



Campus Master Plan Study

City Council Update – September 21, 2020

Howard
Johnson Park

Oval Skate Park

Roseville Skating Center

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



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.



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.



OPTION A.1 – PHASE I

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.



MASTER PLAN OPTIONS:

A.1 – Woodhill Drive Retained

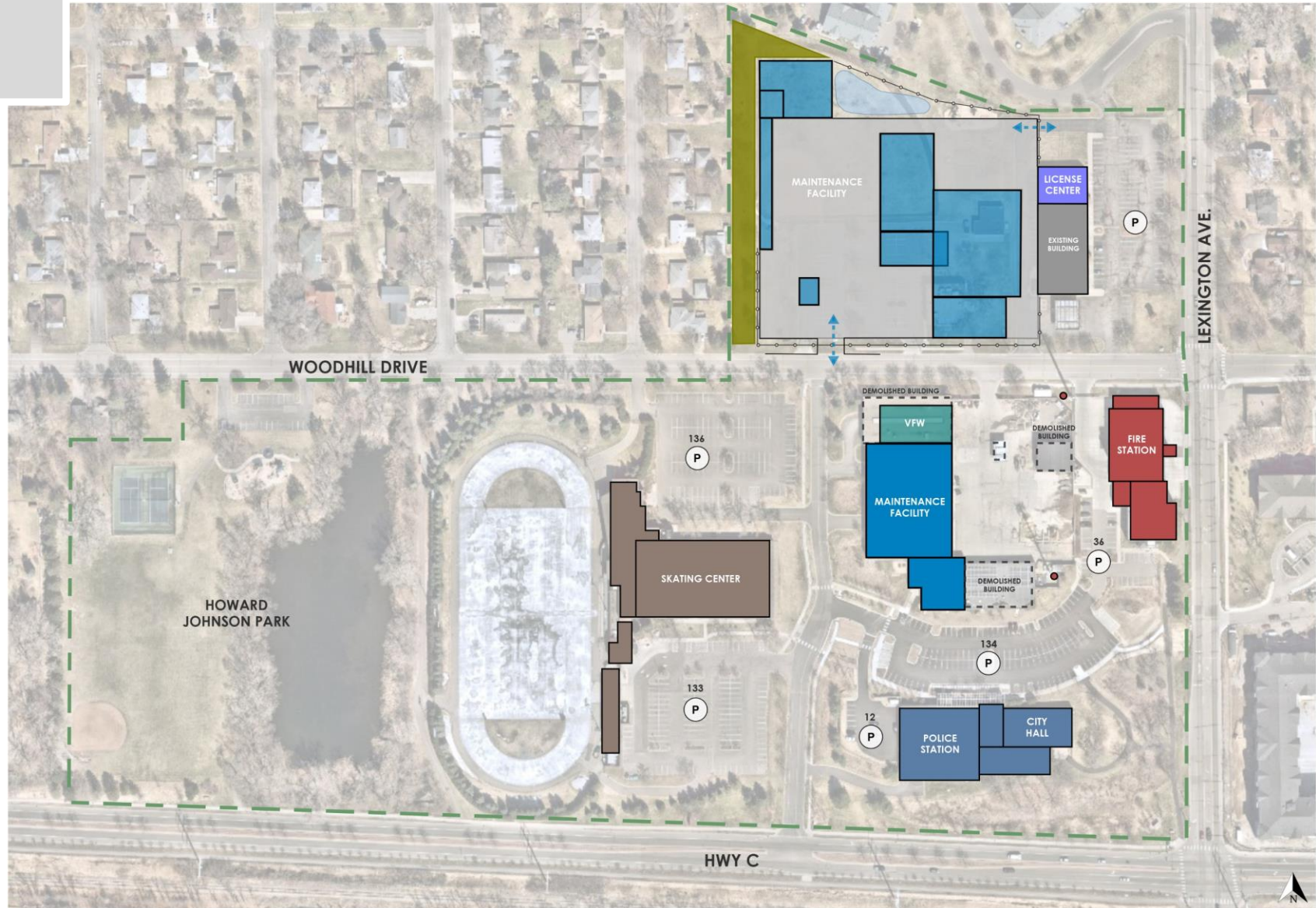
A.2 – Woodhill Drive Retained

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.



OPTION A.2 – PHASE I

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.

