



# CITY OF BUFFALO MUNICIPAL FACILITY NEEDS ASSESSMENT

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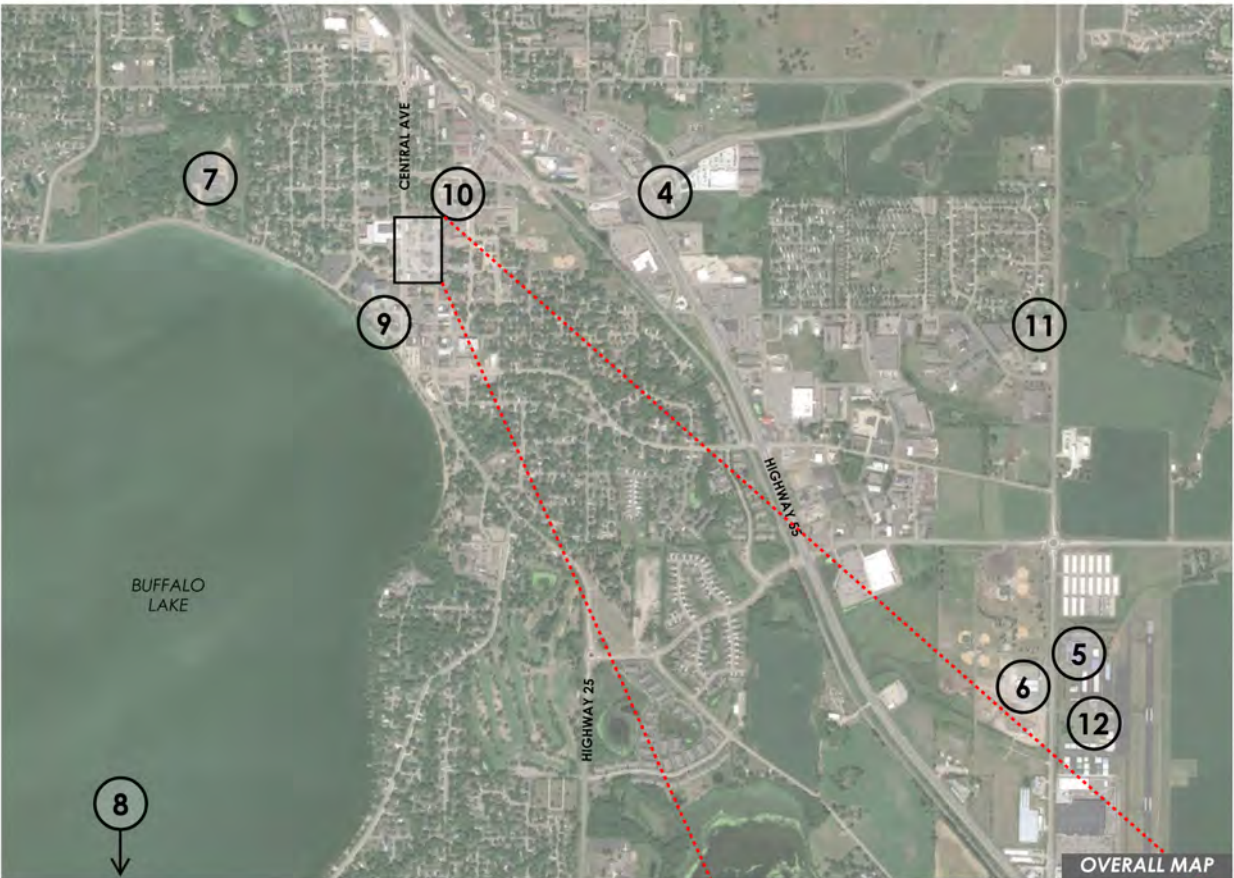
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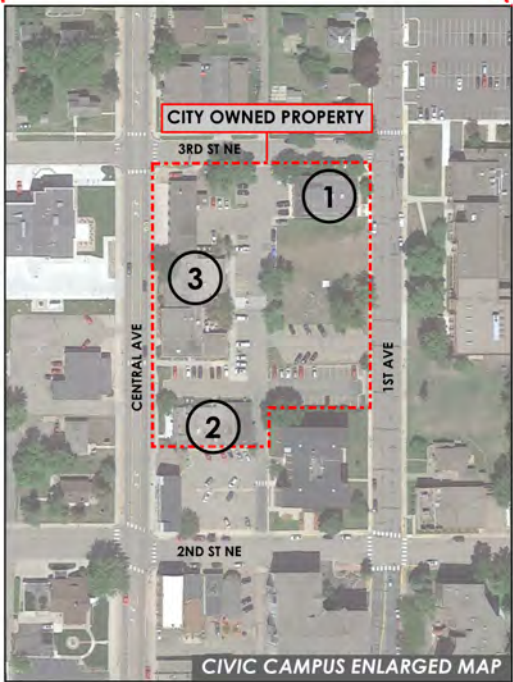
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# MUNICIPAL FACILITIES INCLUDED IN THIS STUDY



- |                                 |  |
|---------------------------------|--|
| 1 POLICE DEPARTMENT             | 7 UTILITY SERVICES CAMPUS                                  |
| 2 COMMUNITY CENTER              | 8 WATER RECLAMATION PLANT                                  |
| 3 CITY HALL                     | 9 BUFFALO PUBLIC LIBRARY<br>(GREAT RIVER REGIONAL LIBRARY) |
| 4 WINE & SPIRITS -<br>HWY 55    | 10 WATER TREATMENT PLANT                                   |
| 5 STREETS & PARK<br>MAINTENANCE | 11 CENTENNIAL FIRE STATION                                 |
| 6 CIVIC CENTER                  | 12 AIRPORT ARRIVALS BUILDING                               |





# EXECUTIVE SUMMARY

## INTRODUCTION

The City of Buffalo engaged the BKV Group team to provide a Municipal Facility Study and Master Plan of 12 city facilities, to inform long-range capital improvement and fiscal planning. The study is inclusive of two key components: assessment of current site and facility conditions for each building (material, infrastructure, systems, and code compliance), and evaluation of each department's operations and staffing relative to available space and capacity. These two efforts provide the City with an objective and holistic understanding of both necessary and recommended long-range investments, ensuring the longevity of these facilities as city resources, and in service of high-quality, consistent operations and services for the residents of Buffalo. Project outcomes include itemized facility assessments, prioritized by criticality; a quantitative space program for each department, including projections at future milestones; graphic diagrams representing adjustments to the existing facilities and/or sites to meet the projected space needs and fulfill the project's guiding principles; and recommendations for project phasing and projected cost estimates to facilitate continued planning and implementation.

## PROCESS

This study utilized a multi-part process to gather and analyze existing information, to share it for review by the Task Force, and to translate findings into recommendations in written, graphic, and numeric form to aid the city in long-term, phased implementation. This work centered around the Task Force's guiding principles for the project: Fiscal Responsibility, Communication & Dialogue, Long-Term Stewardship of Physical Assets, and Supporting Operations & Service Delivery, and included:

1. A review of available documentation and prior reports. Information about existing sites and facilities, operations, services, with future projections for staffing and fleet provided by department heads.
2. Assessment of the facilities as physical resources and as hosts for city operations and service delivery. This included visual review and documentation of materials, systems, and condition, along with dialogue with key facility staff about known issues with deferred maintenance.
3. Space programming analysis: a matrix-driven process itemizing space types, quantities, and attributes as they exist, and documenting goals and best practices for their future configuration and size. This process included benchmarking against similar facilities, dialogue with department leads and all city staff, and a process of review and refinement with the Task Force.
4. Test-fit development of diagrammatic site and floor plans. Through the use of "bubble diagrams," which represent overall spaces at scale, the team explored options for each department and facility to address guiding principles, incorporate projected growth, and resolve outstanding issues with service and operations. The team prepared multiple options for review and consideration, starting from reuse and reconfiguration, and providing full replacement recommendations where it would offer a cost-effective alternative. Following input from the Task Force, the team refined and consolidated these into final recommendations for each facility/site.
5. Development of cost estimates for the recommended facility improvements. Estimates of probable cost include both construction costs (the actual cost to demolish, renovate, and provide any new construction) and also soft costs (additional costs such as testing, finishes, furniture, and equipment, AV/IT technology, security, and professional services), which make up the total project cost in conjunction with the construction costs. In this volatile time in the industry, this effort draws on similar projects constructed in the last 12 months, and utilizes emerging industry recommendations for project contingencies and escalation (annual inflation).



# EXECUTIVE SUMMARY

## RECOMMENDATIONS

The outcome of project assessment, analysis, and dialogue with City leadership and staff, including insights and revisions guided by the Task Force, is a set of recommendations for investment in City property and facilities, to address current and projected space needs, and to ensure the City's capacity and resiliency to provide high levels of service across all departments now and in the future.

Overall recommendations for phased and prioritized investments follow and fulfill the project's Guiding Principles:

- **Fiscal Responsibility:** Develop financially viable recommendations and phasing
- **Communication & Dialogue:** Bring the community and stakeholders along in the process, and communicate the need and value for this work
- **Long-Term Stewardship of Physical Assets:** Protect and invest in City facilities to ensure their longevity, to reflect a sense of quality, and to embody the identity of Buffalo
- **Support Operations & Service Delivery:** Improve utilization and efficiency, support positive customer service experiences, upgrade to meet codes and regulations, motivate and retain staff

Ten out of the twelve facilities studied are undersized to meet today's existing space needs or those projected into the future. This lack of functional space has current impacts on departmental operations, workflow, and staffing, and on service delivery and programming. In the future, continuing to remain in undersized facilities could have a range of impacts including: negative impacts to recruitment and retention, increasing inefficiencies in operations leading to increased labor and maintenance costs, and potential impacts to the operations and services the city can provide. For departments with vehicles and equipment, space limitations impact the longevity and security of these items while also limiting safe operations and functional logistics.

In review with department leads and the Task Force, a prioritized list of facility investments was developed, beginning with those departments whose current operations are significantly impacted by facility capacity, condition, or attributes. In addition, the project team also identified distinctions between facility investments that require traditional capital project funding, those projects that may have multiple or different funding streams, and those whose scale and scope is small enough that they can be planned ahead as part of the City's ongoing Capital Improvement Planning (CIP).

## NEAR-TERM PRIORITIES:



**Police Department:** The existing facility is beyond capacity for current staff and operations, with no remainder to address projected future space needs. Since construction, operations have grown into the building in every way possible, with current detrimental effects on best practice operations including work and training space, evidence and training areas, and vehicle, equipment, and armory storage. (Image at left is day-to-day gear storage at the bottom of a stairwell). The existing building lacks a dedicated armory for secure storage, has limited indoor garage space for department vehicles, and has a single, undersized training room that must be reconfigured between classroom-style and defensive tactile physical training uses.

Investment in this physical facility will directly impact safe and effective operations, and can contribute to recruitment and retention. The adjacent site has capacity to accommodate expansion, and the existing building can accommodate reconfiguration; renovation and expansion of the existing facility will allow the City to meet the departments current and projected space and operational needs - nearly triple the square footage of the existing building.





**Buffalo Wine & Spirits - Hwy 55:** The volume of product necessary to meet customer demand in this store is far greater than what the capacity allows, limiting the amount of product the store would otherwise offer. The lack of capacity overwhelms the retail floor with display and storage in ways that leave many aisles too narrow for accessibility, and filling remaining storage and administrative areas in ways that restrict workflow and safety. As a key revenue-generator for the City, investment in this operation could positively impact the store's capacity to more fully meet customer expectations while also expanding current revenue income. The existing site has valuable visibility along Highway 55, and it is recommended to retain this location. The geometry of the existing facility, structural bay dimensions, and site layout would limit the long-term value and effectiveness in renovating and expanding the existing facility.

Replacement of the existing facility with a new building would allow for a more open and flexible floor plan, provide sufficient floor space for operations and workflows in both the public retail area and for staff spaces including storage and refrigeration. A newly-placed facility would allow for expanded site parking, and a safer overall traffic flow, achieved by a more intentional placement of the building utilizing similar setbacks to recent commercial projects along the highway. Preliminary studies indicate a potential options to offer a right-turn-only entrance for cars from Highway 55, subject to dialogue with MnDOT. A new facility could either be constructed as a two-story facility on day-one, or could be planned for future vertical expansion to allow for long-term capacity on the site for further expansion.



**Public Works: Streets and Parks Departments:** Currently Public Works houses two departments at County Road 134 NE: the Streets Department and the Parks Department. This co-location has been beneficial for collaboration and efficient operations, however the facility and site are undersized for today's operations for each department on their own, and lack any capacity to accommodate growth, should both departments remain at this location. The City's site is landlocked from expanding with the Airport to the south and east, Buffalo Storage to the north, and the County Road to the west.

Following a detailed review of current and projected space needs, it was determined that the existing site has the capacity to accommodate the Parks Department at this location, with the ability to reuse the existing building with modest interior renovations, to utilize the yard and outbuildings as they exist, and with the capacity for building expansion long-term to meet staffing needs.

To achieve this reuse of the existing site and building, the City's priority should be to locate and acquire a new site for the Streets Department, whose space needs are greater than the Parks Department, and cannot be met on this existing site. **INSERT NEW SITE SIZE**

**Public Works: Cold Storage Building:** While the City's other Public Works Departments have current and projected space deficiencies, their operations are less dramatically impacted at the present. Utility Services, Water Reclamation, and the Water Treatment Plant will each require renovations and expansions to meet projected staff, equipment, and operational needs, these can be planned, phased, and implemented over time.

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Facilitating this deferment of scope to prioritize critical issues will be aided by focused near-term investment: following dialogue with the Streets & Facilities Maintenance Supervisor and the Task Force, it was determined that a 0-5 year investment in a standalone Cold Storage building (i.e. not heated), would provide additional space that could be utilized by all Public Works Departments, to ease their space pressures. The City's Water Reclamation site has land available for such a structure, and as a utilitarian building, this could be cost-effectively constructed and available for use. Subject to available funds, this scope could include the projected new lift station, and a range of construction types (ex: pole barn) could be used to manage the project's economy.

## RECOMMENDED PHASING

The following facilities and departments have a current and pressing need for investment, with existing operations significantly impacted by existing facility conditions and limitations. In addition, the facilities listed also lack any capacity to accommodate the projected staff and/or operational growth identified during programming. This determination, along with consideration of project prioritization and phased implementation by the project Task Force and Council, drives the following prioritization for phase investment, each of which would be capital projects implemented through traditional funding for projects of this scale and type.

The breadth of work included in this project requires an implementation strategy that allows work to proceed in phases, in response to the City's financial capacity for funding design and construction. This allows debt to be managed over time with allocation of funds in a sequence prioritized by the most critical existing building limitations and challenges.

**1. Police Department - Renovation and Expansion:** With critical operational needs and existing building infrastructure issues impacting current day-to-day function, efficiency, and best practices, with no capacity to adapt and accommodate projected staffing and operational evolution, this department and facility are the City's primary objective for capital investment. Improvements will triple the size of the facility, with focused renovations at both levels of the existing facility that will work with additions to provide the necessary staff, support, evidence, and garage space.

This master plan presents two potential configurations of the Police Department, in relation to the options for investment in City Hall; whether an expansion extends the building to the south and west, to connect to a future City Hall, or fully to the south to remain as an independent structure, both options will meet long-term projected space needs. In advance of proceeding with design and construction on one scheme or another, the City should reflect on the overall City Center proposed master plans to select a strategy that benefits and is realistic for both Police and City Hall long-term planning. Renovation and expansion of the existing site and facility within the next two to four years is an important investment for the City, representing a dedication to providing quality services and operations for both community and staff.

**2. Buffalo Wine & Spirits - Hwy 55 - New Facility:** The liquor store has a current and pressing need for a new facility to accommodate operational volume and more fully facilitate revenue generation. The volume of product necessary to meet customer demand is greater than the capacity of both the retail floor space and the storage area. Right-sizing this facility for retail capacity and customer demand will allow for the continued success and growth of this facility, with the opportunity to have generated income support other future City projects. As noted earlier in this summary, a potential new connection to Highway 55 is something to be explored in parallel with project funding, so that the final planning and design within the next three to four years can reflect any

approved adjustments. It should be noted that this building may be able to access additional funding streams not available to other facility types.

**3. Public Works Cold Storage - New Facility:** Investing in a new free-standing Cold Storage building would provide flexibility for Public Works operations overall, while supporting later implementation of larger scale capital projects. The current facilities are at capacity; without some investment in an enabling project that provides additional space capacity, Public Works Departments would continue to experience pressing challenges on their operations until such time as their recommended work can be implemented. While this project is recommended to be prioritized within the next five years, to provide relief for Public Works operations, timing should coordinate with and defer to the planning and financing of the Police Department and Buffalo Wine and Spirits.

**4. Streets Department - New Facility:** Following the investment in the first three project priorities, the next enabling investment that facilitates other investments is the separation of the Streets and Parks Departments from within the same facility. By identifying a new site for the Streets Department, where either a facility can be purpose-built to meet the projected space program, or where an existing facility can be renovated and expanded as needed to meet those same program goals, moving the Streets Department out of the share facility enables the Parks Department to right size their operations with the existing building to remain. Important to acknowledge that the first step in this project is the identification and acquisition of a site that has sufficient area for the enclosed building and for all related yard, storage, and maneuvering space as identified in the program. This acquisition could happen as soon as a site is identified and as soon as funds may be available, which could pre-date the design and construction of the facility by anywhere from one to seven years.

**5. Parks Department - Renovation/Expansion:** As soon as the Streets Department is able to move off-site, the Parks Department will realize additional capacity for their operations, and can make internal adjustments in layout and function. Over time, the department can invest in phases, implementing the functional adjustments and space needs growth defined in the project program. This ability to invest in the facility in phases is beneficial financially, and will allow the City to manage multiple priorities at once.

Out of the thirteen total facilities reviewed under this study, four (Police Department, Streets Department, Parks Department, and City Hall), would be funded under traditional methods such as general obligation bonds, internal city funding, where available, or through state construction grant programs. Another segment of the projects (Utilities Services, Water Reclamation, Water Treatment Plant, and the Airport), are projects that are either smaller in overall scale, or are projects that can be completed in smaller phases, at a level of financial investment that could be included in the City's capital improvement planning. The final set of projects (Wine and Spirits, the Community Center, the Civic Center, Buffalo Library, and Centennial Fire Station), could be implemented using a range of funding streams, including collaborative partnerships, facility-specific state, regional, or national funding, or with dedicated grant programs (ex: Minnesota State Library Construction Grant program).

- A. Civic Center:** Buffalo's existing Civic Center has a high volume of use and would benefit from locker and team facilities commensurate with other rinks in the region. Both rink facilities have the capacity for expansion and renovation to meet space and operational needs. Infilling between the rinks and expanding at the front of both buildings will provide additional public, team, and support spaces, with interior reconfiguration addressing locker and equipment spaces.
- B. Community Center:** The current community center, largely serving as a non-athletic community meeting and program building, is in critical need of replacement as it is not



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accessible, lacks windows and daylight, and cannot be cost-effectively renovated. A new facility could be constructed on the existing site, coordinating with other planned improvements on the Civic Campus site, or this function could relocate to the former Buffalo Cinema, co-locating with the Buffalo Community & Arts Center. Refer to separate study for information on the latter.

- C. Library:** The library's most pressing space need is the separation of the Children's collection and reading area from the public meeting area/room. A modest expansion would enable this, while also allowing the library to adjust collections layouts overall to ensure dedicated collections and reading space for all three age groups: Youth, Teen, and Adult. Any investment should take into consideration the potential relocation of County Road 35, as an addition to the library could aid in its visual presence if this thoroughfare goes away.
- D. Utilities Services:** The existing Utilities site has sufficient capacity to accommodate the projected space needs. Additions to existing structures would reconfigure the existing work yard and provide expanded conditioned storage, divisional work space, and additional administrative areas. As needed beyond 20 years, the site could accommodate a further expansion to the conditioned storage area.
- E. Water Reclamation:** The Water Reclamation site has available land to address space needs, and would be home to the nearer-term Cold Storage building. Over time, investments in existing facilities could be phased to provide the additional equipment, workshop, wash bay and maintenance needs defined in the space program. Expansions could be provided "as needed" in multiple phases.
- F. Water Treatment Plant:** Of a scale that this scope of work could be included in longer-term Capital Improvement Project (CIP). A modest interior renovation would separate administrative, lab, and break room spaces for staff. Other issues should be tracked over time, including storage and work areas in vehicle bays, and drive-through capacity of the vehicle bays.
- G. City Hall:** The existing facility has some challenges, with a common lobby separating administrative offices, insufficient space for current citywide Information Technology operations, and other shared space and support deficiencies. Subject to coordination with investments in the Police Department and the Community Center, City Hall could be renovated and expanded or it could be relocated onsite as a new building that is placed to have a greater civic presence, to connect with the Police Department, and to provide public green space on the Civic Campus.
- H. Airport Arrivals:** The airport's arrivals building needs renovation to accommodate an additional office space for staff. This can be accomplished with a modest interior renovation. If desired, the project could include a small-scale addition which would provide a small amount of lounge space in the building's night lobby. Given the scale of the project, this work could be included as a Capital Improvement Project (CIP) line item.
- I. Centennial Fire Station:** For long-term operations, this facility's operations would benefit from investment to provide current industry-standard cancer prevention measures, and an additional apparatus bay which would allow the city to provide industry-recommended redundancy of equipment for each station on either side of the railroad line. The existing site has capacity for this expansion, and interior renovations and the apparatus bay expansion could be completed in phases.

This study is not intended to provide a finite sequence or timeline for implementation, rather, the space programming, facility assessments, and dialogue with key city stakeholders have informed an objective process of needs definition and preliminary recommendations for city leadership to review further in detail in alignment with other goals, objectives, and concurrent investments.

## PROJECTED COSTS

Cost estimates were prepared drawing on benchmark cost data for recent projects of similar sizes and types within the Twin Cities Metropolitan area. For each facility, total project costs are provided inclusive of both construction costs and soft costs. Construction costs are direct costs for the procurement and implementation of construction activities; soft costs are the additional project costs required to execute a project, including professional architectural, engineering, and specialty services, permits, testing, building-related furniture and equipment. Total project costs also include industry-standard allocations for contingencies - recommended separately during both design and construction - and escalation, the industry's accounting for annual inflation costs. Refer to individual project costs for the extent to which escalation is included, or whether, given longer project timelines, current values have been provided, with recommendations to escalation prior to project implementation.

Costs listed herein are identified with recommended phased timelines for construction; planning and design work would precede these dates by 12 to 24+ months and should be included in the City's long-range planning. In advance of releasing a Request for Qualifications (RFQ) or a Request for Proposals (RFP) for professional services, it is recommended that the City revisit the projected budgets, potentially engaging an outside cost estimator or contractor to verify and update the costs for current market conditions. This is critical to ensure that the City's project expectations and capacity are aligned with the space needs requirements outlined in each project's program. For projects whose implementation may lie more than 10 years beyond the completion of this study, it is recommended that the City engage a design and planning professional to revisit the space programs to align their recommendations with a given department's needs and evolution.

Facility	Estimated Construction Cost (Incl. Contingencies)	Estimated Soft Costs	Estimated Total Project Cost	Notes
<b>Police Department</b>	\$13.2M	\$3.3M	\$16.5M 2028 dollars	Includes interior renovation and exterior repairs of existing, and new addition
<b>Buffalo Wine &amp; Spirits Highway 55</b>	\$5.8M	\$1.5M	\$7.3M 2026 dollars	Option: Add a second level of open storage + office/admin at 13,900 SF for long-term flexibility and capacity. Add \$3.4M to construction cost, \$4.1M to overall project cost. Cost excludes potential Highway 55 turn off drive.
<b>Public Works Cold Storage</b>	\$2.7 - 3.6M	\$672 - 840k	\$3.4 - 4.2M 2030 dollars	Assumes pre-engineered metal building (PEMB), insulated for conversion to warm storage in the future. Cost range reflects construction type options.
<b>Streets Department</b>	\$17.2 - 25.5M	\$4.3 - 6.5M	\$121.5 - 32.0M 2030 dollars	Project costs do not include site acquisition costs. Cost range reflects scope variation in site and design.
<b>Parks Department</b>	\$1.4M	\$280k	\$1.7M 2025 dollars Escalation Required	As streets moves site, parks could invest in portions of this scope in phases, deferring additional expansion until needed

We recommend that the city re-evaluate the project phasing annually to explore financial strategies that could move projects forward sooner. Completing the full recommended scope within a shorter overall duration will result in long-term savings to the community. Furthermore, it will be critical, at the start of any formal design through construction process for any of these improvements, for the City and their selected design team to begin with an affirmation of projected costs to align the projections here with current market values.

## CONCLUSION

The City of Buffalo maintains their facilities with care, which is evidenced by buildings that have expected levels of wear and aging given their dates of construction. The City's physical assets will continue to have value if adapted, renovated, or replaced as outlined herein, allowing the City to meet projected space needs and evolution in operations and service. The preliminary investment recommendations will have immediate and valuable impact to City operations: the Police Department

will greatly benefit from expanding their facilities, with more useful and functional space that will enhance operational efficiency and effectiveness and directly impact hiring and retention. The Highway 55 Liquor Store has an opportunity to contribute to the City's revenue income with a facility that can provide sufficient space for a robust retail operation commensurate with retail liquor stores. It is essential for the sake of customer demand, quality service, and store revenue that this facility be right-sized. Strategic investments in Public Works Cold Storage, the Streets Department and the Parks Department will maximize existing site utilization, ensure resilient operations, and provide sufficient space for staff, vehicles, equipment, materials, and operations.

The proposed investments are substantive costs individually and as a whole. This project team understands the magnitude of investment and its relationship to other large-scale critical financial investments being made by the City. This study and report seeks to be a tool for continued long-range planning and prioritization, with sufficient information to objectively define each department's space needs, to aid in discernment by city leaders as they sequence investments, and to ensure that each municipal facility is understood and valued in relation to the other.

While the extents of investments can be financially daunting, it is important to acknowledge that these are not optional investments: departments are working in facilities undersized for current and projected operations, and facilities that can no longer meet current industry best practices and standards. A "do nothing" scenario, wherein only the bare minimum of annual maintenance is provided to a given facility, would ultimately lead to greater investments overall given the inefficiency of investing only at the point of failure of systems or assemblies individually, versus addressing investments per facility in a more holistic manner that incorporates deferred maintenance, adjustments to meet space needs, and the ability to improve overall building efficiency to reduce operating costs.

## METHODOLOGY

Each site and facility was visited by project team staff, including engineers and architects with facility-specific expertise. In dialogue with Buffalo's Facility Manager and key staff at each location, teams reviewed existing conditions with an eye towards issues of wear and aging, failure or critical issues, code and regulatory compliance, and space use, efficiency, and effectiveness of workflow.

Following the site visits, the project team developed space program matrices for each department and facility, documenting existing staffing and operations as quantitative square footages, and projecting space needs into the future. These projections reflect dialogue with city staff about known adjustments to staffing and operations, and where applicable, reflecting additional data points or guidance for industry-best practice space planning. These space programs were reviewed with department leaders and refined into their final form.

For City Hall, the Community Center, and the Civic Center, this project also included community engagement in the form of surveys and tabling. These opportunities allowed the project team to gather information about how these facilities are used, perceptions by the public about their challenges and opportunities, and to provide a preliminary touchpoint with residents about the city's long-term commitments to their public facilities.

Moving from the quantitative to the spatial, the team translated the space needs data into diagrammatic test fits on site plans, exploring potential key adjacencies of areas, relationships between buildings and site functions, and considering cost effective and realistic avenues for building expansion. Early diagram sets explored a broad range of options which were then edited and consolidated based on guidance from the Task Force. Each of the project deliverables served as the basis of the team's cost estimation.

## OVERVIEW OF FINDINGS

### Facilities

- The average age of buildings varies across those studied; most were designed for earlier and different requirements for operations and services, placing stress and limitations on today's operations.
- With those space pressures, most lack the capacity to address current and projected space needs without some form of reconfiguration or renovation.
- Overall, sites and facilities are well-maintained both exterior and interior. This investment in the day-to-day has extended the life of these assets, and this commitment would benefit the value of the proposed recommended changes.
- Some of the city's facilities are landlocked within available property boundaries, limiting capacity for expansion on site.
- Facilities intended for public service delivery (ex: Community Center, City Hall) have limited public presence in regards to visibility, arrival, and a sense of welcome and identity.

### Operations

- Across departments, the City provides a high level of service within facilities that do not fully accommodate current operational/equipment and safety requirements.
- Current interior layouts at public-facing facilities limit service and engagement with the public.
- Staff report an overall positive level of satisfaction with facilities, while also indicating specific challenges that impact focus, collaboration, wellness, operations, and service delivery.



# FACILITY SUMMARIES: POLICE DEPT

## Key Statistics

Originally Constructed: 2004

Major Renovation(s): 2012

- Current Building GSF: 10,196 (Gross Square Footage)
- Recommended GSF: 30,196 (Projected 15-yr space needs)

Space Deficiency Today (2023): 15,683 GSF

15-year Space Deficiency: 20,000 GSF (including above)

## Key Priorities

- Address space deficiencies to support operational safety and effectiveness
- Provide training spaces and other critical functions that nurture staff preparedness, health, wellness
- Address insufficient vehicle storage and provide a dedicated armory
- Provide capacity for projected space needs (staff, vehicle, and operational)
- Building infrastructure issues

## FACILITY ASSESSMENT

The Police Department was originally constructed in 2004. In 2012 a focused remodel changed an existing evidence room to an office space, relocating the evidence room into the existing garage. The building is comprised of a steel structure, with CMU bearing walls, and a brick facade. The building houses police patrol operations, with facilities for evidence, interview, training, fitness, and garage storage. The completion of a facility assessment identified the following highlights for this facility:

### Facility

- Spalling failure of concrete at exterior stairs and railing mountings
- Steel lintels are significantly rusting at multiple locations
- Persistent water infiltration issues at the upper-level bay window
- Multiple HVAC issues: humidity, end-of-life units, glycol leaking
- The generator is natural gas and does not have capacity for full building loads for emergency operations
- Transparent glazing at many of the entrances should be modified or replaced to increase security by reducing visual exposure of the interior from the exterior.
- Lack of daylight within all regularly-occupied staff work areas

### Operations

- Significant issues with site/building security
- Insufficient armory storage
- Interview rooms lack sufficient acoustic separation
- No secure yard for department or staff vehicles
- Lockers are undersized for current standards, and shower setup does not function well and facilities do not meet accessibility.
- Facility is at capacity for staff, with insufficient capacity to adapt to future growth
- Limitations with how the facility supports effective operations

Overall, the facility is in reasonable condition for its age. Exterior lintels and material joints are aging, as is expected with the building's exposure, with the most significant issue of water infiltration at the projecting bay element. HVAC systems are experiencing dehumidification issues, and the boilers are at the end of expected life. Operationally, the facility has critical



## POLICE DEPARTMENT CRITICAL ISSUES:

Reviewing the existing facility, current operational functions and workflow, and projected staffing and service evolution, the following are critical issues for the Police Department that are directly impacted by its existing facilities and physical resources.

### • **Critical Issue #1: Address Space Deficiencies**

The current facility has reached capacity to a degree that operational safety and effectiveness is directly hindered. With insufficient capacity to support the current department size and distribution, the facility is limited in how it can support both active and future operations.

- The Police Department has (4) indoor garage spaces, and no outdoor secure parking, which leaves a majority of both fleet and staff vehicles parked out in the open, either on the street, or in the city's surface parking lot. This is a general issue for staff safety, and is a specific issue related to the equipment, supplies, and firearms that staff utilize in fulfillment of their duties. It is an industry best practice that such items, if stored in vehicles, be done so within a secure and monitored perimeter.
- The building has one training room, currently in use for roll call, large meeting room, classroom training, and a defensive tactical training room. It is best practice to separate these uses to minimize the time loss from significant room rearrangements, and to ensure each distinct use has the furniture, equipment, technology, and other components that directly relate to each function.
- The department is projected to increase staff by one sergeant and one deputy chief within the next few years; each of these staff members should have a workspace, and ideally both should have an enclosed office, given the nature of their work.
- The department's evidence spaces should be augmented to provide sufficient space to meet industry standards for evidence storage and chain-of-custody management: it is recommended that the department add a dedicated secure storage area apart from existing intake and processing areas, a dedicated narcotics/firearms evidence room, and increase the size of their evidence garage for best practice vehicle processing.
- Expansion of the department's locker, shower, and changing areas, as well as the addition of a wellness/lactation room, will ensure the city provides equitable resources for all officers and staff.
- Overall, the building and critical operations would benefit from additional storage space. An increased quantity of storage space and the ability to provide this in dedicated spaces rather than a single shared area would facilitate efficient operations and management of resources.



### • **Critical Issue #2: Address Inadequacies with Vehicles and Armory Storage**

The existing building's limitations on space and program components directly impact today's operations and safety: an interior garage that does not have capacity for the department's official vehicles and secure vehicular evidence storage, and the lack of an armory.

- The building does not have a dedicated armory or dedicated gun cleaning area. This functional component is critical for secure storage and management of the department's firearms and munitions, with room construction specific to safe storage of live ammunition.
- Currently radios and body cameras are stored in a shared space. Providing a dedicated area for storage, charging, and repair can ensure this valuable equipment is ready and functional for each shift.
- Today's police vehicles are more than simple conveyances: they include laptops for fieldwork



# FACILITY SUMMARIES: POLICE DEPT

and house the equipment and supplies needed for a range of calls. Secure, tempered storage allows for the vehicles to be stocked and available for calls as needed. For example, Narcan is a critical aid to address overdoses; it must be stored at a controlled temperature between 68 and 77 degrees to function effectively and consistently. When vehicles can be prepared at the start of a shift, officer response time is reduce in comparison to loading a vehicle and unloading it for each call.



SPACE ANALYSIS FORM					
FACILITY:	USABLE AREA REQUIRED				
<b>CITY OF BUFFALO POLICE DEPARTMENT</b>	2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.
<b>Departmental Space Needs</b>					
ADMINISTRATION	1,148	2,049	2,049	2,049	2,049
PATROL	797	3,135	3,135	3,353	3,540
INVESTIGATIONS	464	1,310	1,310	1,310	1,310
EVIDENCE	764	2,295	2,295	2,295	2,295
GARAGE	808	6,713	6,713	8,473	10,233
<b>Subtotal:</b>	<b>3,981</b>	<b>15,501</b>	<b>15,501</b>	<b>17,480</b>	<b>19,426</b>
<b>Support Spaces</b>					
BUILDING SUPPORT	2,604	7,128	7,128	7,128	7,128
BUILDING SERVICES	552	897	897	897	897
<b>Subtotal:</b>	<b>3,156</b>	<b>8,025</b>	<b>8,025</b>	<b>8,025</b>	<b>8,025</b>
<b>Total Net SF</b>	<b>7,137</b>	<b>23,526</b>	<b>23,526</b>	<b>25,505</b>	<b>27,451</b>
<b>Efficiency Factor</b> 10%		<b>2,353</b>	<b>2,353</b>	<b>2,551</b>	<b>2,745</b>
<b>TOTAL GROSS SF</b>	<b>10,196</b>	<b>25,879</b>	<b>25,879</b>	<b>28,056</b>	<b>30,196</b>
	100%	254%	254%	275%	296%

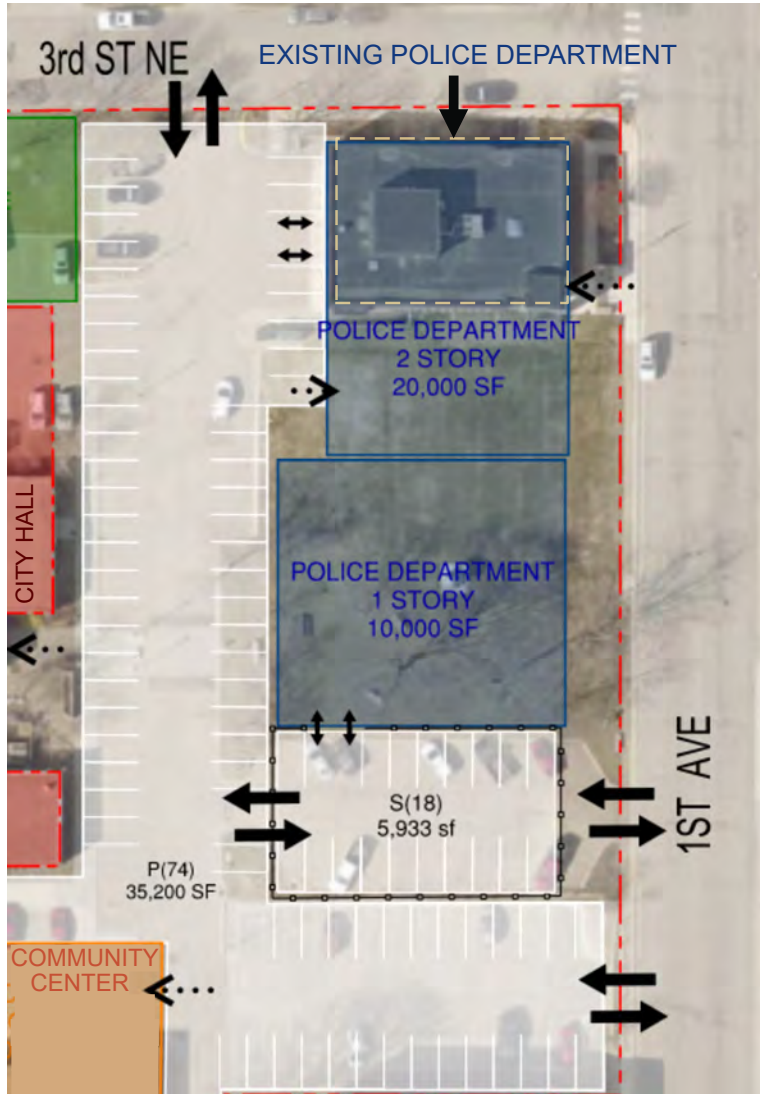
## PROGRAM OVERVIEW:

The current police facility can be renovated and expanded to address current and projected needs. This allows the department to remain at the City Center block with City Hall and the Community Center. The overall goal of this plan will be to provide the necessary operational and support spaces required to strengthen the city's ability to recruit and retain high-quality law enforcement personnel.

## KEY FEATURES:

- 2-story admin and garage addition.
- 1-story garage addition.
- Dedicated secure outdoor parking.
- Room for future growth.





POLICE DEPT SITE PLAN: Option 1 (in blue)

## PLANNING OPTIONS:

- Reuse of the existing building is both feasible and recommended. With a combination of interior renovations to adjust departmental areas and improve workflows, and a multi-level building addition that will provide the recommended space types, quantities, and adjacencies to meet current and long-term needs, the Police Department can adapt in place.
- Multiple planning options were developed to work with the existing building, and to offer distinct opportunities for configuration, site utilization, and coordination with adjacent projects for City Hall and the Community Center.
  - Both schemes retain the existing building entry and both provide a new, securely fenced surface parking area dedicated to the department.
- As this project is identified as the most critical investment, the City will need to understand that selecting one configuration over another sets the stage for the other investments.
  - Option 1 expands on the site to the south, into the current grassy hill. In this scheme, Police remains separate from City Hall, and site parking and vehicle flows are retained.
  - Options 2 and 3 expand the facility west to create a physical connection to a future new City Hall, with a secure green space for staff separating the two.



POLICE DEPT SITE PLAN: Option 2 (in blue)



POLICE DEPT SITE PLAN: Option 3 (in blue)



# FACILITY SUMMARIES: CITY HALL

## Key Statistics

Originally Constructed: 1982

Major Renovation(s): 1989, 2000

- Current Building GSF: 11,889  
(Gross Square Footage)
- Recommended GSF: 17,500  
(Projected 15-yr space needs)

Space Deficiency Today (2022): 5,409 GSF

15-year Space Deficiency: 5,611 GSF  
[including above]

## Key Priorities

- Explore opportunities to consolidate staff work spaces to improve collaboration, communication, and effective operations
- Improve customer service experience: ease of navigation/wayfinding from site into entry and service counter
- Invest in council chambers to improve functionality including technology integration
- Increase number of meeting spaces for staff and public

## FACILITY ASSESSMENT

City Hall was originally constructed in 1982. In 1989, an addition to the east facade included a revised entry and an expanded office space. In 2000, one bay of the former fire station garage was remodeled into a new storage room and receiving area. The building is comprised of a steel structure, with concrete block bearing walls, and a brick facade. The building houses city administrative departments and the city council chambers. The completion of a facility assessment identified the following highlights for this facility:

### Facility

- Modest areas on each facade require repair at masonry (re-pointing, cracking at lintels, spalling) and at stucco soffits
- Mechanical, electrical, and lighting systems are being renewed, with more work required
- Main AHU is at end-of-life; no significant issues noted with temperature and humidity
- LED retrofitting of light fixtures is ongoing; most spaces lack occupancy sensors
- IT server room needs additional space
- Former Fire Station portion of building not well-suited for adaptation into office or meeting uses, and is not in a condition recommended to retain
- Council dais is inaccessible
- Finishes/fixtures: would benefit from a refresh in public spaces
- A number of staff work areas lack direct access to daylight

### Operations

- Primary building entry faces rear parking lot; no vehicular access directly from Central Ave/Hwy 25 (would be beneficial and would require MnDOT review)
- Exterior signage/wayfinding not conducive to first-time visitors
- Ballistic service windows are an acoustic challenge for staff and visitors
- Core administrative departments are separated across the building
- Lack of staff meeting areas
- Council chambers do not sufficiently accommodate large volume sessions

Overall, the facility is in reasonable condition for its age, with some repairs/updates needed for both exterior and interior. Operationally, the departmental work space is spread out and inefficient, and the public experience is not specifically welcoming and inviting.

## CITY HALL CRITICAL ISSUES:

City Hall is a well-kept facility whose use and adaptation over time has led to a degree of interior inefficiencies. As a highly public facility, one that is intended to promote connection between residents and city staff and resources, the building has a number of challenges that erode a sense of welcome and identity. While city staff and departments are not projected to significantly grow over the next twenty years, there is a current space deficiency which is impacting the city's service delivery, internal collaboration, and responsive service delivery.

### • **Critical Issue #1: Inefficient Interior Arrangement**

As staffing has changed over time, it has been challenging to accommodate the space needs of each department within their existing areas, leading to staff being separated across the building. This impacts communication, collaboration, and efficiency.

- Ideally, administrative department spaces would be contiguous and eliminate the need for staff to cross public space in order to access other staff areas to communicate and collaborate across departments. A more consolidated administrative area would also facilitate providing key adjacencies that support service delivery:
  - E.g.: Finance is currently separate from other departments.
  - E.g.: Utility Billing should be adjacent to main entry given higher volume of public interactions.
- Space deficiencies and adjacency issues outlined in the program should be addressed, and include adjustments of public-facing departments, provision of dedicated storage and workspace for information technology, and shared work space for contract employees.

### • **Critical Issue #2: Public Experience**

Community reflections on the facility, provided through the public survey process, indicated that a majority of the public comes to the building to connect with city staff in person. Residents noted that staff are welcoming and friendly, though they noted the arrival sequence from road to building and once inside were less than welcoming. Recommendations for improvement include:

- Providing new signage at the building exterior to more clearly and easily identify the building, the vehicular entry/parking sequence, and the front door.
- Review the service counter design and layout relative to the entry doors to: improve line of sight, improve clarity of "which window, which task" for residents, and provide clear resources for residents who want or need to complete tasks on their own.
- Invest in material and finish refresh to create a clear sense of identity and arrival. Both city staff and residents noted a desire that public spaces reflect a stronger sense of Buffalo as a community.

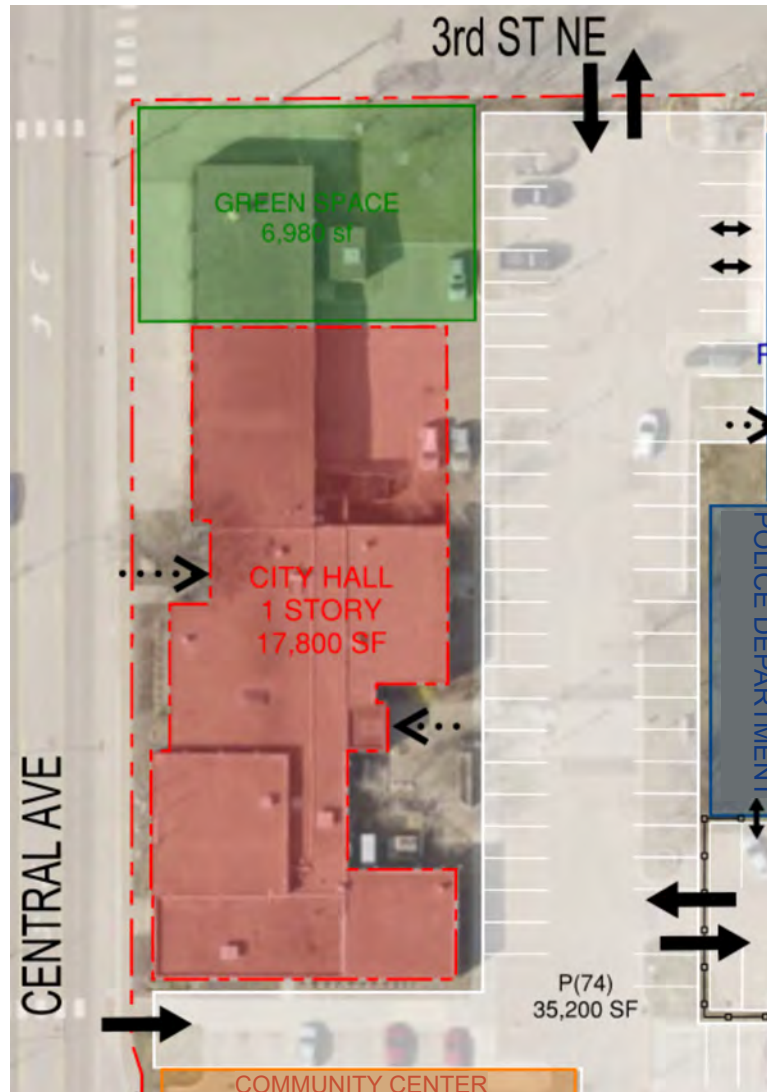
### • **Critical Issue #3: Meeting Rooms and City Council Chambers**

One of the more pressing space needs is meeting space for staff for internal collaboration and meeting spaces where staff and the public connect. Separately, the City Council chambers are in need of a renovation to address multiple issues, and investment that would improve the public experience, facilitate council engagement, and address universal access for residents and staff.

- Dedicated meeting rooms provided at a range of sizes would facilitate collaboration within and between city departments.
- City Council chambers should be universally accessible, including the council dais.
- For long-term functionality, the chambers should have more fully integrated technology that supports digital integration, live-streaming, and recording.



# FACILITY SUMMARIES: CITY HALL



CITY HALL SITE PLAN: Option 1 (in red)

## PROGRAM OVERVIEW:

The needs of the current City Hall can be addressed either through a new building or through the renovation and expansion of the existing building. Either allows the department to remain at the City Center block with the Police Department and the Community Center, though it should be noted that renovation of the existing building would not solve the issue of separation of departmental work spaces by the public lobby. The overall goal of any investment should be to improve customer experience and wayfinding for visitors, and improving interior efficiency for staff.

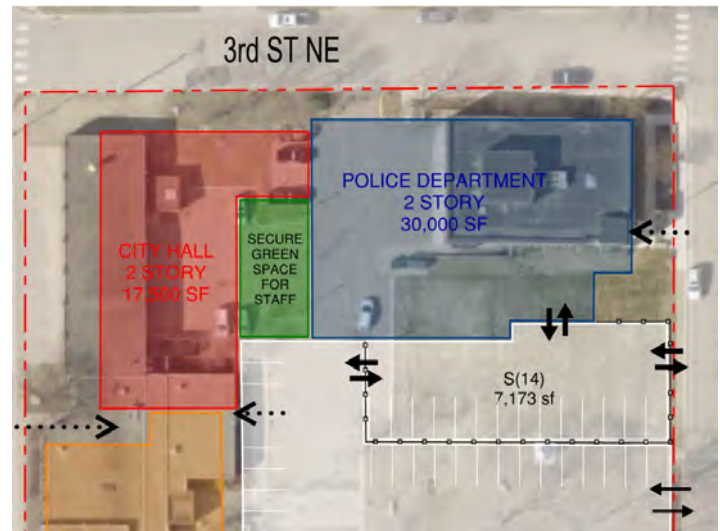
## KEY FEATURES:

- Maintain the current configuration of having two building wings
- Create vehicular access from Central Avenue
- Create a Central Avenue entry
- Improved wayfinding for visitors
- Room for future growth





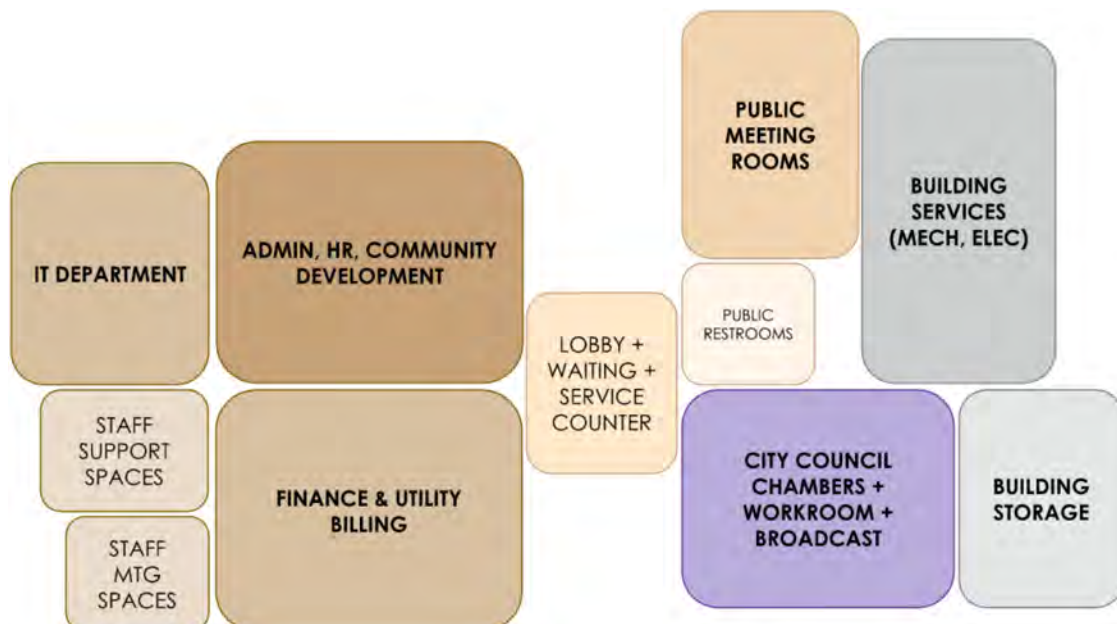
CITY HALL SITE PLAN: Option 2 (in red)



CITY HALL SITE PLAN: Option 3 (in red)

## PLANNING OPTIONS:

- Master planning efforts for the City Center have identified multiple potential configurations of the City Hall's placement in regard to overall site design and utilization, and in relation to other planned renovations and expansion for the Police Department and the Community Center.
- The City Hall project is considered a 'future' need, while the Police Department is considered a 'current/pressing' need. Therefore, final investments in City Hall's renovation or replacement will follow the strategy selected with that of the Police Department.
  - Option 1 expands the existing freestanding facility at the north-east corner, maintaining the current configuration of having two separate building wings, with a green space replacing the former fire station garage which can also provide space for longer-term expansion.
  - Options 2 and 3 propose new construction facilities in the footprint of the former fire station, leveraging the corner of the block for increased visual presence and to provide a direct physical connection to the Police Department.
  - Option 2 allows for a green space to the south, allowing for future growth and expansion.
  - Option 3 has less public green space while providing direct physical connections to both the Police Department and the Community Center.



CITY HALL SPACE PROGRAM: Adjacency diagram.

# FACILITY SUMMARIES: COMMUNITY CENTER

## Key Statistics

Originally Constructed: 1970s

Major Renovation(s): *None*

- Current Building GSF: 6,412  
(*Gross Square Footage*)
- Recommended GSF: 13,549  
(*Projected 20-yr space needs*)

Space Deficiency Today (2022): 7,137 GSF

15-year Space Deficiency: 7,137 GSF  
[including above]

## Key Priorities

- Establish Community Center as visible, active resource available to all residents
- Ensure all aspects of the facility are universally accessible
- Address interior and exterior space limitations and constraints to improve programming and resources now and in the future
- Provide space and layouts that support multi-age, simultaneous programming and use
- Ensure facilities provide flexibility for a range of programs and events, including rentals

## FACILITY ASSESSMENT

The Community Center building was originally constructed in the 1970s as an American Legion. In 1990, it was remodeled for use as the City's Community Center. The building has concrete block bearing walls with interior columns and concrete block and stucco facades. It is a single-story structure, with direct access from the public alley, and a staircase up to street level; given site topography, from the street the structure reads as below grade, with no visible windows to the street. The building houses community programs and group rentals, with spaces for lounging, gathering, a meeting room, a game room, a play room, and administration. The completion of a facility assessment identified the following highlights for this facility:

### Facility

- None of the building entries are fully accessible; the rear alley entry is intended to be the accessible entry, though because of existing conditions with the concrete block structure, it does not provide required push/pull side clearances at the entry door.
- The current program room does not have any dedicated air-side HVAC (i.e. no outside air and no air-handling heating/cooling); baseboard heating only
- Water infiltration issues at the east side (alley): exterior door at grade
- HVAC equipment is past end-of-life
- Roof is at end-of-life
- Lighting is basic, with limited controls and adaptability for different uses
- Natural daylight from a limited number of modest skylights
- Acoustic issues

### Operations

- Facility lacks presence/visibility to public; impacts awareness of programs and rentability
- Office and workspaces are undersized and lack visual connection to main program area
- Facility does not easily support simultaneous general programming and leased events
- Facility has limited capacity for desired program functionality
- Access door to parking lot is not accessible
- No dedicated space for outdoor programming; community center uses adjacent City Center staff parking area.

Overall, the facility is challenging: it is technically a non-accessible building, has a comprehensive lack of daylight and views, has end-of-life HVAC and roof systems, and is undersized for current program needs with no flexibility for future growth.

It should be noted that there are concurrent considerations that would impact investment in the Community Center. It will be critical for the City to continue reflecting on investments that offer the most long-term value to the City and its residents, and to coordinate planning with other long-term objectives:

- Prior to and in parallel with this study, the City has started consideration of a long-term investment in a comprehensive Community Center facility, one that would offer both the activity programming offered at the current center and also provide the athletic/physical movement resources of other community centers.
- Following this study, the City engaged in an evaluation of the potential adaptation of the former Buffalo Cinema facility, as a potential home for a co-located Community Center and Buffalo Community Arts Center.

### **COMMUNITY CENTER CRITICAL ISSUES:**

Investments in the Community Center - at the City Center location or at any other - should provide, at a baseline: a strong visible presence for the Community Center as a resource - a facility where activities can be observed from the outside as a means of drawing in new users; facilities that support the City providing concurrent programming - for different age groups, or for both formal programming and general hang-out; facilities that promote general social and cultural health - with daylight access for all regularly-occupied spaces and sufficient outdoor space for outdoor programming; spaces that allow the Community Center to rent out their facilities as a means of revenue generation and as an additional community resource.

#### **• Critical Issue #1: Visibility and Accessibility**

As a community resource intended for use by all residents of all ages, and as a resource for those in surrounding areas, the Community Center must have a strong visual presence and identity, and it must be a facility that is universally accessible. Investments in the Community Center's physical facilities must:

- Establish a street-front presence for the Community Center, with prominent signage that identifies the facility. Optionally, signage that communicates current and future programming would increase attendance at Community Center activities.
- Provide direct visual access between interior program spaces and the exterior.
- Provide fully accessible building entries, including an accessible route between parking and building entries.

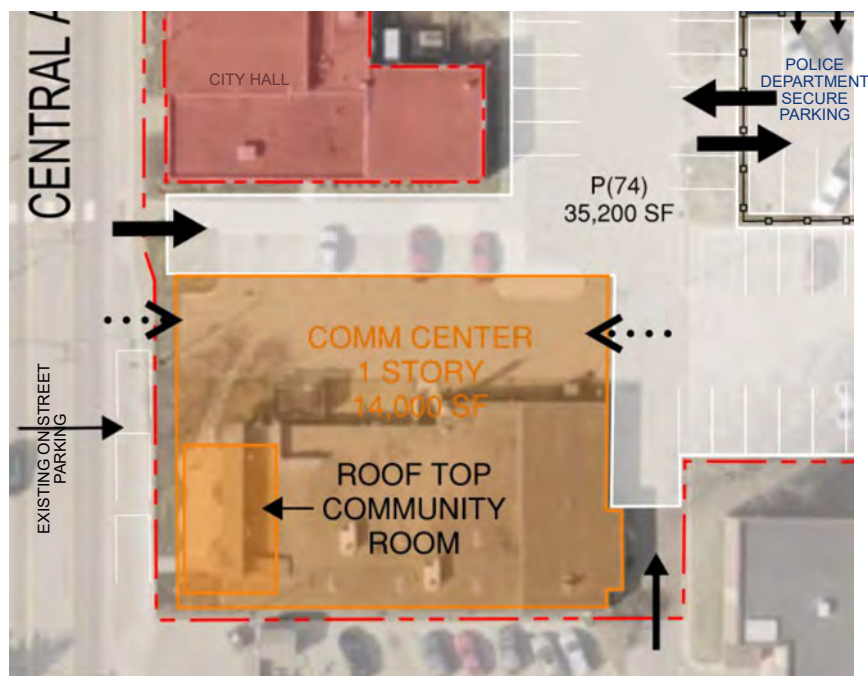
#### **• Critical Issue #2: Spaces that Support Dynamic Programming**

As it functions today, the Community Center is a space for programs and activities without a formal athletic component. Should this usage remain apart from integration with athletic facilities, it is critically important that a Community Center building allow for:

- Spaces that meet the distinct needs of different age groups.
- Spaces that can accommodate formal programming and also general hang-out and community socialization.
- Indoor and outdoor spaces useful for group programs.
- Spaces designed to host current high-volume events such as regular pancake breakfasts, community programming, and rental events.



# FACILITY SUMMARIES: COMMUNITY CENTER



COMMUNITY CENTER SITE PLAN: Option 1 (in orange)

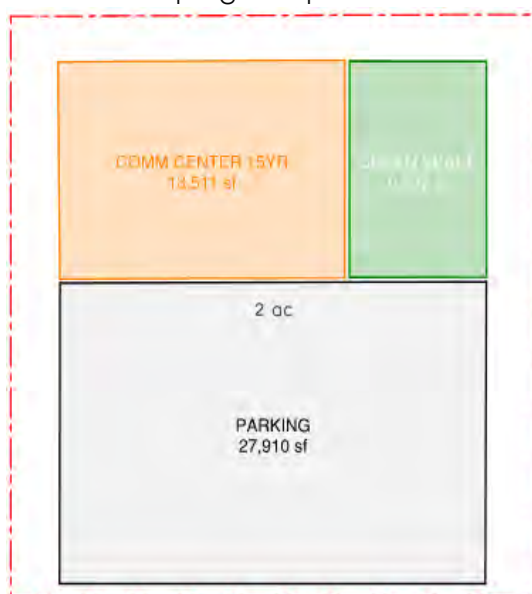
## PROGRAM OVERVIEW:

The Community Center would benefit from a substantial rebuild. All configurations in this study are for the existing site, allowing the facility to remain at the City Center block with City Hall and the Police Department. Should the Community Center relocate to another site, space program guidelines would still apply, and the Community Center might have greater flexibility to be a one-story facility.

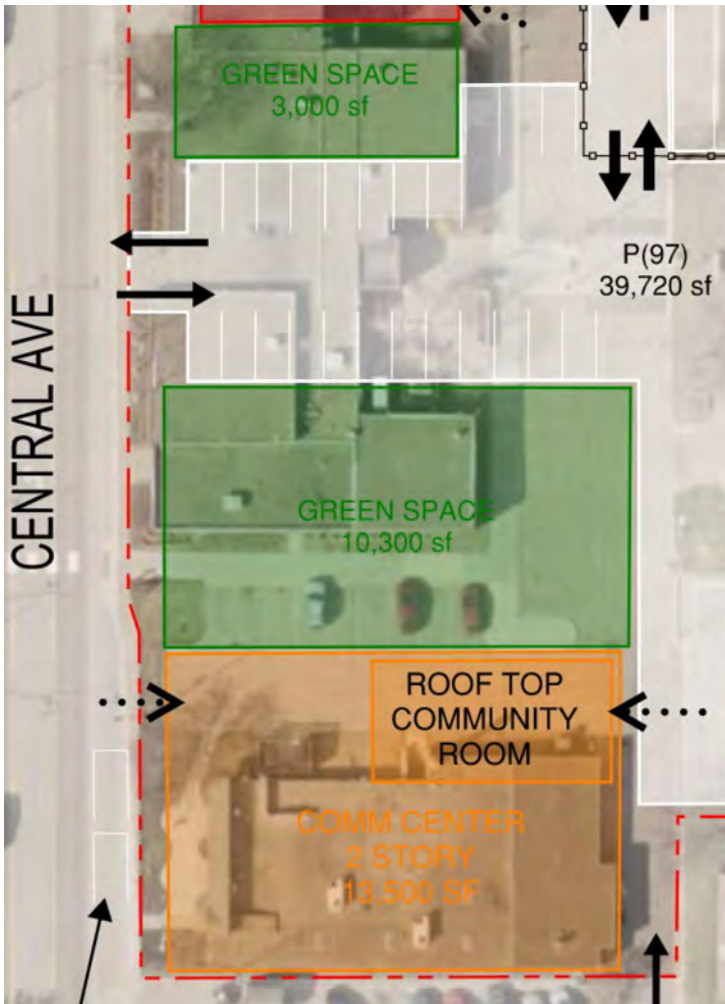
The overall goal of proposed investments on the City Center site is to provide sufficient space for improvements to programming, and to create a facility that is welcoming, inviting, and accessible.

## KEY FEATURES:

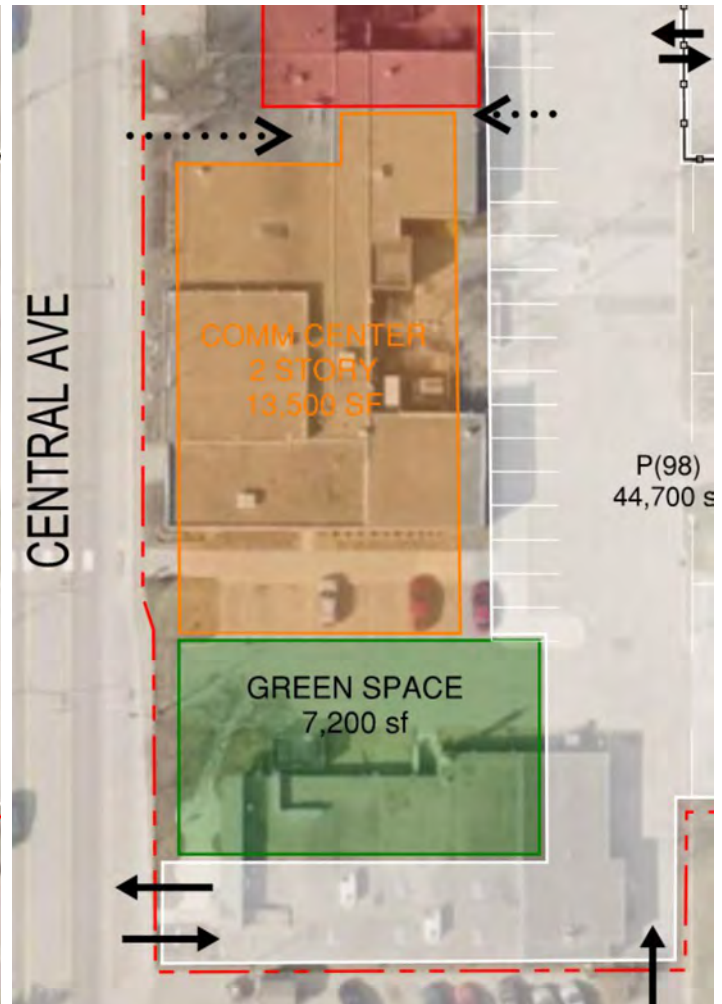
- Increased facility size with increased visibility
- Rooftop utilization for dedicated outdoor program space



COMMUNITY CENTER SPACE PROJECTIONS: Generic diagram for Community Center if relocated to a new free-standing site. A one-story facility on a minimum 2 acre site; this would meet projected space needs and parking requirements. At that scale, there would be no room for future growth, unless expanding into the green space.



COMMUNITY CENTER SITE PLAN: Option 2 (in orange)



COMMUNITY CENTER SITE PLAN: Option 3 (in orange)

### PLANNING OPTIONS:

Master planning efforts for the City Center have identified multiple potential configurations of the Community Center's placement in regard to overall site design and utilization, and in relation to planned improvements to City Hall and the Police Department. Options 1 and 2 locate an expanded Community Center on its existing footprint, which would require the Community Center to close or temporarily relocate during construction. Option 3, which provides a direct connection between the Community Center and City Hall, would also allow for continuous operation, as the new building would be located north of the existing. Planning options offer varying attributes and features:

- Option 1: A one-story facility with a rooftop community room and outdoor program area. Facility to be constructed with street-level presence.
- Option 2: A two-story facility with a rooftop community room and outdoor program area. Given overall layout on the City Center site, this scheme also includes a 10,000 GSF outdoor green space immediately adjacent to the Community Center that could have a landscape design that supports use as an outdoor program space.
- Option 3: A two-story facility with direct physical connection to City Hall. In this scheme, there is a dedicated outdoor green space to the south of the Community Center.

