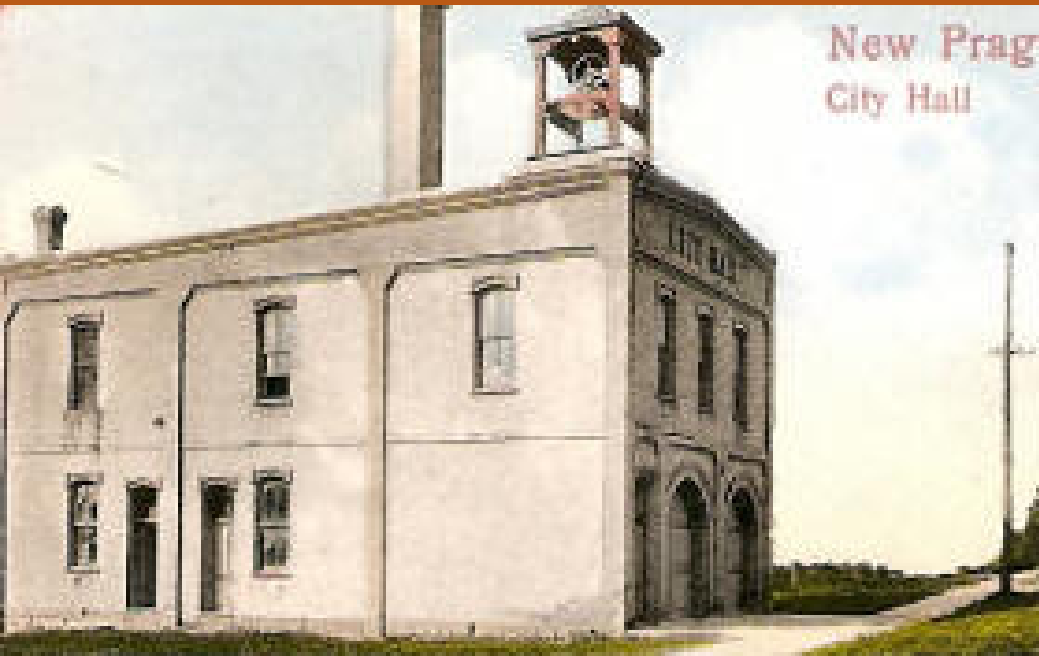


# New Prague

MINNESOTA



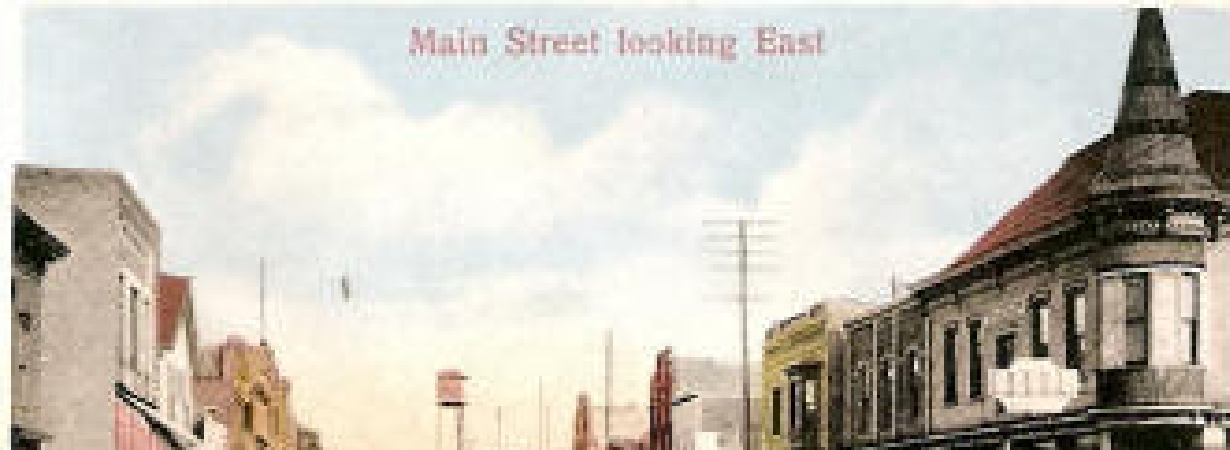
New Prague, Minn.  
City Hall



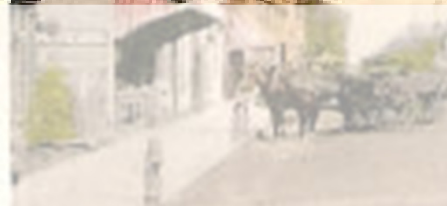
Z. C. B. J. Opera House



New Prague Flouring Mill Co.



