

Goodhue County Facilities Maintenance

509 W. 5th Street Red Wing, MN 55066

To: Honorable County Commissioners

Scott Arneson, County Administrator

From: Tim Redepenning – Facilities Maintenance Director

Re: LEC, ADC & Justice Center Facility Assessments/Facility Master Planning

Date: September 2, 2025

Summary

Goodhue County held a kick-off meeting with Klein McCarthy Architects on November 19, 2024 for the LEC, ADC & Justice Center facility assessment/facility master planning process. Representatives of county departments from each facility were in attendance and their input was incorporated into the planning process. Administration, Information Technology, Finance and Facilities Maintenance departments were also included.

The priority of the assessment is to document current conditions and provide a facility master plan with estimates of probable costs for the identified improvements. Improvements are prioritized as Immediate, Intermediate or Long-term categories based on staff input and industry standards.

The Master Plan is intended to be a comprehensive list of needed improvements as well as a tool for prioritization, project planning and long-term budgeting. This plan will also assist in identifying projects that can be combined for economy of scale. Contractor availability will continue to be an issue, and "bundling" some projects together may make it more reasonable for contractors to pursue those projects as well. The projects within each priority category are subject to move based on changing conditions and funding sources.

GOODHUE COUNTY

JUSTICE CENTER AND LEC/ADC FACILITY ASSESSMENT MASTERPLAN

COMMITTEE OF THE WHOLE PRESENTATION

Ву

Contegrity Group Inc. | Klein McCarthy Architects | County Staff

September 2, 2025



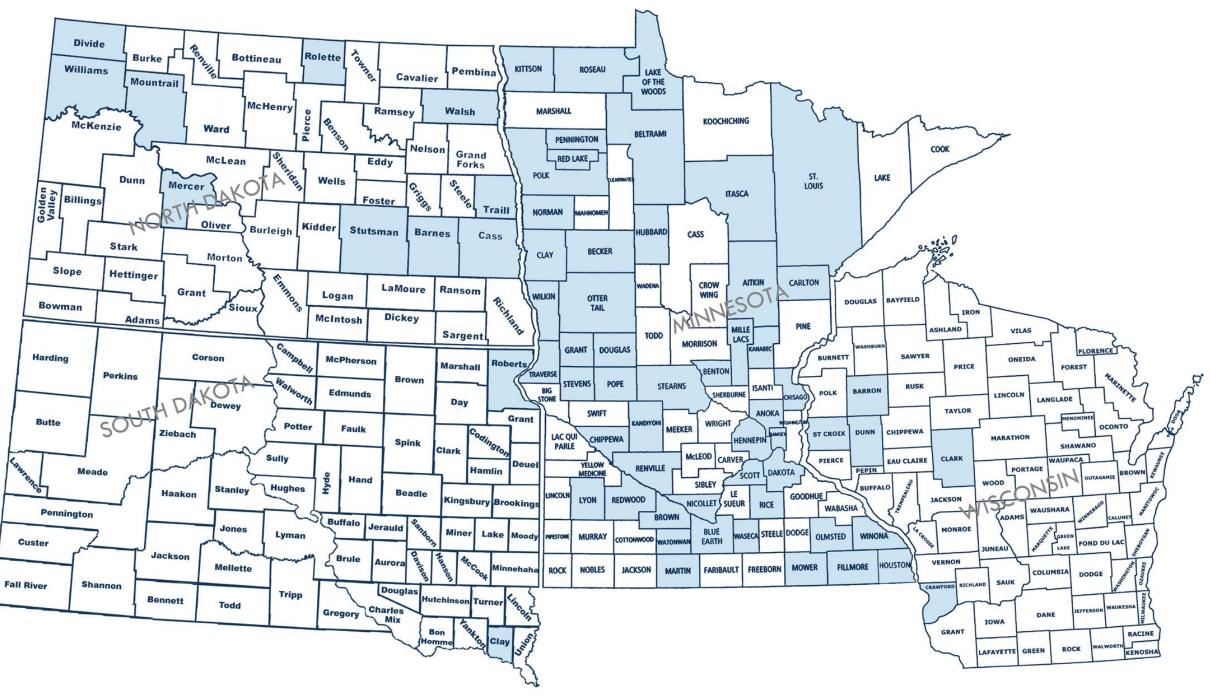






ORGANIZATIONAL PROFILE - EXPERIENCE MAP

Klein McCarthy Architects has performed on over 400 County and State studies, predesigns and projects for government centers, justice centers, jails, public safety facilities, courts and court support, law enforcement centers, and correctional facilities throughout the Midwest.



