



**City of Fridley
Summary of Building Assessment Report
Prepared by HCM Architects 4/14/2014**

Conditions of the Existing Public Works Garage

The facility is located on City Property in Anoka County, southeast of the intersection of 73rd Street NE and University Ave NE. The site has one working entrance at the northeast corner and shares property lines with 71st Street NE, the Fire Department Training Facility and Anoka County property at Locke Park. There is one main building on the site, housing reception, offices, break & locker spaces and vehicle maintenance. There are numerous smaller storage and cold storage buildings on the site, as well as a salt/sand shelter and the Police Department Impound area. The site is well organized and well kept, but is lacking in covered storage and racking, which would promote even more organization and improve safety.

Items noted of Concern include:

- Storage and maintenance bays are significantly undersized for modern vehicle sizes, creating tight working spaces and unsafe conditions.



Inadequate safe circulation space

- Maintenance bays are not wide or tall enough for maintenance of large vehicles. For example, plow trucks must have plows removed to be worked on indoors.
- Oldest portion of the building has aging roof.
- Heating and mechanical systems are largely original.
- Break room is too small for staff size.
- Too few lockers to accommodate staff size.
- Fluid dispensing system is minimal.
- There is substantial outdoor storage of vehicles and equipment.
- Outdoor storage is tidy, but lacking racking and proper storage



Storage Building: Dirt floor and lacking storage racking

- Most of the cold storage buildings are very old and nearing the end of their serviceable life.
- Inadequate space for safe storage of fluids
- Storage room undersized for maintenance department needs



Undersized maintenance space

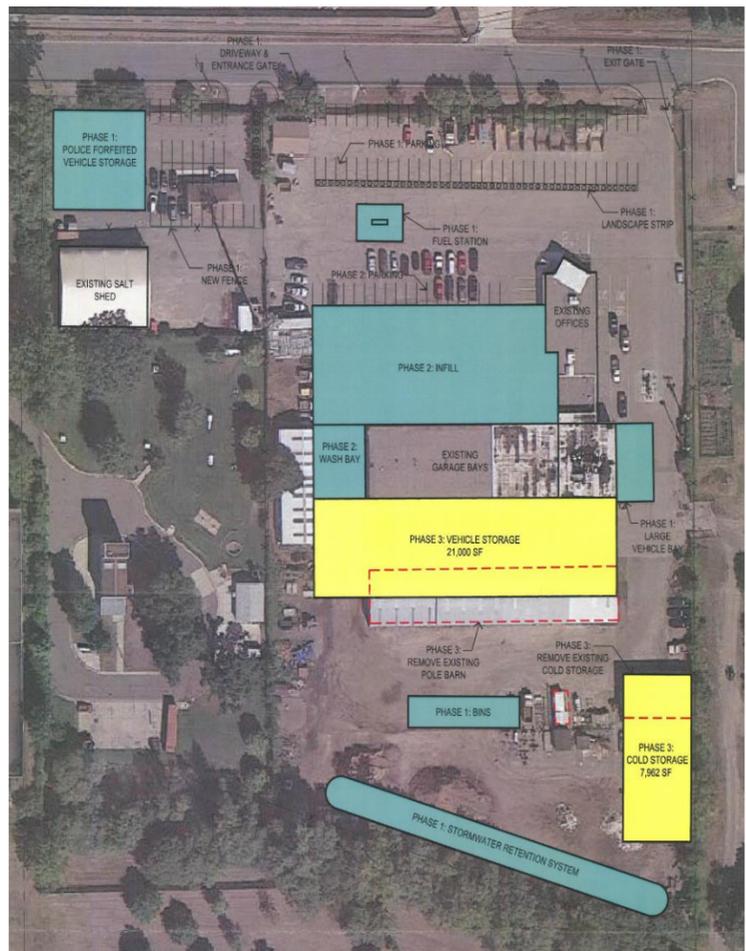
- The site is too small for temporary storage of storm damaged trees, etc.
- The fuel pumps are ending their serviceable life and do not have a canopy.
- Storage bins of materials are front and center of the facility
- Personnel vehicles and City vehicles intermingle in the parking lot.
- The facility is served by one working gate at the NE Corner of the site. The gate has an overhead cross bar that is low enough to have been hit by vehicles.
- Access to the salt/sand storage area shares access with the Police Department impound area.



Lack of safe circulation space

Space Needs:

The existing Fridley Public Works Garage does not serve the modern needs. A large portion of the square footage is constructed under building additions and the addition of outbuildings, and the layout does not lend itself to efficiency. A space needs analysis was performed that determined 77,000 square feet are needed for future Public Works Garage on its existing site. A conceptual layout was prepared for three phased expansion from the existing 36,000 square feet as shown.





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Conditions of the Existing Municipal Center

The existing building is a collection of structures built and expanded over the last 70 years, with the most recent remodel/addition 30 years ago. The original fire station and Police Department structure is wood framed and the more recent Fire Station and Municipal structures are steel framed. In general the buildings are showing their age and suffering from a lack of maintenance. Space is currently a serious issue for several of the departments. Most noticeable are the Fire and Police Departments. As an example, the Police Department currently has less than half of the space that detailed programming shows they need. The approach to City Hall is convoluted. The address is University Avenue, but the parking lot and building access are from the east, off of 5th Street NE. The approach to the building is long, not easily understood and is lacking a civil presence.

Items noted of concern include:

- The facility is served by two emergency generators which are undersized, one of these is over 40 years old.
- A large amount of the facility is below grade, causing concerns about moisture penetration.
- The plaza on the south side of the property appears to be underutilized and the fountains are not in working condition.
- Exterior masonry in need of extensive repair.
- The main entrance doors have thresholds that do not meet accessibility code.
- Exterior lighting needs repair.
- Police department garage entrance does not have adequate door clearance (width).
- Parking ramp is in need of extensive rehabilitation.
- The facility lacks accessible route components throughout the site, and does not meet State of Minnesota Building Code accessibility requirements. Many entrance vestibules and interior doors lack required clearance(s). Multiple areas of non-compliant door hardware were noted. The facility does not have any accessible toilet fixtures.



- Stairs do not have code-compliant handrails.
- The facility does not have accessible public service counters.
- Storage garage has no fire protection system installed.
- Mechanical room does not have adequate service clearance space.
- Police department locker room space is crowded and inadequate. Police department is lacking storage space, proper squad and breakroom space.

- Police and Fire Department locker and shower rooms do not meet accessibility code and do not have adequate clearances.



- Fire department has work space, office, living and sleeping areas sharing space. Fire department kitchen is too small and lacking accessibility.



Fire Station: Work, office, living and sleeping space all shared.

Space Needs:

The existing Fridley Municipal Center also does not serve the modern needs for efficient service to the public. As much of the square footage was constructed under building additions, the layout does not lend itself to efficiency and appropriate collaboration (and separations) between departments. A space needs analysis was performed that determined 70,000 square feet are needed for future Municipal Center Operations on its existing site. A conceptual layout was prepared as shown.