# FACILITY SUMMARIES: STREETS & PARKS

## Key Statistics

Originally Constructed: 2009

Major Renovation(s): 2016

- Current Building GSF: 31,515  
(Gross Square Footage)
  - Streets: 22,060 (approx.)
  - Parks: 9,485 (approx.)
- Recommended GSF Overall: 95,259
  - Streets: 60,764
  - Parks: 34,495(Projected 20-yr space needs)

Space Deficiency Today (2022)\*:

- Streets: 32,925
- Parks: 21,018

20-year Space Deficiency:[including above]

- Streets: 38,704
- Parks: 25,010

## Key Priorities

- Separate Streets and Parks into distinct facilities to ensure both have sufficient space for operations and for long-term growth
- Locate a new site for the Streets Department, which has space needs that cannot be fulfilled on the existing site
- Once Streets relocates, renovate the existing facility for dedicated use by the Parks Department

*\*Refer to space program for additional unconditioned storage and yard needs*

## FACILITY ASSESSMENT

The Streets and Parks facility was originally constructed in 2009. In 2016 a small remodel was performed in the Resource Records area to partition half the space into a new office. The building is a steel framed concrete pier structure, with CMU bearing walls, and a metal panel facade. The building houses both streets and parks operations with facilities for administrative offices, equipment and fleet maintenance, workshops, and conditioned storage. The completion of a facility assessment identified the following highlights for this facility:

### Facility

- Exterior issues: rainwater control from upper roof; degradation of translucent panels; wear/aging on sheet metal
- Personnel belongings and storage are located in vehicle area (recommend separating)
- Wash bays lack undercarriage wash and fume/humidity evacuation
- Conditioned equipment storage does not have a vehicle fume exhaust detection and system automation; trench drain frame is at failure
- Cold storage lacks floor drain for vehicle storage; and construction type to be reviewed re: fire rating/fire suppression re: use
- Lighting upgrades necessary in salt storage and conditioned equipment storage
- Restrooms not accessible
- Site is landlocked: bound by property lines shared with the airport, it cannot be expanded

### Operations

- Facility/site does not have the capacity to accommodate current and projected space needs for both streets and parks
- Secure site with effective bulk material storage/outdoor work area
- Specific work areas are at capacity for storage or work activity
- Workshops too small; and are compartmentalized, reducing efficiency

Overall, the facility is used and maintained well. Exterior issues are largely cosmetic or due to material aging, with the exception of water infiltration. Each area has their own deficiencies, largely in regard to exhaust, systems draining, accessibility, and lighting. Operationally, the facility is at capacity. The two operations perform with no clear distinction in work or yard areas, and both building and site cannot support the functions of the two operations concurrently in a single facility. Neither current nor projected needs can be supported at this site.

## **STREETS & PARKS CRITICAL ISSUES:**

- **Critical Issue #1: Relocate Streets Department to New Site**

The current and projected needs for both Streets and Parks operations would require the facilities to nearly triple in size to accommodate both functions. The overall site is landlocked and cannot accommodate the appropriate expansion or redevelopment.

- To facilitate the investment in both departments long-term, the City should be aware of potential sites that may be a fit for size and location, and pursue acquisition. At the recommended site size of approximately 10-11 acres, it is important to not miss opportunities for properties that fit space needs and budget.
- Site acquisition and construction of a new Streets facility can be de-coupled and phased, to align with budget capacity.
- Construction of the new facility can utilize the space program to either build to meet present needs, with a design that readily accommodates future space needs while working within budget capacity, or, should market and other conditions allow, construction of a facility at a size that meets the 20-year projected space needs.

- **Critical Issue #2: Renovate and Expand Existing Facility for Parks Department**

Relocating Streets to a new site would allow the existing building to be adjusted for dedicated operations.

- Address exterior improvements: translucent panel degradation, aging sheet metal.
- Address exterior issues: rainwater control and infiltration coming from upper roof
- Provide proper exhaust systems, detection, and automation
- Provide trench drain improvements
- Establish a designated locker area for personnel belongings and storage
- Review fire rating and suppression
- Address accessibility issues
- Address lighting upgrades and daylighting improvements
- NOTE: Once the Streets Department leaves this facility, the Parks Department can largely readjust within the existing building and yard for current and near-term operations. Longer-term, a modest addition would provide additional space to meet projected administrative office needs.





# FACILITY SUMMARIES: STREETS & PARKS



STREETS SITE PLAN: Conceptually Proposed Site Plan

## PROGRAM OVERVIEW:

The current and projected needs of Streets and Parks would best be addressed by separating the two facilities. Streets would relocate to a new site and receive a new building, allowing Parks would remain at the existing site and undergo a renovation and expansion of the existing building. The overall goal of this plan will be to support both operations by providing them with their own designated space that meets their needs.

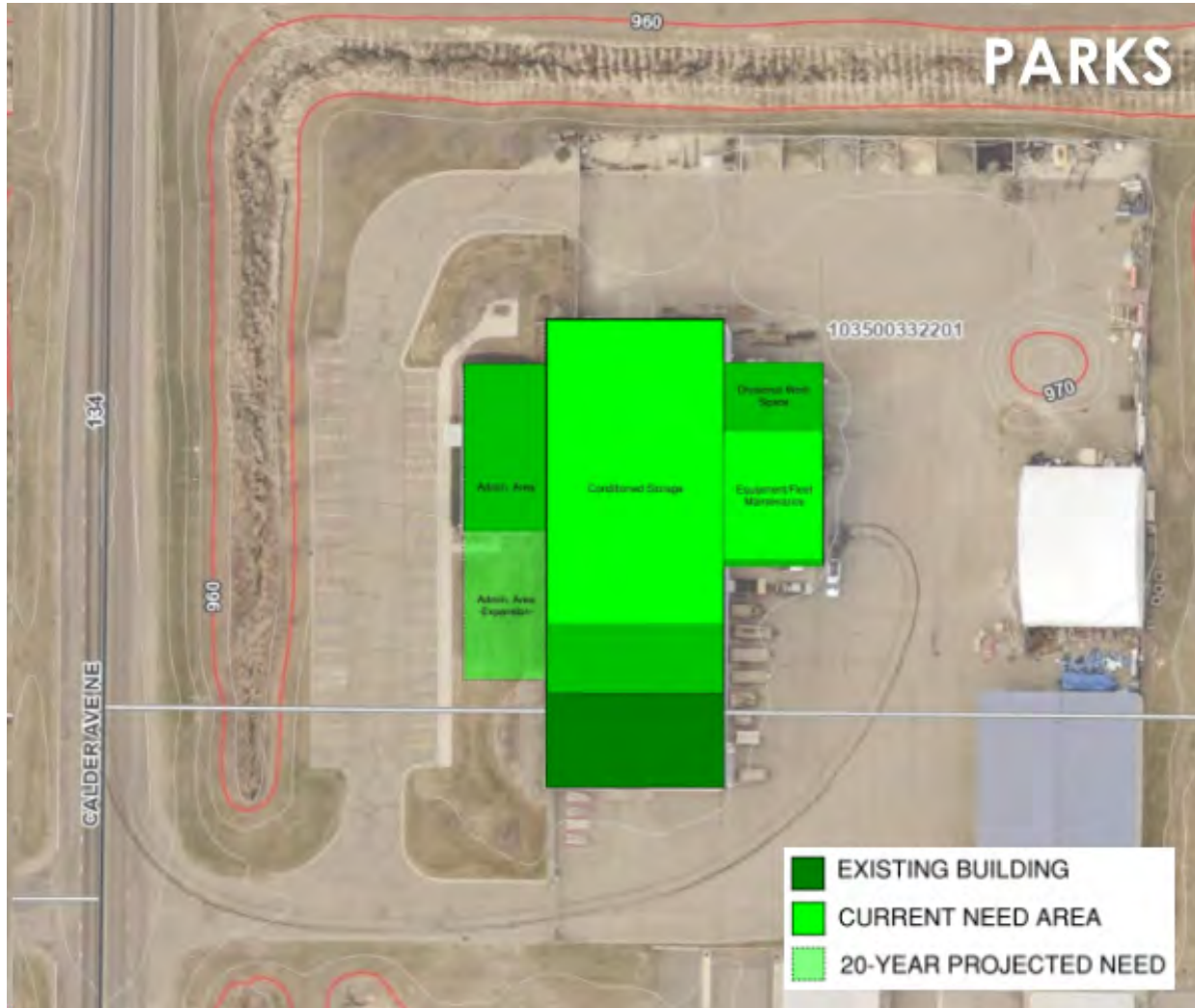
## KEY FEATURES:

### Parks:

- Expand administration/personnel areas, conditioned storage, and equipment/fleet maintenance; while also planning for future expansion areas
- Ample area for site work and storage

### Streets:

- Provide ample conditioned storage with adjacent washbays and repair garages, divisional workshops, and administration/personnel areas; while also planning for future expansion areas.
- Ample area for site work, unconditioned storage, and bulk material storage
- Planned areas designated for fueling, either now or in the future



PARKS SITE PLAN: Existing Site and Facility With Expansion

#### PLANNING OPTIONS:

For each department there are recommended planning strategies for each facility that employ industry best-practices for operational workflows, safety, and efficiency. Each department's operations will include fully heated structures, unconditioned cold-storage buildings, and open work yard space.

The Parks Department can fully utilize the existing building with modest interior adjustments after the departure of the Streets Department. The Streets facility, relocated to a new site, can be purpose-built to meet space and operational requirements.



# FACILITY SUMMARIES: BUFFALO WINE & SPIRITS - HWY 55

## Key Statistics

Originally Constructed: 1986

Renovation(s): 2005, 2009

- Current Building GSF: 8,825  
(Gross Square Footage)
- Recommended GSF: 13,800  
(Projected 20-yr space needs)

Current and 20-year Space Deficiency:  
5,400 GSF

## Key Priorities

- Expand retail floor to provide sufficient space for robust product selection (regular and seasonal) while also providing fully accessible aisles
- Expand storage and back of house areas to support operational volumes
- Provide staff and staff support spaces in appropriate quantities and sizes
- Address site access and parking challenges to improve visitor experience and safety

## FACILITY ASSESSMENT

Buffalo Wine & Spirits was originally constructed in 1986. In 2005, an area remodel was performed and an addition was constructed to rehouse the existing cooler and receiving areas, creating more sales floor space. The building is comprised of a steel structure, with masonry bearing walls, and a brick facade with prefinished metal accents. The building houses retail operations for liquor sales, including a sales floor, cooler, storage, receiving, and personnel spaces. The completion of a facility assessment identified the following highlights for this facility:

### Facility

- Investments in HVAC, lighting, and cold storage are needed
- Floor safety issues near cooler condensers
- Building security system is not consistently functioning; reports to BPD
- Aisles are not fully accessible due to excess retail floor products and displays
- Issues with accessing site: there is no direct access off Highway 55, and there are traffic safety issues coming from Ryan's Way.
- Parking is at a premium, with insufficient space for easy navigation by Rvs and trailers

### Operations

- Back of house storage is at capacity, including both dry and cold storage
- Retail floor is beyond capacity with product, displays, and overflow storage; manager noted that the store regularly turns away product because there is insufficient space to display or sell
- Capacity issues are impacting ability to bring in new and specialty products, as there is simply no room, either to store or display
- There is no staff break room; staff utilize a makeshift setup in a storage room

Overall, the facility itself is good condition. Specific issues with temperature, humidity, and condensation should be addressed for both safety and function. Operationally, the facility is completely at capacity. Being at capacity limits the ability to support operations, with the resulting overcrowding leading to accessibility issues.

## **BUFFALO WINE & SPIRITS CRITICAL ISSUES:**

Buffalo Wine & Spirits at Highway 55 is the City's primary liquor store and a key revenue generator. This facility currently has a greater volume of demand than it can meet, as the existing facility is beyond capacity for both retail floor and storage. As the city explores long-term whether a downtown liquor store will be maintained, it is even more critical for this facility to be able to offer a volume of product and a quality of experience that leverages the demand and the opportunity within the community.

- **Critical Issue #1: Improve Interior Layout**

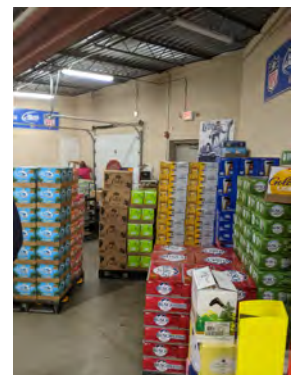
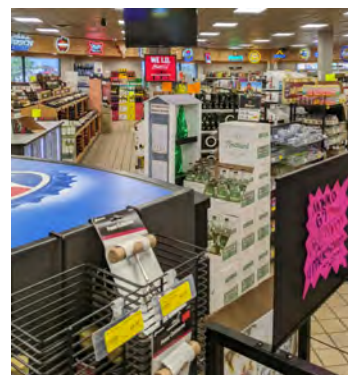
This is a high-traffic facility that does not have a functional enough or large enough layout to support operations. The retail floor cannot accommodate any further retail fixtures to display product in a way that supports a good customer experience, and doing so would increase the already present accessibility issues. Overcrowding of both retail display and product is contributing to accessibility concerns, while also creating a problematic customer experience.

- **Critical Issue #2: Increase Storage Capacity**

The volume of product to meet demand is greater than the capacity of both the retail floor and the storage area. Investments in both dry and cold storage space are needed to support increasing customer traffic and product demand. These investments, in addition to supporting operational volumes, will also provide a safer and more efficient staff experience.

- **Critical Issue #3: Site Access Challenges**

Currently there is no direct site access from Highway 55. Creating an access point from Highway 55 would provide a better access route for customers, while alleviating confusion with how to access the site. Approving this new access drive would be subject to MnDOT approval, and is worth pursuing in advance of investments to improve or replace the building. It is also recommended that a new facility be closer to Highway 55 for greater visibility and to allow the site to be utilized more efficiently for parking.



**BUFFALO WINE & SPIRITS, HIGHWAY 55**  
The existing site has significant setbacks from Highway 55, and a building layout whose geometry complicates expanding either the retail or the support areas without significantly compromising site access and parking.

Retail and storage floors are beyond capacity, limiting access for patrons and staff.





# FACILITY SUMMARIES: BUFFALO WINE & SPIRITS - HWY 55



BUFFALO WINE & SPIRITS SITE PLAN (OPTION 1):  
Existing Site and Facility, With Expansion. Access from Highway 55 subject to MnDOT.

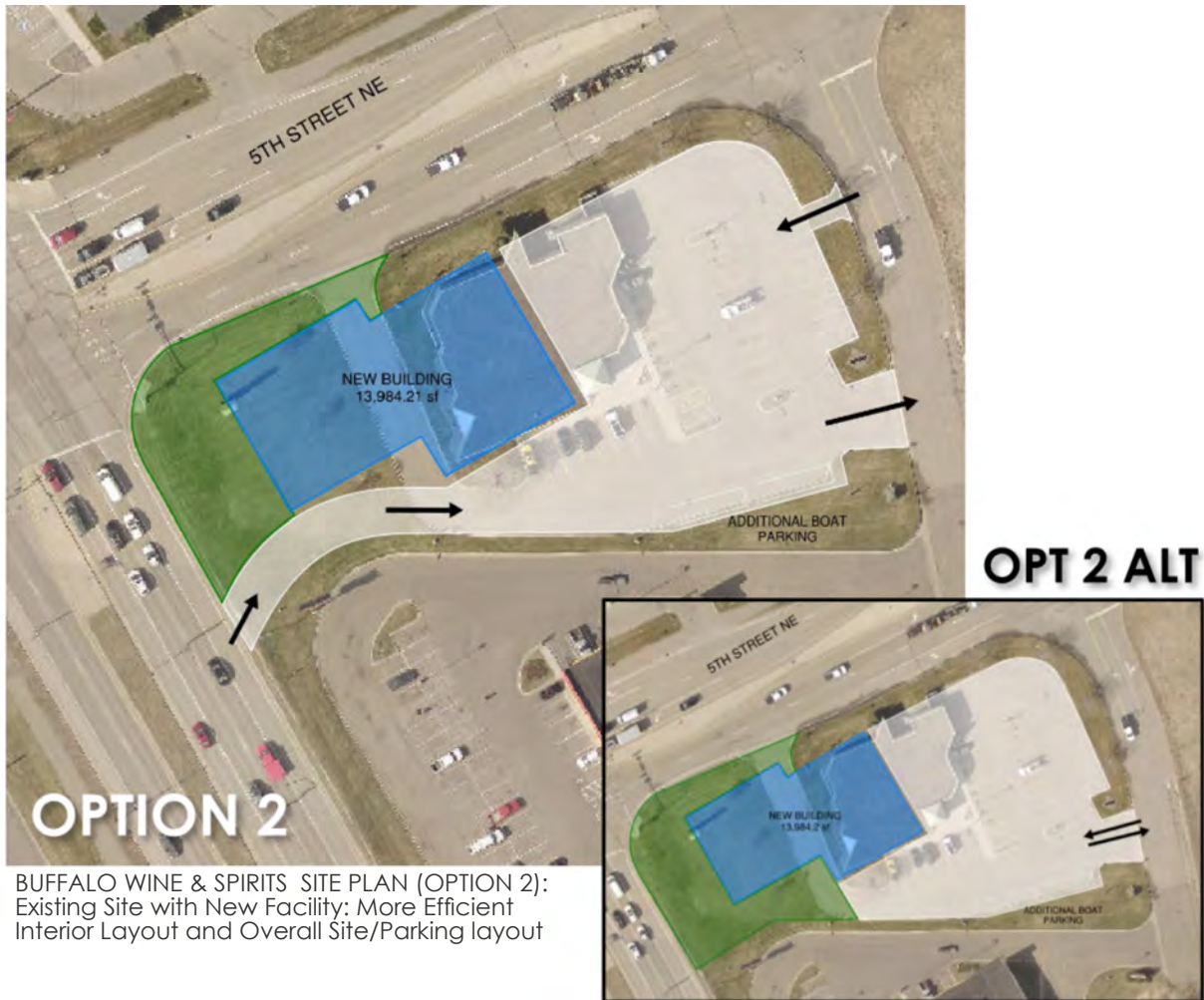
## PROGRAM OVERVIEW:

The current and projected needs of Buffalo Wine & Spirits on Highway 55 are pressing and would best be addressed with a new building. The overall goal of this plan would be to most appropriately right-size the retail building for their product, storage, workflow, and customer experience.

While renovation is possible, it does not offer long-term value, as the interior layout of both the retail floor and the storage area would not be optimized for visitor experience, staff workflow, or long-term adaptability. As shown in Option 1, expansion would also eliminate the right turn from 5<sup>th</sup> Street, which would reduce ease of access for some.

## KEY FEATURES:

- Increased retail floor area
- Increased storage and receiving
- Potential new turn-off and parking from Hwy 55, subject to MnDOT approval (challenging and potentially requiring a long approval timeline)
- Additional parking: dedicated boat/trailer parking, and optional additional passenger parking
- NOTE: a new construction building could be design as a one-story facility, could be planned for future vertical expansion (capacity in foundations and structure), or could be built as a two-story building with the second floor awaiting fit-out at a later date, to provide long-term capacity.



BUFFALO WINE & SPIRITS SITE PLAN (OPTION 2):  
Existing Site with New Facility: More Efficient  
Interior Layout and Overall Site/Parking layout

#### PLANNING OPTIONS:

It is recommended that the development of a preliminary site plan be pursued in order to facilitate negotiations with MnDOT for a potential direct turnoff from Highway 55W and to obtain a setback closer to 55W (similar to newer facilities along the highway).

Due to the pressing need for a more functional and right-sized facility, and in consideration of concerns for accessibility, it is suggested that a near-term interior reconfiguration of the retail floor be considered until a construction project is implemented. Arranging the shelving and displays on the retail floor in a manner that provides wider, more compliant aisles would be useful for patrons, although it may necessitate further consolidation of product.

# FACILITY SUMMARIES: UTILITIES SERVICES

## Key Statistics

Originally Constructed: 1982

Major Renovation(s): 1989, 2005

- Current Building GSF: 23,660 (Total)  
(*Gross Square Footage*)
- Recommended GSF: 49,791  
(*Projected 20-yr space needs*)

Space Deficiency Today (2022): 20,385 GSF

20-year Space Deficiency: 25,811 GSF  
[including above]

## Key Priorities

- Expand Divisional Work Space and Conditioned Storage to meet operational needs
- Increase Administrative Area to meet current and projected staff and functional needs
- Adjust site layout and usage in response to building expansion
- Invest in HVAC upgrades

## FACILITY ASSESSMENT

Utilities Services was originally constructed in 1982 as a maintenance garage with personnel spaces. In 1989, an addition for another maintenance garage was constructed. In 2005, the site was converted to a Public Utilities Campus with another new stand-alone building. The buildings are comprised of a steel structure with concrete block bearing walls. The 1980's buildings have concrete block facade walls, while the 2005 building has a combination of sandblasted, metal panel, brick veneer, and polycarbonate panel facades. The buildings house maintenance garages, vehicle bays, parts storage, and personnel spaces. The completion of a facility assessment identified the following highlights for this facility:

### Facility:

- Low areas, natural areas, and steep grades toward residential makes any site expansion/enlargement difficult to not possible, though the site has capacity for projected 20-year needs, though this will put yard and laydown areas at capacity
- Much of the paved area is for circulation and access to the facility, given the design of the vehicle area, thus reducing on-site work area and laydown space
- Floor surface is degraded in wash bays and trench drains at/near failure
- AHU and boilers nearing end of expected life
- Reroute condensate drainage and rework ductwork to address various issues
- Restrooms not accessible

### Operations:

- Wash bays and electrical and water utility storage are at capacity, with impacts to efficiency, access, and maneuverability
- Additional storage space is required for each component of operations

Overall, the facilities are in generally good condition with some cosmetic issues that reflect age and use. There are some HVAC issues to address, including replacing equipment nearing end of expected life (AHU and boilers), and rerouting/reworking existing systems that are causing condensate, steam, and ventilation issues. Operationally, the facility is at capacity for wash bays and vehicle space, office spaces, and all areas of storage including utilities, parts, and general.



## UTILITIES SERVICES CRITICAL ISSUES:

- **Critical Issue #1: Provide Sufficient Storage**

All areas of the facility require additional expansion to accommodate current needs.

- **Critical Issue #2: Address HVAC Issues**

AHU's and boilers are nearing end of expected life and should be replaced. Condensate drainage should be rerouted and ductwork reworked to address ventilation issues.

## PROGRAM OVERVIEW:

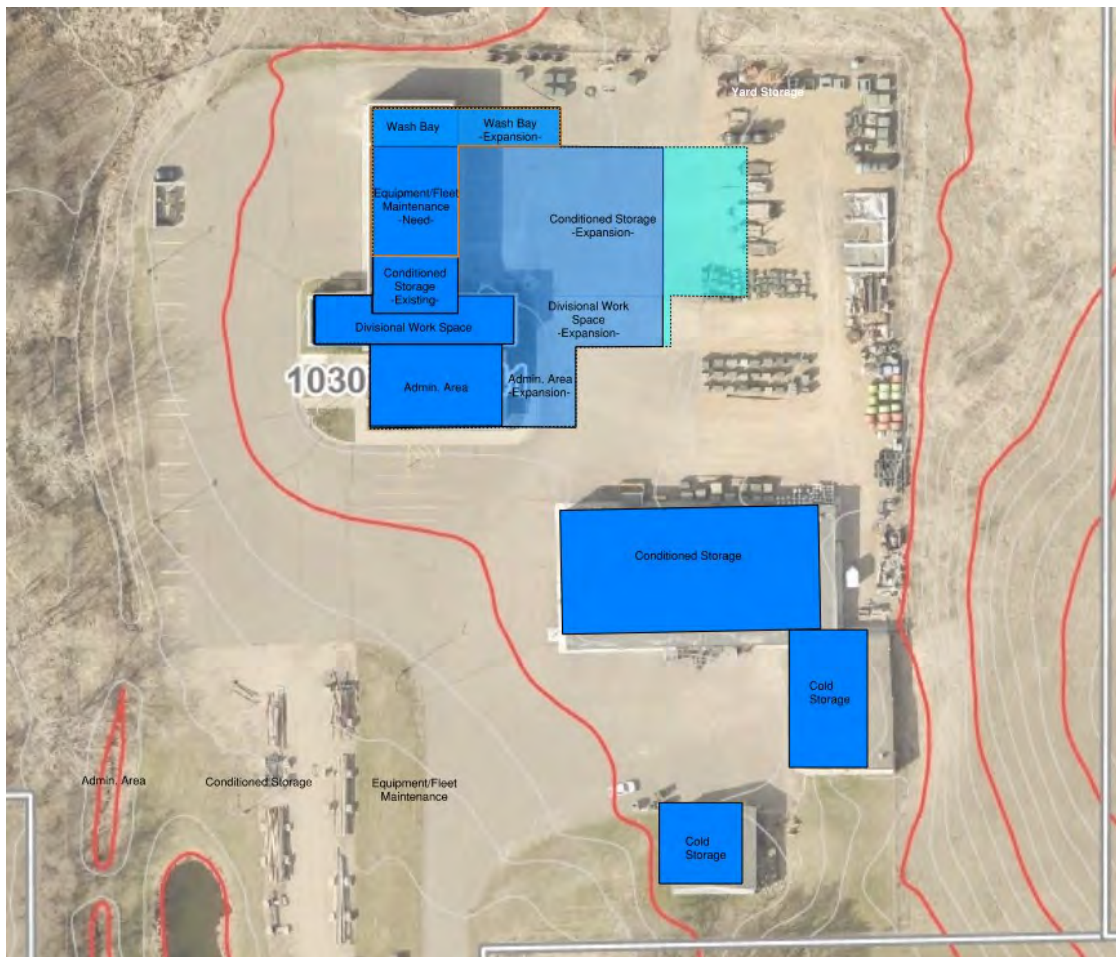
The Utilities Services would benefit from a renovation and sizable expansion that would more than double the size of the existing facilities. The existing site has the capacity to accommodate the expansion. The overall goal of this expansion would be to provide sufficient space for all areas of storage, and do so in a way that makes the most of the constraining topography.

## KEY FEATURES:

All areas, aside from cold storage, should expand double in size or more, with room for growth.

## PLANNING OPTIONS:

Existing program areas can be expanded to the east to maintain adjacencies and workflow.



UTILITIES SERVICES SITE PLAN: Existing Site and Facility With Expansion



# FACILITY SUMMARIES: CIVIC CENTER

## Key Statistics

Originally Constructed: 1986

Major Renovation(s): 2001, 2013

- Current Building GSF: 64,913  
(Gross Square Footage)
- Recommended GSF: 97,294  
(Projected 20-yr space needs)

20-Yr Projected Space Needs:

- North Rink: 66,546 SF (68% increase)
- South Rink: 30,748 SF (21% increase)

## Key Priorities

- Provide rink support and team and locker areas of sufficient size, accessibility, and quality to be commensurate with similar arenas used for visiting and competitive play
- Expand public areas - entry, ticketing, concession, spectator seating - to improve visitor experience and address actual rink volumes
- Expand administrative and support areas to meet needs
- Address significant HVAC issues

## FACILITY ASSESSMENT

The Civic Center was originally constructed in 1986. In 2001, an addition for a second indoor rink was constructed in the location of the existing outdoor rink. In 2013, the building updates consisted of fire alarm system replacements. The building is comprised of a steel structure, with CMU walls, and a precast concrete panel facade. The building houses two indoor ice rinks, locker rooms, concessions, skate rental, a weight room, and a classroom. The completion of a facility assessment identified the following highlights for this facility:

### Facility

- Site drainage issues into service entries
- HVAC system does not fully address temperature and humidity issues during both summer and winter conditions; facility is not a fully conditioned space
- Specific HVAC issues with lockers, conference room, bleachers: main locker rooms have issues keeping up with heating and there is no ventilation in JV locker room, conference room has condensation issues on ceiling and interior windows, and radiant heating above bleachers is lacking at times
- Upper level spaces are not accessible
- Restrooms are not accessible
- Recommend upgrades to lighting re: light levels and overall quality of light

### Operations

- Locker rooms are small, with limited number of units
- Storage areas are at capacity, leading to storage concurring in other areas of the building, appropriating space intended for other uses
- Additional access to exterior space would be beneficial for summer events
- Parking lot and plaza would benefit from improvements in surface levelness and accessibility

Overall, the facility is in reasonable condition, although HVAC and space challenges regularly impact operations and facility quality. Temperature and humidity concerns are pressing for year-round operations and should be addressed. Operationally, the facility is at capacity. There is not sufficient space in the locker rooms or other team and spectator areas. Storage space is also limited. As this facility is used by traveling teams, surveys and stakeholder engagement noted that Buffalo's Civic Center is not competitive with other current and nearby facilities.

### CIVIC CENTER CRITICAL ISSUES:

- **Critical Issue #1: Expand All Programmatic Areas to Accommodate Needs**  
Facility is at capacity and requires an increase in all areas of operation to address needs.
- **Critical Issue #2: Address HVAC Issues**  
HVAC concerns should be addressed for user comfort and operational efficiency.

### PROGRAM OVERVIEW:

The Civic Center would benefit from a renovation and expansion to meet current and projected needs. The existing site and facilities have sufficient capacity to accommodate the expansion around both the perimeter of the existing buildings and as a build out between the buildings. The overall goal of this expansion would be to provide sufficient space for teams, spectators, storage, and entry sequences.

### PLANNING OPTIONS:

Rink expansion and renovation can be phased to aid in financial outlay:

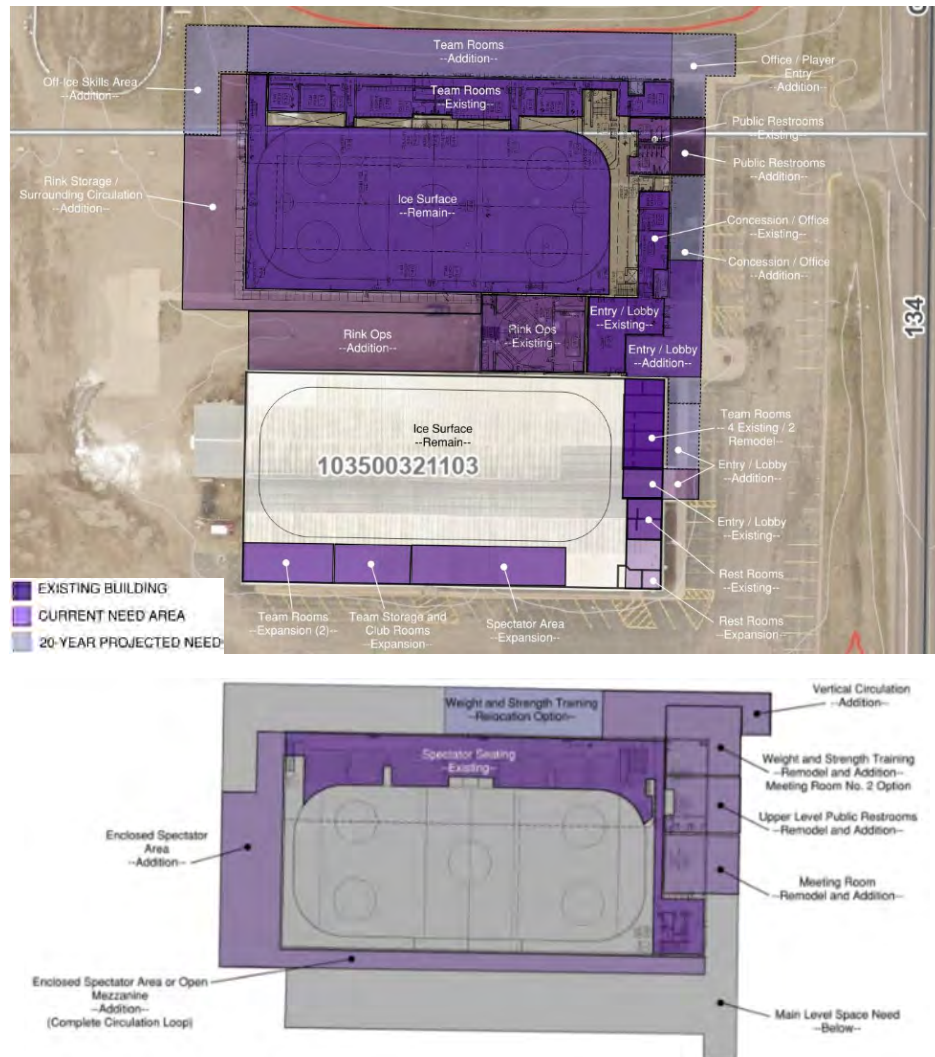
Phase I: Rink Ops/Lobby Addition, Internal Renovation of Rink Ops and Existing Lobby-

Single Sheet Slab/Underslab piping replacement included

Phase 2: Two Story Team Room Addition and Existing Team Room Renovations. Includes

Site Work to the North Required for Additions

Phase 3: PEMB Renovations Per Original Master Plan Plus Small Lobby Addition



CIVIC CENTER SITE PLAN: Existing Site and Facility With Expansion (top: main level, bottom: upper level)



# FACILITY SUMMARIES: WATER RECLAMATION

## Key Statistics

Originally Constructed: 1979

Major Renovation(s): 1981, 2006

- Current Building GSF:
  - Admin: 1,900
  - Equip. Op: 3,500
  - Equip Stor: 1,200(Gross Square Footage)
- Recommended GSF:
  - Admin: 3,700
  - Equip. Op: 5,700
  - Equip Stor: 9,800(Projected 20-yr space needs)

20-year Space Deficiency: 12,600 GS  
[including above]

## Key Priorities

- Construct Cold Storage Building for near-term use by Public Works overall
- Expansion and light renovation of Administrative Space for updated offices, restrooms, and lab space
- Expand Maintenance and Work Area to accommodate on-site vehicles and equipment maintenance

## FACILITY ASSESSMENT

The Water Reclamation facility was originally constructed in 1979 with renovations in 1981 and 2006. The building is comprised of a steel structure, with CMU bearing walls, and a brick facade. The completion of a facility assessment identified the following highlights for this facility:

Facility:

- Minor interior renovations to all personnel areas: offices, restrooms, lab space.

Operations

- Maintenance and work areas are at capacity
- Administrative spaces are constrained
- The most significant space need is for equipment storage, which requires an additional 7 times more space to provide industry-standard, best-practice operational layouts and workflows for the current and projected operations.

Overall, the facility is functional. Equipment and maintenance areas do not require any renovation work. Light renovation work is only recommended in administrative areas. Operationally, the facility is at capacity. Areas should be expanded to accommodate needs and future investments.







# FACILITY SUMMARIES: WATER TREATMENT PLANT

## Key Statistics

Originally Constructed: 1977

Major Renovation(s): 1981, 2006

- Current Building GSF (approx):
  - Controls: 3,180
  - Pretreatment: 820
  - Garage: 1,200
  - Biosolids: 17,537(Gross Square Footage)

Space Needs:

- Administrative Areas: Reconfigure Existing to Separate Functions
- Garage Space: Additional garage and storage space would be beneficial, and is subject to site constraints

## Key Priorities

- Reconfigure the existing multi-use staff space to separate out work, lab, and staff break area functions.
- Long-term, the City should explore expansion of the vehicle bay area for additional vehicle/equipment storage and general storage.

## FACILITY ASSESSMENT

The Water Treatment Plant was originally constructed in 1977 as a control building and pre-treatment facility. In 1981, another garage was constructed. In 2006, a bio-solids processing building was constructed and the original control building was renovated, including the addition of a break room within the existing maintenance room. The building is comprised of a concrete structure, with concrete block bearing walls, and a brick facade. The original control building houses a garage and maintenance room, blower room, a lab room, and personnel spaces, while other buildings include operations for pre-treatment, bio-solids, and garage storage. The completion of a facility assessment identified the following highlights for this facility.

Facility:

- Vehicle bays are not drive-through.
- Masonry repairs required at office and lab.

Operations

- Vehicle bays at capacity
- Lack of sufficient fleet storage
- Insufficient space for storage overall; primarily for fleet and parts
- An interior re-work would increase efficiency and add private work spaces
- Update work space furnishings
- Site security concerns

Overall, the facility is in good condition, aside from some masonry repairs. Operationally, the facility is well-utilized and functioning overall. However, the office spaces and lab space could be more efficient to increase usable area and separate functions, and vehicle and storage spaces are at a premium and would benefit over time with additional capacity as budget and space allow.

#### **WATER TREATMENT PLANT CRITICAL ISSUES:**

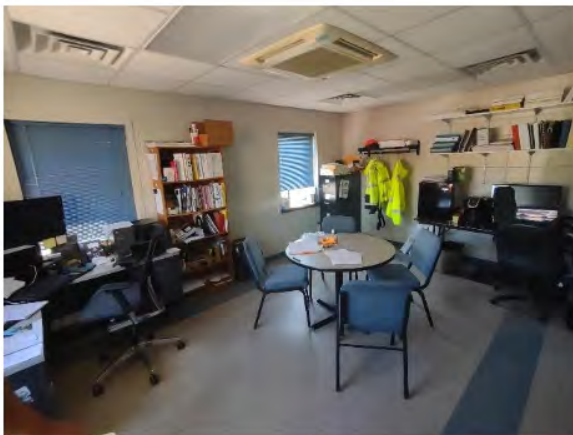
- **Critical Issue #1: Increase and Update Vehicle Bay Area**  
Storage and work areas within the vehicle bays is at a premium. Additional room is needed for operations and workflow. Having drive-through vehicle bays would also increase the flexibility and adaptability of the area.
- **Critical Issue #2: Increase Overall Storage**  
Storage is lacking and cannot accommodate needs. There is insufficient space for fleet, parts, and storage overall.
- **Critical Issue #3: Adjust Layout of Office and Lab Areas**  
The current office, lab, work, and break areas would benefit from an adjusted layout that increases efficiency and operations. Currently they are all-in-one. The office, work, and break areas were also not originally intended for those uses, so an adjustment would increase usable area and right-size spaces. Private work spaces should be considered. Also recommend an update to furnishings.

#### **PROGRAM OVERVIEW:**

The Water Treatment Plant would benefit from a renovation to meet current and projected needs. The existing facilities is in good condition and well-suited to accommodate change. The overall goal of this renovation would be to improve existing areas to facilitate better workflows and operations.

#### **KEY FEATURES:**

Improvements to this facility to be planned and implemented under an overall Capital Improvement budget and plan



WATER TREATMENT PLANT: Existing Facilities

# FACILITY SUMMARIES: LIBRARY

## Key Statistics

Originally Constructed: 1994

Major Renovation(s): 2009

- Current Building GSF: 10,067  
(Gross Square Footage)
- Recommended GSF: 14,309  
(Projected 20-yr space needs)

Space Deficiency (Current and Projected):  
4,242 GSF

## Key Priorities

- Provide a dedicated children's collection and reading area
- Provide a separate library program/ community meeting room
- Add additional study/meeting rooms
- Reconfigure Adult and Teens Collections areas for distinct identities and to improve overall efficiency
- Address site accessibility issues so both entries are universally accessible

## FACILITY ASSESSMENT

The Buffalo Library was originally constructed in 1994. In 2010, an area remodel included a reconfiguration of select spaces and walls, with some updates to furniture and finishes. The building is comprised of a steel structure, with bearing walls, and a brick facade. The building houses library collections, study/meeting spaces, events for community programming, and personnel spaces. The completion of a facility assessment identified the following highlights for this facility:

### Facility

- Localized exterior assembly issues: mortar efflorescence, sealant failures, etc.
- Temperature control issues – heating and cooling
- Building entry not accessible (west side).
- Not all interior areas provide accessible aisles/access.
- Insufficient parking lot lighting (west side)
- Insufficient power/data
- Exterior signage needs updating and prominence
- At the east entry, ice fall from the metal roof presents a consistent winter hazard.

### Operations

- Lacks dedicated program room: currently using the Children's area for program activities, so simultaneous use is not possible. This also creates significant acoustic issues for rest of library.
- Low number of study/meeting rooms (often at capacity).
- Low number of study/seating areas.
- Storage space is at capacity with additional needs. There is no dedicated Friends of the Library storage.
- The teen area is integrated with the adult collections and reading spaces.
- Most collection areas are currently at capacity with books on bottom shelves and near 100% fullness per shelf. *Note: The Library was actively weeding at the time of this study.*
- Ergonomics improvements needed for staff workstations.

Overall, the facility is in good condition with a notable location overlooking the lake. Primary investments would include addressing temperature control issues and building accessibility. Operationally, the facility needs additional space to properly accommodate all activities: collections, program/community room, and meeting rooms, study rooms, and seating areas.

## LIBRARY CRITICAL ISSUES:

- **Critical Issue #1: Dedicated Areas for All Collections and Program Functions**

The Children's Area is also the Program Room, requiring staff to completely reconfigure the area by moving bookcases and furniture. Each key program function should have their own dedicated space to facilitate functional operations and to allow for simultaneous use.

- For a community with Buffalo's demographics and collections usage, it is highly recommended that Teens have a more distinctly defined collections and reading area. Currently their collections and seating flow into the adult area, with patrons of both age groups using the space of the other.
- The library's current (3) study rooms (one is multi-function as the Microfiche room), are often fully booked. Additional study/meeting rooms would ensure space is available for all ages, and can help provide spaces for focus and collaboration apart from the main collections reading areas.
- **Critical Issue #2: Site and Building Investments for Long-Term Value**  
Both exterior entries should provide easy, clear, and safe accessible routes from the parking lot to the building interior. This is a critical issue at the west side.
- New digital monument signage would aid with visibility and identity at the building exterior, and provide a more permanent method of announcing current and upcoming programming.

## KEY FEATURES:

- Expansion for dedicated Preschool and Gradeschool Collections and Reading Areas
- Convert current Children's Area into new Community Room. Modify exterior walls with new windows for daylight and visibility of activities from the outside-in.
- Provide dedicated Teens and Adults Collections and Reading Areas
- Operable partitions to separate Community Room from Library for noise; security partitions to separate Library for after-hours Community Room use

## PLANNING OPTIONS:

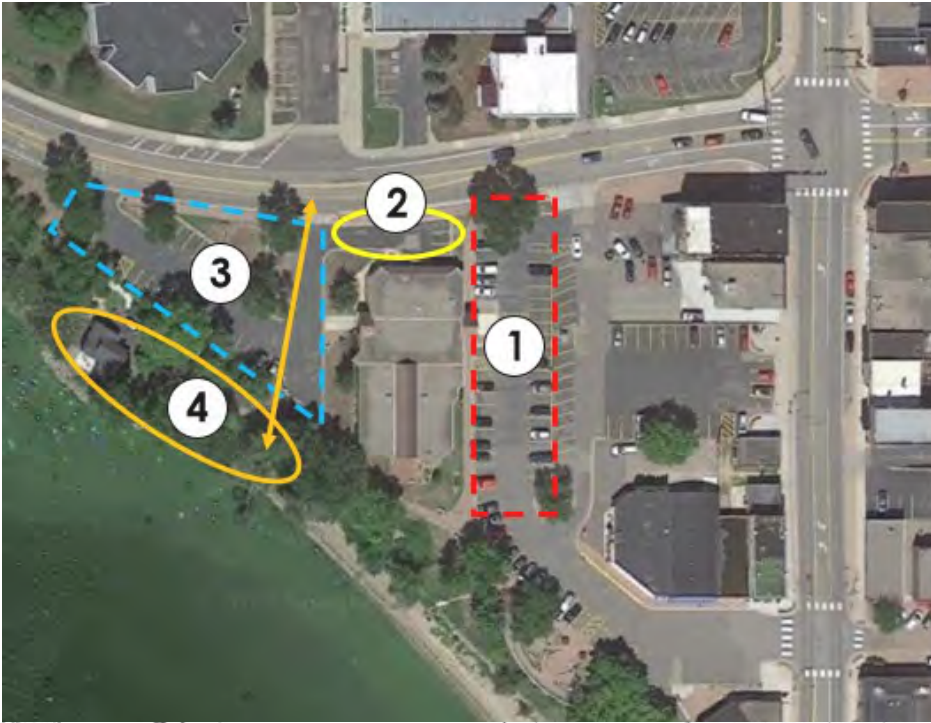
Proposed recommendations for renovation and expansion work with available capacity for development. Wright County currently owns the parking lot used by the lobby to the east, and to the west, neighbors along the lakeside have an easement to access their property, an easement running directly alongside the Library's curb line at the building. Both should be reviewed and taken into account at the time of future planning and design.

NOTE: At the time of this study, the City and other stakeholders were studying future relocation of Lake Shore Drive from the north side of the library to the opposite side of the former Wright County Government Center. This would impact the Library's visibility and presence, and also potentially facilitate an expansion to the north instead of the west. Prior to proceeding with any further development of the recommendations in this study, the City and their project teams should revisit a current understanding of that project.

At present, the library's location is established and highly valued with the overlook to Buffalo Lake. In addition, the library continues to receive donations which correspond to additional custom stained-glass windows facing the water. In dialogue with City, Library, and Regional Library stakeholders, it is not seen as beneficial or desirable to relocate the library to a new site at this time. Future redevelopment of the former Wright County Government Center site, however, could be more enticing to developers if it could include a co-located library facility.



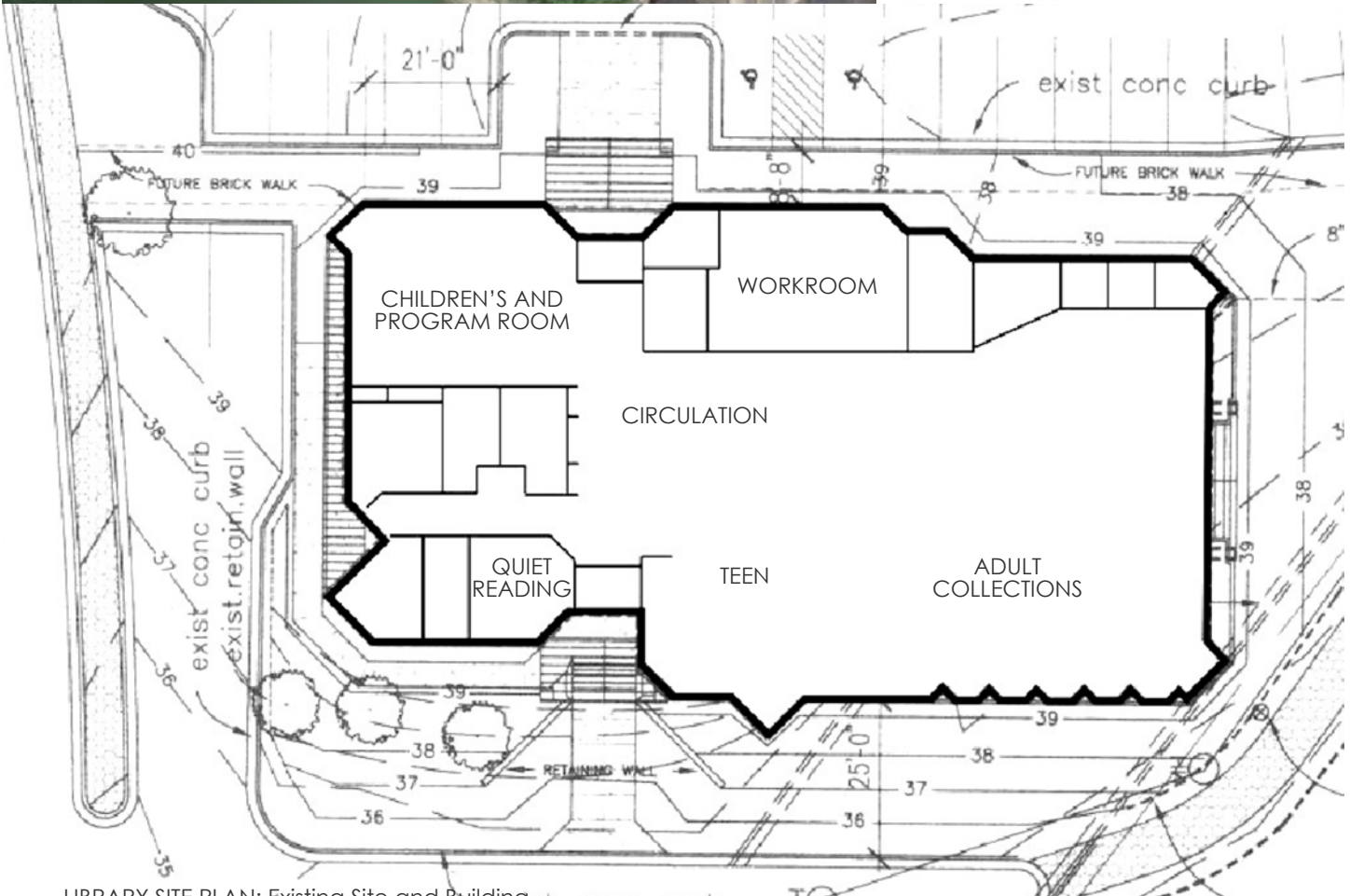
# FACILITY SUMMARIES: LIBRARY



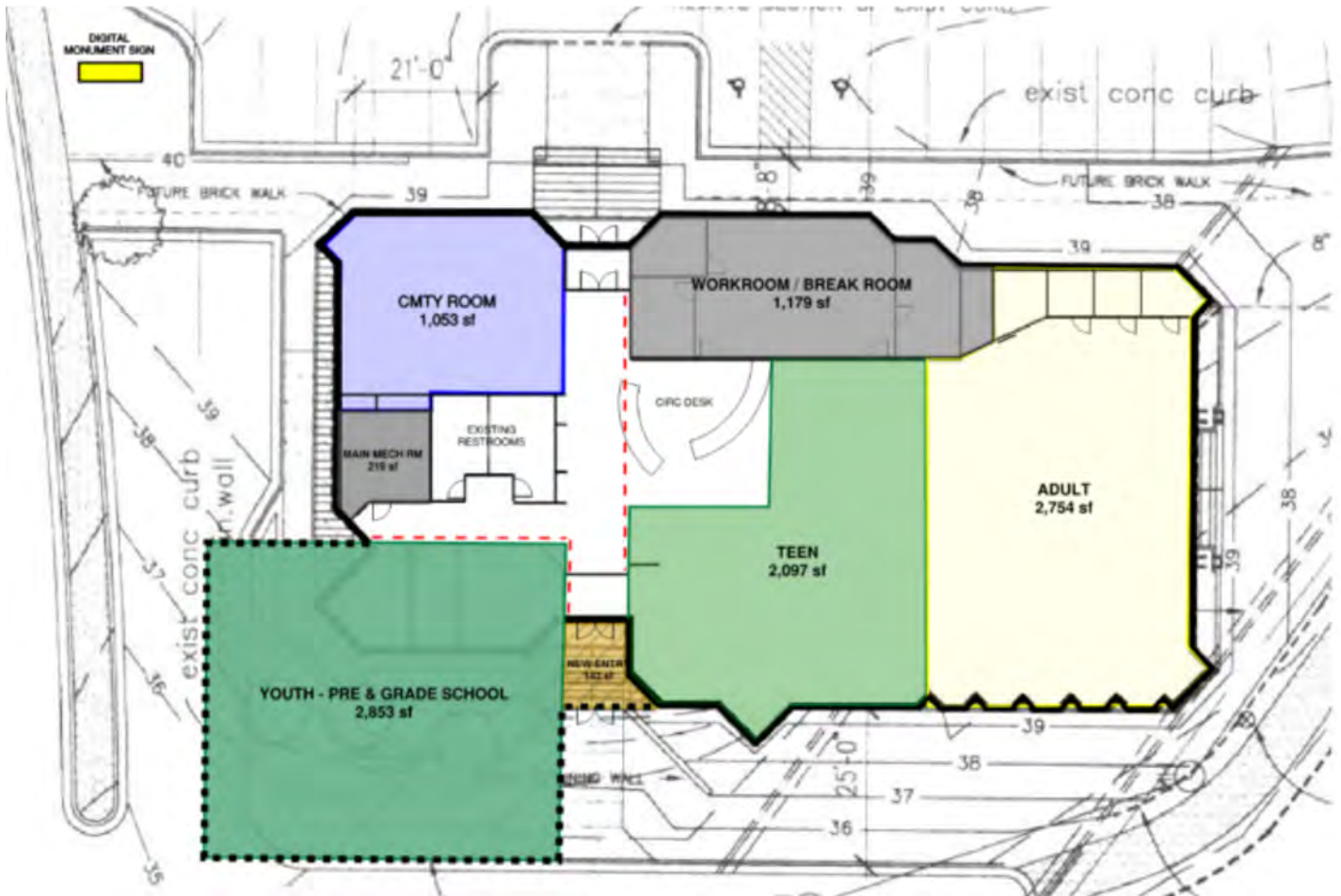
1. East parking lot is currently owned by Wright County
2. North of the building is loading area and underutilized staff parking
3. West parking lot is currently owned by the City of Buffalo
4. Private lakeside residential property only has vehicular access through the Library's west parking lot

Note: Proposed recommendations work with available capacity for development.

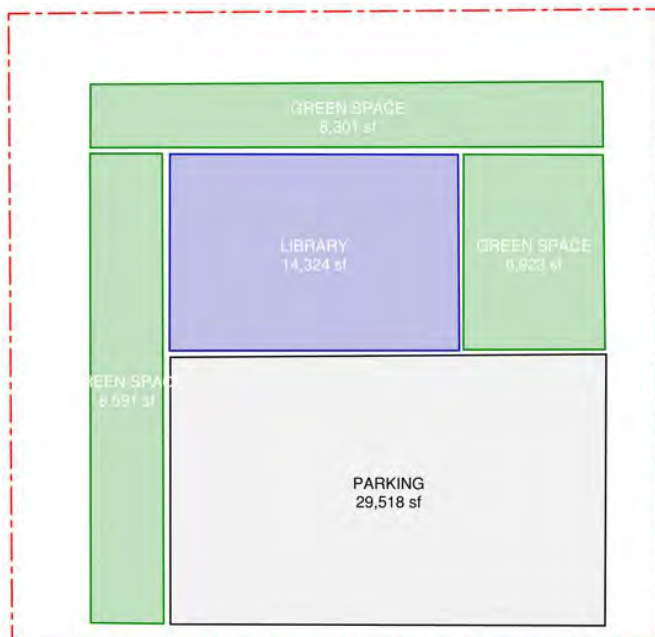
- Future changes to Lake Shore Drive could enable additional capacity.



LIBRARY SITE PLAN: Existing Site and Building



LIBRARY SITE PLAN: Existing Site and Facility With Expansion



LIBRARY SITE PLAN: Diagram of minimum recommended site and building size if purpose-built on a new site. Note: this is a diagram only and does not indicate design cues or intent.

If relocated to a new site, the library would need approximately 2.5 total acres to provide sufficient space for the facility, the required parking, and for recommended outdoor program space and landscape buffers

# FACILITY SUMMARIES: CENTENNIAL FIRE STATION

## Key Statistics

Originally Constructed: 1997

Major Renovation(s): None

- Current Building GSF: 7,500 (approx, not including service mezzanine) (*Gross Square Footage*)
- Apparatus Bays (Current): (3) Bays
- Apparatus Bays (Recommended): (6) Bays

## Key Priorities

- Relocate turnout gear storage from within the apparatus bays to another location to reduce contamination
- Recommended additional renovations to provide hot/cold zone separation for equipment and gear returning from calls
- Add additional apparatus bays to maintain pull-through operations while also providing appropriate equipment and vehicles for independent Fire Service on either side of the railroad tracks

## FACILITY ASSESSMENT

The Fire Station was originally constructed in 1997. The building is comprised of a concrete masonry block structure and a concrete block and brick facade. The building houses fire operations on the east side of Buffalo, serving areas east of the railroad tracks. The completion of a facility assessment identified the following highlights for this facility:

- The facility is in very good condition for its age, with few issues with exterior envelope or interior finishes and functionality.
- Facility does not have proper hot/cold separation of turndown space, gear cleaning, and equipment bays
- The building is at capacity for equipment, and currently operations stack vehicles in the otherwise drive-through bays

## FIRE STATION CRITICAL ISSUES:

### • Critical Issue #1: Older Facility with No Cancer-Prevention Measures

This facility was built more than two decades ago, when understandings of how facility planning and design can contribute to firefighter health and wellness by reducing exposure to contaminants. Long-term phased investment in this facility can provide separation of the “hot” (contaminated) and “cold” (“clean”) zones of function for fire department operations. At the time of this study, the Fire Department planned to take preliminary measures to convert a conference room into turnout gear storage, so it can be relocated out of the apparatus bays.

### • Critical Issue #2: Additional Apparatus Bays for Independent Service

While the City of Buffalo does not plan to need to expand fire services specifically, it is industry best practice, per the guidance of the National Fire Protection Association (NFPA), that a city divided by active railroad tracks have independent or redundant service, such that any type of emergency call can be served from the equipment at that same side of the city. Currently, the City cannot meet this best practice; expanding the current apparatus bays would provide this capacity and would also relieve pressure on the current bays, which were originally designed for pull-through use (allows for faster response times), and are currently utilized with two vehicles stacked in each bay.



**KEY FEATURES:**

- Planned renovations (2022+) will begin providing separation of turnout gear storage.
- Additional apparatus bays can be accommodated on this site which will address space needs and the current shortcomings that impact true pull-through use.
- New bays can be located to the south of the existing station, where there is currently a large concrete apron. Expansion of some of the site concrete will allow for true pull-through utilization of the new bays.



FIRE STATION SITE PLAN: Existing Site and Facility With Expansion





# FACILITY SUMMARIES: AIRPORT ARRIVALS

## Key Statistics

Originally Constructed: 2005

Major Renovation(s): *None*

Space Needs:

- Enclosed office for Assistant Director
- Renovation will displace Lounge Area, which could be relocated, over time, to a modest expansion west of the existing vestibule

## Key Priorities

- Dedicated office for Assistant Director. Can be achieved through interior renovation
- Optional: The new office would displace a current space intended as a lounge for airline staff. This could be replicated and relocated to a small addition

## FACILITY ASSESSMENT

The Airport was originally constructed in 2005. The building is comprised of a steel structure, with concrete block bearing walls, and a metal panel facade. The building oversees arrivals and departures and includes personnel spaces such as meeting rooms, offices, a kitchenette, and a lounge. The completion of a facility assessment identified the following highlights for this facility:

- To address space needs for the additional office, reconfiguration within the existing footprint is possible.

Overall, the facility is in good condition. Operationally, the facility functions well overall.

## PROGRAM OVERVIEW:

The Airport would benefit from a localized renovation to meet current needs. The existing site and facilities have sufficient capacity for the recommended work, while a modest addition would accommodate the displaced lounge program. One benefit of the 100+ SF addition would be the adjacency of the lounge to the restrooms and the vestibule, allowing this program function to be available for those using the building after hours.



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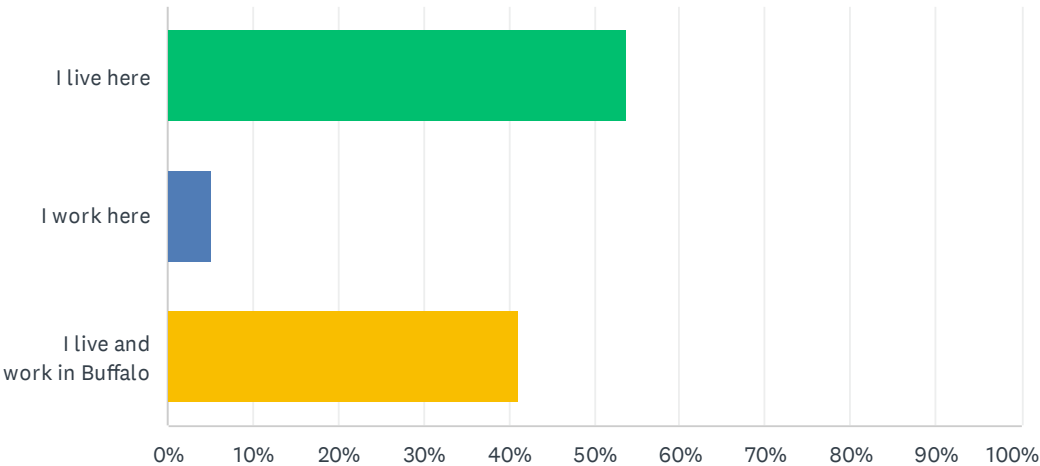
## APPENDICES

- 01 Community Engagement Outcomes*
- 02 Facility Condition Assessment*
- 03 Detailed Departmental Space Programs*
- 04 Summary of Staff Surveys*
- 05 Preliminary Planning Concepts*
- 06 Detailed Projected Costs*



Q1 Do you live or work in the city of Buffalo?

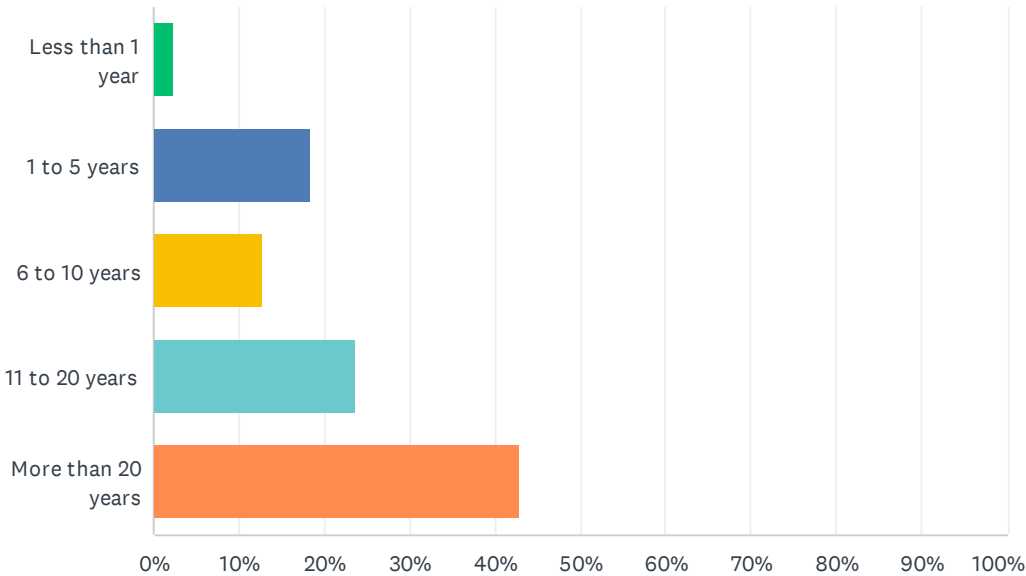
Answered: 309    Skipped: 3



ANSWER CHOICES		RESPONSES
I live here		53.72% 166
I work here		5.18% 16
I live and work in Buffalo		41.10% 127
TOTAL		309

Q2 How long have you lived in Buffalo?

