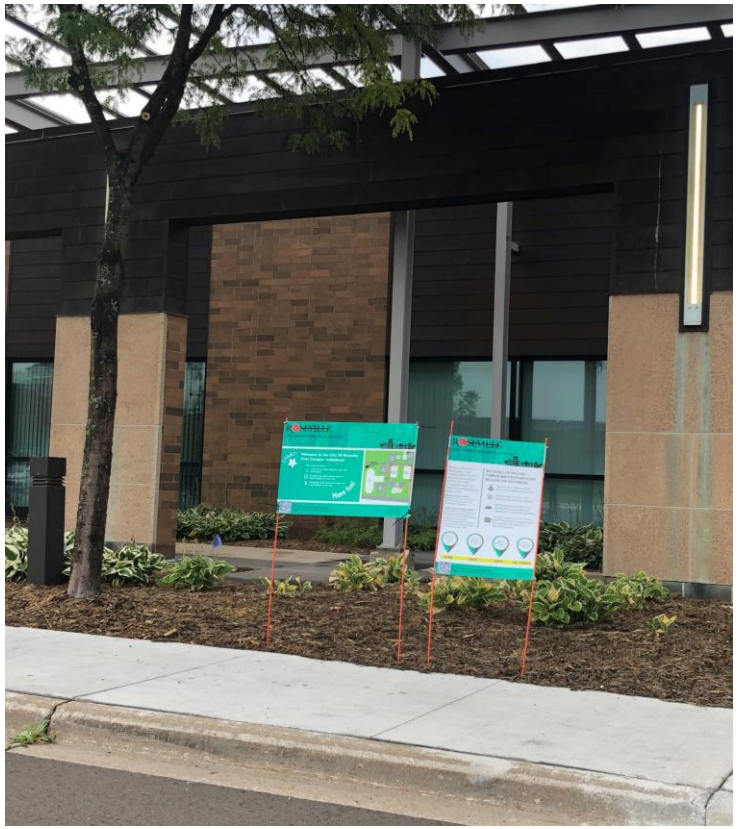
	City Hall Renovation [Near Term]	City Hall Renovations & Additions [Long Term]
Building & Site Construction Cost	$700,000 - $800,000	$6,000,000 - $6,600,000
Soft Costs & Contingencies	$400,000 - $500,000	$3,200,000 - $3,500,000
Total Project Costs [Listed in 2020 Dollars]	**$1,100,000 - $1,300,000**	**$9,200,000 - $10,100,000**

CITY HALL PHASED RENOVATIONS:

- **Near Term:** Focused interior renovations to support known operational changes

- **Long Term:** Building expansion and renovation to provide City Hall vehicle storage and City Hall Administrative Offices to align with operational and space needs as they evolve with the community.
  - Extents vary with planning scheme re: potential re-use of current Maintenance buildings for a portion of this scope.

SUMMARY OF COMMUNITY OUTREACH:



