



Anoka County
MINNESOTA

Respectful, Innovative, Fiscally Responsible

ANOKA COUNTY 10 YEAR CIP

January 21, 2021

MISSION:

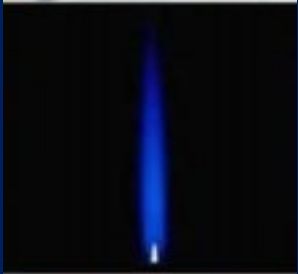
To provide a safe, clean, comfortable, and well maintained environment at the highest standard of excellence for the citizens and employees of Anoka County.

Andrew Dykstra
Director of Facilities Management and Construction
(763) 324-1903



STEPS

- Build Trust:
 - Grow Relationships
 - Fiscal Responsibility
 - Facilities Management is a full contact sport
- Get a seat at the table:
 - Created a Building Committee
 - Get out and walk
- Communicate Pertinent Information:
 - Deferred maintenance
 - Examples of deferred maintenance at Colleges, Universities
 - Best Practice: 2% - 4% of real estate value back into the infrastructure
 - Minimize expense on long-term assets...speak CFO language



RFP

- Gave Background:

- The Anoka County Government Complex consists of three Courthouses – East, Center and West, a Government Services Center and an Adult Correctional Facility (Jail). The original county courthouse building, now considered part of the East Courthouse, was constructed around 1954-55. The first and second floors of the Center Courthouse were constructed in 1960 and the third floor was added in 1972. The East Courthouse addition was constructed around 1966. The West Courthouse was constructed in 1976. The third and fourth floors were added in 1978. The Jail (5-story building) was constructed in 1982 and the Government Center (7-story building.) was constructed in 1992. Over the years, there have been many renovations of building systems throughout the complex.
- The estimated square feet of space for each of the buildings is as follows: East Courthouse – 32,000 square feet, Center Courthouse – 64,000 square feet, West Courthouse – 72,000 square feet, Jail - 100,000 square feet, and Government Center – 268,000 square feet.



RFP

- **Scope of Services:**

- Anoka County will enter into an agreement with a qualified Architectural/Engineering firm to develop a building condition assessment for the Government Center Complex in downtown Anoka
- Site evaluation by two or more registered professionals keeping a consistent project team from start to finish
- Selected firm will be required to present findings to various groups during the evaluation process
- The facility study will be critical to the long and short term planning for possible facility improvements and upgrades. The study should address existing conditions and replacement schedules to include code compliance



RFP

- **Scope of Services Continued:**

- Spreadsheets to describe existing conditions, potential repairs, ranking of repair priority, a suggested timeframe for action, and a budget estimate for the potential repairs to include, but not limited to the following areas:
 - Electrical Distribution Systems
 - Mechanical Systems
 - Plumbing and Water Distribution Systems
 - Building Automation System to Include Controls
 - Kitchens, Cafeterias, Serving Areas
 - Deferred Maintenance including flooring, painting, doors and hardware, and roofing
 - Site and building signage
 - Facades/Exterior wall systems:walls/windows
 - Insulation



RFP

- **Scope of Services Continued:**

- Total audit of the Government Center Complex facilities with a comprehensive listing of existing conditions and replacement schedules to include code compliance. Looking for a funding profile for the next five to ten years for maintenance and repair and a projected replacement date for building elements and equipment. This project will encompass all aspects of the facilities from the roof to the boiler room.
- Anoka County requires the condition assessment to contain:
 - Summaries by discipline
 - Spreadsheet summarizing construction repairs and replacement items
 - Spreadsheet summarizing maintenance repairs and replacement items
 - Photographs depicting a sampling of Construction and Maintenance conditions in the facilities
 - Spreadsheets to describe physical conditions, potential repairs, ranking of repair priority, a suggested time frame for action, and a budget estimate for the potential repair

- **Led to Findings/Analysis Report and 10-year plan**



Outcomes

- Operations, Maintenance, Repair





Outcomes

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