

PROPOSAL FOR:

Columbia Heights Public Works

Architectural & Engineering
Services

October 7, 2026

SUBMITTED BY:

Oertel Architects, Ltd.

Deb Brandwick, Vice President

1795 Saint Clair Avenue

Saint Paul, MN 55105

(651) 696-5186 x315

dbrandwick@oertelarchitects.com



October 7, 2026



Kevin Hansen, Director of Public Works/City Engineer
637 38th Avenue N.E. | Columbia Heights, MN 55421
khansen@columbiaheightsmn.gov

Dear Kevin Hansen & Proposal Evaluation Committee,

Our team is excited to present our qualifications to the City of Columbia Heights for your Municipal Services Center project. We think you will find that the team that has been assembled here has vast experience with public works sites and buildings. We have worked in communities all over the Midwest Region and continue to develop meaningful and lasting relationships with clients within the municipal and Public Works community. Overall, our team's design work is centered on public facilities, with an emphasis on how to bring design excellence to **both people and vehicle spaces**.

We have designed dozens of projects of this building type over the last 30 years of our firm's existence. Our experience includes everything from long-range feasibility studies to complicated multi-phased new construction, renovations, remodels, and expansion projects. It is this depth of experience, in conjunction with our past work with the study and masterplan, that we feel are our biggest assets to the City of Columbia Heights.

It is our sincere hope that as you look through this proposal, you get a sense of our enthusiasm for this project typology, and our excitement to continue to work with the City of Columbia Heights as you improve your valuable infrastructure. As you review the Oertel Architects project sheets, you will see that our team's experience with Public Works facilities is unmatched. Our transparent design process, inclusive approach, and attention to detail will ensure that the City receives a quality project that will meet your needs and make the community proud of the result.

If you have any additional needs, questions, or comments regarding this submittal, please do not hesitate to contact me at any time. We would be thrilled to expand on any component of this proposal in additional detail. It would be our joy and honor to work with you in this process and deliver the results the City deserves.

Thank you,

Deb Brandwick, AIA, Vice President
Oertel Architects
1795 St. Clair Avenue
Saint Paul, MN 55105
(651) 696-5186 x315
dbrandwick@oertelarchitects.com



PROJECT UNDERSTANDING

PROJECT UNDERSTANDING

We understand that this project is to provide full design services for a new Municipal Services Facility for a new building a site master plan on the existing public works site, along with additionally purchased property to the south. The main building is to be approximately 80,000 s.f. Additionally, a small office for the recycling area, and planning for new/additional cold storage building on site. As the City has been awarded state bond money, the project will need to conform to the Mn B3 standards. As our full team has immense public works design experience, and background with the current site and masterplan, the major challenges will not relate to building design and layout for staff safety and efficiency, but with the increasing B3 standards including stormwater management, site albedo, and energy calculations. Our experienced team will work to find the most cost effective solutions to those requirements.

In the schematic design phase, working with the Public Works task Force will guide our work and design options. As some personnel have changed since the masterplan and building concept plan were created, reviewing needs and goals with current staff and council members will direct and guide the new design work to ensure the final

product meets the expectations of the department and City staff.

The larger public outreach will ensure we are meeting the needs of the City as a whole, which will likely entail explanations of the budget to confirm the citizen's tax dollars are being well utilized in a cost conscious design, while providing for a building that represents the City and will operate for 50+ years. In addition to working with staff for an open house, we will provide deliverables for posting on the City website at the end of schematic design, and provide updates as requested.

The schedule is also a concern of the City. A traditional construction time frame for a project of this size is approximately 14 months. That would put construction start around Sept. 1st, 2027. This will put the project full into winter conditions. This can be accommodated by constructing deep footings in the fall, with likely precast panels arriving around February. Temp heat will be required for several months. Another option is to provide an early civil and structural package to allow that work to occur in the summer of 2027, and have the building enclosed prior to substantial winter conditions. Multiple bid packs are typically accomplished with a

construction manager vs. a general contractor as you may end up with different contractors. Our proposed fee will accommodate either option and we will review options at the kick-off meeting to enable creation of a final schedule and/or assist with identifying a CM.

PROJECT APPROACH

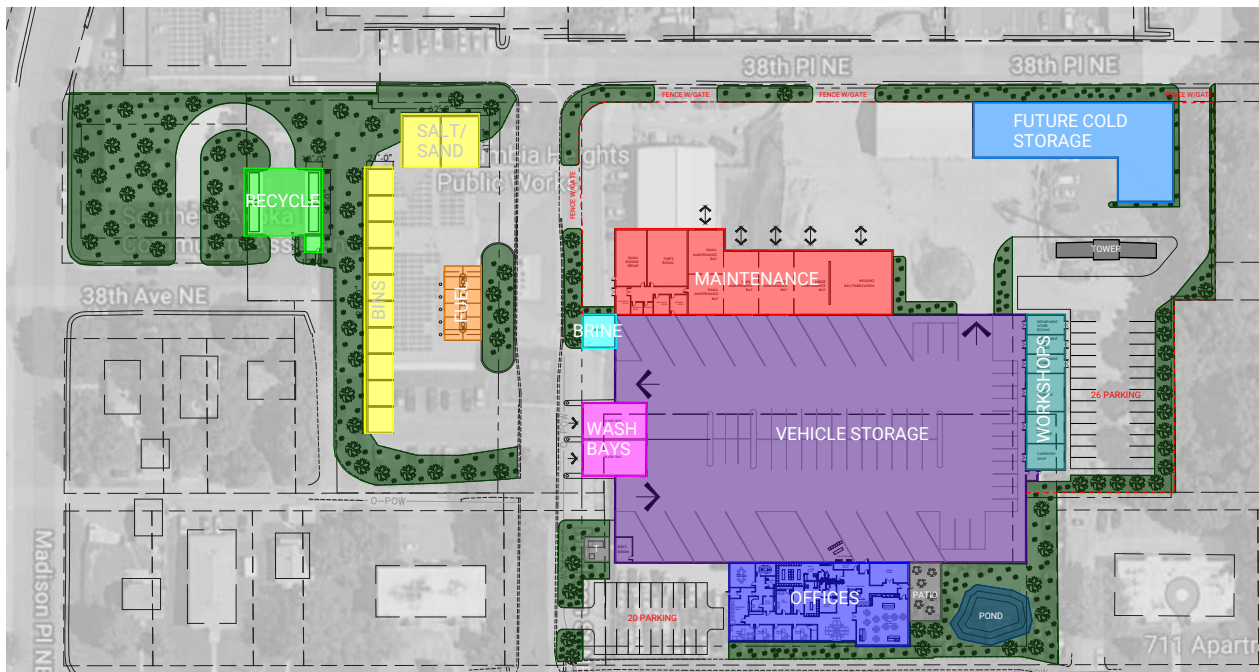
SCHEMATIC DESIGN

For each stage of the design, the foundation of our approach is to listen. We will facilitate discussions that draw candid and critical information from City Staff, beginning with a kick-off meeting with key members of the Public Works Task Force. This meeting will establish expectations, desired outcomes, roles, and the overall approach for the assessment and design process.

During project organization and kick-off, we will work with City Staff to determine the appropriate timing and most effective ways to engage potential stakeholders, including County staff, throughout the project. This will include ongoing, scheduled meetings with City Staff, along with targeted stakeholder discussions as appropriate. Illustrative materials and renderings will be provided at logical points in the process for posting on the City's website or presenting at public meetings, if desired. It is critical that key staff and stakeholders have a voice in the planning process.