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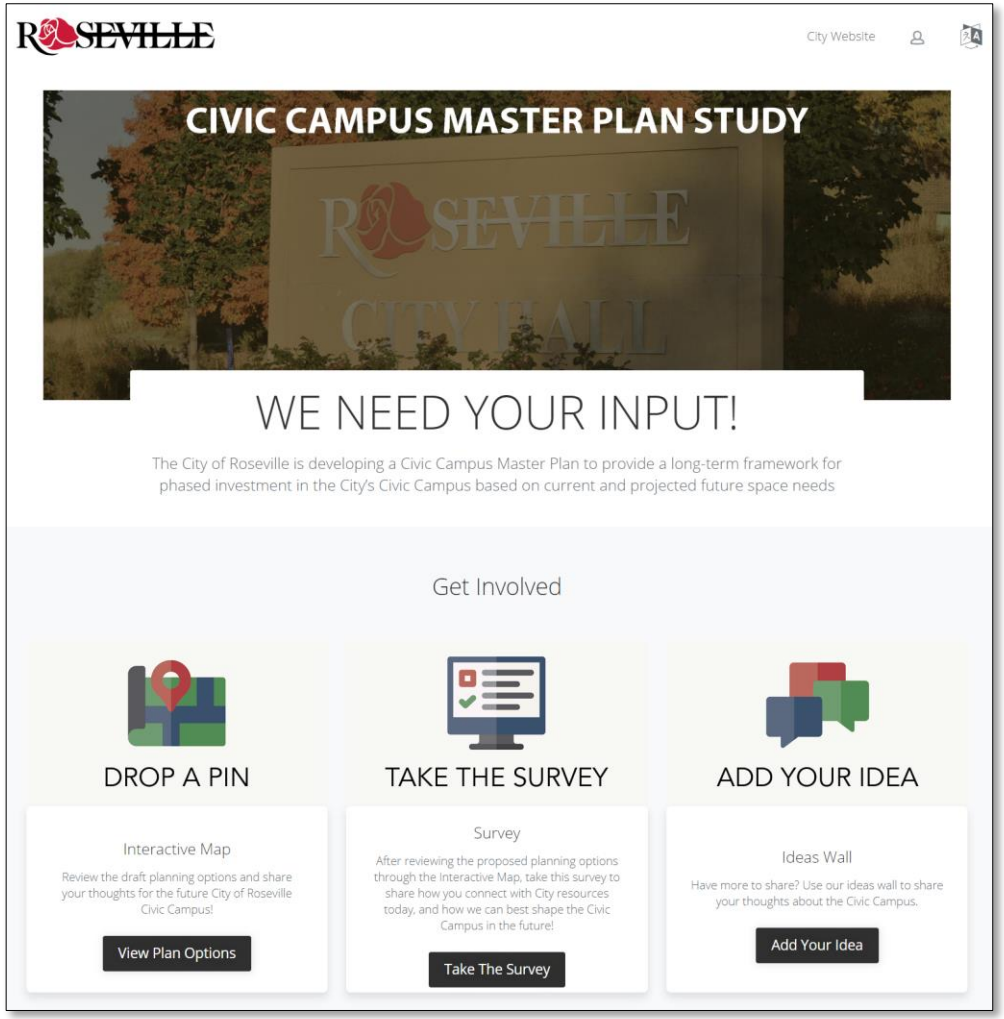

