

GOODHUE COUNTY

PUBLIC WORKS FACILITY ASSESSMENT MASTERPLAN

COMMITTEE OF THE WHOLE PRESENTATION

By

Contegrity Group Inc. | Klein McCarthy Architects | County Staff

September 16, 2025



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



REVIEW FACILITY ASSESSMENTS

PUBLIC WORKS BUILDINGS INCLUDED IN ASSESSMENT

Goodhue County Public Works – Main Red
Wing Office/Shop and Storage Buildings
2140 Pioneer Rd.
Red Wing, MN 55066

Goodhue County Public Works – Cannon Falls Shop
11000 360th St.
Cannon Falls, MN 55009

Goodhue County Recycling Facility
3745 US-61
Red Wing, MN 55066

Goodhue County Public Works – Zumbrota Shop
940 8th St W.
Zumbrota, MN 55992

Goodhue County Byllesby Park Buildings
5001 MN-19
Cannon Falls, MN 55009

Goodhue County Public Works – Kenyon Shop
1005 Hwy 60 Blvd.
Kenyon, MN 55946



REVIEW FACILITY ASSESSMENTS

BUILDING HISTORIES MAIN RED WING OFFICE AND SHOP

The main Red Wing public works site consists of five buildings:

1. Main Office and Shop
Designed in 1987
2. Salt and Sand Storage Shed
Designed in 1988 – NW of Main shop.
3. Cold Storage Building
Designed in 1988 – small building NE of Main shop.
4. Warm Storage
Designed in 2013 and completed in 2014 – long building NW of Salt Shed.
5. Sheriff's Building
Built in 1989 and addition/heating in 2015 - was not included in this evaluation.



REVIEW FACILITY ASSESSMENTS

BUILDING CONDITION & IMPROVEMENT EXAMPLES RED WING MAIN OFFICE AND SHOP

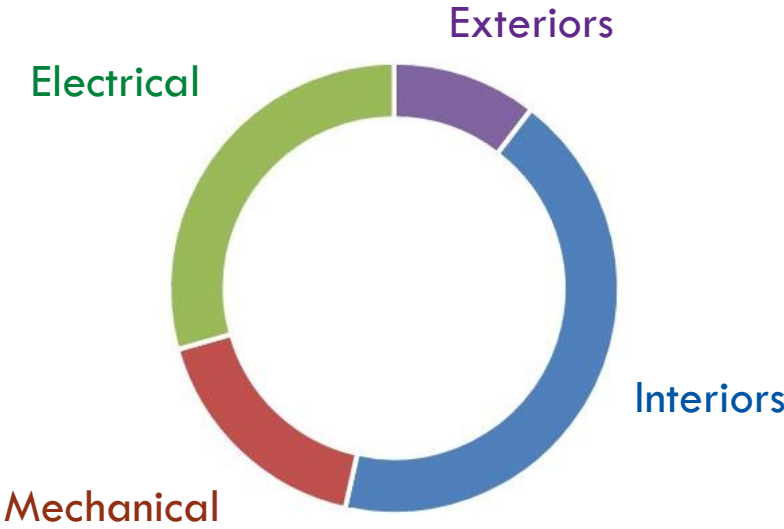
Salt Shed Replacement, Exterior Painting, Light Fixtures, Lighting Controls and Ceiling Tile Replacement, Replace Window Sill, Makeup Air Unit