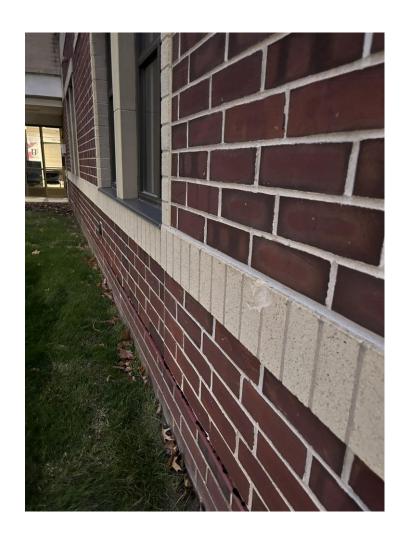
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GOODHUE COUNTY FACILITIES STUDY / MASTER PLAN

9/19/2024

FACILITY ASSESSMENT GOALS





- 1. Evaluate County Facility Conditions
- 2. Determine Priorities
- 3. Estimate Costs Associated
- 4. Plan Project Schedule







REVIEW PROCESS



- Evaluate County Facility Conditions
 - 1. Facility Tours with Architect and Engineers
 - 2. Assessment Reporting
 - 3. Met with Facility Representatives
 - 4. Cost Estimating
- Reviewed Data to Establish Masterplan
- County Budget for Scheduled Maintenance







BUILDING HISTORY AND AREA

The building was designed in 1997 and construction was completed in 2000.

Law Enforcement Center Departments

The LEC building contains the following County departments/offices:

- Sheriff's Office including the Emergency Operations Center
- Adult Detention Center
- Red Wing Police Department

Law Enforcement Center Building Stories and Area

The building consists of a walkout lower level and two stories above the entrance grade.

Total LEC Area = 48,339 square feet Total Jail Area = 67,005 square feet

Justice Center Departments

The building contains the following County departments/offices:

- Court
- Court Administration
- County Attorney

Justice Center Building Stories and Area

The building consists of a walkout lower level and three stories above the entrance grade.

Total Gross Area = 54,883 square feet







BUILDING CONDITION & IMPROVEMENT EXAMPLES

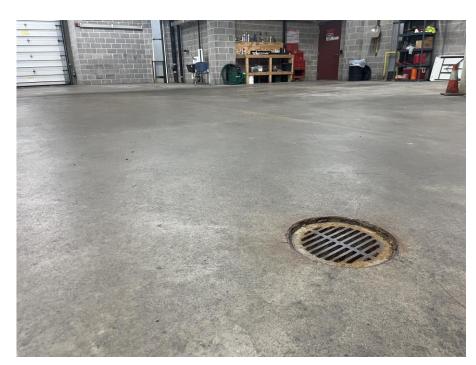
Brick Tuckpointing, Sealant & Cavity Weeps