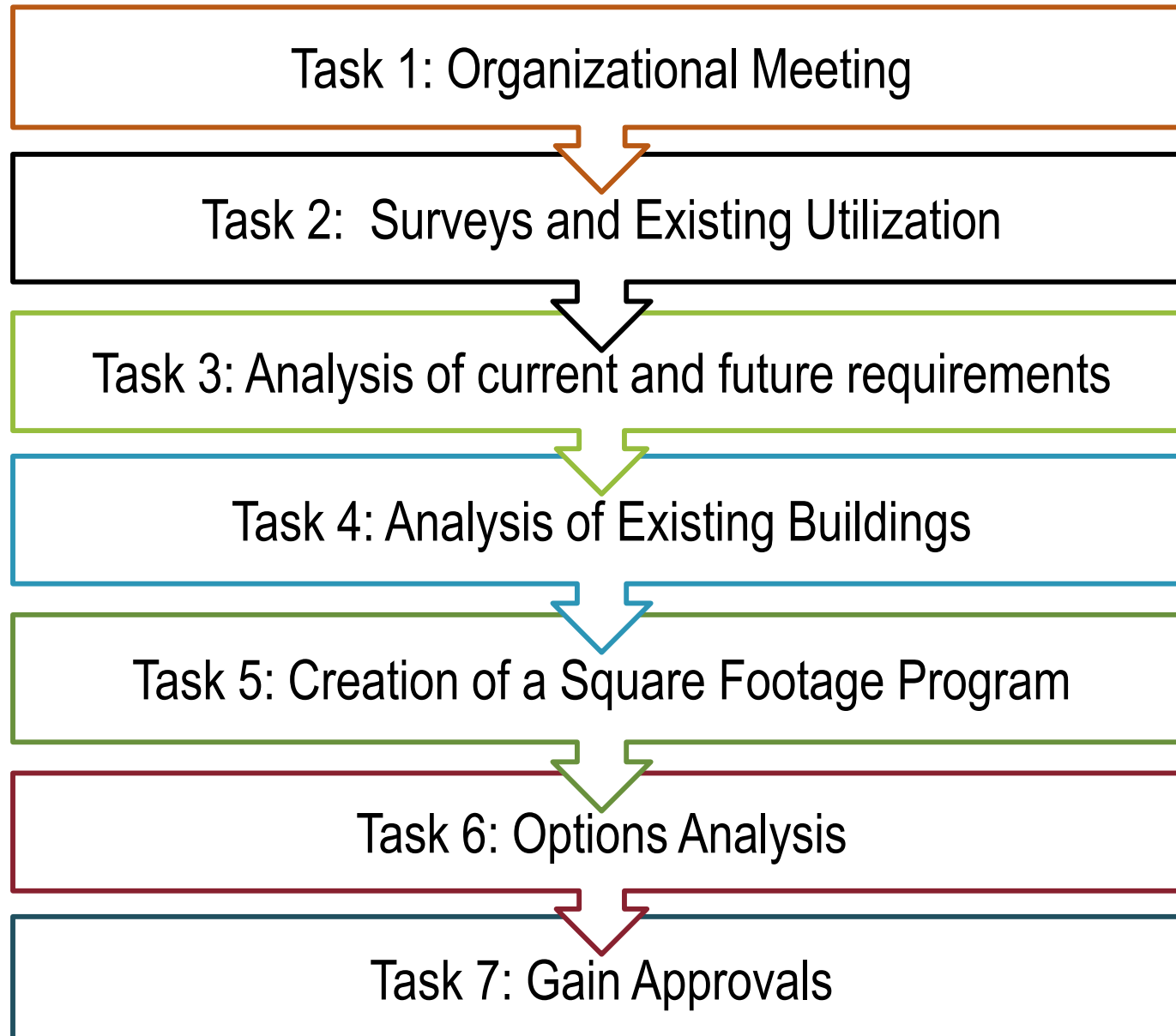
Main Street looking East



**FACILITY NEEDS STUDY**  
City Council Update  
November 6, 2023



1. Planning Process
2. Options Summaries
3. Recommendations
4. Next Steps





## CITY OF NEW PRAGUE FACILITY NEEDS STUDY

### Guiding Principles

#### 1. **Function & Operations:**

- Each facility solution should accommodate the long-term needs of the department and encourage efficiency, interaction and collaboration.
- Solutions need to be adaptable for future changes in operations or growth.
- The facilities should strive to be safe for staff, but also be open and publically welcoming.

