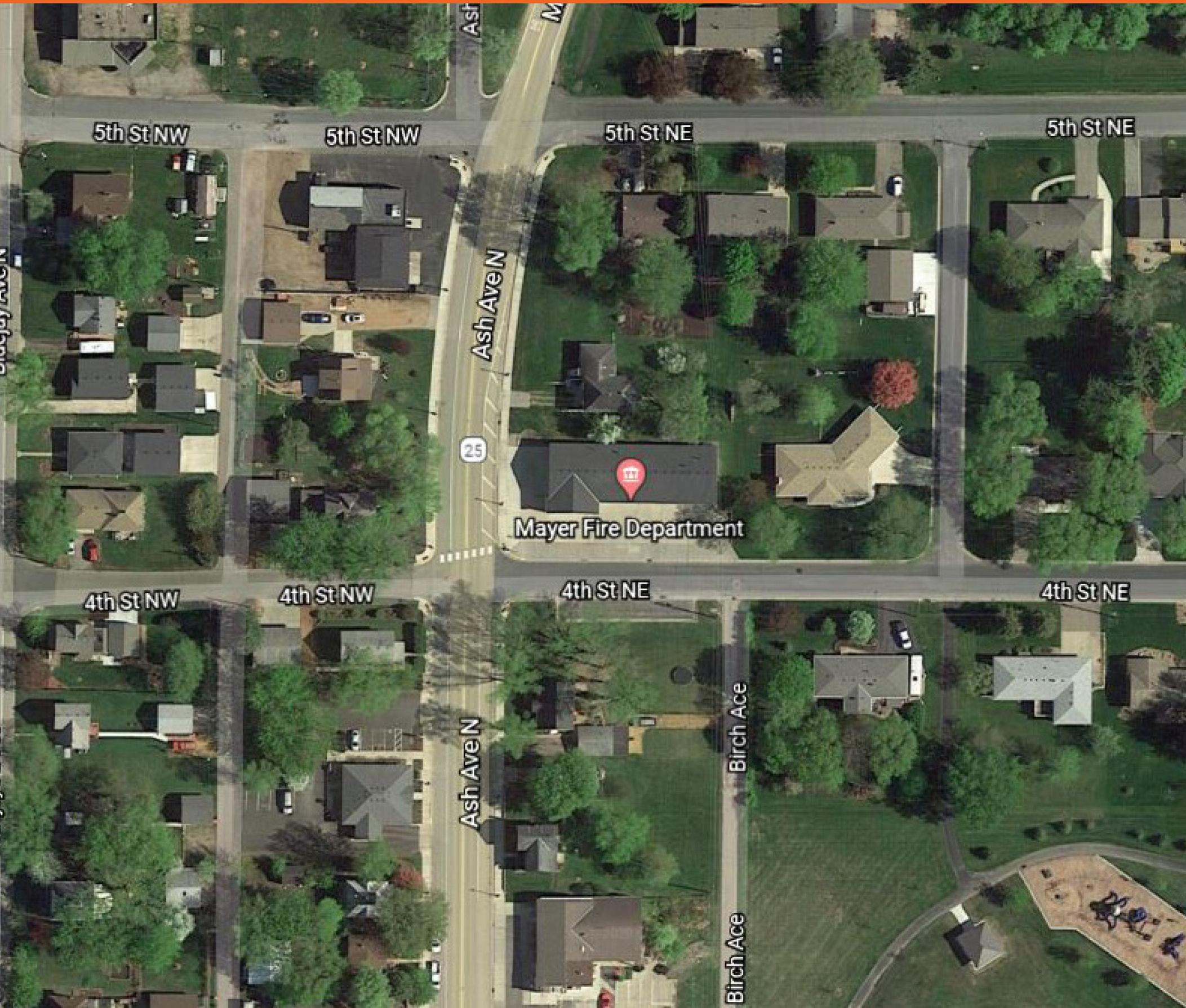


# Existing Mayer Fire Station Current Facility



“The existing Mayer Fire Hall has served its useful life. The urban sprawl of the community, along with the added fire service area has required additional emergency response vehicles to be placed into service. Having ample space for training, administrative needs, storage, and an efficient garage for the maintenance and safe keeping of the apparatus is greatly needed to protect those capital investments”.