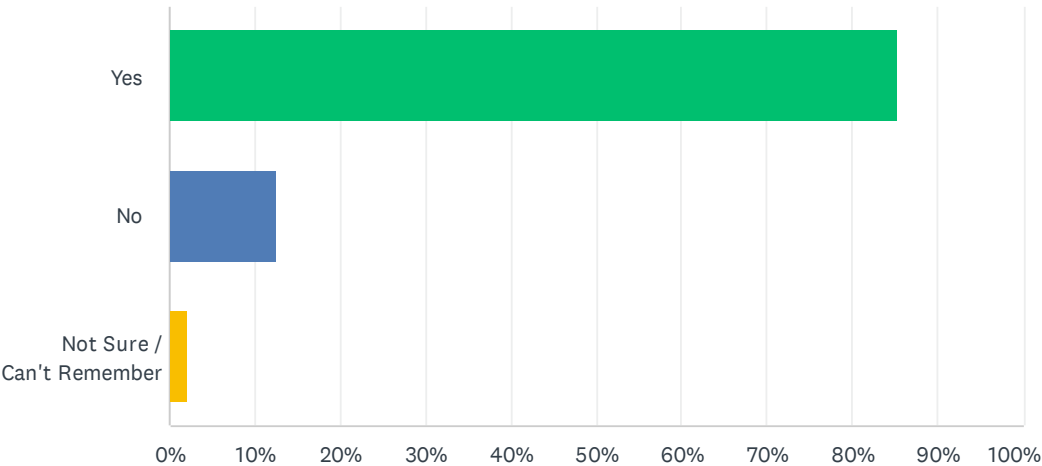
Answered: 305    Skipped: 7



ANSWER CHOICES	RESPONSES	
Less than 1 year	2.30%	7
1 to 5 years	18.36%	56
6 to 10 years	12.79%	39
11 to 20 years	23.61%	72
More than 20 years	42.95%	131
TOTAL		305

### Q3 Have you ever visited City Hall?

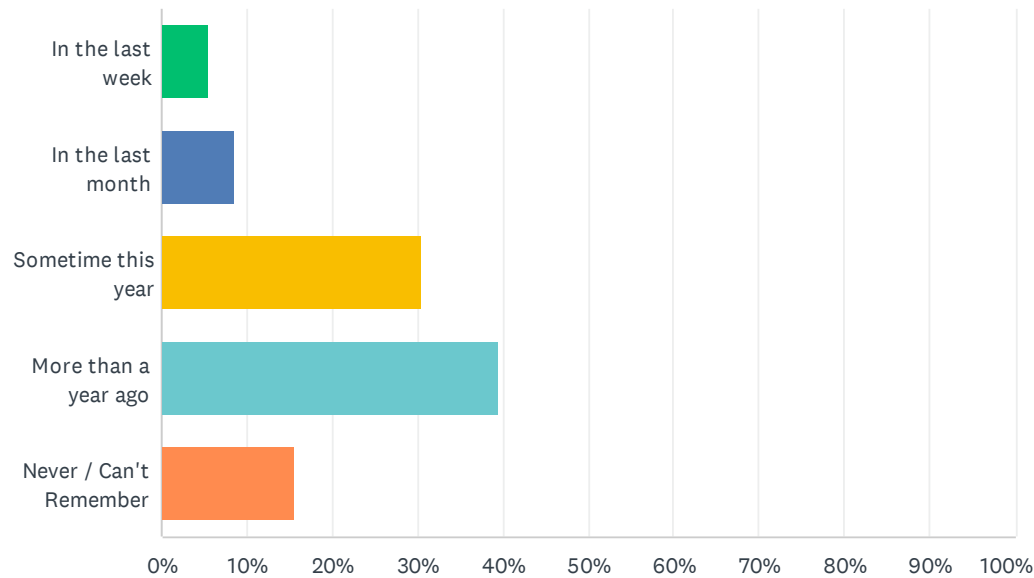
Answered: 270    Skipped: 42



ANSWER CHOICES	RESPONSES	
Yes	85.19%	230
No	12.59%	34
Not Sure / Can't Remember	2.22%	6
TOTAL		270

### Q4 When was the last time you visited City Hall?

Answered: 268    Skipped: 44

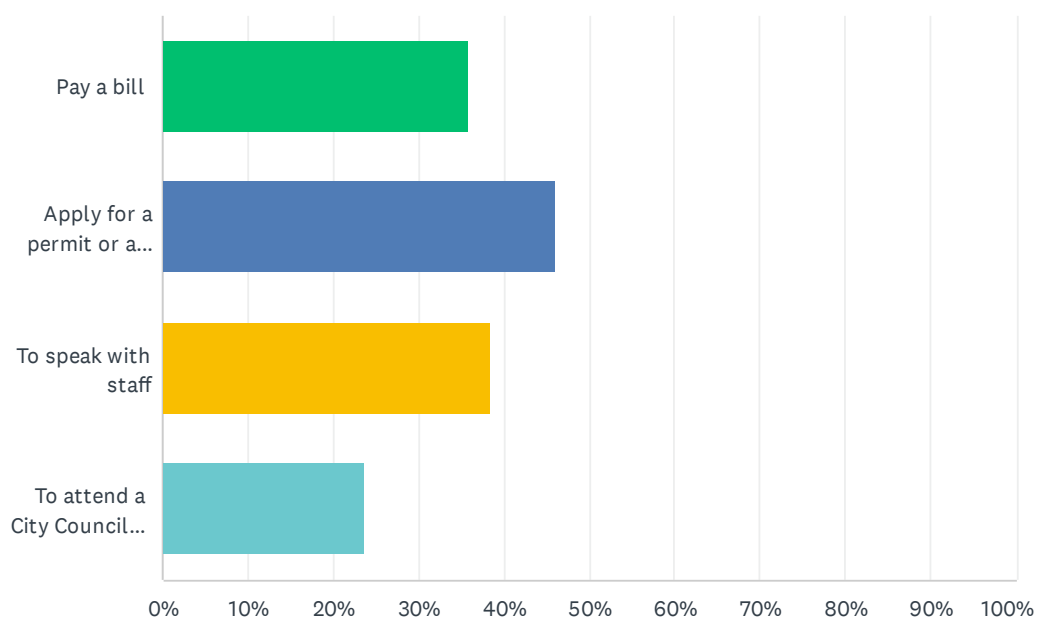


ANSWER CHOICES	RESPONSES	
In the last week	5.60%	15
In the last month	8.58%	23
Sometime this year	30.60%	82
More than a year ago	39.55%	106
Never / Can't Remember	15.67%	42
TOTAL		268



## Q5 Why have you visited City Hall in the past? Please check all that apply

Answered: 198    Skipped: 114



ANSWER CHOICES	RESPONSES	
Pay a bill	35.86%	71
Apply for a permit or a license	45.96%	91
To speak with staff	38.38%	76
To attend a City Council meeting	23.74%	47
Total Respondents: 198		

#	OTHER (PLEASE DESCRIBE)	DATE
1	Vote	10/7/2022 7:25 PM
2	Donate gift cards for police/fire	10/7/2022 6:26 PM
3	HRA Meeting	10/6/2022 10:37 AM
4	Vote, pick up Compost sticker,	10/5/2022 2:59 PM
5	attended other meeting	10/5/2022 1:33 PM
6	Drop off batteries for recycling	10/5/2022 1:23 PM
7	Passport	10/5/2022 1:18 PM
8	I work here....	10/5/2022 12:59 PM
9	Heck out conference space and pm too. Rental	10/5/2022 12:56 PM
10	Look at the brochures	10/5/2022 12:54 PM
11	Drop off treats	10/5/2022 12:48 PM

## Buffalo Community Survey - Needs and Vision

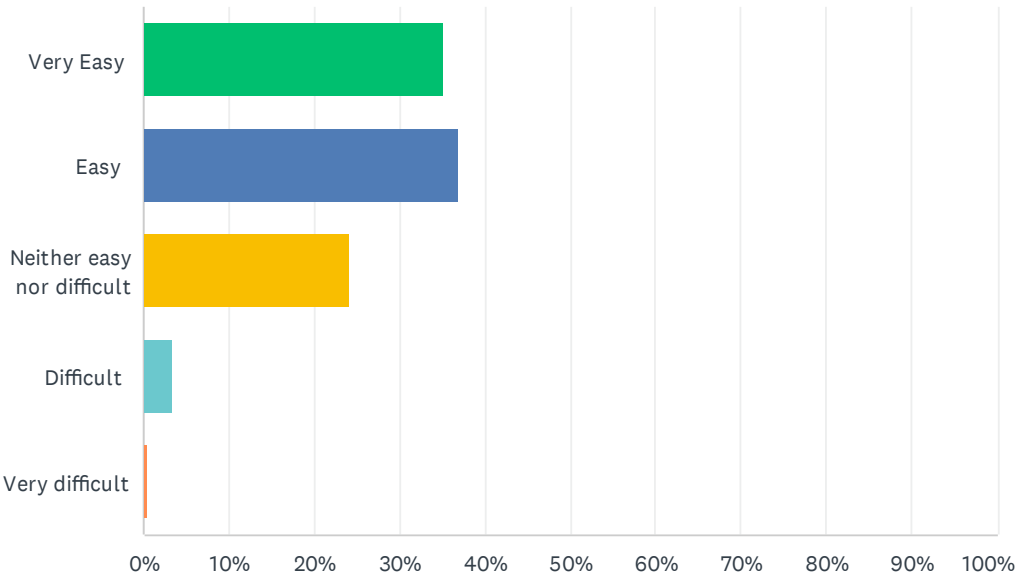
12	Vote during Covid	10/4/2022 8:44 PM
13	get a compost sticker	10/4/2022 3:54 PM
14	meeting	10/4/2022 3:32 PM
15	Get new internet router/power supply	10/4/2022 3:03 PM
16	Chamber event	10/4/2022 8:22 AM
17	renew dl	10/3/2022 5:26 PM
18	Early voting	10/3/2022 2:31 PM
19	To see plans for Hwy 25/Settlers Parkway construction many years ago	10/3/2022 4:50 AM
20	Project planning meetings	10/2/2022 9:37 PM
21	Work	10/2/2022 9:15 PM
22	Vote	10/2/2022 8:42 PM
23	To ask about an energy rebate	10/2/2022 8:41 PM
24	Tour	10/2/2022 6:27 PM
25	Compost sticker, ejection judge paperwork	10/2/2022 4:09 PM
26	early voting	10/2/2022 3:22 PM
27	Had to get a compost sticker	10/2/2022 3:14 PM
28	pick up pamphlets, vote, notary services, drop off application for Community gardens, attend Park Board Meeting, attend HRA meeting, attend Planning Commission meeting, attend Heritage Preservation meeting	10/2/2022 12:26 PM
29	Vote	10/2/2022 9:39 AM
30	Vote early	10/2/2022 9:34 AM
31	Drop off batteries to be recycled	10/2/2022 8:23 AM
32	Vote	10/2/2022 7:43 AM
33	Doing the Buffalo hunt	10/2/2022 7:11 AM
34	To reserve a park shelter. To early voting.	10/2/2022 7:07 AM
35	Work	10/1/2022 10:18 PM
36	To vote	10/1/2022 9:51 PM
37	Voting	10/1/2022 4:13 PM
38	I talked to city staff quite often about projects, etc.	10/1/2022 4:06 PM
39	Vote	10/1/2022 3:54 PM
40	Measure for new flooring.	10/1/2022 3:38 PM
41	Vote	10/1/2022 2:46 PM
42	To vote	10/1/2022 1:18 PM
43	Vote	10/1/2022 12:56 PM
44	Early voting	10/1/2022 12:16 PM
45	Meeting	10/1/2022 10:43 AM
46	N/a	10/1/2022 10:39 AM
47	Vote	10/1/2022 10:27 AM
48	Vote	10/1/2022 10:18 AM

## Buffalo Community Survey - Needs and Vision

49	Part of my work.	10/1/2022 10:07 AM
50	Never	10/1/2022 9:29 AM
51	Vote	9/24/2022 11:02 AM

Q6 During your visit, how easy was it to accomplish your goals?

Answered: 233    Skipped: 79



ANSWER CHOICES	RESPONSES	
Very Easy	35.19%	82
Easy	36.91%	86
Neither easy nor difficult	24.03%	56
Difficult	3.43%	8
Very difficult	0.43%	1
TOTAL		233



## Q7 What aspect of City Hall made it easy or hard to accomplish your goals?

Answered: 109    Skipped: 203

#	RESPONSES	DATE
1	Small, not well lit	10/11/2022 5:51 PM
2	Easy to attend City Council meeting. Also easy to go to the main desk with batteries, questions, etc.	10/10/2022 9:21 PM
3	Parking lot is small	10/9/2022 8:53 PM
4	covid - don't like the glass barriers, but understand	10/9/2022 10:37 AM
5	Was able to connect with the right people quickly	10/7/2022 8:06 PM
6	Too long ago to recall the experiences. However, I don't recall them being negative.	10/7/2022 7:25 PM
7	Proximity to central city	10/7/2022 9:39 AM
8	Accessibility. Wish more people would use it as a resource instead of complain first approach	10/7/2022 9:24 AM
9	The people I needed to speak with are located near the entrance. If they were not available others were helpful.	10/7/2022 9:12 AM
10	Early end of day hours make it difficult to get there after work is done.	10/6/2022 6:36 PM
11	Friendly staff	10/6/2022 5:22 PM
12	The location	10/6/2022 10:06 AM
13	Parking was hard to find	10/6/2022 9:54 AM
14	The staff was very helpful	10/6/2022 8:11 AM
15	the information desk greeted me as I walked in	10/6/2022 7:51 AM
16	N/A	10/5/2022 11:14 PM
17	Organized and helpful	10/5/2022 9:03 PM
18	Logistics,	10/5/2022 4:30 PM
19	Meeting room was easy to reach. But it had inadequate seating.	10/5/2022 4:13 PM
20	Friendly, helpful staff	10/5/2022 2:59 PM
21	Staff was helpful and friendly when I had an issue to take care of.	10/5/2022 2:38 PM
22	Due to covid, nothing was easy.	10/5/2022 2:05 PM
23	Staff was helpful and the space is easy to navigate	10/5/2022 1:48 PM
24	friendly staff	10/5/2022 1:33 PM
25	Not sure where to go, long lines, unfriendly staff	10/5/2022 1:18 PM
26	I usually go to windows. Staff always helpful and friendly.	10/5/2022 1:10 PM
27	City staff are very accessible	10/5/2022 1:08 PM
28	Dept's are a little spread out. Limited accessibility to them.	10/5/2022 12:59 PM
29	Staff was attentive	10/5/2022 12:56 PM
30	Small and friendly staff.	10/5/2022 12:54 PM

## Buffalo Community Survey - Needs and Vision

31	Parking close to building. Had a question about lawn watering. Was quickly heped	10/5/2022 12:54 PM
32	Staff is always available	10/5/2022 12:52 PM
33	Helpful staff	10/5/2022 12:46 PM
34	complicated.	10/5/2022 12:41 PM
35	All on one level. Parking can be a big challenge.	10/5/2022 12:37 PM
36	good lobby with helpful assistants	10/5/2022 12:14 PM
37	I just walked in and waited 5 minutes to be greeted	10/4/2022 8:44 PM
38	What door is the front/ main door	10/4/2022 6:01 PM
39	Parking ease, close to home, open windows, no wait line	10/4/2022 2:58 PM
40	Location difficult to find and park	10/4/2022 1:50 PM
41	Parking	10/3/2022 8:21 PM
42	Friendly and knowledgeable staff	10/3/2022 7:07 PM
43	Arttentive personnel	10/3/2022 2:31 PM
44	Overall, the staff was very helpful. All my interactions with staff have been positive save for one but I think she was having a bad day. So I think staff interactions are key.	10/3/2022 11:31 AM
45	Got directions to find area I was looking for, line wasn't very long, staff super helpful, easy to find parking	10/3/2022 9:28 AM
46	Easy parking. And small building	10/3/2022 8:57 AM
47	Everything was set up well	10/3/2022 4:50 AM
48	The person I needed to talk to wasn't there. They called me back later that day but it was to late.	10/3/2022 2:42 AM
49	N/a	10/2/2022 10:10 PM
50	I need more information/paperwork that wasn't listed online.	10/2/2022 9:21 PM
51	Smooth process friendly staff	10/2/2022 9:15 PM
52	People	10/2/2022 8:56 PM
53	The person didnt know about energy rebates.	10/2/2022 8:41 PM
54	Access	10/2/2022 8:32 PM
55	Staff was accessible right inside the main door.	10/2/2022 8:32 PM
56	Easy to find where I need to go	10/2/2022 7:17 PM
57	Short lines	10/2/2022 6:50 PM
58	The people did their jobs and made it easy for my visit	10/2/2022 6:50 PM
59	Organized	10/2/2022 6:30 PM
60	N/a	10/2/2022 6:27 PM
61	Na	10/2/2022 6:22 PM
62	helpful, capable staff	10/2/2022 5:50 PM
63	Answer question	10/2/2022 5:46 PM
64	Parking	10/2/2022 5:13 PM
65	Odd to enter rear. Time to build a nice city hall	10/2/2022 4:12 PM
66	Not to busy and easy to access.	10/2/2022 4:12 PM
67	Signs, helpful staff	10/2/2022 4:09 PM

## Buffalo Community Survey - Needs and Vision

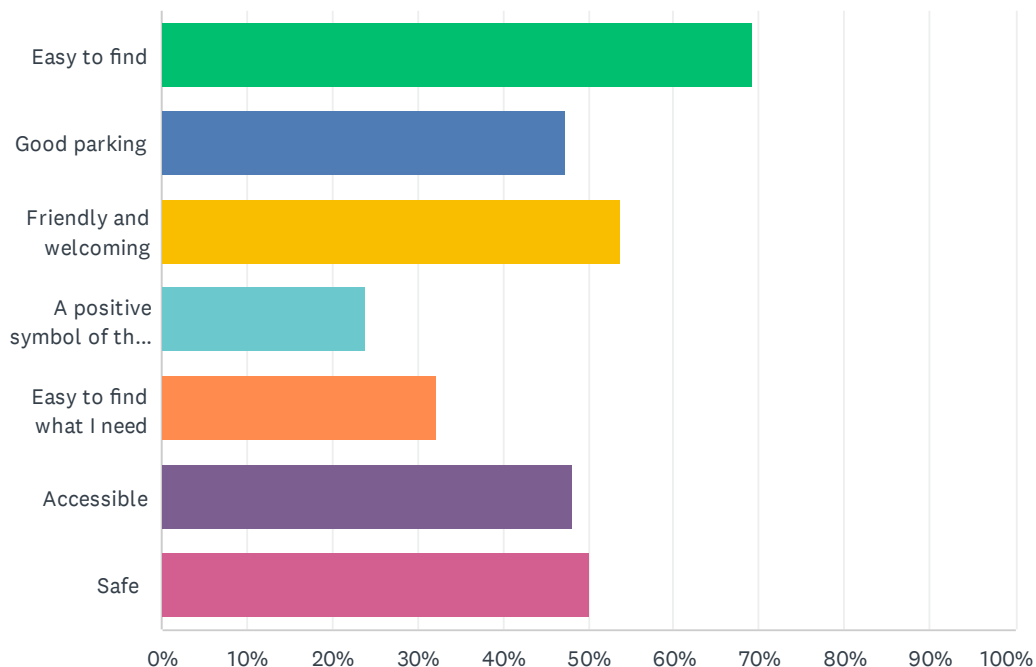
68	So long ago...but remember it was a good experience	10/2/2022 3:49 PM
69	Easy parking and quick service	10/2/2022 3:05 PM
70	The employees at the service counters are friendly and knowledgeable. At times, during public meetings, I have had to bring a child and have appreciated being able to "attend" from the lobby via the big screen outside of the meeting chambers. If there is no other place to put the following information, I am doing this here: Please find a way to have the HRA meetings video taped as well as all of the other meetings that are not yet video taped in a way that they can be viewed live, and then archived. I zero in on the HRA, in particular since it meets in the afternoon when many people cannot get there AND, as a commission/Board they command hundreds of thousands of tax payer dollars.	10/2/2022 12:26 PM
71	Parking	10/2/2022 12:14 PM
72	Well labeled signs	10/2/2022 11:41 AM
73	Polite and helpful staff	10/2/2022 9:39 AM
74	Friendly staff	10/2/2022 8:23 AM
75	Office entries right by staff desk	10/2/2022 7:43 AM
76	Staff was friendly and ready to help	10/2/2022 7:24 AM
77	Small	10/2/2022 7:24 AM
78	Access from back.	10/2/2022 7:07 AM
79	Signage	10/2/2022 5:50 AM
80	Staff and resources available and helpful.	10/1/2022 9:51 PM
81	Signage	10/1/2022 9:06 PM
82	Signage	10/1/2022 7:26 PM
83	employees	10/1/2022 7:15 PM
84	Nothing. Just went to the license burrow	10/1/2022 7:02 PM
85	Friendly employees.	10/1/2022 6:48 PM
86	Location is sort of hidden. None of the #8 items apply.	10/1/2022 6:30 PM
87	Hard because it was on a meeting item that the city council wanted to ignore and hope it would go away...	10/1/2022 5:56 PM
88	Staff was great	10/1/2022 5:04 PM
89	Able to just walk in and up to the counter	10/1/2022 4:15 PM
90	Their openness	10/1/2022 4:06 PM
91	Employees were friendly.	10/1/2022 3:38 PM
92	I was informed on what I needed.	10/1/2022 3:22 PM
93	Was difficult to find where I needed to go once I entered the building.	10/1/2022 3:17 PM
94	No one seems to know what or who are in charge of each department	10/1/2022 3:15 PM
95	Good organization/signage and helpful staff	10/1/2022 2:56 PM
96	It very friendly & SLIW!!?	10/1/2022 1:38 PM
97	Parking is close to the door, quick entrance and exit.	10/1/2022 1:20 PM
98	Level access..no steps	10/1/2022 1:18 PM
99	Limited hours	10/1/2022 1:06 PM
100	Signage	10/1/2022 12:56 PM

## Buffalo Community Survey - Needs and Vision

101	The City Staff makes everything easy	10/1/2022 12:55 PM
102	Lines, different floors for different things	10/1/2022 12:37 PM
103	Easy parking in the back and no one in line before me.	10/1/2022 12:16 PM
104	Nothing	10/1/2022 11:47 AM
105	The bullet proof glass seemed a little extensive. I understand the want, but maybe did not need to be quite so expensive.	10/1/2022 10:43 AM
106	Access	10/1/2022 10:27 AM
107	Cramped office spaces.	10/1/2022 10:07 AM
108	What goals should I be making that involve city hall?? I don't know where it is even location if I'm being honest.	10/1/2022 9:29 AM
109	Parking can be difficult at times if there are numerous meetings going on at City Hall at the same time.	9/30/2022 4:25 PM

## Q8 Thinking of the City Hall building and site, which of the following apply? (Check all that apply)

Answered: 218 Skipped: 94



ANSWER CHOICES	RESPONSES	
Easy to find	69.27%	151
Good parking	47.25%	103
Friendly and welcoming	53.67%	117
A positive symbol of the city	23.85%	52
Easy to find what I need	32.11%	70
Accessible	48.17%	105
Safe	50.00%	109
Total Respondents: 218		



## Q9 As we consider the future of the City Hall building and how the city provides services, is there anything else we should consider?

Answered: 81 Skipped: 231

#	RESPONSES	DATE
1	Better off street access to the lobby and the service counter. Better visibility and parking. Better office layout for staff.	10/18/2022 10:31 AM
2	Better marked as City Hall	10/13/2022 6:22 PM
3	Something that is larger, easy to navigate, well lit, more parking, easier to find	10/11/2022 5:51 PM
4	I don't like that you have to enter the city hall from the "back" of the building. What will happen to the old fire dept. which is attached to city hall?	10/10/2022 9:21 PM
5	need bigger building	10/10/2022 11:49 AM
6	meeting rooms for public	10/9/2022 10:37 AM
7	What to do with the old fire station and since it's right next door, include the community center in those plans	10/7/2022 9:24 AM
8	A more versatile space for meetings. More area for overflow, displays or breakouts.	10/7/2022 9:12 AM
9	Parking	10/6/2022 9:54 AM
10	Keep it in the downtown area.	10/6/2022 8:35 AM
11	the rising warwe costs	10/6/2022 7:51 AM
12	Haven't been there in 3-4 years. Had to say.	10/5/2022 11:14 PM
13	Make it more obvious where the license renewal part is. Not many signs, but when I asked, I was pointed in the right direction.	10/5/2022 9:03 PM
14	I didn't even realize where the city hall building was even though I've been past it thousands of times. They should have an electronic sign that says when city council meetings are and different things going on in town.	10/5/2022 7:56 PM
15	A 10 day notice when the city decides to "trim" my dogwood trees to prepare for winter plowing in September?! Then I will do it myself.	10/5/2022 4:35 PM
16	Age of building and reasonable cost to redesign a usable space	10/5/2022 4:30 PM
17	Longevity with whatever the City chooses to put in the building . It is a large structure and to have only a small part used would be awful waste of resources	10/5/2022 4:19 PM
18	Make it larger space.	10/5/2022 4:13 PM
19	Parking is not adequate when there are meetings with a large number of people in attendance.	10/5/2022 2:38 PM
20	Because of its location, it should by the community.	10/5/2022 2:05 PM
21	Bus on week ends, grocery local for seniors,	10/5/2022 2:02 PM
22	Should not be located directly adjacent to such a busy highway as it is now	10/5/2022 1:48 PM
23	parking is hard at the current site	10/5/2022 1:33 PM
24	I hope we are talking about the Gov't center? If not I don't know where city hall is. More parking, friendly staff, A map of where places are, a greeter at the door.	10/5/2022 1:18 PM
25	Visible Parking and Entry from Hwy 25- (currently alley-view)	10/5/2022 12:59 PM
26	I think keeping the building small and practical makes a lot of sense for our city. We don't need anything fancy (like the new court house and county buildings)	10/5/2022 12:54 PM

## Buffalo Community Survey - Needs and Vision

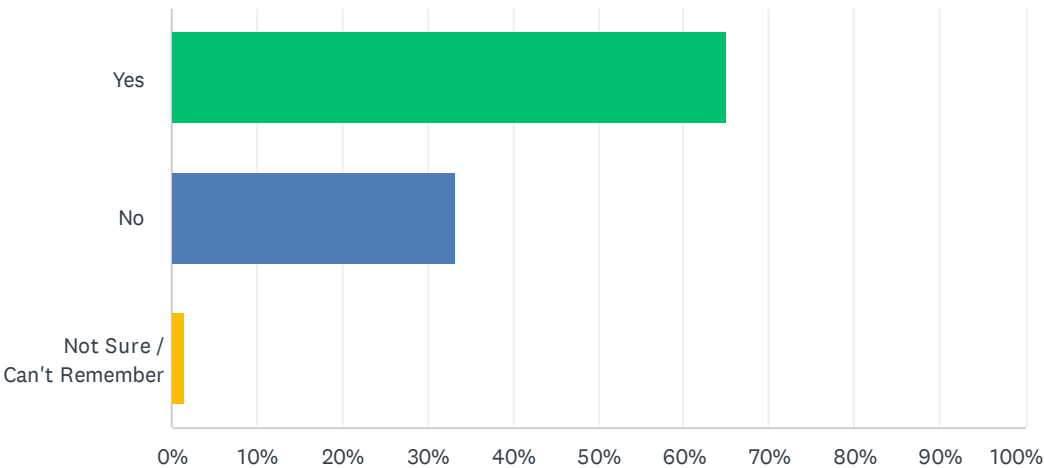
27	Combining it with a Buffalo Arts and Community Center	10/5/2022 12:46 PM
28	Being on a street with limited parking on the face side can be a challenge.	10/5/2022 12:37 PM
29	Make it a facility useful for all generations	10/5/2022 12:33 PM
30	Seems fine to me, as long as staff feels safe in these changing times - I can't vouch for their feelings.	10/5/2022 12:14 PM
31	couldn't figure out how to get in the building	10/4/2022 9:59 PM
32	Keep it south of the railroad tracks	10/4/2022 6:01 PM
33	N/A	10/4/2022 2:58 PM
34	you should put the address of the city hall location in this survey so that we know which site you are asking about.... new or old location	10/3/2022 5:26 PM
35	Can space be uillized by the Community Center for certaiin functionx on a tempweary basis?	10/3/2022 2:31 PM
36	It needs updating	10/3/2022 6:58 AM
37	Build a building that actually looks like a city hall	10/2/2022 9:37 PM
38	Don't do anything, stop wasting money	10/2/2022 9:26 PM
39	Current building looked liked it works. Not sure how many employees are there though	10/2/2022 9:15 PM
40	Parking is not good	10/2/2022 8:56 PM
41	You do not need to move or rebuild. It's just fine the way it is.	10/2/2022 8:41 PM
42	Parking	10/2/2022 8:10 PM
43	Cost reduction no further costs put on tax payers.	10/2/2022 7:29 PM
44	The residents and their struggles to up. City should back off on spending and future spending for a while	10/2/2022 6:50 PM
45	No	10/2/2022 6:22 PM
46	Consider having art or messaging emphasizing the need and value of unity, diversity and inclusivity for a stronger community.	10/2/2022 5:50 PM
47	Clearer describe entrance and services available	10/2/2022 5:46 PM
48	Redevelop the area that it is in to include senior and community center, city office, police department	10/2/2022 4:14 PM
49	Build a nice new one. Represents the city and give employees feeling of pride as well	10/2/2022 4:12 PM
50	Incorporate a city hall community center complex together.	10/2/2022 4:12 PM
51	More obvious entrance, more parking	10/2/2022 4:09 PM
52	Maybe more of a statement building. Not so blah	10/2/2022 3:49 PM
53	Cost. Cost, and cost. The custom leather embroidered couches at the fire station come to mind as wasteful spending. Don't fleece the taxpayer!	10/2/2022 3:14 PM
54	Stay downtown.	10/2/2022 3:05 PM
55	I think that, for the size of this city, there should be a small office for whoever is Mayor and that whoever is the Mayor should set office hours, if only minimal. This would provide for an official place for people to meet and for the Mayor to be more of a part of the Administration efforts.	10/2/2022 12:26 PM
56	Transparency with funding	10/2/2022 10:09 AM
57	More space and include a community center for community events.	10/2/2022 8:23 AM
58	Staffing to handle populations needs	10/2/2022 8:19 AM
59	No	10/2/2022 7:43 AM

## Buffalo Community Survey - Needs and Vision

60	What's wrong with the one we have?	10/2/2022 7:24 AM
61	Make it friendly for the elderly, have offices they would visit up front so they don't have to walk so far.	10/1/2022 9:06 PM
62	It's paid for	10/1/2022 7:02 PM
63	No	10/1/2022 6:48 PM
64	All of #8.	10/1/2022 6:30 PM
65	You don't need to keep up with Minnetonka and edina...the building you have is fine!!	10/1/2022 5:56 PM
66	The city needs an actual community center with things for kids to do	10/1/2022 5:40 PM
67	No increased taxes!	10/1/2022 4:15 PM
68	I think all city buildings and the community center should be incorporated together	10/1/2022 4:06 PM
69	I wish it would be easier to find for first time visitors.	10/1/2022 3:38 PM
70	Community rooms	10/1/2022 3:22 PM
71	I am unsure what exactly is being reviewed - but I would say that being able to repurpose the building for future uses - rather than feeling the need to create a new building / location can be a great way to show how we can repurpose and reuse landmarks / rather than always thinking that 'new' (which is often wasteful and costly) is better. That being said I do find the number of local city buildings confusing - and have showed up at the wrong location for meetings. For people like me (not the best with directions) some sort of city map with major buildings + main services might be helpful.	10/1/2022 3:17 PM
72	Continuing development and fiscal future of Buffalo Fiber	10/1/2022 2:56 PM
73	Location??...not easy to find?? Difficult parking as spaces limited!?? MAYBE jobs SHOULDNT "show" as JOB SECURITY!!	10/1/2022 1:38 PM
74	Not at the moment	10/1/2022 1:06 PM
75	No. Don't spend money on something that already is working fine	10/1/2022 12:23 PM
76	N/A	10/1/2022 12:16 PM
77	Fiscal aspects	10/1/2022 11:47 AM
78	If the current city buildings are functional and safe, fix things. Don't always take down and build such high class buildings we can't afford.	10/1/2022 10:43 AM
79	Keep it in the downtown area rather than moving it out to other areas. Downtown needs businesses, even city business.	10/1/2022 10:07 AM
80	It might just be me. But I moved in Buffalo a year ago and I have no idea where City Hall is. So I guess I'm going to have to go look it up now but if that's considered the community center then the building always seems like a joke to me because I've never gone in there because I've never seen an event I guess going on there that I needed to go to.	10/1/2022 9:29 AM
81	Larger parking lot with street access instead of alley access.	9/30/2022 4:25 PM

Q10 Have you ever visited the Community Center?

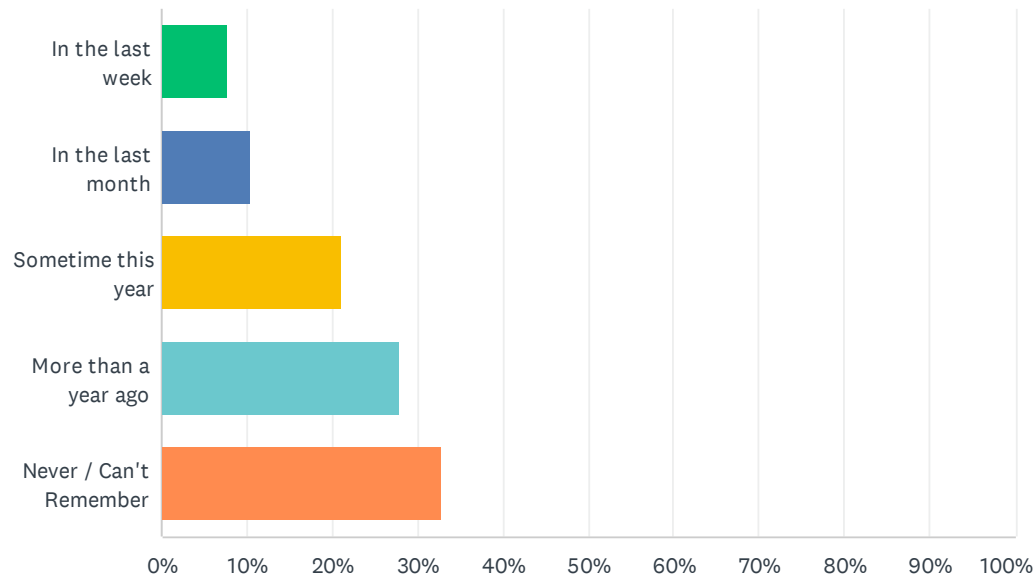
Answered: 255    Skipped: 57



ANSWER CHOICES	RESPONSES	
Yes	65.10%	166
No	33.33%	85
Not Sure / Can't Remember	1.57%	4
TOTAL		255

Q11 When was the last time you visited the Community Center?

Answered: 250    Skipped: 62

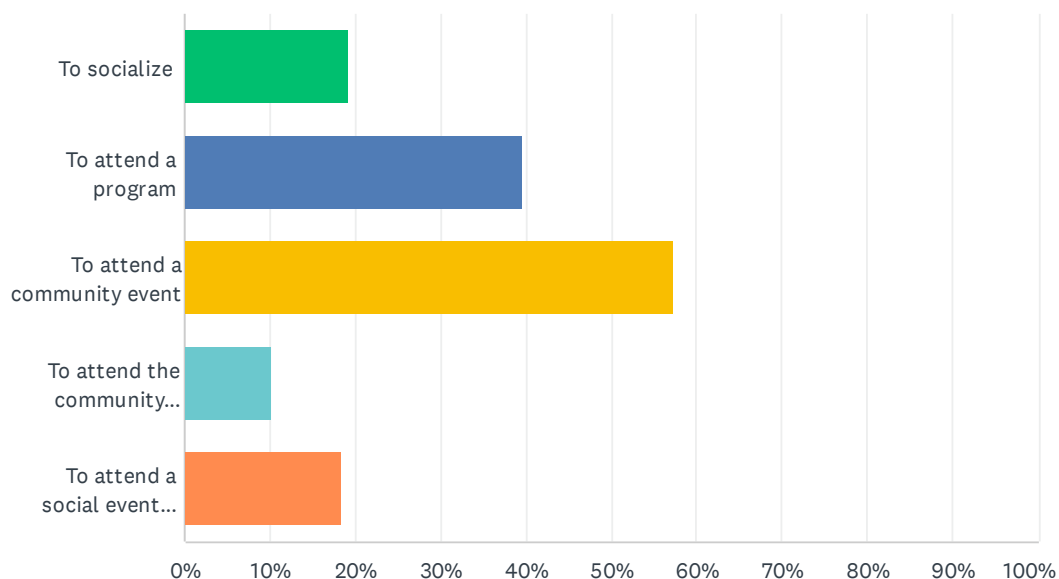


ANSWER CHOICES		RESPONSES	
In the last week		7.60%	19
In the last month		10.40%	26
Sometime this year		21.20%	53
More than a year ago		28.00%	70
Never / Can't Remember		32.80%	82
TOTAL			250



## Q12 Why have you visited the Community Center? (Check all that apply)

Answered: 136 Skipped: 176



ANSWER CHOICES	RESPONSES	
To socialize	19.12%	26
To attend a program	39.71%	54
To attend a community event	57.35%	78
To attend the community dining program	10.29%	14
To attend a social event that rented the facility (example: wedding or baby shower, retirement party)	18.38%	25
Total Respondents: 136		

#	OTHER (PLEASE SPECIFY)	DATE
1	Meetings for the new community center discussions	10/13/2022 6:27 PM
2	To see what they have to offer	10/11/2022 5:54 PM
3	attend the meeting	10/10/2022 11:52 AM
4	meeting	10/9/2022 10:51 AM
5	Boy Scout meeting	10/7/2022 8:07 PM
6	Pick up meals on wheels, donate to weavers	10/7/2022 6:31 PM
7	Meals on wheels	10/7/2022 9:27 AM
8	To meet with someone	10/7/2022 9:21 AM
9	Monthly breakfast	10/6/2022 5:26 PM
10	To pick up meals for Meals on Wheels	10/6/2022 8:16 AM
11	Farmers market	10/5/2022 11:16 PM

## Buffalo Community Survey - Needs and Vision

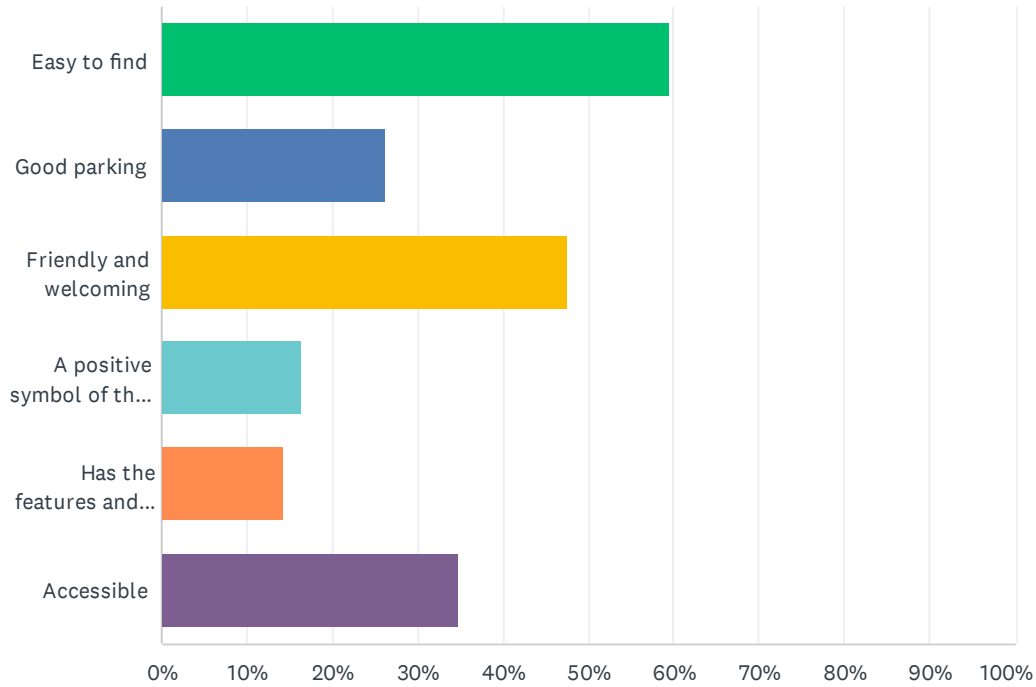
12	Never visited	10/5/2022 9:05 PM
13	To crochet bag for mats for the homeless. To paint fence charaters.	10/5/2022 4:40 PM
14	winter farmers market	10/5/2022 4:38 PM
15	Meals on wheels pick up	10/5/2022 4:33 PM
16	to pick up Meals on Wheels for delivery, attend community center advisory board meetings	10/5/2022 3:05 PM
17	To play mahjongg	10/5/2022 2:07 PM
18	Meals on Wheels	10/5/2022 2:00 PM
19	never have. I always felt like it was just for elderly	10/5/2022 1:35 PM
20	thanksgiving dinner to people in need	10/5/2022 1:21 PM
21	Winter farmers market	10/5/2022 1:14 PM
22	I work for the City	10/5/2022 1:02 PM
23	Farmers market	10/5/2022 12:58 PM
24	We used the space for a youth group	10/5/2022 12:49 PM
25	meetings	10/5/2022 12:17 PM
26	Farmers market	10/4/2022 6:02 PM
27	meeting	10/4/2022 3:34 PM
28	Pick up meals on wheels for delivery	10/3/2022 8:23 PM
29	one time to attend a meeting	10/3/2022 5:32 PM
30	Activities attendant to BCC Advisory Bd sttus in the past.	10/3/2022 2:38 PM
31	Unable to visit the community center due to its restrictive hours	10/3/2022 1:04 PM
32	4H volunteering	10/3/2022 9:30 AM
33	Business meeting	10/3/2022 2:45 AM
34	Get or donate books to the library	10/2/2022 7:36 PM
35	Farmers market	10/2/2022 7:20 PM
36	Held meetings there	10/2/2022 6:50 PM
37	not aware of the community center/ activities there	10/2/2022 5:57 PM
38	Checking it out	10/2/2022 5:14 PM
39	The Buffalo Historical Society meeting/farmers market	10/2/2022 4:18 PM
40	Mah Jongg	10/2/2022 3:24 PM
41	to attend a Historical Society meeting	10/2/2022 12:34 PM
42	Provide services there through work	10/2/2022 10:26 AM
43	It's too little to attend. Nothing to do like the Monticello community center.	10/2/2022 9:18 AM
44	Meeting	10/2/2022 8:58 AM
45	Winter Farmers Market	10/2/2022 7:26 AM
46	To see what it was likd	10/2/2022 12:56 AM
47	Winter Farmers Market	10/1/2022 10:17 PM
48	Volunteer community breakfast	10/1/2022 6:39 PM
49	Attend a meeting	10/1/2022 6:34 PM

## Buffalo Community Survey - Needs and Vision

50	Save foundation	10/1/2022 5:59 PM
51	Visiting Adam and Teri to talk about programming, etc	10/1/2022 4:10 PM
52	Not sure if I did.	10/1/2022 3:41 PM
53	Winter market - often	10/1/2022 3:25 PM
54	Meeting space.	10/1/2022 10:45 AM
55	Girl Scout roundup	10/1/2022 10:40 AM
56	Pick up food for Meals on Wheels	10/1/2022 10:34 AM
57	To speak with manager	9/30/2022 4:27 PM
58	Volunteer MOW, community breakfast	9/24/2022 11:42 AM

## Q13 Thinking of the Community Center building and site, which of the following apply? (Check all that apply)

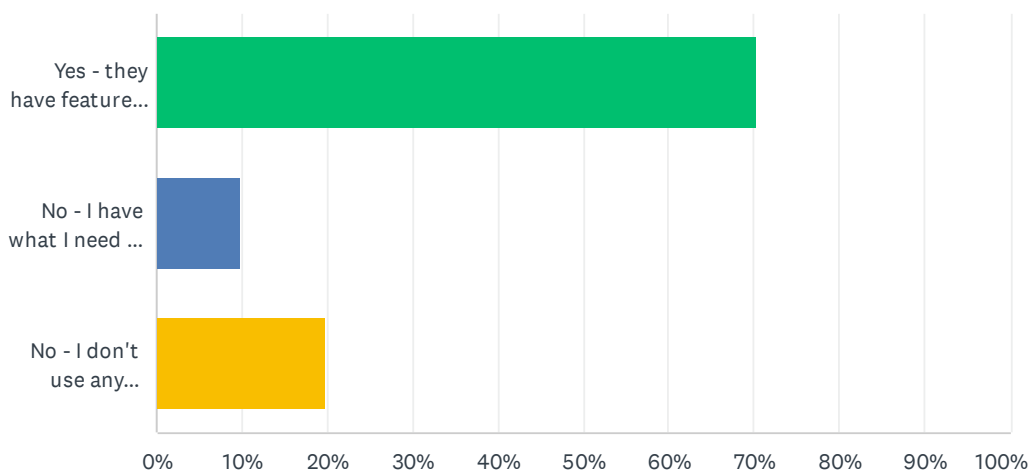
Answered: 141 Skipped: 171



ANSWER CHOICES	RESPONSES	
Easy to find	59.57%	84
Good parking	26.24%	37
Friendly and welcoming	47.52%	67
A positive symbol of the city	16.31%	23
Has the features and amenities I need	14.18%	20
Accessible	34.75%	49
Total Respondents: 141		

## Q14 Do you use any community centers in other cities?

Answered: 233 Skipped: 79



ANSWER CHOICES	RESPONSES	
Yes - they have features or amenities I like	70.39%	164
No - I have what I need in Buffalo	9.87%	23
No - I don't use any community centers here or anywhere else	19.74%	46
<b>TOTAL</b>		<b>233</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Monticello has plenty of rooms for meetings and family activities	10/10/2022 9:26 PM
2	Kids activities and hockey in winters	10/7/2022 9:27 AM
3	Yes but not recently.	10/7/2022 9:21 AM
4	we used to live in Coon Rapids, we enjoyed the community center there. still do for some events	10/6/2022 7:53 AM
5	I go to swim meets at Community Centers all over the state	10/6/2022 4:02 AM
6	I have in other states	10/5/2022 8:55 PM
7	But I do not have all I need here in Buffalo.	10/5/2022 4:40 PM
8	I have visited other Community Centers for events.	10/5/2022 2:45 PM
9	NO I don't use other community centers.	10/5/2022 1:11 PM
10	We don't currently, but visited Maple Grove Comm Center the most when kids where younger for water park.	10/5/2022 1:02 PM
11	We use the splash pad in Delano and have used the Monticello one for more indoor water feature over the winter (outside of the fitness evolution pool)	10/5/2022 12:58 PM
12	Monticello is positive and welcoming and large enough, plus a real senior center.	10/5/2022 12:44 PM
13	Monticello, Delano	10/5/2022 12:39 PM
14	Other community centers have options for all generations	10/5/2022 12:36 PM



## Buffalo Community Survey - Needs and Vision

15	pools, kids play areas	10/4/2022 10:00 PM
16	No- Many activities are taking place during the work day or aren't of interest. my	10/3/2022 9:30 AM
17	Monticello	10/2/2022 9:33 PM
18	Monticello	10/2/2022 8:58 PM
19	Monticello and Maple Grove	10/2/2022 8:17 PM
20	Depends on the cost to renovate old county buildings. Then cost of membership fees to use it.	10/2/2022 7:37 PM
21	Pool	10/2/2022 7:20 PM
22	We will drive to maple grove or monticello	10/2/2022 7:13 PM
23	Used Monticello when kids were young	10/2/2022 6:50 PM
24	No Buffalo does not have what I need and I don't go to centers in other communities	10/2/2022 4:18 PM
25	Other community centers are outstanding amenities, I don't think you can even compare it to our Quant set up.	10/2/2022 8:05 AM
26	Maple grove, monticello	10/2/2022 7:26 AM
27	No,- I do a few new things at Buffalo.	10/2/2022 7:11 AM
28	Pool	10/1/2022 9:08 PM
29	Maple Grove mostly for large indoor park when weather is rainy or too cold to be outside. We love our Buffalo parks.	10/1/2022 4:10 PM
30	Monticello has nice reception rooms and a pool.	10/1/2022 3:41 PM
31	Monticello has everything. Pools work out classes	10/1/2022 3:23 PM
32	Monticello	10/1/2022 3:17 PM
33	Easy hit find, easy parking, friendly place to feel welcomed, activities PROVIDED & not having to pay, & enjoyable place to socialize!	10/1/2022 1:46 PM
34	We swim at Monticello weekly and go to maple Grove often for their indoor playground	10/1/2022 12:40 PM
35	Monticello	10/1/2022 10:54 AM
36	Hutchinson is awesome. Monticello is next closest best in my opinion. Maple groves is HUGE also. Tons of different activities it seen there.	10/1/2022 9:31 AM

## Q15 As we consider the future of the Community Center building and how it supports all ages programming, is there anything else we should consider?

Answered: 161 Skipped: 151

#	RESPONSES	DATE
1	Flexible meeting space that can be adapted to various activities. Central location in downtown.	10/18/2022 10:33 AM
2	Programs need to be better publicized. Hours need to be extended. This should not be just daytime hours. Everything about it needs to be improved - programming, hours, the building is awful. Where do you even go to find out what is going on there. It needs to be rethought, reimaged and started over.	10/13/2022 6:27 PM
3	Something larger, updated, more rooms to rent etc	10/11/2022 5:54 PM
4	This building is not appropriate for seniors, dining, meetings and children's events. There is little room for recreation. Though many things have been done to brighten and update the building, it is still underground and not appealing.	10/10/2022 9:26 PM
5	need new building	10/10/2022 11:52 AM
6	We need something bigger with more to offer. As a large and growing community we should have something for all ages to do and provide many things. I thinking taking a look at surrounding towns community centers would greatly help our community come up with a plan. Things like a public indoor pool, basketball court ect would be wonderful.	10/9/2022 8:56 PM
7	meeting rooms, connected to services the public uses like library, gym,	10/9/2022 10:51 AM
8	If the current community center is where/what I THINK it is, downtown near city hall in a sort of basement building, I think something massively more welcoming would be better. I've NEVER thought about taking my kids (8 & 5) to that community center. Not sure if there is any reason to. I have no specifics to offer, but if the city is contemplating utilizing the former downtown courthouse/government center, the sky is the limit for what could go there.	10/7/2022 7:30 PM
9	Activity and recreation amenities.	10/7/2022 10:25 AM
10	A new building in general with meeting/event space. I don't believe Buffalo would be able to sustain a large community center with pool, playground, etc. everyone wants one until they see the bond that would need to be voter approved	10/7/2022 9:27 AM
11	Make sure it is multi generation facility, with meeting spaces & recreation opportunities.	10/6/2022 2:48 PM
12	Since it is in a basement, the center is not all it could be. It is small. It needs more room. It needs to offer more to the residents.	10/6/2022 10:09 AM
13	Damp dark basement is not very welcoming.	10/6/2022 9:55 AM
14	Keep in downtown area. We need a more modern, easily assessable building. We need a facility that will represent buffalo and bring participants into Buffalo	10/6/2022 8:39 AM
15	Performing space for local and outside groups. Programming for a wider audience.	10/6/2022 8:25 AM
16	I would like to commend Adam and the staff at the community center for the new programming they have implemented. The programs are well attended and I'm thinking they will eventually need more space than what they have now.	10/6/2022 8:16 AM
17	Make sure that space can be used in multiple ways by multiple groups. Make sure that the facility can generate revenue to cover running the facility.	10/6/2022 4:02 AM
18	Perhaps make people more aware, especially for parking.	10/5/2022 11:16 PM
19	A nice indoor swimming area! Something to do, especially when the winters are so long.	10/5/2022 9:05 PM

## Buffalo Community Survey - Needs and Vision

20	Larger space that can be used for multiple purposes, more parking, better access.	10/5/2022 8:55 PM
21	What do they even offer at the community center and where is it advertised? I've known it was there but it isn't very prominent and doesn't seem like it has anything fun for kids, teens, or families like the surrounding community centers have.	10/5/2022 8:02 PM
22	Buffalo needs a vibrant community center that offers activities for residents of ALL ages.	10/5/2022 7:12 PM
23	Locate to the old government center and allow the BCAC develop there concept. It was denied because it did not fit the 2040 city plan, which I disagree with. There are several parts of the plan the supports and even states the old government center as a possible site. Put it to the community its by allowing a referendum.	10/5/2022 4:40 PM
24	I think is too small, too old	10/5/2022 4:38 PM
25	A complete tear down due to age and inaccessibility and total lack of esthetics	10/5/2022 4:33 PM
26	A pool that includes lap lanes	10/5/2022 4:22 PM
27	The currently building is small and old and a new demographic would not find it appealing	10/5/2022 4:20 PM
28	It should be grade or above. Windows, pleasant. Big spaces for a variety of uses.	10/5/2022 4:17 PM
29	It is a dark basement that is neither welcoming or conducive to things other than small gatherings.	10/5/2022 3:34 PM
30	more space, recreational space (gym, pickle ball, etc), arts/music space, special event space for large group (100-200), aquatics facility for all ages, meeting rooms, dedicated senior citizen space, crafts/shop space, kitchen/dining space, connections to downtown/lake.	10/5/2022 3:05 PM
31	Be inviting and have activities for people of all ages. The Nuclear Plant pays 60% of Becker's Center's expenses, and I believe 40-50% of Monticello's. So Buffalo may not be able to offer the same amenities, like a pool. But we do have 2 in Buffalo, at Fitness Evolution and the Middle School.	10/5/2022 2:45 PM
32	Larger newer building, more rooms, and a full kitchen	10/5/2022 2:10 PM
33	We need a place that is actually has opportunities for our who community. We have a great new, enthusiastic director.	10/5/2022 2:07 PM
34	1. How to make it easier to find 2. How to make it accessible 3. Outreach programs in the community 4. Where to find information regarding programs	10/5/2022 2:00 PM
35	Additional youth activities, new and modern community center	10/5/2022 1:49 PM
36	better parking and access to the building. better natural light	10/5/2022 1:35 PM
37	Accessibility and room for all, It's small, Other towns community centers are centrally located which this one is...but it is underground it feels like, it's small, dank and outdated. There is NO room for youth activities.	10/5/2022 1:26 PM
38	I'll wait until the new one is built. The current building id dark, dreary and if you're a long time resident it will always be a dirty, smoky bar.	10/5/2022 1:21 PM
39	Attractive, assessable, multipurpose, flexible space, good lighting	10/5/2022 1:14 PM
40	Sunlight. I find the current building a bit depressing, like we're in somebody's basement. It feels stagnant, rather than vibrant or thriving.	10/5/2022 1:11 PM
41	Buffalo does not have a good performing arts center other than the high school and that is not usually available for concerts, recitals or theatrical performances.	10/5/2022 1:11 PM
42	It should be part of a large Community Center for multi-age residents. I don't think the current location should be in consideration- not space or parking for a contemporary "Community" Center.	10/5/2022 1:02 PM
43	Adam does a MARVELOUS job down there!! He has made all the difference in using that space for me and my family. He and his current staff do sooo much with the space they currently have and it's so awesome to see the community come along around them 😊	10/5/2022 12:58 PM
44	Boys and Girls club	10/5/2022 12:58 PM

## Buffalo Community Survey - Needs and Vision

45	A new community center that is at least as good as the one in Monticello.	10/5/2022 12:55 PM
46	Somehow expand to what is there or build something new	10/5/2022 12:53 PM
47	A different place would be nice. I think the current space is kind of an embarrassment	10/5/2022 12:53 PM
48	Definitely need a building that supports all ages and needs. One that is above ground, that is bright and airy and provides abundant meeting and events areas. The current building, although improved inside aesthetically, does not attract younger residents.	10/5/2022 12:50 PM
49	It's outdated, small and not compatible with the size and need of our town.	10/5/2022 12:49 PM
50	Yes. I am so disappointed that Buffalo has such a poor site and lacks funding for more senior programming. Not just bingo and cards! Seniors need community and purpose. Not this site.	10/5/2022 12:44 PM
51	I really like the group BCAC and their vision for a community center. I think that a community and arts center would be a great asset to Buffalo. Right now, the community center is lacking in inclusivity of all ages and interests. Buffalo needs a community center like Monticello.	10/5/2022 12:43 PM
52	For a city the size of Buffalo, it is embarrassing to have a (and I use the term facetiously) Community Center as we have. It is outdated, rather a slap in the face to our seniors, and not reflective of a growing, vibrant city.	10/5/2022 12:39 PM
53	Parking, accessibility for people with disabilities, not in a dark basement, larger space, multi-age activities, a place to rent for community activities and even for events--Buffalo has no event spaces!	10/5/2022 12:39 PM
54	Please consider the need for growing families. There are a lot of families that go to surrounding communities to take advantage of amenities and that is unfortunate. Buffalo should have the amenities for younger families	10/5/2022 12:36 PM
55	This space isolates seniors and does not promote community engagement. Seniors also should have more windows and a central locations with well-lit parking and a welcoming entrance. Trying to get younger users into the Community Center in its present location will not ever work if it feels like one is entering a well-concealed and sketchy senior citizen speakeasy!	10/5/2022 12:17 PM
56	We frequently go to the Williston club in Minnetonka. It's city owned and has an indoor pool, hot tub, kiddie pool/splash pad, indoor playground, workout facility and workout classes. Indoor Basketball and tennis courts. We wish Buffalo had something like this so we wouldn't have to go to Minnetonka all the time. The city should look into something like this. We need something like this in our town and the old government center would be a perfect location! It would be a win win for the community and the city alike.	10/4/2022 8:53 PM
57	Looking at other community centers and read reviews. Look at pictures, go there. See what is enjoyed. Monticello has one that people love. Rock climbing walks, pools, stuff for alllllll ages, very needed. We head to Monticello for too much (movies, shopping, food, community center etc) let's start keeping some money here	10/4/2022 6:44 PM
58	A community center and a gym or YMCA would be lovely	10/4/2022 6:14 PM
59	Look at what Monticello has.	10/4/2022 6:02 PM
60	You need to cater to all ages. Teens, kids, etc... Pools, indoor activities to keep their bodies moving especially during the winter months. You need to be up with what a community center consists of. There's no reason why we don't have something like Monticello.	10/4/2022 4:02 PM
61	More things for kids to do. a community pool	10/4/2022 3:56 PM
62	I would like to see more activities that draw in the community. There have been more activities recently but we have not been able to attend yet.	10/4/2022 3:22 PM
63	Yes. The current community Ctr is small, outdated and needs more amenities for all ages.	10/4/2022 3:04 PM
64	The community center was difficult to find, parking was confusing. The building was sad, no natural light extremely dated, small and the atmosphere was not welcoming. This is NOT a representation of our vibrant community. The staff was nice but there are no amenities.	10/4/2022 1:54 PM
65	The current community center does not meet the needs of the community. It is not a place I would bring a child to play, or a teen to hang out in. It is very dated and small. It is not easy to find the rear parking and entrance for someone that hasn't been there before. It does not have activities that I am looking for when I think of a community center.	10/3/2022 10:28 PM

## Buffalo Community Survey - Needs and Vision

66	Buy the county site, make it a park until we can fund a real plan. No one wants a 6 story apartment. Keep it the peoples lane like it has been for 150 years.	10/3/2022 7:09 PM
67	I don't feel that money needs to be spent on making the community center a "positive symbol for the city". Keep it clean and maintained, and functional. We have a community center. Would t it be better to use available funds for something that we do or have? After the multi millions spent on the new government center , is there any money to spend?	10/3/2022 5:32 PM
68	Year round activities Indoor and outdoor	10/3/2022 5:22 PM
69	Need facilities to support desired and essential community programs and activities	10/3/2022 2:38 PM
70	Welcoming building with potential event space, more room for activities, community education programs/recreation, place for the town to gather would be a nice thing to have.	10/3/2022 1:32 PM
71	Younger Children!!!	10/3/2022 1:08 PM
72	It needs a complete remodel/tear down It's embarrassing that the city of Buffalo doesn't have something more accessible and with more amenities for families	10/3/2022 1:07 PM
73	The current hours of 8-4 make the community center inaccessible for working adults and children in schools.	10/3/2022 1:04 PM
74	A bigger space would be helpful. Better accessibility and parking.	10/3/2022 11:33 AM
75	Activities for all ages- spec teen	10/3/2022 8:58 AM
76	We need a better city hall and community center that supports the whole community in a welcoming, supportive manner that is fully updated to the current atmosphere of the growing community around.	10/3/2022 7:00 AM
77	More to do for families in a community center. Pools, kids fun	10/3/2022 6:53 AM
78	Technology. Better signage and promotion of amenities and uses.	10/3/2022 2:39 AM
79	Would love to see a newer, more accessible building with amenities for the families here. The new director is awesome and is a huge asset to our community	10/2/2022 10:11 PM
80	Build a real community center like other towns of our population have, not one that is tiny and provides little-to-no benefits	10/2/2022 9:37 PM
81	There are other towns with decent community centers, don't do anything. Stop spending money we don't have!	10/2/2022 9:28 PM
82	A community center like Becker and Monticello have.	10/2/2022 9:23 PM
83	Very important.	10/2/2022 9:16 PM
84	Pool walking activities for all	10/2/2022 8:58 PM
85	It feels like a senior center, not a community center.	10/2/2022 8:43 PM
86	Access and programs for all ages	10/2/2022 8:35 PM
87	The building is dated and unwelcoming	10/2/2022 8:34 PM
88	I use the Monticello community center the most due to the amenities.	10/2/2022 8:23 PM
89	I would really like to see a community center more like what Monticello and Maple Grove have.	10/2/2022 8:17 PM
90	I am more interested in more revenue producing projects. More industry, opportunities of employment. Seems more like a bedroom community that needs more shopping, employment options.	10/2/2022 7:37 PM
91	Better lighting, pool, kids activities, more inviting, easier for older citizens to get in and out of, bigger	10/2/2022 7:20 PM
92	A community center that has amenities and programs for all age groups. Something similar to Monticello's community center would be perfect!	10/2/2022 7:09 PM
93	Community center with indoor play area for children	10/2/2022 6:51 PM



## Buffalo Community Survey - Needs and Vision

94	We don't need a community center. A senior center upgrade yes, no community center. We have beaches, lakes, rental, skate parks, tennis courts, ball fields, splash pad, mountain bike parks and so much for kids already. The residents don't need the burden.	10/2/2022 6:50 PM
95	Fun indoor play space for children either indoor playground or pool of sorts would be a great opportunity for winter activity	10/2/2022 6:31 PM
96	Na	10/2/2022 6:23 PM
97	creating a community center that is accessible and welcoming to EVERYONE where racism, hate or hurtful narrow minded thinking is not tolerated.	10/2/2022 5:57 PM
98	Facility is not adequate for large functions or complete family activities	10/2/2022 5:51 PM
99	There is nothing about our current community center that invited people in. To be totally honest i don't even know what happens at our current one	10/2/2022 5:31 PM
100	Demolish and start over	10/2/2022 5:14 PM
101	Keep it in the downtown area. The old Wright Cty Courthouse would be a perfect place	10/2/2022 4:18 PM
102	The community center we have is useless, we need to build something that is a symbol not a hole in the ground that floods.	10/2/2022 4:14 PM
103	Community center doesn't adequately support all ages. Would be nice if it did.	10/2/2022 4:10 PM
104	It could be easier to find, not such a basement feel, more of a prominent building	10/2/2022 3:51 PM
105	accessibility	10/2/2022 3:24 PM
106	It's too small and not for all ages	10/2/2022 3:19 PM
107	Cost	10/2/2022 3:16 PM
108	Community pool, large meeting spaces to rent	10/2/2022 3:08 PM
109	Cost and will it even be profitable	10/2/2022 3:06 PM
110	I would like to see more outdoor space. If the rooftop can support a simple rooftop patio that would be grand - in keeping with Hayes Public House and the Bookstore roof top. The view from on top would be a sheltered place for outdoor coffee, cards, table games, viewing the city traffic headed down central, keeping an eye on the Fire Station and Police Station comings and goings and the Post Office.. Kind of like the amenities and benefits of having a front porch. A place to be visible for a friendly wave or two	10/2/2022 12:34 PM
111	Would be nice to have more things for teens to do. Swimming pool/indoor tennis or pickle ball would be a huge plus	10/2/2022 12:15 PM
112	Making the inside and outside updated, clean and bright. Getting the word out for activities coming up for all ages.	10/2/2022 10:13 AM
113	Accessibility	10/2/2022 10:09 AM
114	It is not accessible or large enough for a city of our size. We need something easy to find, easy to access with activities and resources for all in our community - seniors, youth, and everyone in between.	10/2/2022 9:41 AM
115	We need a community center like Monticello	10/2/2022 9:21 AM
116	We need a community center like the Monticello one, but bigger. As you continue to build apartments that we don't want, that brings in more and more people. This city and the things here do NOT support the current limit.	10/2/2022 9:18 AM
117	Programming that occurs after working hours so that families with working parents can also attend.	10/2/2022 8:58 AM
118	A community pool, more space for activities for all ages in community and more programs.	10/2/2022 8:25 AM
119	More variety of activities/sports for variety of ages that nearby communities offer	10/2/2022 8:22 AM
120	As a young family in Buffalo and life time resident. I just want to express the deep need the residents have for a more dynamic community center. I know the one we currently have is	10/2/2022 8:05 AM

## Buffalo Community Survey - Needs and Vision

doing it best and it's appreciated. This is a huge marketing and selling point for other people to visit us, we go outside to visiting towns all the time for their community centers. Buffalo has a lot of small town to offer, which people love, but theres not a lot of space for people to engage or interact outside of the school system. Especially in the winter, parents are desperate to find activities to keep kids busy - all the time. I also would like to tske into consideration our retirees and senior citizens in this space. A new center with event space, theater space, art/craft rooms, expand the community ed classes and courses, maybe like 4H meetings, expand events outside of the Civic Center pole shed, maybe there's like a smaller aboretieum community garden like location, the ideas our endless. This opportunity would drive this small town culture further and support different groups with in it. I saw there is an idea for apartments in this spot, I can not express the huge disappointment this would bring to current residents. No body wants that. I mean this with the most empathatic consideration to your decision making. But this is not the location for residential space, this is the heart of our town and would be absolutely missed opportunity to bring more people downtown for socializing vs coming and going. Not to mention the eye sore, we just build the Sr apartments and the one by the new fire department. It's time to put some funding into what makes a community, a connected community not a community where more neighbors shut the door one each other.

121	Why not move this over to part of the courthouse with the beautiful view	10/2/2022 7:51 AM
122	Make it look nicer than some underground looking place, like more natural lighting/windows. Have fun activities for all ages, and have it look like a place we want to check out.	10/2/2022 7:27 AM
123	There are many families with small children who would appreciate a rec center.	10/2/2022 7:26 AM
124	I think the current community center should be called a senior center and continue what it's doing there but find some Where to do a family community center, indoor walking area, pool/hot tub, indoor play place, area for indoor soccer or sports area	10/2/2022 6:47 AM
125	Adam and staff are doing incredible things with the resources they have! Huge kudos to them! The building, however, is not easy to find, does not have a welcoming entrance in the back, feels like your headed underground, is small, is not conducive to many of the activities most community centers offer these days, etc. A better space is a MUST!!!	10/1/2022 10:17 PM
126	Something larger, windows, a swimming pool, inviting community dining. More activities available at one time.	10/1/2022 9:57 PM
127	The kids need an indoor pool center	10/1/2022 9:33 PM
128	The place is old, it stunk and not inviting for my 81year old mother who would not be able to walk and park far away! We now have a great person who's trying to draw people back there but this place is not user friendly, the elderly in this town made this town happen ... let's give them something in return! They and our community deserve a beautiful, spacious community center for All to enjoy!!	10/1/2022 7:34 PM
129	Family friendly, something for kids and teens	10/1/2022 7:27 PM
130	consider visiting other cities community centers with similar population, buffalo is lacking	10/1/2022 7:17 PM
131	You're losing money to the Monticello community center	10/1/2022 7:03 PM
132	No	10/1/2022 6:49 PM
133	Things geared towards youth	10/1/2022 6:39 PM
134	Staffing. It is great to say we want all theses activities and facilities but I seems so hard to find staff for so much. Community Ed programs seem to have problems finding staff and teachers and it seems that a community center similar to Monticello or Maple Grove would have some of those same programs. So maybe having a conversation with Community Ed and the school would be good. Wouldn't a community center take away from what is offered by the school district and community ed.	10/1/2022 6:36 PM
135	Again, we don't need to keep up with the jone's....keep buffalo small town, if they want a community center, they can move to a town that has one, if it's that big of a deal...our taxes are crazy enough!!!	10/1/2022 5:59 PM
136	I drive to several other cities to use their community center. Buffalo is big enough that we should have a nice one with a pool as well. So shameful that we dont	10/1/2022 5:41 PM
137	Easy access and no steps!	10/1/2022 4:17 PM

## Buffalo Community Survey - Needs and Vision

138	I think it belongs at the Civic Center. Make it a for-profit center with nonprofits Inc. Along with all the city buildings. Just my thoughts :) get a good hotel over there to pay for most of it then we can have an indoor pool and an indoor park along with any other amenities/facilities that we want. I would also love an outdoor pool aspect, my dream is to have my children ride their bikes to an outdoor pool during the summer in their childhood :) he is only two so we've got plenty of time! But hopefully sooner than later. I will be voting yes if it ends up on a ballot. Tax dollars to good use in my opinion, if it comes to that.	10/1/2022 4:10 PM
139	Not that I can think of.	10/1/2022 3:41 PM
140	Going back on my prior comments about reusing and repurposing buildings, I think at minimum another floor needs to be added to this building to increase usable space. Also, going into a basement in MN winters is slightly depressing. But on the plus side, I think the location is fantastic and really hard to beat. Also, seeing the increase in programming has been very positive (or maybe increase of publishing the events). There have been times when there was an event of interest to myself, but I did not find out about it until after the event. I wish they were better advertised. As a local business owner, I have even offered to share these events with my members - but no one from the cc took me up on this - which would have been very little work on their part. Imo they should be working with local establishments (senior center, library, schools) to get the word out about their great programs and increase interest / network to push for better site. Most people expect a positive space to go to - and this is a slightly depressing space that seems heavily geared towards seniors.	10/1/2022 3:25 PM
141	Give the new guy a better building. Seems to have great ideas	10/1/2022 3:23 PM
142	It doesn't support the needs of all ages or community	10/1/2022 3:17 PM
143	Wedding events are essential to financial viability it seems. Not sure it needs a pool/waterpark since those are a pain to maintain. We have lakes...	10/1/2022 2:59 PM
144	Swimming option with slides. The kids/adults need something to do in town	10/1/2022 2:11 PM
145	The current site isn't viable for the growing needs of our community and would be better utilized being space for a larger town hall if necessary or additional an additional parking lot to ease downtown congestion for larger events. If not the first two options, turning the space into a social place for our seniors to be able to meet as we have several assisted livings and senior housing establishments nearby. The community center should be an adequate size to meet the needs of our growing community as a place for our residents of all ages to be able to utilize. There is zero appeal or functionality to the current community center.	10/1/2022 2:09 PM
146	PARKING for handicap, MORE UPDATED as CC dark & not a fresh welcoming to many, meals FINALLY sound like they'll be more appealing! Does the City of Buffalo REALLY cater@all to the elderly?? They have given a lot to the City in the past!!	10/1/2022 1:46 PM
147	Our community center should be a place for the community to gather. Most folks do not realize that we have a community center.	10/1/2022 1:22 PM
148	Easy access for handicapped	10/1/2022 1:20 PM
149	A more traditional community center with a pool/gym, ballrooms something that kids can use in the winter.	10/1/2022 1:08 PM
150	Parking is limited	10/1/2022 12:57 PM
151	Make it more about young people and not just for old people. An indoor pool would be great, or something for fitness. Get rid of that gross dank smelly building where it currently is. Indoor playground would be cool. Buffalo is all about senior citizens, they're the entire focus of the city but young families are paying taxes and being forgotten.	10/1/2022 12:40 PM
152	Better parking and handicapped accessible restrooms	10/1/2022 12:25 PM
153	Better access.	10/1/2022 12:17 PM
154	The old government center could be utilized as a great community center.	10/1/2022 10:45 AM
155	It should look less like a dungeon and be somewhere you actually want to spend time.	10/1/2022 10:40 AM
156	Do it right if a new center will be built. Include spaces for meetings and receptions and such. Include a pool so people have a place to exercise besides just swim. A center without a pool	10/1/2022 10:34 AM

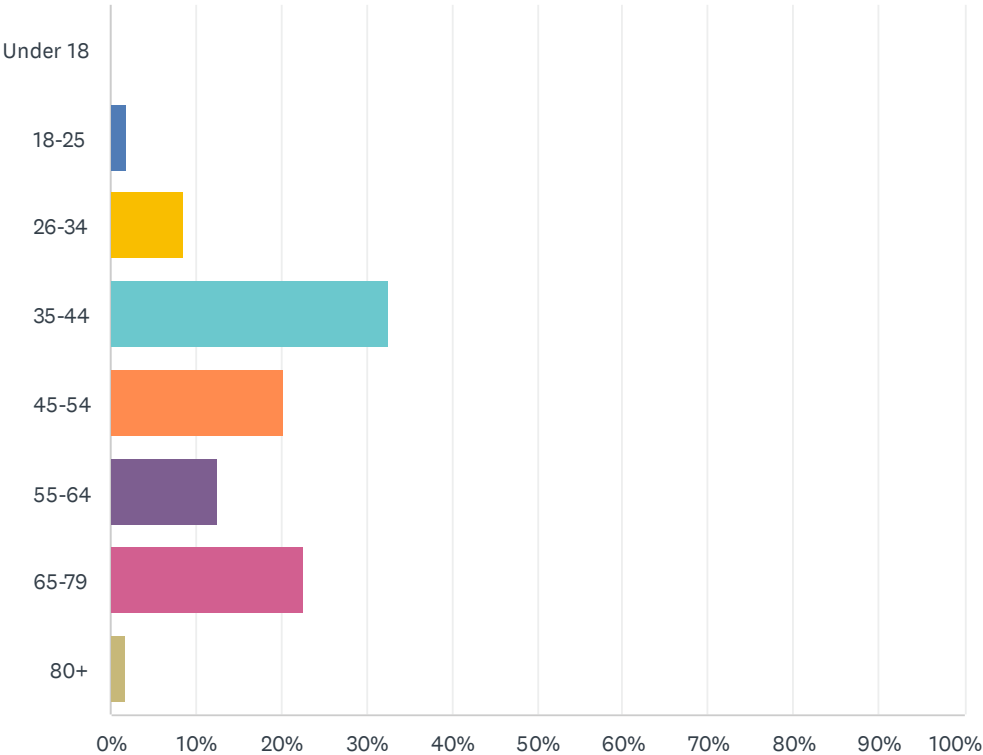
## Buffalo Community Survey - Needs and Vision

will not be good. Classrooms for community Ed classes.