With some new staff members, our first step will be to review the existing building program to confirm its current accuracy and identify any changes in needs or goals. Since we have already toured the existing facility with staff, we also propose touring other comparable facilities together. Facility tours provide a casual setting to re-engage the group and explore options that can be easier to understand in person than on paper. The combination of focused discussion and informal feedback during tours creates additional opportunities for different personalities and perspectives to contribute to the process.

During this time, the team will also be reviewing systems and material options, as well as sustainability strategies and create Basis of Design documents to be utilized during all future design phases. The pre-design phase of B3 will be completed with all design disciplines providing an outline of possible strategies to meet requirements



and provide a long-term sustainable facility for the City. Those options will be fully reviewed with the PWTF to verify the best path for this facility.

Site and building plan options will be revised and presented for feedback, including project phasing plans. With a preferred floor plan, we will develop exterior rendering options for review, including exterior material option review.

Cost estimating will be updated and refined as the plans and systems are solidified and systems are selected. The estimates will be an integral part of the cost/benefit analysis provided at each phase.

As our team has already worked with staff, we will be able to dive in and proceed through pre-design/schematic design to enable the team adequate time in design development and still meet the City's preferred schedule.



Deliverables:

- Updated Space Needs Program
- Updated Site Plan
- Updated Building Plan
- Additional survey work
- Exterior Rendering
- Bi-weekly meeting minutes
- B3 Kick-off Meeting Minutes
- Summary of Facility Tour Findings
- Meet with/present to PWTF
- Review of project schedule
- Propose Exterior Materials with Cost Implications

- Propose Building Systems with Cost Implications
- Update Project Budget

DESIGN DEVELOPMENT

After approval of the SD project budget, site plan and building plan, the design team will continue to refine the plans, providing more detail, finalizing material selections with the City, and begin detailing the systems to be included in the project. We will also provide options for interior finishes and furnishings for review and approval. In this phase, the systems will be refined and verified to comply with City operational requirements and B3 sustainability requirements. The commissioning agent(s) will also be engaged at this point in the project to review proposed systems and products.

In this phase, regular meetings will continue to discuss further detail of materials and systems to ensure timely input from the City and user group, and continue quality coordination among the full design team. In addition, the specific equipment will be discussed including the fuel island, vehicle lifts, overhead cranes, bulk fluid systems, etc. Our team has been specifying these systems for 30 years and is well versed in the many options, including fuel system alternates of B100 and DEF options for indoor vs outdoor storage. We will walk through the pros and cons of the tank types and fob reader options to ensure the City receives a product best suited to your needs and easy to operate.

We will work toward a 60% DD set, to be reviewed by the City for a needs review and cost control. Another set to be similarly reviewed at the 100% DD set. The design team will work to keep the project in line with the budget approved at the SD phase. As throughout design, the possible alternates list will be continually updated to maintain and provide options for the City's final decision. The deliverables in addition to the cost estimates listed above will include updates of all previously issued items and the addition of wall sections and details, schedules and final material and finish selections.



Deliverables:

- DD Design Drawings (all disciplines)
- Outline Specifications
- Updated Project Design Schedule
- Bi-weekly meeting minutes
- PWTF meeting and minutes
- City Council work session meeting/presentation
- Daylighting Concepts
- Envelope Energy Performance
- Sustainability strategies and B3 documentation
- Water efficiency best practices
- Material, finish, and color schedules/samples
- 60% and 100% DD sets provided for owner review and approval
- Bluebeam shared session for all parties to review and comment
- List of proposed alternates
- Provide updated documents for the City Website if requested

CONSTRUCTION DOCUMENTS

After approval of the DD set and budget, the design team will work to finalize all construction documents, working together to provide a well-coordinated set to ensure minimal questions or cost issues during construction. The commissioning agents will again be fully engaged to review the details of the systems and wall sections, and energy analysis of the overall building.

The timeline includes the last two weeks for indepth coordination between disciplines and in-house quality assurance processes per each consultant. This scheduled time is incredibly important to include in the overall schedule to ensure all team members have the appropriate time to create a successful project.

Deliverables:

- Final drawings and specifications for bidding
- 90% and 99% sets for owner review
- Bi-weekly meeting minutes
- Bluebeam shared session for all parties to review and comment
- Applications for applicable utility rebate programs
- Assist City with acquiring a special inspection company
- Submit plans to Building and Inspections for permit review
- Furniture plan to assist with acquiring direct quotes

BIDDING AND AWARD

After the bid documents are approved for release, our team will post the project on QuestCDN and assist the City with the required Ads for Bid. The design team will conduct a pre-bid meeting, answer bidder questions via addenda, review substitution requests and coordinate any modifications necessary due to permit review. Our team will also assist with the bid opening and documentation, reviewing final bids for inclusion and completeness, and verify the low, qualified responsive bidder for Council recommendation.

CONSTRUCTION PHASE

Oertel Architects believes that in order to deliver a successful, completed project, the people involved with the design of the project must be involved in the construction process as well. Our team will review all shop drawings, answer Requests For Information (RFI), prepare documents for proposal requests and review pricing when necessary, attend bi-weekly construction meetings in person, be available for additional calls and virtual meetings, and conduct pre-construction meetings for critical construction activities such as concrete, roofing and specialty equipment. Many contractors are not familiar with the specific equipment (vehicle lifts, fuel islands, etc.) required in a public works facility, and thus preconstruction meetings are critical to a successful and timely construction phase.

We believe that monitoring construction progress on-site is critical to ensuring the delivery of a quality project. As you will see in our project experience, we have completed many projects of similar scope and scale. Every project has challenges and lessons learned from the construction process. Oertel Architects believes in being proactive wherever possible and providing quick responses to submittals and requests to keep the project moving forward. We work throughout the construction process to ensure the best possible product for our client. We also enjoy working with contractors wherever possible and value their expertise and recommendations for constructability and cost control. Though we have years of experience and expertise, there are also years of experience and expertise on-site within the specific trades that are also valuable and useful.

Deb and Eric and our team will be present from the pre-construction meeting through post-occupancy evaluation. As our references will illustrate, we are always available

and present for any issues that arise during construction and after construction, and we value our continued relationships after the project is complete. At construction completion, the design team will produce a punchlist and perform a punchlist verification walk-through. At that time, as-built documents will be updated and provided in digital form for the City's use. We will also return for a 10-month warranty walk-through to help the City with any ongoing issues and verify all systems are working according to plan.



QUALITY CONTROL – Each phase

Prior to the issuing of official milestone sets, our projects go through a QA/QC process of review. First, our project architects utilize an internal checklist developed for our typical maintenance facility. Then a BlueBeam session is created for inter-discipline review by the project managers of each consultant. Lastly, a 'fresh eyes' review by our in-house QA/QC specialist is completed. At that point, the Bluebeam session is created for City review and comment. This method allows for all parties to see others' comments, and contradictory comments can be addressed and satisfied quickly. This process will assist with making sure our final plan options incorporate all input from the City and coordination with the full design team. This process is even more important if this project moves to further phases of design.