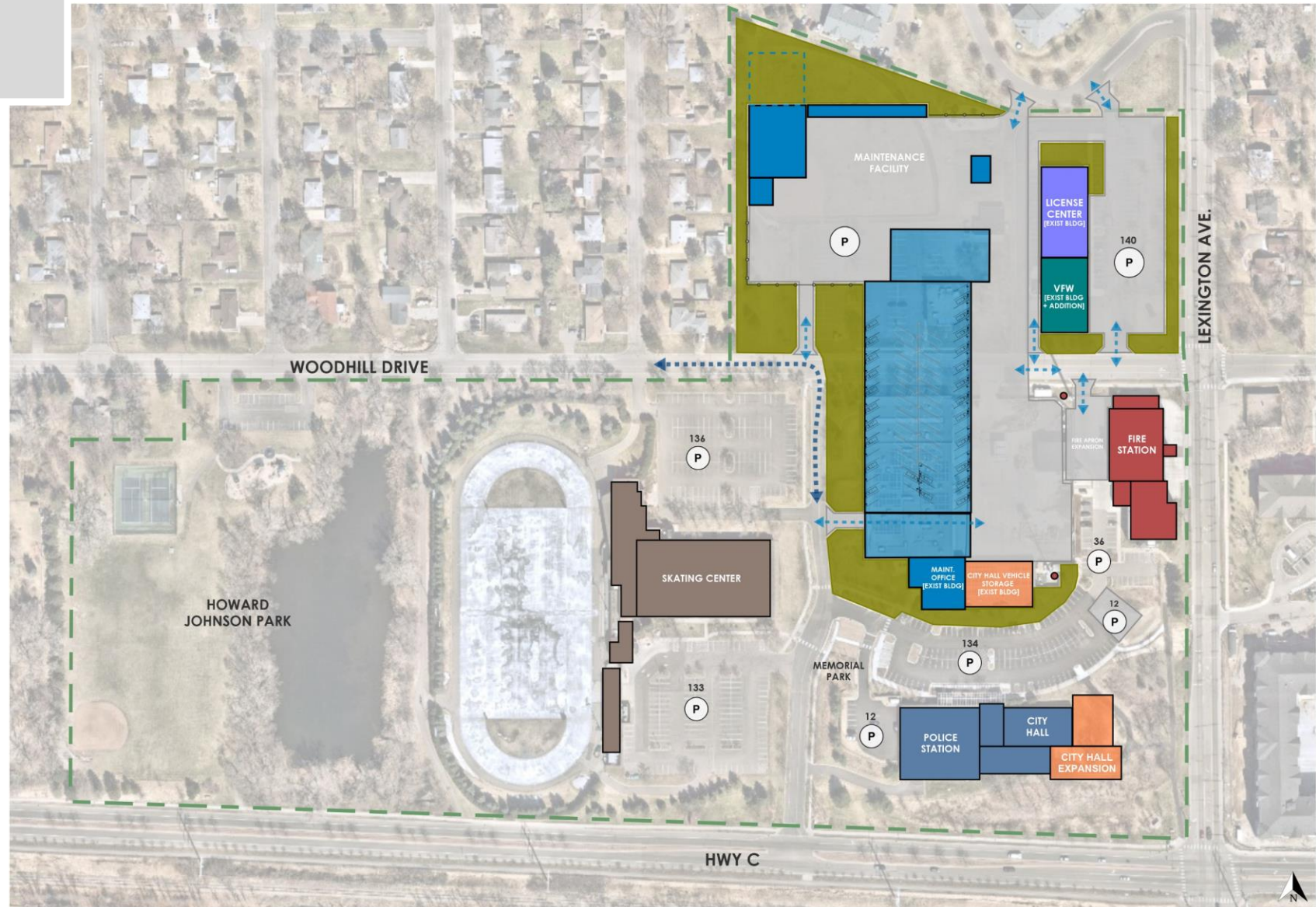


MASTER PLAN OPTIONS:

- 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

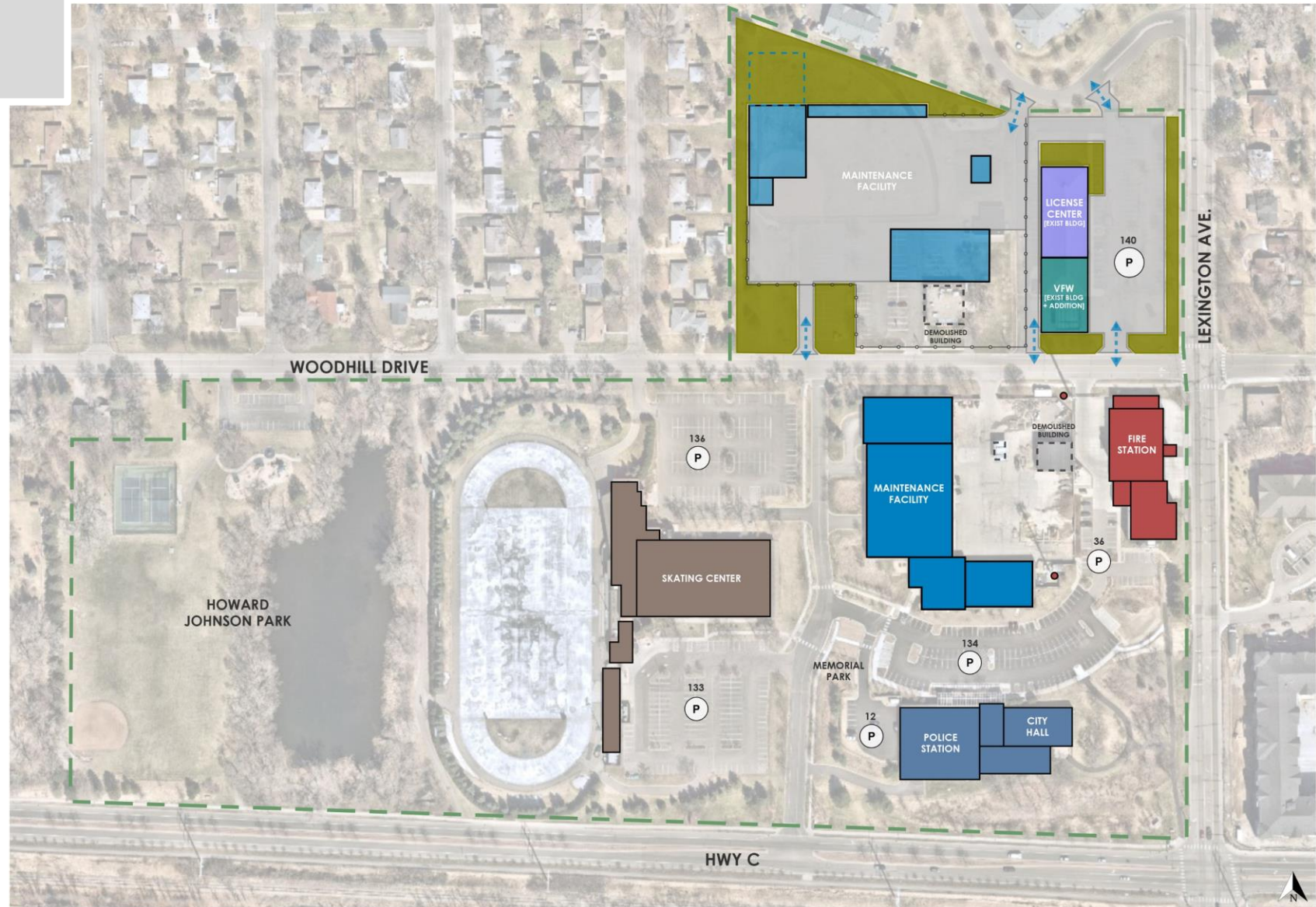
A.2 – Woodhill Drive Retained

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.



OPTION C – PHASE I

	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:

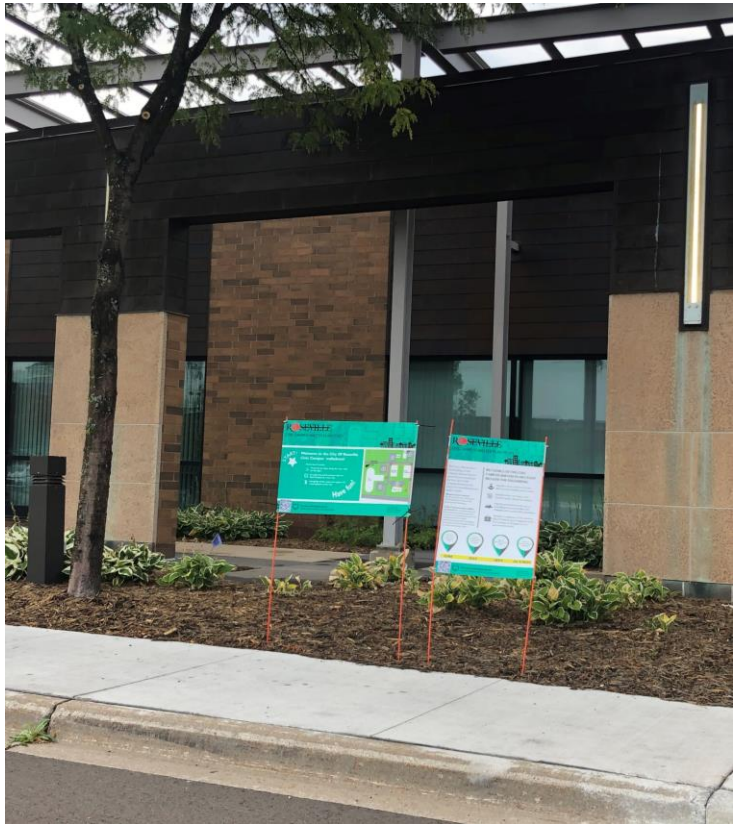
- Total project costs to be escalated at 4% each year until projected midpoint of construction.
- Reuse of the existing maintenance building would save between \$700,000 and \$1,000,000, subject to final design.
- License Center and City Hall costs shown here include escalation as these are anticipated 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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CIVIC CAMPUS MASTER PLAN STUDY

WE NEED YOUR INPUT!