REVIEW COSTS

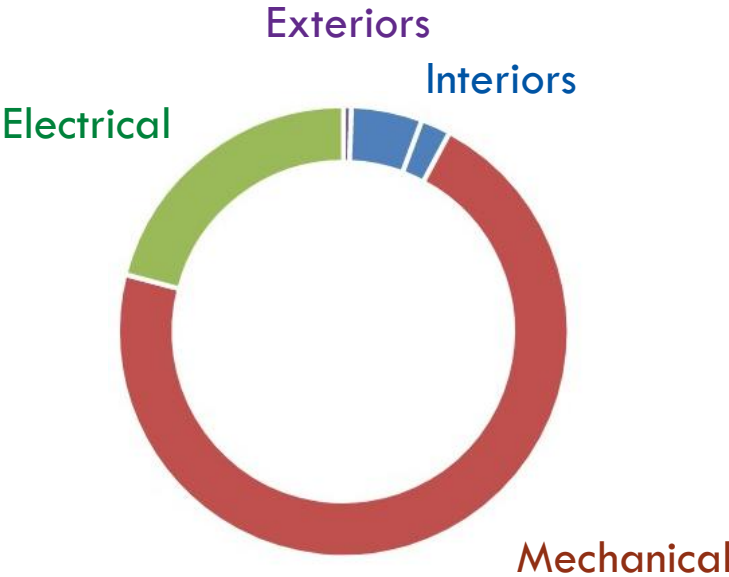
PLANNED MAINTENANCE COSTS RED WING MAIN OFFICE AND SHOP

Immediate 0-4 years



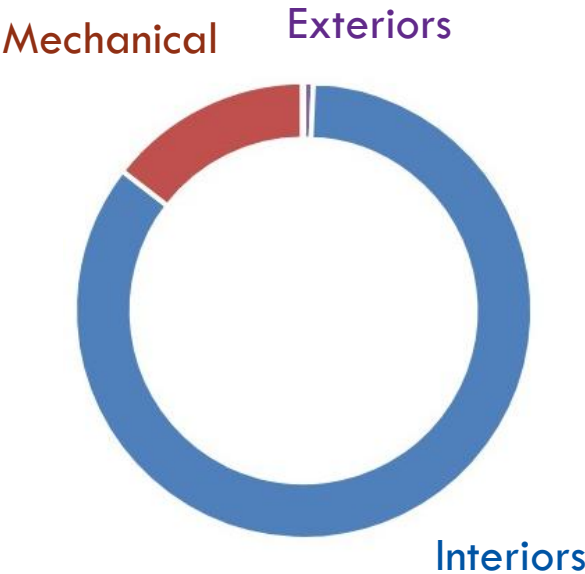
Salt shed repairs or replacement
Painting doors and frames
Window sealant
Door levers
Ceiling tiles
Makeup air unit
LED fixtures and lighting control

Intermediate 5-10 years



Repair concrete curbing
Partial floor slab replacement
HVAC zone plan and duct modifications
Restroom modifications
Exhaust fans
Air compressor
Electrical panel board/switch board
Emergency generator

Long Term 10-20 years



Office renovations
(walls/doors/finishes)
Mechanical rooftop units
Fire suppression system

REVIEW FACILITY ASSESSMENTS

BUILDING HISTORIES RECYCLING CENTER

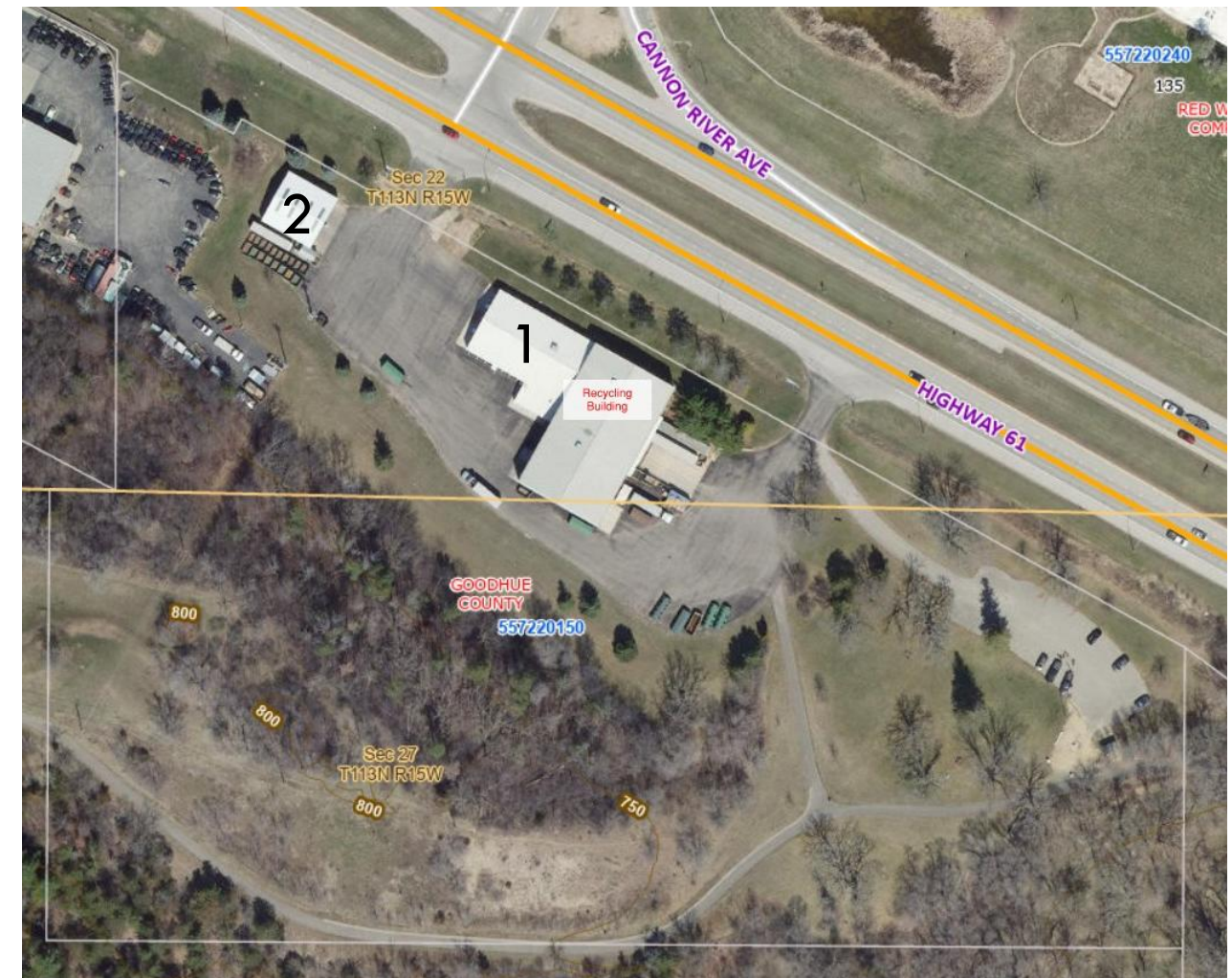
The Recycling Center site consists of two buildings:

1. Main Building

The west wing of the Recycling Center was originally the Red Wing Public Works built in the 1960's and expanded in 1992

2. Open-air Drop-off Structure

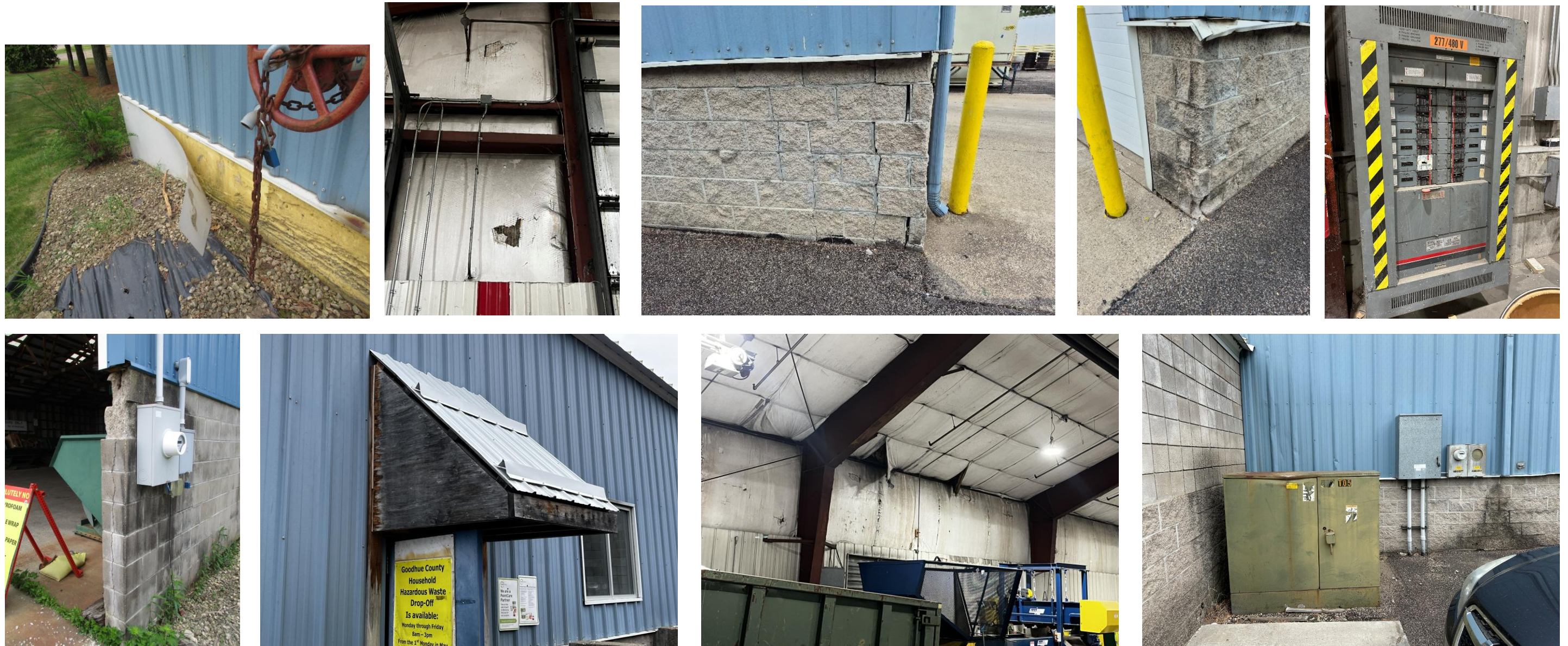
Mid-90s construction



REVIEW FACILITY ASSESSMENTS

BUILDING CONDITION & IMPROVEMENT EXAMPLES RECYCLING CENTER

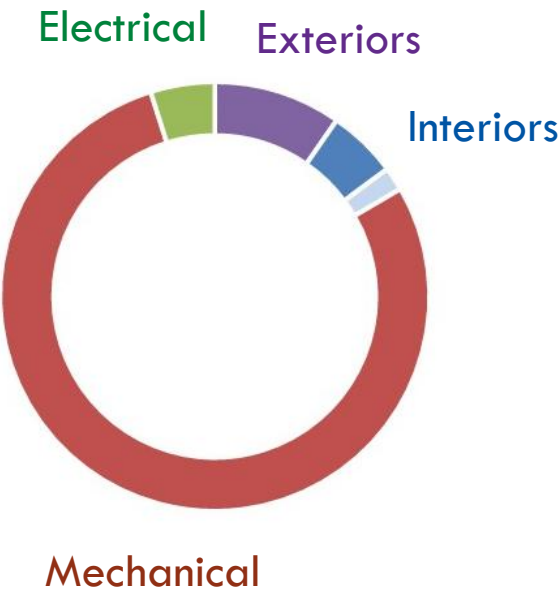
Exterior Painting, concrete slab, exterior repairs, exterior masonry repairs, interior insulation, HVAC system, electrical panel



REVIEW COSTS

PLANNED MAINTENANCE COSTS RECYCLING CENTER

Immediate
0-4 years



- Repair CMU wall base
- Sealant
- Repair torn insulation
- Repair wall paneling
- New ventilation system
- Light fixtures