SUSTAINABILITY

We understand this project will be required to follow the MN B-3 Guidelines. This is a process our entire design team is very familiar and comfortable with. While

there are specific stated metrics, the guidelines follow general good design practice to create a long-life resilient municipal project. Our team will work towards a solid pragmatic approach that allows for energy efficiency and responsible material usage while keeping an eye forward on future needs and adaptability.

To ensure your project achieves the highest level of resiliency, we have a dedicated sustainability expert on our team who will lead the process. She will start the process at the kick-off meeting to determine the top priorities of the City and then ensure the design team continues through the entire process to work towards those goals.

With a public works facility, the central focus is around the vehicles and maintenance of equipment, but operational efficiency is also needed for your staff's well-being. Design options for well-being will include daylighting, thermal comfort, easy to maintain building materials and systems, and security. Programming spaces that allow for adequate training, group meetings, and comfortable break areas will all enhance your employees well-being and improve the City's ability to recruit and retain employees so more time is spent on the operation and maintenance of the City.

SCHEDULE

As mentioned earlier, the schedule is an important consideration for the City. A traditional 14-month construction schedule would place the start of construction around September 1, 2027, resulting in significant winter construction. This can be accommodated through fall installation of deep footings, with precast panels potentially arriving in February, although temporary heat would be required for several months. An alternative is to advance civil and structural work through an early bid package, allowing site and foundation work to occur during the summer of 2027 and the building to be enclosed before winter. Oertel can accommodate either approach and will work with the City at project kick-off to establish the preferred delivery strategy and final schedule, including assistance with identifying a construction manager if appropriate.

SCHEDULE- *continued*

Staffing: While our firm has remained small (14) by choice, our entire staff is experienced in public works design. If design delays occur, which often happen due to a myriad of reasons, we have additional staff that can jump in to assist with production work to get the project back on schedule. Meeting deadlines is a core principle of our office ethos which we make every effort to maintain. Reviewing the schedule at every bi-weekly meeting will be imperative to keep the entire team on track, as well as verify feedback and approvals from the City are tracking with the overall project. The B3 approval process will also be a factor in the overall schedule. The design team will track to timely phase submittals, but could be hindered by the timing of the approval process by the State.

Our base schedule to work with a design/bid/build option as noted in the RFP:

12-15-2026	Project Kick-off
05-01-2027	Soil remediation work by others
08-01-2027	Bid Package Complete
09-01-2027	Contracting and Construction Kick-off
Feb. 2028	Precast available
Apr. 2028	Building enclosed/roofed (<i>winter installation will dictate roofing options</i>)
11-01-2028	Building substantial completion

Construction Manager Alternate Option

12-15-2026	Project Kick-off
06-01-2027	Civil and Structural Bid Package with Soil Remediation
07-01-2027	Site work begins
08-01-2027	Second Bid Package
Dec. 2027	Precast available
Feb. 2027	Building enclosed/roofed (<i>weather dependent</i>)
11-01-2028	Building substantial completion

Completing the salt/sand building, storage bins, and site work after the old building demolition will be challenging within the timeframe stated due to again winter conditions. We would anticipate needing to extend the site work into the mid/end summer of 2029 for site completion.

ENHANCED SCHEDULE & WORKPLAN

	ANTICIPATED START	ANTICIPATED FINISH	DURATION
SCHEMATIC DESIGN			8 WEEKS (<i>with holidays</i>)
Kick-Off Meeting	December 15, 2026	December 15, 2026	
Facility Tours	December 21, 2026	December 23, 2026	
Survey Work	January 4, 2027	January 8, 2027	
Sustainable Design Integration	December 28, 2026	January 25, 2027	
SD Design Package QA/QC	January 25, 2027	January 29, 2027	
Update Project Budget	January 25, 2027	January 29, 2027	
SD Package Deliverables	February 1, 2027	February 1, 2027	
Meet with PWTF (or as requested)	February 1, 2027	February 5, 2027	
Owner Review	February 1, 2027	February 5, 2027	
Public Open House & Documents for Website	February 8, 2027	February 12, 2027	
DESIGN DEVELOPMENT			12 WEEKS
Phase Kick-Off	February 12, 2027	February 17, 2027	
Sustainable Design Integration	February 12, 2027	April 26, 2027	
60% DD Set for Owner Review	March 15, 2027	March 19, 2027	
Design Package QA/QC	April 26, 2027	April 30, 2027	
Update Schedule & Cost Estimate	April 26, 2027	April 30, 2027	
Soil Remediation Work by Others	May 1, 2027	June 30, 2027	
100% DD Set for Owner Review	May 3, 2027	May 14, 2027	
CONSTRUCTION DOCUMENTS			16 WEEKS
Phase Kick-Off	May 10, 2027	May 14, 2027	
Sustainable Design Integration	May 17, 2027	July 19, 2027	
50% CD Set for Owner Review	June 21, 2027	June 28, 2027	
CD Design Package QA/QC	July 19, 2027	August 2, 2027	
95% CD Set for Owner Review	August 2, 2027	August 13, 2027	
100% CD Set Issued for Bidding	August 16, 2027	August 16, 2027	
BIDDING (<i>One Bid Package</i>)			5 WEEKS
Bidding	August 16, 2027	September 10, 2027	
Award and Approval	August 30, 2027	September 17, 2027	
CONSTRUCTION ADMINISTRATION			93 WEEKS (<i>total</i>)
Site Visits & Observations (<i>bi-weekly</i>)	September 17, 2027	November 1, 2028	
Shop Drawings, Submittals, Mock-Ups	September 17, 2027	April 14, 2028	
Building Temporary Occupancy	November 1, 2028	November 1, 2028	58 weeks (<i>9/1/27-11/1/28</i>)
Existing Building Demo	December 1, 2028	January 31, 2029	
Salt Building Construction	May 1, 2029	May 31, 2029	
Site Completion	May 1, 2029	July 1, 2029	35 weeks
POST OCCUPANCY			52 WEEKS
B3 Post Occupancy Evaluation- Building	November 1, 2028	November 1, 2029	
10-Month Warranty Walk-Through- Bldg.	September 1, 2029	September 5, 2029	

PROJECT PERSONNEL



DEB BRANDWICK, AIA, VICE PRESIDENT | OERTEL ARCH.
ROLE: PRINCIPAL-IN-CHARGE

RELEVANT EXPERIENCE: Columbia Heights Public Works Schematic Design, MnDOT Plymouth Truck Station Expansion, Dakota County South Shop Master Plan, MnDOT Clearwater Truck Station, Detroit Lakes Public Works Facility, Becker County Public Works Facility, Waseca County Highway Department Updates, Waseca County Cold Storage Facility, Prior Lake Public Works Study, Columbia Heights Public Works Pre-Design, Hugo Public Works Facility, Steele County Public Works Facility, Steele County Cold Storage Building, Redwood County Public Works Study, Redwood County Salt/Sand Structure, National Guard Vehicle Maintenance Facility- New Ulm, MN, Detroit Lakes Public Works Facility Study, Becker County Public Works Facility Study, North Mankato Public Works Study, Lakeville Water Treatment Plant Maintenance Shop, Minnehaha County Highway Department Planning Study, St. Louis Park Public Works Facility, Olmsted County Public Works Facility, Shakopee Public Works Facility, St. Anthony Public Works Facility, Hopkins Public Works Expansion, Minnetonka Public Works Facility, Coon Rapids Maintenance Facility Expansion, Dakota County Transportation Facility— Empire Township, MN, Wright County Cokato Highway Department Facility, Woodbury Salt / Sand Storage Facility Expansion, Prior Lake Salt/ Sand Storage Building, Burnsville Fire Station #3 Space Planning, Plymouth Public Works Expansion, Bunker Hills Golf Course Maintenance Building, Fred Richards Golf Course Maintenance Building, University of Minnesota Fleet Services Facility