157	It needs to be bigger	10/1/2022 10:27 AM
158	An above-ground building would be a basic starting point. The current facilities are an embarrassment. A city the size of Buffalo should have facilities for families and kids to spend time together. A pool, meeting rooms, event spaces, sports or other gathering spaces would help build the sense of community. The only option now of a private gym is very limited. What is there for teens to do on a Friday or Saturday night? No movie theater, no real fun space for them. It's almost as if we've given up on them. Then folks are surprised when kids find trouble. It costs more to handle that than to provide better options.	10/1/2022 10:14 AM
159	All ages, types, disabilities, friendly.	10/1/2022 9:31 AM
160	if funding were available it would be nice to have a larger building that catered to a crowd of all ages.	9/30/2022 4:27 PM
161	Marketing	9/27/2022 3:37 PM

## Q16 What is your age?

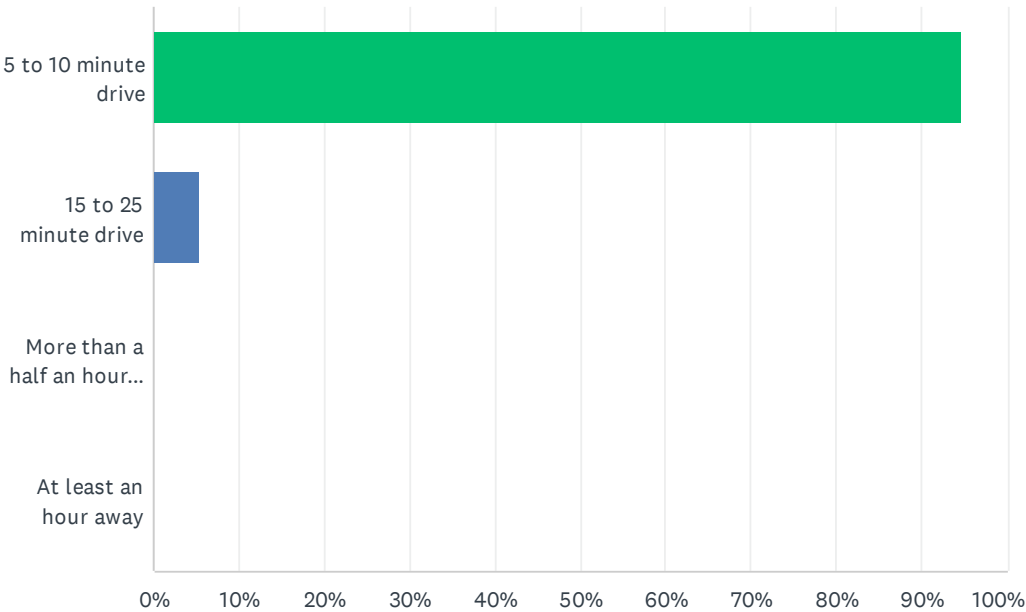
Answered: 248 Skipped: 64



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-25	2.02%	5
26-34	8.47%	21
35-44	32.66%	81
45-54	20.16%	50
55-64	12.50%	31
65-79	22.58%	56
80+	1.61%	4
TOTAL		248

## Q17 About how close do you live to Downtown Buffalo?

Answered: 247 Skipped: 65

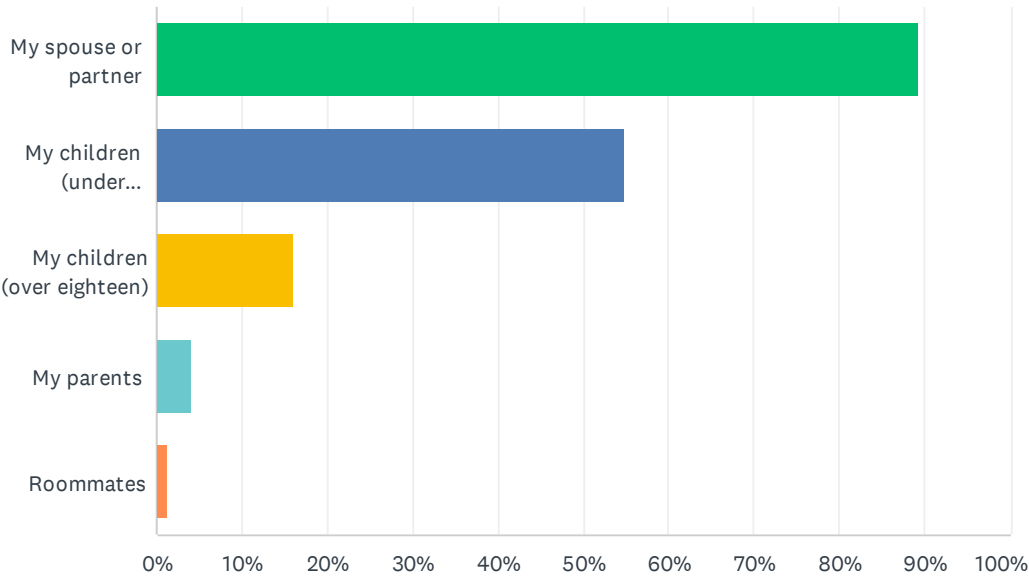


ANSWER CHOICES	RESPONSES	
5 to 10 minute drive	94.74%	234
15 to 25 minute drive	5.26%	13
More than a half an hour drive away	0.00%	0
At least an hour away	0.00%	0
TOTAL		247



Q18 Who else lives with you at home? (Please check all that apply)

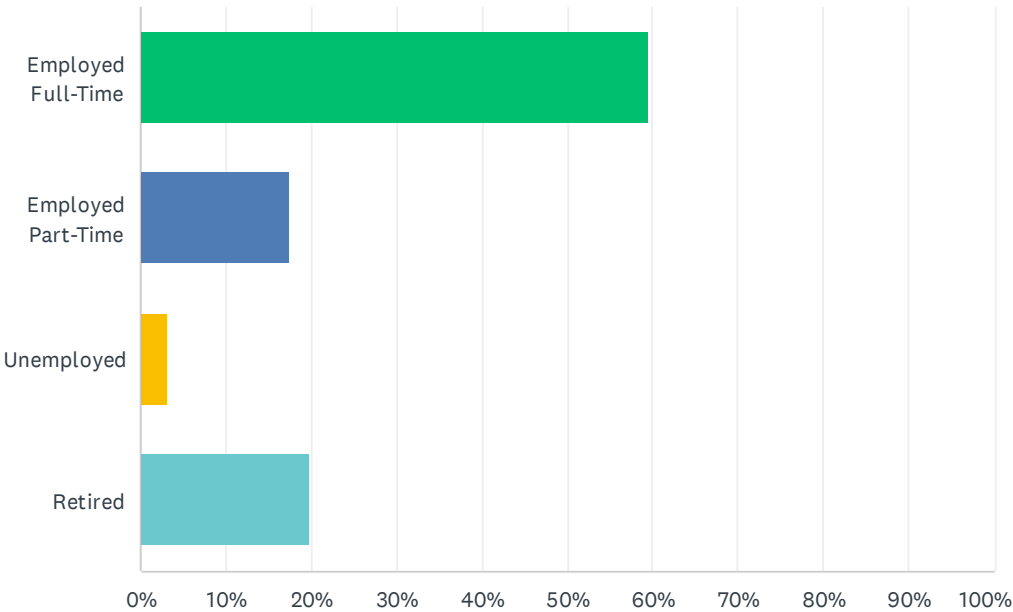
Answered: 226    Skipped: 86



ANSWER CHOICES	RESPONSES	
My spouse or partner	89.38%	202
My children (under eighteen)	54.87%	124
My children (over eighteen)	15.93%	36
My parents	3.98%	9
Roommates	1.33%	3
Total Respondents: 226		

Q19 Your employment status

Answered: 247    Skipped: 65



ANSWER CHOICES	RESPONSES	
Employed Full-Time	59.51%	147
Employed Part-Time	17.41%	43
Unemployed	3.24%	8
Retired	19.84%	49
TOTAL		247

## Memorandum – Community Engagement – Tabling Events Summary 01

TO: City of Buffalo, Taylor Gronau  
COPY: Laureen Bodin, City of Buffalo; Andrew Cooper, Oertel Architects  
FROM: Susan Morgan, BKV Group  
DATE: 09/26/22  
RE: Community Engagement: Tabling at Recovery 5K and at Beers & Bags

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Activity & Intent: Tabling at two Buffalo community events: the Recovery 5k and Beers & Bags, to promote the active public survey. Paper surveys were available, along with flyers including the survey weblink and a QR code for direct access.

Location/Date/  
Time: Recovery 5k: 9am – 1pm; Sturgis Park  
Beers & Bags: 2pm – 4pm; Civic Center

Summary: Recovery 5k: Spoke directly and in detail with approximately 17 people, including Councilmember Wakefield, who was there to participate in the race.

- Some individuals were already aware of the project, and some were not
- Parking and access into City Hall was identified as problematic
- There was interest in a better community center, more like others in neighboring cities
- Given the nature of the event, which included organizations providing community resources, there was an interest in spaces that could be utilized for community partners – their events, sharing their resources, etc.
- There was interest in utilizing the old fire station site in some capacity – seen as an opportunity for the city.
- Many people were interested in more information about the former Wright County government center, and what would happen with that site.
- Specifically connected with Sober Squad, a Native American-founded recovery support group that is interested in a Buffalo presence. They currently existing in St Cloud, Bemidji, Anoka and on the Red Lake reservation, in addition to presence in other states.
  - The need/interest is high enough in St. Cloud that they now have 3 groups that meet 1 hour a week on different days.
  - The organization serves all ages, and all addiction types, and utilizes talking circles to support sharing of experiences and strategies.
  - They would be interested in finding a place to do this in the city, and offered contact information for a follow up: Bob Geiger [tigertryke@yahoo.com](mailto:tigertryke@yahoo.com) 763-639-9644

Beers & Bags: Spoke directly and in detail with approximately 18 people, though more than half do not live or work in Buffalo.

- One pair suggested that they'd prefer the 2<sup>nd</sup> rink at the Civic Center be turned into a pool.
  - Anecdotal, the middle school is the only public facility in the community with a pool for use, though this has to be scheduled. Otherwise, residents use one of the local gyms, if they have a membership.
- Others were interested in greater investment in the Civic Center site – leveling the hill for more space and to address the water issues – and to provide more resources for all ages.
- I spoke with one of the janitorial staff, who noted that the facility had just had both a wedding and a quinceañera, and that some functions utilize the whole space, while for smaller events they reduce the size with curtains.
- The Lions Club was familiar with this planning project, but had not yet participated in the survey.

## Memorandum – Community Engagement – Police Station Open House

TO: City of Buffalo, Taylor Gronau  
COPY: Laureen Bodin, City of Buffalo; Andrew Cooper, Oertel Architects  
FROM: Michael Healy, BKV Group  
DATE: 10/27/22  
RE: Community Engagement: Police Station Open House

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Activity & Intent: Tabling at Buffalo Police Station Open House event: to promote the active public survey. Paper surveys were available, along with flyers including the survey weblink and a QR code for direct access.

Location/Date/Time: Police Station Open House: 10/27/2022, 9am – 12pm; Buffalo Police Station

Summary: Spoke directly and in detail with approximately 8-10 people.

- Some individuals were already aware of the study, and some were not
- Some individuals confused the survey's purpose with the former Wright County Government Center site redevelopment.
- There was overall interest in supporting the police department
  - Some recognized the limited space and shortcomings of the current police station; such as the locker rooms and shortage of indoor garage space for securing squad vehicles
- There was interest in how the city plans to utilize the old fire station site in some capacity – seen as an opportunity for the city and police department.

## FACILITY CONDITION ASSESSMENT SUMMARY

### Police Department

City of Buffalo, MN

	OBSERVATION	ACTION	RECOMMENDED TIME PERIOD			
			Urgent	Short Term	Medium Term	Long Term

#### SITE

S.1	Site lacking any secure parking area for both fleet and staff vehicles	Install new fenced parking area to provide enhanced security for vehicles		X		
S.2	Garage only has capacity for (3-4) fleet vehicles	Construct addition to garage (or new garage) to accommodate more of fleet capacity		X		

#### BUILDING ENVELOPE

B.1	Visible leakage in Break Room near ceiling/roof	Re-flash roof above Break Room "pop-out" to minimize future leakage		X		
B.2	Multiple exterior entrances contain transparent glazing	Transparent glazing can be replaced with translucent or spandrel panels to increase security and reduce feelings of exposure for officers			X	
B.3						
B.4						

#### INTERIOR FINISHES

I.1	Building does not contain an armory	Consider providing dedicated armory space as part of new addition or renovation and minimize need for officers to store weapons in vehicles		X		
I.2	Locker Room showers are not accessible from bathrooms	Reconfigure locker rooms to provide access to a shower from bathroom so locker room spaces can be utilized while shower is in use		X		
I.3	Locker Rooms are imbalanced	Consider providing single, all-gender locker room with multiple changing rooms/showers to be able to accommodate fluctuating numbers of male/female staff			X	
I.4	Break room lacks any cooking space or equipment	Install range, range hood, and dishwasher to allow night shift staff larger variety in meal options				X

#### ACCESSIBILITY / BUILDING CODE

C.1						
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C.2						
C.3						

### HEATING / VENTILATION / AIR CONDITIONING

M.1	Dehumidification issues in building (doors swell in summer and are difficult to close)	Provide more dehumidification to air supply via induct coil or replacing condensing unit with more appropriately sized unit		X		
M.2	Significant damage to condensing unit fins	Have maintenance done to fins (have fins combed to help with performance) unit is also original with building and near end of life (replace whole unit)	X			
M.3	Heating water leak noticed at boilers	Replace piping in area to remove leak	X			
M.4	Boilers are original with building and at end of expected life	Replace in next five years		X		
M.5	Staff restrooms were noticeably stuffy	provide more ventilation/exhaust from this area			X	
M.6	Notable smells from evidence	Increase ventilation rate in evidence storage to keep smells from lingering		X		
M.7	Locker rooms do not exhaust enough to keep up with steam	provide more exhaust in area		X		
M.8						

### PLUMBING

P.1	Shower heads in locker rooms were busted	Replace with new heads (commercial grade not residential)		X		
P.2						

### ELECTRICAL / LIGHTING SYSTEMS

E.1	Interior lighting LED retrofit tubes, cans, bulbs	No action required.				
E.2	Exterior lighting LED	No action required				
E.3	Snap switches for most lights	Add occupancy sensors, lighting control system			X	
E.4	Only selected loads on generator backup	Include entire building on generator backup		X		
E.5	Natural gas generator	Client suggested standardizing on diesel generators		X		
E.6	Wall occupancy sensors in restrooms	No action needed.				
E.7	DAS system installed, open on wall	No action needed.				
E.8	30+ Days video storage	No action needed.				
E.9	Cords stretched across floor in corner office	Relocate receptacles to where equipment is located on desk.		X		
E.10						
E.11						
E.12						

**SECURITY / TECHNOLOGY**

T.1	Fiber pathway between buildings on the site	No action required				
T.2	Category 6 cable and terminations for data	No action required				

## FACILITY CONDITION ASSESSMENT SUMMARY

**City Hall**  
 Buffalo, MN

	OBSERVATION	ACTION	RECOMMENDED TIME PERIOD			
			Urgent	Short Term	Medium Term	Long Term

### SITE

S.1	Main entry is located away from main public way (Central Ave)	Improve wayfinding signage to give public greater understanding of how to find main entrance OR as part of addition/renovation project, consider providing entrance to facility from Central Ave (even if main entry remains facing public parking area)		X		
S.2						

### BUILDING ENVELOPE

B.1	Damage to roof coping in SW corner	Remove and install new roof coping			X	
B.2						
B.3						
B.4						

### INTERIOR FINISHES

I.1	Finance area is separated from other departments	As part of addition/renovation project consider re-configuring departmental spaces to be contiguous and eliminate need for staff to cross public space in order to access other staff areas			X	
I.2	Server room is nearing capacity	Expand Server room into existing IT area			X	
I.3	General lack of staff meeting areas	Provide additional meeting areas both for staff as well as for staff/public discussions			X	
I.4	Utility Billing staff are located adjacent to main entry	Provide secondary service counter for UB and direct public to Admin/reception staff for initial greeting/directions			X	

### ACCESSIBILITY / BUILDING CODE

C.1	Council Chambers are not accessible	Provide ramp up to dais	X			
C.2						

C.3						
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### HEATING / VENTILATION / AIR CONDITIONING

M.1	AHU is nearing end of life	Consider replacing whole unit or components to extend life		X		
M.2						

### PLUMBING

P.1						
P.2						

### ELECTRICAL / LIGHTING SYSTEMS

E.1	Interior lighting mostly LED retrofit tubes, cans, bulbs	Complete LED retrofit of remaining fluorescent fixtures.	X			
E.2	Exterior lighting LED	No action required				
E.3	Snap switches for most lights	Add occupancy sensors, lighting control system			X	
E.4	South service to building complete generator backup	No action needed.				
E.5	New generator, service equipment on south service, and MDP, L1-1, L1-2 in 2020.	No action needed.				
E.6	Wall occupancy sensors in restrooms	No action needed.				
E.7	DAS system installed, open on wall	No action needed.				
E.8	IDF Cabling not secured or organized	Secure and organize cabling	X			
E.9	Cords stretched across floor in breakroom	Add receptacles to where equipment is located.	X			
E.10	Cords strung across floor in IT Workroom	Add receptacles and data ports to where equipment is located	X			
E.11	Broken exit sign in vehicle garage	Fix exit sign	X			
E.12						

### SECURITY / TECHNOLOGY

T.1	Fiber pathway between buildings on the site	No action required				
T.2	Category 6 cable and terminations for data	No action required				

## FACILITY CONDITION ASSESSMENT SUMMARY

### Community Center

City of Buffalo, MN

	OBSERVATION	ACTION	RECOMMENDED TIME PERIOD			
			Urgent	Short Term	Medium Term	Long Term

#### SITE

S.1	No roof drains - all stormwater overflows onto pavement	Connect exterior downspouts into existing storm sewers OR re-grade site to collect stormwater in common basin				X
S.2						

#### BUILDING ENVELOPE

B.1	Roof is reaching end of life	Demo existing and install new roof		X		
B.2	Little natural light reaching interior space	Install additional skylights, especially in public space			X	
B.3						
B.4						

#### INTERIOR FINISHES

I.1	Lack of storage space, especially for furniture	Re-examine interior layout to explore options for creating a larger storage space		X		
I.2	Interior public area is subject to large variance in comfort levels (i.e. some areas tend to be cold when others tend to be too hot)	Examine current mechanical system and provide additional zoning and controls to improve thermal balance		X		
I.3						

#### ACCESSIBILITY / BUILDING CODE

C.1	Facility does not have an accessible exterior entrance	Provide ramp and/or lift meeting ADA requirements for at least (1) of the exterior entrances	X			
C.2	Facility does not have an accessible restroom	Provide restroom with all necessary ADA required clearances, grab bars, and fixtures accessible to the public space.	X			

#### HEATING / VENTILATION / AIR CONDITIONING

M.1	All Hvac units are passed expected life	Units should be replaced due to age and refrigerant used in unit is no longer made	X			
M.2	Areas have no ventilation air (back conference space/dinning/front conference)	Ductwork to be extended to these areas to supply adequate amount of air to spaces	X			
M.3	Boiler is past expected life	Boiler is to be replaced	X			

## PLUMBING


## ELECTRICAL / LIGHTING SYSTEMS

E.1	Interior lighting LED retrofit tubes, cans, bulbs	No action required.				
E.2	Exterior lighting LED retrofit bulbs	No action required				
E.3	3/4 panels full, some tandem breakers in use	No room for new circuits			X	X
E.4	Need more lighting in room next to kitchen	Add LED light fixtures	X			
E.5	Extension cords in use to feed pieces of equipment	Add receptacles at location of equipment needing power.		X		
E.6	Open holes in panels and boxes	Fill with knockout plugs	X			
E.7	No issues with nuisance breaker tripping	No action required.				
E.8	Exterior lighting controlled by motion sensors outside and snap switches inside	Remove snap switches inside unless needed	X			
E.9	Recessed downlights in main room only controlled by breaker	Add to lighting control scheme				
E.10	Restrooms switched with snap switch a ways away	Change to occupancy sensors in the restrooms		X		
E.11						
E.12						

## SECURITY / TECHNOLOGY

T.1	Fiber pathway between buildings on the site	No action required				
T.2	Category 5E cable and terminations for data	No action required				

Note: The preliminary capital improvement costs listed above represent BKV Group's best judgment as design professionals and are intended to allow for order-of-magnitude planning for capital expenditures. Actual costs should be expected to vary from the numbers based on the exact solution chosen to address each issue, the availability of labor, fluctuations in material costs, and potential unforeseen conditions. These estimates should be confirmed at the time of planned implementation and do not include soft costs such as design fees, permits, material testing, etc.

\* Cost data is based on construction costs in 2021.

**Total Estimated Improvements:**



## FACILITY CONDITION ASSESSMENT SUMMARY

### Streets and Parks Department

Buffalo, MN

	OBSERVATION	ACTION	RECOMMENDED TIME PERIOD			
			Urgent	Short Term	Medium Term	Long Term

#### SITE

S.1	Asphalt paving was observed to be in good condition.	Fill and seal small cracks to prevent accelerated deterioration. Sealcoat parking lot every 3-5 years.		X		
S.2	Concrete apron at entry door and overhead doors is heavily cracked.	Replace concrete aprons.		X		

#### BUILDING ENVELOPE

B.1	Metal panels are damaged at vehicle doors and paint finish is faded.	Repair panels and repaint metal siding.		X		
B.2	Steel jambs at overhead doors are rusting.	Repaint metal jambs.		X		
B.3	Exterior metal door and frames are rusting and paint cracking. Hinges are rusted.	Replace doors with thermally broken insulated doors and new hinges.		X		
B.4	Vinyl windows are showing signs of deterioration and missing trim.	Replace windows and glazing.		X		

#### INTERIOR FINISHES

I.1	Door lever was observed to be broken at storage room.	Repair/replace door lever.		X		
I.2	Inground vehicle lift is inoperable.	No action. Repair/replace lift if needed.				
I.3	Concrete slab on grade is cracked.	Repair cracks to prolong life of concrete.		X		

#### ACCESSIBILITY / BUILDING CODE

C.1	Restroom is not accessible.	Reconfigure restroom to provide accessible plumbing fixtures.		X		
C.2	Restroom door hardware is not accessible.	Replace door hardware with lever type.		X		
C.3	The building is equipped with a fire alarm system. It is unknown if the system is operational.	Recommend testing fire alarm system yearly.	X			

#### HEATING / VENTILATION / AIR CONDITIONING

M.1	Ceilings near diffusers were notably dirty	Consider having ducts cleaned for better air quality			X	
M.2	Make up air in garage is original with building	Units still working, but should be considered being replaced. Unit age is at end of life.		X		
M.3	Small condensing unit serving breakroom original to building and fins are damaged	Unit is at end of life and should be replaced. Unit also uses R-22 which is no longer made	X			

## PLUMBING

P.1						
P.2						
P.3						

## ELECTRICAL / LIGHTING SYSTEMS

E.1	All lights LED within and outside main building	No action required.				
E.2	Many areas of lights controlled only by snap switch	Recommend adding occupancy sensor control.		X		
E.3	Back stall of restrooms was dimly lit	Recommend adding additional fixture there			X	
E.4	Stand-by generator is older, but in working condition.	No action required.				
E.5	Required clearance at electrical panels is not being met.	Recommend clearing and or removing material on electrical lines	X			
E.6	Some LED fixtures not working	Relamp fixtures, replace if integrated	X			
E.7	T5 flourescant and metal halide lighting in cold storage building	Retrofit with LED or replace fixtures		X		
E.8	Lighting for both rooms of cold storage building controlled by switches on one half.	Move switches to the area being controlled		x		
E.9						
E.10						
E.11						

## SECURITY / TECHNOLOGY

T.1	Plastic sheeting over MDF location.	Rectify any water ingress in that area	X			
T.2	Category 6 cable and terminations for data	No action required				

## FACILITY CONDITION ASSESSMENT SUMMARY

### Liquor Store - Highway 55

City of Buffalo, MN

	OBSERVATION	ACTION	RECOMMENDED TIME PERIOD			
			Urgent	Short Term	Medium Term	Long Term

#### SITE


Subtotal:

#### BUILDING ENVELOPE


#### INTERIOR FINISHES

I.1	Lack of storage space (both dry and cooler)	Explore building addition to provide additional storage space for store	X			
I.2	No dedicated staff break room	Re-examine layout to explore areas where dedicated staff break room can be created		X		
I.3	Security system is inconsistent	Repair existing or install new security system to function properly		X		

#### ACCESSIBILITY / BUILDING CODE

C.1	Product being stored on sales floor is reducing aisles to widths that do not meet ADA requirements	Remove excess product and maintain min. 36" wide clear in all aisles	X			
C.2	Staff office work space is located on riser without accompanying ramp	Install ramp meeting ADA requirements to provide access to staff work space	X			

#### HEATING / VENTILATION / AIR CONDITIONING


## PLUMBING


## ELECTRICAL / LIGHTING SYSTEMS

E.1	Interior lighting LED troffers, cans in customer area	No action required.				
E.2	Interior lighting LED retrofit bulbs in most back of house areas	No action required				
E.3	3/4 panels full, some tandem breakers in use	No room for new circuits			X	X
E.4	Need more lighting in room next to kitchen	Add LED light fixtures	X			
E.5	Extension cords in use to feed pieces of equipment	Add receptacles at location of equipment needing power.		X		
E.6	Open holes in panels and boxes	Fill with knockout plugs	X			
E.7	No issues with nuisance breaker tripping	No action required.				
E.8	Exterior lighting controlled by motion sensors outside and snap switches inside	Remove snap switches inside unless needed	X			
E.9	Recessed downlights in main room only controlled by breaker	Add to lighting control scheme				
E.10				X		
E.11				X		
E.12				X		

## SECURITY / TECHNOLOGY

T.1	Fiber pathway between buildings on the site	No action required				
T.2	Category 5E cable and terminations for data	No action required				

Note: The preliminary capital improvement costs listed above represent BKV Group's best judgment as design professionals and are intended to allow for order-of-magnitude planning for capital expenditures. Actual costs should be expected to vary from the numbers based on the exact solution chosen to address each issue. The

## FACILITY CONDITION ASSESSMENT SUMMARY

### Utilities Department

Buffalo, MN

	OBSERVATION	ACTION	RECOMMENDED TIME PERIOD			
			Urgent	Short Term	Medium Term	Long Term

### SITE

S.1	Asphalt paving was observed to be in good condition.	Fill and seal small cracks to prevent accelerated deterioration. Sealcoat parking lot every 3-5 years.		X		
S.2	Concrete apron at entry door and overhead doors is heavily cracked.	Replace concrete aprons.		X		

### BUILDING ENVELOPE

B.1	Metal panels are damaged at vehicle doors and paint finish is faded.	Repair panels and repaint metal siding.		X		
B.2	Steel jambs at overhead doors are rusting.	Repaint metal jambs.		X		
B.3	Exterior metal door and frames are rusting and paint cracking. Hinges are rusted.	Replace doors with thermally broken insulated doors and new hinges.		X		
B.4	Vinyl windows are showing signs of deterioration and missing trim.	Replace windows and glazing.		X		

### INTERIOR FINISHES

I.1	Door lever was observed to be broken at storage room.	Repair/replace door lever.		X		
I.2	Inground vehicle lift is inoperable.	No action. Repair/replace lift if needed.				
I.3	Concrete slab on grade is cracked.	Repair cracks to prolong life of concrete.		X		

### ACCESSIBILITY / BUILDING CODE

C.1	Restroom is not accessible.	Reconfigure restroom to provide accessible plumbing fixtures.		X		
C.2	Restroom door hardware is not accessible.	Replace door hardware with lever type.		X		
C.3	The building is equipped with a fire alarm system. It is unknown if the system is operational.	Recommend testing fire alarm system yearly.	X			

### HEATING / VENTILATION / AIR CONDITIONING

M.1	HVAC unit serving offices is original with building and nearing end of expected life	Replace AHU unit	X			
M.2	Discomfort in open office area due to T-stat location	Relocate T-stat to more central location or provide more zoning to better suit area needs			X	
M.3	Issues with condensate in wall from split system in office	Reroute condensate drainage		X		
M.4	Boilers are original with building	Consider replacing in future due to age of equipment			X	
M.5	Wash bay has issues with steam mitigation	Rework ductwork to better ventilate the space			X	

## PLUMBING

P.1	An emergency combination eye-wash/shower fixture is not provided.	Provide a code compliant emergency combination fixture.	X			
P.2	Floor drains are not attached to an inflammable waste trap.	Provide code compliant drainage and inflammable waste trap.			X	

## ELECTRICAL / LIGHTING SYSTEMS

E.1	Interior lighting LED retrofit tubes	No action required.				
E.2	Office recessed downlights were push-in CFL	Replace with LED		X		
E.3	Occ sensors w/ snap switch override throughout.	No action required where occ, add occ where not present				
E.4	Corridors snap sw/ only	Change to snap switch		X		
E.5	Occ sensors in electrical room	Add receptacles at location of equipment needing power.		X		
E.6	Extension cord powering display	Replace with LED		X		
E.7	Garage bay has T8 fluorescent lighting	Fix fixtures, replace with LED	X			
E.8	Some fixtures not functional in garage	Fix fixtures, replace with LED	X			
E.9	Some fixtures not functional in restrooms	No action needed				
E.10	Exterior lighting all LED	Replace with LED		X		
E.11	Center building has mostly T8 fluorescent lighting	Replace with LED		X		
E.12	East building has all T8 fluorescent lighting	Replace with LED		X		
E.12	Center and east building lighting controlled by only snap switch	Add occupancy sensor control		X		



## FACILITY CONDITION ASSESSMENT SUMMARY

### Civic Center

Buffalo, MN

	OBSERVATION	ACTION	RECOMMENDED TIME PERIOD			
			Urgent	Short Term	Medium Term	Long Term

#### SITE

S.1	Asphalt paving was observed to be in good condition.	Fill and seal small cracks to prevent accelerated deterioration. Sealcoat parking lot every 3-5 years.		X		
S.2	Concrete apron at entry door and overhead doors is heavily cracked.	Replace concrete aprons.		X		

#### BUILDING ENVELOPE

B.1	Metal panels are damaged at vehicle doors and paint finish is faded.	Repair panels and repaint metal siding.		X		
B.2	Steel jambs at overhead doors are rusting.	Repaint metal jambs.		X		
B.3	Exterior metal door and frames are rusting and paint cracking. Hinges are rusted.	Replace doors with thermally broken insulated doors and new hinges.		X		
B.4	Vinyl windows are showing signs of deterioration and missing trim.	Replace windows and glazing.		X		

#### INTERIOR FINISHES

I.1	Door lever was observed to be broken at storage room.	Repair/replace door lever.		X		
I.2	Inground vehicle lift is inoperable.	No action. Repair/replace lift if needed.				
I.3	Concrete slab on grade is cracked.	Repair cracks to prolong life of concrete.		X		

#### ACCESSIBILITY / BUILDING CODE

C.1	Restroom is not accessible.	Reconfigure restroom to provide accessible plumbing fixtures.		X		
C.2	Restroom door hardware is not accessible.	Replace door hardware with lever type.		X		
C.3	The building is equipped with a fire alarm system. It is unknown if the system is operational.	Recommend testing fire alarm system yearly.	X			

#### HEATING / VENTILATION / AIR CONDITIONING

M.1	No ventilation in JV locker room	Per code ventilation needs to be added to this space	X			
M.2	Radiant heating above bleachers said to be lacking at times	Consider adding more along bleachers			X	
M.3	Main locker rooms have issues keeping up with heating needs	More air to space may help or rebalance of system as some locker rooms are fine and others are cooler			X	
M.4	Conference room has condensation issues on ceiling and interior windows	Consider replacing HVAC unit to keep up with capacity that is needed.			X	

## PLUMBING

P.1	Water fountain near freezes when outdoor damper opens	Consider moving or heat taping to mitigate freezing		X		
P.2					X	

## ELECTRICAL / LIGHTING SYSTEMS

E.1	Exterior lighting, rink lighting LED	No action required.				
E.2	Lobby lights were push-in CFL	Replace with LED		X		
E.3	Purple rink restrooms controlled by wall occupancy sensor along rink.	Control restroom lights with occupancy sensors in respective restrooms	X			
E.4	Stand-by generator is older, but in working condition.	No action required.				
E.5	Required clearance at electrical panels is not being met.	Recommend clearing and or removing material on electrical lines	X			

E.6	Some fixtures not working	Relamp fixtures with LED, replace if needed	X			
E.7	Extension cords powering display, drinking fountain	Add receptacles at location of equipment needing power.		X		
E.8	Lighting for parts of old rink in spread out places	Move switches to centralized location		x		
E.9						
E.10						
E.11						

## SECURITY / TECHNOLOGY

T.1			X			
T.2	Category 5e cable and terminations for data	No action required				

## FACILITY CONDITION ASSESSMENT SUMMARY

### Water Reclamation

Buffalo, MN

	OBSERVATION	ACTION	RECOMMENDED TIME PERIOD			
			Urgent	Short Term	Medium Term	Long Term

#### SITE

S.1	Asphalt paving was observed to be in good condition.	Fill and seal small cracks to prevent accelerated deterioration. Sealcoat parking lot every 3-5 years.		X		
S.2	Concrete apron at entry door and overhead doors is heavily cracked.	Replace concrete aprons.		X		

#### BUILDING ENVELOPE

B.1	Metal panels are damaged at vehicle doors and paint finish is faded.	Repair panels and repaint metal siding.		X		
B.2	Steel jambs at overhead doors are rusting.	Repaint metal jambs.		X		
B.3	Exterior metal door and frames are rusting and paint cracking. Hinges are rusted.	Replace doors with thermally broken insulated doors and new hinges.		X		
B.4	Vinyl windows are showing signs of deterioration and missing trim.	Replace windows and glazing.		X		

#### INTERIOR FINISHES

I.1	Door lever was observed to be broken at storage room.	Repair/replace door lever.		X		
I.2	Inground vehicle lift is inoperable.	No action. Repair/replace lift if needed.				
I.3	Concrete slab on grade is cracked.	Repair cracks to prolong life of concrete.		X		

#### ACCESSIBILITY / BUILDING CODE

C.1	Restroom is not accessible.	Reconfigure restroom to provide accessible plumbing fixtures.		X		
C.2	Restroom door hardware is not accessible.	Replace door hardware with lever type.		X		
C.3	The building is equipped with a fire alarm system. It is unknown if the system is operational.	Recommend testing fire alarm system yearly.	X			

#### HEATING / VENTILATION / AIR CONDITIONING

M.1	The vehicle exhaust system does not comply with code as the various exhaust fans are not automatically initiated by CO/NO2 gas detection and no source of make-up ventilation. Further, the only exhaust inlets are low with none located high.	Provide a code compliant vehicle exhaust and make-up air system with CO/NO2 gas detection.		X		
M.2	The existing 80% efficient Tempstar gas fire furnace appears to not be functional and is beyond it's useful ASHRAE life span.	Replace with a modern 96% efficient gas fire furnace.		X		

## PLUMBING

P.1	An emergency combination eye-wash/shower fixture is not provided.	Provide a code compliant emergency combination fixture.	X			
P.2	Floor drains are not attached to an inflammable waste trap.	Provide code compliant drainage and inflammable waste trap.			X	

## ELECTRICAL / LIGHTING SYSTEMS

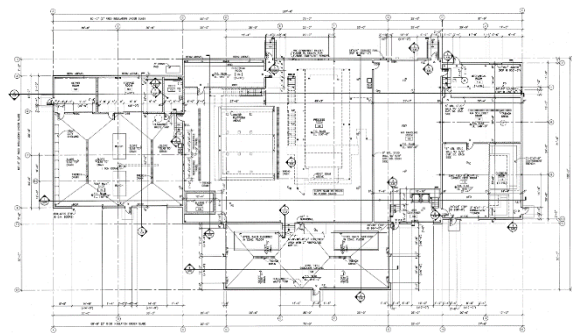
E.1	Interior lighting LED retrofit tubes	No action required.				
E.2	Exterior lighting all LED	No action required				
E.3	All interior lights controlled by snap switch	Add occupancy sensor control where allowed		X		
E.4	Shower lights have yellowing lens	Clean lens	X			
E.5	Extension cord powering desk	Add receptacles at location of equipment needing power.		X		
E.6	Open junction box for exterior light on back door	Mount LED exterior light there	X			
E.7	Some fixtures not functional in garage	Fix fixtures, replace with LED	X			
E.8	Some fixtures not functional in restrooms	Fix fixtures, replace with LED	X			
E.9	Exterior lighting all LED	No action needed				
E.10	Center building has mostly T8 flourescant lighting	Replace with LED		X		
E.11	East building has all T8 flourescant lighting	Replace with LED		X		
E.12	Center and east building lighting controlled by only snap switch	Add occupancy sensor control		X		

## SECURITY / TECHNOLOGY

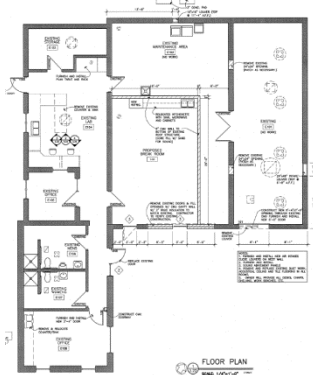
T.1	Fiber pathway between buildings on the site	No action required				
T.2	Category 6 cable and terminations for data	No action required				



**Wastewater Treatment Campus – Google Aerial**



**Main Level Floor Plan – 2006**



**Control Building Remodel - 2006**

### Space Summary: Site and General Function

Use:

Campus / Facility for the treatment of Buffalo wastewater

### Spaces

- Office for staff
- Biosolids incinerator and equipment service bays
- Campus of tanks and separation equipment

### Facility Observations

Site is set in a rural area of Buffalo.

Campus has a significant amount of grade change between building / separated functions.

Treated water is deposited into Crow River via Mill Creek.

Primary functions observed as part of this study include the control building and maintenance bays of the biosolids fleet building.

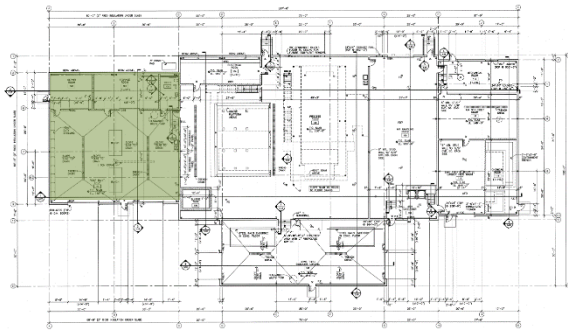
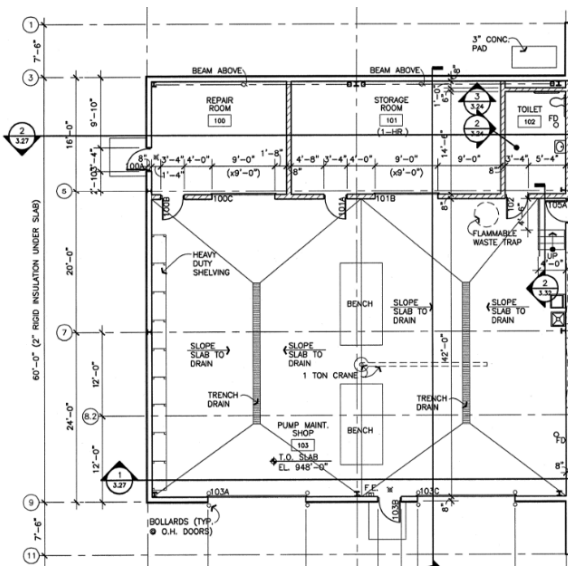
### Facility Deficiencies

- 

### Systems Overview

Multiple Lines – Structure / HVAC / Electrical System typology



**Wastewater Treatment Campus –****Main Level Floor Plan – 2006****BSFB – Vehicle Bays****Space Summary: Vehicle Bays and Support Space**

Use:

Maintenance bays for Wastewater equipment and vehicles

**Spaces**

- Maintenance bay
- Part and tool storage
- Separated repair rooms

**Facility Observations**

Pre-Engineered Metal Building system.

North Wall is typical end-of-frame structure that would have to remain in place with any expansion.

Jib Crane in the center of two bays has access to both bays.

Bays are in good working condition and space is well utilized.

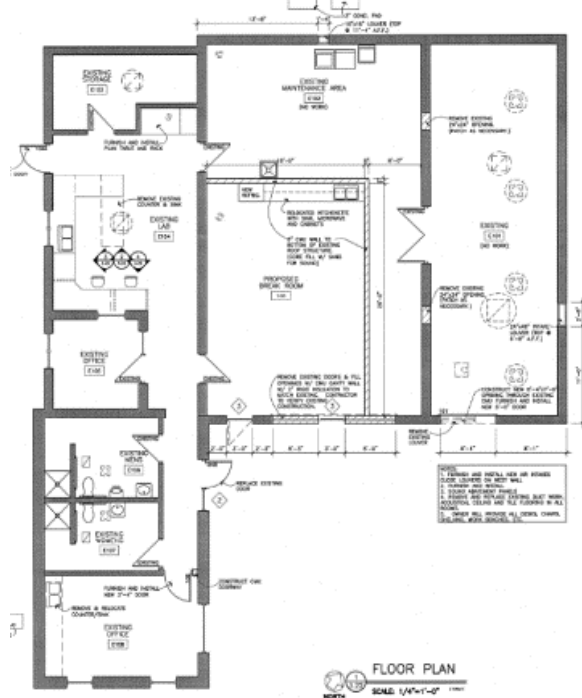
Bays are used as vehicle storage in addition to maintenance.

**Facility Deficiencies**

- Neither bay is drive through, which would improve overall space flexibility and adaptability.
- Storage and work area is at a premium.

**Systems Overview**

## Wastewater Treatment Campus –



Remodel Plan - 2006



## Space Summary: Office and Lab Area

Use:

Staff support and workspace

## Spaces

- Storage
- Lab and testing area
- Private offices (2)
- Existing Gendered Restrooms
- Break space
- Storage
- Pump rooms

## Facility Observations

Masonry building in fair operable condition.

Some masonry repairs recommended with any additional augmentation or addition.

Existing utilized storage space could be more easily utilized with an increase in operational area and renovation.

Much of the existing space is actually circulation space.

Old facility building utilized as garage, located about 20' – 30' to the west provides a logical end-cap for an expansion and to increase utilization of that space.

## Facility Deficiencies

- Additional private office space for required roles

## Systems Overview

-

## Civic Center – Google Aerial



## Space Summary: Site and General Function

Use:

City of Buffalo Civic Center – Two enclosed ice arena facilities

South Rink – Original Facility (1986)

North Rink – 2001 Addition

## Spaces

- Parking (rink dedicated and shared with rodeo)
- South Rink
- Central Connector
- Centralized Ice Plant
- North Rink
- Adjacent to Bentfield Mills Park

## Facility Observations

Civic Center site has technically one access from County Road 134 NE; the other access is technically the Rodeo site access.

Operational partnership for parking with the Rodeo is good.

The Civic Center is a multi-season facility.

A new water fill station is located on the west side of the facility.

The hill to the north is located and graded as such to direct rainwater runoff to service entries, which causes water intrusion.

Parking lot and entry plaza is in fair condition but could use some pavement improvements to improve surface of parking and reduce trip hazard possibilities in the concrete walk to the main facility entry.

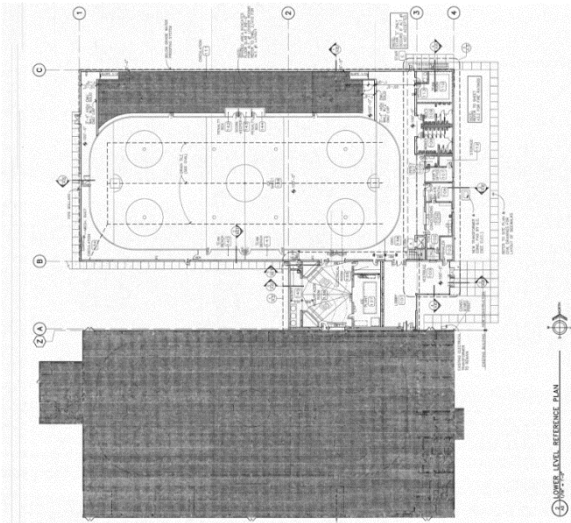
## Facility Deficiencies

- Site Entry identification and delineated parking
- Evaluate parking and sidewalk surfaces for service life and possible replacement

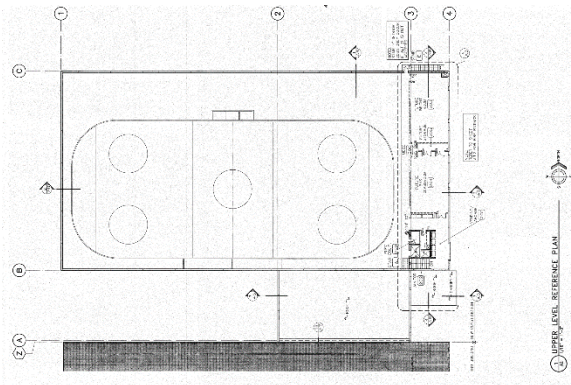
## Systems Overview

-





Civic Center Plan – Main Level (2001 Addition)



Civic Center Plan – Upper Level (2001 Addition)

**Space Summary: North Rink****Use:**

Interior Ice Sheets, primary year-round hockey function  
Meeting functions  
Off-Ice and Strength training areas

**Spaces**

- Ice Arena (Rink, Team Benches, Spectator seating, locker rooms)
- Resurfacer room and Ice Plant
- Lobby
- Concessions
- Offices
- Restrooms
- Team Rooms
- Meeting Rooms and Weight Rooms (Upper Level)

**Facility Observations**

Primary Facility Construction was executed with plans developed in 2003.

Facility is precast concrete wall panels and steel joist roof structure

Locker rooms are located under precast concrete stadium risers for spectator seating.

Staff noted specific settlement failures with primary floor slab. Restroom floor slabs showed possible evidence of settlement as well.

Buffalo High School and Buffalo Youth Hockey are critical stakeholders in the use of the north rink, and participate in minor improvements.

Overall, the facility is in good shape and is a well respected venue within the hockey community.

**Facility Deficiencies**

- Locker rooms tend on the smaller side, and limited number reduce availability during busier events.
- Limited number means inequality in availability for JV/Varsity boys and girls teams with ability to accommodate youth teams prior and after events.
- Storage space is limited. Areas have been appropriated for rink materials and operational material storage, that were not intended for such uses.
- Floor settlement issue to be repaired as part of another project.

**Systems Overview**

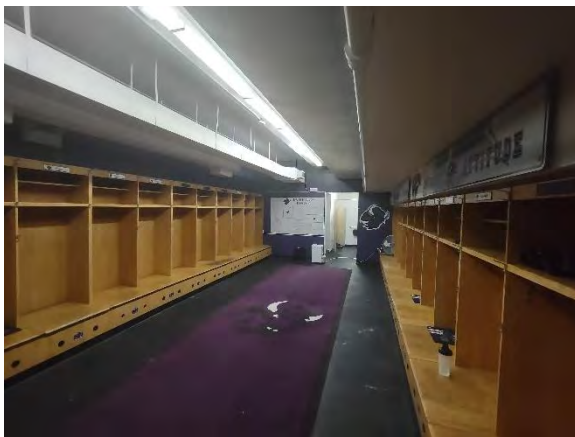
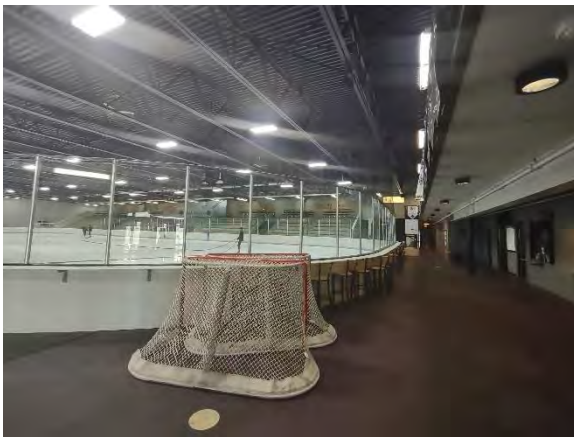
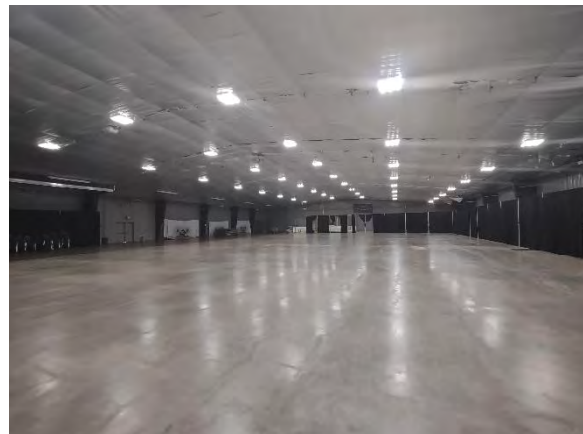
Ice Plant refrigeration system

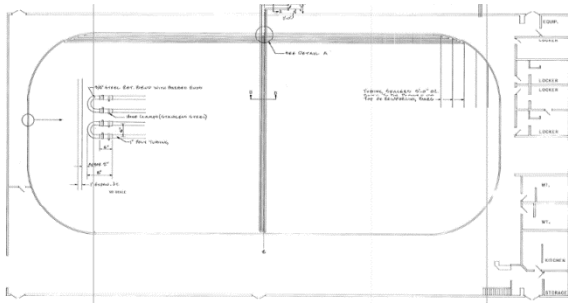
Rooftop HVAC units; Radiant heat for spectator area

North Arena



South Arena





**Civic Center Plan – Original Rink (1986)**

### Space Summary: South Rink – Multi-purpose Arena

#### Use:

Seasonal Gathering and Recreational Activity

Winter – Hockey and Ice Skating

Summer – Rentable open arena space for community or personal events.

### Spaces

- Open Floor – Ice Arena
- Locker Rooms
- Restrooms
- Mezzanine rooms (JV Locker rooms, Figure skating room)

### Facility Observations

Open Area, dividable as required for summer use.

Boards are removable.

Space is hot, even with mild temperatures outdoors.

Anecdotally, the space is colder than the colder outdoor temperatures during hockey season.

Clear span, pre-engineered metal building offers space flexibility.

PEMB frames are concealed with plywood covering.

Metal wall panels and metal roof need further, more detailed investigation for service life.

Ceiling is insulated with batt and foiled insulation holder.

Facility is not "conditioned" as a permanent facility would be. For example: refrigeration and cold air movement facilitates ice, no air conditioning for summer events.

Upper level spaces are not accessible per ADA standards.

Locker rooms and restrooms are extremely small for current use.

### Facility Deficiencies

- Adequate air moving, regardless of conditioned air supply.
- Occupant comfort
- Access to exterior space for summer events
- Locker room size
- Quality lighting levels

### Systems Overview



**Streets and Parks Main Facility Plan – Google Aerial****Space Summary: Site and General Function**

Use:

City of Buffalo Streets and Parks Department Maintenance and Operations Facility

Main Facility, Salt Storage, Cold Storage, Bulk Material Storage Bins, Site Work Area

**Spaces**

- Staff Parking
- Main Facility – *See Main Facility Space Assessment*
- Bulk Material Bins and Site Storage
- Fabric Covered Salt Storage
- Cold Storage

**Facility Observations**

The Streets and Parks Facility is located on the east side of Buffalo, along the western edge of the Municipal Airport, just north of Highway 55.

The main facility is constructed of portal frame, pre-engineered metal building (PEMB) with panelized metal wall and metal roof enclosure.

The Cold Storage Facility is constructed of similar building typology.

The Salt Building is a tensile fabric building on steel truss frame.

Site Area is secure. Site is gated and security cameras are installed to observe building and site entries.

Bulk material area long the north side of the property and boneyard area along the eastern edge of the property serves as outdoor work area and large item storage.

**Facility / Site Deficiencies**

- Rainwater control from upper roof
- Translucent Wall Panels as clerestory show discoloration and material degradation
- Sheet metal color (roof/walls/storefront frames) show significant color fade
- Adjacency to airport landlocks site expansion

**Systems Overview**

Pre-Engineered Metal Building structure and enclosure

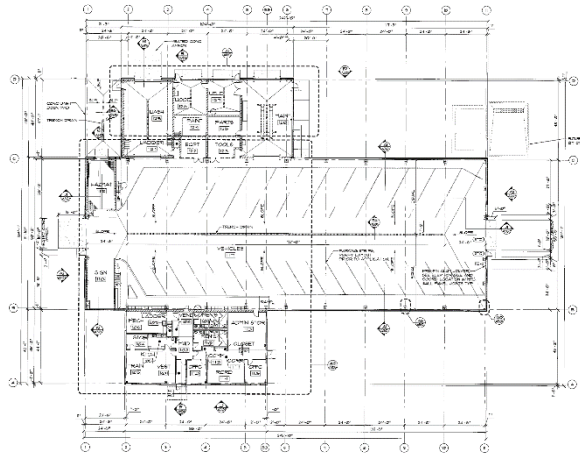
Asphalt paving

Chain link fence enclosure

Site storm water sheet flow and drainage ditches

No fleet fueling on site – not deemed necessary





**Streets and Parks Main Facility Plan – Main Level (2003)**



### Space Summary: Main Facility

#### Use:

Central Facility for staff, operations and equipment storage and service for the Streets and Parks Department of the City of Buffalo.

### Spaces

- Administrative / Staff Areas [AD]
- Vehicle Storage [VS]
- Work Areas (Shops – Various) [WS]
- Vehicle Maintenance [VM]
- Wash Bay [WB]

### Facility Observations

Primary Facility Construction was executed with plans developed in 2003.

All typical municipal infrastructure maintenance functions are located at this facility.

Space available is used well and maintained well.

[AD] – Approx. 3,000 SF

[VS] – Approx. 23,000 SF

[WS,VM,WB] – Approx. 5,000 SF

Structural system is modular and can be repeated within site constraints to meet increased space demands.

Specific work areas are at capacity for storage or work activity, both observed during tours and anecdotally stated by staff.

Personnel belongings, clothing and PPE storage located within vehicle area

### Facility Deficiencies

- Separated personnel locker areas (cleanliness and contaminant separation)
- Roof Drainage issues (administrative roof)
- Separated workshop and related storage spaces at a size to facilitate current and future work activities

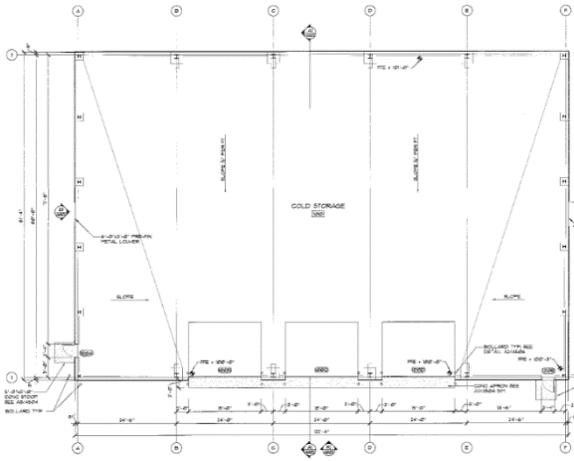
### Systems Overview

#### HVAC

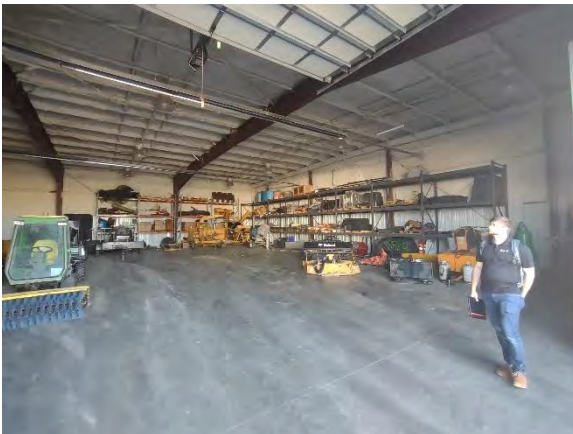
**Admin** - Package units (heating and cooling)

**Vehicle Areas** – Gas fired overhead radiant heat, in-floor radiant (wash bay), and package units (interior mezzanine installed); destratification ceiling fans,

Lighting – Complete LED conversion nearly complete



Streets and Parks Cold Storage – (2003)

**Space Summary: Cold Storage**

Use:

General Storage of miscellaneous equipment and attachments for Streets and Parks

**Spaces**

- Open Storage Space
- Two sections of building – separated with partition.

**Facility Observations**

Construction was executed with plans developed in 2003.

Space was divided into two sections for various storage needs (transit service was once located in this facility)

Cold Storage has been insulated with spray foam insulation.

Internal height allows for large vehicles and storage racking to an appropriate height.

Concrete floor is sloped to the overhead doors. No floor drains.

**Facility Deficiencies**

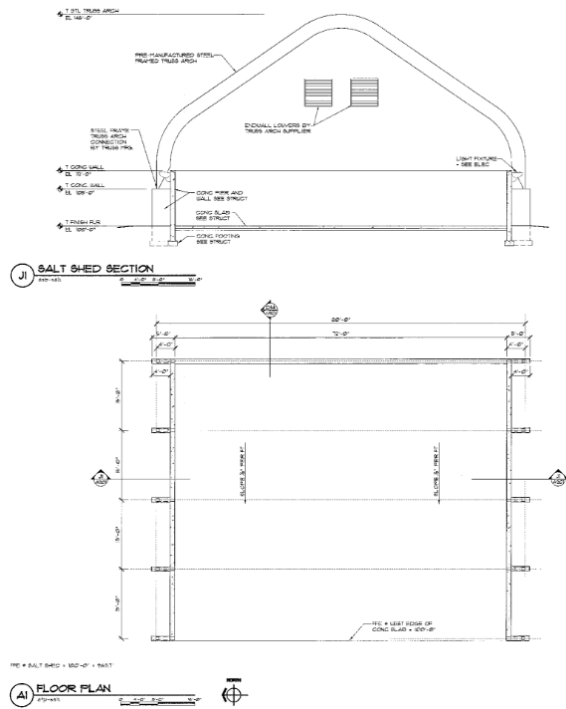
- Floor drainage and plumbing features allowing storage of vehicles.
- Fire rating on exposed spray foam insulation?
- Fire suppression for size and use?

**Systems Overview**

Fresh air louvers per separate

Gas fired overhead radiant heat

Industrial light fixtures (LED conversion in process)



Salt Storage – (2003)



### Space Summary: Cold Storage

Use:

Storage of road salt for treatment during winter snow and ice events

### Spaces

- Open Storage Space

### Facility Observations

Construction was executed with plans developed in 2003.

Fabric and super structure is in good condition.

Concrete wall structure is in good condition and height allows footprint to hold large capacity.

Contents are mix of salt and sand. Mixing is done in yard and placed into structure.

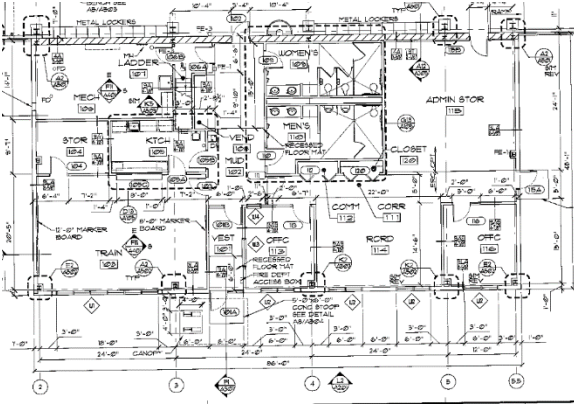
Actual structure is semi-circular shape, in lieu of drawings gable shape.

### Facility Deficiencies

- Lighting for salt loading operations is from main building.

### Systems Overview

None



Administrative Area (AD)



Meeting and Training Room



Supervisor Private Office

### Space Summary

Use:

Office area, staff amenity areas and facility operational spaces

### Spaces

- Open Office and Meeting Space
- Private Offices
- Restrooms
- Break Room and Kitchenette
- General Storage and Mechanical

### Space Observations

Augmentation and reconfiguration of the office area has allowed the departments to meet staffing roles for private office needs and meeting needs.

Finish and technology updates have increased durability and function of the office area.

Space is clean and well maintained and cared for by staff.

### Facility Deficiencies

- No locker facilities for personnel personal belonging storage separate from vehicle areas

### Systems Overview

M/E:

Package unit forced air, baseboard radiant heating

LED Lighting

Security and Access Control via card access

Interior:

Mix of flooring in office (carpeting/epoxy flooring)

Painted drywall with vinyl base

Acoustic Ceiling Tile in Grid





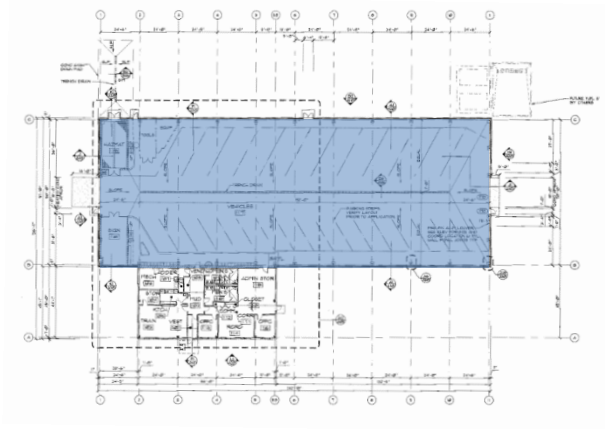
General Staff Computer Access Office Space



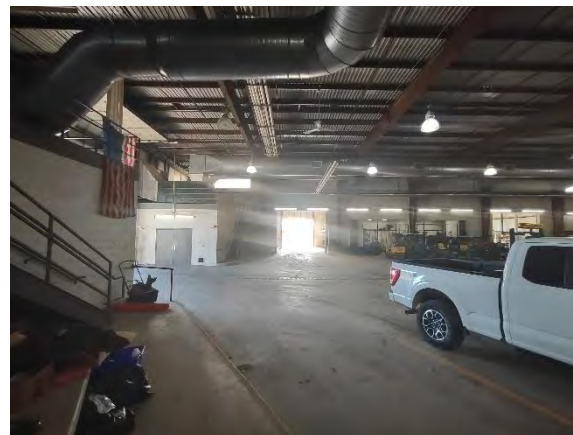
Men's Restroom [Women's restroom similar]



Staff Break and Muster Area [Kitchenette to right]



### Vehicle Storage (VS)



### Space Summary: Conditioned Equipment Storage

#### Use:

Mix of vehicle / equipment parking for vehicle inventory  
Hazardous Material Storage Room  
Sign Shop  
Locker Area

### Spaces

- Conditioned Vehicle Storage
- 12+/- intended Large Spaces
- 17 +/- intended Small Spaces
- Hazardous Materials Storage Room
- Sign Shop
- Staff Lockers
- Mezzanine Access

### Space Observations

Storage area is well organized, but at capacity.

Central drive lane is utilized for parking, light service and work assembly activities.

Interior height is good.

PEMB construction includes a durable roof liner panel (no exposed vapor barrier / insulation holder)

Vehicle storage doesn't have a painted interior finish, so overall natural and artificial light doesn't have an ambient effect, resulting in lower lighting levels and high contrast in some areas.

Central trench drain is showing signs of frame failure.

Building incorporates passive clerestory daylighting.

Sectional Overhead door access each end of facility for drive through.