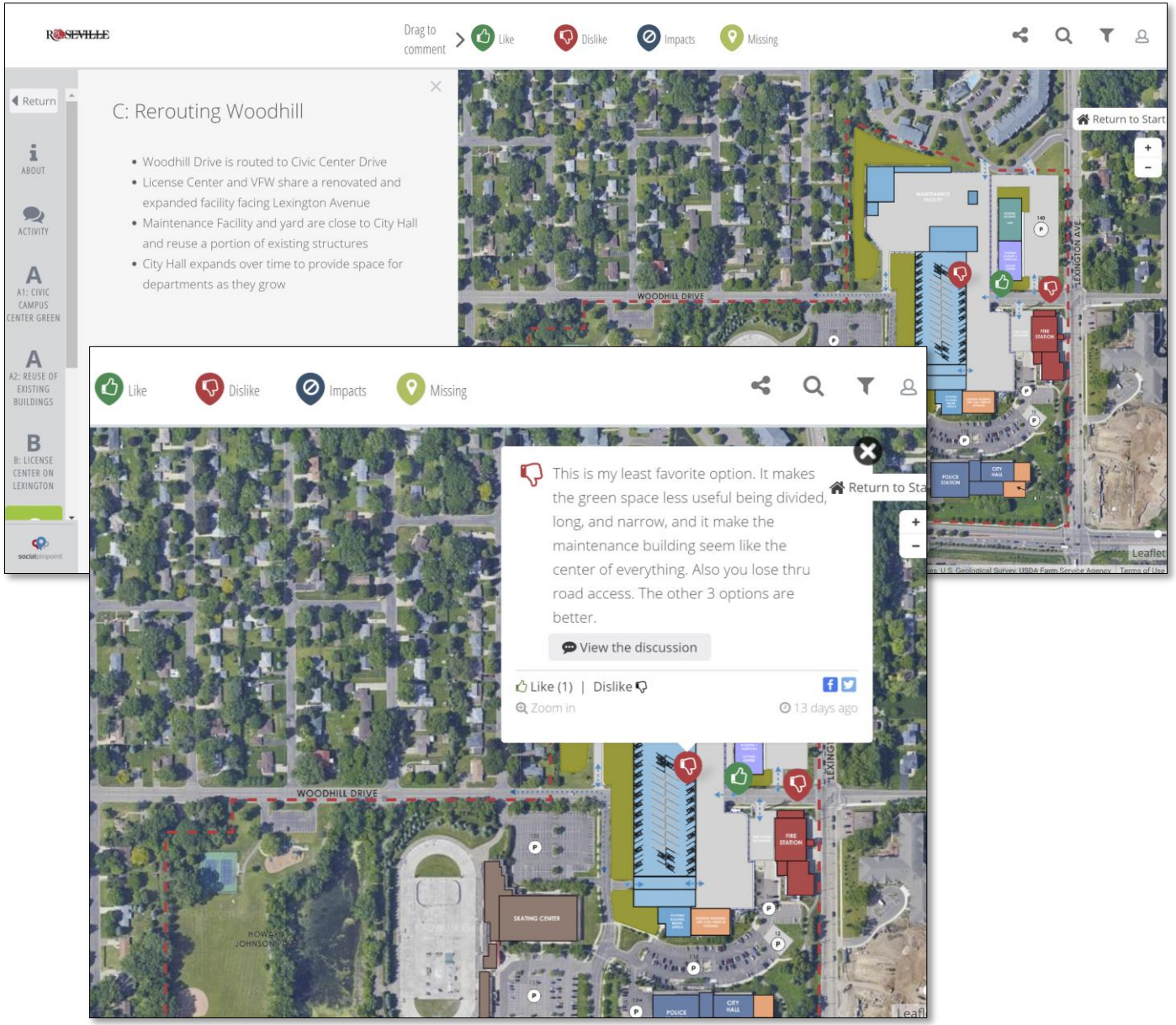

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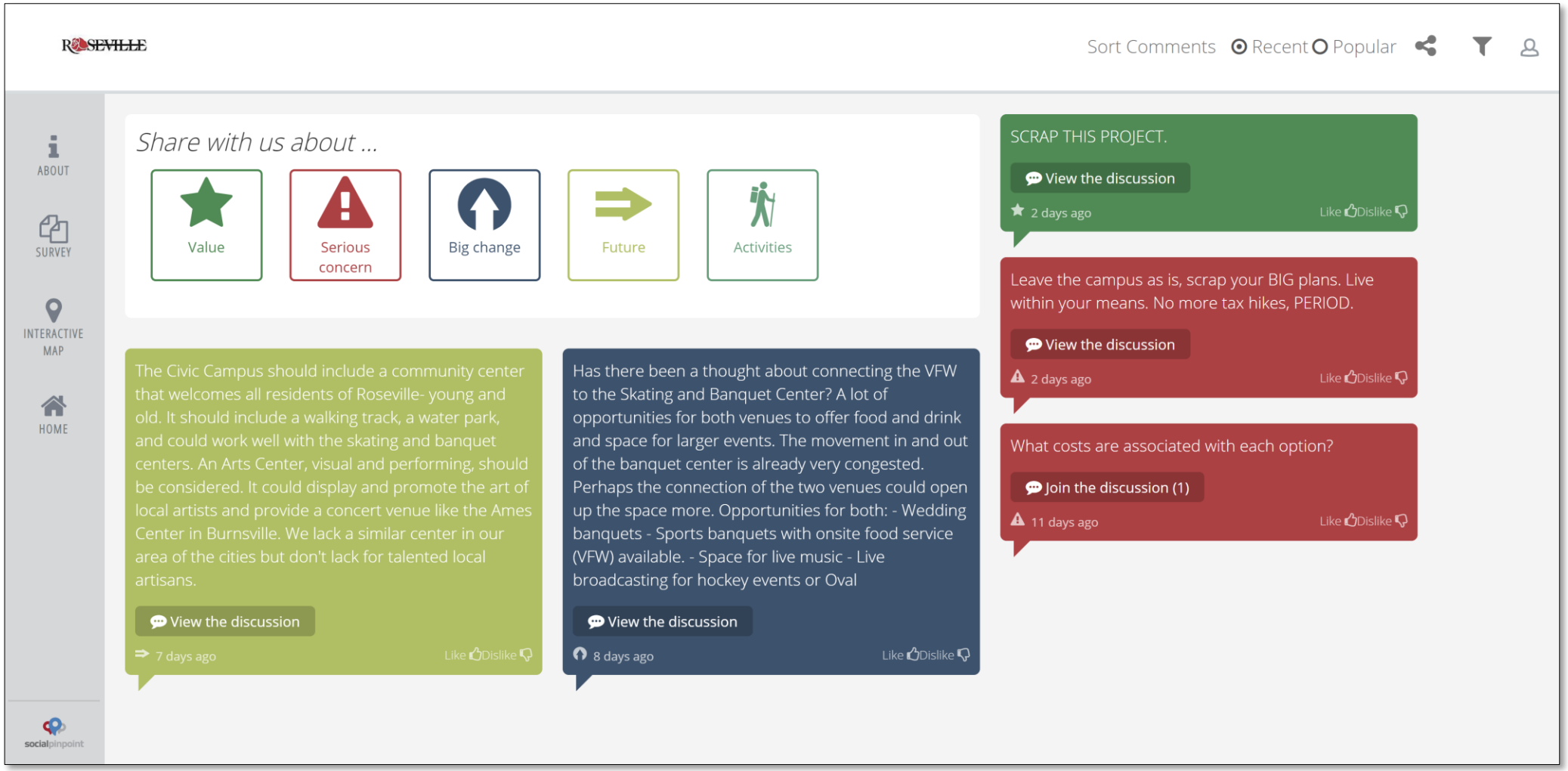