ERIC WERNER, AIA, ASSOCIATE PRINCIPAL | OERTEL ARCH.
ROLE: PROJECT ARCHITECT

RELEVANT EXPERIENCE: White Bear Lake Township Public Works Study, Lakeville Public Works Expansion, Robbinsdale Public Works, Robbinsdale Public Works Master Plan and Needs Assessment, St. Paul Public Works Facilities Study (including analysis of 12 public works structures), South St. Paul Public Works Master Plan and Needs Assessment, Dakota Co. South Shop Master Plan Schematic Design, MnDOT Clearwater Truck Station, MnDOT Plymouth Truck Station Remodel, MnDOT Detroit Lakes Headquarters Envelope Renovation, Apple Valley Central Maintenance Expansion, Scott Co. Public Works Site Planning, South St. Paul Facilities Study (with BKV Group), Orono Public Works, Hugo Public Works, Eagan Public Works Expansion Phase II, Waite Park Public Works, Anoka Greenhaven Maintenance Facility, Becker Co. Public Works, Hennepin Co. (Orono) Public Works Expansion, University of Minnesota Landcare Salt/Sand Storage Facility, Vadnais Heights North Service Center (Public Works, Fire Station, and Community Center), Edina Public Works (adaptive reuse of warehouse space), Burnsville Public Works Expansion, White Bear Lake Public Works (support staff), Hugo Public Works Study, Waconia Public Works (support staff), Faribault Public Works (support staff), Otsego Public Works (support staff), Detroit Lakes and Becker Co. Joint Public Works Facility Study, Inver Grove Heights Public Works Study, Victoria Public Works Study, Eagan Phase II Public Works Study, Rosemount Public Works Study, and Chanhassen Public Works Study.



THOMAS STROMSODT, AIA, VICE PRESIDENT | OERTEL
ROLE: PROJECT MANAGER

RELEVANT EXPERIENCE: Robbinsdale Public Works, Lino Lakes Public Works, Lakeville Phase One Public Works Renovation, MnDOT Clearwater Truck Station, MnDOT Jordan Truck Station (with Allliance), Orono Public Works, Ramsey Public Works, Apple Valley Central Maintenance, Apple Valley Police Department, Anoka Animal Control/ Law Enforcement Training, City of Lawrence, KS Municipal Services Operations Programming, Concept Design, and Final Report, Wright Co. Buffalo Brine Facility, Wright Co. Otsego Truck Station, Anoka Greenhaven Golf Course Maintenance, RDO Equipment Company Retail Store Dayton, MnDOT Oakdale Sign Shop, MnDOT MnROAD Expansion, MnDOT Arden Hills Truck Station Classroom Renovation, MnDOT Virginia Headquarters Master Planning, MnDOT Rochester Truck Station Hazardous Material Storage, Lakeville Public Works Expansion Planning, MnDOT Plymouth Truck Station Expansion, Little Canada Public Works, Vadnais Heights North Service Center, White Bear Lake Public Works, Chanhassen Public Works, Mahtomedi Public Works, Waconia Public Works, Rockford Public Works, Brooklyn Center Salt and Sand Facility, Wright Co. Satellite Maintenance, Otsego Public Works, Maplewood Public Works, Shakopee Public Works, Woodbury Public Works, St. Anthony Public Works, Minnetonka Operations and Maintenance, University of Minnesota Gas Island Canopy, Dakota Co. Transportation Facility in Empire Township, and Edina Public Works.



ANDREW COOPER, AIA, PRESIDENT | OERTEL ARCH.
ROLE: COST ESTIMATING & QA/QC

RELEVANT EXPERIENCE: Chaska Municipal Services Building, Carver Public Works Planning, Saint Paul Citywide Operations & Training Master Plan, Monticello, MN Public Works Facility, MnDOT Jordan Truck Station (specialty consultant), MnDOT Clearwater Truck Station, Rosemount, MN Public Works, Shawnee, KS Parks Maintenance Facility (specialty consultant), White Earth Nation Fleet Storage Facility, Ramsey, MN Public Works Facility, Lawrence, KS Municipal Services & Operations Study (specialty consultant), National Guard Vehicle Maint. Facility- New Ulm, MN, Andover Vehicle Maintenance Facility, Mounds View, MN Public Works Facility, Fridley, MN Public Works Facility, MnDOT Golden Valley Truck Station Campus Master Plan, Plymouth, MN Public Works Expansion, MnDOT Maplewood Truck Station Building, Carver, MN Citywide Facilities Master Planning, Corcoran, MN Public Works Facility, Maple Grove, MN Public Works Facility, Blaine, MN Public Works Facility, Hilltop, MN Public Works Facility, Faribault, MN Public Works Facility, Minnetonka, MN Salt/ Sand Building, Hennepin Co. Maintenance Facility Expansion- Osseo, MN, Olmsted County Public Works Facility, Blaine, MN Public Works Mechanical & Electrical Upgrades, Washington County Highway Department Master Plan, Bloomington, MN Salt/Sand Facility.



JANNEKE SCHAAP, ASSOCIATE AIA | OERTEL ARCHITECTS
ROLE: SUSTAINABILITY LEAD/ B3 SPECIALIST

RELEVANT EXPERIENCE: City of Chaska Municipal Services Building (Public Works), City of Lino Lakes Public Works Facility, City of Robbinsdale Public Works Facility, City of St. Cloud Metro Bus Western Transit Center, City of Monticello Water Treatment Plant, City of Columbia Heights Public Works Schematic Design, City of Monticello Public Works, MnDOT Jordan Truck Station, MnDOT Clearwater Truck Station, City of Apple Valley Central Maintenance Facility, City of Apple Valley Police Department, South Metro Public Safety Training Facility, Hennepin Co. Medina Public Works Expansion, Lakewood Cemetery Maintenance Facility Planning (Minneapolis), City of North Oaks Recreation Center, City of Hilltop City Hall, White Earth Nation Forestry and Wildland Fire Facility, City of Cottage Grove Kingston Park Facility, City of Corcoran Community Park Facility, City of Rosemount UMore Park Building, and Tyler Passive House Design.