Washbay, Service, Workshops and Storage Area Direct Access

### Facility Deficiencies

- Vehicle fume exhaust detection and system automation presence?
- Trench drain failure
- Daylighting (system presence in need of possible replacement)
- Primary Personnel lockers located within space

### Systems Overview

Overhead gas fired radiant heating, makeup air and exhaust





Primary personnel lockers within vehicle area [Not ideally recommended for primary lockers]

Overhead radiant heat / Mechanical Unit and Ducting

Unfinished building structure causing ambient lighting reduction

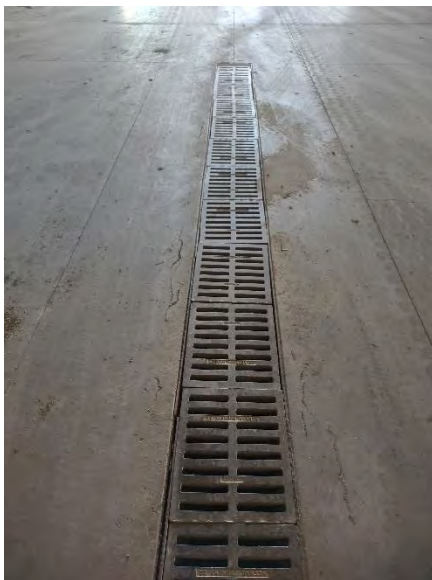
Clerestory Daylighting feature

Mezzanine Access stair



North facing access door – primary vehicle entry

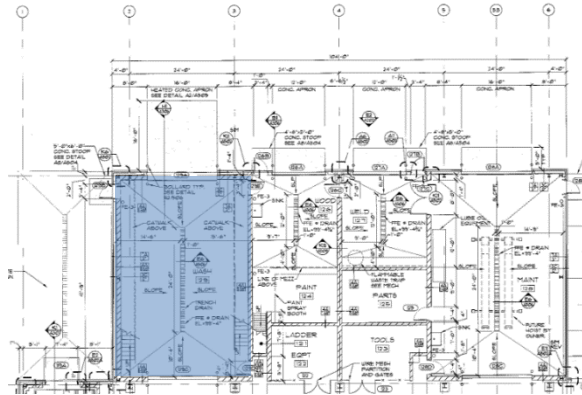
Exterior apron includes snow melt system



Vehicle Storage trench drain assembly

Frame showing signs of failure

Overall floor construction is in good shape



Wash Bay (WB)



### Space Summary: Equipment Wash Bay

Use:

Vehicle and Equipment Cleaning / Wash Bay  
Water fill area

### Spaces

- Floor Wash Area
- Catwalk Upper-level wash areas

### Space Observations

Drive through wash bay, access from exterior, through bay to vehicle storage.

Manual wash equipment / pressure washer

Multiple reels for access

Overhead gas fired radiant heat / air ducting and lighting are in very close proximity.

Interior sectional overhead door not commonly utilized.

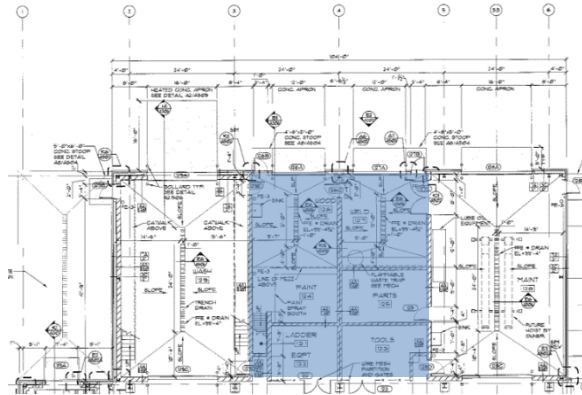
In-floor heat manifolds under catwalk (for this bay and work areas)

### Facility Deficiencies

- Ability to wash undercarriage of vehicles with ease (manual device or automated system)
- Near floor fume / humidity evacuation
- 

### Systems Overview

Gas fired overhead radiant heat  
Industrial moisture protected lighting  
In-floor heat  
High elevation air exhaust



Workshop (WS)



### Space Summary: Workshops

Use:

Workshop areas for fabrication and equipment maintenance and assembly, tool and part storage

### Spaces

- Wood working shop
- Paint booth
- Welding / Fabrication Area
- Parts Storage (equipment maintenance)
- Tool and small equipment storage cribs

### Space Observations

Space is utilized to the fullest extent possible, with operational overflow spilling into vehicle storage and outdoors when weather permits.

Wood shop and welding area are too small to handle work activities and all necessary storage.

Doorways from vehicle storage to wash bay and service bay have been appropriated as closet type storage, doorways were unnecessary.

Height and exterior access is good and provides mezzanine use and access.

### Facility Deficiencies

- Lack of operational work space
- Small areas with multiple partitions provide wall space for storage, but reduce workable area

### Systems Overview



Welding and fabrication bay.

Good height, but insufficient floor area to be utilized as a high-lift work bay.

Minimal area to circulate around projects, projects must be brought outdoors for completion or location to another work space for completion of work.



Wood shop / Paint Booth and Mezzanine

Mechanical mezzanine locates equipment off of valuable work floor space.

Paint booth is used on occasion for fume control, also houses wood working tools.

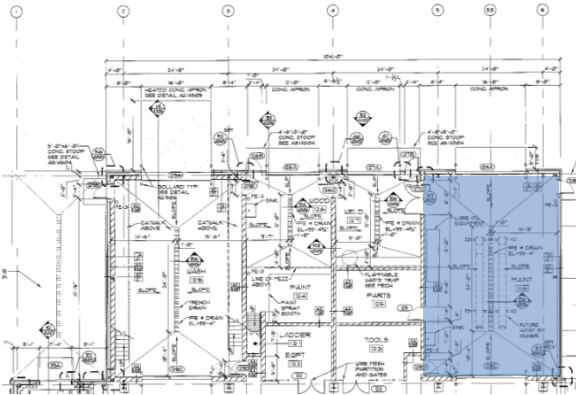
Floor area large enough to allow projects to be worked on and circulation around.



Parts and tool storage room and vehicle maintenance office.

At capacity, though well organized.





Vehicle Maintenance Bay (VM)



### Space Summary: Equipment Service Bay

Use:

Single equipment service bay

### Spaces

- Vehicle Service Floor Area
- Bulk Fluid tank storage
- Mobile Lift Storage
- Workbench area
- Tool box storage
- Small Part storage

### Space Observations

Space has good height for lifting equipment

Bay is too narrow and too short to accommodate large vehicles and other storage located within bay.

Bulk Fluid tanks are single wall poly construction with no containment.

No specific vehicle exhaust extraction or bulk fluid delivery.

Floor is in good condition.

Waste fluids are stored outdoors, on the south side of the bay.

### Facility Deficiencies

- Lack of length and width.
- One bay is substandard for maintaining fleet. Two to three bays to accommodate multiple vehicle types and broken down equipment allowing service on others is standard.
- Separation of specific material storage (bulk fluids, small parts, tools) is not of a size to meet best practices

### Systems Overview

**Public Utilities Campus – Google Aerial****Space Summary: Site and General Function**

Use:

Campus for Buffalo Public Utilities operations and maintenance campus

**Spaces**

- Staff Parking
- Laydown areas
- Stormwater retention and treatment
- Garage Storage Facility & out-buildings (1982 & 1989)
- Main Facility (2005)

**Facility Observations**

Site is located on the north shore of Buffalo Lake.

Site is secured and a long drive separates the building from public frontage.

The south side of the site is utilized for some laydown area and storm water features, as this site is fairly low in elevation and was anecdotally a location with poor bearing capacity for a building of any kind.

North side of the site is outside a perimeter fence. The fence has a gate with access to a dirt pile and “back yard” area of the northeast corner.

The east side and most of the north side of the site is natural area, including a natural water area. The west side has some steep grade up to neighboring residential areas.

Outdoor parking is not specifically delineated, located south of the new building.

Operations frequently use the new building and the older buildings on a daily basis.

**Facility Deficiencies**

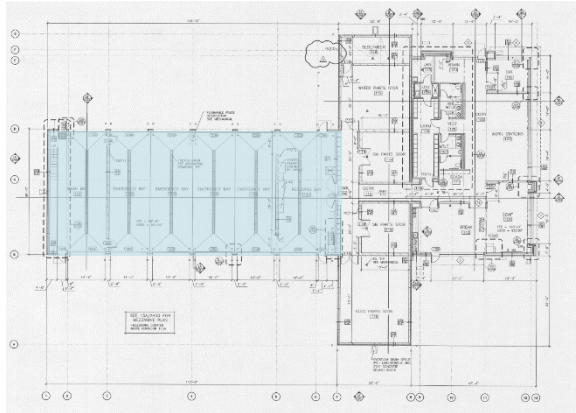
- Site expansion – Low areas, natural areas and steep grade against residential makes any site enlargement difficult to not possible.
- Much of the paved area is for circulation and access to the facility, given the design of the vehicle area, thus reducing on-site work area and laydown space.

**Systems Overview**

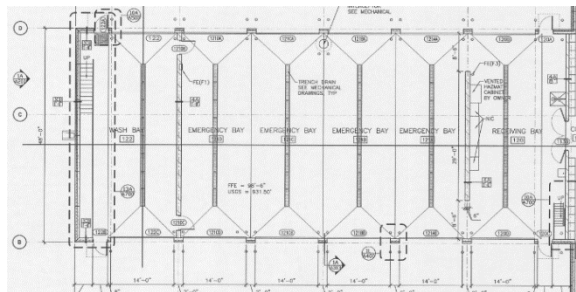
Secure fence with gate

Asphalt and class v paved laydown and circulation areas





Main Facility – Main Level (2005)



Wash and Emergency Bays



### Space Summary: Wash and Emergency Bays

Use:

Washing, Storing and Servicing Utility Vehicles and Equipment

### Spaces

- Equipment parking (emergency) Bays
- Wash Bay

### Facility Observations

Vehicle bays are laid out in a “fire station” drive through model. Each bay has two overhead doors.

Floor is seeing some degradation of the surface due to wet/dry cycles with salt water intrusion. Trench drain frames are showing signs of failure, or are in a state of failure.

Bay depth is large enough for two medium size vehicles, or one large vehicle with space for a smaller (sedan) vehicle.

Length can accommodate the vactor truck (typically the longest in any municipal infrastructure service department), but the fit is very tight.

Height overall is good and accommodates the bucket truck. Space is completely finished so there is an ambient lighting effect.

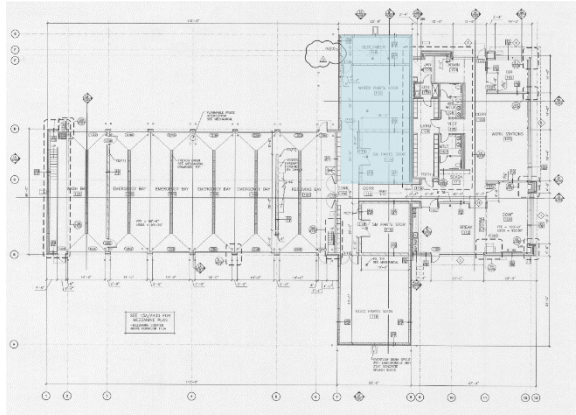
Each parking bay is occupied by a dedicated vehicle, including the wash bay. Old facility also houses vehicles and equipment.

### Facility Deficiencies

- Vehicle Storage Space
- Floor surface issues (aesthetic and cleanliness issues, structural performance should be OK)
- Trench drain failures

### Systems Overview

Precast wall panels and steel joist/deck structure.



### Space Summary: Water Utility Storage

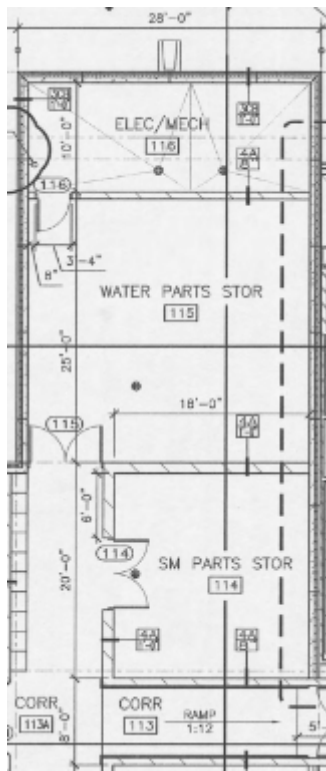
Use:

Work and storage space for water utility staff and work activities

### Spaces

- Small Parts Storage
- Staff dirty/wet lockers / equipment storage
- Parts Storage
- Building Electrical and Mechanical Room

### Main Facility – Main Level (2005)



### Facility Observations

Water department storage is compromised in size due to electrical / mechanical room requiring access.

A workstation has been set up in this space as well, reducing storage space.

The space is well organized and utilized to its full potential.

Space has additional height, but that isn't usable because of shelving / stacking code requirements.

Staff dirty lockers are located between the vehicle areas and shops, which is a very good operational adjacency.

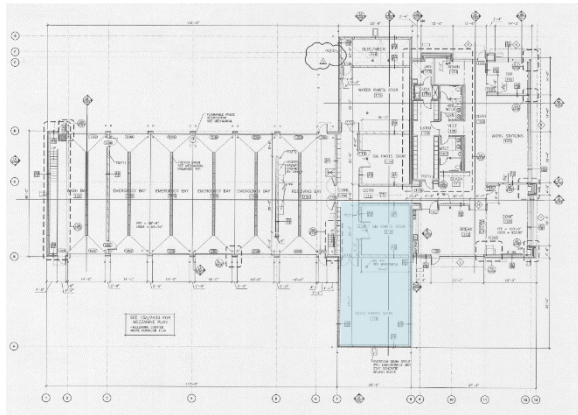
### Facility Deficiencies

- Storage space

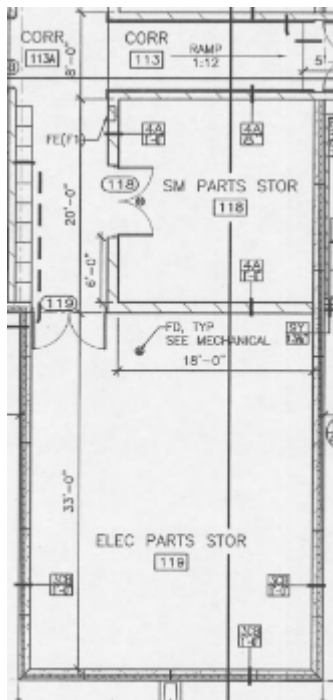
### Water Utility Storage

### Systems Overview

-



Main Facility – Main Level (2005)



Wash and Emergency Bays

**Space Summary: Electric Utility Storage**

Use:

Work and storage space for electric utility staff and work activities

**Spaces**

- Small Parts Storage
- Staff dirty/wet lockers / equipment storage
- Parts Storage

**Facility Observations**

Space is organized very well. Alternative organizations may not allow for pallet jack maneuverability.

The space is at capacity.

Additional height is not usable because of stacking code requirements

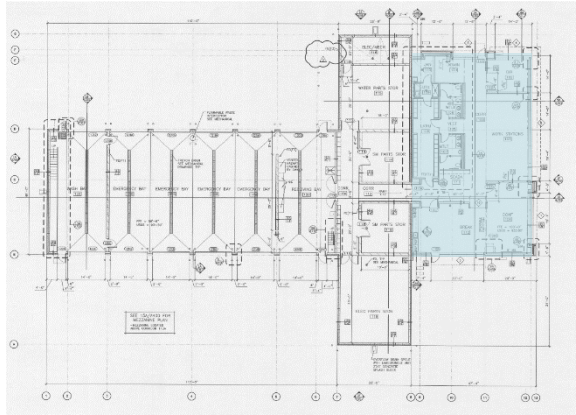
Staff dirty lockers have a good operational adjacency to the work areas and clean office functions.

**Facility Deficiencies**

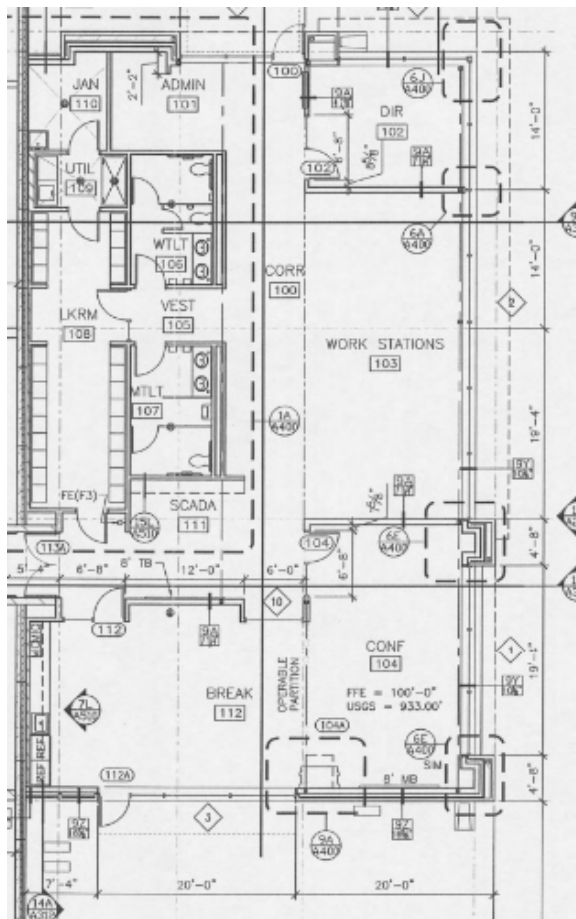
- Storage Space

**Systems Overview**

-



Main Facility – Main Level (2005)



Utility Administrative Area

### Space Summary: Utility Staff Areas

Use:

Staff support areas for start of day / end of day work activities, break time and administrative work tasks

### Spaces

- Administrative work area / workstations
- Private Office
- Conference Room
- Break Room w/ Kitchenette
- Gendered Restrooms
- Non Gendered Locker Room
- Facility Support – Janitor and Utility Closet

### Facility Observations

Office space is at capacity. A reconfiguration of the workstations area is going to take place to construct 4 private offices. This meets an immediate operational need.

Main building entry doesn't have a vestibule, and opens onto a workstation.

South facing windows allow good daylighting, but much of that is blocked by workstations (soon to be enclosed).

HVAC system and control is not specifically designed for so many room enclosures.

Conference Room and Break Area are connected and function very well for department needs.

Additional workstation has been appropriated within a nook near the conference room entry.

Office area connection to locker room and then shop areas provides a clear delineation between dirty and clean operational functions

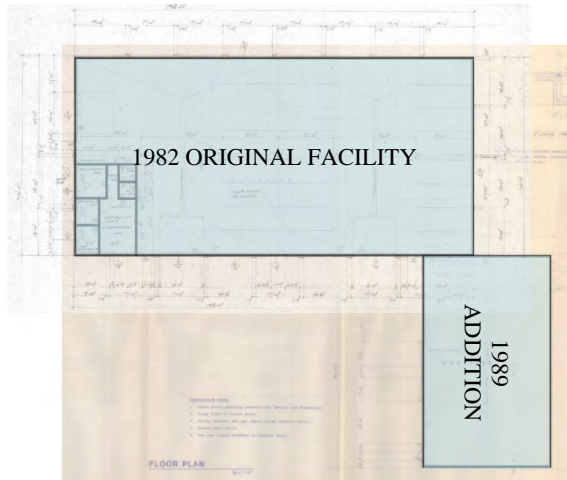
### Facility Deficiencies

- Overall space to meet comfortable office conditions.

### Systems Overview

Multiple Lines – Structure / HVAC / Electrical System typology





### Space Summary: Storage and Workspaces

#### Use:

Former main facility (2 separate constructions) used for storage and work activities for the municipal utilities department.

### Spaces

- Private Offices
- Break Area
- Gendered Restrooms
- Equipment / Tool Storage
- Vehicle and Equipment Storage

### Facility Observations

Staff still offices in part out of the original facility.

Storage area is fully utilized.

U shaped circulation provides a need for orchestrated parking conditions, especially given vehicles park in this space with trailers attached. In nice weather, these vehicles remain outside because it is easier than taking time to maneuver inside.

Size is critical for equipment and materials needing conditioned or secure storage.

Operationally, consolidating vehicle storage in one facility would be advantageous from a staff time use standpoint.

Floor and structure are in good condition for the age of the facility. It is well kept and well organized.

Envelope may need improvements to maintain long service life.

Painted interior provides a pleasant work area when space is available.

### Old Facility – 1982 & 1989 Buildings



### Facility Deficiencies

- Layout for storage of operational equipment
- Older building envelope requiring higher maintenance and reduced energy efficiency.

### Systems Overview

Multiple Lines – Structure / HVAC / Electrical System typology





SPACE ANALYSIS FORM						
FACILITY:	USABLE AREA REQUIRED					COMMENTS
CITY OF BUFFALO POLICE DEPARTMENT	2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
Departmental Space Needs						
ADMINISTRATION	1,148	2,049	2,049	2,049	2,049	
PATROL	797	3,135	3,135	3,353	3,540	
INVESTIGATIONS	464	1,310	1,310	1,310	1,310	
EVIDENCE	764	2,295	2,295	2,295	2,295	
GARAGE	808	6,713	6,713	8,473	10,233	
Subtotal:	3,981	15,501	15,501	17,480	19,426	
Support Spaces						
BUILDING SUPPORT	2,604	7,128	7,128	7,128	7,128	
BUILDING SERVICES	552	897	897	897	897	
Subtotal:	3,156	8,025	8,025	8,025	8,025	

Total Net SF	7,137	23,526	23,526	25,505	27,451
Efficiency Factor 10%		2,353	2,353	2,551	2,745
TOTAL GROSS SF	10,196	25,879	25,879	28,056	30,196

100%254%254%275%296%

NOTES:

SPACE ANALYSIS FORM			
CITY GUIDELINES	SIZE		COMMENTS
SPACE STANDARDS	SF (Low Range)	SF (High Range)	
Office Space			
Manager/Administrator Offices	210	250	Incl. space for 4-6 person meeting
Directors/Department Head Offices	150	180	Incl. space for 2-4 person meeting
Supervisor Offices	120	150	May incl. space for 2-4 person meeting
Staff Offices	100	120	Based on need and availability
Staff Workstations	48	64	6'-0" x 8'-0" or 8'-0" x 8'-0" workstation

NOTES:

Office/Workstation listed above represent recommended work space sizes and types of space assignments for specific employee categories

Current work space, types/sizes, will vary from these recommendations due to pre-existing conditions and existing building configurations

These recommendations can serve as the standard for programming new building SF

Offices should be assigned based on need, availability, and suitability for their intended use

Periodic evaluation of office space allocation should be made by Department heads to insure that all office space is being used for maximum functionality and efficiency

SPACE ANALYSIS FORM														
DEPARTMENT:		SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
ADMINISTRATION			EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
Personnel Spaces														
Chief	OF	1	1	1	1	1	250	213	250	250	250	250	8'-0" x 8'-0" Workstations, Exist. incl. w/ Reception	
Deputy Chief	OF	-	1	1	1	1	180	-	180	180	180	180		
Captain	OF	1	1	1	1	1	150	140	150	150	150	150		
Office Manager	OF	1	1	1	1	1	120	175	120	120	120	120		
Administration Assistant	WS	3	3	3	3	3	64	incl.	192	192	192	192		
Subtotal:			6	7	7	7		528	892	892	892	892		
Departmental Spaces														
Shared													Incl. space for 12 person meeting	
Reception / Records Counter	1	1	1	1	1	1	56	541	56	56	56	56		
Meeting/Conference Room	-	1	1	1	1	1	480	-	480	480	480	480		
Work Area: Copy/Print/Layout	1	1	1	1	1	1	60	incl.						
									-	-	-	-		
Support														
Storage: Files	1	1	1	1	1	1	80	79	80	80	80	80		
Coat Closet	-	1	1	1	1	1	10	-	10	10	10	10		
Subtotal:			5	5	5	5		620	626	626	626	626		
Total Net SF								1,148	1,518	1,518	1,518	1,518		
Efficiency Factor								35%	531	531	531	531		
TOTAL PROGRAM SF								1,148	2,049	2,049	2,049	2,049		

NOTES & VALUABLE ADJACENCIES

QUESTIONS

SPACE ANALYSIS FORM													
DEPARTMENT:	SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
PATROL		EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
Personnel Spaces													
Sergeant	OF	2	3	3	4	5	90	246	270	270	360	450	180sf Office, shared between (2) Sergeants
Patrol Officers	WS	12	16	16	19	21	24	240	384	384	456	504	6'-0" x 8'-0" workstation, shared between (2) officers
CSO	OF	2	2	2	2	2	90	109	180	180	180	180	180sf Office, shared between (2) CSO
Reserves	OF	1	1	1	1	1	144	-	144	144	144	144	(10) Reserves, Exist. shared with CSO
Subtotal:		17	22	22	26	29		595	978	978	1,140	1,278	
Departmental Spaces													
Shared													
Roll Call Room	-	1	1	1	1	1	450	-	450	450	450	450	
Team Area	-	1	1	1	1	1	144	-	144	144	144	144	
Dictation / Reports	-	1	1	1	1	1	60	-	60	60	60	60	
Work Area: Copy/Print/Layout	1	1	1	1	1	1	80	96	80	80	80	80	
Radio / Cam Storage & Repair	-	1	1	1	1	1	120	-	120	120	120	120	
Armory	-	1	1	1	1	1	120	-	120	120	120	120	
Gun Cleaning	-	1	1	1	1	1	120	-	120	120	120	120	
Support													
Storage: Duty Bag	1	1	1	1	1	1	150	27	150	150	150	150	
Storage: General	1	1	1	1	1	1	100	79	100	100	100	100	
Subtotal:		9	9	9	9	9		202	1,344	1,344	1,344	1,344	
Total Net SF								797	2,322	2,322	2,484	2,622	
Efficiency Factor 35%									813	813	869	918	
TOTAL PROGRAM SF								797	3,135	3,135	3,353	3,540	

NOTES & VALUABLE ADJACENCIES

QUESTIONS

SPACE ANALYSIS FORM													
DEPARTMENT:	SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
INVESTIGATIONS		EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
Personnel Spaces													
Sergeant	OF	-	1	1	1	1	150	-	150	150	150	150	Shared office
Detective / Investigator	OF	2	4	4	4	4	100	212	400	400	400	400	
State Patrol	OF	1	1	1	1	1	120	109	120	120	120	120	
Subtotal:		3	6	6	6	6		321	670	670	670	670	
Departmental Spaces													
Shared													Incl. space for 4-6 person meeting
Meeting / Conference Room	1	1	1	1	1	1	240	143	240	240	240	240	
Support									-	-	-	-	
Storage: General	-	1	1	1	1	1	60	-	60	60	60	60	
Subtotal:		2	2	2	2	2		143	300	300	300	300	
Total Net SF								464	970	970	970	970	
Efficiency Factor								35%	340	340	340	340	
TOTAL PROGRAM SF								464	1,310	1,310	1,310	1,310	

NOTES & VALUABLE ADJACENCIES

QUESTIONS

SPACE ANALYSIS FORM													
DEPARTMENT:	SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
EVIDENCE		EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
Personnel Spaces													
Evidence Tech	OF	1	1	1	1	1	120	-	120	120	120	120	Exist. located within evidence storage room
Subtotal:		1	1	1	1	1		-	120	120	120	120	
Departmental Spaces													
Shared													
Evidence Intake	1	1	1	1	1	1	225	69	225	225	225	225	Layout space, storage, w/ pass-thru lockers
Evidence Processing	1	1	1	1	1	1	225	69	225	225	225	225	Processing equipment, computer terminals
Evidence Garage	1	1	1	1	1	1	550	261	550	550	550	550	Exist. undersized for vehicle processing
Support													
Storage: Evidence	-	1	1	1	1	1	500	365	500	500	500	500	Secure storage area
Storage: Narcotics / Firearm	-	1	1	1	1	1	80	-	80	80	80	80	Exist. accessible from secure storage area
Subtotal:		5	5	5	5	5		764	1,580	1,580	1,580	1,580	
Total Net SF								764	1,700	1,700	1,700	1,700	
Efficiency Factor 35%									595	595	595	595	
TOTAL PROGRAM SF								764	2,295	2,295	2,295	2,295	

NOTES & VALUABLE ADJACENCIES

QUESTIONS



SPACE ANALYSIS FORM													
DEPARTMENT:	SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
GARAGE		EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
Squad Garage													
Squad Parking		3	12	12	16	20	220	808	2,640	2,640	3,520	4,400	
Subtotal:		3	12	12	16	20	220	808	2,640	2,640	3,520	4,400	
Efficiency Factor								100%	808	2,640	2,640	3,520	4,400
TOTAL PROPOSED SF								808	5,280	5,280	7,040	8,800	
Support Spaces													
Decon Shower		-	1	1	1	1	80	-	80	80	80	80	Connected directly to garage
Laundry Room		-	1	1	1	1	36	-	36	36	36	36	Residential laundry units
Storage													
Storage: General		1	1	1	1	1	180	261	180	180	180	180	Traffic cones, etc.
Storage: Riot Gear		1	1	1	1	1	144	-	144	144	144	144	Bags, shields, etc., exist. located in Gen. Stor.
Storage: SWAT/SOT Gear		-	1	1	1	1	180	-	180	180	180	180	
Storage: K9 & Kennel		-	1	1	1	1	180	-	180	180	180	180	2-kennels, wash area, outdoor run
Storage: Patrol Bikes		-	1	1	1	1	144	-	144	144	144	144	Exist. (4) bikes
Storage: Bikes		-	1	1	1	1	250	-	250	250	250	250	Lost & found, temp. storage
									-	-	-	-	
Subtotal:		8	32	32	40	48		3,493	1,194	1,194	1,194	1,194	
Efficiency Factor								20%		239	239	239	239
TOTAL PROPOSED SF								-	1,433	1,433	1,433	1,433	
TOTAL GARAGE GSF								808	6,713	6,713	8,473	10,233	

## SPACE ANALYSIS FORM

DEPARTMENT:		SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
BUILDING SUPPORT			EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
<b>Program Spaces</b>														
Main Lobby			1	1	1	1	1	450	372	450	450	450	450	
Vestibule / Safe Room			-	1	1	1	1	100	-	100	100	100	100	
Interview Room: Hard			2	2	2	2	2	100	158	200	200	200	200	
Interview Room: Soft			1	1	1	1	1	100	86	100	100	100	100	
Restroom: Public			1	2	2	2	2	95	49	190	190	190	190	
Restroom: Staff			2	2	2	2	2	95	130	190	190	190	190	
Wellness/Lactation Room			-	1	1	1	1	100	-	100	100	100	100	
Training Room			1	1	1	1	1	1,250	760	1,250	1,250	1,250	1,250	
Storage: General			1	1	1	1	1	120	145	120	120	120	120	
Kitchenette			-	1	1	1	1	30	-	30	30	30	30	
Training Room: Defensive Tactical			-	1	1	1	1	550	-	550	550	550	550	
										-	-	-	-	
Firearms Range			-	-	-	-	-	-	-	-	-	-	-	
Fitness Room			1	1	1	1	1	600	216	600	600	600	600	
										-	-	-	-	
Staff Break Room			1	1	1	1	1	550	179	550	550	550	550	
Locker Room: Mens			1	-	-	-	-	-	139	-	-	-	-	
Vestibule			-	-	-	-	-	-	-	-	-	-	-	
Showers			-	-	-	-	-	-	-	-	-	-	-	
Toilets			1	-	-	-	-	-	120	-	-	-	-	
Locker Room: Womens			1	-	-	-	-	-	139	-	-	-	-	
Vestibule			-	-	-	-	-	-	-	-	-	-	-	
Showers			-	-	-	-	-	-	-	-	-	-	-	
Toilets			1	-	-	-	-	-	111	-	-	-	-	

SPACE ANALYSIS FORM													
DEPARTMENT:	SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
BUILDING SUPPORT		EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
Locker Room: Shared		-	1	1	1	1	600	-	600	600	600	600	
Restroom/Shower Room		-	3	3	3	3	90	-	270	270	270	270	
Mens Restroom		-	1	1	1	1	200	-	200	200	200	200	
Changing Room		-	1	1	1	1	120	-	120	120	120	120	
Womens Restroom		-	1	1	1	1	200	-	200	200	200	200	
Changing Room		-	1	1	1	1	120	-	120	120	120	120	
Subtotal:		15	24	24	24	24		2,604	5,940	5,940	5,940	5,940	
Total Net SF								2,604	5,940	5,940	5,940	5,940	
Efficiency Factor								20%	1,188	1,188	1,188	1,188	
TOTAL PROGRAM SF								2,604	7,128	7,128	7,128	7,128	

SPACE ANALYSIS FORM														
DEPARTMENT:		SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
BUILDING SERVICES			EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
Program Spaces														
Main Mechanical Room		1	1	1	1	1	550	402	550	550	550	550	Exist. located in rooftop penthouse	
Water Service Room		-	-	-	-	-	-	-	-	-	-	-		
Electrical Closet		-	-	-	-	-	-	-	-	-	-	-		
Main Electrical Room		1	1	1	1	1	60	59	60	60	60	60		
Janitor Room		1	1	1	1	1	80	83	80	80	80	80		
Janitor Closet		2	1	1	1	1	10	8	10	10	10	10		
Server Room		-	1	1	1	1	80	-	80	80	80	80		
Subtotal:		5	5	5	5	5		552	780	780	780	780		

Total Net SF	552	780	780	780	780
Efficiency Factor 15%		117	117	117	117
<b>TOTAL PROGRAM SF</b>	<b>552</b>	<b>897</b>	<b>897</b>	<b>897</b>	<b>897</b>

## SPACE ANALYSIS FORM

FACILITY:

**CITY OF BUFFALO**  
**CITY HALL**

### USABLE AREA REQUIRED

2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.
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**COMMENTS**

### Departmental Space Needs

FINANCE, UTILITY BILLING & LIQUOR STORE OPER.	1,183	1,690	1,690	1,690	1,690
ADMIN., CITY CLERK & ELECTIONS	1,277	1,744	1,744	1,744	1,744
COMMUNITY & ECON. DEVELOPMENT	203	416	416	502	502
UTILITIES & INFORMATION TECH.	744	1,247	1,296	1,296	1,345
CITY COUNCIL	1,676	2,770	2,770	2,770	2,770
<b>Subtotal:</b>	<b>5,083</b>	<b>7,868</b>	<b>7,916</b>	<b>8,003</b>	<b>8,051</b>

### Support Spaces

BUILDING SUPPORT	3,692	5,705	5,705	5,705	5,705
BUILDING SERVICES	1,532	2,153	2,153	2,153	2,153
<b>Subtotal:</b>	<b>5,224</b>	<b>7,858</b>	<b>7,858</b>	<b>7,858</b>	<b>7,858</b>

Total Net SF	10,307	15,725	15,774	15,860	15,909
Efficiency Factor 10%		1,573	1,577	1,586	1,591
<b>TOTAL GROSS SF</b>	<b>11,889</b>	<b>17,298</b>	<b>17,351</b>	<b>17,446</b>	<b>17,500</b>

Exist incl annex space adjacent to former FS garage currently used for CH storage

MARKETING & AIRPORT (Airport Arrivals/Dept Bldg)	100	150	250	250	250	Space needs can be addressed with reconfiguration within existing building
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Existing SF is a subset of the building's USF

SPACE ANALYSIS FORM														
DEPARTMENT: <b>FINANCE, UTILITY BILLING &amp; LIQUOR STORE OPER.</b>	SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS	
		EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.		
<b>Personnel Spaces</b>														
Finance Director	OF	1	1	1	1	1	180	157	180	180	180	180	Incl. space for (2) or (4) person meeting	
Finance Officer	WS	1	1	1	1	1	64	60	64	64	64	64		
Senior Accountant	WS	2	2	2	2	2	64	122	128	128	128	128		
Finance Clerk	WS	1	1	1	1	1	64	60	64	64	64	64		
Future PTE	WS	-	0.5	0.5	0.5	0.5	64	-	64	64	64	64		
									-	-	-	-		
Utility Billing Coordinator	OF	1	1	1	1	1	120	101	120	120	120	120	Exist. located at Front Counter	
Utility Billing Specialist	WS	2	2	2	2	2	48	96	96	96	96	96		
Utility Billing PTE (incl Payment Processing)	WS	2	2	2	2	2	48	96	96	96	96	96		
Director of Liquor Store Operations		1	1	1	1	1			-	-	-	-	Any dedicated work space at City Hall	
<b>Subtotal:</b>		<b>11</b>	<b>11.5</b>	<b>11.5</b>	<b>11.5</b>	<b>11.5</b>		<b>692</b>	<b>812</b>	<b>812</b>	<b>812</b>	<b>812</b>		
<b>Departmental Spaces</b>														
<b>Shared</b>														
Focus Room		-	1	1	1	1	80	-	80	80	80	80	For digital conferencing	
Meeting Room (Medium)		-	1	1	1	1	200	-	200	200	200	200	Provided as 6-person. Confirm whether a dedicated meeting room is required or use of overall facility shared meeting room(s)	
<b>Support</b>														
Work Area: Copy/Print/Layout		1	1	1	1	1	60	60	60	60	60	60	Exist. 12'-0" counter utilized for work and coffeee. No sink/micro/fridge	
Kitchenette/Coffee Counter		incl above	1	1	1	1	20	incl above	20	20	20	20	Small counter with microwave/mini-fridge/bar sink	
Storage: General		1	1	1	1	1	60	133	60	60	60	60	Storage volume decreasing; OK to share. Existing is enclosed room + hallway shelves	
Storage: Utility Billing		-	1	1	1	1	20	-	20	20	20	20	Preferred adajcency to Utility Billing. Confirm if this must be locked in a room, in locked cabinets or can be shared.	
<b>Subtotal:</b>		<b>2</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>		<b>193</b>	<b>440</b>	<b>440</b>	<b>440</b>	<b>440</b>		
<b>Total Net SF</b>								<b>885</b>	<b>1,252</b>	<b>1,252</b>	<b>1,252</b>	<b>1,252</b>		
<b>Efficiency Factor</b> 35%									<b>438</b>	<b>438</b>	<b>438</b>	<b>438</b>		
<b>TOTAL PROGRAM SF</b>								<b>1,183</b>	<b>1,690</b>	<b>1,690</b>	<b>1,690</b>	<b>1,690</b>	N.I. Shared Work Area or Records Storage by Service Counter	

NOTES & VALUABLE ADJACENCIES

QUESTIONS

Finance would prefer to be near Utility Billing



SPACE ANALYSIS FORM													
DEPARTMENT: <b>ADMIN., CITY CLERK &amp; ELECTIONS</b>	SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
		EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
<b>Personnel Spaces</b>													
<b>Administration</b>													
City Administrator	OF	1	1	1	1	1	210	198	210	210	210	210	Incl. space for (4) or (6) person meeting table
Assistant City Administrator	OF	1	1	1	1	1	180	182	180	180	180	180	
City Clerk	OF	1	1	1	1	1	180	118	180	180	180	180	
Business Support Specialist	WS	1	1	1	1	1	64	52	64	64	64	64	Shared workstation near front counter
Contract Employee WS (Shared)	WS	-	2	2	2	2	64	-	128	128	128	128	Opt: Office or workstation: Provide (1) or (2) stations, or use overall hotelling station
<b>Human Resources</b>													
Human Resources Manager	OF	1	1	1	1	1	180	156	180	180	180	180	Incl. space for 2-4 person meeting
<b>Subtotal:</b>		5	7	7	7	7		706	942	942	942	942	
<b>Departmental Spaces</b>													
<b>City Clerk</b>													
Meeting Room (Medium)		1	1	1	1	1	200	150	200	200	200	200	Incl. space for 8 person meeting; Dedicated or OK to share?
Storage		1	1	1	1	1	50	56	50	50	50	50	Need to confirm use/needs, and whether this can be shared
Storage: Compact		1	-	-	-	-	-	56	-	-	-	-	Exist. 5 rows, manual; confirm continued use
<b>Elections</b>													
Storage: Election materials & equip.		-	1	1	1	1	100	-	100	100	100	100	Confirm requirements during detailed design
<b>Subtotal:</b>		3	3	3	3	3		262	350	350	350	350	
<b>Total Net SF</b>								968	1,292	1,292	1,292	1,292	
<b>Efficiency Factor</b>								35%	452	452	452	452	
<b>TOTAL PROGRAM SF</b>								1,277	1,744	1,744	1,744	1,744	

NOTES & VALUABLE ADJACENCIES

QUESTIONS

HR prefers to be near Administration

Administration prefers adjacency to Front Counter, Planning, & Zoning

Assisstant City Administrato prefers immediate adjacency to City Administrator

City Clerk prefers immediate adjacency to City Administrator

Business Support Specialist prefers adjacency to Front Counter

SPACE ANALYSIS FORM													
DEPARTMENT: <b>COMMUNITY &amp; ECON. DEVELOPMENT</b>	SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
EXIST. UTIL.		EXIST. NEED	5-YR.	10-YR.	15-YR.	2022 EXIST. SF		2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.		
<b>Personnel Spaces</b>													
<b>Administration</b>													
Community Development Director	OF	1	1	1	1	1	180	99	180	180	180	180	Additional length WS for laying out of drawings
Deputy Clerk/Planning Assistant	WS	1	1	1	2	2	64	52	64	64	128	128	
Administrative Assistant	WS	1	1	1	1	1	64	52	64	64	64	64	
<b>Subtotal:</b>		<b>3</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>4</b>		<b>203</b>	<b>308</b>	<b>308</b>	<b>372</b>	<b>372</b>	
<b>Departmental Spaces</b>													
<b>Shared</b>													
Work Area: Copy/Print/Layout		Refer to Building Support for shared space/SF											
<b>Support</b>													
Storage: General		Utilizes shared building storage											
<b>Subtotal:</b>		-	-	-	-	-		-	-	-	-	-	
<b>Total Net SF</b>								203	308	308	372	372	
<b>Efficiency Factor</b>								35%	108	108	130	130	
<b>TOTAL PROGRAM SF</b>								<b>203</b>	<b>416</b>	<b>416</b>	<b>502</b>	<b>502</b>	

NOTES & VALUABLE ADJACENCIES

QUESTIONS

SPACE ANALYSIS FORM													
DEPARTMENT: <b>UTILITIES &amp; INFORMATION TECH.</b>	SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
		EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
<b>Personnel Spaces</b>													
<b>Administration</b>													
Utilities & IT Director	OF	1	1	1	1	1	160	36	160	160	160	160	Currently WS in common IT space. Confirm if dedicated office is req'd/desired or open WS adjacent to others
Technician	WS	3	3	4	4	5	36	45	108	144	144	180	Existing is single desk, no returns. Some shared adjacent counters.
GIS/Engineering Coordinator	WS	1	1	1	1	1	36	15	36	36	36	36	Confirm location and space needs
<b>Subtotal:</b>		5	5	6	6	7		332	304	340	340	376	<b>Total exist NSF is shared room: workstations arranged around common meeting table. SF listed n.i. door/stair through access</b>
<b>Departmental Spaces</b>													
<b>Shared</b>													
Lab/Workbench	WS	1	1	1	1	1	72	24	72	72	72	72	Currently utilize an 8-person conference table. Goal: accommodate (4) laptops at a time. Program SF includes counter + aisle
Secure area for contract./consult.		-	1	1	1	1	48	-	48	48	48	48	
<b>Support</b>													
Storage: Secure		-	1	1	1	1	500	388	500	500	500	500	Approx. (2) rows in exist. storage location. Final SF subject to programming/fit plan and scale of facilities/staff served
<b>Subtotal:</b>		1	3	3	3	3		412	620	620	620	620	
<b>Total Net SF</b>								744	924	960	960	996	
<b>Efficiency Factor</b>								35%	323	336	336	349	
<b>TOTAL PROGRAM SF</b>								744	1,247	1,296	1,296	1,345	

NOTES & VALUABLE ADJACENCIES

QUESTIONS

SPACE ANALYSIS FORM													
DEPARTMENT: <b>CITY COUNCIL</b>	SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
		EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
<b>Personnel Spaces</b>													
<b>Council Chambers</b>													SF includes seating + dias. Existing is connected to chambers and control room w/folding partitions
Council Chambers		1	1	1	1	1	1,300	1,091	1,300	1,300	1,300	1,300	
Council Work Room/Mtg		1	1	1	1	1	300	298	300	300	300	300	
Control Room / Broadcast Setup		1	1	1	1	1	300	287	300	300	300	300	
<b>Council Support Spaces</b>													
Council Restroom		-	1	1	1	1	56	-	56	56	56	56	Recommend single fixture restroom adjacent to council Nice to have, not required
Kitchenette		-	1	1	1	1	100	-	100	100	100	100	
Storage: General		-	1	1	1	1	80	-	80	80	80	80	Optional Subject to final furniture type/count
Storage: Furniture		-	1	1	1	1	80	-	80	80	80	80	
<b>Subtotal:</b>		<b>3</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>		<b>1,676</b>	<b>2,216</b>	<b>2,216</b>	<b>2,216</b>	<b>2,216</b>	

Total Net SF	1,676	2,216	2,216	2,216	2,216
Efficiency Factor 25%		554	554	554	554
<b>TOTAL PROGRAM SF</b>	<b>1,676</b>	<b>2,770</b>	<b>2,770</b>	<b>2,770</b>	<b>2,770</b>

NOTES & VALUABLE ADJACENCIES

Council work room does not function effectively; no access except through chambers/broadcast area  
Final design should address council safety/refuge

SPACE ANALYSIS FORM													
DEPARTMENT: BUILDING SUPPORT	SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
		EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
Program Spaces													
Main Lobby													
Vestibule		1	1	1	1	1	120	76	120	120	120	120	
Information/Literature Display		1	1	1	1	1	30	12	30	30	30	30	Exist. approximately 12 LF
Waiting Area		1	1	1	1	1	600	617	600	600	600	600	Existing has limited furniture, visitors use adjacent niche w/table/chairs; final SF subject to layout and flow
Public Computers		-	2	2	2	2	20	-	40	40	40	40	
Service Counter		2	2	2	2	2	22	44	44	44	44	44	Exist is (2) counters; both with ballistic windows
Public Kiosks for Planning & Zoning		-	1	1	1	1	30	-	30	30	30	30	Comp./counter for resident/PZ interactions
Building Amenities (Public/Shared)													
Meeting Room: Large		1	1	1	1	1	800	753	800	800	800	800	Exist. Is Pulaski
Furniture Storage		-	1	1	1	1	120	-	120	120	120	120	Sizing subject to room size and mobile furniture requirements
Meeting Room: Medium+		-	1	1	1	1	260	-	260	260	260	260	Incl. space for 8-10 person meeting; tech for digital meetings
Meeting Room: Small		-	1	1	1	1	190	-	190	190	190	190	Incl. space for 4-6 person meeting
Public Restrooms: Multi-Fixture (counts listed per fixture)		3	3	3	3	3	58	309	174	174	174	174	Need to review goals re: all single-fixture or combination of multi and one single. Final fixture counts subject to revised GSF. Unit SF listed per fixture pair
Restrooms: Single-Fixture		-	1	1	1	1	64	193	64	64	64	64	Existing are located in staff areas; recommend (1) min available for public
Wellness/Lactation Room		-	1	1	1	1	64	-	64	64	64	64	Public use; incl. counter, sink, and undercounter fridge
Vending Machines		-	1	1	1	1	54	-	54	54	54	54	Optional
									-	-	-	-	
Building Amenities (Staff Only)													
Flexible Use/Visitor Workstation		-	2	2	2	2	48	-	96	96	96	96	For use by staff from other buildings, contract employees
Staff Meeting/Huddle Area		-	1	1	1	1	120	-	120	120	120	120	
Meeting Room: Medium+		-	1	1	1	1	280	-	280	280	280	280	Incl. space for 8-10 person meeting; tech for digital meetings. Review need re: overall facility. If located strategically, a single room of this size could serve public/shared and staff.

## SPACE ANALYSIS FORM

DEPARTMENT: <b>BUILDING SUPPORT</b>	SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
		EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
Meeting Room: Small		-	2	2	2	2	190	-	380	380	380	380	Incl. space for 4-6 person meeting; tech for digital meetings. Review need re: overall facility. If located strategically, a single room of this size could serve public/shared and staff.
<b>Support</b>													
Coffee Counter		-	1	1	1	1	30	-	30	30	30	30	Exist is (2) adjacent shared counters/areas. Final SF subject to work space layout and workflow Packages currently delivered near Utility Billing
Work Area: Copy/Print/Layout		1	1	1	1	1	150	165	150	150	150	150	
Mail Room		-	1	1	1	1	80	-	80	80	80	80	
Staff Break Room		1	1	1	1	1	250	243	250	250	250	250	Optional - one is provided for public/shared use above. Confirm if dedicated staff room is desired.
Wellness/Lactation Room		-	1	1	1	1	64	-	64	64	64	64	
<b>Restroom</b>													
Staff Restroom: Single-Fixture		3	1	1	1	1	64	175	64	64	64	64	(1) exist incl through-access to janitor's closet; (2) are within Pulaski Conference. Final quantity subject to space plan. Recommend (1) min.
<b>Building Storage</b>													
Storage: Shared		1	1	1	1	1	450	490	450	450	450	450	(3) exist locked rooms used for gen'l storage; excl SF of storage by Finance Review requirement at time of programming
Storage: Secure		-	1	1	1	1	100	-	100	100	100	100	
Storage: Bikes		-	1	1	1	1	100	-	100	100	100	100	
<b>Subtotal:</b>		15	33	33	33	33		3,077	4,754	4,754	4,754	4,754	

Total Net SF	3,077	4,754	4,754	4,754	4,754
Efficiency Factor 20%	615	951	951	951	951
<b>TOTAL PROGRAM SF</b>	<b>3,692</b>	<b>5,705</b>	<b>5,705</b>	<b>5,705</b>	<b>5,705</b>



SPACE ANALYSIS FORM													
DEPARTMENT: <b>BUILDING SUPPORT</b>	SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
		EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	

SPACE ANALYSIS FORM													
DEPARTMENT: <b>BUILDING SERVICES</b>	SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
		EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
<b>Program Spaces</b>													
Server Room		1	1	1	1	1	160	164	160	160	160	160	Need subject to final plan/layout and operations  Exist. Janitor Closet shared within single stall restroom  Existing panels are located within the (2) exist mechanical rooms. Min rec'd SF for dedicated electrical closet Subject to proposed equipment/distribution and location w/in building Existing include loading area, storage room and single fixture restroom. Confirm specific space needs.
Data Closet		-	-	-	-	-	-	-	-	-	-	-	
Janitor Closet		1	1	1	1	1	60	46	60	60	60	60	
Main Electrical Room		-	1	1	1	1	32	-	32	32	32	32	
Main Mechanical Room		2	1	1	1	1	1,100	929	1,100	1,100	1,100	1,100	
Loading/Receiving Area		1	1	1	1	1	400	393	400	400	400	400	
<b>Support</b>													
Storage: Facilities		-	1	1	1	1	120	-	120	120	120	120	Optional
<b>Subtotal:</b>		5	6	6	6	6		1,532	1,872	1,872	1,872	1,872	
Total Net SF								1,532	1,872	1,872	1,872	1,872	
Efficiency Factor 15%									281	281	281	281	
TOTAL PROGRAM SF								1,532	2,153	2,153	2,153	2,153	

SPACE ANALYSIS FORM													
DEPARTMENT: <b>MARKETING &amp; AIRPORT</b> (Airport Arrivals/Dept Bldg)	SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
		EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
<b>Personnel Spaces</b>													
Administration													
Airport Services Manager & Marketing Coordinator	OF	1	1	1	1	1	100	100	100	100	100	100	Existing space is sufficient; separate storage would make it more effective
Assistant Airport Manager	OF	-	-	1	1	1	100	-	-	100	100	100	Enclose lounge at back of building to provide office space
Subtotal:		1	1	2	2	2		100	100	200	200	200	
<b>Departmental Spaces</b>													
Support													
Storage: General		1	1	1	1	1	50	-	50	50	50	50	Exist. located within Manager's office; option to enclose former coat niche by entry.
Subtotal:		1	1	1	1	1		-	50	50	50	50	
Total Net SF								100	150	250	250	250	Not applied here, as space use will be within existing building footprint
Efficiency Factor								-	-	-	-	-	
TOTAL PROGRAM SF								100	150	250	250	250	

NOTES

Existing facility has capacity for adaptation. Critical elements include:

A. Relocating marketing/airport storage out of Manager's office (adapt coat niche by entry)

B. Providing space for a cubicle or office for a future Assistant Airport Manager (enclose/utilize current lounge)

C. Relocating lounge furniture/use to be more directly available to passengers/crew (option at front of building near entry)

SPACE ANALYSIS FORM			
CITY GUIDELINES			
SPACE STANDARDS	SIZE		COMMENTS
	SF (Low Range)	SF (High Range)	
Office Space			
Manager/Administrator Offices	210	250	Opt to incl. 4 person meeting table
Directors/Department Head Offices	150	180	Opt to incl. 2+ person meeting table
Supervisor Offices	120	150	May incl. space for 2-4 person meeting
Staff Offices	100	120	Based on need and availability
Staff Workstations	36	64	6'-0" x 8'-0" or 8'-0" x 8'-0" workstation
Meeting Spaces			
Huddle Space (open collab for 4-5 centered on screen)	120		Incl. space for 4-6 person meeting
Small Meeting Room (2-4 people)	160	190	Incl. space for 4-6 person meeting
Medium Meeting Room (6-8 people)	190	220	
Large Meeting Room (12-16 people)	270	350	

NOTES:

Office/Workstation listed above represent recommended work space sizes and types of space assignments for specific employee categories

Current work space, types/sizes, will vary from these recommendations due to pre-existing conditions and existing building configurations

These recommendations can apply to space reconfiguration, new furnishings, and new layouts

SPACE ANALYSIS FORM						
FACILITY:	USABLE AREA REQUIRED					COMMENTS
CITY OF BUFFALO COMMUNITY CENTER	2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
Departmental Space Needs						
ADMINISTRATIVE OFFICES & WORK SPACE	256	875	875	875	875	
PROGRAM SPACES & MEETING ROOMS	3,420	6,930	6,930	6,930	6,930	
KITCHEN	382	810	810	810	810	
Subtotal:	4,058	8,615	8,615	8,615	8,615	
Support Spaces						
BUILDING SUPPORT	952	2,630	2,630	2,630	2,630	Exist. equip. located within space used as assignable SF
BUILDING SERVICES	-	1,072	1,072	1,072	1,072	
Subtotal:	952	3,702	3,702	3,702	3,702	
Total Net SF	5,010	12,317	12,317	12,317	12,317	
Efficiency Factor	10%	1,232	1,232	1,232	1,232	
TOTAL GROSS SF	6,412	13,549	13,549	13,549	13,549	
	100%	211%	211%	211%	211%	
Outdoor Program Spaces						
Hardscape and Softscape Area	-	-	6,264	6,264	6,264	To be confirmed with final site plan and opportunities for shared parking. SF listed meets zoning requirements for projected building SF
Parking	Shared use of Existing Lot			22,950	22,950	

Subtotal Projected Site Acreage0.98

If facility is one story, subject to final site layout and access. Additional building GSF if elevator/stairs req'd

NOTES:

For rental, entire existing facility capacity is listed at 248

SPACE ANALYSIS FORM													
DEPARTMENT:	SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
ADMINISTRATIVE OFFICES & WORK SPACE		EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
Personnel Spaces													
Administration													
Community Center Manager	OF	1	1	1	1	1	160	85	160	160	160	160	Incl. space for (2) or (4) person meeting
Community Center Assistant	OF	1	1	1	1	1	120	75	120	120	120	120	Exist. Office contains elec panels
Volunteer	WS	-	1	1	1	1	48	-	48	48	48	48	
Service Desks	WS	2	2	2	2	2	48	96	96	96	96	96	Service counters incl. work space. Needs to be accessible. (1) computer and (1) phone at ea. Needs lockable storage
Subtotal:		4	5	5	5	5		256	424	424	424	424	
Departmental Spaces													
Shared													
Meeting Room (Medium)		-	1	1	1	1	200	-	200	200	200	200	Optional
Support													
Storage: Files & Supplies		1	1	1	1	1	24	-	24	24	24	24	
Subtotal:		9	12	12	12	12		-	224	224	224	224	
Total Net SF								256	648	648	648	648	
Efficiency Factor								35%	227	227	227	227	
TOTAL PROGRAM SF								256	875	875	875	875	

NOTES & VALUABLE ADJACENCIES

QUESTIONS



SPACE ANALYSIS FORM														
DEPARTMENT:	SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS	
PROGRAM SPACES & MEETING ROOMS		EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.		
Program Spaces														
Shared														
Program Room [Open Hangout]			1	1	1	1	1	2,000	1,541	2,000	2,000	2,000	2,000	(2) pool tables, (7) 4-person tables, (2) 6-person tables, (1) 4-person high-top. 85 person rental capacity
Program Room [Game Room]			1	1	1	1	1	350	528	350	350	350	350	Includes wall-mtd screen, media center, games cart. 15-20 person capacity. Could use existing size if capacity or increased spacing desired
Dining Room [Craft Room]			1	1	1	1	1	1,500	315	1,500	1,500	1,500	1,500	(7) 4-person tables. Current 50 person rental capacity; 48 w/Kitchen (both include Lounge SF). Full pancake events are 100+ person and use Dining /Hangout Rooms
Teen / Youth Space			-	1	1	1	1	250	-	250	250	250	250	Desired program separation for simultaneous use
Lounge			1	1	1	1	1	200	379	200	200	200	200	Program/function in development, currently separated from Dining Room with loose curtain
Meeting Room [Large]			1	1	1	1	1	600	420	600	600	600	600	Incl. space for (12) person table w/ multiple setups, goal to increase to (15) person capacity. Projected SF allows for different furniture setups
Furniture Storage			-	1	1	1	1	120	-	120	120	120	120	Final size per furniture type/quantity stored. Could locate for use by other key program spaces
Library			1	1	1	1	1	200	192	200	200	200	200	Includes wall-mtd bookcases, books, and games, (1) 2-top table, (1) computer terminal
Support														
Popcorn Cart			1	1	1	1	1	36	5	36	36	36	36	(1) standing machine & supply cart
AV/Audio Cart			1	1	1	1	1	25	-	25	25	25	25	Exist is accounted for in gross SF
Public Computers			1	1	1	1	1	75	40	75	75	75	75	Currently (2) seats at folding table + Duplex copier; capacity to coordinate w/ overall bldg size. Printers not to be shared with community center staff
Printing Station			-	1	1	1	1	48	-	48	48	48	48	Non-networked, connected only to public computers
Packing Space (for Meals)			-	1	1	1	1	40	-	40	40	40	40	8'-0" counter with space for (3) volunteers
Cart for Lunch Bags			1	2	2	2	2	50	-	100	100	100	100	(1) cart is insufficient space
Subtotal:			10	15	15	15	15		3,420	5,544	5,544	5,544	5,544	
Total Net SF								3,420	5,544	5,544	5,544	5,544		
Efficiency Factor								25%	1,386	1,386	1,386	1,386		
TOTAL PROGRAM SF								3,420	6,930	6,930	6,930	6,930		

SPACE ANALYSIS FORM													
DEPARTMENT:	SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
KITCHEN		EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
Program Spaces													
Kitchen		1	1	1	1	1	600	382	600	600	600	600	Size increase to account for single location for all fridge/freezers & ice machine as well as additional dry storage. Final SF subject to layout
Serving Counter/Pass-Through													Approx. 8'-0" to 10'-0" in length, includes wood base, cabinets/drawers. Pass-through function to be retained
Dishwasher & Pot Wash													3-compartment sink at one end, (1) round sink at other end.
Prep Tables													Hobart pull through. No condensate hood
Cooking Line													(2) stainless steel tables, (1) w/ pot rack
Dry Storage													(1) Combi oven on base - not under hood; (6) burner range + flat top over (2) ovens - under hood, crock pot and microwave on carts
Refrigeration													Dry storage + small wares storage. (1) approx 5'-0" stainless steel unit + (1) 36" plastic unit w/ approx. (5) shelves ea.
													(1) Continental fridge/freezer in kitchen, (2) Continental fridge/freezer in storage room
Subtotal:		1	1	1	1	1		382	600	600	600	600	

Total Net SF	382	600	600	600	600
Efficiency Factor 35%		210	210	210	210
TOTAL PROGRAM SF	382	810	810	810	810

SPACE ANALYSIS FORM													
DEPARTMENT:	SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
BUILDING SUPPORT		EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
Shared Spaces													
Vestibule		-	2	2	2	2	80	80	160	160	160	160	Existing is not accessible, SF incl. exist. Stair/ramp. Proposed as accessible double leaf entry
Wellness/Lactation Room		-	1	1	1	1	60	-	60	60	60	60	Incl. sink and counter
Vending Machines		-	2	2	2	2	24	-	48	48	48	48	
Print/Copy/Office Supplies		-	1	1	1	1	120	-	120	120	120	120	Could be shared w/ staff and visitors
Restroom													
Men's Room		3	4	4	4	4	58	91	232	232	232	232	3 fixtures, 2 lavs - not fully accessible; unit listed per fixture pair, subject to final layout
Women's Room		2	4	4	4	4	58	119	232	232	232	232	2 fixtures, 2 lavs - not fully accessible; unit listed per fixture pair, subject to final layout
Single Fixture Restroom		-	2	2	2	2	60	-	120	120	120	120	
Building Storage													
Storage: Shared		1	1	1	1	1	600	662	600	600	600	600	Existing incl. (2) refrigerator units for kitchen
Storage: Secure		-	1	1	1	1	120	-	120	120	120	120	Incl. w/ above for existing SF
Storage: Furniture		1	1	1	1	1	200	-	200	200	200	200	Furniture stored in old Fire Station garage
Storage:Receiving		-	1	1	1	1	300	-	300	300	300	300	
Subtotal:		7	20	20	20	20		952	2,192	2,192	2,192	2,192	

Total Net SF		952	2,192	2,192	2,192	2,192
Efficiency Factor	20%		438	438	438	438
TOTAL PROGRAM SF		952	2,630	2,630	2,630	2,630

Outdoor Program Spaces													
Outdoor Hardscape Area		exist pkg lot	exist pkg lot	1	1	1	2,800	exist pkg lot	exist pkg lot	2,800	2,800	2,800	SF approximate to exist adjacent parking lot
Outdoor Softscape Area		-	-	1	1	1	3,400	-	-	3,400	3,400	3,400	Scope/scale TBC to coordinate with site plan, building footprint, and other space. Goals: outdoor seating, shaded, for daily use + lawn/turf for activities. Scale shown is youth soccer field
Outdoor Storage		-	-	1	1	1	64	-	-	64	64	64	Accessible from exterior. Confirm size/capacity objectives
<b>Subtotal:</b>		-	-	<b>3</b>	<b>3</b>	<b>3</b>		-	-	<b>6,264</b>	<b>6,264</b>	<b>6,264</b>	
Parking		shared			85	85	270	shared			22,950	22,950	Unit is SF/stall n.i. turning areas or final # of accessible spots. Parking quantities triggered by facility growth or relocation

## NOTES

1. From Buffalo Zoning Code: (9)Community centers, health studios, libraries, private clubs, lodges, museums, art galleries. Ten spaces plus one for each 150 square feet in excess of 2,000 square feet of floor area in the principal structure.