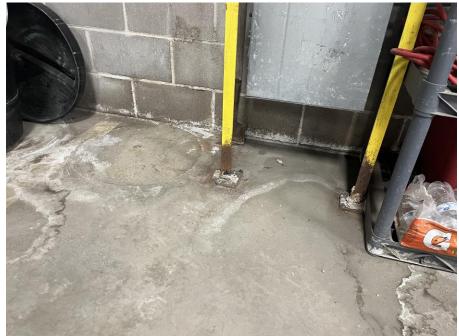




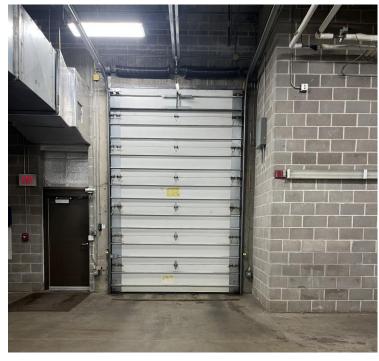


Patrol Garage Floor, Trench Drain & Block





Overhead Door Widening Sally Port & Patrol Garages

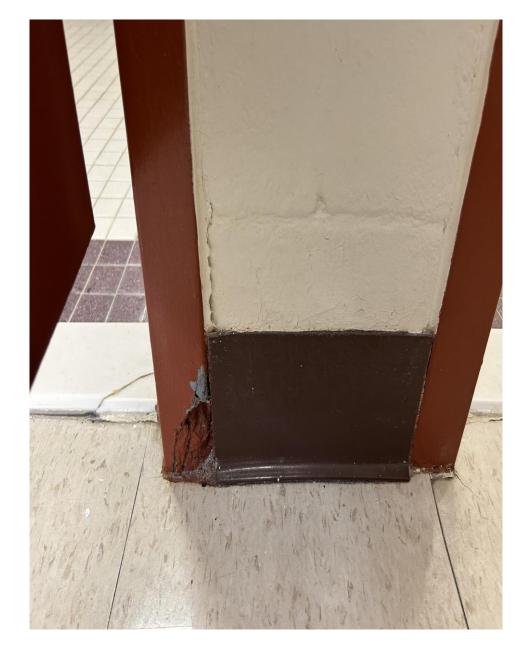




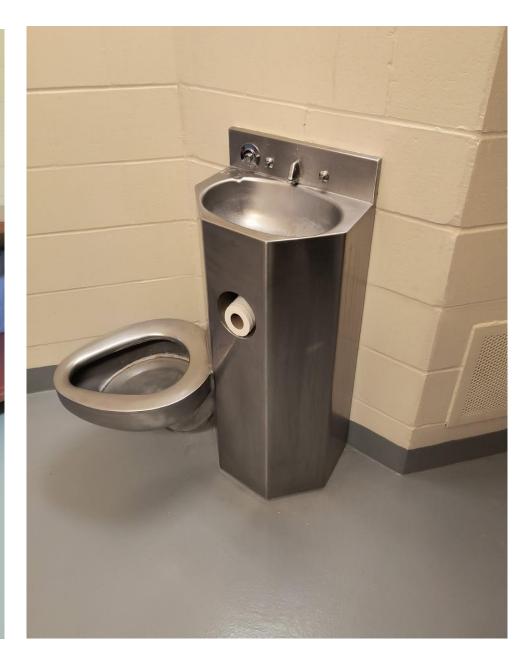


BUILDING CONDITION & IMPROVEMENT EXAMPLES

ADC Lavatories, Water Closets & Showers







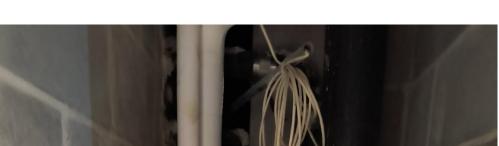


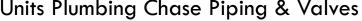


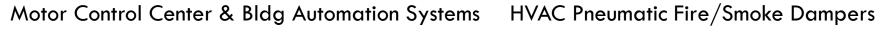


BUILDING CONDITION & IMPROVEMENT EXAMPLES