RON BETCHER, ASSOCIATE AIA | OERTEL ARCHITECTS
ROLE: SPECIFICATIONS

RELEVANT EXPERIENCE: Chaska Municipal Services Building, Lakewood Cemetery Maintenance Building- Minneapolis, Lino Lakes Public Works, Robbinsdale Public Works SD-CD planning, Lakeville Public Works Office Renovation, Monticello Public Works Facility, St. Cloud Metro Bus Western Transit Center, Saint Paul Citywide Operations & Training Master Plan, Eagan RVA Site Development Study, Brooklyn Center Facilities Study, South St. Paul Facilities Study, MnDOT Jordan Truck Station (with Alliance), MnDOT Clearwater Truck Station, White Earth Nation Forestry & Wildland Fire Facility, MnDOT Detroit Lakes Headquarters Envelope Rehabilitation, MnDOT Rochester Storage Enclosure, MnDOT MnRoad Expansion, MnDOT Plymouth Truck Station Expansion & Remodel, Scott County, MN/ Three Rivers Park District Cleary Lake Maintenance Facility, South Metro Public Safety Training Facility and subsequent expansion, Anoka Law Enforcement Training Center & Animal Control, Anoka Law Enforcement Training Center Shooting Range Equipment, Delano Public Works Planning SD-CD's, Orono Public Works Facility, North Mankato Public Works Study, Minnetonka Public Works Renovations, Edina Public Works Facility (adaptive reuse of the existing ConAgra Foods Building), Vadnais Heights North Service Center (joint facility public works, fire station, community center), Olmsted County Public Works, Rochester, MN



BRENDA DEVER, ASSOCIATE PRINCIPAL | OERTEL ARCH.
ROLE: INTERIORS/ FF&E DESIGN

RELEVANT EXPERIENCE: Chaska Municipal Services Building, Lino Lakes Public Works, Robbinsdale Public Works, Lakeville Public Works Remodel, Detroit Lakes Public Works, Orono Public Works, Ramsey Public Works, MnDOT Clearwater Truck Station, MnDOT Plymouth Truck Station Remodel, Hugo Public Works, Anoka Greenhaven Maintenance, Delano Public Works, Becker Co. Public Works, Apple Valley Central Maintenance, Waseca Co. Public Works Expansion, Scott Co. Cleary Lake Park Maintenance, RDO Equipment Dayton Facility, National Guard Vehicle Maintenance Facility in New Ulm, Waite Park Public Works Facility, Mounds View Public Works, Eagan Public Works Expansion, Little Canada Public Works, Andover Public Works, Mankato Transit Facility Expansion and Upgrades, Steele Co. Public Works Facility, Corcoran Public Works Facility, MnDOT Oakdale Sign Shop, MnDOT Maplewood Bridge Crew Building, MnDOT Golden Valley Truck Station Campus Master Plan, Maple Grove Public Works, Olmsted Co. Public Works Facility, Vadnais Heights North Service Center (Public Works, Fire Station, and Community Area), Blaine Public Works Facility Expansion and Renovation, Burnsville Public Works Expansion, Mahtomedi Public Works Facility, Waconia Public Works Facility, Rockford Public Works Facility, Faribault Public Works Facility, Otsego Public Works Facility, Maplewood Public Works Expansion, Shakopee Public Works Facility, Hennepin Co. Maintenance Facility Expansion in Osseo, St. Anthony Public Works Facility, and Long Lake Public Works Expansion.



TRAVIS WILLEMSEN, PE | PAULSON & CLARK ENGINEERING
ROLE: SENIOR MECHANICAL ENGINEER

RELEVANT EXPERIENCE: Becker County Public Works Facility (*with Oertel*), City of Blaine Public Works Facility (*with Oertel*), City of Burnsville Public Works Expansion (*with Oertel*), City of Columbia Heights Public Works Assessment (*with Oertel*), City of Detroit Lakes Public Works Facility (*with Oertel*), City of Edina Public Works Renovation (*with Oertel*), Hiawatha Public Works Facility- Minneapolis, City of Hugo Public Works Facility (*with Oertel*), City of Mahtomedi Public Works (*with Oertel*), City of Maple Grove Public Works Facility (*with Oertel*), City of Otsego Public Works Facility (*with Oertel*), City of Rockford Public Works Facility (*with Oertel*), City of Shakopee Public Works Facility (*with Oertel*), City of St. Louis Park Public Works Additions (*with Oertel*), City of Vadnais Heights North Service Center- public works, fire station, & community space (*with Oertel*), City of White Bear Lake Public Works Facility (*with Oertel*), Hennepin County Medina Public Works MEP Assessment (*with Oertel*), City of Hilltop Public Works (*with Oertel*), MnDOT Bridge Crew Building Maplewood (*with Oertel*), New Ulm National Guard Facility (*with Oertel*).



JOHN PAUL GILLE, PE | PAULSON & CLARK ENGINEERING
ROLE: SENIOR STRUCTURAL ENGINEER

RELEVANT EXPERIENCE: City of Mahtomedi Public Works (*with Oertel*), City of Maple Grove Public Works Facility (*with Oertel*), City of White Bear Lake Public Works Facility (*with Oertel*), South Metro Public Safety Training Facility- Edina (*with Oertel*), Budget Rent A Car Fleet Services Building- MSP Airport, City of Burnsville Public Works Expansion (*with Oertel*), Chaska License Center Addition, Rice County Jail & Law Enforcement Center- Faribault, Shakopee Distribution Center Expansion, Southdale Service Center Feasibility Study- Edina.



GREG BROWN, PE | KIMLEY-HORN
ROLE: CIVIL/TRANSPORTATION ENGINEER- PM FOR CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURE

RELEVANT EXPERIENCE: Columbia Heights Municipal Service Center, Concept Development-Columbia Heights, Union Depot Renovation- Ramsey County, West River Trail Extension (Ole Olson Park to 26th Avenue)- Minneapolis, MN, East Bank Trail Improvements between Boom Island and Graco Park- Minneapolis, MN, Hennepin Avenue South Reconstruction- Minneapolis, MN, Robert Street Reconstruction- St. Paul, MN, Highland Bridge Neighborhood Development- St. Paul, MN, Centennial Lakes Pedestrian Bridges- Edina, MN, Edina Promenade Trails and Water Feature- Edina, MN, Hennepin Dunwoody Trail- Minneapolis.



BILL HOLADAY, CTS-D, DMC-D, VSSD | CONVERGENT TECH.
ROLE: IT/ AUDIOVISUAL SYSTEMS

RELEVANT EXPERIENCE: Rosemount Public Works & Police Department (*with Oertel*), Queen Creek Field Operations Facility, Howard County Department of Public Works- Harriet Tubman Building Renovations, Howard County Department of Public Works- East Columbia Library Campus & New 50+ Center, Maricopa County Sheriff's Office & K9 Multi-Purpose Facility, Chester County Coroner Forensic Facility, Union County Improvement Authority- New Providence Police Headquarters, Prince William County Fire Rescue Facility, Maricopa County- Southwest Justice Center, Union County Parks Improvements- IT Assistance,



JONATHAN SCHMIDT, CTS-D, DMC-D/E, CTS-I | CONVERGENT
ROLE: ACOUSTICS CONSULTANT

RELEVANT EXPERIENCE: Maricopa County- Southwest Justice Center, Prince George's County Public Schools- Administrative Office, Department of General Services- Tower, Oceanengineering- Office Expansion, Minersville Borough- Municipal Building, Mullica Township- Government Building, Washington Metropolitan Area Transit Authority- Training Auditorium, Prince Williams County- Fire and Rescue, Union County Improvement Authority- New Providence Police Headquarters, Atlanticare- Building 500, Maximus- Conference Rooms.