SPACE ANALYSIS FORM													
DEPARTMENT:	SPACE CODE OF/WS	TOTAL PERSONNEL SPACES REQUIRED					PROG. UNIT (IN SF)	USABLE AREA REQUIRED					COMMENTS
BUILDING SERVICES		EXIST. UTIL.	EXIST. NEED	5-YR.	10-YR.	15-YR.		2022 EXIST. SF	2022 EXIST. NEED	5-YR. PROJ.	10 YR. PROJ.	15-YR. PROJ.	
Shared Spaces													
Server Room		-	1	1	1	1	100	-	100	100	100	100	Exist. in corner of Storage Room - recommend (1) for general building maintenance and (1) for event rental  Exist. panels are located within Asst. Director's office  Exist. equip. in multiple locations; size for final building requirements  Deliveries and trash may go through man door vs loading dock
Janitor Closet		1	2	2	2	2	90	-	180	180	180	180	
Electrical Closet		-	1	1	1	1	32	-	32	32	32	32	
Mechanical Room		1	1	1	1	1	400	-	400	400	400	400	
Loading/Receiving Area		-	1	1	1	1	220	-	220	220	220	220	
Subtotal:		2	6	6	6	6		-	932	932	932	932	

Total Net SF	-	932	932	932	932
Efficiency Factor	15%	140	140	140	140
<b>TOTAL PROGRAM SF</b>	-	<b>1,072</b>	<b>1,072</b>	<b>1,072</b>	<b>1,072</b>

Buffalo Public Library - Space Needs Study - Program

10/20/2022 - Preliminary Draft

	Existing Bldg (approx)	2022 Space Needs Study	
SPACE TYPE	NSF	NSF	NOTES
ENTRY			
Vestibule	130	130	Exist: (2) entries w/vest + (1) reading garden access (no vest)
Circulation			
Circulation Desk	324	300	<i>How many active staff workstations required?</i>
Shelving Carts	incl above		
Community Board	21	21	Exist: Mounted alongside entry
Pamphlets/Papers	11	11	Exist: Wall-mtd opposite Quiet Reading Room
Self-Check	12	12	Exist: (1) free-standing station and (1) on circ desk; SF doesn't include approach
Holds	60	80	Exist: wall-mtd shelving adjacent to Teens/Public Computers. At time of visual survey, using 50-60% of 4 shelves high of 6h wall-mtd bookcases
Subtotal	558	554	
YOUTH - PRESCHOOL			
Collections	1,018	800	Exist: Incl small storage closet and small kitchenette behind folding door
Reading Area		250	<i>Target for # of seats?</i>
Storytime	incl above	600	Exist collections area doubles as storytime/program room; proposed is 40 occupants at 15 SF/person
Parent/Child Corner	incl above	incl above	
Calming Room	N/A	60	Optional feature, useful for patrons and re: noise management
Subtotal	1,018	1,710	
YOUTH - GRADESCHOOL - Included above			<i>Which age range has higher demand? Early Readers or Grade School?</i>
Collections	incl above	800	
Reading Area	incl above	300	To include mix of soft seatings and tables/chairs
Subtotal	0	1,100	
TEEN			
Collections	949	1,200	
Reading Area	incl above	900	
Subtotal	949	2,100	
ADULT			
Collections		1,800	
Fiction/Non-Fiction	878	incl above	
New Books	50	incl above	Exist: (2) sets of wall-mtd shelves adjacent to circ
Large Print	100	incl above	
Media	21	incl above	Exist:(3) end cap flip-through shelves
Paperbacks	incl above	incl above	Exist:there is also (1) 8-shelf, 6-used wall-mtd shelf by the study rooms
Magazines & Periodicals	incl below	incl above	Exist:In quiet reading room
Reference	incl above	incl above	Exist:there is also (1) dictionary stand as an endcap w/addtl display
Reading Area			
Reading Area	225	350	Exist:Incl soft seats + coffee tables facing lake
Quiet Reading Room	244	244	Exist:Incl 33 SF of mags/periodicals
Study Tables	142	150	Exist:Incl (4) built-in window counters and freestanding tables/chairs;
Public Computers	131	131	Exist: (6) workstations w/(2) extra carrels - (1) for copy/print supplies, (1) display. (1) floor model duplex copy/print
Puzzles	80	80	Exist: Incl (2) counters + (1) 4-top rectangular table
Subtotal	1,871	2,755	
Subtotal All Collections	3,838	7,665	
MEETING ROOMS			
Cmty/Meeting Room	None	820	Need for separate, dedicated space apart from multi-function storytime/program room? Dedicated 55 person multi-use room w/kitchenette = approx 820 SF
Study Rooms	301	560	Exist: (4) Study rooms. (1) is larger and incl microfiche Rec'd: Adults - (4) small, (1) med; Teens (1) small, (1) med; Children's (1) small
Subtotal	301	1,380	
STAFF			
Workroom/Staff Area	685	700	Exist: Incl (2) staff workstations, work counter, open shelving storage, book carts
Branch Mgr Office	120	110	Exist: Incl window to circ desk
Breakroom	185	200	Exist: Incl full-ht fridge, counter microwave, sink
Book Drop	97	100	Exist: Incl (2) ext, drops and IT rack
Subtotal	1,087	1,110	
SUPPORT			
Storage	incl below	incl below	
Library Friends	None	150	<i>Space for year-round display/sales? Where are books stored now?</i>
Subtotal	0	150	
NON-ASSIGNABLE SF			
Restrooms	330	650	Incl vest to restrooms. No staff restroom, no family restroom, no lactation room. Final SF subject to code and re: inclusion of opt. staff restroom
Custodian	113	80	
Mechanical	206	250	Final size varies re: ground/rooftop/indoor mech equip
Electrical	incl above	200	
Loading/Receiving/Storage	144	150	
Subtotal	793	1,330	
Building Total NASF	5,784	10,729	
Building Total GSF	10,067	14,309	
Efficiency	57%	75%	
NASF Increase		85%	
NOTES:			
1. Sizes for study/meeting rooms from current best practices			
2. Recommendations reflect benchmarking w/other facilities			

**City of Buffalo**

**Space Need Analysis Summary**

Functional Component	Existing SF	Streets and Parks				1
		Existing Need	5-YR. Projection Area Required	10-YR. Projection	20-YR. Projection	
Administrative Area	3,925	7,356	7,661	7,661	7,780	3
Conditioned Storage	18,810	39,006	44,384	44,384	47,461	4
Equipment / Fleet Maintenance	4,090	11,304	11,304	11,304	11,304	5
Divisional Work Space	4,227	5,531	5,749	5,749	5,865	6
Net SF Subtotal	31,052	63,197	69,099	69,099	72,409	7
Circulation and Structure Allowance		11,889	12,186	12,186	12,325	8
Programmed Gross SF	31,515	75,086	81,284	81,284	84,735	9
Unconditioned Storage	9,985	17,686	18,198	18,303	18,575	9
Site Work Area(s)	-					10

1. Projections based on population growth over a duration of time, as provided to design team by City of Buffalo. Forecast is 7% between 2030-2040  
2. Existing SF is shared facility : Streets and Parks

3. Existing SF is GROSS SF with circulation and wall structure.  
4. Programmed SF is functional area only. Circulation and wall structure included below.  
5. Existing Vehicle area is parking space only. SF noted omits sign area, hazardous storage area, locker area and misc. storage area along south side.

6. Area includes Maintenance Bay, Parts and Tool Storage, Welding and Wash Bay

7. Includes wood shop and paint booth, sign area, hazardous materials and south side of vehicle storage for misc. storage and staff locker area

8. Sum of areas measured per provided facility plans

9. Measured area of entire facility including unmeasured exterior wall (Gross SF)

9. Measured area of entire facility including unmeasured exterior wall (Gross SF)

10. See Detail Program Sheets



City of Buffalo						
Streets and Parks Program						
ROOM		Current Need	10 Year	20 Year	30 Year	Existing Facility
<b>ADMINISTRATIVE</b>		7,356	7,661	7,661	7,780	
Building Entry	9' x 9'	162	162	162	162	86
Reception / Secure Foyer / Transaction Counter	12' x 12'	144	144	144	144	-
Depart. Head / Director Office	12' x 16'	-	-	-	-	-
Supervisor / Manager Office	12' x 15'	360	360	360	360	332
Coordinator Office	10' x 15'	-	-	-	-	-
General Administrative Staff - Enclosed Office	10' x 12'	-	-	-	-	-
Specialist Workspace (Open Office)	10' x 10'	600	600	600	600	-
Technical Staff Work Space (Open Office)	8' x 8'	256	256	256	256	170
Field Staff Workstation / Open Office	6'x6' / 4 (FTE + 1/2PTE)	252	342	342	378	-
Small Conference Room	12' x 10'	240	240	240	240	-
Standard Conference Room	12' x 20'	240	240	240	240	530
Large Conference Room / Training Room	20' x 25'	500	500	500	500	-
Resource Work Area / Collaborative Work Area	10' x 12'	240	240	240	240	165
Universal Restroom	8' x 9'	288	288	288	288	-
Breakroom	35 sf x Staff #	665	753	753	788	738
Men's Locker Room	Varies	437	459	459	470	203
Women's Locker Room	Varies	403	421	421	426	188
General Employee Locker Room Option	12-15 SF / Staff	416	464	464	480	215
Uniform exchange / Laundry Room	12' x 13'	-	-	-	-	-
Non-Gendered Shower & Changing Room	9' x 9'	324	324	324	324	-
Wellness Room	9' x 10' (1 per 24 staff)	180	180	180	180	-
IT Room	10' x 12'	120	120	120	120	36
General Storage / Supply Closets	10' x 10'	400	400	400	400	115
Janitorial	11' x 9'	99	99	99	99	-
Mud Room / Wash Area	8' x 12'	96	96	96	96	273
Fitness Room	16' x 24'	-	-	-	-	-
Mechanical and Electrical Room		934	974	974	989	400
ADMINISTRATIVE AREA SPACES SUBTOTAL		10,298	10,726	10,726	10,892	

Notes for Initial Review
(2) total - 1 staff, 1 "public"
Sized for potential 2 FT staff
<b>Not currently organizationally present</b>
1 Streets; 1 Parks
(6) dedicated large work stations in open office format - (3) per Division
Open Office / Work Stations for OPERATIONAL STAFF
4-6 person
10-12 person
Separate from Break Room - 20-25 person
Collaborative work area function - couple with Field Staff Workstations
(4) Total - Single User restrooms <b>[Trend in operational preference]</b>
Breakroom with Kitchenette
<i>Omit if General Locker Room Option; recommend 30 year projection</i>
<i>Omit if General Locker Room Option; recommend 30 year projection</i>
<i>Remove if Men's/Women's, or include smaller space demand</i>
Not necessary in current department format / organization
(4 - 2 per Division); Omit if Men's / Women's locker & restroom function
Function Priority: 1) Mother's Room; 2) Single User Recharge Room
(4) total; 2 - general, 1 - breakroom storage, 1 - secure
Separation between vehicle areas and office function
increases with total SF

City of Buffalo						
Streets and Parks Program						
ROOM		Current Need	10 Year	20 Year	30 Year	Existing Facility

Conditioned (Warm) Storage						
Large Vehicles	20'x45'	13	15	11	16	12
Medium Vehicles	12'x24'	14	16	12	17	-
Small Equipment	10'x20'	22	24	4	26	17
CONDITIONED VEHICLE STORAGE SUBTOTAL		39,006	44,384	44,384	47,461	

Equipment / Fleet Maintenance Functions						
Large Service Bay	28' x 52'	2,912	2,912	2,912	2,912	1,434
Small Service Bay	22' x 32'	2,112	2,112	2,112	2,112	-
Welding / Fabrication Bay	24' x 48'	1,152	1,152	1,152	1,152	415
Bulk Fluids Storage - Waste Oil	8' x 10'	80	80	80	80	-
Bulk Fluids Storage - Virgin Fluids	14'x18'	252	252	252	252	-
Air Compressor Room	12' x 16'	192	192	192	192	-
Parts & Tool Inventory / Shipping & Receiving Office	16' x 24'	384	384	384	384	-
Parts Storage	32' x 24'	768	768	768	768	224
Tool Storage	15' x 20'	300	300	300	300	224
Fabrication Material Storage	14' x 16'	448	448	448	448	-
Mobile Lift and Jack Storage	8' x 8'	64	64	64	64	-
Wash Bay	30' x 88'	2,640	2,640	2,640	2,640	1,320
EQUIPMENT / FLEET MAINTENANCE SUBTOTAL		11,304	11,304	11,304	11,304	

Notes for Initial Review
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Existing Large Space: 14' x 32'
-
Existing Small Space: 10' x 22'
Parking area plus interior drive lane, plus angled parking

Primary Maintenance / Service location for entire city fleet
# of Bays based on recommended minimum (1) Maintenance Tech, (2) forecasted
# of Bays based on recommended minimum (1) Maintenance Tech, (2) forecasted
Mezzanine Area not calculated in program - Identified in concept planning

City of Buffalo										Streets and Parks Program			
ROOM		Current Need		10 Year	20 Year	30 Year		Existing Facility					

City of Buffalo										Streets and Parks Program			
ROOM		Current Need		10 Year	20 Year	30 Year		Existing Facility					

City of Buffalo										Streets and Parks Program			
ROOM		Current Need		10 Year	20 Year	30 Year		Existing Facility					

Division Work Spaces						
Carpentry / Wood Fabrication Shop	32' x 36'	1,152	1,152	1,152	1,152	632
Streets Small Equipment Storage	20' x 30'	600	600	600	600	182
Sign Storage / Shop	20' x 24'	480	480	480	480	480
Facilities Maintenance Repair and Service Shop	32' x 24'	960	960	960	960	-
Forestry Shop	12' x 24'	288	288	288	288	-
Interior Loading Dock	12' x 12'	144	144	144	144	-
Hazardoust Material Storage (Existing)						480
						-
Mechanical and Electrical Equipment	3.75% of Supported Area	1,907	2,125	2,125	2,241	
		TRUE	TRUE	TRUE	TRUE	
EQUIPMENT / FLEET MAINTENANCE SUBTOTAL		5,531	5,749	5,749	5,865	

Division Work Spaces						
Carpentry / Wood Fabrication Shop	32' x 36'	1,152	1,152	1,152	1,152	632
Streets Small Equipment Storage	20' x 30'	600	600	600	600	182
Sign Storage / Shop	20' x 24'	480	480	480	480	480
Facilities Maintenance Repair and Service Shop	32' x 24'	960	960	960	960	-
Forestry Shop	12' x 24'	288	288	288	288	-
Interior Loading Dock	12' x 12'	144	144	144	144	-
Hazardoust Material Storage (Existing)						480
						-
Mechanical and Electrical Equipment	3.75% of Supported Area	1,907	2,125	2,125	2,241	
		TRUE	TRUE	TRUE	TRUE	
EQUIPMENT / FLEET MAINTENANCE SUBTOTAL		5,531	5,749	5,749	5,865	

		Current	10 Year	20 Year	30 Year	Existing
<b>BUILDING PROGRAM TOTALS</b>		75,086	81,284	81,284	84,735	31,515

Notes for Initial Review

[illegible][illegible][illegible]

Interior of Main Building Function Only



City of Buffalo

Space Need Analysis Summary

Functional Component	Utilities					1. Projections based on population growth over a duration of time, as provided to design team by City of Buffalo. Forecast is 7% between 2030-2040
	Existing SF	Existing Need	5-YR.	10-YR.	20-YR.	
			Projection	Projection	Projection	
Area Required						
Administrative Area	3,500 <sup>2</sup>	4,918	5,208	5,208	5,208	2. 4,120 in new facility, 10,465 in old facility
Conditioned Storage	14,585 <sup>3</sup>	19,336	22,026	22,026	22,971	3. Wash Bay Only "Equipment Maintenance" function featured
Equipment / Fleet Maintenance	1,115 <sup>4</sup>	5,272	5,448	5,448	5,448	4. 3,280 in new facility, 832 in old facility
Divisional Work Space	4,112	5,002	5,114	5,114	5,150	
Net SF Subtotal	23,312	34,528	37,796	37,796	38,777	
Circulation and Structure Allowance	NA	8,077	8,354	8,354	8,383	
Programmed Gross SF	23,660 <sup>5</sup>	42,605	46,151	46,151	47,160	5. Measured area of 2005 and 1982 building
Unconditioned Storage	5,700 <sup>6</sup>	4,216	4,258	4,300	4,383	6. 1989 building and repurposed seasonal building
Site Work Area(s)	- <sup>7</sup>					7. See Detail Program Sheets

City of Buffalo						
Utilities Program						
ROOM		Current Need	5 Year	10 Year	20 Year	Existing Facility
<b>ADMINISTRATIVE</b>		4,918	5,208	5,208	5,208	
Building Entry	9' x 9'	162	162	162	162	-
Reception / Secure Foyer / Transaction Counter	15' x 15'	225	225	225	225	-
Depart. Head / Director Office	12' x 16'	192	192	192	192	197
Supervisor / Manager Office	12' x 15'	-	-	-	-	
Coordinator Office	10' x 15'	600	600	600	600	110
General Administrative Staff - Enclosed Office	10' x 12'	120	120	120	120	-
Specialist Workspace (Open Office)	10' x 10'	-	-	-	-	84
Technical Staff Work Space (Open Office)	8' x 8'	128	128	128	128	528
Field Staff Workstation / Open Office	6'x6' / 4 (FTE + 1/2PTE)	144	198	198	198	-
Small Conference Room	12' x 10'	120	120	120	120	-
Standard Conference Room	12' x 20'	240	240	240	240	-
Large Conference Room / Training Room	20' x 25'	-	-	-	-	420
Resource Work Area / Collaborative Work Area	10' x 12'	120	120	120	120	-
Universal Restroom	8' x 9'	144	144	144	144	-
Breakroom	35 sf x Staff #	420	473	473	473	500
Men's Locker Room	Varies	259	274	274	274	110
Women's Locker Room	Varies	201	210	210	210	110
General Employee Locker Room Option	12-15 SF / Staff	304	336	336	336	292
Uniform exchange / Laundry Room	12' x 13'	156	156	156	156	-
Non-Gendered Shower & Changing Room	9' x 9'	162	162	162	162	48
Wellness Room	9' x 10' (1 per 24 staff)	90	180	180	180	-
IT Room	10' x 12'	120	120	120	120	-
General Storage / Supply Closets	10' x 10'	200	200	200	200	-
Janitorial	11' x 9'	99	99	99	99	72
Mud Room / Wash Area	8' x 12'	96	96	96	96	-
Fitness Room	16' x 24'	-	-	-	-	-
Mechanical and Electrical Room		616	654	654	654	255
ADMINISTRATIVE AREA SPACES SUBTOTAL		6,885	7,292	7,292	7,292	

Notes for Initial Review
(2) total - 1 staff, 1 "public"
Sized for 2 potential FT staff
(4) Private Offices this role
(1) Private Office this role
Existing: SCADA area and Appropriated desk area outside of break room
(2) Workstations this role
Open Office / Work Stations for OPERATIONAL STAFF
4-6 person
10-12 person
Separate from Break Room - 20-25 person
Collaborative work area function - couple with Field Staff Workstations
(2) Total - Single User restrooms <b>[Trend in operational preference]</b>
Breakroom with Kitchenette
<i>Omit if General Locker Room Option; recommend 30 year projection</i>
<i>Omit if General Locker Room Option; recommend 30 year projection</i>
<i>Remove if Men's/Women's, or include smaller space demand</i>
Not necessary in current department format / organization
(2); Omit if Men's / Women's locker & restroom function
Function Priority: 1) Mother's Room; 2) Single User Recharge Room
(2) total; 1 - general, 1 - secure records
Separation between vehicle areas and office function
increases with total SF

City of Buffalo						
Utilities Program						
ROOM		Current Need	5 Year	10 Year	20 Year	Existing Facility

Conditioned (Warm) Storage						
Large Vehicles	20'x45'	5	6	6	6	2
Medium Vehicles	12'x24'	10	11	11	12	3
Small Equipment	10'x20'	13	14	14	15	4
CONDITIONED VEHICLE STORAGE SUBTOTAL		19,336	22,026	22,026	22,971	

Equipment / Fleet Maintenance Functions						
Large Service Bay	28' x 52'	1,456	1,456	1,456	1,456	-
Small Service Bay	22' x 32'	-	-	-	-	-
Welding / Fabrication Bay	24' x 48'	576	576	576	576	-
Bulk Fluids Storage - Waste Oil	8' x 10'	-	64	64	64	-
Bulk Fluids Storage - Virgin Fluids	14'x8'	-	112	112	112	-
Air Compressor Room	12' x 10'	120	120	120	120	-
Parts and Tool Room	16' x 12'	192	192	192	192	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
Fabrication Material Storage	14' x 16'	224	224	224	224	-
Mobile Lift and Jack Storage	8' x 8'	64	64	64	64	-
Wash Bay	30' x 88'	2,640	2,640	2,640	2,640	1,115
EQUIPMENT / FLEET MAINTENANCE SUBTOTAL		5,272	5,448	5,448	5,448	

Notes for Initial Review
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-
Parking area plus interior drive lane, plus angled parking

Primary Fleet Repair at Streets Facility
Recommend (1) on-site bay for maintenance and small repair projects
1/2 bay for this departments service needs
Small storage area for on-site service
Small storage area for on-site service
For service and general, not division specific
Combine with Welding / Fabrication Bay
For incidental service
Mezzanine Area not calculated in program - Identified in concept planning



City of Buffalo						
Utilities Program						
ROOM		Current Need	5 Year	10 Year	20 Year	Existing Facility

Division Work Spaces						
Utilities Secure Materials Storage	30' x 24'	2,160	2,160	2,160	2,160	2,200
Utilities Repair and Service Shop	24' x 24'	1,728	1,728	1,728	1,728	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
Interior Loading Dock	12' x 12'	144	144	144	144	-
						-
						-
						-
Mechanical and Electrical Equipment	3.75% of Supported Area	970	1,082	1,082	1,118	-
EQUIPMENT / FLEET MAINTENANCE SUBTOTAL		5,002	5,114	5,114	5,150	3,696

		Current	5 Year	10 Year	20 Year	Existing
<b>BUILDING PROGRAM TOTALS</b>		42,605	46,151	46,151	47,160	12,102

<b>Notes for Initial Review</b>

(3) Total: (1) Each Water, Electric, Fiber
Size varies based types of systems, this SF supports all non office functions
Mezzanine Area not calculated in program - Identified in concept planning

Interior of Main Building Function Only



City of Buffalo

Space Need Analysis Summary

Functional Component	Existing SF	Wastewater				1
		Existing Need	5-YR. Projection	10-YR. Projection	20-YR. Projection	
			Area Required			
		2				
Administrative Area	1,915	3	3,515	3,702	3,702	2. Renovated office functions - 2006
Conditioned Storage	1,200	4	6,688	9,378	9,378	3. Garage by office function - 1981
Equipment / Fleet Maintenance	3,505	5	3,328	3,328	3,328	4. Bays in Biosolids Building
Divisional Work Space	1,040		2,288	2,394	2,409	5. Area of office building not remodeled in 2006, remaining as is.
Net SF Subtotal	7,660	6	15,819	18,801	18,801	19,204
Circulation and Structure Allowance	NA		4,567	4,727	4,727	4,739
Programmed Gross SF	NA		20,387	23,529	23,529	23,942
Unconditioned Storage	NA	7				
Site Work Area(s)	NA					7. Site area primary purpose is Wastewater Reclamation, site area is available for work as needed.

City of Buffalo						
Wastewater Program						
ROOM		Current Need	5 Year	10 Year	20 Year	Existing Facility
<b>ADMINISTRATIVE</b>		3,515	3,702	3,702	3,702	
Building Entry	9' x 9'	81	81	81	81	-
Reception / Secure Foyer / Transaction Counter	15' x 15'	-	-	-	-	-
Depart. Head / Director Office	12' x 16'	-	-	-	-	-
Supervisor / Manager Office	12' x 15'	-	-	-	-	-
Coordinator Office	10' x 15'	150	150	150	150	199
General Administrative Staff - Enclosed Office	10' x 12'	-	-	-	-	
Specialist Workspace (Open Office)	10' x 10'	100	100	100	100	100
Technical Staff Work Space (Open Office)	8' x 8'	128	128	128	128	165
Field Staff Workstation / Open Office	6'x6' / 4 (FTE + 1/2PTE)	288	342	342	342	20
Small Conference Room	12' x 10'	120	120	120	120	-
Standard Conference Room	12' x 20'	-	-	-	-	-
Large Conference Room / Training Room	20' x 25'	-	-	-	-	-
Resource Work Area / Collaborative Work Area	10' x 12'	120	120	120	120	-
Universal Restroom	8' x 9'	144	144	144	144	-
Breakroom	35 sf x Staff #	420	473	473	473	471
Men's Locker Room	Varies	278	296	296	296	110
Women's Locker Room	Varies	182	188	188	188	100
General Employee Locker Room Option	12-15 SF / Staff	304	336	336	336	-
Uniform exchange / Laundry Room	12' x 13'	-	-	-	-	-
Non-Gendered Shower & Changing Room	9' x 9'	162	162	162	162	-
Wellness Room	9' x 10' (1 per 24 staff)	90	90	90	90	-
IT Room	10' x 12'	120	120	120	120	-
General Storage / Supply Closets	10' x 10'	200	200	200	200	619
Janitorial	11' x 9'	99	99	99	99	-
Mud Room / Wash Area	8' x 12'	96	96	96	96	-
Fitness Room	16' x 24'	-	-	-	-	-
Mechanical and Electrical Room		433	457	457	457	
ADMINISTRATIVE AREA SPACES SUBTOTAL		4,921	5,183	5,183	5,183	

Notes for Initial Review
(1) staff
No public reception required
(1) Private Office this role
One Workstation this role
(2) Workstations this role - Include Lab
Open Office / Work Stations for OPERATIONAL STAFF
4-6 person
10-12 person
Separate from Break Room - 20-25 person
Collaborative work area function - couple with Field Staff Workstations
(2) Total - Single User restrooms <b>[Trend in operational preference]</b>
Breakroom with Kitchenette
<i>Omit if General Locker Room Option; recommend 30 year projection</i>
<i>Omit if General Locker Room Option; recommend 30 year projection</i>
<i>Remove if Men's/Women's, or include smaller space demand</i>
Not necessary in current department format / organization
(2); Omit if Men's / Women's locker & restroom function
Function Priority: 1) Mother's Room; 2) Single User Recharge Room
(2) total; 1 - general, 1 - secure records
Separation between vehicle areas and office function
increases with total SF

City of Buffalo						
Wastewater Program						
ROOM		Current Need	5 Year	10 Year	20 Year	Existing Facility

Conditioned (Warm) Storage						
Large Vehicles	20'x45'	1	2	2	2	
Medium Vehicles	12'x24'	4	5	5	5	
Small Equipment	10'x20'	7	8	8	9	
CONDITIONED VEHICLE STORAGE SUBTOTAL		6,688	9,378	9,378	9,765	

Equipment / Fleet Maintenance Functions						
Large Service Bay	28' x 52'	-	-	-	-	
Small Service Bay	22' x 32'	1,408	1,408	1,408	1,408	2,600
Welding / Fabrication Bay	24' x 48'	-	-	-	-	
Bulk Fluids Storage - Waste Oil	8' x 10'	-	-	-	-	-
Bulk Fluids Storage - Virgin Fluids	14'x8'	-	-	-	-	-
Air Compressor Room	12' x 10'	120	120	120	120	-
Parts and Tool Room	16' x 12'	192	192	192	192	-
-	-	-	-	-	-	
-	-	-	-	-	-	-
Fabrication Material Storage	14' x 16'	224	224	224	224	-
Mobile Lift and Jack Storage	8' x 8'	64	64	64	64	-
Wash Bay	30' x 88'	1,320	1,320	1,320	1,320	-
EQUIPMENT / FLEET MAINTENANCE SUBTOTAL		3,328	3,328	3,328	3,328	

Notes for Initial Review
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-
-
-
Parking area plus interior drive lane, plus angled parking

Primary Fleet Repair at Streets Facility
Recommend (2) on-site bay for maintenance and small repair projects (existing Biosolids)
Small services bays act as this function
Small storage area for on-site service
Small storage area for on-site service
For service and general storage
Service and Repair material storage
For incidental service
Mezzanine Area not calculated in program - Identified in concept planning

Notes for Initial Review

Size varies based types of systems, this SF supports all non office functions
<i>Mezzanine Area not calculated in program - Identified in concept planning</i>

Interior of Main Building Function Only





City of Buffalo

Civic Center Existing Space Conditions

Functional Component	Civic Center - North				Notes	Civic Center - South				Notes
	Quantity	Exist. SF	Exist. SF	Quantity		Exist. SF	Exist. SF			
Arena Amenities										
Centralized Entry / Vestibule	1	1	440	440	1. Access to connective space between North and South Rinks / Event Spaces	18	1	244	244	18. Main Lobby connection between North and South. This space is former main entry to south rink
Public Lobby	1	1	888	888	2. Repurposed as small storage room	19	-	-	-	19. Reappropriated storage room
Rink Staff Administrative Area	2	1	165	165			1	94	94	
Ticketing	1	50	50	1			76	76		
Staff Gathering / Break Space		-	-	-	3. Function as Proshop; Operated by Buffalo Youth Hockey	20	-	-	-	20. Current use as storage only, no concession operations
Concession / Sales	3	1	413	413			1	290	290	
Skate Rental Office / Proshop	1	202	202	-			-	-		
Ice Surface										
Rink / Playing Surface	4	1	17,000	17,000	4. 200' x 85' NHL rink	21	1	15,200	15,200	21. 190' x 80' playing surface
Team Bench	5	2	188	376	5. 188 SF per team bench	22	-	-	-	22. Team Bench and boxes in Rink Surround and Circulation
Penalty Boxes and Scorers Box	6	3	42	126	6. (3) boxes, each 42 SF	22	-	-	-	
Rink Surround and Circulation	7	1	2,229	2,229	7. SF includes area 6' - 8' around perimeter of rink only, not including bench area. Circulation between team locker rooms and ice access is part of team room circulation	22	1	7,695	7,695	
Team Support Areas										
Team Room Youth		3	260	780	8. Serving Home High School Rooms ONLY. Public restroom for remainder of players (Youth and visiting HS)	23	4	204	816	23. @ Min. 18 SF per player = Player Capacity = 12 +/-
Team Room - High School		2	554	1,108		24	2	204	408	24. Non-accessible mezzanine appropriation above locker rooms and kitchen functions for JV Boys and Girls Locker Rooms
Coaches Room		2	120	240		-	-	-		
Officials Room	8	1	120	120	-	-	-			
Team Area Restrooms	8	2	75	150	*Club Room for Figure Skating Club(s) or non-city stakehoder groups (High School, Youth Programs, etc).	-	-	-	-	*Club Room for <b>Figure Skating Club(s)</b> or non-city stakehoder groups (High School, Youth Programs, etc).
Team Area Shower Facility		2	82	164		-	-	-		
Team Storage Room		-		-		-	-	-		
Club Room		-	-	-		25	1	290	290	25. Included in Rink Surround and Circulation space. Spectator area is SRO or removable bleacher seating. Remaining area appropriated for off-ice skills (shooting area)
Team Room Circulation / Ice Access		1	1,320	1,320		1	1,320	1,320		
Off-Ice Athletic Areas										
Off-Ice Training	9	1	1,016	1,016	9. Existing upper level weight training	25				
Off-Ice Skills	10	-		-	10. Appropriated rink surround / circulation	25				
Spectator Areas and Amenities										
Spectator Seating - In Arena (Seated)	11	1	1,996	1,996	11. Code based capacity (2022 code calc) 600+/- [500 people @ 18" LF /occ @ stadia seating; 82 @ 5sf per occ - standing room only; 6 dedicated handicap seating areas)	25				26. (1) Men's [Multi-fixture]; (1) Women's [Multi-fixture]
Spectator Seating - In Arena (SRO)	11	1	410	410		25				
Spectator Seating / Viewing - Climate Controlled		-	-	-	12. Main Level Public Restrooms (Gendered and sinlge user). All Rink Users (players and spectators) No Upper Level Restrooms (occupied upper level)	26	1	194	194	
Spectator Restroom - Male	12						1	192	192	
Spectator Restroom - Female	12	1	816	816						
Spectator Circulation	13	1	6,105	6,105	13. Includes Stadia seating access aisles, vertical circulation (elevator and stairs) to upper level, standing room only areas, Vending and handicap seating area.					

City of Buffalo		Civic Center Existing Space Conditions									
Community Gathering and Support											
Meeting Room		1	890	890	14. Display areas integrated into lobby and circulation spaces						
Catering Kitchen	14	-		-							
Display Case		-		-							
Rink Operations											
Surfacer Room	15	1	1,720	1,720	15. Includes dump pits; 2 resurfacers, access to two rinks. Existing no exterior access.	1	1,144	1,144			
Parts / Tool / Equipment Storage		-		-		-		-			
Workshop and Prep Area	16	-		-	16. Serves both facilities	-		-			
Ice Plant / Refrigeration Equipment		1	592	592							
Facility Mechanical Room	17	1	175	175	17. Combination of rooms that serve this function						
Facility Electrical Room		1	134	134							
On-Ice Equipment Storage		-		-							
Facility Technology Room / IT / AV		-		-		-		-			
				39,625	Civic Center - North Rink Existing Area						

City of Buffalo

Civic Center Flex Use-Arena Space Program and Comparision

Civic Center - South Arena				Civic Center - Flex Event						Notes
Functional Component	Quantity	Exist. SF	Exist. SF	Size	Quantity	Subtotal	5-YR. Projection	10-YR. Projection	20-YR. Projection	Anticipated Desired occupant load (Exposition basis): <b>2,000 occupants</b>
Arena Amenities										
Vestibules and Entries	1	244	244	900	1	900	1,350	1,800	1,800	2 to 3 Entries, air-lock temperature controlled, egress sized for up to 2000 occupants
Public Lobby / Concourse	-	-	-	2,500	1	2,500	2,500	2,500	2,500	Minimum "concourse space" for occupant circulation connecting entries. *Rink Surround Space when ice is in place. Sized for 25% of occupant load
Programming Staff Administrative Area	1	94	94	173	1	173	216	259	259	(2) work stations plus circulation in enclosed administrative office space
Ticketing	1	76	76	204	1	204	255	306	408	(2) ticket stations plus circulation between station, plus secure cash storage area; Combine with Ice Event Space is remaining colocated
Staff Gathering / Break Space	-	-	-	70	1	70	88	105	140	35 SF per staff (2 @ Current Projection)
Concession / Sales	1	290	290	-	-	-	-	-	-	Not required in flex event space
Skate Rental Office / Proshop	-	-	-	-	-	-	-	-	-	Not required in flex event space
Ice Surface										
Rink / Playing Surface	1	15,200	15,200	17,000	1	17,000	17,000	17,000	17,000	Flexible Floor Space for Ice Surface; NHL Size [Rink Occupancy @ 50 SF per = 340]; [Event Space Occupancy @ 15 SF per = 1,134]
Team Bench	-	-	-	368	2	736	736	736	736	8' x 40' bench; Coach Standing in rear of bench; Add 15% for stick storage and bench access; Both ice access doors within Neutral Zone
Penalty Boxes and Scorers Box	-	-	-	319	1	319	319	319	319	(2) 6'x12' penalty boxes plus access to scorers bench. 6'x24' +/- scorers bench in Neutral Zone. Rink Opposite from Team benches [Reduce scorers if located between team benches]
Rink Surround and Circulation	1	7,695	7,695	3,206	1	3,206	3,206	3,206	3,206	Area to be combined with Public Lobby/Concourse for flexible use space
Team Support Areas										
Team Room Youth	4	204	816	4	552	2,208	2,208	2,208	2,208	Team Room accommodates visiting 20 players, 24 SF per player, plus 25% (Visiting HS and home/away youth)
Team Room - High School	2	204	408	-	800	-	-	-	-	
Coaches Room	-	-	-	-	192	-	-	-	-	
Officials Room	-	-	-	1	144	144	144	144	144	
Team Area Restrooms	-	-	-	3	80	240	240	240	240	
Team Area Shower Facility	-	-	-	-	196	-	-	-	-	
Team Storage Room	-	-	-	1	144	144	144	144	144	Storage for any functional need
Club Room	1	290	290	2	192	384	576	576	768	Hospitality room(s) for flexible event use
Team Room Circulation / Ice Access	1	1,320	1,320	25%	3,120	780	828	828	876	Locker / Team Room access hallway
Off-Ice Athletic Areas										
Off-Ice Training	-	-		1,260	-	-	-	-	-	In-Hockey season function in rink surround areas
Off-Ice Skills	-	-		768	-	-	-	-	-	In-Hockey season function in rink surround areas

City of Buffalo

Civic Center Flex Use-Arena Space Program and Comparision

Spectator Seating - In Arena (Seated)										
Spectator Seating - In Arena (Seated)	-	-		1	1,400	1,400	1,540	1,694	1,863	200 seated spectators @ 7 SF per Initial need; 10% Attendance Increase per increment
Spectator Seating - In Arena (SRO)	-	-		-	375	-	-	-	-	SRO spectator area included in rink surround and public access space
Spectator Seating / Viewing - Climate Controlled	-	-		1	304	304	334	368	404	15 specators @ tables / chairs (15 sf per) + 35% interior circulation
Spectator Restroom - Male	1	194	194	2	490	980	1,078	1,186	1,304	One Multi-User Restroom per level (2 total) or 1 total SF. Fixtures assume 1,225 total building occupants, to be confirmed and reprogrammed during actual design
Spectator Restroom - Female	1	192	192	2	821	1,642	1,806	1,986	2,185	One Multi-User Restroom per level (2 total) or 1 total SF. Fixtures assume 1,225 total building occupants, to be confirmed and reprogrammed during actual design
Spectator Circulation	-	-		1	1,514	1,514	1,665	1,832	2,015	
Community Gathering and Support										
Meeting Room	-	-		-	1,200	-	-	-	-	
Catering Kitchen	-	-		625	1	625	625	938	938	20' x 25' Prep and serving Area + 25% of prep area for circulation
Display Case	-	-		0		-				
Rink Operations										
Surfacer Room	1	1,144	1,144	1	960	960	960	960	960	If not served by full time ice arena function
Parts / Tool / Equipment Storage	-	-	-	1	224	224	224	224	224	
Workshop and Prep Area	-	-	-	1	320	320	320	320	320	
Ice Plant / Refrigeration Equipment	-	-		1	768	768	768	768	768	
Facility Mechanical Room	-	-		1	896	896	896	896	896	
Facility Electrical Room	-	-		1	768	768	768	768	768	
On-Ice Equipment Storage	-	-		1	2,000	2,000	2,000	2,000	2,000	Hockey Board storage - when demounted for event space; Event Space items, when boards are in place
Facility Technology Room / IT / AV	-	-	-	1	168	168	168	168	168	
Civic Center - South Arena Existing Area			27,963	Subtoal		41,575	42,960	44,477	45,561	

City of Buffalo

Civic Center Ice Arena Space Program and Comparision

Civic Center - North Arena				Civic Center - Ice Event Space				Notes		
Functional Component	Quantity	Exist. SF	Exist. SF	Size	Quantity	Subtotal	5-YR. Projection	10-YR. Projection	20-YR. Projection	Maximum occupant load (teams plus spectators) - Current Need Est. 1000 occupants
Arena Amenities										
Centralized Entry / Vestibule	1	440	440	450	1	450	675	900	900	Vestibule / Entry sized for maximum spectator and occupant load egress width plus circulation factor
Public Lobby	1	888	888	1,990	1	1,990	1,990	1,990	1,990	Public Lobby sized for 50% of occupant load, 5 SF per occupant
Rink Staff Administrative Area	1	165	165	259	1	259	324	389	389	Current need = (3) work stations plus circulation (enclose minimum 1 work space for Manager)
Ticketing	1	50	50	204	1	204	255	306	408	(2) ticket stations plus circulation between station, plus secure cash storage area
Staff Gathering / Break Space	-	-	-	105	1	105	131	158	210	35 SF per staff (3 @ Current Projection)
Concession / Sales	1	413	413	750	1	750	750	1,125	1,125	20' x 25' Sales and Prep Area + 50% of sales for Concession Storage.
Skate Rental Office / Proshop	1	202	202	480	1	480	480	480	480	Rental / Sales Window; Rental Skate and Product Storage Area
Ice Surface										
Rink / Playing Surface	1	17,000	17,000	17,000	1	17,000	17,000	17,000	17,000	Year Round Ice Surface; NHL Size
Team Bench	2	188	376	368	2	736	736	736	736	8' x 40' bench; Coach Standing in rear of bench; Add 15% for stick storage and bench access; Both ice access doors within Neutral Zone
Penalty Boxes and Scorers Box	3	42	126	319	1	319	319	319	319	(2) 6'x12' penalty boxes plus access to scorers bench. 6'x24' +/- scorers bench in Neutral Zone. Rink Opposite from Team benches [Reduce scorers if located between team benches]
Rink Surround and Circulation	1	2,229	2,229	5,706	1	5,706	5,706	5,706	5,706	Circulation Area around rink and benches - can be appropriated as on-ice equipment storage, Camera locations, etc.
Team Support Areas										
Team Room Youth	3	260	780	4	552	2,208	2,208	2,208	2,208	Team Room accommodates visiting 20 players, 24 SF per player, plus 25% (Visiting HS and home/away youth)
Team Room - High School	2	554	1,108	4	800	3,200	3,200	3,200	3,200	HS teams dress max 20 skaters, 32 SF locker and floor area per, plus 25% circulation
Coaches Room	2	120	240	2	192	384	384	384	384	(1) Boys HS; (1) Girls HS
Officials Room	1	120	120	1	144	144	144	144	144	
Team Area Restrooms	2	75	150	6	80	480	480	480	480	
Team Area Shower Facility	2	82	164	4	196	784	784	784	784	(2) HS - 1 each boys / girls; (2) public access. Each space: (4) individual separated stalls, plus 75% interior room circulation
Team Storage Room	-	-	-	4	144	576	576	576	576	Equipment Storage for teams utilizing facility
Club Room	-	-	-	2	192	384	576	576	768	(1) Figure Skating Club; (1) Athletic Trainer / Medical Room
Team Room Circulation / Ice Access	1	1,320	1,320	45%	8,160	3,672	3,758	3,758	3,845	% of cumulative locker / team area for circulation to allow ice access and public access
Off-Ice Athletic Areas										
Off-Ice Training	1	1,016	1,016	1,260	1	1,260	1,890	2,520	2,520	Weight and fitness training area
Off-Ice Skills	-	-	-	768	1	768	1,152	1,536	1,536	(2) 12' x 32' long shooting lanes

City of Buffalo

Civic Center Ice Arena Space Program and Comparision

Spectator Seating - In Arena (Seated)										
Spectator Seating - In Arena (Seated)	1	1,996	1,996	1	3,500	3,500	3,850	4,235	4,659	500 seated spectators @ 7 SF per; 10% Attendance Increase per increment
Spectator Seating - In Arena (SRO)	1	410	410	1	375	375	413	454	499	75 SRO spectators @ 5 SF per
Spectator Seating / Viewing - Climate Controlled	-	-	-	1	506	506	557	613	674	25 specators @ tables / chairs (15 sf per) + 35% interior circulation
Spectator Restroom - Male	-	-		2	438	875	963	1,059	1,165	One Multi-User Restroom per level (2 total) or 1 total SF. Fixtures assume 1,225 total building occupants, to be confirmed and reprogrammed during actual design
Spectator Restroom - Female	1	816	816	2	721	1,442	1,586	1,745	1,919	One Multi-User Restroom per level (2 total) or 1 total SF. Fixtures assume 1,225 total building occupants, to be confirmed and reprogrammed during actual design
Spectator Circulation	1	6,105	6,105	1	3,014	3,014	3,316	3,647	4,012	Access to seating, multiple levels, including vertical circulation as required
Community Gathering and Support										
Meeting Room	1	890	890	1	1,200	1,200	1,200	1,200	1,200	
Catering Kitchen	-	-	-	-		-				
Display Case	-	-	-	0		-				
Rink Operations										
Surfacer Room	1	1,720	1,720	2	960	1,920	1,920	1,920	1,920	Serving two ice sheets
Parts / Tool / Equipment Storage	-	-	-	3	224	672	672	672	672	
Workshop and Prep Area	-	-	-	1	320	320	320	320	320	
Ice Plant / Refrigeration Equipment	1	592	592	1	768	768	768	768	768	
Facility Mechanical Room	1	175	175	1	896	896	896	896	896	
Facility Electrical Room	1	134	134	1	768	768	768	768	768	
On-Ice Equipment Storage	-	-	-	1	1,200	1,200	1,200	1,200	1,200	
Facility Technology Room / IT / AV	-	-	-	1	168	168	168	168	168	
Civic Center - North Rink Existing Area			39,625		Subtotal	59,483	62,113	64,938	66,546	

Functional Component	Existing SF <sup>2</sup>	Streets and Parks				<sup>1</sup>
		Existing Need	5-YR. Projection	10-YR. Projection	20-YR. Projection	
		Area Required				
Administrative Area	3,925	8,372	8,733	8,733	8,891	
Conditioned Storage	18,810	39,006	44,384	44,384	47,461	
Equipment / Fleet Maintenance	4,090	11,304	11,304	11,304	11,304	
Divisional Work Space	4,227	5,531	5,749	5,749	5,865	
Net SF Subtotal	31,052	64,213	70,171	70,171	73,521	
Circulation and Structure Allowance		12,296	12,614	12,614	12,770	
Programmed Gross SF	31,515	76,509	82,785	82,785	86,290	
Unconditioned Storage	9,985	17,686	18,198	18,303	18,575	
Site Work Area(s)	-					

1. Projections based on population growth over a duration of time, as provided to design team by City of Buffalo. Forecast is 7% between 2030-2040

2. Existing SF is shared facility : Streets and Parks

3. Existing SF is GROSS SF with circulation and wall structure.

4. Programmed SF is functional area only. Circulation and wall structure included below.

5. Existing Vehicle area is parking space only. SF noted omits sign area, hazardous storage area, locker area and misc. storage area along south side.

6. Area includes Maintenance Bay, Parts and Tool Storage, Welding and Wash Bay

7. Includes wood shop and paint booth, sign area, hazardous materials and south side of vehicle storage for misc. storage and staff locker area

8. Sum of areas measured per provided facility plans

9. Measured area of entire facility including unmeasured exterior wall (Gross SF)

9. Measured area of entire facility including unmeasured exterior wall (Gross SF)

10. See Detail Program Sheets



**City of Buffalo**

## Space Need Analysis Summary

Functional Component	Existing SF	Streets				1. Projections based on population growth over a duration of time, as provided to design team by City of Buffalo. Forecast is 7% between 2030-2040 2. Existing SF is shared facility : Streets and Parks
		Existing Need	5-YR. Projection	10-YR. Projection	20-YR. Projection	
		Area Required				
Administrative Area	3,925	4,738	4,896	4,896	5,054	3. Existing SF is GROSS SF with circulation and wall structure. 4. Programmed SF is functional area only. Circulation and wall structure included below.
Conditioned Storage	18,810	24,738	27,427	27,427	29,729	5. Existing Vehicle area is parking space only. SF noted omits sign area, hazardous storage area, locker area and misc. storage area along south side. 6. Area includes Maintenance Bay, Parts and Tool Storage, Welding and Wash Bay
Equipment / Fleet Maintenance	4,090	11,080	11,080	11,080	11,080	
Divisional Work Space	4,227	4,501	4,607	4,607	4,693	7. Includes wood shop and paint booth, sign area, hazardous materials and south side of vehicle storage for misc. storage and staff locker area
Net SF Subtotal	31,052	45,057	48,010	48,010	50,556	8. Sum of areas measured per provided facility plans
Circulation and Structure Allowance		9,928	10,076	10,076	10,208	
Programmed Gross SF	31,515	54,985	58,086	58,086	60,764	9. Measured area of entire facility including unmeasured exterior wall (Gross SF)
Unconditioned Storage	9,985	15,190	15,295	15,399	15,608	9. Measured area of entire facility including unmeasured exterior wall (Gross SF)
Site Work Area(s)	-					10. See Detail Program Sheets

Functional Component	Existing SF	Parks				
		Existing Need	5-YR. Projection	10-YR. Projection	20-YR. Projection	
		Area Required				
Administrative Area	3,925	5,285	5,488	5,488	5,488	1. Projections based on population growth over a duration of time, as provided to design team by City of Buffalo. Forecast is 7% between 2030-2040
Conditioned Storage	18,810	14,268	16,957	16,957	17,732	2. Existing SF is shared facility : Streets and Parks
Equipment / Fleet Maintenance	4,090	3,376	3,376	3,376	3,376	3. Existing SF is GROSS SF with circulation and wall structure.
Divisional Work Space	4,227	2,283	2,390	2,390	2,419	4. Programmed SF is functional area only. Circulation and wall structure included below.
Net SF Subtotal	31,052	25,212	28,210	28,210	29,015	5. Existing Vehicle area is parking space only. SF noted omits sign area, hazardous storage area, locker area and misc. storage area along south side.
Circulation and Structure Allowance	NA	5,291	5,457	5,457	5,480	6. Area includes Maintenance Bay, Parts and Tool Storage, Welding and Wash Bay
Programmed Gross SF	31,515	30,503	33,668	33,668	34,495	7. Includes wood shop and paint booth, sign area, hazardous materials and south side of vehicle storage for misc. storage and staff locker area
Unconditioned Storage	9,985	2,496	2,904	2,925	2,967	8. Sum of areas measured per provided facility plans
Site Work Area(s)	-					9. Measured area of entire facility including unmeasured exterior wall (Gross SF)
						9. Measured area of entire facility including unmeasured exterior wall (Gross SF)
						10. See Detail Program Sheets

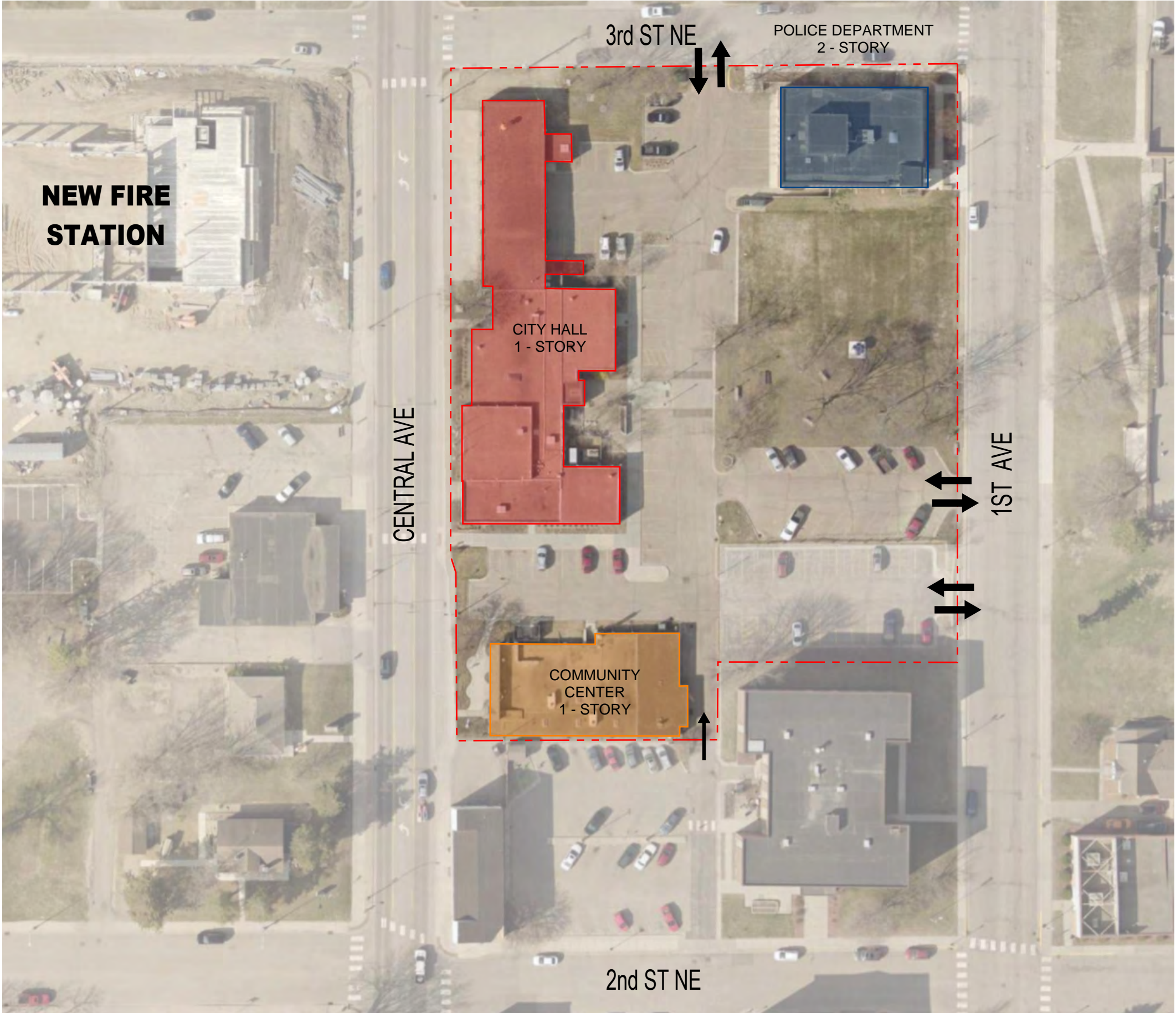
City of Buffalo

Space Need Analysis Summary

Functional Component	Existing SF	Utilities				1. Projections based on population growth over a duration of time, as provided to design team by City of Buffalo. Forecast is 7% between 2030-2040
		Existing Need	5-YR. Projection	10-YR. Projection	20-YR. Projection	
		Area Required				
Administrative Area	3,500 <sup>2</sup>	5,178	5,468	5,468	5,468	2. 4,120 in new facility, 10,465 in old facility
Conditioned Storage	14,585 <sup>3</sup>	19,336	23,142	23,142	24,087	3. Wash Bay Only "Equipment Maintenance" function featured
Equipment / Fleet Maintenance	1,115 <sup>4</sup>	5,272	5,448	5,448	5,448	4. 3,280 in new facility, 832 in old facility
Divisional Work Space	4,112	5,599	5,754	5,754	5,789	
Net SF Subtotal	23,312	35,385	39,812	39,812	40,793	
Circulation and Structure Allowance	NA	8,659	8,970	8,970	8,998	
Programmed Gross SF	23,660 <sup>5</sup>	44,045	48,781	48,781	49,791	5. Measured area of 2005 and 1982 building
Unconditioned Storage	5,700 <sup>6</sup>	4,216	4,258	4,300	4,383	6. 1989 building and repurposed seasonal building
Site Work Area(s)	- <sup>7</sup>					7. See Detail Program Sheets

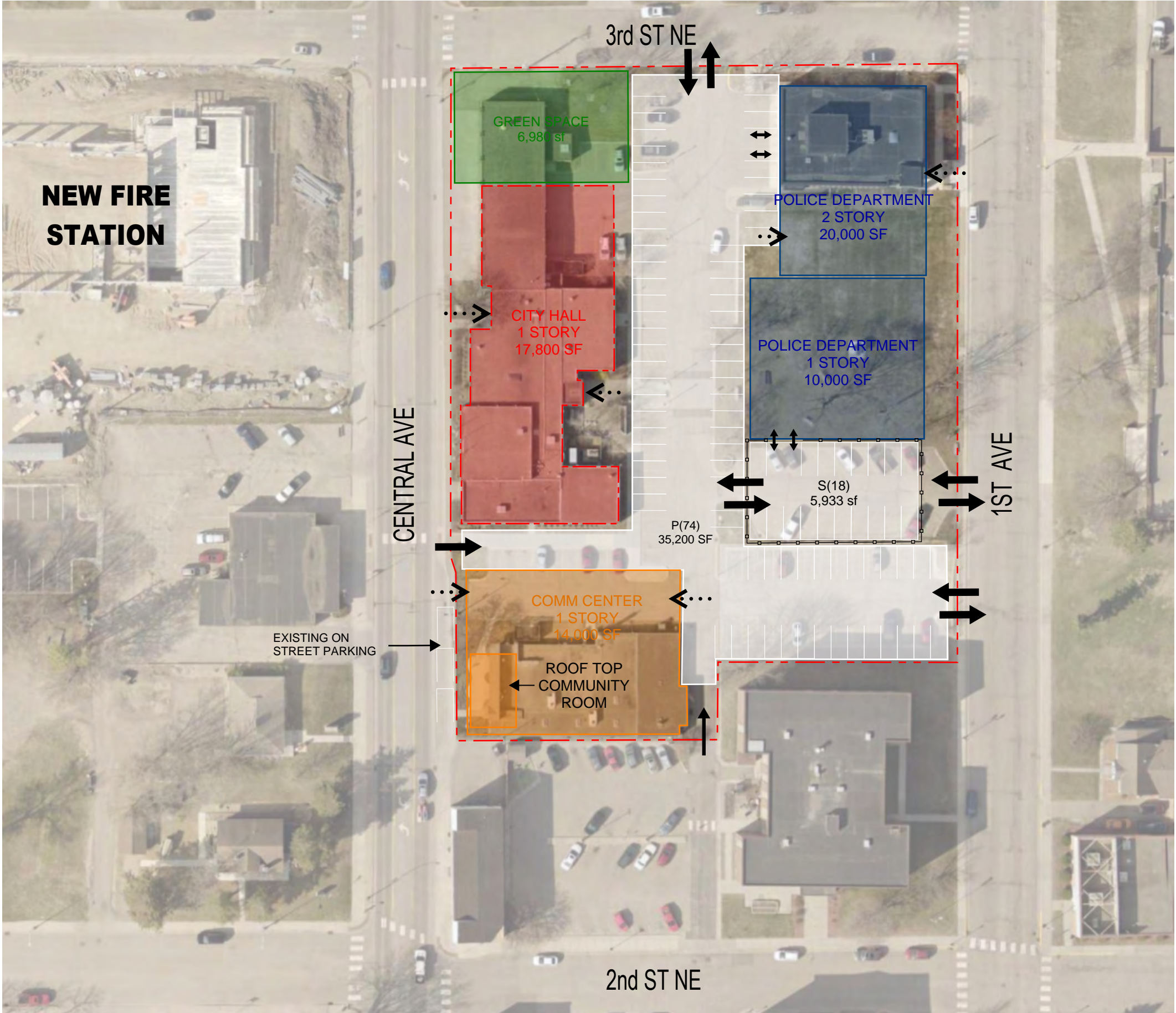
Functional Component	Existing SF	Wastewater				
		Existing Need	5-YR.	10-YR.	20-YR.	
			Projection	Projection	Projection <sup>1</sup>	
		Area Required				
Administrative Area	1,915 <sup>2</sup>	3,515	3,702	3,702	3,702	1. Projections based on population growth over a duration of time, as provided to design team by City of Buffalo. Forecast is 7% between 2030-2040. No growth of treatment facilities forecasted and accommodated.
Conditioned Storage	1,200 <sup>3</sup>	6,688	9,378	9,378	9,765	2. Renovated office functions - 2006
Equipment / Fleet Maintenance	3,505 <sup>4</sup>	3,328	3,328	3,328	3,328	3. Garage by office function - 1981
Divisional Work Space	1,040 <sup>5</sup>	2,288	2,394	2,394	2,409	4. Bays in Biosolids Building
						5. Area of office building not remodeled in 2006, remaining as is.
Net SF Subtotal	7,660 <sup>6</sup>	15,819	18,801	18,801	19,204	6. Campus of buildings makes this calculation not critical
Circulation and Structure Allowance	NA	4,567	4,727	4,727	4,739	
Programmed Gross SF	NA	20,387	23,529	23,529	23,942	
Unconditioned Storage	NA <sup>7</sup>					7. Site area primary purpose is Wastewater Reclamation, site area is available for work as needed.
Site Work Area(s)	NA					