Intermediate
5-10 years



- Replace infrared heating system
- Waste trap
- Electrical service

Long Term
10-20 years



- Exterior metal trim
- Air compressor

REVIEW FACILITY ASSESSMENTS

BUILDING HISTORIES BYLLESBY PARK BUILDINGS

The Byllesby Park site consists of four park buildings:

1. Enclosed Bathhouse Building
Built in 2022
2. Large Open Pavilion with Restrooms
Built in 2022
3. Small Open Pavilion
Original date of construction unknown
4. Small Open Pavilion
Original date of construction unknown



REVIEW FACILITY ASSESSMENTS

BUILDING CONDITION & IMPROVEMENT EXAMPLES BYLLESBY PARK BUILDINGS

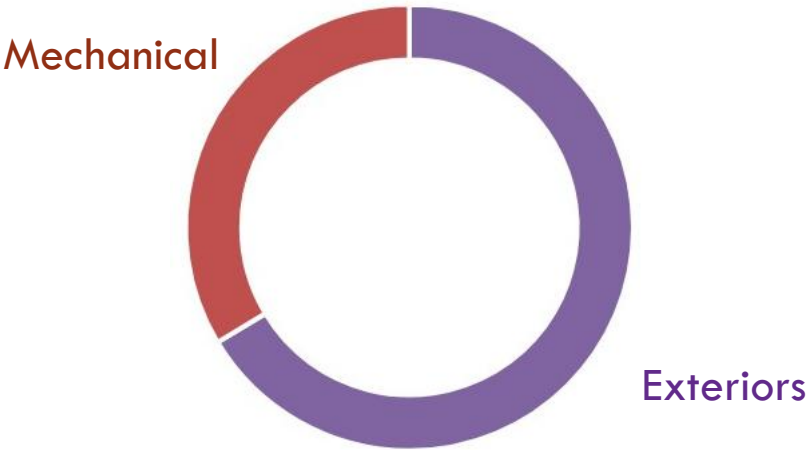
Concrete slab cracking, site lighting and security cameras