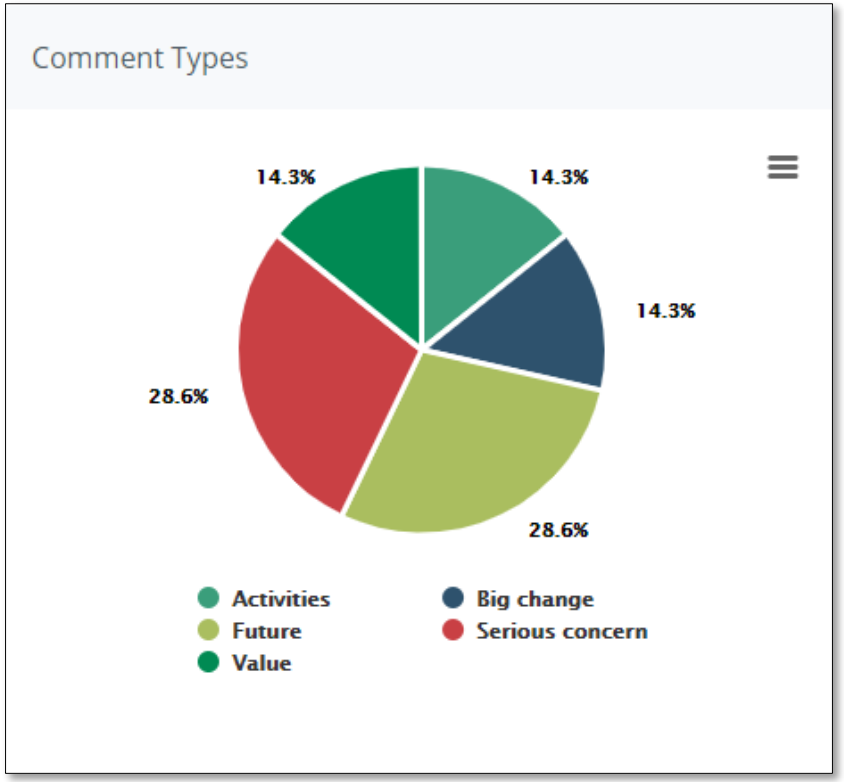
SUMMARY OF COMMUNITY OUTREACH:

218

VISITS

23

COMMENTS



As the surveys have shown, one of Roseville's biggest strengths is its parks. Understanding that some of these improvements are unavoidable, this Civic Campus plan should be done as economically as possible, with the thought that the city has other priorities such as its parks system that need to be placed first. Please do not spend on any bells or whistles for the civic center. Just do what's required as economically as possible. City hall is not a destination for most Roseville residents.