CITY CENTER  
EXISTING



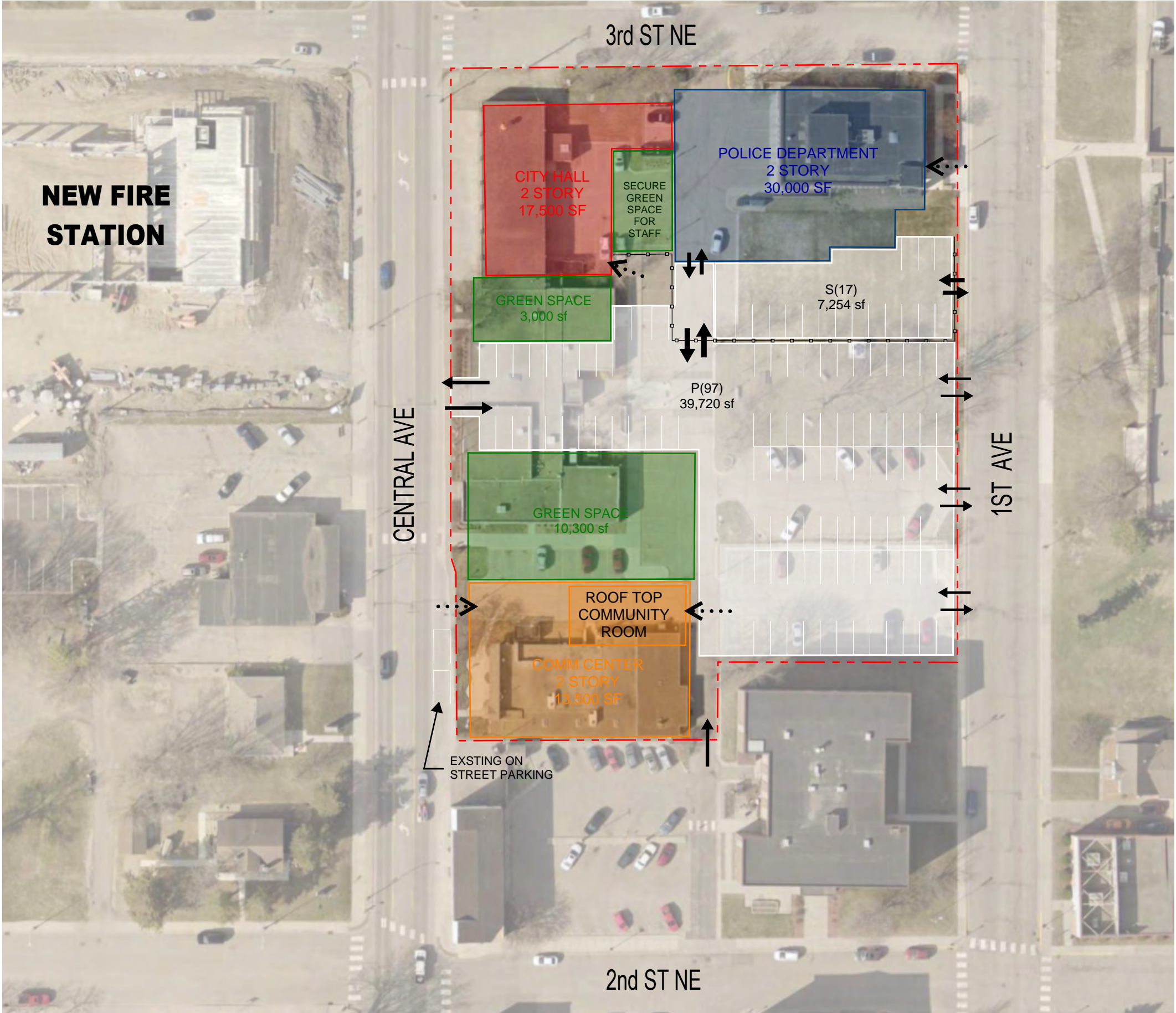


CITY CENTER  
OPTION - 1



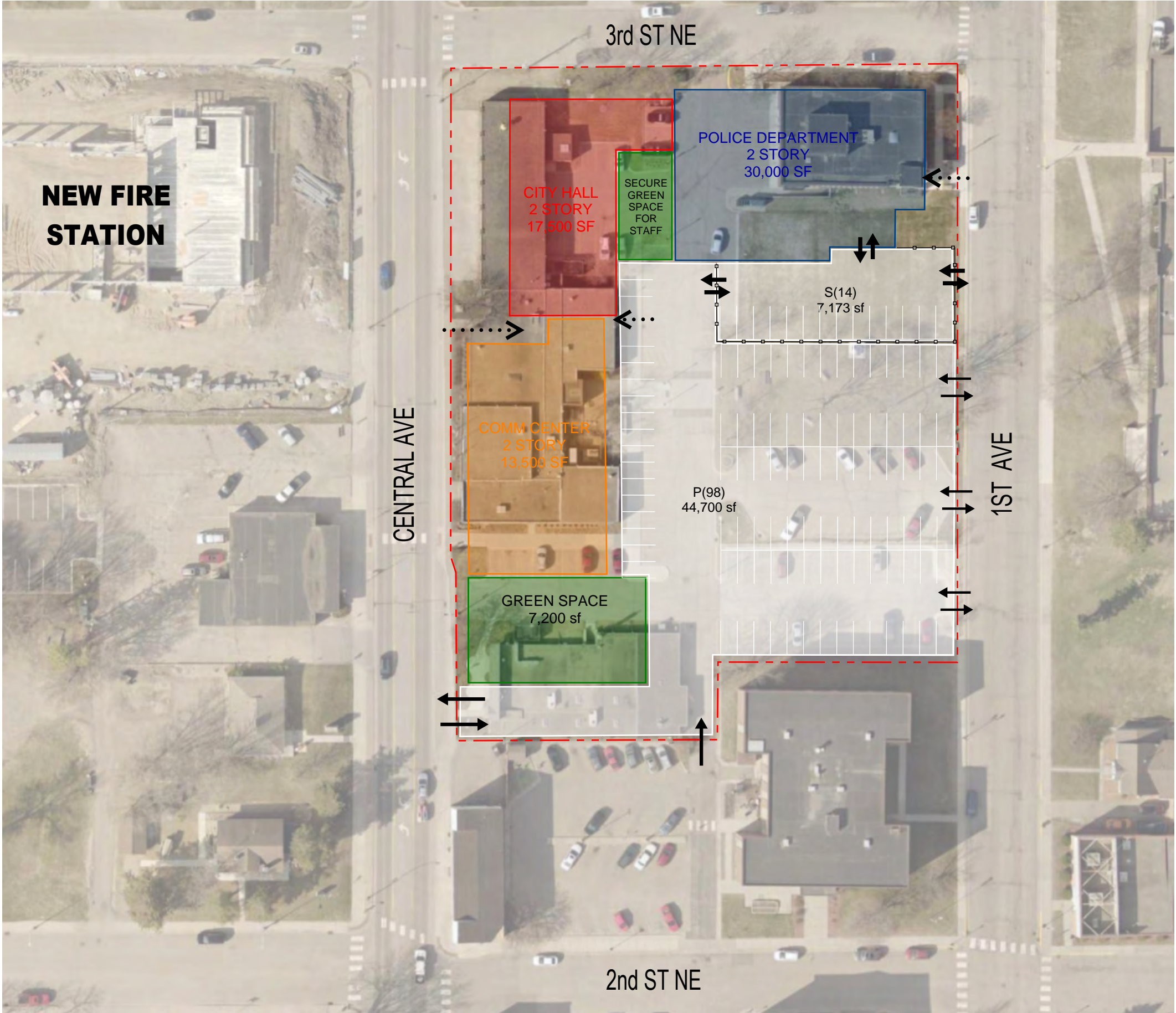


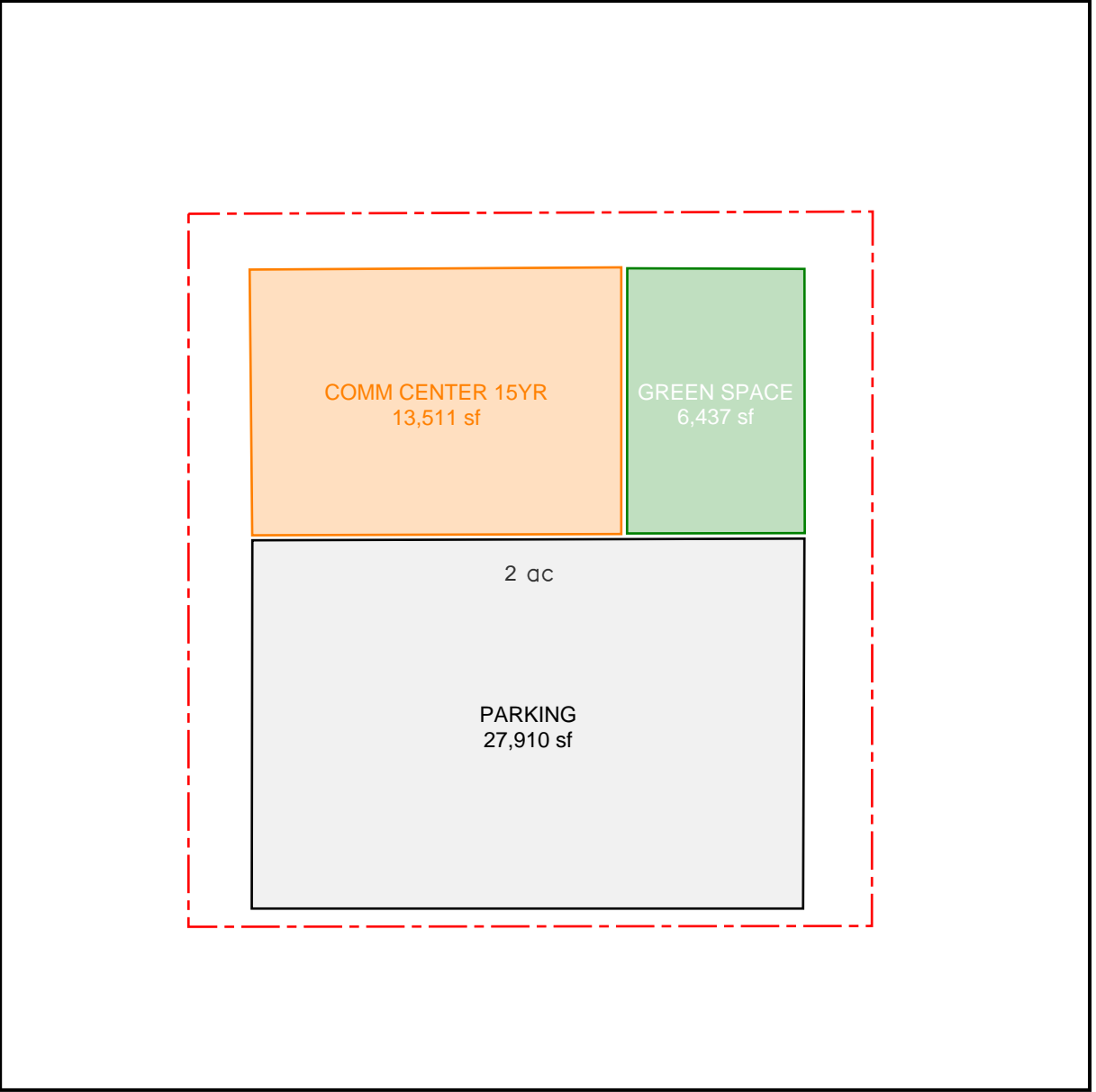
CITY CENTER  
OPTION - 2



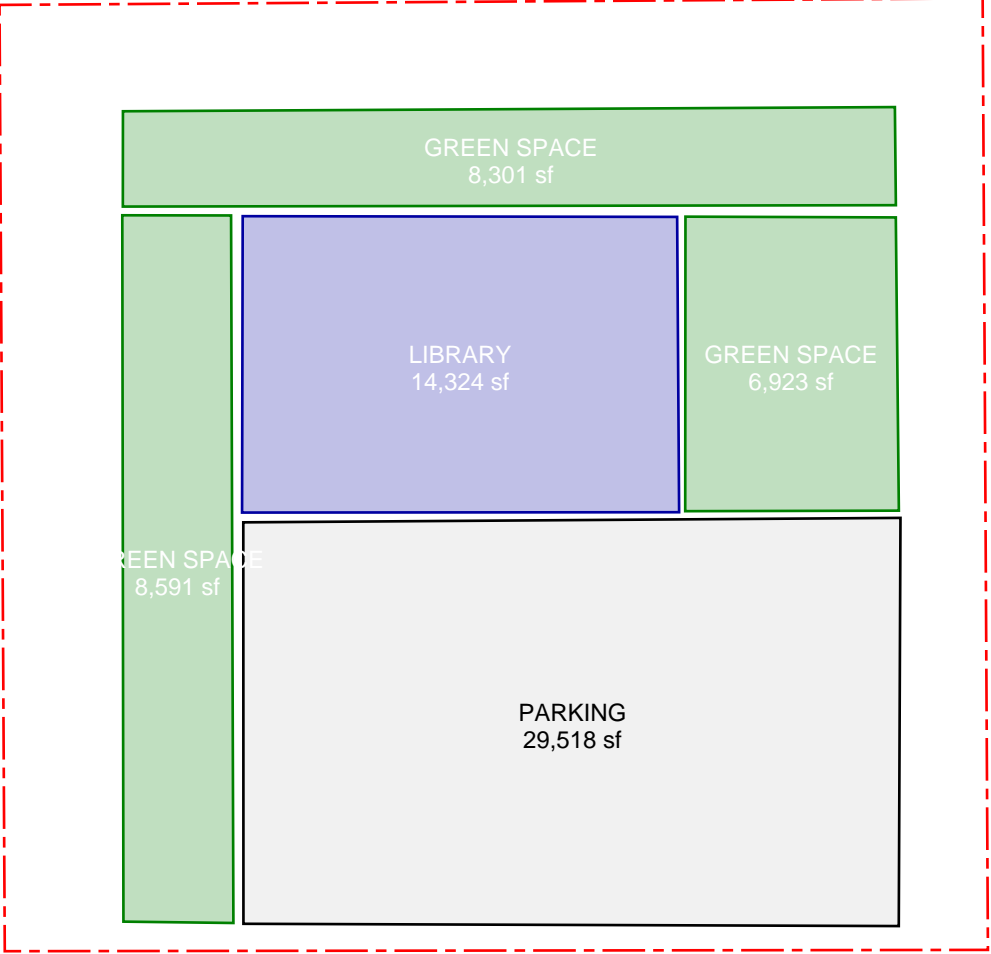


CITY CENTER  
OPTION - 3



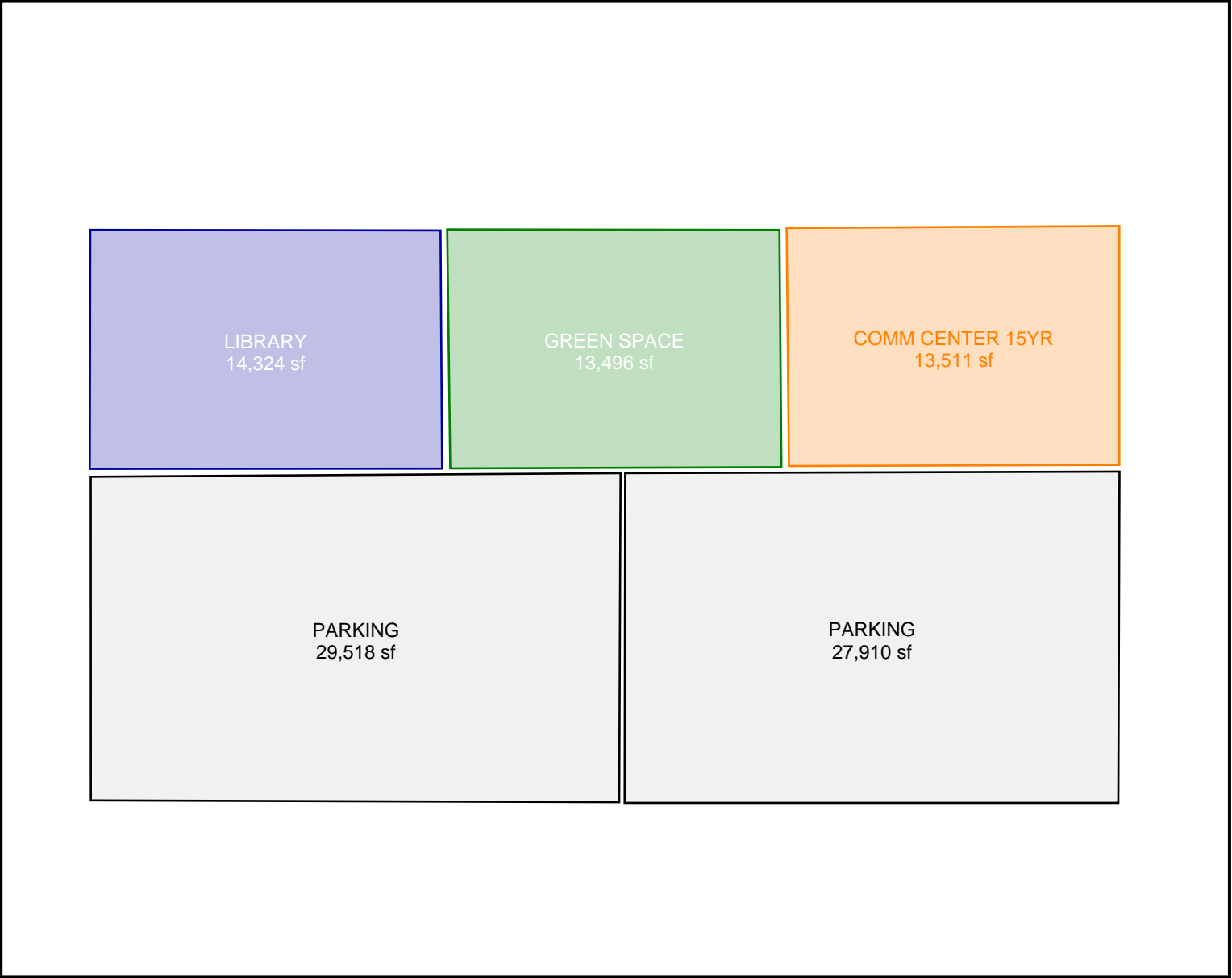


**GREEN SITE OPTION**



**GREEN SITE OPTION**

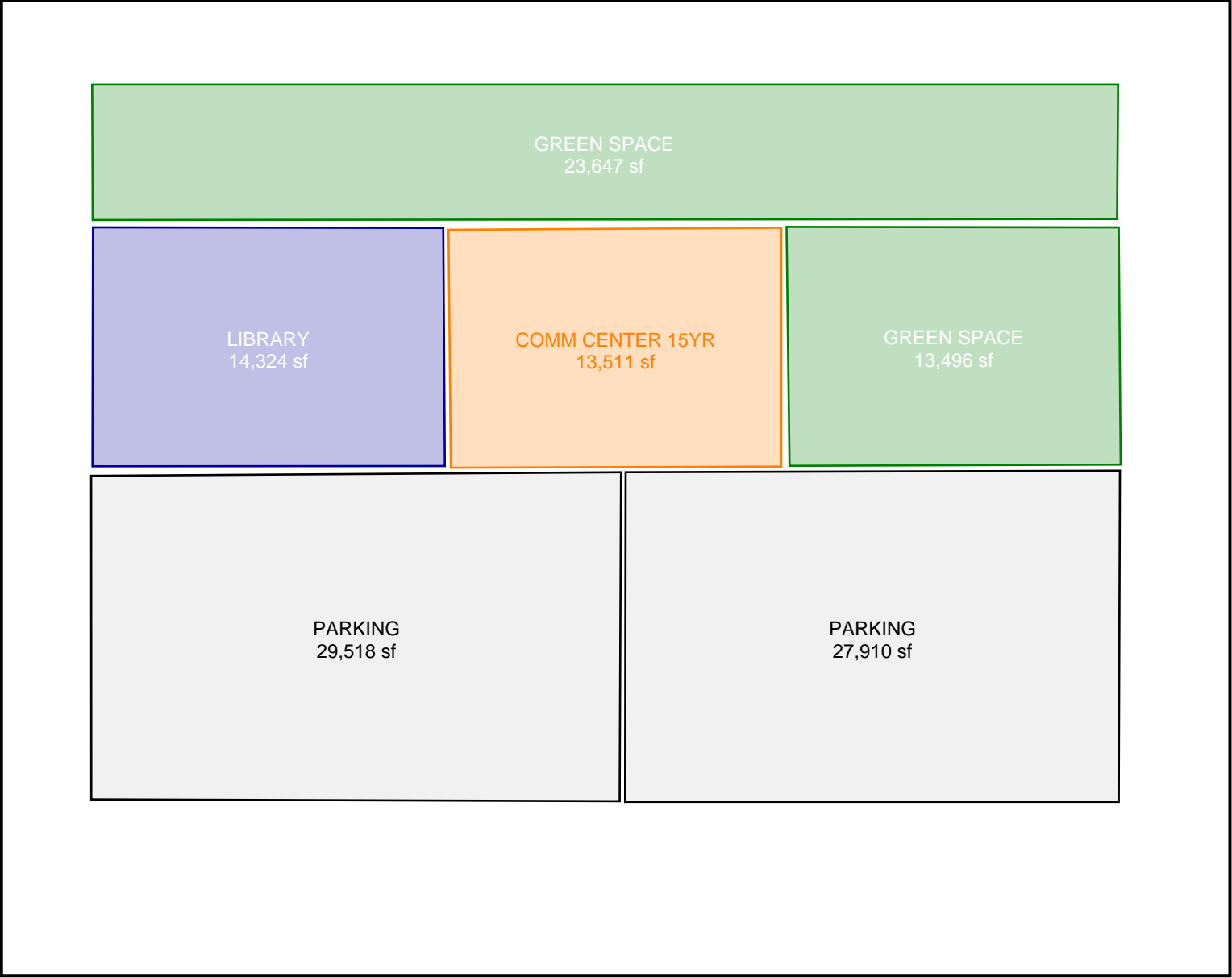
OPTION 4A



GREEN SITE OPTION

MIN 3 ACRES

OPTION 4B



GREEN SITE OPTION

MIN 3.5 ACRES

LIBRARY  
OPTION - 1





CENTENNIAL PARK FIRE STATION  
OPTION - 1





WINE AND SPIRITS  
EXISTING





WINE AND SPIRITS  
OPTION - 1



WINE AND SPIRITS  
OPTION - 2



WINE AND SPIRITS  
OPTION - 2





WINE AND SPIRITS  
OPTION - 2 ALT





# BUILDING CODE DATA

## Building Occupancy & Occupant Load

Based on the 2000 International Building Code and Minnesota State Building Code

## New Building - Airport Building (B Occupancy)

Meeting Room/Lounge	796 s.f. / 15 s.f. per occupant	53 people
Office, WX Room, Kitchenette	430 s.f. / 100 s.f. per occupant	5 people
Service Area	306 s.f. / 200 s.f. per occupant	2 people

Total Building	1,532 s.f.	60 people
		2 Exits required

## Allowable Floor Area

Construction Type - 5-B Building - Non-Sprinklered

B Occupancies - Allowable Basic Floor Area = 9,000 s.f.

## Required Occupancy Separations

None

## Required Exterior Wall Construction

All of the exterior walls are greater than 10 feet from property lines of the site and therefore do not need to be rated walls.

## Attic Ventilation and Draftstopping

No concealed attic space. No draftstops or attic ventilation is required.

## Sanitation Facilities

Based on Chapter 29 of the 2000 International Building Code and Minnesota State Building Code

Total Building	1,532 s.f. with 60 people
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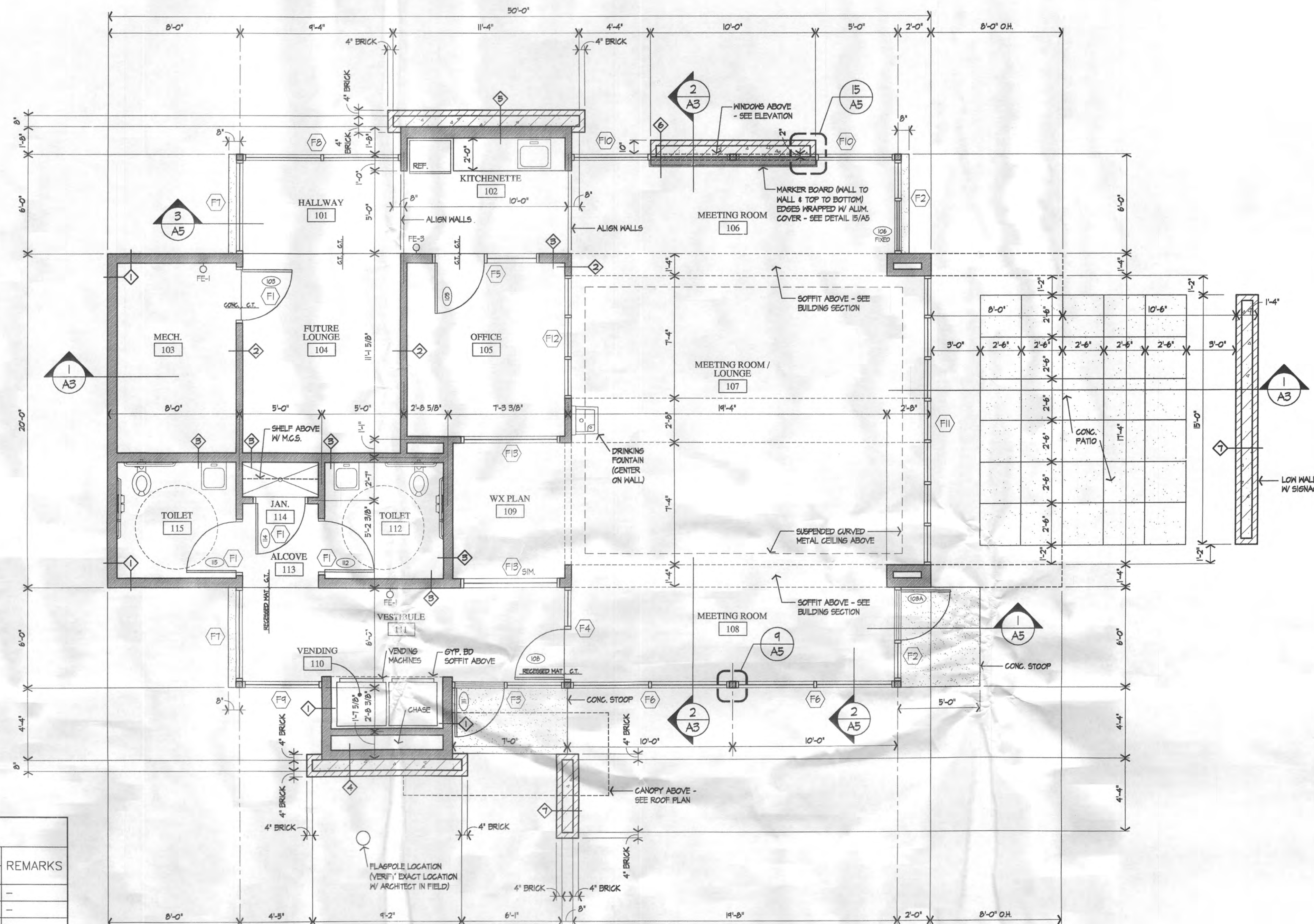
30 Men requires:	1 Water Closet and 1 Lavatory
30 Women requires:	1 Water Closet and 1 Lavatory
	1 Drinking Fountain

# ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR		BASE	WALL FINISH				CEILING			REMARKS
		MAT'L	FIN		NORTH	EAST	SOUTH	WEST	MAT'L	FIN	HEIGHT	
101	HALLWAY	CONC	CT	CT	PNT	PNT	PNT	PNT	ACT	A	9'-2"	-
102	KITCHENETTE	CONC	CT	CT	PNT	PNT	PNT	PNT	GB	PNT	7'-2"	-
103	MECHANICAL	CONC	SH	-	UF	UF	UF	UF	GB	UF	9'-0"	-
104	LOUNGE	CONC	CT	CT	PNT	PNT	PNT	PNT	ACT	A	8'-0"	-
105	OFFICE	CONC	CT	CT	PNT	PNT	PNT	PNT	ACT	A	8'-0"	-
106	MEETING ROOM - C	CONC	CT	CT	PNT	PNT	PNT	PNT	ACT	A	9'-2"	-
107	MEETING ROOM - B	CONC	CT	CT	PNT/AP	PNT/AP	PNT/AP	PNT/AP	CMCS	-	12'-8"	2, 3, 4
108	MEETING ROOM - A	CONC	CT	CT	PNT	PNT	PNT	PNT	ACT	A	9'-2"	-
109	WEATHER	CONC	CT	CT	PNT	PNT	PNT	PNT	ACT	A	8'-0"	-
110	VENDING ALCOVE	CONC	CT	CT	PNT	PNT	PNT	PNT	GB	PNT	7'-2"	-
111	VESTIBULE	CONC	CT/MAT	CT	PNT	PNT	PNT	PNT	ACT	A	9'-2"	-
112	WOMEN'S TOILET	CONC	CT	CT	CT	CT	CT	CT	GB	PNT	8'-0"	-
113	ALCOVE	CONC	CT	CT	PNT	PNT	PNT	PNT	ACT	A	8'-0"	-
114	JANITOR CLOSET	CONC	CT	CT	CT/PNT	CT/PNT	CT/PNT	CT/PNT	GB	PNT	8'-0"	1
115	MEN'S TOILET	CONC	CT	CT	CT	CT	CT	CT	GB	PNT	8'-0"	-

LEGEND	
ACT	ACOUSTIC CEILING TILE
AP	ACOUSTICAL WALL PANELS
CONC	CONCRETE
CMCS	CURVED METAL CEILING SYSTEM
CT	CERAMIC TILE
GB	GYPSON BOARD
MAT	CARPET MAT
PNT	PAINT
SH	SEALER / HARDENER
UF	UNFINISHED

REMARKS	
1.	CERAMIC TILE 4'-0" AFF. GYP BD PAINTED ABOVE.
2.	CEILING HEIGHT VARIES. SEE BUILDING SECTIONS.
3.	INSTALL (8) ACOUSTICAL WALL PANELS (24"x72") ON WALLS ABOVE CEILING AT LOCATION AS DIRECTED BY ARCHITECT IN FIELD.
4.	CEILING FINISH ABOVE ELEVATION 112'-8": ALL ITEMS INCLUDING MECH'L AND ELEC'L ITEMS, WALLS, AND UNDERSIDE OF JOISTS AND DECK TO BE PAINTED WITH BLACK "FALL-OUT" PAINT



**FLOOR PLAN**  
SCALE: 1/4"=1'-0"

# DOOR SCHEDULE

OPEN NO.	QUAN	DOOR				FIRE RATING	TYPE	FRAME				GLASS	HDWR GROUP	REMARKS
		WD	HGT	THK	TYPE			MAT'L	HEAD	JAMB	SILL			
103	1	3'-0"	7'-0"	1 3/4"	F	HM	-	F1	HM	-	-	-	-	-
105	1	3'-0"	7'-0"	1 3/4"	F	HM	-	F5	HM	-	-	-	-	-
106	1	3'-0"	7'-0"	1 3/4"	FG	ALUM	-	F2	ALUM	-	-	INSUL	-	1
108	1	3'-0"	7'-0"	1 3/4"	FG	ALUM	-	F4	ALUM	-	-	INSUL	-	-
108A	1	3'-0"	7'-0"	1 3/4"	FG	ALUM	-	F2	ALUM	-	-	INSUL	-	-
111	1	3'-0"	7'-0"	1 3/4"	FG	ALUM	-	F3	ALUM	-	-	INSUL	-	-
112	1	3'-0"	7'-0"	1 3/4"	F	HM	-	F1	HM	-	-	-	-	-
114	1	3'-0"	7'-0"	1 3/4"	F	HM	60	F1	HM	-	-	-	-	-
115	1	3'-0"	7'-0"	1 3/4"	F	HM	-	F1	HM	-	-	-	-	-

LEGEND	
ALUM	ALUMINUM
F	FLUSH
FG	FULL GLASS
HM	HOLLOW METAL

REMARKS	
1.	FIXED - NO OPERABLE DOOR HARDWARE



**Short Elliott Hendrickson Inc.**  
1200 25th Avenue South  
P.O. Box 1717  
St. Cloud, MN 56302-1717  
320.229.4300 main | 320.229.4301 fax  
800.572.0617 toll free | www.sehinc.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*Brad Forbrook*  
DATE: April 20, 2005 REG. NO. 18035

MARK	DATE	DESCRIPTION

2005 BUFFALO AIRPORT  
**ARRIVAL DEPARTURE BUILDING**  
CITY OF BUFFALO, MINNESOTA

SEH FILE NO. BUFFA0504.00  
ISSUE DATE April 20, 2005  
DESIGNED BY  
DRAWN BY  
PROJECT MGR

SHEET CONTENTS

FLOOR PLAN

A1



## BUILDING CODE DATA

### Building Occupancy & Occupant Load

Based on the 2000 International Building Code and Minnesota State Building Code

### New Building - Airport Building (B Occupancy)

Meeting Room/Lounge	796 s.f. / 15 s.f. per occupant	53 people
Office, WX Room, Kitchenette	430 s.f. / 100 s.f. per occupant	5 people
Service Area	306 s.f. / 200 s.f. per occupant	2 people

Total Building	1,532 s.f.	60 people
		2 Exits required

### Allowable Floor Area

Construction Type - 5-B Building - Non-Sprinklered

B Occupancies - Allowable Basic Floor Area = 9,000 s.f.

### Required Occupancy Separations

None

### Required Exterior Wall Construction

All of the exterior walls are greater than 10 feet from property lines of the site and therefore do not need to be rated walls.

### Attic Ventilation and Draftstopping

No concealed attic space. No draftstops or attic ventilation is required.

### Sanitation Facilities

Based on Chapter 29 of the 2000 International Building Code and Minnesota State Building Code

Total Building	1,532 s.f. with 60 people
----------------	---------------------------

30 Men requires:	1 Water Closet and 1 Lavatory
30 Women requires:	1 Water Closet and 1 Lavatory
	1 Drinking Fountain

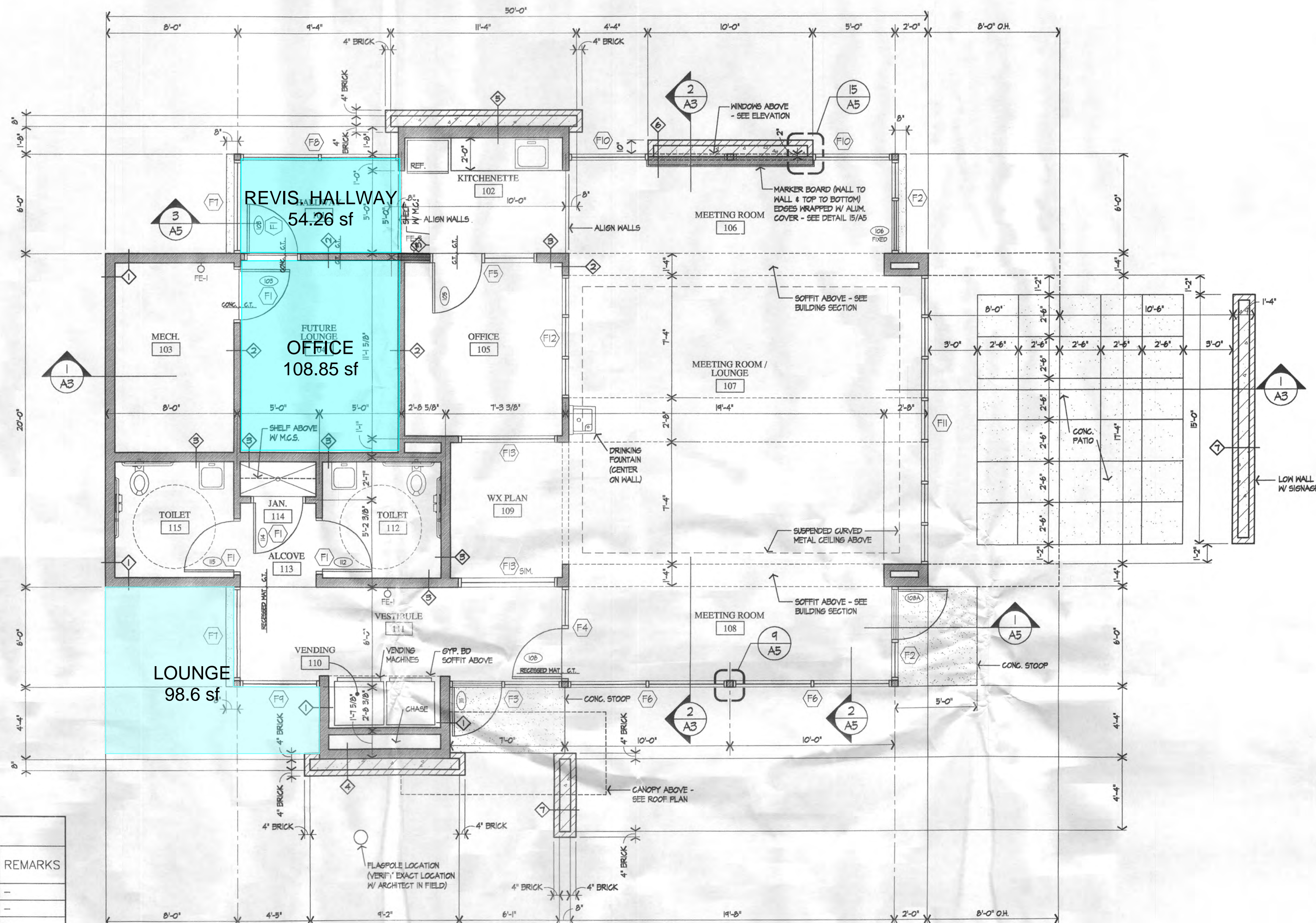
## ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR		BASE	WALL FINISH				CEILING			REMARKS
		MAT'L	FIN		NORTH	EAST	SOUTH	WEST	MAT'L	FIN	HEIGHT	
101	HALLWAY	CONC	CT	CT	PNT	PNT	PNT	PNT	ACT	A	9'-2"	-
102	KITCHENETTE	CONC	CT	CT	PNT	PNT	PNT	PNT	GB	PNT	7'-2"	-
103	MECHANICAL	CONC	SH	-	UF	UF	UF	UF	GB	UF	9'-0"	-
104	LOUNGE	CONC	CT	CT	PNT	PNT	PNT	PNT	ACT	A	8'-0"	-
105	OFFICE	CONC	CT	CT	PNT	PNT	PNT	PNT	ACT	A	8'-0"	-
106	MEETING ROOM - C	CONC	CT	CT	PNT	PNT	PNT	PNT	ACT	A	9'-2"	-
107	MEETING ROOM - B	CONC	CT	CT	PNT/AP	PNT/AP	PNT/AP	PNT/AP	CMCS	-	12'-8"	2, 3, 4
108	MEETING ROOM - A	CONC	CT	CT	PNT	PNT	PNT	PNT	ACT	A	9'-2"	-
109	WEATHER	CONC	CT	CT	PNT	PNT	PNT	PNT	ACT	A	8'-0"	-
110	VENDING ALCOVE	CONC	CT	CT	PNT	PNT	PNT	PNT	GB	PNT	7'-2"	-
111	VESTIBULE	CONC	CT/MAT	CT	PNT	PNT	PNT	PNT	ACT	A	9'-2"	-
112	WOMEN'S TOILET	CONC	CT	CT	CT	CT	CT	CT	GB	PNT	8'-0"	-
113	ALCOVE	CONC	CT	CT	PNT	PNT	PNT	PNT	ACT	A	8'-0"	-
114	JANITOR CLOSET	CONC	CT	CT	CT/PNT	CT/PNT	CT/PNT	CT/PNT	GB	PNT	8'-0"	1
115	MEN'S TOILET	CONC	CT	CT	CT	CT	CT	CT	GB	PNT	8'-0"	-

LEGEND	
ACT	ACOUSTIC CEILING TILE
AP	ACOUSTICAL WALL PANELS
CONC	CONCRETE
CMCS	CURVED METAL CEILING SYSTEM
CT	CERAMIC TILE
GB	GYPSON BOARD
MAT	CARPET MAT
PNT	PAINT
SH	SEALER / HARDENER
UF	UNFINISHED

### REMARKS

- CERAMIC TILE 4'-0" AFF. GYP BD PAINTED ABOVE.
- CEILING HEIGHT VARIES. SEE BUILDING SECTIONS.
- INSTALL (8) ACOUSTICAL WALL PANELS (24"x72") ON WALLS ABOVE CEILING AT LOCATION AS DIRECTED BY ARCHITECT IN FIELD.
- CEILING FINISH ABOVE ELEVATION 112'-8": ALL ITEMS INCLUDING MECH'L AND ELEC'L ITEMS, WALLS, AND UNDERSIDE OF JOISTS AND DECK TO BE PAINTED WITH BLACK "FALL-OUT" PAINT.



## FLOOR PLAN

SCALE: 1/4"=1'-0"



## DOOR SCHEDULE

OPEN NO.	QUAN	DOOR				FIRE RATING	TYPE	FRAME				GLASS	HDWR GROUP	REMARKS
		WD	HGT	THK	TYPE			MAT'L	HEAD	JAMB	SILL			
103	1	3'-0"	7'-0"	1 3/4"	F	HM	60	F1	HM	-	-	-	-	-
105	1	3'-0"	7'-0"	1 3/4"	F	HM	-	F5	HM	-	-	-	-	-
106	1	3'-0"	7'-0"	1 3/4"	FG	ALUM	-	F2	ALUM	-	-	INSUL	-	1
108	1	3'-0"	7'-0"	1 3/4"	FG	ALUM	-	F4	ALUM	-	-	INSUL	-	-
108A	1	3'-0"	7'-0"	1 3/4"	FG	ALUM	-	F2	ALUM	-	-	INSUL	-	-
111	1	3'-0"	7'-0"	1 3/4"	FG	ALUM	-	F3	ALUM	-	-	INSUL	-	-
112	1	3'-0"	7'-0"	1 3/4"	F	HM	-	F1	HM	-	-	-	-	-
114	1	3'-0"	7'-0"	1 3/4"	F	HM	60	F1	HM	-	-	-	-	-
115	1	3'-0"	7'-0"	1 3/4"	F	HM	-	F1	HM	-	-	-	-	-

LEGEND	
ALUM	ALUMINUM
F	FLUSH
FG	FULL GLASS
HM	HOLLOW METAL

### REMARKS

- FIXED - NO OPERABLE DOOR HARDWARE



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SHEET CONTENTS

FLOOR PLAN

A1



	Existing unit area (sf)	Proposed unit area (sf)	Demolition	Light Remodel.	Med Remodel.	Heavy Remodel	New Const.	
City Center - Option 1								
City Hall		15,800	2,200		13,200		2,600	
Community Center		14,000	7,900			1,000	13,000	Save Commercaill kitchen
Police Department		30,000		7,000	4,000		19,000	
Green Space		6,980						
Parking		35,200						74 stalls
Secure Parking		5,940						18 stalls
subtotal Areas								

City Center - Option 2	unit area (sf)	unit area (sf)						
City Hall		17,500	15,600				17,500	
Community Center		13,500	6,750				13,500	
Police Department		30,000		7,000	4,000		19,000	
Green Space		14,400						
Parking		39,720						97 stalls
Secure Parking		7,250						17 stalls
subtotal Areas								

City Center - Option 3	unit area (sf)	unit area (sf)						
City Hall		17,500	15,600				17,500	
Community Center		13,500	6,750				13,500	
Police Department		30,000		7,000	4,000		19,000	
Green Space		9,300						
Parking		44,700						98 stalls
Secure Parking		7,200						14 stalls
subtotal Areas								

Library - Option 1	unit area (sf)	unit area (sf)						
New Addition		13,200					2,300	
Green Space		1,500						
subtotal Areas								

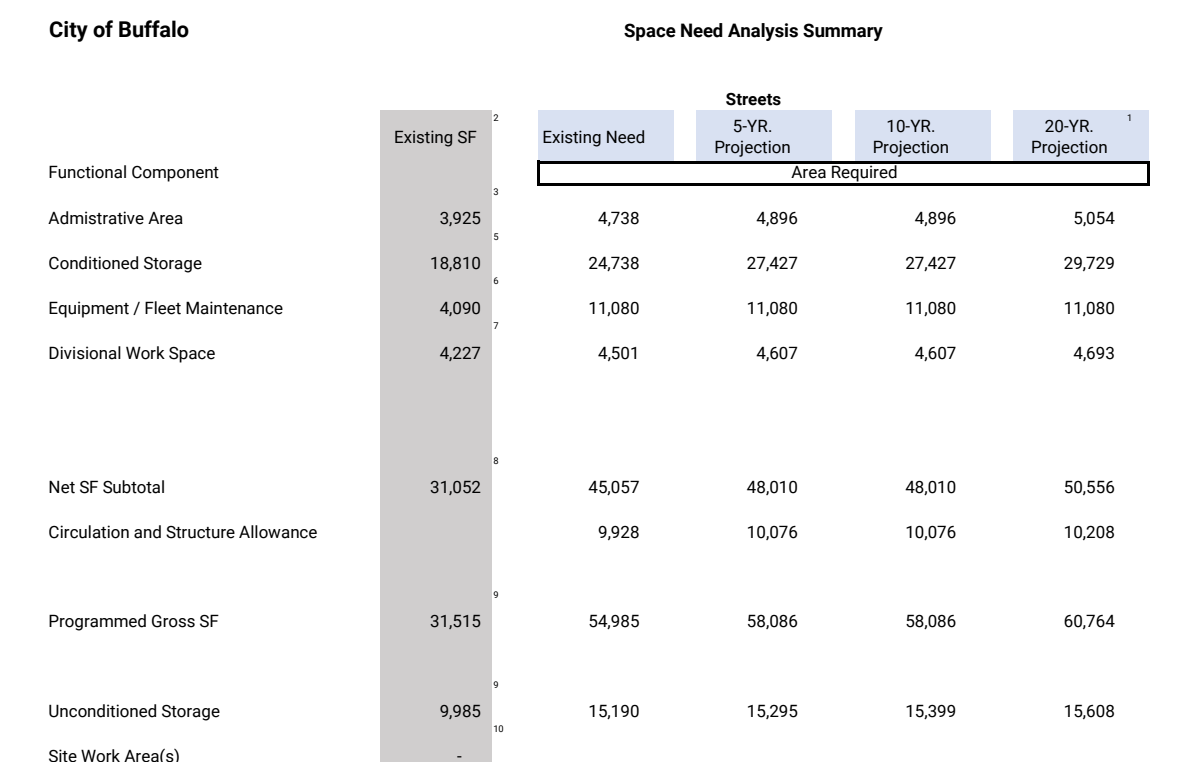
Cenrennial Park FS - Option 1	unit area (sf)	unit area (sf)						
New Addition - 3 Apperatus Bays		14,000					5,650	
Rennovation of Building					2,950			
New Paving		3,850						
subtotal Areas								




Wine and Spirits - Option 1	unit area (sf)	unit area (sf)						
New Addition		13,900			8,400		5,400	
New Paving		1,100						new turn in, 2 new boat parking stall and additional parking lot
subtotal Areas								

Wine and Spirits - Option 2	unit area (sf)	unit area (sf)						
New Building		13,900	8,400				13,900	New Building
New Paving		3,500						new turn in and 2 new boat parking stalls
subtotal Areas								

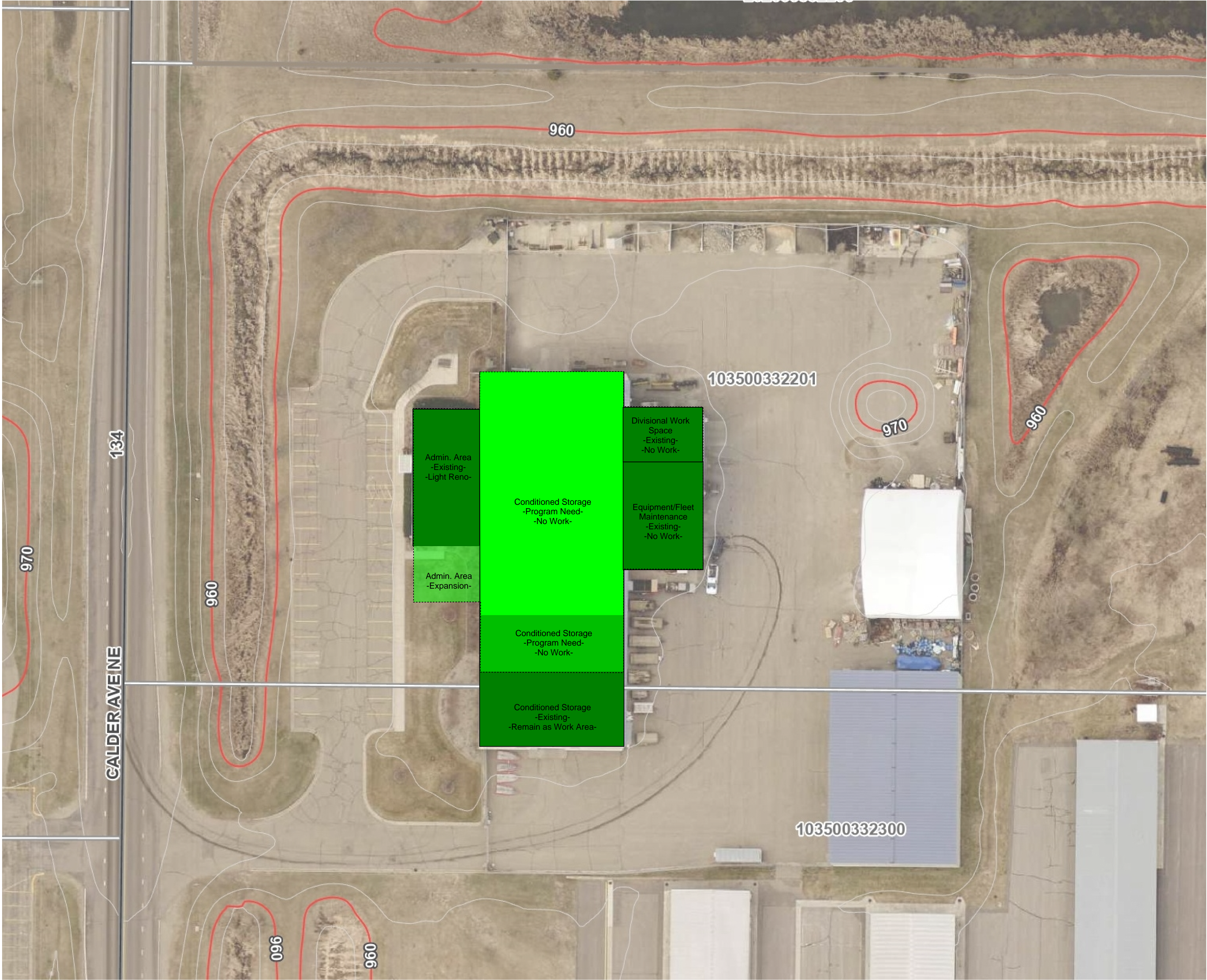


## SQUARE FOOTAGE ANALYSIS DIAGRAM



-  EXISTING BUILDING  
 CURRENT NEED AREA  
 20-YEAR PROJECTED NEED



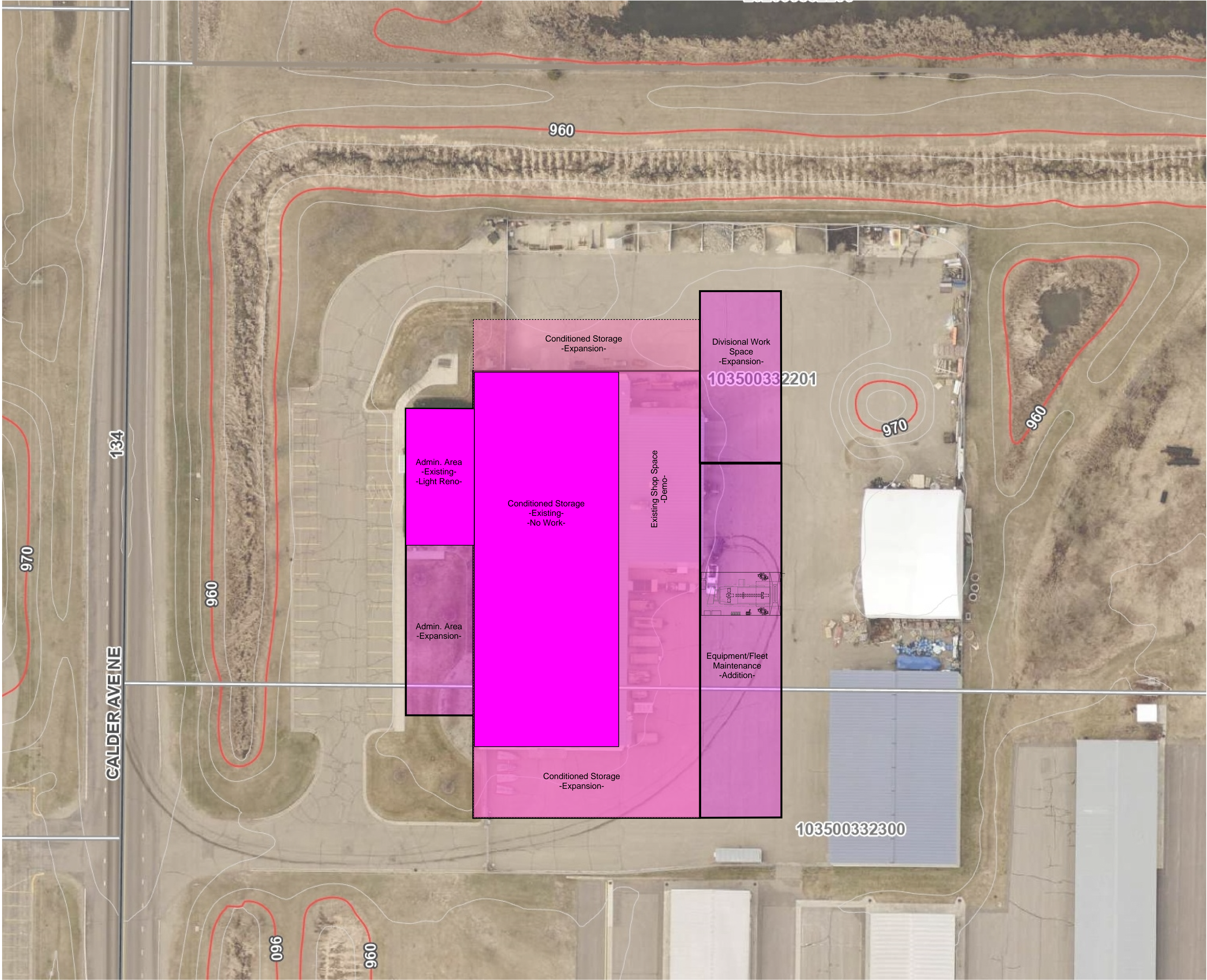


City of Buffalo	Space Need Analysis Summary				
	Existing SF	Parks			
		Existing Need	5-YR. Projection	10-YR. Projection	20-YR. Projection
Functional Component		Area Required			
Administrative Area	3,925	5,285	5,488	5,488	5,488
Conditioned Storage	18,810	14,268	16,957	16,957	17,732
Equipment / Fleet Maintenance	4,090	3,376	3,376	3,376	3,376
Divisional Work Space	4,227	2,283	2,390	2,390	2,419
Net SF Subtotal	31,052	25,212	28,210	28,210	29,015
Circulation and Structure Allowance	NA	5,291	5,457	5,457	5,480
Programmed Gross SF	31,515	30,503	33,668	33,668	34,495
Unconditioned Storage	9,985	2,496	2,904	2,925	2,967
Site Work Area(s)	-	-	-	-	-

- EXISTING BUILDING
- CURRENT NEED AREA
- 20-YEAR PROJECTED NEED



-EXISTING SITE  
FEASIBILITY-



City of Buffalo

Space Need Analysis Summary

Functional Component	Existing SF	Streets and Parks			
		Existing Need	Area Required		
			5-YR Projection	10-YR Projection	20-YR Projection
Administrative Area	3,925	8,372	8,733	8,733	8,851
Conditioned Storage	18,810	39,006	44,384	44,384	47,461
Equipment / Fleet Maintenance	4,090	11,304	11,304	11,304	11,304
Divisional Work Space	4,227	5,531	5,749	5,749	5,865
Net SF Subtotal	31,052	64,213	70,171	70,171	73,521
Circulation and Structure Allowance		12,296	12,614	12,614	12,770
Programmed Gross SF	31,515	76,509	82,785	82,785	86,290
Unconditioned Storage	9,985	17,686	18,198	18,303	18,575
Site Work Area(s)					

- EXISTING BUILDING
- CURRENT NEED AREA
- 20-YEAR PROJECTED NEED





BUFFALO  
FACILITIES STUDY

UTILITIES

SQUARE FOOTAGE  
ANALYSIS DIAGRAM

City of Buffalo	Space Need Analysis Summary				
	Existing SF	Utilities			
		Existing Need	5-YR. Projection	10-YR. Projection	20-YR. Projection
Functional Component		Area Required			
Administrative Area	3,500	5,178	5,468	5,468	5,468
Conditioned Storage	14,585	19,336	23,142	23,142	24,087
Equipment / Fleet Maintenance	1,115	5,272	5,448	5,448	5,448
Divisional Work Space	4,112	5,599	5,754	5,754	5,789
Net SF Subtotal	23,312	35,385	39,812	39,812	40,793
Circulation and Structure Allowance	NA	8,659	8,970	8,970	8,998
Programmed Gross SF	23,660	44,045	48,781	48,781	49,791
Unconditioned Storage	5,700	4,216	4,258	4,300	4,383
Site Work Area(s)	-	-	-	-	-





- EXISTING BUILDING
- CURRENT NEED AREA
- 20-YEAR PROJECTED NEED



## SQUARE FOOTAGE ANALYSIS DIAGRAM



City of Buffalo		Space Need Analysis Summary			
Functional Component	Existing SF	Wastewater			
		Existing Need	5-YR.	10-YR.	20-YR.
			Projection	Projection	Projection
		Area Required			
Administrative Area	1,915	3,515	3,702	3,702	3,702
Conditioned Storage	1,200	6,688	9,378	9,378	9,766
Equipment / Fleet Maintenance	3,505	3,328	3,328	3,328	3,328
Divisional Work Space	1,040	2,288	2,394	2,394	2,400
Net SF Subtotal	7,660	15,819	18,801	18,801	19,200
Circulation and Structure Allowance	NA	4,567	4,727	4,727	4,739
Programmed Gross SF	NA	20,387	23,529	23,529	23,940
Unconditioned Storage	NA				
Site Work Area(s)	NA				

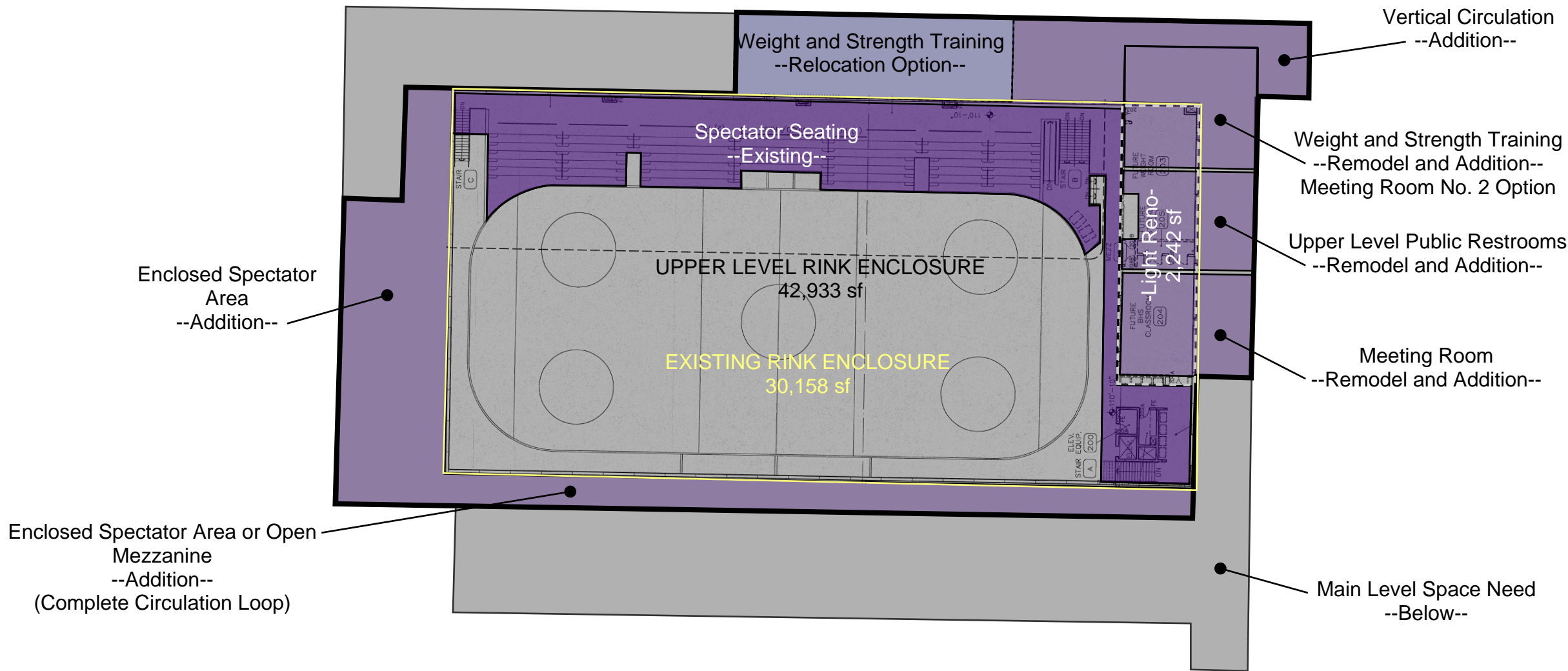
-  EXISTING AREA  
 CURRENT NEED AREA  
 20-YEAR PROJECTED NEED  
 NO WORK



BUFFALO  
FACILITIES STUDY

CIVIC CENTER

SQUARE FOOTAGE  
ANALYSIS DIAGRAM



Civic Center Ice Arena Space Program and Comparison									
City of Buffalo									
Functional Component	Civic Center - North Arena		Civic Center - Ice Event Space		Civic Center - Ice Event Space				
	Quantity	Exist. SF	Exist. SF	Quantity	Size	Subtotal	5-YR Projection	10-YR Projection	15-YR Projection
Arena Amenities									
Centralized Entry / Vestibule	1	440	440	1	450	450	675	900	900
Public Lobby	1	888	888	1	1,990	1,990	1,990	1,990	1,990
Rink Staff Administrative Area	1	165	165	1	259	259	324	389	389
Ticketing	1	50	50	1	204	204	255	306	408
Staff Gathering / Break Space	-	-	-	1	105	105	131	158	210
Concession / Sales	1	413	413	1	750	750	750	1,125	1,125
State Rental Office / Proshop	1	202	202	1	480	480	480	480	480
Ice Surface									
Rink / Playing Surface	1	17,000	17,000	1	17,000	17,000	17,000	17,000	17,000
Team Bench	2	188	376	2	368	736	736	736	736
Penalty Boxes and Scorers Box	3	42	126	1	319	319	319	319	319
Rink Surround and Circulation	1	2,229	2,229	1	5,706	5,706	5,706	5,706	5,706
Team Support Areas									
Team Room Youth	3	260	780	4	552	2,208	2,208	2,208	2,208
Team Room - High School	2	554	1,108	4	800	3,200	3,200	3,200	3,200
Coaches Room	2	120	240	2	192	384	384	384	384
Officials Room	1	120	120	1	144	144	144	144	144
Team Area Restrooms	2	75	150	6	80	480	480	480	480
Team Area Shower Facility	2	82	164	4	196	784	784	784	784
Team Storage Room	-	-	-	4	144	576	576	576	576
Club Room	-	-	-	2	192	384	576	576	768
Team Room Circulation / Ice Access	1	1,320	1,320	45%	8,160	3,672	3,758	3,758	3,845
Off-Ice Athletic Areas									
Off Ice Training	1	1,016	1,016	1	1,260	1,260	1,890	2,520	2,520
Off Ice Skills	-	-	-	1	768	768	1,152	1,536	1,536
Civic Center Ice Arena Space Program and Comparison									
City of Buffalo									
Functional Component	Civic Center - South Arena		Civic Center - Flex Event		Civic Center - Flex Event				
	Quantity	Exist. SF	Exist. SF	Quantity	Size	Subtotal	5-YR Projection	10-YR Projection	15-YR Projection
Arena Amenities									
Vestibules and Entries	1	244	244	1	900	900	1,350	1,800	1,800
Public Lobby / Concourse	-	-	-	1	2,500	2,500	2,500	2,500	2,500
Programming Staff Administrative Area	1	94	94	1	173	173	216	259	259
Ticketing	1	76	76	1	204	204	255	306	408
Staff Gathering / Break Space	-	-	-	1	70	70	88	105	140
Concession / Sales	1	290	290	-	-	-	-	-	-
State Rental Office / Proshop	-	-	-	-	-	-	-	-	-
Ice Surface									
Rink / Playing Surface	1	15,200	15,200	1	17,000	17,000	17,000	17,000	17,000
Team Bench	-	-	-	2	368	736	736	736	736
Penalty Boxes and Scorers Box	-	-	-	1	319	319	319	319	319
Rink Surround and Circulation	1	7,695	7,695	1	3,206	3,206	3,206	3,206	3,206
Team Support Areas									
Team Room Youth	4	204	816	4	552	2,208	2,208	2,208	2,208
Team Room - High School	2	204	408	-	-	-	-	-	-
Coaches Room	-	-	-	-	-	-	-	-	-
Officials Room	-	-	-	1	144	144	144	144	144
Team Area Restrooms	-	-	-	3	80	240	240	240	240
Team Area Shower Facility	-	-	-	-	-	-	-	-	-
Team Storage Room	-	-	-	1	144	144	144	144	144
Club Room	1	290	290	2	192	384	576	576	768
Team Room Circulation / Ice Access	1	200	200	25%	3,120	780	808	838	876
Off-Ice Athletic Areas									
Off Ice Training	-	-	-	-	-	1,260	-	-	-
Off Ice Skills	-	-	-	-	-	768	-	-	-
Community Gathering and Support									
Meeting Room	1	890	890	1	1,200	1,200	1,200	1,200	1,200
Catering Kitchen	-	-	-	-	-	-	-	-	-
Display Case	-	-	-	-	-	-	-	-	-
Risk Operations									
Surfacer Room	1	1,720	1,720	2	960	1,920	1,920	1,920	1,920
Parts / Tool / Equipment Storage	-	-	-	3	224	672	672	672	672
Workshop and Prep Area	-	-	-	1	320	320	320	320	320
Ice Plant / Refrigeration Equipment	1	592	592	1	768	768	768	768	768
Facility Mechanical Room	1	175	175	1	896	896	896	896	896
Facility Electrical Room	1	134	134	1	768	768	768	768	768
On-Ice Equipment Storage	-	-	-	1	1,200	1,200	1,200	1,200	1,200
Facility Technology Room / IT / AV	-	-	-	1	168	168	168	168	168
Civic Center - North Rink Existing Area						39,500	Subtotal	59,483	62,113
								64,938	66,546

- EXISTING BUILDING
- CURRENT NEED AREA
- 20-YEAR PROJECTED NEED



Master Plan  
City of Buffalo  
1/10/2023

### Anticipated Year of Construction



	2025	2030	2035	??		
	City of Buffalo Master Plan				City of Buffalo Master Plan	
	Phase 1 City Hall/Community Center/Police/Streets (New)	Phase 2 Parks (Existing Reno)/Wine&Spirits/Utilities/Ci vic Center/Water Rec Vehicle Storage	Phase 3 Library/Centennial Fire Station/Water Rec Admin	CIP Airport/Wastewater Treatmant		KRAUS-ANDERSON
Description					Current Overall Budget	
Update Date	01/05/23	01/05/23	01/05/23	01/05/23	01/30/99	Tuesday, January 10, 2023
PROJECT REVENUE / FUNDING	X	X	X	X	DO NOT MODIFY	
Referendum					\$0.00	
Operating Capital					\$0.00	
<b>TOTAL PROJECT REVENUE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<i>Project Revenue Proportions</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>Estimate Update / Current Overall Budget</i>
<b>CONSTRUCTION COSTS</b>						
Estimated Construction Costs	\$40,365,520	\$26,267,338	\$8,475,650	\$100,000	\$75,208,508	See Concept Estimate- Most Expensive Option
Value Management					\$0	N/A
Design Contingency	\$2,018,276	\$1,313,367	\$423,783	\$5,000	\$3,760,425	5%
Escalation	\$3,814,542	\$7,998,404	\$4,360,722		\$16,173,668	5% for 2024 and 4%/Year After
Total Bid Day	\$46,198,338	\$35,579,109	\$13,260,154	\$105,000	\$95,142,601	
Contingency						
Remaining Contingency	\$3,464,875	\$2,668,433	\$994,512	\$7,875	\$7,135,695	7.5%
Pending Changer Orders					\$0	PCO Log Totals
Executed Change Orders					\$0	Executed Change Orders
General Conditions	\$400,000	\$200,000	\$75,000	\$75,000	\$750,000	
<b>CONSTRUCTION COSTS SUB TOTAL</b>	<b>\$50,063,213</b>	<b>\$38,447,543</b>	<b>\$14,329,666</b>	<b>\$187,875</b>	<b>\$103,028,296</b>	
Construction Cost / GSF	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	Construction Costs Sub Total / Total GSF
Percent Construction Cost	80%	80%	80%	80%	<i>#DIV/0!</i>	Construction Costs Sub Total / Total Project Cost
<b>SOFT COSTS</b>	<b>\$12,515,803</b>	<b>\$9,611,886</b>	<b>\$3,582,417</b>	<b>\$46,969</b>	<b>\$25,757,074</b>	<b>25%</b>
Design Fees and Reimbursable						
Construction Management						
Permits, Plan Reviews & Fees						
Utilities - Connections						
Pre-Construction Surveys & Studies						
Testing & Inspections						
Bidding, Legal, Finance & Misc.						
City Purchase Orders						
FF&E Expenses						
<b>SOFT COSTS SUB-TOTAL</b>	<b>\$12,515,803</b>	<b>\$9,611,886</b>	<b>\$3,582,417</b>	<b>\$46,969</b>	<b>\$25,757,074</b>	
Soft Costs / SF	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	
Percent Soft Costs	20%	20%	20%	20%	<i>#DIV/0!</i>	
<b>TOTAL PROJECT COSTS</b>	<b>\$62,579,016</b>	<b>\$48,059,428</b>	<b>\$17,912,083</b>	<b>\$234,844</b>	<b>\$128,785,371</b>	<b>Constr. Cost + Soft Costs</b>
Project Cost / GSF	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	<i>#DIV/0!</i>	Total Project Cost / Total GSF
<b>VARIANCE (OVER) / UNDER</b>	<b>(\$62,579,016)</b>	<b>(\$48,059,428)</b>	<b>(\$17,912,083)</b>	<b>(\$234,844)</b>	<b>(\$128,785,371)</b>	Total Project Revenue / Total Project Costs

Client: City of Buffalo  
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Item Description	QTY	UOM	Total Unit Price	Grand Total
<b>01a City Hall Mass Demolition Option 1</b>	<b>2,200.00</b>	<b>GSF</b>	<b>20.00</b>	<b>\$44,000</b>
EXISTING CONDITIONS	2,200.00	GSF	20.00	\$44,000
<b>01b City Hall Med Remodel</b>	<b>13,200.00</b>	<b>GSF</b>	<b>133.50</b>	<b>\$1,762,200</b>
EXISTING CONDITIONS	13,200.00	GSF	8.00	\$105,600
FOUNDATION / SOG	13,200.00	GSF	3.00	\$39,600
BUILDING STRUCTURE	13,200.00	GSF	3.00	\$39,600
EXTERIOR ENCLOSURE	13,200.00	GSF	6.00	\$79,200
ROOF	13,200.00	GSF	25.00	\$330,000
INTERIOR CONSTRUCTION	13,200.00	GSF	30.00	\$396,000
EQUIPMENT FURNITURE	13,200.00	GSF	6.00	\$79,200
FIRE PROTECTION	13,200.00	GSF	2.50	\$33,000
PLUMBING	13,200.00	GSF	10.00	\$132,000
HVAC	13,200.00	GSF	20.00	\$264,000
ELECTRICAL	13,200.00	GSF	20.00	\$264,000
<b>01c City Hall New Addition Option 1</b>	<b>2,600.00</b>	<b>GSF</b>	<b>472.00</b>	<b>\$1,227,200</b>
EXISTING CONDITIONS	2,600.00	GSF	8.00	\$20,800
SITework/BUILDING EARTHWORK	2,600.00	GSF	55.00	\$143,000
FOUNDATION / SOG	2,600.00	GSF	22.00	\$57,200
BUILDING STRUCTURE	2,600.00	GSF	50.00	\$130,000
EXTERIOR ENCLOSURE	2,600.00	GSF	87.00	\$226,200
ROOF	2,600.00	GSF	25.00	\$65,000
INTERIOR CONSTRUCTION	2,600.00	GSF	50.00	\$130,000
EQUIPMENT FURNITURE	2,600.00	GSF	75.00	\$195,000
FIRE PROTECTION	2,600.00	GSF	5.00	\$13,000
PLUMBING	2,600.00	GSF	20.00	\$52,000
HVAC	2,600.00	GSF	45.00	\$117,000
ELECTRICAL	2,600.00	GSF	30.00	\$78,000
<b>02a Community Center Demolition Option 1</b>	<b>7,900.00</b>	<b>GSF</b>	<b>20.00</b>	<b>\$158,000</b>
EXISTING CONDITIONS	7,900.00	GSF	20.00	\$158,000

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Item Description	QTY	UOM	Total Unit Price	Grand Total
<b>02b Community Center Heavy Renovation</b>	<b>1,000.00</b>	<b>GSF</b>	<b>278.00</b>	<b>\$278,000</b>
EXISTING CONDITIONS	1,000.00	GSF	20.00	\$20,000
EXTERIOR ENCLOSURE	1,000.00	GSF		
ROOF	1,000.00	GSF		
INTERIOR CONSTRUCTION	1,000.00	GSF	100.00	\$100,000
EQUIPMENT FURNITURE	1,000.00	GSF	50.00	\$50,000
FIRE PROTECTION	1,000.00	GSF	3.00	\$3,000
PLUMBING	1,000.00	GSF	30.00	\$30,000
HVAC	1,000.00	GSF	40.00	\$40,000
ELECTRICAL	1,000.00	GSF	35.00	\$35,000
<b>02c Community Center New Building Option 1</b>	<b>13,000.00</b>	<b>GSF</b>	<b>348.00</b>	<b>\$4,524,000</b>
EXISTING CONDITIONS	13,000.00	GSF	10.00	\$130,000
SITEWORK/BUILDING EARTHWORK	13,000.00	GSF	35.00	\$455,000
FOUNDATION / SOG	13,000.00	GSF	22.00	\$286,000
BUILDING STRUCTURE	13,000.00	GSF	40.00	\$520,000
EXTERIOR ENCLOSURE	13,000.00	GSF	55.00	\$715,000
ROOF	13,000.00	GSF	25.00	\$325,000
INTERIOR CONSTRUCTION	13,000.00	GSF	55.00	\$715,000
EQUIPMENT FURNITURE	13,000.00	GSF	6.00	\$78,000
FIRE PROTECTION	13,000.00	GSF	5.00	\$65,000
PLUMBING	13,000.00	GSF	15.00	\$195,000
HVAC	13,000.00	GSF	45.00	\$585,000
ELECTRICAL	13,000.00	GSF	35.00	\$455,000
<b>03a Police Light Renovation</b>	<b>7,000.00</b>	<b>GSF</b>	<b>97.50</b>	<b>\$682,500</b>
SITEWORK/BUILDING EARTHWORK	7,000.00	GSF		
INTERIOR CONSTRUCTION	7,000.00	GSF	40.00	\$280,000
EQUIPMENT FURNITURE	7,000.00	GSF	10.00	\$70,000
FIRE PROTECTION	7,000.00	GSF	2.50	\$17,500
PLUMBING	7,000.00	GSF	10.00	\$70,000
HVAC	7,000.00	GSF	20.00	\$140,000
ELECTRICAL	7,000.00	GSF	15.00	\$105,000