The City of Roseville is developing a Civic Campus Master Plan to provide a long-term framework for phased investment in the City's Civic Campus based on current and projected future space needs

Get Involved



DROP A PIN

Interactive Map

Review the draft planning options and share your thoughts for the future City of Roseville Civic Campus!

View Plan Options



TAKE THE SURVEY

Survey

After reviewing the proposed planning options through the Interactive Map, take this survey to share how you connect with City resources today, and how we can best shape the Civic Campus in the future!

Take The Survey



ADD YOUR IDEA

Ideas Wall

Have more to share? Use our ideas wall to share your thoughts about the Civic Campus.

Add Your Idea

Return

ABOUT

ACTIVITY

A1: CIVIC CENTER GREEN

A2: REUSE OF EXISTING BUILDINGS

B: LICENSE CENTER ON LEXINGTON

C: Rerouting Woodhill

- Woodhill Drive is routed to Civic Center Drive
- License Center and VFW share a renovated and expanded facility facing Lexington Avenue
- Maintenance Facility and yard are close to City Hall and reuse a portion of existing structures
- City Hall expands over time to provide space for departments as they grow

Drag to comment

Like

Dislike

Impacts

Missing

Return to Start

Return to Start

Like

Dislike

Impacts

Missing

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.

View the discussion

Like (1) | Dislike

Zoom in

13 days ago



CITY OF ROSEVILLE
CIVIC CAMPUS MASTER PLAN STUDY

COMMUNITY OUTREACH



ORTEL
ARCHITECTS



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SUMMARY OF COMMUNITY OUTREACH:

ROSEVILLE

Sort Comments Recent Popular

ABOUT

SURVEY

INTERACTIVE MAP

HOME

socialpinpoint

Share with us about ...

Value

Serious concern

Big change

Future

Activities

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.

View the discussion

7 days ago

Like Dislike

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

View the discussion

8 days ago

Like Dislike

SCRAP THIS PROJECT.

View the discussion

2 days ago

Like Dislike

Leave the campus as is, scrap your BIG plans. Live within your means. No more tax hikes, PERIOD.

View the discussion

2 days ago

Like Dislike

What costs are associated with each option?

Join the discussion (1)

11 days ago

Like Dislike

CITY OF ROSEVILLE
CIVIC CAMPUS MASTER PLAN STUDY

COMMUNITY OUTREACH

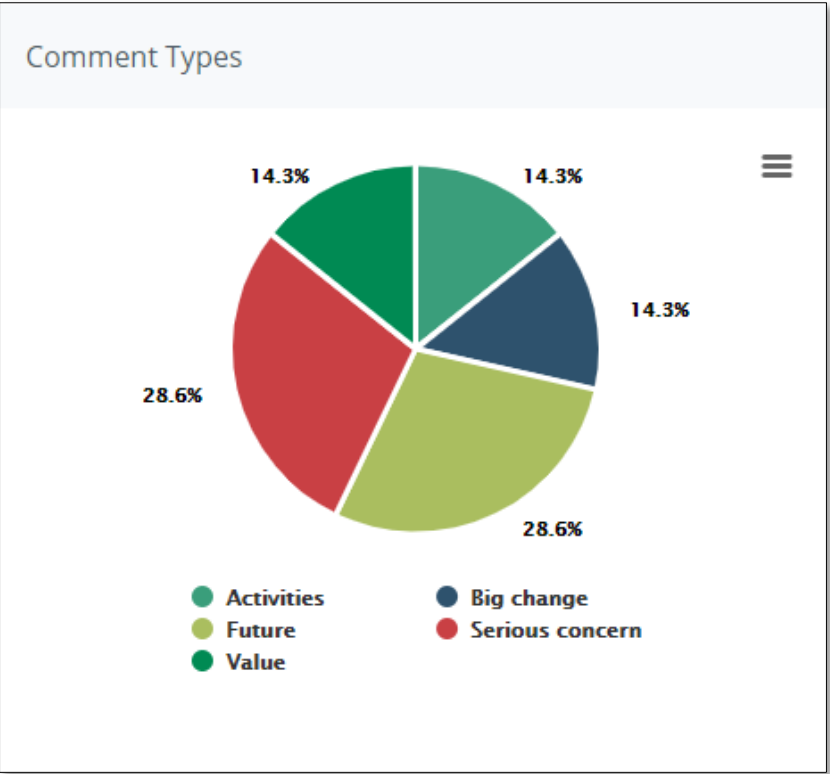
ORTEL
ARCHITECTS

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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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