#### 2. **Long Term Use**

- Develop a plan for maintenance and preservation of facilities where appropriate.
- Plan for wise investment in facilities. Consider replacement when reinvestment would not improve operations.

#### 3. **Financial Resilience**

- Recommendations should reflect today's immediate needs and support future growth without starting over.
- Investments should reflect the community's values and be fiscally responsible.





Population Projections

## Discussion:

- » New Prague population in 2000 was 4,559 and grew by 40% over the next 5 years.
- » Growth in then next 5 years continued to be high (14.5%) with the 2010 Census showing a population of 7,321.
- » Population slowed between 2010 and 2015, likely due to economic pressures.
- » Population jumped between 2015 and 2020 but has slowed in recent years.
- » It is expected that population growth will increase. If the population grows at a rate of 6% every 5 years, the city population would be approximately 11,000. Updated Comprehensive Plan will validate growth.

2000	2005	2010 Census	2015	2020	2025	2030	2035	2040	2045
4,559	6,391	7,321	7,573	8,162	8,652	9,170	9,721	10,304	11,000
% Change	40%	14.5%	3.4%	7.5%	6%	6%	6%	6%	6%



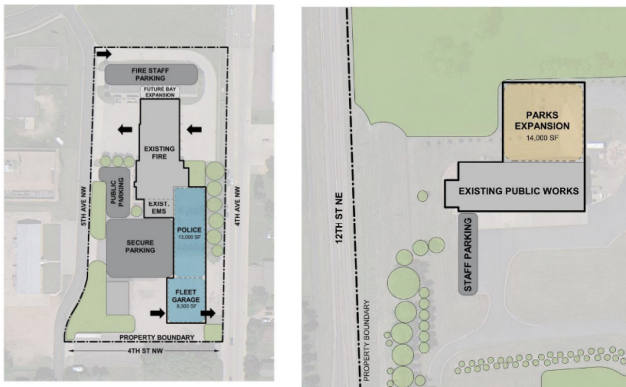


# CITY OF NEW PRAGUE FACILITY SPACE NEEDS ASSESSMENT

## Options Development Options Studied

### SCENARIO 1: SHORT-TERM (2025)

Addition to Fire Station for Police  
Addition to PW for Parks Garage

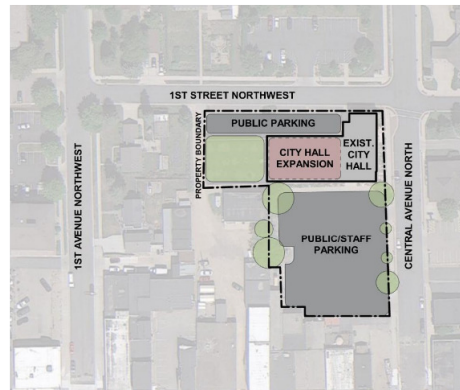


Police Addition	
New Const.	\$ 14,750,000
Renovations	\$100,000
Public Works	
New Construction	<u>\$ 3,700,000</u>
<b>Total Project Cost</b>	<b>\$ 18,550,000</b>

Assumes mid-point of construction is 2024. Inflation adjustments would be needed depending on timing.

### SCENARIO 1: MID-TERM (2035)

Renovation at City Hall (2026)  
Renovate PW & Utility for added Staff  
Replace Club House



City Hall (2026)	
Renovations	\$ 6,900,000
Renovate PW	\$ 300,000
Renovate Utility	\$ 400,000
Replace Clubhouse	<u>\$ 6,800,000</u>
<b>Total Project Cost</b>	<b>\$ 14,400,000</b>

Assumes mid-point of construction is 2035. Inflation adjustments would be needed depending on timing.

### SCENARIO 1: LONG-TERM (2045)

Additions/ Renovations to Fire Station for  
Expanded Services



Fire Station	
Addition/Renovations	<u>\$ 4,750,000</u>
<b>Total Project Cost</b>	<b>\$ 4,750,000</b>

Assumes mid-point of construction is 2045. Inflation adjustments would be needed depending on timing.