REVIEW COSTS

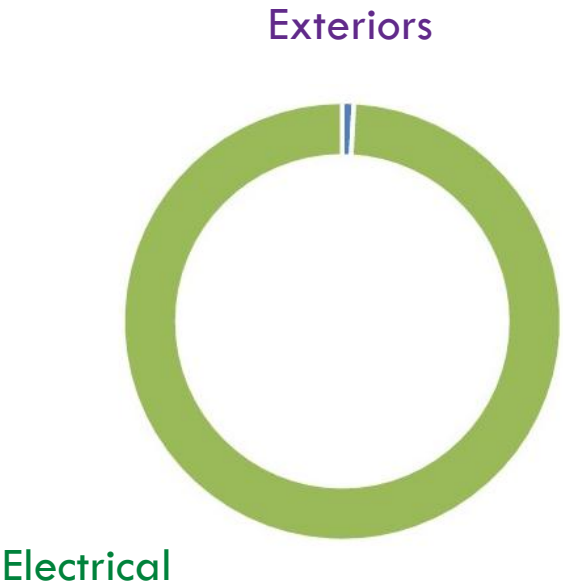
PLANNED MAINTENANCE COSTS BYLLESBY PARK BUILDINGS

Immediate
0-4 years



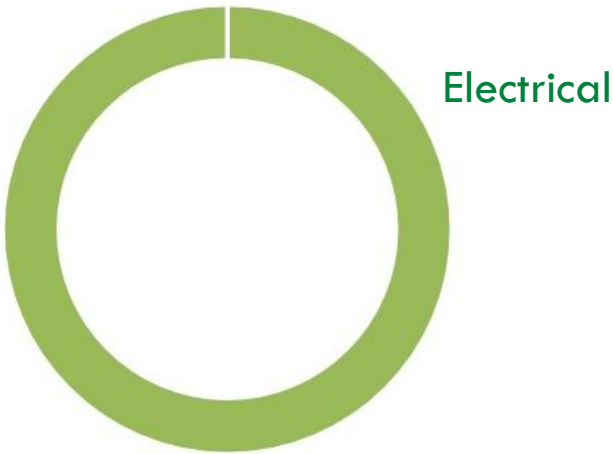
Concrete slab crack repairs
Utility room heater

Intermediate
5-10 years



Concrete slab sealant
Site security lighting

Long Term
10-20 years



Camera replacement

REVIEW FACILITY ASSESSMENTS

BUILDING HISTORIES CANNON FALLS SHOP

The Cannon Falls Shop site consists of three buildings:

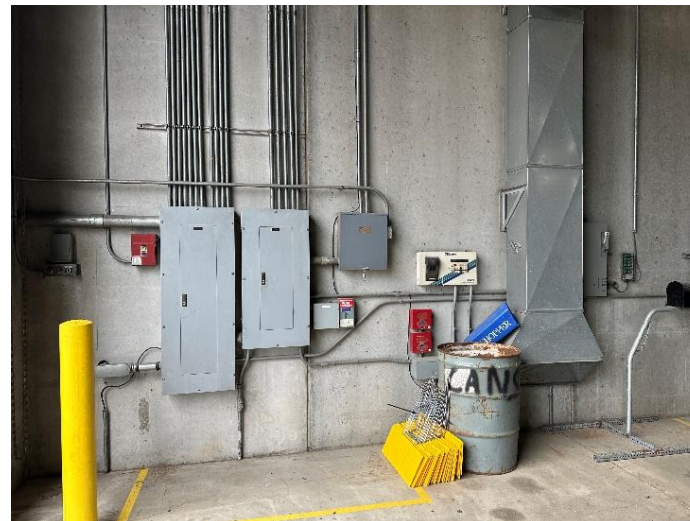
1. Shop Building
Designed in 1995
2. Storage Building
Original date of construction unknown
Addition built in 2018
3. Salt Shed
Original date of construction unknown