ANDREW TRIPP, PE | PAULSON & CLARK ENGINEERING
ROLE: SENIOR ELECTRICAL ENGINEER

RELEVANT EXPERIENCE: Becker County Public Works Facility (*with Oertel*), City of Blaine Public Works Facility (*with Oertel*), City of Detroit Lakes Public Works Facility (*with Oertel*), City of Edina Public Works Renovation (*with Oertel*), Hiawatha Public Works Facility- Minneapolis, City of Hugo Public Works Facility (*with Oertel*), City of Mahtomedi Public Works (*with Oertel*), City of Maple Grove Public Works Facility (*with Oertel*), City of Mounds View Public Works Facility (*with Oertel*), Olmsted County Public Works Facility (*with Oertel*), City of Otsego Public Works Facility (*with Oertel*), City of Rockford Public Works Facility (*with Oertel*), City of Shakopee Public Works Facility (*with Oertel*), City of St. Louis Park Public Works Additions (*with Oertel*), City of Vadnais Heights North Service Center- public works, fire station, & community space (*with Oertel*), City of White Bear Lake Public Works Facility (*with Oertel*).



SCOTT HOFFMAN, CxA | HALLBERG ENGINEERING
ROLE: COMMISSIONING PROJECT MANAGER

RELEVANT EXPERIENCE: City of Rosemount Public Works & Police Department (*with Oertel*), City of Apple Valley Fire Stations, City of Northfield Babcock Shelter, Fillmore County Jail Expansion/Renovation, Howard Lake New Library, Jackson County Government Center, Marshall MN National Guard Armory, Rice County Public Safety Center, Premier Marine Corporate-Big Lake, MN, Thrivent Financial Headquarters- Minneapolis, MN, The Nordic Plaza- Minneapolis, MN, Uline O6- Columbus, OH, Crosby Regional Medical Center- Crosby, MN, Deerwood Clinic & Pharmacy, Gundersen Tri-County Clinic, Gundersen Tri-County Hospital, M Health Fairview East Bank Dietary Expansion, Northfield Hospital Birthing Center & Wound Care Center, Sartell Pediatrics, Welia Hospital- Mora, MN, Salon Lofts- 6 locations (Alexandria, Va, Atlanta, GA, Charlotte, NC, Dallas, TX, Irving, TX, Scottsdale, AZ)



DAVID GRAY, BECxP, CxA+BE | CR-BPS
ROLE: BUILDING ENCLOSURE SPECIALIST

RELEVANT EXPERIENCE: City of Virginia, MN Public Safety Building- BECx Services, MnDOT Virginia Headquarters- BECx Services, MnDOT Jordan Truck Station- BECx Services, Aagrad Fabrication Center- Forensics & Diagnostics, City of Howard Lake, MN- MN B3 Testing and Compliance, Metropolitan Council Environmental Services- L46/L49 Lift Station in Orono, MN- Building Enclosure Specialist, Wolf Ridge Environmental Center- MAC Lodge Forensic Services

ORGANIZATIONAL CHART



DEB BRANDWICK
Role: Principal In Charge,
Owner/ Client Contact



TOM STROMSODT
Role: Project Manager:



ERIC WERNER
Role: Project Architect



JANNEKE SCHAAP
Role: Sustainability



BRENDA DEVER
Role: Interiors, FF & E



ANDREW COOPER
Role: Cost Estimating,
QA/QC



RON BETCHER
Role: Specifications

ADDITIONAL OERTEL STAFF:
Architectural Support Staff, 3D modeling



ANDREW TRIPP
Role: Electrical
Engineer



TRAVIS WILLEMSEN
Role: Mechanical
Engineer



JOHN PAUL GILLE
Role: Structural
Engineer



GREG BROWN
Role: PM for Civil
Engineering &
Landscape Architecture



BILL HOLADAY
Role: IT/
Audiovisual
Systems



JON SCHMIDT
Role: Acoustics
Consultant



SCOTT HOFFMAN
Role: Commissioning
Project Manager



DAVID GRAY
Role: Building
Enclosure Specialist



ROSEMOUNT PUBLIC WORKS

Oertel Architects partnered with BKV Group to design a new state-of-the-art Public Works facility (Oertel) for the City of Rosemount, MN, as part of a combined 160,000 SF development shared with the city's police department (BKV Group). Located on a 20-acre site, the facility centralizes public works operations and accommodates future growth. Key features include office and staff support spaces, expansive vehicle storage, a modern maintenance shop with wash bays, and outdoor amenities including a fuel island, material storage bins, and salt shed.

Our team collaborated closely with the Public Works Department to develop a comprehensive space program tailored to their workflows. By consolidating essential services in one location, the facility improves accessibility, functionality, and service delivery. The design emphasizes durability, efficiency, and sustainability, creating a practical yet forward-thinking hub for maintaining Rosemount's infrastructure. Construction was completed in November 2024.

CONTACT

Nick Egger, Public Works Director
e: nick.egger@rosemountmn.gov
p: (651) 322-2022

Year completed: 2024
Project cost: \$57,551,749
Square footage: 158,760 sq. ft.

COLUMBIA HEIGHTS PUBLIC WORKS ARCHITECTURAL & ENGINEERING



DETROIT LAKES PUBLIC WORKS

The City of Detroit Lakes completed its new Public Works facility in the fall of 2024, addressing the inefficiencies of its previously scattered operations. The department had been spread across multiple facilities, each constrained by space limitations and failing to meet current building codes and industry standards. A comprehensive study evaluated the department's short- and long-term equipment, space, and staffing needs, concluding that none of the existing sites could accommodate the entire operation.

A new site was selected, coinciding with Oertel Architects' ongoing work with the Becker County Highway Department on their new facility. A collaborative site study revealed opportunities for cost savings and operational efficiency by co-locating the two departments. The shared campus includes separate main buildings for the City of Detroit Lakes and Becker County, while shared facilities—such as a fuel island, salt storage building, and stormwater management systems—maximize resources and streamline operations.

CONTACT

Kelcey Klemm, City Administrator
e: kklemm@cityofdetroitlakes.com
p: (218) 846-7130

Year completed: 2024
Project cost: \$9,950,000
Square footage: 50,320 sq. ft.

OERTEL ARCHITECTS- 10



ORONO PUBLIC WORKS

The City of Orono engaged Oertel Architects to design its new Public Works campus, completed in the spring of 2024. This state-of-the-art facility encompasses a 60,000-square-foot full-service public works building that integrates vehicle storage, maintenance, offices, workshops, and support spaces. Additional site features include exterior covered and open storage bins, a dedicated salt building, a brine production facility, and a fuel island, all strategically arranged for optimal functionality.

The site, a former MnDOT property located off Old Crystal Bay Road and adjacent to Highway 12, presented significant design challenges. Its steep slopes, long and narrow footprint, and proximity to residential neighborhoods required innovative solutions. Oertel Architects collaborated closely with city staff, council members, easement stakeholders, and neighboring residents to create a thoughtfully planned campus.

CONTACT

Adam Edwards, City Administrator/ City Engineer
e: aedwards@ci.orono.mn.us
p: (952) 249-4600

Year completed: 2024
Project cost: \$16,000,000
Square footage: 60,000 sq. ft.

COLUMBIA HEIGHTS PUBLIC WORKS ARCHITECTURAL & ENGINEERING



MN NATIONAL GUARD VEHICLE MAINTENANCE

The New Ulm VMS is the first project that Oertel Architects has had with the Minnesota Army National Guard. The project started the design process in the fall of 2018 and began construction in the spring of 2021. Oertel began the project by hosting the mandatory three-day design charrette. This process was overwhelmingly well-received by the unit commander.