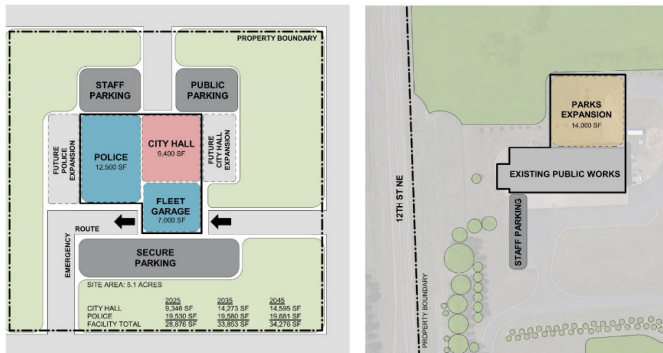


# CITY OF NEW PRAGUE FACILITY SPACE NEEDS ASSESSMENT

## Options Development Options Studied

### SCENARIO 2: SHORT-TERM (2025)

New City Hall/ Police Station  
Vacate City Hall  
Addition to PW for Parks Garage

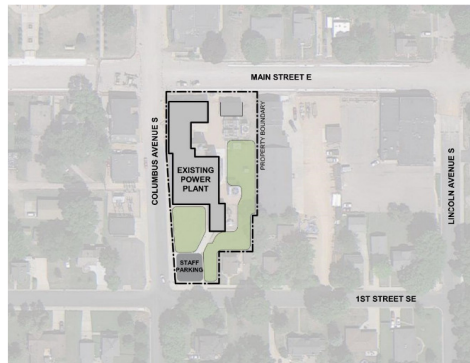


Police Addition	
New Const.	\$ 25,800,000
Public Works	
New Construction	<u>\$ 3,700,000</u>
<b>Total Project Cost</b>	<b>\$ 29,500,000</b>

Assumes mid-point of construction is 2024. Inflation adjustments would be needed depending on timing.

### SCENARIO 2: MID-TERM (2035)

Renovate PW & Utility for added Staff  
Replace Club House



Renovate PW	\$ 300,000
Renovate Utility	\$ 400,000
Replace Clubhouse	<u>\$ 6,800,000</u>
<b>Total Project Cost</b>	<b>\$ 8,500,000</b>

Assumes mid-point of construction is 2035. Inflation adjustments would be needed depending on timing.

### SCENARIO 2: LONG-TERM (2045)

Additions/ Renovations to Fire Station for  
Expanded Services



Fire Station	
Addition/Renovations	<u>\$ 4,750,000</u>
<b>Total Project Cost</b>	<b>\$ 4,750,000</b>

Assumes mid-point of construction is 2045. Inflation adjustments would be needed depending on timing.



# CITY OF NEW PRAGUE FACILITY SPACE NEEDS ASSESSMENT

## Options Development Options Studied

### SCENARIO 3: SHORT-TERM (2025)

Deferred maintenance to maintain buildings as-is  
Addition to PW for Parks Garage

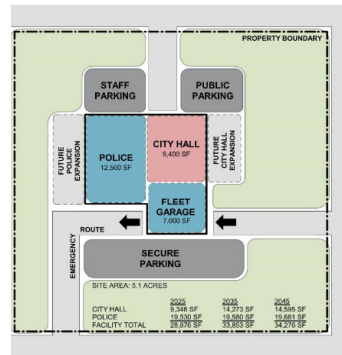


City Hall/ Police	
Maintenance	\$ 1,860,000
Public Works	
New Construction	<u>\$ 3,700,000</u>
<b>Total Project Cost</b>	<b>\$ 5,560,000</b>

Assumes mid-point of construction is 2024. Inflation adjustments would be needed depending on timing.

### SCENARIO 3: MID-TERM (2035)

New City Hall/ Police Station  
Renovate PW & Utility for added Staff  
Replace Club House



City Hall/ Police	
New Construction	\$ 51,600,000
Renovate PW	\$ 300,000
Renovate Utility	\$400,000
Replace Clubhouse	<u>\$ 6,800,000</u>
<b>Total Project Cost</b>	<b>\$ 59,100,000</b>

Assumes mid-point of construction is 2035. Inflation adjustments would be needed depending on timing.