View the discussion

18 hours ago Like Dislike

What costs are associated with each option?

Join the discussion (2)

16 days ago Like +1 Dislike

NEXT STEPS:

- Issue draft of compiled Campus Master Plan Study document
- Presentation of draft to Council
- Issue final Campus Master Plan Study
- Council to adopt final report

ENRICHING LIVES AND STRENGTHENING COMMUNITIES

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The Rookery, Suite 920
Chicago, IL 60604
P 312.279.0470

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WWW.BKVGROUP.COM

BKV GROUP

Roseville Civic Campus Master Plan

Social Pinpoint - Data Extract

09/15/20

Ideas Map:

Comments on Existing

- I feel as if the licensing center needs to be either moved into a larger building, be remodeled or both. Its small and I personally don't feel that it is equipped to continue servicing the ever growing Roseville Area.

- I think the community could benefit from the installation of an outdoor bars facility. Where people can workout with out weights or gym membership. Focusing on calisthenics. Kids can play, and athletes/general public can workout!

Comments on Option A1

- good traffic flow, nice green space, nice design. (down-voted by one other)

- my sister and I live in the Lexington apartments and love the. playground and green area and baseball field across the street from our apartment. putting a huge obtrusive bldg there would devastate our view. I am deeply saddened by this plan. the park is used by children ALL DAY LONG1

Comments on Option A2

- i really don't like any of the plans, but A2 reusing the public works buildings makes the most sense. this is going to be a very expensive project no matter what design is chosen. instead of trying to shoehorn public works into the space to the north, the city should buy the 5/6 residential properties to the west of veterans park so there is enough room to do the project properly. the cost to purchase those properties would be a tiny fraction of the overall cost of the project. (up-voted by one other)

- maybe the most cost efficient (remodel vs new construction), maybe not. design flow 2nd best, still appears to not provide as much green space for community outside (like the shoreview community center)

Comments on Option B

- compact maintenance facility, good location access for license center, vfw and generous green space, at first look the best design flow, least disruption to area,

Comments on Option C

- This is my least favorite option. It makes the green space less useful being divided, long, and narrow, and it make the maintenance building seem like the center of everything. Also you lose thru road access. The other 3 options are better. (up-voted by 2 others)

- I like this concept. Even though I often take Woodhill on my way through Roseville breaking up that traffic by putting the City Civic Center in the middle of Woodhill it does decrease the traffic thru that neighborhood. I think that is helpful for many in that area.

  I am sad to see the park, athletic space and playground being lost in all of the proposals. I feel like the green space around the VFW and License Center in Plan B is very nice. In my mind it helps make up for Veteran's Park

- I live on the east side of Lexington between Woodhill and C2. Although it would be nice to lessen traffic on Woodhill, I believe this option would increase traffice on C2. People already drive too fast on these roads. C2 already has blind spots because of the incline heading east. (up-voted by one other)

- no green space, vfw in terrible location, dead end street a traffic nightmare, disjointed design

Ideas Wall:

Serious Concern

- What costs are associated with each option?
    - The Master Plan consultant is developing some cost estimates for each of the concepts/elements that will be presented to the City Council on September 21st.
- Leave the campus as is, scrap your BIG plans. Live within your means. No more tax hikes, PERIOD.
- Could we also see the cost of the consultant?

Big Change

- Has there been a thought about connecting the VFW to the Skating and Banquet Center? A lot of opportunities for both venues to offer food and drink and space for larger events. The movement in and out of the banquet center is already very congested. Perhaps the connection of the two venues could open up the space more.

  Opportunities for both:
  - Wedding banquets
  - Sports banquets with onsite food service (VFW) available.
  - Space for live music
  - Live broadcasting for hockey events or Oval

Future

- The Civic Campus should include a community center that welcomes all residents of Roseville- young and old. It should include a walking track, a water park, and could work well with the skating and banquet centers. An Arts Center, visual and performing, should be considered. It could display and promote the art of local artists and provide a concert venue like the Ames Center in Burnsville. We lack a similar center in our area of the cities but don't lack for talented local artisans.
- As the surveys have shown, one of Roseville's biggest strengths is its parks. Understanding that some of these improvements are unavoidable, this Civic Campus plan should be done as economically as possible, with the thought that the city has other priorities such as its parks system that need to be placed first. Please do not spend on any bells or whistles for the civic center. Just do what's required as economically as possible. City hall is not a destination for most Roseville residents.