Problems with the existing building include;

1. Limited parking for responding fire fighters. 30 fire fighters park across the street and must run across 4th St NE and Highway 25 to respond to a fire event.
2. Non-ADA toilet rooms and accessible entrance into the building do not exist.
3. Poor ventilation in the apparatus bays – OSHA concerns with vehicle exhaust systems. Mechanical Code requires “point of capture” exhaust handling systems.
4. Building lacks ample clearances around vehicles for responding fire fighters to load safely into apparatus
5. Inadequate storage space exists for training materials and public education materials
6. Poor visibility for responding apparatus exiting onto Highway 25 safely.
7. Zero growth potential of the existing building in the future. A second story CAN NOT be added due to inadequate footing systems on the existing building and property line setbacks.
8. Turn Out Gear is currently stored in exhaust filled apparatus bays. This is a major “cancer awareness” issue.

# Existing Mayer Fire Station Safety Concerns



1



3



5



4



2



6

1. The 2nd floor storage areas store EMS equipment, training items, event supplies, and firefighter PPE. The low ceiling height increases the potential for injuries when members need to access.

2. Insufficient space for firefighters to load quickly.

3. Insufficient space for firefighters to get into gear effectively.

4. Limited space between apparatus and equipment.

5. Limited space between apparatus and equipment.

6. According to the Safety and Health Considerations for the design of Fire and EMS stations, a minimum 4-foot clearance shall be maintained. The front and rear of almost all apparatus is less than 2-feet.

# New Mayer Fire Station View from Shimmcor St.



MANKATO  
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5900 GREEN OAK DRIVE, STE 300A  
MINNETONKA, MN 55343

- 2-Story Structure
- Multi-Use Meeting / Training / Community Room
- Multi-Purpose Office Space
- ADA Compliant Restrooms
- 9 Apparatus Bays
- Hose Tower
- Kitchen



# New Mayer Fire Station Floor Plans



## Building Area Legend

<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3; border:1px solid black;"></span> APP BAYS	<span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc; border:1px solid black;"></span> JANITOR	<span style="display:inline-block; width:15px; height:15px; background-color:#c6e0b4; border:1px solid black;"></span> OFFICE
<span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc; border:1px solid black;"></span> COMPRESSOR	<span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc; border:1px solid black;"></span> KITCHEN	<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3; border:1px solid black;"></span> RESTROOM
<span style="display:inline-block; width:15px; height:15px; background-color:#c6e0b4; border:1px solid black;"></span> DAYROOM	<span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc; border:1px solid black;"></span> MECH	<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3; border:1px solid black;"></span> SCBA (AIRPACK RM)
<span style="display:inline-block; width:15px; height:15px; background-color:#c6e0b4; border:1px solid black;"></span> HOSE TOWER	<span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc; border:1px solid black;"></span> MEETING	<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3; border:1px solid black;"></span> STORAGE
<span style="display:inline-block; width:15px; height:15px; background-color:#c6e0b4; border:1px solid black;"></span> GEAR GRID		

## ***CURRENT EQUIPMENT***

***ENGINE 11 - 1500 GPM PUMPER***

***ENGINE 12 - 1500 GPM PUMPER***

***RESCUE 11 - PICK-UP TRUCK***

***RESCUE 12 - RESCUE TRUCK***

***GRASS 11 - HUMMER***

***GRASS 12 - GAMMA GOAT***

***TANKER 11 - 2000 GALLON TANKER***

***TANKER 12 - 3200 GALLON TANKER***

***BOAT 11***

# New Mayer Fire Station Site Plan

- Sufficient on-site parking
- Ample maneuvering around apparatus bays
- Improved safety and security
- Room for expansion



# City of Mayer Population Growth



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## Growth of City of Mayer since May, 1973

Coldwater Xing

Sunset  
Meadows

Hidden Creek

SchimmCor  
Industrial Park

Rustic Ridge

Fieldstone

Population Growth  
1970 - 325  
2000 - 554  
2010 - 1,749  
2019 Projected - 2,100 Residents

The City has seen steady growth in the last few years with the addition of about 25-30 new homes per year.

# New Mayer Fire Station Costs - Tax impact



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## What is the cost of the New Fire Station?