### SCENARIO 3: LONG-TERM (2045)

Additions/ Renovations to Fire Station for Expanded Services



Fire Station	
Addition/Renovations	<u>\$ 4,750,000</u>
<b>Total Project Cost</b>	<b>\$ 4,750,000</b>

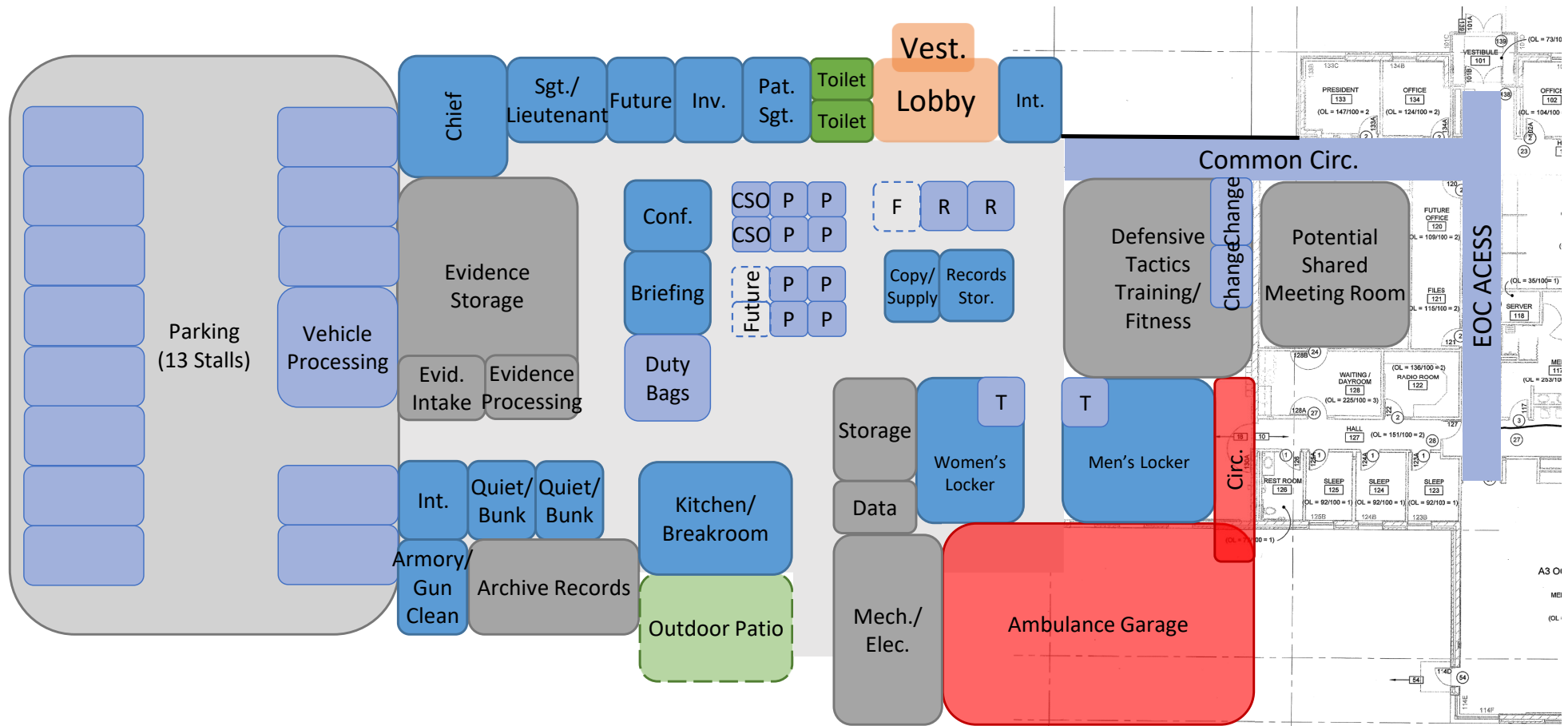
Assumes mid-point of construction is 2045. Inflation adjustments would be needed depending on timing.