Value

- SCRAP THIS PROJECT.

Activities

- One model that I think has done this well is St. Anthony Village which has its city hall connected to a central park, awesome play ground, and schools. I believe the library is across the street. I don't think Roseville should try to copy it exactly, but the final civic plan should find a way to complement the awesome parks nearby: Howard Johnson, Central. Roseville should absolutely not consider removing Howard Johnson.

Survey:

Q1 - How often do you visit the City of Roseville's Civic Campus?

- ○ Frequently (at least once per week) **(5)**
- ○ Occasionally (at least once per month) **(10)**
- ○ Rarely (at least once per year) **(7)**
- ○ Never **(0)**

Q2 - How much time do you spend at City of Roseville's Civic Campus when you visit?

- ○ Less than 30 minutes **(12)**
- ○ 1 hour **(5)**
- ○ 1-3 hours **(5)**
- ○ 3-5 hours hour **(0)**
- ○ 5 hours or more **(1)**

Q3 - How do you travel to the City of Roseville's Civic Campus? (check all that apply)

- ☐ Bus **(0)**
- ☐ Car **(19)**
- ☐ Bike **(5)**
- ☐ Walk/run **(9)**
- ☐ Other **(0)**

Q4 - Why do you visit City of Roseville's Civic Campus? (check all that apply) - Permits and Licensing

- ☐ Permits and Licensing **(14)**
- ☐ City Hall **(6)**
- ☐ VFW **(7)**
- ☐ Ice Rink **(11)**
- ☐ Park **(12)**
- ☐ Paying a bill **(3)**
- ☐ Other **(9)**

Q5 - Which concept do you prefer?

- ○ Concept A1: Civic Center Campus Green **(2)**
- ○ Concept A2: Reuse of Existing Buildings **(10)**
- ○ Concept B: License Center on Lexington **(10)**
- ○ Concept C: Rerouting Woodhill **(0)**

Q6 - Why do you prefer that concept?

- ○ Concept A1: Civic Center Campus Green

- There is plenty of parking for the license center, for one. I like the A2 option as well, but it does have less parking.

Concept A2: Reuse of Existing Buildings

- I don't like the idea of wasting/demolishing buildings when they could be renovated instead. I think it could save money while also keeping the nostalgia and history of Roseville intact.
- Keeps costs down
- Appears to be lowest cost
- It would depend on cost of repurposing buildings, but in general I favor conserving structures as more environmentally sound.
- I prefer the resuse of existing buildings to be fiscally conscientious. I also like that the license center and other city building are closer together allowing for more ease of access between them all. There is also green space which I appreciate but not too much as to deter walking between buildings.
- Boy, these maps are awfully small and hard to read or figure out in this survey! So, I am not fully confident of my choice. I support a plan that has adequate parking for the license center and VFW so that the ice arena will not be negatively affected. Parking is very tough in the winter with multiple practices happening inside and out. I worry that people from outside roseville will not be aware of all the ice arena traffic and that might present a safety hazard.

  That also looks like a huge maintenance space. But it is hard to tell on these small maps.

  I also worry about all the additional traffic dumping on to county road c. Right now, I sometimes wait several minutes to make a left after hockey practice. This will make the situation worse. will a traffic light be installed?
- City taxes are high enough cut back on spending existing buildings work well

Concept B: License Center on Lexington

- I don't prefer any of these concepts and believe what we have presently is good enough.
- If you are taking out Veterans Park then it should be replaced with a park. Rerouting Woodhill would be a terrible idea.
- I like that the VFW is separate.
- I like the larger green space. Provides an opportunity for a gathering space for events.
- Most green space, seems like less space dedicated to parking
- I like the potential of the green space. It also makes everything visible from outside roads which helps with directions. My second choice would be A1 for the same reasons.
- Probably my choice, but does the city now own the VFW? Are they condemning the property so the city can take it?
- Maximal green space near the rink

- Concept C: Rerouting Woodhill

Q7 - In a few concepts, the License Center is relocated across Woodhill. Is it more useful to have this facility closer, and within easier walking distance, of City Hall?