1)	Development and Construction	\$3,414,720
	Building - \$2,964,000	
	Site Construction - \$450,000	
	Soil Borings - \$5,000	
2)	Land and Rights	N/A
3)	Legal (Estimated)	\$5,000
4)	Architect Fees	\$275,280
5)	Equipment	\$150,000
6)	Contingencies (5%)	\$160,000
	<b>ESTIMATED TOTAL</b>	<b>Aprox. \$4,000,000</b>

Please contact Margaret McCallum for answers  
to specific tax questions:

Email: [Margaret.mccallum@cityofmayer.com](mailto:Margaret.mccallum@cityofmayer.com)

Phone 952-657-1502

## What is the impact on your Property Tax?

### Residential Property

Value	Annual	Monthly	Daily
\$100,000	\$32.45	\$2.70	\$0.09
\$150,000	\$57.10	\$4.76	\$0.16
\$200,000	\$81.75	\$6.81	\$0.22
\$250,000	\$106.40	\$8.87	\$0.29
\$300,000	\$131.04	\$10.92	\$0.36

### Commercial Property

Value	Annual	Monthly	Daily
\$200,000	\$146.98	\$12.25	\$0.40
\$500,000	\$418.33	\$34.86	\$1.15

# New Mayer Fire Station Project Schedule



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**COMPLETED** – Design Contract being reviewed by City Attorney with edits to be sent to Architect. Council votes to move forward with project.

**COMPLETED** – Design Contracts signed by City and sent to Architect along with “Notice to Proceed” to produce plans/specifications for the proposed Fire Hall project.

**COMPLETED** – Meeting with building committee to review concept plans/costs/site design and any programming revisions needed or added.

**May, 2020** – Schematic Design Completed – includes concept floor plan, site plan, exterior rendering, and rough SF cost estimate.

**June 1, 2020** – Meeting with Fire Department to review updated plans and design work/renderings

**June 12, 2020** – Updated cost estimate, mirrored site, and completed floor plan revisions.

**June 23, 2020** – **Open House** at the existing Station from 6:30 – 8:00 pm.

**June 29, 2020** - Design Development Completed – includes updated floor plans, site plan, inclusion of structural concept sizing, electrical, mechanical, and civil design

**June 30, 2020** - Meeting with committee to review updated and refined design work. Review budget and refine cost estimate as needed. Discuss schedule.

**July 9, 2020** - **Open House** at the existing Station from 6:30 – 8:00 pm.

**July 22, 2020** - Meeting with committee to review 50% Construction Drawings (CD's)

**August 12, 2020** - Meeting with Fire Department to review 75% Construction Drawings (CD's)

**September 16, 2020** - Review 90% CD's /plans/specifications with Client.

**Late September, 2020** - Request permission from City Council to go to bids

**October 1, 2020** – Construction Drawings sent out for bids

**November 3, 2020** - Receive bids (2 week review to qualify bids)

**Mid November, 2020** - Bid Award recommendation at next Council meeting

**Late November 2020** - Construction begins – Precast ordered

**April, 2021** – Excavation begins for sitework/footings & foundations

**May/June, 2021** - Precast erection begins and will be enclosed within 45 days

**End October** - Substantial Completion of Construction / punch list generated

**Mid November, 2021** – Final Completion/project close out and Fire Department MOVE IN!

# New Mayer Fire Station Feasibility Study

## SPACE NEEDS ANALYSIS

Existing Square Footage = 5,394  
Needed Square Footage = 12,072

Area	Square Footage Needed	Existing
Office 1 Fire Chief	130	110**
Office 2 Assistant Fire Chief	130	N/A*
Office 3 Training Officer	135	N/A*
Meeting/Training Room	1,308	527
Kitchen	280	36
Hose Tower/Decontamination	200	N/A*
Storage	400	N/A*
SCBA/Laundry	400	N/A***
Fitness Room	400	N/A*
Restrooms [1 Mens/1 Womens]	300 [150/ each]	72
Mechanical	200	N/A*
Compressor Room	200	N/A***
Apparatus Bays	7,700	4,500***
Apparatus Bay Restroom [1 Unisex]	50	N/A*
Gear Grid Area	300	N/A***
Total Net Area	12,133	5,245
Add Circulation 20%	827	149
Total Building Gross SF	12,960	5,394

\*Does not exist in current facility

\*\*Currently only one office for all 3 staff members

\*\*\*Currently Gear/SCBA/Compressor/Laundry is located in apparatus bay