REVIEW FACILITY ASSESSMENTS

BUILDING CONDITION & IMPROVEMENT EXAMPLES CANNON FALLS SHOP

Exterior painting/sealant, generator, panel boards, fluorescent lighting, fire alarm panel, concrete slab cracking



REVIEW COSTS

PLANNED MAINTENANCE COSTS CANNON FALLS SHOP

Immediate
0-4 years



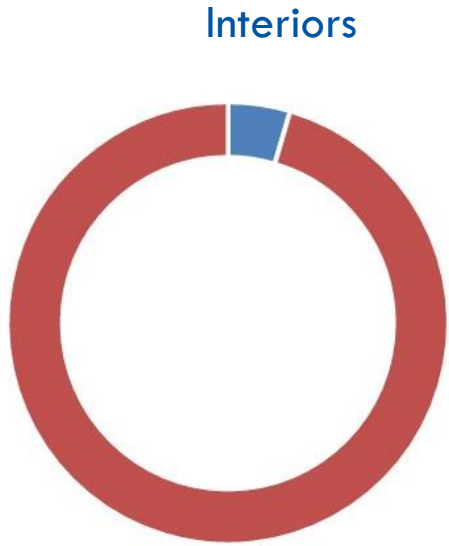
- Paint
- Sealant
- Roof repairs and hatch guard
- Paving repairs
- Trench drain replacement
- Generator
- Lighting controls

Intermediate
5-10 years



- Furnace
- LED Light fixtures
- Fire alarm panel

Long Term
10-20 years



- Truck entrance apron slab replacement
- Concrete slab replacement
- Add sand interceptor
- Add fire suppression system

REVIEW FACILITY ASSESSMENTS

BUILDING HISTORIES ZUMBROTA SHOP

The Zumbrota Shop site consists of one building on State owned property:

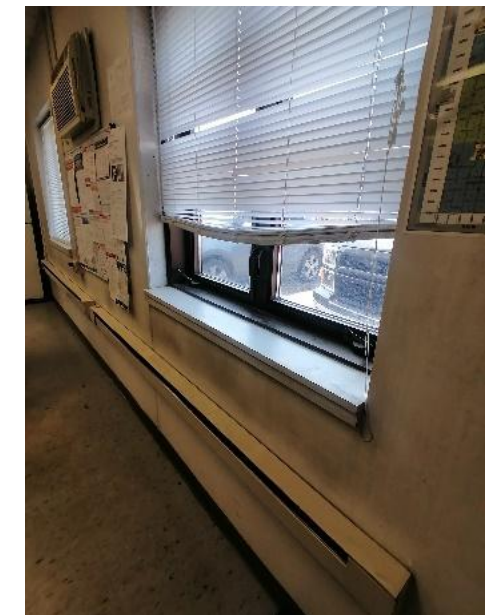
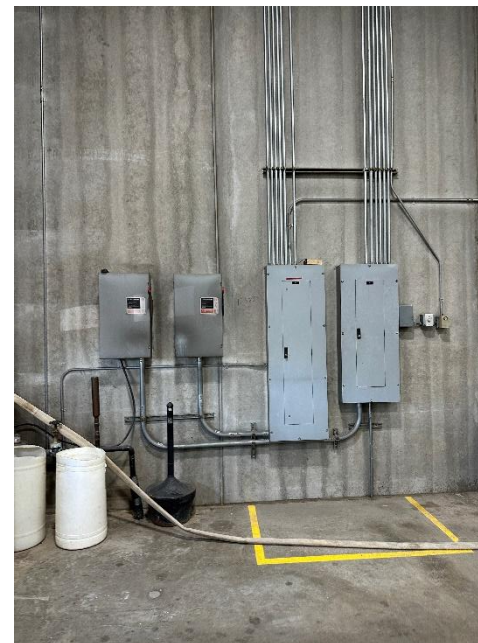
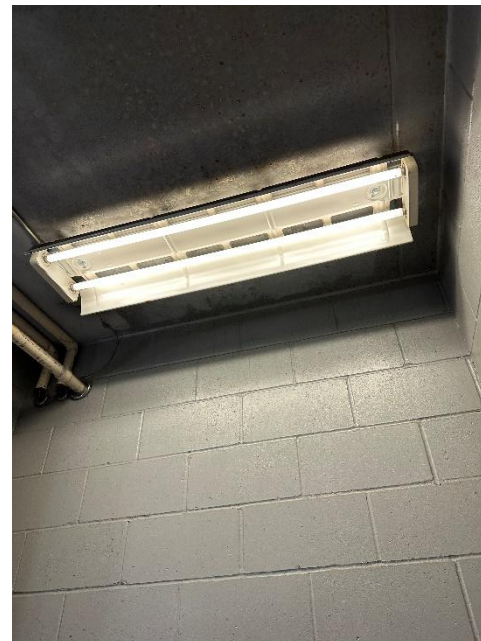
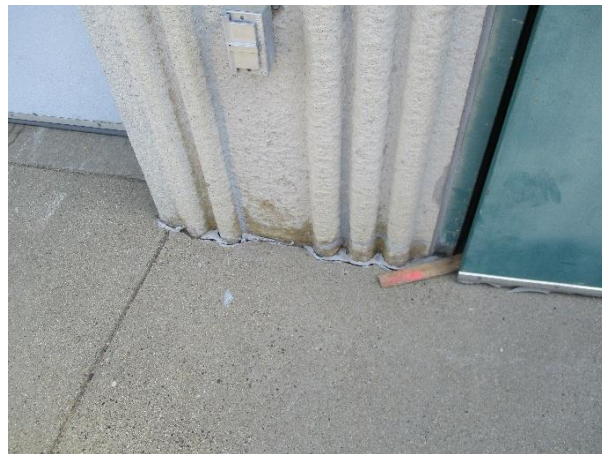
1. Shop Building
Designed in 1997
2. All other buildings are State owned