- Yes **(2)**
- No **(11)**
- Doesn't make a difference to me **(10)**

Q8 - Several of the concepts eliminate Veteran's Park in order to relocate the Maintenance Facility. New public green space is provided at the heart of the civic campus. How do you feel about this change?

- Positive **(9)**
- Neutral **(5)**
- Negative **(9)**

Q9 - Concept C shows Woodhill Drive terminating before it reaches Lexington. Traffic would be routed to Civic Center Drive and then access County Road C to then go east or west. How much would this impact you?

- A lot **(11)**
- Somewhat **(7)**
- Not at all **(5)**

Q10 - Several of the concepts relocate the VFW to a new location. If you visit the VFW, which is most important to you?

- Being close to the Skating Center **(1)**
- Easy access from Woodhill **(7)**
- Easy access from Lexington **(2)**
- I don't visit the VFW **(12)**

Q11 - Please provide any other comments you have on the proposed planning options.

- I ask that you try and keep spending in check. Like everyone else, I want a nice and beautiful Civic Campus, but I want to avoid seeing any debt or super substantial funds going to something above and beyond what is necessary and nice. Also, I ask that the renovations are kept as apolitical as possible in terms of artwork, building names, etc. There is so much out there that divides people, and it would be nice to find a place where everyone can escape the politics and division and just simply relax.
- I think so far, this is a waste of money.
- What would happen to the remaining businesses in the strip mall area? Where would the Dance Studio be located?
- I would love to see space for a few private businesses to create a more welcoming atmosphere like a restaurant or two.

- I think it's terrible that the city is taking away one of the very few fields it allows the Roseville Youth Girls Fastpitch Association teams to use without providing a comparable replacement option.
- I would like to see lexington focused more on enabling people walking/biking to the civic campus to do so safely and comfortably. How great would it be for a family park at Central Park, then bike over to City Hall?
- I definitely don't favor the option that includes rerouting Woodhill. I remember the ruckus a few years back when C2 was "connected." Rerouting Woodhill would increase traffic through the residential area that C2 bisects, to its detriment.
- My second favorite concept is A1. I dislike concept C because I feel rerouting an entire street seems like too much and is there really a need for that.
- Leave it where it is
- Like the park next to vfw to eat and play at when getting their food and all the extra space for them to do other things
- Not liking the lost of existing park space.

Q12 - What else would you like us to know?

- What are the proposed time frame for the development?
- People can work from home so their space could Be repurposed and save some money on building new.
- More walking paths, add sidewalks to woodhill, lots of trees planted. Water feature possible?
- Will the cost of each plan be attached anytime soon?
- Cost of the different options, including environmental as well as financial.
- I would like the city to take budgeting and fiscal responsibility. I dont feel the city should have purchased the license center building. I think we could have done without purchasing it
- Can you post these plans outside the ice arena entrance so more people - who actually use the facilities - can see them? and thus provide input.
- It's fine how it is. Stop wasting money and keep our police funded and on the streets.
- It is a Roseville icon leave it there
- Roseville contains finite space yet the city and departments seem to be expanding at faster rate. Multi family properties are outnumbering single family homes.

Q18 - What is your age?

- ○ Under 18 **(0)**
- ○ 18-24 years old **(1)**
- ○ 25-34 years old **(3)**
- ○ 35-44 years old **(3)**
- ○ 45-54 years old **(3)**
- ○ Over 55 years old **(8)**
- ○ I prefer not to say **(2)**

Q19 - What is your gender?

- ○ Male **(10)**
- ○ Female **(10)**
- ○ Prefer not to say **(1)**

- Other

Q21 - What is your ethnicity (race)?

- White **(17)**
- Hispanic or Latino
- Black or African American
- Native American or American Indian
- Somali
- Asian/Pacific Islander **(1)**
- I prefer not to say **(2)**
- Other