ADC Housing Units Plumbing Chase Piping & Valves



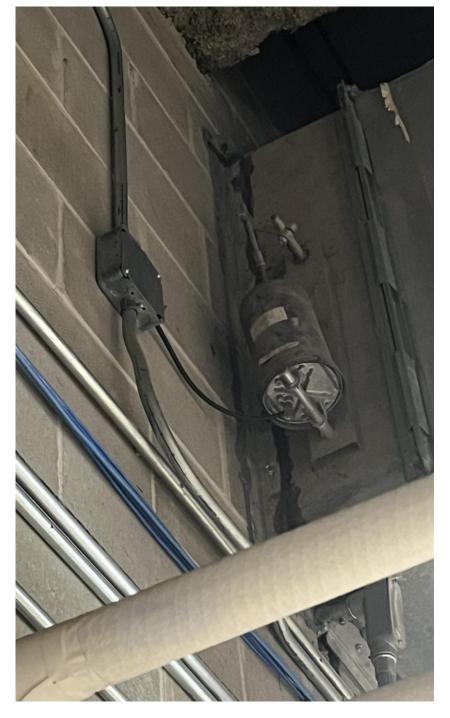












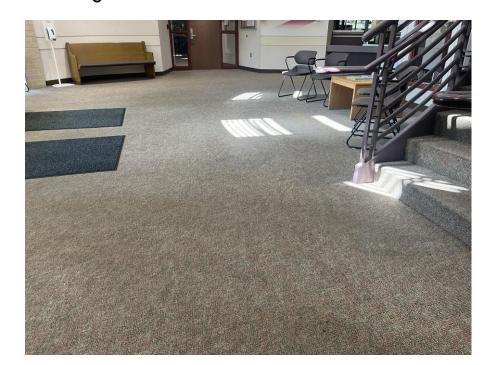






BUILDING CONDITION & IMPROVEMENT EXAMPLES

Flooring





ADC/LEC/JUS Central Chiller Plant



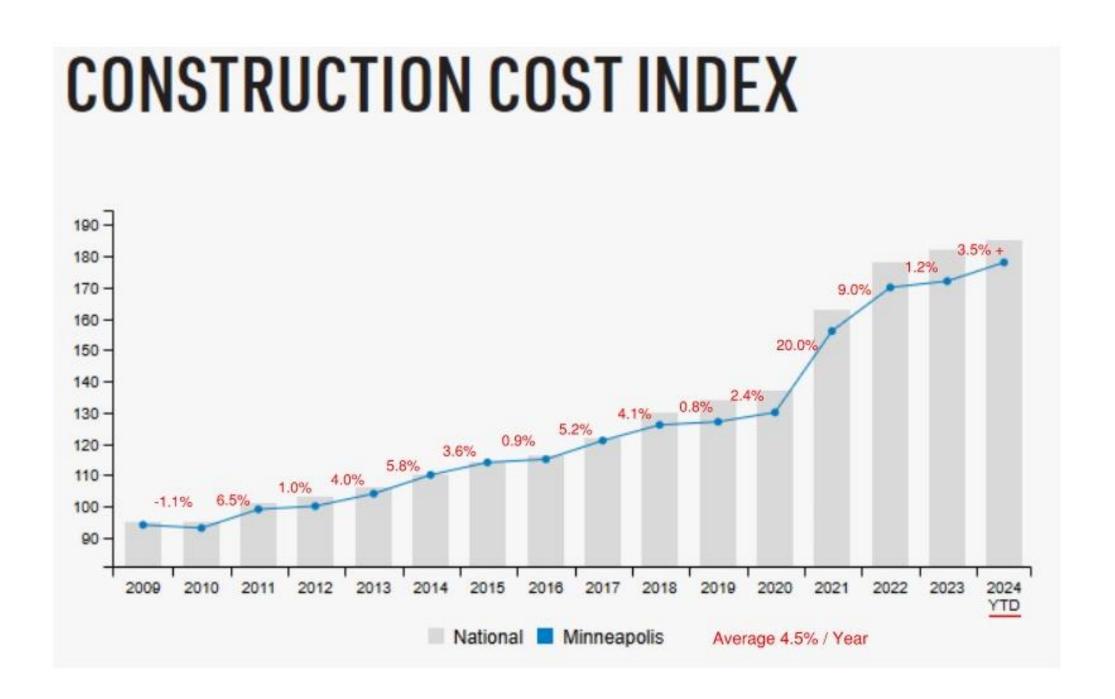
Chiller/Cooling Tower Pumps









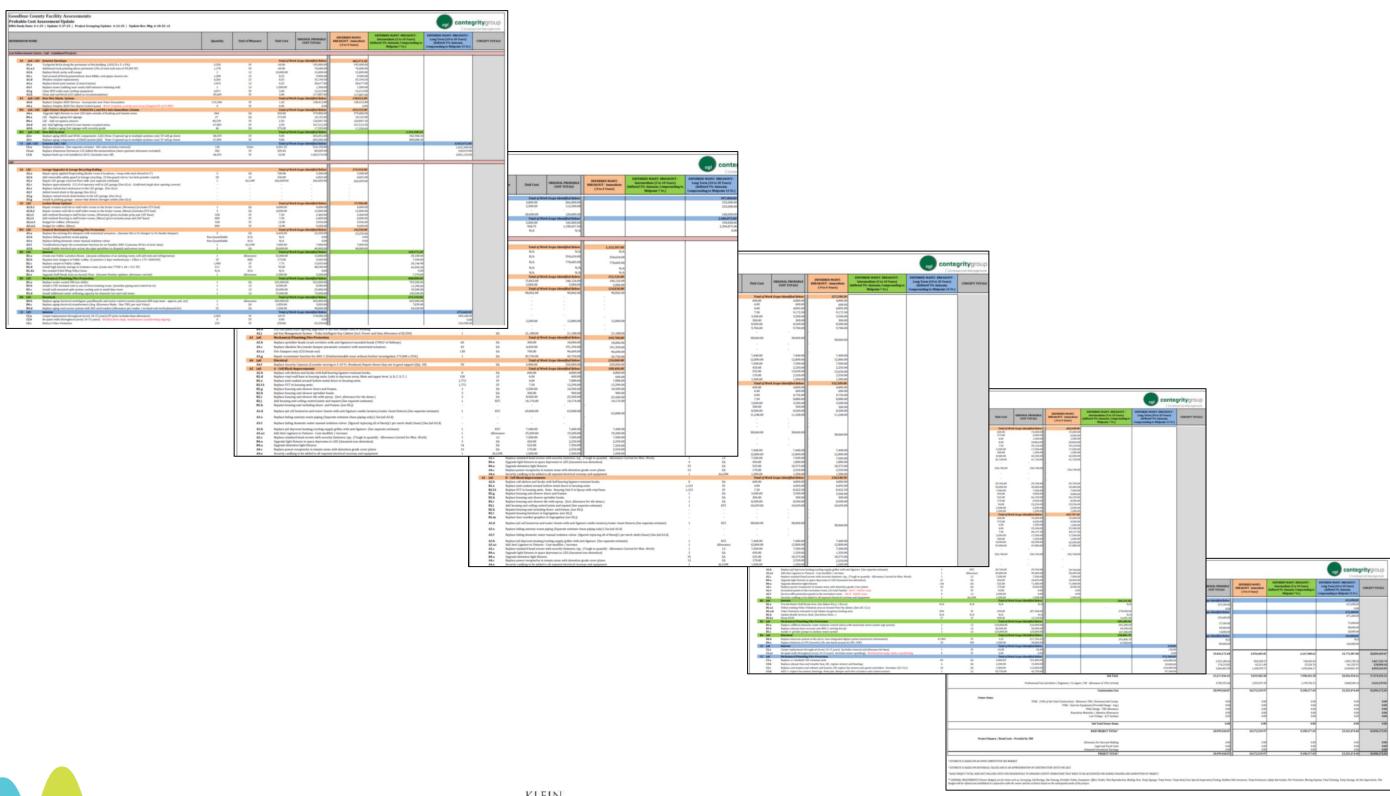








PRIORITIZATION & ESTIMATES OF PROBABLE COST







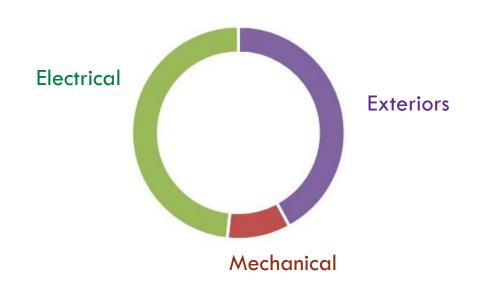


LEC/ADC SHARED SYSTEMS PLANNED MAINTENANCE COSTS

Immediate 0-4 years

Intermediate 5-10 years