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Item Description	QTY	UOM	Total Unit Price	Grand Total
<b>03b Police Medium Renovation</b>	<b>4,000.00</b>	<b>GSF</b>	<b>171.00</b>	<b>\$684,000</b>
EXISTING CONDITIONS	4,000.00	GSF	20.00	\$80,000
FOUNDATION / SOG	4,000.00	GSF	5.00	\$20,000
BUILDING STRUCTURE	4,000.00	GSF	5.00	\$20,000
EXTERIOR ENCLOSURE	4,000.00	GSF	15.00	\$60,000
ROOF	4,000.00	GSF		
INTERIOR CONSTRUCTION	4,000.00	GSF	40.00	\$160,000
EQUIPMENT FURNITURE	4,000.00	GSF	10.00	\$40,000
FIRE PROTECTION	4,000.00	GSF	4.00	\$16,000
PLUMBING	4,000.00	GSF	12.00	\$48,000
HVAC	4,000.00	GSF	40.00	\$160,000
ELECTRICAL	4,000.00	GSF	20.00	\$80,000
<b>03c Police New Construction</b>	<b>19,000.00</b>	<b>GSF</b>	<b>399.00</b>	<b>\$7,581,000</b>
SITEWORK/BUILDING EARTHWORK	19,000.00	GSF	45.00	\$855,000
FOUNDATION / SOG	19,000.00	GSF	22.00	\$418,000
BUILDING STRUCTURE	19,000.00	GSF	40.00	\$760,000
EXTERIOR ENCLOSURE	19,000.00	GSF	50.00	\$950,000
ROOF	19,000.00	GSF	25.00	\$475,000
INTERIOR CONSTRUCTION	19,000.00	GSF	80.00	\$1,520,000
EQUIPMENT FURNITURE	19,000.00	GSF	12.00	\$228,000
FIRE PROTECTION	19,000.00	GSF	5.00	\$95,000
PLUMBING	19,000.00	GSF	20.00	\$380,000
HVAC	19,000.00	GSF	55.00	\$1,045,000
ELECTRICAL	19,000.00	GSF	45.00	\$855,000
<b>04a City Center Green Space</b>	<b>6,980.00</b>	<b>GSF</b>	<b>16.00</b>	<b>\$111,680</b>
EXISTING CONDITIONS	6,980.00	GSF	3.00	\$20,940
SITEWORK/BUILDING EARTHWORK	6,980.00	GSF	12.00	\$83,760
FOUNDATION / SOG	6,980.00	GSF	1.00	\$6,980
<b>05a City Center Parking (74 Stalls)</b>	<b>35,200.00</b>	<b>GSF</b>	<b>37.50</b>	<b>\$1,320,000</b>
SITEWORK/BUILDING EARTHWORK	35,200.00	GSF	35.00	\$1,232,000
ELECTRICAL	35,200.00	GSF	2.50	\$88,000



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<b>06a City Center Secure Parking (18 Stalls)</b>	<b>5,940.00</b>	<b>GSF</b>	<b>50.00</b>	<b>\$297,000</b>
SITEWORK/BUILDING EARTHWORK	5,940.00	GSF	30.00	\$178,200
FOUNDATION / SOG	5,940.00	GSF		
ELECTRICAL	5,940.00	GSF	20.00	\$118,800
<b>07a Library New Addition</b>	<b>2,300.00</b>	<b>GSF</b>	<b>445.00</b>	<b>\$1,023,500</b>
EXISTING CONDITIONS	2,300.00	GSF	20.00	\$46,000
SITEWORK/BUILDING EARTHWORK	2,300.00	GSF	30.00	\$69,000
FOUNDATION / SOG	2,300.00	GSF	25.00	\$57,500
BUILDING STRUCTURE	2,300.00	GSF	40.00	\$92,000
EXTERIOR ENCLOSURE	2,300.00	GSF	90.00	\$207,000
ROOF	2,300.00	GSF	30.00	\$69,000
INTERIOR CONSTRUCTION	2,300.00	GSF	60.00	\$138,000
EQUIPMENT FURNITURE	2,300.00	GSF	40.00	\$92,000
CONVEYING SYSTEMS	2,300.00	GSF		
FIRE PROTECTION	2,300.00	GSF	5.00	\$11,500
PLUMBING	2,300.00	GSF	20.00	\$46,000
HVAC	2,300.00	GSF	50.00	\$115,000
ELECTRICAL	2,300.00	GSF	35.00	\$80,500
<b>07b Library Medium Renovation</b>	<b>9,093.00</b>	<b>GSF</b>	<b>168.50</b>	<b>\$1,532,171</b>
EXISTING CONDITIONS	9,093.00	GSF	20.00	\$181,860
FOUNDATION / SOG	9,093.00	GSF	2.00	\$18,186
BUILDING STRUCTURE	9,093.00	GSF	2.50	\$22,733
EXTERIOR ENCLOSURE	9,093.00	GSF	3.00	\$27,279
ROOF	9,093.00	GSF	30.00	\$272,790
INTERIOR CONSTRUCTION	9,093.00	GSF	40.00	\$363,720
EQUIPMENT FURNITURE	9,093.00	GSF	10.00	\$90,930
FIRE PROTECTION	9,093.00	GSF	4.00	\$36,372
PLUMBING	9,093.00	GSF	12.00	\$109,116
HVAC	9,093.00	GSF	25.00	\$227,325
ELECTRICAL	9,093.00	GSF	20.00	\$181,860
<b>08a Library Green Space</b>	<b>2,500.00</b>	<b>GSF</b>	<b>75.00</b>	<b>\$187,500</b>

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EXISTING CONDITIONS	2,500.00	GSF	20.00	\$50,000
SITEWORK/BUILDING EARTHWORK	2,500.00	GSF	35.00	\$87,500
ELECTRICAL	2,500.00	GSF	20.00	\$50,000
<b>09a Centennial Park FS Apperatus Addition</b>	<b>5,650.00</b>	<b>GSF</b>	<b>395.00</b>	<b>\$2,231,750</b>
SITEWORK/BUILDING EARTHWORK	5,650.00	GSF	40.00	\$226,000
FOUNDATION / SOG	5,650.00	GSF	25.00	\$141,250
BUILDING STRUCTURE	5,650.00	GSF	40.00	\$226,000
EXTERIOR ENCLOSURE	5,650.00	GSF	75.00	\$423,750
ROOF	5,650.00	GSF	30.00	\$169,500
INTERIOR CONSTRUCTION	5,650.00	GSF	60.00	\$339,000
EQUIPMENT FURNITURE	5,650.00	GSF	15.00	\$84,750
FIRE PROTECTION	5,650.00	GSF	5.00	\$28,250
PLUMBING	5,650.00	GSF	20.00	\$113,000
HVAC	5,650.00	GSF	50.00	\$282,500
ELECTRICAL	5,650.00	GSF	35.00	\$197,750
<b>09a-1 Centennial Park FS Apperatus Renovation</b>	<b>5,650.00</b>	<b>GSF</b>	<b>121.49</b>	<b>\$686,400</b>
EXISTING CONDITIONS	5,650.00	GSF		
FOUNDATION / SOG	5,650.00	GSF	7.01	\$39,600
BUILDING STRUCTURE	5,650.00	GSF		
EXTERIOR ENCLOSURE	5,650.00	GSF		
ROOF	5,650.00	GSF		
INTERIOR CONSTRUCTION	5,650.00	GSF	35.04	\$198,000
EQUIPMENT FURNITURE	5,650.00	GSF	18.69	\$105,600
FIRE PROTECTION	5,650.00	GSF		
PLUMBING	5,650.00	GSF	18.69	\$105,600
HVAC	5,650.00	GSF	18.69	\$105,600
ELECTRICAL	5,650.00	GSF	23.36	\$132,000
<b>09b Centennial Park FS Renovation</b>	<b>2,950.00</b>	<b>GSF</b>	<b>259.00</b>	<b>\$764,050</b>
EXISTING CONDITIONS	2,950.00	GSF	20.00	\$59,000
FOUNDATION / SOG	2,950.00	GSF	5.00	\$14,750

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<b>BUILDING STRUCTURE</b>	2,950.00	GSF	15.00	\$44,250
<b>EXTERIOR ENCLOSURE</b>	2,950.00	GSF	40.00	\$118,000
<b>ROOF</b>	2,950.00	GSF	20.00	\$59,000
<b>INTERIOR CONSTRUCTION</b>	2,950.00	GSF	50.00	\$147,500
<b>EQUIPMENT FURNITURE</b>	2,950.00	GSF	15.00	\$44,250
<b>FIRE PROTECTION</b>	2,950.00	GSF	3.00	\$8,850
<b>PLUMBING</b>	2,950.00	GSF	16.00	\$47,200
<b>HVAC</b>	2,950.00	GSF	50.00	\$147,500
<b>ELECTRICAL</b>	2,950.00	GSF	25.00	\$73,750
<b>09c Centennial Park FS New Paving</b>	3,850.00	GSF	30.00	\$115,500
<b>SITEWORK/BUILDING EARTHWORK</b>	3,850.00	GSF	25.00	\$96,250
<b>FOUNDATION / SOG</b>	3,850.00	GSF		
<b>ELECTRICAL</b>	3,850.00	GSF	5.00	\$19,250
<b>10a Wine &amp; Spirits Option 1 Medium Renovation</b>	8,400.00	GSF	120.50	\$1,012,200
<b>EXISTING CONDITIONS</b>	8,400.00	GSF	10.00	\$84,000
<b>SITEWORK/BUILDING EARTHWORK</b>	8,400.00	GSF		
<b>FOUNDATION / SOG</b>	8,400.00	GSF	2.00	\$16,800
<b>BUILDING STRUCTURE</b>	8,400.00	GSF	2.50	\$21,000
<b>EXTERIOR ENCLOSURE</b>	8,400.00	GSF		
<b>ROOF</b>	8,400.00	GSF		
<b>INTERIOR CONSTRUCTION</b>	8,400.00	GSF	40.00	\$336,000
<b>EQUIPMENT FURNITURE</b>	8,400.00	GSF	6.00	\$50,400
<b>CONVEYING SYSTEMS</b>	8,400.00	GSF		
<b>FIRE PROTECTION</b>	8,400.00	GSF	5.00	\$42,000
<b>PLUMBING</b>	8,400.00	GSF	10.00	\$84,000
<b>HVAC</b>	8,400.00	GSF	25.00	\$210,000
<b>ELECTRICAL</b>	8,400.00	GSF	20.00	\$168,000
<b>10b Wine &amp; Spirits Option 1 New Construction</b>	5,400.00	GSF	321.00	\$1,733,400
<b>EXISTING CONDITIONS</b>	5,400.00	GSF	5.00	\$27,000
<b>SITEWORK/BUILDING EARTHWORK</b>	5,400.00	GSF	35.00	\$189,000

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<b>FOUNDATION / SOG</b>	<b>5,400.00</b>	<b>GSF</b>	<b>25.00</b>	<b>\$135,000</b>
<b>BUILDING STRUCTURE</b>	<b>5,400.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$216,000</b>
<b>EXTERIOR ENCLOSURE</b>	<b>5,400.00</b>	<b>GSF</b>	<b>60.00</b>	<b>\$324,000</b>
<b>ROOF</b>	<b>5,400.00</b>	<b>GSF</b>	<b>25.00</b>	<b>\$135,000</b>
<b>INTERIOR CONSTRUCTION</b>	<b>5,400.00</b>	<b>GSF</b>	<b>35.00</b>	<b>\$189,000</b>
<b>EQUIPMENT FURNITURE</b>	<b>5,400.00</b>	<b>GSF</b>	<b>6.00</b>	<b>\$32,400</b>
<b>CONVEYING SYSTEMS</b>	<b>5,400.00</b>	<b>GSF</b>		
<b>FIRE PROTECTION</b>	<b>5,400.00</b>	<b>GSF</b>	<b>5.00</b>	<b>\$27,000</b>
<b>PLUMBING</b>	<b>5,400.00</b>	<b>GSF</b>	<b>25.00</b>	<b>\$135,000</b>
<b>HVAC</b>	<b>5,400.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$216,000</b>
<b>ELECTRICAL</b>	<b>5,400.00</b>	<b>GSF</b>	<b>20.00</b>	<b>\$108,000</b>
<b>10c Wine &amp; Spirits Option 1 New Paving</b>	<b>1,100.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$44,000</b>
<b>SITEWORK/BUILDING EARTHWORK</b>	<b>1,100.00</b>	<b>GSF</b>	<b>30.00</b>	<b>\$33,000</b>
<b>FOUNDATION / SOG</b>	<b>1,100.00</b>	<b>GSF</b>		
<b>ELECTRICAL</b>	<b>1,100.00</b>	<b>GSF</b>	<b>10.00</b>	<b>\$11,000</b>
<b>12a Streets Office Expansion</b>	<b>1,130.00</b>	<b>GSF</b>	<b>402.00</b>	<b>\$454,260</b>
<b>EXISTING CONDITIONS</b>	<b>1,130.00</b>	<b>GSF</b>	<b>10.00</b>	<b>\$11,300</b>
<b>SITEWORK/BUILDING EARTHWORK</b>	<b>1,130.00</b>	<b>GSF</b>	<b>20.00</b>	<b>\$22,600</b>
<b>FOUNDATION / SOG</b>	<b>1,130.00</b>	<b>GSF</b>	<b>25.00</b>	<b>\$28,250</b>
<b>BUILDING STRUCTURE</b>	<b>1,130.00</b>	<b>GSF</b>	<b>42.00</b>	<b>\$47,460</b>
<b>EXTERIOR ENCLOSURE</b>	<b>1,130.00</b>	<b>GSF</b>	<b>125.00</b>	<b>\$141,250</b>
<b>ROOF</b>	<b>1,130.00</b>	<b>GSF</b>	<b>30.00</b>	<b>\$33,900</b>
<b>INTERIOR CONSTRUCTION</b>	<b>1,130.00</b>	<b>GSF</b>	<b>45.00</b>	<b>\$50,850</b>
<b>EQUIPMENT FURNITURE</b>	<b>1,130.00</b>	<b>GSF</b>	<b>10.00</b>	<b>\$11,300</b>
<b>FIRE PROTECTION</b>	<b>1,130.00</b>	<b>GSF</b>	<b>5.00</b>	<b>\$5,650</b>
<b>PLUMBING</b>	<b>1,130.00</b>	<b>GSF</b>	<b>20.00</b>	<b>\$22,600</b>
<b>HVAC</b>	<b>1,130.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$45,200</b>
<b>ELECTRICAL</b>	<b>1,130.00</b>	<b>GSF</b>	<b>30.00</b>	<b>\$33,900</b>
<b>12b Streets Conditioned PEMB</b>	<b>18,375.00</b>	<b>GSF</b>	<b>161.00</b>	<b>\$2,958,375</b>
<b>EXISTING CONDITIONS</b>	<b>18,375.00</b>	<b>GSF</b>	<b>5.00</b>	<b>\$91,875</b>
<b>SITEWORK/BUILDING EARTHWORK</b>	<b>18,375.00</b>	<b>GSF</b>	<b>15.00</b>	<b>\$275,625</b>
<b>FOUNDATION / SOG</b>	<b>18,375.00</b>	<b>GSF</b>	<b>18.00</b>	<b>\$330,750</b>

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<b>BUILDING STRUCTURE</b>	<b>18,375.00</b>	<b>GSF</b>	<b>60.00</b>	<b>\$1,102,500</b>
<b>EXTERIOR ENCLOSURE</b>	<b>18,375.00</b>	<b>GSF</b>	<b>2.00</b>	<b>\$36,750</b>
<b>ROOF</b>	<b>18,375.00</b>	<b>GSF</b>		
<b>INTERIOR CONSTRUCTION</b>	<b>18,375.00</b>	<b>GSF</b>	<b>5.00</b>	<b>\$91,875</b>
<b>EQUIPMENT FURNITURE</b>	<b>18,375.00</b>	<b>GSF</b>	<b>2.00</b>	<b>\$36,750</b>
<b>FIRE PROTECTION</b>	<b>18,375.00</b>	<b>GSF</b>	<b>5.00</b>	<b>\$91,875</b>
<b>PLUMBING</b>	<b>18,375.00</b>	<b>GSF</b>	<b>9.00</b>	<b>\$165,375</b>
<b>HVAC</b>	<b>18,375.00</b>	<b>GSF</b>	<b>25.00</b>	<b>\$459,375</b>
<b>ELECTRICAL</b>	<b>18,375.00</b>	<b>GSF</b>	<b>15.00</b>	<b>\$275,625</b>
<b>13a Parks Office Expansion</b>	<b>1,575.00</b>	<b>GSF</b>	<b>422.00</b>	<b>\$664,650</b>
<b>EXISTING CONDITIONS</b>	<b>1,575.00</b>	<b>GSF</b>	<b>10.00</b>	<b>\$15,750</b>
<b>SITework/BUILDING EARTHWORK</b>	<b>1,575.00</b>	<b>GSF</b>	<b>20.00</b>	<b>\$31,500</b>
<b>FOUNDATION / SOG</b>	<b>1,575.00</b>	<b>GSF</b>	<b>25.00</b>	<b>\$39,375</b>
<b>BUILDING STRUCTURE</b>	<b>1,575.00</b>	<b>GSF</b>	<b>45.00</b>	<b>\$70,875</b>
<b>EXTERIOR ENCLOSURE</b>	<b>1,575.00</b>	<b>GSF</b>	<b>142.00</b>	<b>\$223,650</b>
<b>ROOF</b>	<b>1,575.00</b>	<b>GSF</b>	<b>30.00</b>	<b>\$47,250</b>
<b>INTERIOR CONSTRUCTION</b>	<b>1,575.00</b>	<b>GSF</b>	<b>45.00</b>	<b>\$70,875</b>
<b>EQUIPMENT FURNITURE</b>	<b>1,575.00</b>	<b>GSF</b>	<b>10.00</b>	<b>\$15,750</b>
<b>FIRE PROTECTION</b>	<b>1,575.00</b>	<b>GSF</b>	<b>5.00</b>	<b>\$7,875</b>
<b>PLUMBING</b>	<b>1,575.00</b>	<b>GSF</b>	<b>20.00</b>	<b>\$31,500</b>
<b>HVAC</b>	<b>1,575.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$63,000</b>
<b>ELECTRICAL</b>	<b>1,575.00</b>	<b>GSF</b>	<b>30.00</b>	<b>\$47,250</b>
<b>13b Parks Existing Office Renovation</b>	<b>3,925.00</b>	<b>GSF</b>	<b>121.50</b>	<b>\$476,888</b>
<b>EXISTING CONDITIONS</b>	<b>3,925.00</b>	<b>GSF</b>	<b>3.00</b>	<b>\$11,775</b>
<b>FOUNDATION / SOG</b>	<b>3,925.00</b>	<b>GSF</b>	<b>3.00</b>	<b>\$11,775</b>
<b>BUILDING STRUCTURE</b>	<b>3,925.00</b>	<b>GSF</b>	<b>3.00</b>	<b>\$11,775</b>
<b>EXTERIOR ENCLOSURE</b>	<b>3,925.00</b>	<b>GSF</b>		
<b>ROOF</b>	<b>3,925.00</b>	<b>GSF</b>		
<b>INTERIOR CONSTRUCTION</b>	<b>3,925.00</b>	<b>GSF</b>	<b>55.00</b>	<b>\$215,875</b>
<b>EQUIPMENT FURNITURE</b>	<b>3,925.00</b>	<b>GSF</b>	<b>10.00</b>	<b>\$39,250</b>
<b>FIRE PROTECTION</b>	<b>3,925.00</b>	<b>GSF</b>	<b>2.50</b>	<b>\$9,813</b>
<b>PLUMBING</b>	<b>3,925.00</b>	<b>GSF</b>	<b>10.00</b>	<b>\$39,250</b>
<b>HVAC</b>	<b>3,925.00</b>	<b>GSF</b>	<b>15.00</b>	<b>\$58,875</b>



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<b>ELECTRICAL</b>	<b>3,925.00</b>	<b>GSF</b>	<b>20.00</b>	<b>\$78,500</b>
<b>14a Utilities Precast Building</b>	<b>20,385.00</b>	<b>GSF</b>	<b>260.00</b>	<b>\$5,300,100</b>
EXISTING CONDITIONS	20,385.00	GSF	3.00	\$61,155
SITework/BUILDING EARTHWORK	20,385.00	GSF	40.00	\$815,400
FOUNDATION / SOG	20,385.00	GSF	20.00	\$407,700
BUILDING STRUCTURE	20,385.00	GSF	36.00	\$733,860
EXTERIOR ENCLOSURE	20,385.00	GSF	40.00	\$815,400
ROOF	20,385.00	GSF	25.00	\$509,625
INTERIOR CONSTRUCTION	20,385.00	GSF	25.00	\$509,625
EQUIPMENT FURNITURE	20,385.00	GSF	7.00	\$142,695
FIRE PROTECTION	20,385.00	GSF	4.00	\$81,540
PLUMBING	20,385.00	GSF	10.00	\$203,850
HVAC	20,385.00	GSF	30.00	\$611,550
ELECTRICAL	20,385.00	GSF	20.00	\$407,700
<b>14b Existing Admin Renovation</b>	<b>8,000.00</b>	<b>GSF</b>	<b>121.50</b>	<b>\$972,000</b>
EXISTING CONDITIONS	8,000.00	GSF	3.00	\$24,000
FOUNDATION / SOG	8,000.00	GSF	3.00	\$24,000
BUILDING STRUCTURE	8,000.00	GSF	3.00	\$24,000
EXTERIOR ENCLOSURE	8,000.00	GSF		
ROOF	8,000.00	GSF		
INTERIOR CONSTRUCTION	8,000.00	GSF	55.00	\$440,000
EQUIPMENT FURNITURE	8,000.00	GSF	10.00	\$80,000
FIRE PROTECTION	8,000.00	GSF	2.50	\$20,000
PLUMBING	8,000.00	GSF	10.00	\$80,000
HVAC	8,000.00	GSF	15.00	\$120,000
ELECTRICAL	8,000.00	GSF	20.00	\$160,000
<b>15a Water Treatment Admin Medium Renovation</b>	<b>1,915.00</b>	<b>GSF</b>	<b>142.00</b>	<b>\$271,930</b>
EXISTING CONDITIONS	1,915.00	GSF	16.00	\$30,640
FOUNDATION / SOG	1,915.00	GSF	3.00	\$5,745
BUILDING STRUCTURE	1,915.00	GSF		
EXTERIOR ENCLOSURE	1,915.00	GSF	20.00	\$38,300

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<b>ROOF</b>	<b>1,915.00</b>	<b>GSF</b>		
<b>INTERIOR CONSTRUCTION</b>	<b>1,915.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$76,600</b>
<b>EQUIPMENT FURNITURE</b>	<b>1,915.00</b>	<b>GSF</b>	<b>10.00</b>	<b>\$19,150</b>
<b>FIRE PROTECTION</b>	<b>1,915.00</b>	<b>GSF</b>	<b>5.00</b>	<b>\$9,575</b>
<b>PLUMBING</b>	<b>1,915.00</b>	<b>GSF</b>	<b>8.00</b>	<b>\$15,320</b>
<b>HVAC</b>	<b>1,915.00</b>	<b>GSF</b>	<b>20.00</b>	<b>\$38,300</b>
<b>ELECTRICAL</b>	<b>1,915.00</b>	<b>GSF</b>	<b>20.00</b>	<b>\$38,300</b>
<b>15b Water Treatment Admin Expansion</b>	<b>1,600.00</b>	<b>GSF</b>	<b>453.00</b>	<b>\$724,800</b>
<b>EXISTING CONDITIONS</b>	<b>1,600.00</b>	<b>GSF</b>	<b>8.00</b>	<b>\$12,800</b>
<b>SITEWORK/BUILDING EARTHWORK</b>	<b>1,600.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$64,000</b>
<b>FOUNDATION / SOG</b>	<b>1,600.00</b>	<b>GSF</b>	<b>35.00</b>	<b>\$56,000</b>
<b>BUILDING STRUCTURE</b>	<b>1,600.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$64,000</b>
<b>EXTERIOR ENCLOSURE</b>	<b>1,600.00</b>	<b>GSF</b>	<b>100.00</b>	<b>\$160,000</b>
<b>ROOF</b>	<b>1,600.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$64,000</b>
<b>INTERIOR CONSTRUCTION</b>	<b>1,600.00</b>	<b>GSF</b>	<b>50.00</b>	<b>\$80,000</b>
<b>EQUIPMENT FURNITURE</b>	<b>1,600.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$64,000</b>
<b>FIRE PROTECTION</b>	<b>1,600.00</b>	<b>GSF</b>	<b>5.00</b>	<b>\$8,000</b>
<b>PLUMBING</b>	<b>1,600.00</b>	<b>GSF</b>	<b>25.00</b>	<b>\$40,000</b>
<b>HVAC</b>	<b>1,600.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$64,000</b>
<b>ELECTRICAL</b>	<b>1,600.00</b>	<b>GSF</b>	<b>30.00</b>	<b>\$48,000</b>
<b>15c Water Treatment Addition (Mt./Wash) PEMB</b>	<b>3,650.00</b>	<b>GSF</b>	<b>257.00</b>	<b>\$938,050</b>
<b>EXISTING CONDITIONS</b>	<b>3,650.00</b>	<b>GSF</b>	<b>15.00</b>	<b>\$54,750</b>
<b>SITEWORK/BUILDING EARTHWORK</b>	<b>3,650.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$146,000</b>
<b>FOUNDATION / SOG</b>	<b>3,650.00</b>	<b>GSF</b>	<b>20.00</b>	<b>\$73,000</b>
<b>BUILDING STRUCTURE</b>	<b>3,650.00</b>	<b>GSF</b>	<b>60.00</b>	<b>\$219,000</b>
<b>EXTERIOR ENCLOSURE</b>	<b>3,650.00</b>	<b>GSF</b>	<b>15.00</b>	<b>\$54,750</b>
<b>ROOF</b>	<b>3,650.00</b>	<b>GSF</b>		
<b>INTERIOR CONSTRUCTION</b>	<b>3,650.00</b>	<b>GSF</b>	<b>10.00</b>	<b>\$36,500</b>
<b>EQUIPMENT FURNITURE</b>	<b>3,650.00</b>	<b>GSF</b>	<b>7.00</b>	<b>\$25,550</b>
<b>FIRE PROTECTION</b>	<b>3,650.00</b>	<b>GSF</b>	<b>5.00</b>	<b>\$18,250</b>
<b>PLUMBING</b>	<b>3,650.00</b>	<b>GSF</b>	<b>25.00</b>	<b>\$91,250</b>
<b>HVAC</b>	<b>3,650.00</b>	<b>GSF</b>	<b>30.00</b>	<b>\$109,500</b>

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<b>ELECTRICAL</b>	<b>3,650.00</b>	<b>GSF</b>	<b>30.00</b>	<b>\$109,500</b>
<b>16a Civic Center 2 Story Precast Addition</b>	<b>36,500.00</b>	<b>GSF</b>	<b>289.00</b>	<b>\$10,548,500</b>
EXISTING CONDITIONS	36,500.00	GSF	8.00	\$292,000
SITework/BUILDING EARTHWORK	36,500.00	GSF	40.00	\$1,460,000
FOUNDATION / SOG	36,500.00	GSF	22.00	\$803,000
BUILDING STRUCTURE	36,500.00	GSF	35.00	\$1,277,500
EXTERIOR ENCLOSURE	36,500.00	GSF	35.00	\$1,277,500
ROOF	36,500.00	GSF	16.00	\$584,000
INTERIOR CONSTRUCTION	36,500.00	GSF	50.00	\$1,825,000
EQUIPMENT FURNITURE	36,500.00	GSF	4.00	\$146,000
FIRE PROTECTION	36,500.00	GSF	4.00	\$146,000
PLUMBING	36,500.00	GSF	10.00	\$365,000
HVAC	36,500.00	GSF	40.00	\$1,460,000
ELECTRICAL	36,500.00	GSF	25.00	\$912,500
<b>16b Civic Center PEMB Renovation</b>	<b>7,490.00</b>	<b>GSF</b>	<b>200.00</b>	<b>\$1,498,000</b>
EXISTING CONDITIONS	7,490.00	GSF	25.00	\$187,250
FOUNDATION / SOG	7,490.00	GSF	10.00	\$74,900
BUILDING STRUCTURE	7,490.00	GSF		
EXTERIOR ENCLOSURE	7,490.00	GSF	20.00	\$149,800
ROOF	7,490.00	GSF		
INTERIOR CONSTRUCTION	7,490.00	GSF	60.00	\$449,400
EQUIPMENT FURNITURE	7,490.00	GSF	10.00	\$74,900
FIRE PROTECTION	7,490.00	GSF	5.00	\$37,450
PLUMBING	7,490.00	GSF	15.00	\$112,350
HVAC	7,490.00	GSF	30.00	\$224,700
ELECTRICAL	7,490.00	GSF	25.00	\$187,250
<b>Subtotal</b>	<b>1.00</b>	<b>GSF</b>	<b>52,807,603.00</b>	<b>\$52,807,603</b>

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<b>01a City Hall Mass Demolition Option 2</b>	<b>15,600.00</b>	<b>GSF</b>	<b>12.00</b>	<b>\$187,200</b>
EXISTING CONDITIONS	15,600.00	GSF	12.00	\$187,200
<b>01d City Hall New Addition Option 2</b>	<b>17,500.00</b>	<b>GSF</b>	<b>397.00</b>	<b>\$6,947,500</b>
EXISTING CONDITIONS	17,500.00	GSF	8.00	\$140,000
SITEWORK/BUILDING EARTHWORK	17,500.00	GSF	45.00	\$787,500
FOUNDATION / SOG	17,500.00	GSF	22.00	\$385,000
BUILDING STRUCTURE	17,500.00	GSF	50.00	\$875,000
EXTERIOR ENCLOSURE	17,500.00	GSF	87.00	\$1,522,500
ROOF	17,500.00	GSF	25.00	\$437,500
INTERIOR CONSTRUCTION	17,500.00	GSF	50.00	\$875,000
EQUIPMENT FURNITURE	17,500.00	GSF	10.00	\$175,000
FIRE PROTECTION	17,500.00	GSF	5.00	\$87,500
PLUMBING	17,500.00	GSF	20.00	\$350,000
HVAC	17,500.00	GSF	45.00	\$787,500
ELECTRICAL	17,500.00	GSF	30.00	\$525,000
<b>02a Community Center Demolition Option 2</b>	<b>6,750.00</b>	<b>GSF</b>	<b>23.41</b>	<b>\$158,000</b>
EXISTING CONDITIONS	6,750.00	GSF	23.41	\$158,000
<b>02d Community Center New Building Option 2</b>	<b>13,500.00</b>	<b>GSF</b>	<b>348.00</b>	<b>\$4,698,000</b>
EXISTING CONDITIONS	13,500.00	GSF	10.00	\$135,000
SITEWORK/BUILDING EARTHWORK	13,500.00	GSF	35.00	\$472,500
FOUNDATION / SOG	13,500.00	GSF	22.00	\$297,000
BUILDING STRUCTURE	13,500.00	GSF	40.00	\$540,000
EXTERIOR ENCLOSURE	13,500.00	GSF	55.00	\$742,500
ROOF	13,500.00	GSF	25.00	\$337,500
INTERIOR CONSTRUCTION	13,500.00	GSF	55.00	\$742,500
EQUIPMENT FURNITURE	13,500.00	GSF	6.00	\$81,000
FIRE PROTECTION	13,500.00	GSF	5.00	\$67,500
PLUMBING	13,500.00	GSF	15.00	\$202,500
HVAC	13,500.00	GSF	45.00	\$607,500

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<b>ELECTRICAL</b>	<b>13,500.00</b>	<b>GSF</b>	<b>35.00</b>	<b>\$472,500</b>
<b>03a Police Light Renovation</b>	<b>7,000.00</b>	<b>GSF</b>	<b>97.50</b>	<b>\$682,500</b>
SITework/BUILDING EARTHWORK	7,000.00	GSF		
INTERIOR CONSTRUCTION	7,000.00	GSF	40.00	\$280,000
EQUIPMENT FURNITURE	7,000.00	GSF	10.00	\$70,000
FIRE PROTECTION	7,000.00	GSF	2.50	\$17,500
PLUMBING	7,000.00	GSF	10.00	\$70,000
HVAC	7,000.00	GSF	20.00	\$140,000
ELECTRICAL	7,000.00	GSF	15.00	\$105,000
<b>03b Police Medium Renovation</b>	<b>4,000.00</b>	<b>GSF</b>	<b>171.00</b>	<b>\$684,000</b>
EXISTING CONDITIONS	4,000.00	GSF	20.00	\$80,000
FOUNDATION / SOG	4,000.00	GSF	5.00	\$20,000
BUILDING STRUCTURE	4,000.00	GSF	5.00	\$20,000
EXTERIOR ENCLOSURE	4,000.00	GSF	15.00	\$60,000
ROOF	4,000.00	GSF		
INTERIOR CONSTRUCTION	4,000.00	GSF	40.00	\$160,000
EQUIPMENT FURNITURE	4,000.00	GSF	10.00	\$40,000
FIRE PROTECTION	4,000.00	GSF	4.00	\$16,000
PLUMBING	4,000.00	GSF	12.00	\$48,000
HVAC	4,000.00	GSF	40.00	\$160,000
ELECTRICAL	4,000.00	GSF	20.00	\$80,000
<b>03c Police New Construction</b>	<b>19,000.00</b>	<b>GSF</b>	<b>399.00</b>	<b>\$7,581,000</b>
SITework/BUILDING EARTHWORK	19,000.00	GSF	45.00	\$855,000
FOUNDATION / SOG	19,000.00	GSF	22.00	\$418,000
BUILDING STRUCTURE	19,000.00	GSF	40.00	\$760,000
EXTERIOR ENCLOSURE	19,000.00	GSF	50.00	\$950,000
ROOF	19,000.00	GSF	25.00	\$475,000
INTERIOR CONSTRUCTION	19,000.00	GSF	80.00	\$1,520,000
EQUIPMENT FURNITURE	19,000.00	GSF	12.00	\$228,000
FIRE PROTECTION	19,000.00	GSF	5.00	\$95,000
PLUMBING	19,000.00	GSF	20.00	\$380,000



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<b>HVAC</b>	<b>19,000.00</b>	<b>GSF</b>	<b>55.00</b>	<b>\$1,045,000</b>
<b>ELECTRICAL</b>	<b>19,000.00</b>	<b>GSF</b>	<b>45.00</b>	<b>\$855,000</b>
<b>04a City Center Green Space</b>	<b>6,980.00</b>	<b>GSF</b>	<b>16.00</b>	<b>\$111,680</b>
EXISTING CONDITIONS	6,980.00	GSF	3.00	\$20,940
SITEWORK/BUILDING EARTHWORK	6,980.00	GSF	12.00	\$83,760
FOUNDATION / SOG	6,980.00	GSF	1.00	\$6,980
BUILDING STRUCTURE	6,980.00	GSF		
EXTERIOR ENCLOSURE	6,980.00	GSF		
ROOF	6,980.00	GSF		
INTERIOR CONSTRUCTION	6,980.00	GSF		
EQUIPMENT FURNITURE	6,980.00	GSF		
CONVEYING SYSTEMS	6,980.00	GSF		
FIRE PROTECTION	6,980.00	GSF		
PLUMBING	6,980.00	GSF		
HVAC	6,980.00	GSF		
ELECTRICAL	6,980.00	GSF		
<b>05a City Center Parking (74 Stalls)</b>	<b>35,200.00</b>	<b>GSF</b>	<b>37.50</b>	<b>\$1,320,000</b>
SITEWORK/BUILDING EARTHWORK	35,200.00	GSF	35.00	\$1,232,000
ELECTRICAL	35,200.00	GSF	2.50	\$88,000
<b>06a City Center Secure Parking (18 Stalls)</b>	<b>5,940.00</b>	<b>GSF</b>	<b>50.00</b>	<b>\$297,000</b>
SITEWORK/BUILDING EARTHWORK	5,940.00	GSF	30.00	\$178,200
ELECTRICAL	5,940.00	GSF	20.00	\$118,800
<b>07a Library New Addition</b>	<b>2,300.00</b>	<b>GSF</b>	<b>445.00</b>	<b>\$1,023,500</b>
EXISTING CONDITIONS	2,300.00	GSF	20.00	\$46,000
SITEWORK/BUILDING EARTHWORK	2,300.00	GSF	30.00	\$69,000
FOUNDATION / SOG	2,300.00	GSF	25.00	\$57,500
BUILDING STRUCTURE	2,300.00	GSF	40.00	\$92,000
EXTERIOR ENCLOSURE	2,300.00	GSF	90.00	\$207,000
ROOF	2,300.00	GSF	30.00	\$69,000

Client: City of Buffalo  
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 Location: Buffalo, Minnesota

City of Buffalo Master Plan

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Item Description	QTY	UOM	Total Unit Price	Grand Total
INTERIOR CONSTRUCTION	2,300.00	GSF	60.00	\$138,000
EQUIPMENT FURNITURE	2,300.00	GSF	40.00	\$92,000
CONVEYING SYSTEMS	2,300.00	GSF		
FIRE PROTECTION	2,300.00	GSF	5.00	\$11,500
PLUMBING	2,300.00	GSF	20.00	\$46,000
HVAC	2,300.00	GSF	50.00	\$115,000
ELECTRICAL	2,300.00	GSF	35.00	\$80,500
<b>07b Library Medium Renovation</b>	<b>9,093.00</b>	<b>GSF</b>	<b>168.50</b>	<b>\$1,532,171</b>
EXISTING CONDITIONS	9,093.00	GSF	20.00	\$181,860
FOUNDATION / SOG	9,093.00	GSF	2.00	\$18,186
BUILDING STRUCTURE	9,093.00	GSF	2.50	\$22,733
EXTERIOR ENCLOSURE	9,093.00	GSF	3.00	\$27,279
ROOF	9,093.00	GSF	30.00	\$272,790
INTERIOR CONSTRUCTION	9,093.00	GSF	40.00	\$363,720
EQUIPMENT FURNITURE	9,093.00	GSF	10.00	\$90,930
FIRE PROTECTION	9,093.00	GSF	4.00	\$36,372
PLUMBING	9,093.00	GSF	12.00	\$109,116
HVAC	9,093.00	GSF	25.00	\$227,325
ELECTRICAL	9,093.00	GSF	20.00	\$181,860
<b>08a Library Green Space</b>	<b>2,500.00</b>	<b>GSF</b>	<b>75.00</b>	<b>\$187,500</b>
EXISTING CONDITIONS	2,500.00	GSF	20.00	\$50,000
SITEWORK/BUILDING EARTHWORK	2,500.00	GSF	35.00	\$87,500
ELECTRICAL	2,500.00	GSF	20.00	\$50,000
<b>09a-1 Centennial Park FS Apperatus Renovation</b>	<b>5,650.00</b>	<b>GSF</b>	<b>121.49</b>	<b>\$686,400</b>
EXISTING CONDITIONS	5,650.00	GSF		
FOUNDATION / SOG	5,650.00	GSF	7.01	\$39,600
BUILDING STRUCTURE	5,650.00	GSF		
EXTERIOR ENCLOSURE	5,650.00	GSF		
ROOF	5,650.00	GSF		
INTERIOR CONSTRUCTION	5,650.00	GSF	35.04	\$198,000

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<b>EQUIPMENT FURNITURE</b>	<b>5,650.00</b>	<b>GSF</b>	<b>18.69</b>	<b>\$105,600</b>
<b>FIRE PROTECTION</b>	<b>5,650.00</b>	<b>GSF</b>		
<b>PLUMBING</b>	<b>5,650.00</b>	<b>GSF</b>	<b>18.69</b>	<b>\$105,600</b>
<b>HVAC</b>	<b>5,650.00</b>	<b>GSF</b>	<b>18.69</b>	<b>\$105,600</b>
<b>ELECTRICAL</b>	<b>5,650.00</b>	<b>GSF</b>	<b>23.36</b>	<b>\$132,000</b>
<b>11a Wine &amp; Spirits Option 2 Demolition</b>	<b>8,400.00</b>	<b>GSF</b>	<b>22.00</b>	<b>\$184,800</b>
<b>EXISTING CONDITIONS</b>	<b>8,400.00</b>	<b>GSF</b>	<b>12.00</b>	<b>\$100,800</b>
<b>SITEWORK/BUILDING EARTHWORK</b>	<b>8,400.00</b>	<b>GSF</b>	<b>10.00</b>	<b>\$84,000</b>
<b>PLUMBING</b>	<b>8,400.00</b>	<b>GSF</b>		
<b>ELECTRICAL</b>	<b>8,400.00</b>	<b>GSF</b>		
<b>11b Wine &amp; Spirits Option 2 New Construction</b>	<b>13,900.00</b>	<b>GSF</b>	<b>316.00</b>	<b>\$4,392,400</b>
<b>SITEWORK/BUILDING EARTHWORK</b>	<b>13,900.00</b>	<b>GSF</b>	<b>35.00</b>	<b>\$486,500</b>
<b>FOUNDATION / SOG</b>	<b>13,900.00</b>	<b>GSF</b>	<b>25.00</b>	<b>\$347,500</b>
<b>BUILDING STRUCTURE</b>	<b>13,900.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$556,000</b>
<b>EXTERIOR ENCLOSURE</b>	<b>13,900.00</b>	<b>GSF</b>	<b>60.00</b>	<b>\$834,000</b>
<b>ROOF</b>	<b>13,900.00</b>	<b>GSF</b>	<b>25.00</b>	<b>\$347,500</b>
<b>INTERIOR CONSTRUCTION</b>	<b>13,900.00</b>	<b>GSF</b>	<b>35.00</b>	<b>\$486,500</b>
<b>EQUIPMENT FURNITURE</b>	<b>13,900.00</b>	<b>GSF</b>	<b>6.00</b>	<b>\$83,400</b>
<b>FIRE PROTECTION</b>	<b>13,900.00</b>	<b>GSF</b>	<b>5.00</b>	<b>\$69,500</b>
<b>PLUMBING</b>	<b>13,900.00</b>	<b>GSF</b>	<b>25.00</b>	<b>\$347,500</b>
<b>HVAC</b>	<b>13,900.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$556,000</b>
<b>ELECTRICAL</b>	<b>13,900.00</b>	<b>GSF</b>	<b>20.00</b>	<b>\$278,000</b>
<b>11c Wine &amp; Spirits Option 2 New Paving</b>	<b>3,500.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$140,000</b>
<b>SITEWORK/BUILDING EARTHWORK</b>	<b>3,500.00</b>	<b>GSF</b>	<b>30.00</b>	<b>\$105,000</b>
<b>FOUNDATION / SOG</b>	<b>3,500.00</b>	<b>GSF</b>		
<b>ELECTRICAL</b>	<b>3,500.00</b>	<b>GSF</b>	<b>10.00</b>	<b>\$35,000</b>
<b>12c Streets Unconditioned Storage</b>	<b>13,608.00</b>	<b>GSF</b>	<b>130.00</b>	<b>\$1,769,040</b>
<b>EXISTING CONDITIONS</b>	<b>13,608.00</b>	<b>GSF</b>		
<b>SITEWORK/BUILDING EARTHWORK</b>	<b>13,608.00</b>	<b>GSF</b>	<b>15.00</b>	<b>\$204,120</b>

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FOUNDATION / SOG	13,608.00	GSF	22.00	\$299,376
BUILDING STRUCTURE	13,608.00	GSF	60.00	\$816,480
EXTERIOR ENCLOSURE	13,608.00	GSF	3.00	\$40,824
ROOF	13,608.00	GSF		
INTERIOR CONSTRUCTION	13,608.00	GSF	5.00	\$68,040
EQUIPMENT FURNITURE	13,608.00	GSF	5.00	\$68,040
FIRE PROTECTION	13,608.00	GSF		
PLUMBING	13,608.00	GSF	2.00	\$27,216
HVAC	13,608.00	GSF	3.00	\$40,824
ELECTRICAL	13,608.00	GSF	15.00	\$204,120
<b>12d Streets New Precast Building</b>	<b>60,800.00</b>	<b>GSF</b>	<b>262.00</b>	<b>\$15,929,600</b>
EXISTING CONDITIONS	60,800.00	GSF		
SITWORK/BUILDING EARTHWORK	60,800.00	GSF	32.00	\$1,945,600
FOUNDATION / SOG	60,800.00	GSF	22.00	\$1,337,600
BUILDING STRUCTURE	60,800.00	GSF	35.00	\$2,128,000
EXTERIOR ENCLOSURE	60,800.00	GSF	37.00	\$2,249,600
ROOF	60,800.00	GSF	25.00	\$1,520,000
INTERIOR CONSTRUCTION	60,800.00	GSF	15.00	\$912,000
EQUIPMENT FURNITURE	60,800.00	GSF	10.00	\$608,000
FIRE PROTECTION	60,800.00	GSF	4.00	\$243,200
PLUMBING	60,800.00	GSF	12.00	\$729,600
HVAC	60,800.00	GSF	40.00	\$2,432,000
ELECTRICAL	60,800.00	GSF	30.00	\$1,824,000
<b>13c Parks New Precast Building</b>	<b>34,500.00</b>	<b>GSF</b>	<b>268.00</b>	<b>\$9,246,000</b>
EXISTING CONDITIONS	34,500.00	GSF		
SITWORK/BUILDING EARTHWORK	34,500.00	GSF	35.00	\$1,207,500
FOUNDATION / SOG	34,500.00	GSF	22.00	\$759,000
BUILDING STRUCTURE	34,500.00	GSF	38.00	\$1,311,000
EXTERIOR ENCLOSURE	34,500.00	GSF	37.00	\$1,276,500
ROOF	34,500.00	GSF	25.00	\$862,500
INTERIOR CONSTRUCTION	34,500.00	GSF	15.00	\$517,500
EQUIPMENT FURNITURE	34,500.00	GSF	10.00	\$345,000

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<b>FIRE PROTECTION</b>	<b>34,500.00</b>	<b>GSF</b>	<b>4.00</b>	<b>\$138,000</b>
<b>PLUMBING</b>	<b>34,500.00</b>	<b>GSF</b>	<b>12.00</b>	<b>\$414,000</b>
<b>HVAC</b>	<b>34,500.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$1,380,000</b>
<b>ELECTRICAL</b>	<b>34,500.00</b>	<b>GSF</b>	<b>30.00</b>	<b>\$1,035,000</b>
<b>13d Parks Unconditioned PEMB</b>	<b>3,000.00</b>	<b>GSF</b>	<b>126.00</b>	<b>\$378,000</b>
<b>EXISTING CONDITIONS</b>	<b>3,000.00</b>	<b>GSF</b>		
<b>SITEWORK/BUILDING EARTHWORK</b>	<b>3,000.00</b>	<b>GSF</b>	<b>15.00</b>	<b>\$45,000</b>
<b>FOUNDATION / SOG</b>	<b>3,000.00</b>	<b>GSF</b>	<b>18.00</b>	<b>\$54,000</b>
<b>BUILDING STRUCTURE</b>	<b>3,000.00</b>	<b>GSF</b>	<b>60.00</b>	<b>\$180,000</b>
<b>EXTERIOR ENCLOSURE</b>	<b>3,000.00</b>	<b>GSF</b>	<b>3.00</b>	<b>\$9,000</b>
<b>ROOF</b>	<b>3,000.00</b>	<b>GSF</b>		
<b>INTERIOR CONSTRUCTION</b>	<b>3,000.00</b>	<b>GSF</b>	<b>5.00</b>	<b>\$15,000</b>
<b>EQUIPMENT FURNITURE</b>	<b>3,000.00</b>	<b>GSF</b>	<b>5.00</b>	<b>\$15,000</b>
<b>FIRE PROTECTION</b>	<b>3,000.00</b>	<b>GSF</b>		
<b>PLUMBING</b>	<b>3,000.00</b>	<b>GSF</b>	<b>2.00</b>	<b>\$6,000</b>
<b>HVAC</b>	<b>3,000.00</b>	<b>GSF</b>	<b>3.00</b>	<b>\$9,000</b>
<b>ELECTRICAL</b>	<b>3,000.00</b>	<b>GSF</b>	<b>15.00</b>	<b>\$45,000</b>
<b>15a Water Treatment Admin Medium Renovation</b>	<b>1,915.00</b>	<b>GSF</b>	<b>142.00</b>	<b>\$271,930</b>
<b>EXISTING CONDITIONS</b>	<b>1,915.00</b>	<b>GSF</b>	<b>16.00</b>	<b>\$30,640</b>
<b>FOUNDATION / SOG</b>	<b>1,915.00</b>	<b>GSF</b>	<b>3.00</b>	<b>\$5,745</b>
<b>BUILDING STRUCTURE</b>	<b>1,915.00</b>	<b>GSF</b>		
<b>EXTERIOR ENCLOSURE</b>	<b>1,915.00</b>	<b>GSF</b>	<b>20.00</b>	<b>\$38,300</b>
<b>ROOF</b>	<b>1,915.00</b>	<b>GSF</b>		
<b>INTERIOR CONSTRUCTION</b>	<b>1,915.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$76,600</b>
<b>EQUIPMENT FURNITURE</b>	<b>1,915.00</b>	<b>GSF</b>	<b>10.00</b>	<b>\$19,150</b>
<b>FIRE PROTECTION</b>	<b>1,915.00</b>	<b>GSF</b>	<b>5.00</b>	<b>\$9,575</b>
<b>PLUMBING</b>	<b>1,915.00</b>	<b>GSF</b>	<b>8.00</b>	<b>\$15,320</b>
<b>HVAC</b>	<b>1,915.00</b>	<b>GSF</b>	<b>20.00</b>	<b>\$38,300</b>
<b>ELECTRICAL</b>	<b>1,915.00</b>	<b>GSF</b>	<b>20.00</b>	<b>\$38,300</b>
<b>15b Water Treatment Admin Expansion</b>	<b>1,600.00</b>	<b>GSF</b>	<b>443.00</b>	<b>\$708,800</b>



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<b>EXISTING CONDITIONS</b>	<b>1,600.00</b>	<b>GSF</b>	<b>8.00</b>	<b>\$12,800</b>
<b>SITEWORK/BUILDING EARTHWORK</b>	<b>1,600.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$64,000</b>
<b>FOUNDATION / SOG</b>	<b>1,600.00</b>	<b>GSF</b>	<b>35.00</b>	<b>\$56,000</b>
<b>BUILDING STRUCTURE</b>	<b>1,600.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$64,000</b>
<b>EXTERIOR ENCLOSURE</b>	<b>1,600.00</b>	<b>GSF</b>	<b>100.00</b>	<b>\$160,000</b>
<b>ROOF</b>	<b>1,600.00</b>	<b>GSF</b>	<b>30.00</b>	<b>\$48,000</b>
<b>INTERIOR CONSTRUCTION</b>	<b>1,600.00</b>	<b>GSF</b>	<b>50.00</b>	<b>\$80,000</b>
<b>EQUIPMENT FURNITURE</b>	<b>1,600.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$64,000</b>
<b>FIRE PROTECTION</b>	<b>1,600.00</b>	<b>GSF</b>	<b>5.00</b>	<b>\$8,000</b>
<b>PLUMBING</b>	<b>1,600.00</b>	<b>GSF</b>	<b>25.00</b>	<b>\$40,000</b>
<b>HVAC</b>	<b>1,600.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$64,000</b>
<b>ELECTRICAL</b>	<b>1,600.00</b>	<b>GSF</b>	<b>30.00</b>	<b>\$48,000</b>
<b>15d Water Treatment New Storage PEMB</b>	<b>10,000.00</b>	<b>GSF</b>	<b>209.00</b>	<b>\$2,090,000</b>
<b>EXISTING CONDITIONS</b>	<b>10,000.00</b>	<b>GSF</b>	<b>7.00</b>	<b>\$70,000</b>
<b>SITEWORK/BUILDING EARTHWORK</b>	<b>10,000.00</b>	<b>GSF</b>	<b>25.00</b>	<b>\$250,000</b>
<b>FOUNDATION / SOG</b>	<b>10,000.00</b>	<b>GSF</b>	<b>22.00</b>	<b>\$220,000</b>
<b>BUILDING STRUCTURE</b>	<b>10,000.00</b>	<b>GSF</b>	<b>60.00</b>	<b>\$600,000</b>
<b>EXTERIOR ENCLOSURE</b>	<b>10,000.00</b>	<b>GSF</b>	<b>10.00</b>	<b>\$100,000</b>
<b>ROOF</b>	<b>10,000.00</b>	<b>GSF</b>		
<b>INTERIOR CONSTRUCTION</b>	<b>10,000.00</b>	<b>GSF</b>	<b>10.00</b>	<b>\$100,000</b>
<b>EQUIPMENT FURNITURE</b>	<b>10,000.00</b>	<b>GSF</b>	<b>5.00</b>	<b>\$50,000</b>
<b>FIRE PROTECTION</b>	<b>10,000.00</b>	<b>GSF</b>	<b>5.00</b>	<b>\$50,000</b>
<b>PLUMBING</b>	<b>10,000.00</b>	<b>GSF</b>	<b>15.00</b>	<b>\$150,000</b>
<b>HVAC</b>	<b>10,000.00</b>	<b>GSF</b>	<b>30.00</b>	<b>\$300,000</b>
<b>ELECTRICAL</b>	<b>10,000.00</b>	<b>GSF</b>	<b>20.00</b>	<b>\$200,000</b>
<b>16c Knock Down PEMB and Rebuild</b>	<b>28,500.00</b>	<b>GSF</b>	<b>308.00</b>	<b>\$8,778,000</b>
<b>EXISTING CONDITIONS</b>	<b>28,500.00</b>	<b>GSF</b>	<b>7.00</b>	<b>\$199,500</b>
<b>SITEWORK/BUILDING EARTHWORK</b>	<b>28,500.00</b>	<b>GSF</b>	<b>35.00</b>	<b>\$997,500</b>
<b>FOUNDATION / SOG</b>	<b>28,500.00</b>	<b>GSF</b>	<b>22.00</b>	<b>\$627,000</b>
<b>BUILDING STRUCTURE</b>	<b>28,500.00</b>	<b>GSF</b>	<b>38.00</b>	<b>\$1,083,000</b>
<b>EXTERIOR ENCLOSURE</b>	<b>28,500.00</b>	<b>GSF</b>	<b>37.00</b>	<b>\$1,054,500</b>
<b>ROOF</b>	<b>28,500.00</b>	<b>GSF</b>	<b>25.00</b>	<b>\$712,500</b>

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INTERIOR CONSTRUCTION	28,500.00	GSF	30.00	\$855,000
EQUIPMENT FURNITURE	28,500.00	GSF	25.00	\$712,500
FIRE PROTECTION	28,500.00	GSF	4.00	\$114,000
PLUMBING	28,500.00	GSF	15.00	\$427,500
HVAC	28,500.00	GSF	40.00	\$1,140,000
ELECTRICAL	28,500.00	GSF	30.00	\$855,000
<b>Subtotal</b>	<b>1.00</b>	<b>GSF</b>	<b>69,985,020.50</b>	<b>\$69,985,021</b>

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Item Description	QTY	UOM	Total Unit Price	Grand Total
<b>01a City Hall Mass Demolition Option 1</b>	<b>2,200.00</b>	<b>GSF</b>	<b>85.00</b>	<b>\$187,000</b>
<b>EXISTING CONDITIONS</b>	<b>2,200.00</b>	<b>GSF</b>	<b>85.00</b>	<b>\$187,000</b>
<b>01c City Hall New Addition Option 1</b>	<b>2,600.00</b>	<b>GSF</b>	<b>472.00</b>	<b>\$1,227,200</b>
<b>EXISTING CONDITIONS</b>	<b>2,600.00</b>	<b>GSF</b>	<b>8.00</b>	<b>\$20,800</b>
<b>SITEWORK/BUILDING EARTHWORK</b>	<b>2,600.00</b>	<b>GSF</b>	<b>55.00</b>	<b>\$143,000</b>
<b>FOUNDATION / SOG</b>	<b>2,600.00</b>	<b>GSF</b>	<b>22.00</b>	<b>\$57,200</b>
<b>BUILDING STRUCTURE</b>	<b>2,600.00</b>	<b>GSF</b>	<b>50.00</b>	<b>\$130,000</b>
<b>EXTERIOR ENCLOSURE</b>	<b>2,600.00</b>	<b>GSF</b>	<b>87.00</b>	<b>\$226,200</b>
<b>ROOF</b>	<b>2,600.00</b>	<b>GSF</b>	<b>25.00</b>	<b>\$65,000</b>
<b>INTERIOR CONSTRUCTION</b>	<b>2,600.00</b>	<b>GSF</b>	<b>50.00</b>	<b>\$130,000</b>
<b>EQUIPMENT FURNITURE</b>	<b>2,600.00</b>	<b>GSF</b>	<b>75.00</b>	<b>\$195,000</b>
<b>FIRE PROTECTION</b>	<b>2,600.00</b>	<b>GSF</b>	<b>5.00</b>	<b>\$13,000</b>
<b>PLUMBING</b>	<b>2,600.00</b>	<b>GSF</b>	<b>20.00</b>	<b>\$52,000</b>
<b>HVAC</b>	<b>2,600.00</b>	<b>GSF</b>	<b>45.00</b>	<b>\$117,000</b>
<b>ELECTRICAL</b>	<b>2,600.00</b>	<b>GSF</b>	<b>30.00</b>	<b>\$78,000</b>
<b>02a Community Center Demolition Option 1</b>	<b>7,900.00</b>	<b>GSF</b>	<b>20.00</b>	<b>\$158,000</b>
<b>EXISTING CONDITIONS</b>	<b>7,900.00</b>	<b>GSF</b>	<b>20.00</b>	<b>\$158,000</b>
<b>02c Community Center New Building Option 1</b>	<b>13,000.00</b>	<b>GSF</b>	<b>348.00</b>	<b>\$4,524,000</b>
<b>EXISTING CONDITIONS</b>	<b>13,000.00</b>	<b>GSF</b>	<b>10.00</b>	<b>\$130,000</b>
<b>SITEWORK/BUILDING EARTHWORK</b>	<b>13,000.00</b>	<b>GSF</b>	<b>35.00</b>	<b>\$455,000</b>
<b>FOUNDATION / SOG</b>	<b>13,000.00</b>	<b>GSF</b>	<b>22.00</b>	<b>\$286,000</b>
<b>BUILDING STRUCTURE</b>	<b>13,000.00</b>	<b>GSF</b>	<b>40.00</b>	<b>\$520,000</b>
<b>EXTERIOR ENCLOSURE</b>	<b>13,000.00</b>	<b>GSF</b>	<b>55.00</b>	<b>\$715,000</b>
<b>ROOF</b>	<b>13,000.00</b>	<b>GSF</b>	<b>25.00</b>	<b>\$325,000</b>
<b>INTERIOR CONSTRUCTION</b>	<b>13,000.00</b>	<b>GSF</b>	<b>55.00</b>	<b>\$715,000</b>
<b>EQUIPMENT FURNITURE</b>	<b>13,000.00</b>	<b>GSF</b>	<b>6.00</b>	<b>\$78,000</b>
<b>CONVEYING SYSTEMS</b>	<b>13,000.00</b>	<b>GSF</b>		
<b>FIRE PROTECTION</b>	<b>13,000.00</b>	<b>GSF</b>	<b>5.00</b>	<b>\$65,000</b>
<b>PLUMBING</b>	<b>13,000.00</b>	<b>GSF</b>	<b>15.00</b>	<b>\$195,000</b>
<b>HVAC</b>	<b>13,000.00</b>	<b>GSF</b>	<b>45.00</b>	<b>\$585,000</b>

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<b>ELECTRICAL</b>	<b>13,000.00</b>	<b>GSF</b>	<b>35.00</b>	<b>\$455,000</b>
<b>03a Police Light Renovation</b>	<b>7,000.00</b>	<b>GSF</b>	<b>97.50</b>	<b>\$682,500</b>
SITework/BUILDING Earthwork	7,000.00	GSF		
INTERIOR CONSTRUCTION	7,000.00	GSF	40.00	\$280,000
EQUIPMENT FURNITURE	7,000.00	GSF	10.00	\$70,000
FIRE PROTECTION	7,000.00	GSF	2.50	\$17,500
PLUMBING	7,000.00	GSF	10.00	\$70,000
HVAC	7,000.00	GSF	20.00	\$140,000
ELECTRICAL	7,000.00	GSF	15.00	\$105,000
<b>03b Police Medium Renovation</b>	<b>4,000.00</b>	<b>GSF</b>	<b>171.00</b>	<b>\$684,000</b>
EXISTING CONDITIONS	4,000.00	GSF	20.00	\$80,000
FOUNDATION / SOG	4,000.00	GSF	5.00	\$20,000
BUILDING STRUCTURE	4,000.00	GSF	5.00	\$20,000
EXTERIOR ENCLOSURE	4,000.00	GSF	15.00	\$60,000
ROOF	4,000.00	GSF		
INTERIOR CONSTRUCTION	4,000.00	GSF	40.00	\$160,000
EQUIPMENT FURNITURE	4,000.00	GSF	10.00	\$40,000
FIRE PROTECTION	4,000.00	GSF	4.00	\$16,000
PLUMBING	4,000.00	GSF	12.00	\$48,000
HVAC	4,000.00	GSF	40.00	\$160,000
ELECTRICAL	4,000.00	GSF	20.00	\$80,000
<b>03c Police New Construction</b>	<b>19,000.00</b>	<b>GSF</b>	<b>394.00</b>	<b>\$7,486,000</b>
SITework/BUILDING Earthwork	19,000.00	GSF	45.00	\$855,000
FOUNDATION / SOG	19,000.00	GSF	22.00	\$418,000
BUILDING STRUCTURE	19,000.00	GSF	40.00	\$760,000
EXTERIOR ENCLOSURE	19,000.00	GSF	50.00	\$950,000
ROOF	19,000.00	GSF	25.00	\$475,000
INTERIOR CONSTRUCTION	19,000.00	GSF	80.00	\$1,520,000
EQUIPMENT FURNITURE	19,000.00	GSF	12.00	\$228,000
FIRE PROTECTION	19,000.00	GSF	5.00	\$95,000
PLUMBING	19,000.00	GSF	15.00	\$285,000
HVAC	19,000.00	GSF	55.00	\$1,045,000

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<b>ELECTRICAL</b>	<b>19,000.00</b>	<b>GSF</b>	<b>45.00</b>	<b>\$855,000</b>
<b>04a City Center Green Space</b>	<b>6,980.00</b>	<b>GSF</b>	<b>16.00</b>	<b>\$111,680</b>
EXISTING CONDITIONS	6,980.00	GSF	3.00	\$20,940
SITEWORK/BUILDING EARTHWORK	6,980.00	GSF	12.00	\$83,760
FOUNDATION / SOG	6,980.00	GSF	1.00	\$6,980
EQUIPMENT FURNITURE	6,980.00	GSF		
PLUMBING	6,980.00	GSF		
ELECTRICAL	6,980.00	GSF		
<b>05a City Center Parking (74 Stalls)</b>	<b>35,200.00</b>	<b>GSF</b>	<b>37.50</b>	<b>\$1,320,000</b>
EXISTING CONDITIONS	35,200.00	GSF		
SITEWORK/BUILDING EARTHWORK	35,200.00	GSF	35.00	\$1,232,000
FOUNDATION / SOG	35,200.00	GSF		
ELECTRICAL	35,200.00	GSF	2.50	\$88,000
<b>06a City Center Secure Parking (18 Stalls)</b>	<b>5,940.00</b>	<b>GSF</b>	<b>50.00</b>	<b>\$297,000</b>
SITEWORK/BUILDING EARTHWORK	5,940.00	GSF	30.00	\$178,200
FOUNDATION / SOG	5,940.00	GSF		
ELECTRICAL	5,940.00	GSF	20.00	\$118,800
<b>07a Library New Addition</b>	<b>2,300.00</b>	<b>GSF</b>	<b>445.00</b>	<b>\$1,023,500</b>
EXISTING CONDITIONS	2,300.00	GSF	20.00	\$46,000
SITEWORK/BUILDING EARTHWORK	2,300.00	GSF	30.00	\$69,000
FOUNDATION / SOG	2,300.00	GSF	25.00	\$57,500
BUILDING STRUCTURE	2,300.00	GSF	40.00	\$92,000
EXTERIOR ENCLOSURE	2,300.00	GSF	90.00	\$207,000
ROOF	2,300.00	GSF	30.00	\$69,000
INTERIOR CONSTRUCTION	2,300.00	GSF	60.00	\$138,000
EQUIPMENT FURNITURE	2,300.00	GSF	40.00	\$92,000
CONVEYING SYSTEMS	2,300.00	GSF		
FIRE PROTECTION	2,300.00	GSF	5.00	\$11,500
PLUMBING	2,300.00	GSF	20.00	\$46,000
HVAC	2,300.00	GSF	50.00	\$115,000



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<b>ELECTRICAL</b>	<b>2,300.00</b>	<b>GSF</b>	<b>35.00</b>	<b>\$80,500</b>
<b>07b Library Medium Renovation</b>	<b>9,093.00</b>	<b>GSF</b>	<b>168.50</b>	<b>\$1,532,171</b>
EXISTING CONDITIONS	9,093.00	GSF	20.00	\$181,860
FOUNDATION / SOG	9,093.00	GSF	2.00	\$18,186
BUILDING STRUCTURE	9,093.00	GSF	2.50	\$22,733
EXTERIOR ENCLOSURE	9,093.00	GSF	3.00	\$27,279
ROOF	9,093.00	GSF	30.00	\$272,790
INTERIOR CONSTRUCTION	9,093.00	GSF	40.00	\$363,720
EQUIPMENT FURNITURE	9,093.00	GSF	10.00	\$90,930
FIRE PROTECTION	9,093.00	GSF	4.00	\$36,372
PLUMBING	9,093.00	GSF	12.00	\$109,116
HVAC	9,093.00	GSF	25.00	\$227,325
ELECTRICAL	9,093.00	GSF	20.00	\$181,860
<b>08a Library Green Space</b>	<b>2,500.00</b>	<b>GSF</b>	<b>75.00</b>	<b>\$187,500</b>
EXISTING CONDITIONS	2,500.00	GSF	20.00	\$50,000
SITework/BUILDING EARTHWORK	2,500.00	GSF	35.00	\$87,500
ELECTRICAL	2,500.00	GSF	20.00	\$50,000
<b>09a-1 Centennial Park FS Apperatus Renovation</b>	<b>5,650.00</b>	<b>GSF</b>	<b>121.49</b>	<b>\$686,400</b>
EXISTING CONDITIONS	5,650.00	GSF		
FOUNDATION / SOG	5,650.00	GSF	7.01	\$39,600
BUILDING STRUCTURE	5,650.00	GSF		
EXTERIOR ENCLOSURE	5,650.00	GSF		
ROOF	5,650.00	GSF		
INTERIOR CONSTRUCTION	5,650.00	GSF	35.04	\$198,000
EQUIPMENT FURNITURE	5,650.00	GSF	18.69	\$105,600
FIRE PROTECTION	5,650.00	GSF		
PLUMBING	5,650.00	GSF	18.69	\$105,600
HVAC	5,650.00	GSF	18.69	\$105,600
ELECTRICAL	5,650.00	GSF	23.36	\$132,000
<b>Subtotal</b>	<b>1.00</b>	<b>GSF</b>	<b>20,106,950.50</b>	<b>\$20,106,951</b>