Oertel Architects coordinated the large consultant team by utilizing online exchange methodologies to streamline the interaction between multiple consultant offices. In addition to coordinating a large consultant team, Oertel Architects needed to coordinate with the City of New Ulm on the necessary design and construction of the roundabout required to serve the new site and coordinate with the Federal Aviation Administration because of the site location adjacent to the New Ulm Municipal Airport.

CONTACT

Russ Ekholm, Project Manager Dept. of Military Affairs
e: russell.a.ekholm.nfg@mail.mil
p: (320) 616-6073

Year completed: 2021
Project cost: \$12,100,000
Square footage: 31,655 sq. ft.

OERTEL ARCHITECTS- 11



MNDOT CLEARWATER TRUCK STATION

As the I-94 “Corridor of Commerce” continues to develop and evolve, so do the maintenance requirements for MnDOT. Additional lanes mean additional lane miles, plows, and increased time. In an effort to support operations in St. Cloud, the Agency identified the Clearwater site as the preferred site for a satellite Class 3 Truck Station. The building will house nine plow trucks, including a space for a future tow plow, 4 mechanics, and office support spaces for staff. In addition to the main building, the campus will include a salt building, storage bins, mechanic staging, and an outdoor storage area. This project is following the Minnesota B3 Sustainable Guidelines Program. This is new territory for the Agency. As such, the design team is worked to integrate common sense sustainability strategies into the building program in the hopes that this building can serve as a model for future truck station development.

CONTACT

Stephen Myslajek, MnDOT Project Manager
e: stephen.myslajek@state.mn.us
p: (612) 476-3378

Year completed: 2025
Project cost: \$14,600,000
Square footage: 38,200 sq. ft.

COLUMBIA HEIGHTS PUBLIC WORKS ARCHITECTURAL & ENGINEERING



HUGO PUBLIC WORKS

Completed in 2021, the Hugo Public Works facility was the culmination of a detailed planning process that explored various options for expanding and modernizing the city’s existing building. The analysis considered critical factors such as site capacity, traffic flow, safety improvements, the feasibility of future expansions, and overall project costs. This rigorous evaluation provided a comprehensive understanding of the city’s current and long-term needs.

The study ultimately determined that the existing site was insufficient to support the growing demands of the public works department or allow for future growth. As a result, the city opted to construct a new facility at an alternative location. The new facility was designed to optimize operational efficiency while providing flexibility for future expansions. This strategic move ensures that Hugo’s public works operations will continue to serve the community effectively, with a modern and sustainable approach that meets evolving needs.

CONTACT

Scott Anderson, Public Works Director
e: sanderson@ci.hugo.mn.us
p: (651) 762-6326

Year completed: 2021
Project cost: \$9,253,560
Square footage: 60,700 sq. ft.

OERTEL ARCHITECTS- 12



RAMSEY PUBLIC WORKS

For over 15 years, the City of Ramsey operated out of a temporary trailer that no longer met its needs. In September 2021, the city completed a new 92,800-square-foot facility designed to address both current demands and future growth. The building includes 58,000 square feet of vehicle storage, 8,900 square feet of office and administrative space, and 26,000 square feet dedicated to vehicle maintenance and workshops.

The design process prioritized adherence to a critical city budget. From the earliest stages, conceptual designs were paired with cost evaluations to ensure feasibility and functionality. This approach enabled city staff to make informed decisions and advocate for key design elements with the City Council, building a strong case for the facility's necessity. The project was designed and programmed during the early months of the COVID-19 pandemic, presenting unique challenges. However, the team's integrated and collaborative approach ensured the project was delivered within an accelerated timeline for a facility of this scale and complexity.

CONTACT

Shane Turner, Streets Superintendent
e: sturner@ci.ramsey.mn.us
p: (763) 433-9884

Year completed: 2021
Project cost: \$16,320,000
Square footage: 92,200 sq. ft.

COLUMBIA HEIGHTS PUBLIC WORKS ARCHITECTURAL & ENGINEERING



BECKER COUNTY PUBLIC WORKS

Completed in the summer of 2023, the Becker County Highway Department facility was designed to address the department's growing space and operational needs. Oertel Architects provided programming, planning, and site selection services, evaluating options for expansion to meet both current demands and long-term requirements.

During the planning process, the City of Detroit Lakes also engaged Oertel Architects to assess their public works facility. A joint study determined that co-locating the two facilities would offer significant efficiencies. After evaluating several potential sites, a shared location in an industrial area was selected. The final design includes separate main buildings for the county and city, along with shared amenities such as stormwater management and outbuildings. Comprehensive master plans, site layouts, phased development strategies, and cost estimates guided the project to successful completion.

CONTACT

Jim Olson, County Engineer
e: jdolson@co.becker.mn.us
p: (218) 846-7200 x4106

Year completed: 2022
Project cost: \$13,700,000
Square footage: 50,700 sq. ft.

OERTEL ARCHITECTS- 13



GREENHAVEN GOLF COURSE MAINTENANCE FACILITY

Oertel Architects and the city of Anoka worked together on a new 18,400 square foot golf course maintenance and storage facility. The site also includes covered material storage bins, an exterior wash out area for mowers, and a fueling island. As the new site is directly adjacent to hole #7, careful consideration was given to the materials and aesthetics of the building.

The final design made use of the existing topography by earth berming the golf course side of the building, reducing the visual impact of the tall building volumes required operationally. This split level approach also allows for the storage of the golf carts on a mezzanine level accessed directly from the golf course. Board form and exposed aggregate precast concrete is used throughout the facade to provide a human scale to the project while withstanding the abuse from errant tee shots. The project was completed in March of 2021.

CONTACT

Mark Anderson, Director of Public Services

e: manderson@ci.anoka.mn.us

p: (763) 576-2921

Year completed: 2021
Project cost: \$4,650,000
Square footage: 18,000 sq. ft.

COLUMBIA HEIGHTS PUBLIC WORKS ARCHITECTURAL & ENGINEERING



STEELE COUNTY PUBLIC WORKS

The Steele County Highway Department project began as a study after the existing facility was condemned by FEMA due to damage from a flood. The study phase included analyzing the options of reconstructing on the existing site, purchasing an existing building to remodel or purchasing undeveloped land for new construction. Due to the limitations of existing options, a new site was deemed the most cost-effective. The final project consists of the main building, fuel island, and salt/sand storage facility with provisions for a future cold storage building. The size of the site also allowed a layout to accommodate a future County department building or sale of a portion of the site to a commercial entity.

The County Board members were very interested in the life-cycle costs comparing a pre-engineered metal structure vs. precast wall structure systems, so the cost analysis was prepared for their discussion and aid in the decision-making process. In addition, the project went through the B3 Benchmarking process which required life-cycle cost and payback analysis of several items including: a photovoltaic system, energy recovery systems, lighting control systems, increased insulation, and opening R-values.

CONTACT

Greg Ilkka, County Engineer
e: gregoryilkka@co.steele.mn.us
p: (507) 444-7670

Year completed: 2019
Project cost: \$7,800,000
Square footage: 45,700 sq. ft.

OERTEL ARCHITECTS- 14



ANDOVER PUBLIC WORKS

The City of Andover Public Works Facility was designed as a two-phase project to meet the department's operational needs while aligning with available funding. Phase I includes a vehicle and equipment maintenance facility, unconditioned equipment storage, a fleet fueling station, and site improvements, addressing immediate operational requirements.