Long Term
10-20 years



Mechanical



Tuckpointing/Clean/Seal Window Sealant Fire Alarm System Light Fixtures and Control Exit Signs **Building Automation System**

Roof Replacement
Window Replacement





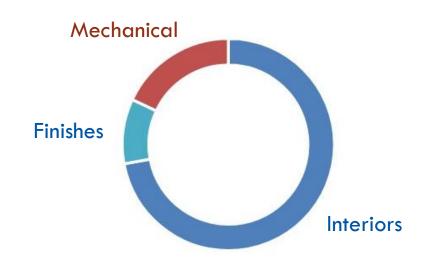


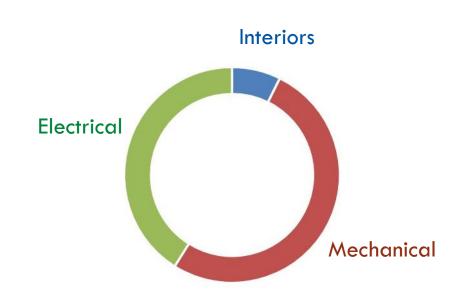
LEC PLANNED MAINTENANCE COSTS

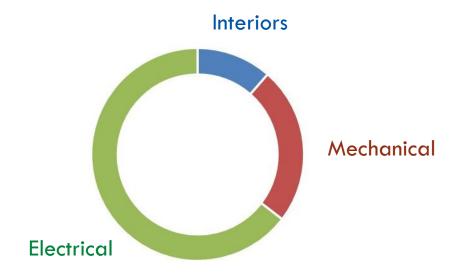
Immediate 0-4 years

Intermediate 5-10 years

Long Term
10-20 years







Garage Slab/Drains
Overhead Door Widening
Fire/Smoke Pneumatic Dampers
Server Room Dry Fire Protection

