



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: WS 18-92, Version: 2

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**WORKSHOP ITEM** - *Robert Therres, Public Services Mgr./Asst. City Manager*

### **CITY HALL IMPROVEMENTS AND FINANCING DISCUSSION**

Earlier this year, the City presented the results of a space needs study for future needs of City Hall/Police Department to the City Council. After discussion at several workshops the Council has requested a further break down of the costs of the improvements and how they could be staged.

Attached is a memo from the architect, 292 Design, that assigns costs, including soft costs to the different pieces of the City Hall improvements. As noted the estimated costs for the total City Hall Improvements is \$3,738,960.

To build a 36 stall garage for city vehicles would add an additional \$1.25 to \$2.25 million to the cost of the improvements and bring a total cost to approximately \$6 million.

Council also requested any information on additional costs that would be incurred by doing the improvements over a period of years. It is difficult to quantify specific dollar increases but there would be duplication of costs for such items as mobilization of a contractor, costs of bidding separate projects, bonding and financing costs, and the increase in costs over time. 292 Design had conversations with general contractors who bid these projects and they estimate that you could add 7%-10% a year to the costs.

The next step in this process is to bring on an Architect through an RFP process that would begin to perform design services and get a project ready for bidding. The cost of doing this next step is estimated to be between \$225,000 - \$250,000 based on doing the full scope of the project. This cost is included in the estimated costs of the improvements.

Provide feedback on proceeding with City Hall Improvements