# CITY OF NEW PRAGUE FACILITY SPACE NEEDS ASSESSMENT

## Public Safety Facility Addition to Fire Station

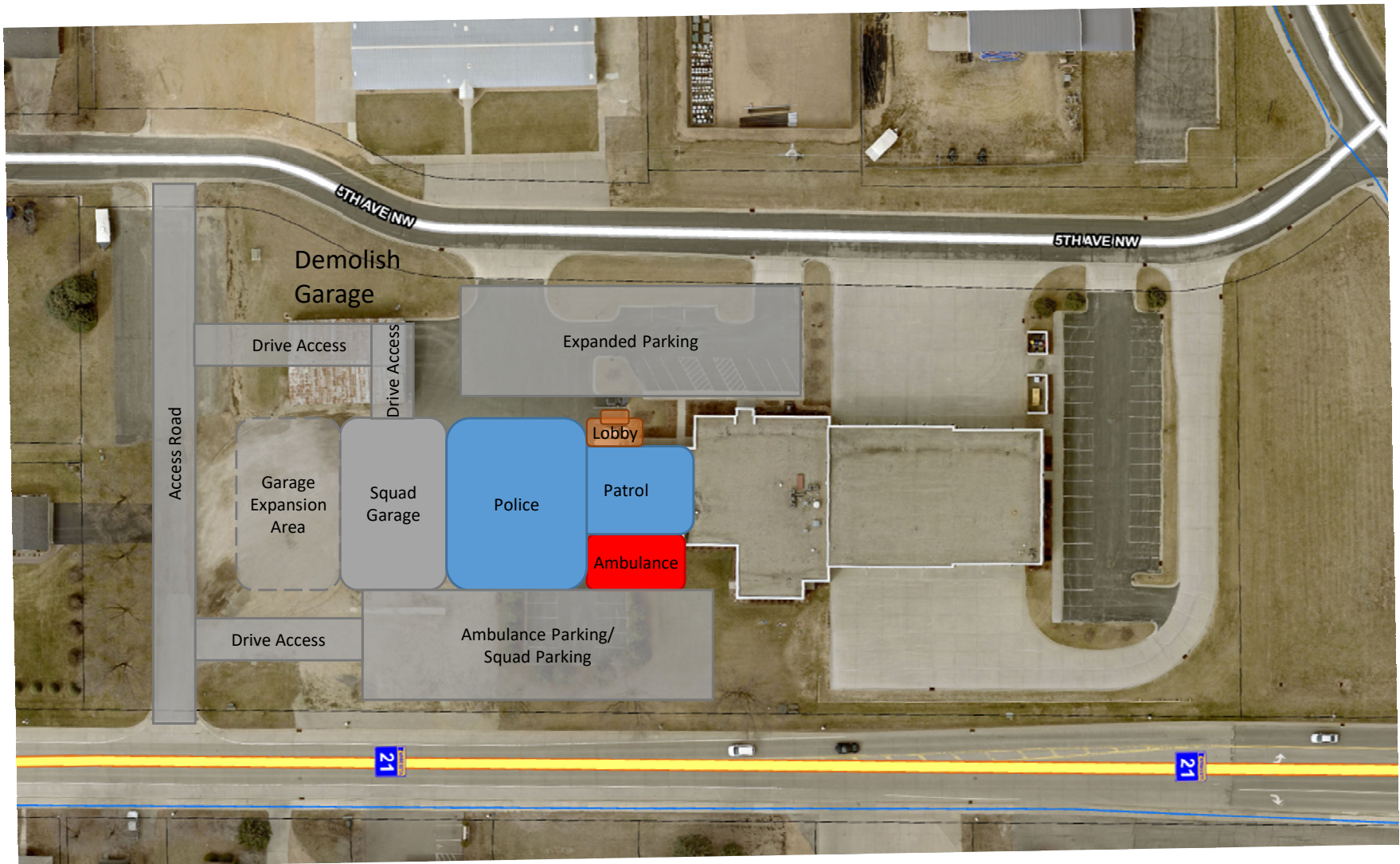


Police Addition 18,700 GSF  
Police Renovation 2,000 GSF



# CITY OF NEW PRAGUE FACILITY SPACE NEEDS ASSESSMENT

## Public Safety Facility Site Plan



Site Diagram → N



## Scenario 1: Short-Term Recommendation (2025)

- Addition to Fire Station for Police:
  - New Construction (18,700 sf x \$595/ sf)      \$ 11,125,000
  - Renovation (2,000 sf x \$345/ sf)                      \$     690,000
- Purchase property adjacent to Fire Station for Parks garage (completed)

**Total Recommended Budget      \$ 11,815,000**

### Notes:

- Budget numbers are assumed for mid-point of 2025 for construction.
- Depending on timing costs would need to be inflated 4-5% annually for inflation.
- The above cost/ square foot assumes \$450/ sf for construction, \$260/ sf for renovation and 32% for project costs that are inclusive of fees, testing, contingencies and furniture/ equipment as needed.



- **Next Steps:**
  - Approval of Facility Needs Study and Recommendations.
  - Refine Design of Preferred Option (Schematic Design).



CITY OF NEW PRAGUE  
FACILITY NEEDS STUDY

Question?

# QUESTIONS?