Phase II, planned for funding and development in approximately 15 years, will add a heated storage building for the entire fleet and comprehensive administrative and staff support spaces.

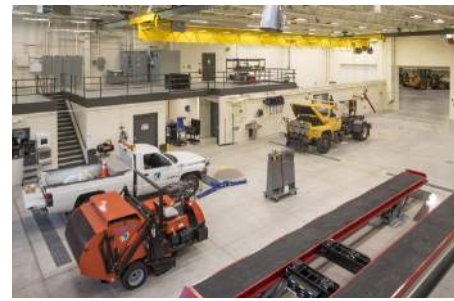
Design began in the summer of 2017, with a one-year delay for land acquisition. Construction commenced in early 2019 and was completed in the spring of 2020. The facility is a strategic investment in Andover's infrastructure, ensuring long-term efficiency and growth for public services.

CONTACT

David Berkowitz, Director of Public Works
e. d.berkowitz@andovermn.gov
p. (763) 767-5133

Year completed: 2021
Project cost: \$9,460,000
Square footage: 37,600 sq. ft.

COLUMBIA HEIGHTS PUBLIC WORKS ARCHITECTURAL & ENGINEERING



WAITE PARK PUBLIC WORKS

The City of Waite Park hired Oertel Architects to provide masterplanning, programming, and design options for their new Public Works facility. The City's existing Public Works facility could not meet the growing demands of the City Public Works department, and will be re-used for another purpose. The project includes a 65,500 sf. maintenance facility, a fuel island, and a 2,800 sf. salt storage structure. The maintenance facility includes a large multi-purpose / training room (which will be used by the general public at times), office and support areas, vehicle & equipment storage, cold storage, vehicle staging areas, multiple shops, and automated wash bay, welding and fabrication areas, vehicle and equipment maintenance bays, parts and tool storage. Exterior work includes parking and materials handling / staging areas, a covered materials storage area, landscaping, a storm water retention pond, and secured access areas.

CONTACT

Bill Schluez, Public Works Director
e. bill.schluez@ci.waitepark.mn.us
p. (320) 252-6822

Year completed: 2017
Project cost: \$8,500,000
Square footage: 65,535 sq. ft.

OERTEL ARCHITECTS- 15

PAST PW EXPERIENCE- LAST 10 YEARS



FRIDLEY PUBLIC WORKS

The new City of Fridley Public Works facility is one building component of a larger realization of a city facility campus including their new city hall and public safety center, outdoor gathering space, and large stormwater treatment area. Oertel Architects was responsible for the public works portion of the project. This ambitious project converts the site of a former well-known ice arena, the existing fire department training area and the existing public works facility into this set of civic facilities, as well as provide for developmental property for the already developed city. Some of the key features of the public works facility include. conditioned vehicle storage for the entire fleet, on-site cold storage for equipment, on-site salt storage and fueling facilities, separation of clean and dirty daily operations (office administration vs. maintenance areas).

CONTACT

Jim Kosluchar, Public Works Director
e. jim.kosluchar@fridleymn.gov
p. (763) 572-3550

Year completed: 2018
Project cost: \$15,000,000
Square footage: 105,000 sq. ft.

COLUMBIA HEIGHTS PUBLIC WORKS ARCHITECTURAL & ENGINEERING

PW EXPERIENCE- UNDER CONSTRUCTION



LINO LAKES PUBLIC WORKS



CHASKA MUNICIPAL SERVICES



LAKEWOOD CEMETERY MAINTENANCE



MONTICELLO PUBLIC WORKS

OERTEL ARCHITECTS- 16

Public Works Projects (Red Dot)

Public Works Studies (Blue Dot)

Legend:

- Becker County/ Detroit Lakes Joint Facility Study
- Becker County
- Detroit Lakes
- MnDOT Detroit Lakes
- Otter Tail County
- St. Cloud Transit
- Waite Park
- MnDOT Clearwater
- Monticello
- Elk River
- Otsego
- Wright County-Otsego
- Wright County-Buffalo
- Cokato
- Rockford
- Delano
- Corcoran
- Maple Grove
- Hennepin Co. Osseo
- Fridley
- Brooklyn Center
- Columbia Heights
- Golden Valley
- MnDOT Plymouth
- MnDOT Golden Valley
- Long Lake
- Orono
- Hennepin County Orono
- Minnetonka
- Hopkins
- Shorewood
- Victoria
- Waconia
- Chanhassen
- Chaska
- Shakopee
- Carver
- Scott County
- Scott County Jordan
- MnDOT Jordan
- Belle Plaine
- Faribault
- Steele County
- Redwood County
- New Ulm National Guard Field Maintenance Shop
- North Mankato
- Mankato Transit
- Minnehaha County, SD
- Lawrence, KS
- Shawnee, KS
- Riverside, MO
- Urbandale, IA
- Stacy
- Chicago
- Anoka
- Coon Rapids
- Andover
- Blaine
- North Oaks
- Hugo
- Washington County
- North Shop
- MnDOT Arden Hills
- Ramsey Co.
- Maplewood
- Maplewood
- MnDOT Oakdale
- Little Canada
- Madromedi
- Vadnais Heights
- White Bear Lake
- St. Anthony
- Hilltop
- St. Paul
- West St. Paul
- South St. Paul
- Woodbury
- Washington County South Shop
- Inver Grove Heights
- Eagan
- Burnsville
- Rosemount
- Dakota County Empire Township
- Dakota County South Shop
- Red Wing
- Lake City
- River Falls, WI
- Olmsted County
- Rochester
- Oakshof, WI
- Go Trans
- Madison, WI
- Fort Atkinson, WI

BENEFITS TO COLUMBIA HEIGHTS

As mentioned earlier, our full team experience in the public works realm will bring decades of knowledge and hands-on lessons to your project. In addition, our background with your site and department will allow our team to dive in quickly and move the project forward towards a timely completion. That experience also allows us to quickly move to cost effective options to be good stewards of the project's public funds.

Over the last several years, we have been in your existing building and are very aware of the structural and operational deficiencies you face. Your staff continues to work diligently in the sub-optimal space, but we are invested in, and excited about, assisting them to move to better, safer and more efficient space to allow them to flourish in their roles and to allow the City to acquire and retain the necessary staffing levels.

A TEAM THAT ALREADY KNOWS COLUMBIA HEIGHTS

Oertel brings a level of continuity to this project that would be difficult for a new team to replicate. In 2021, Oertel completed an analysis of the existing Municipal Service Center, evaluating the facility and identifying the challenges affecting Public Works operations. In 2024, we continued that work through predesign and schematic design for a new facility. Through these efforts, we have developed a strong understanding of the City's needs, the department's operations, the existing site and facility limitations, and the goals established for a future Public Works facility.

That history means we can pick up where we left off rather than starting over. We understand the decisions that have already been explored, the needs that have been identified, and the opportunities that remain. This allows us to spend less time getting up to speed and more time working with City staff to refine the project, establish priorities, evaluate options, and move toward implementation.

Most importantly, we have built an understanding of the people who will use this facility. We know that a successful Public Works facility is more than a collection of spaces for vehicles, equipment, and staff. It needs to support the day-to-day work of the department, provide a safe and functional environment, accommodate changing operational needs, and serve the City well for decades to come. Oertel is invested in helping Columbia Heights achieve that goal.