Card Access Systems

Motor Controllers/Panelboards
Chiller/Pumps
Water Softener System
Public Lobby Carpet

Generator/Switchgear
Air Handler Rehab
VAV's, Unit Heaters, Ex Fans
Security Cameras
Flooring Throughout





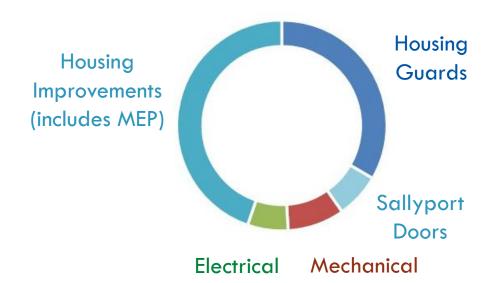


ADC PLANNED MAINTENANCE COSTS

Immediate 0-4 years

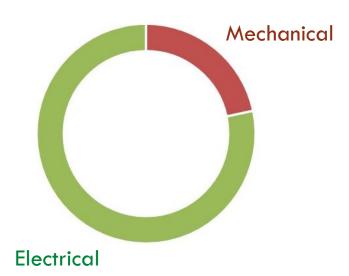
Intermediate 5-10 years

Long Term
10-20 years



Electrical

Mechanical



Cell Lavatories & Water Closets
Shower Door Frames, Fixtures & Tile
Cell Shelving/Hooks
Plumbing Valves
Light Fixtures

Remodel/Re-purpose Video Visitation Cell Water Isolation Valves Heat Recovery Unit Intercom System Lighting Inverter Batteries

VAV Terminal Units
Exhaust/Transfer Fans/Unit Heaters
Air Handlers Rehabilitation
Electric Panel Boards
Security Head End Equipment







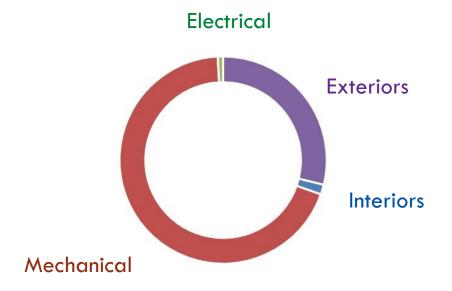
JUSTICE CENTER PLANNED MAINTENANCE COSTS

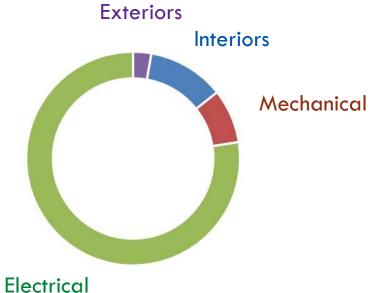


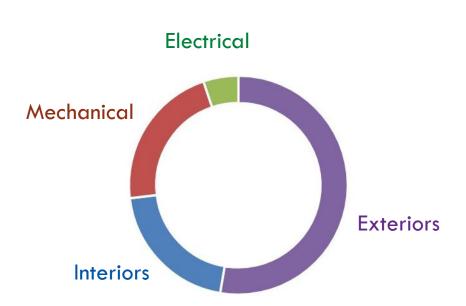


Intermediate

Long Term
10-20 years







Tuckpointing/Clean/Seal Window Sealant Fire/Smoke Pneumatic Dampers Building Automation Restrooms Remodel/Update Sidewalk Replacement Sidewalk Snow Melt System Light Fixtures/Controls Electrical Panel Boards

Roof Replacement
Windows
Flooring Throughout
VAV Terminal Units
Exhaust/Transfer Fans/Unit Heaters
Air Handlers Rehabilitation







PROJECT COSTS * * INCLUDES CONSTRUCTION, INFLATION, CONTINGENCY AND SOFT COSTS

Total Immediate
0-4 years

Total Intermediate 5-10 years

Total Long Term 10-20 years

\$10.4 Million

\$9.2 Million

\$23.53 Million







Questions?