REVIEW FACILITY ASSESSMENTS

BUILDING CONDITION & IMPROVEMENT EXAMPLES ZUMBROTA SHOP

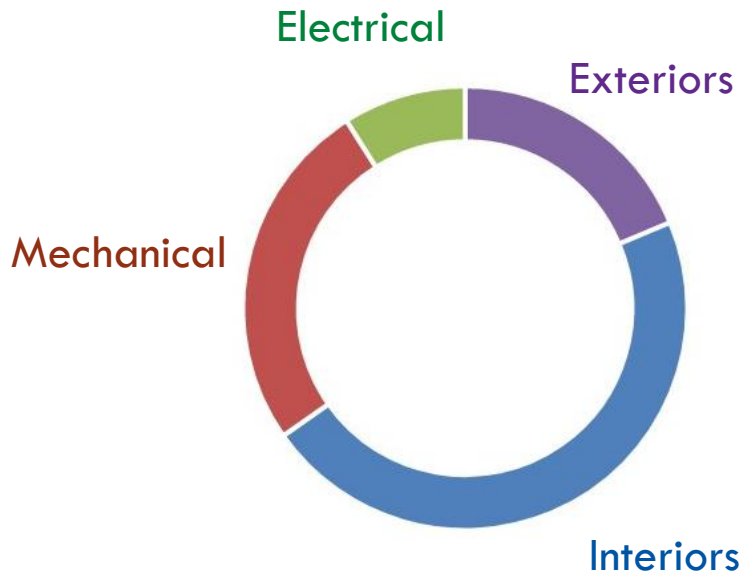
List of items....



REVIEW COSTS

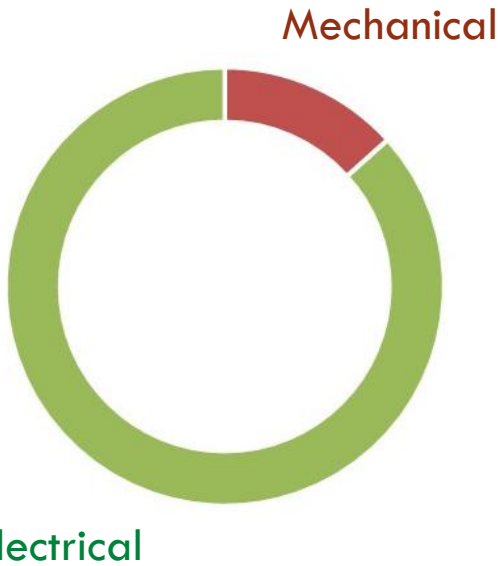
PLANNED MAINTENANCE COSTS ZUMBROTA SHOP

Immediate
0-4 years



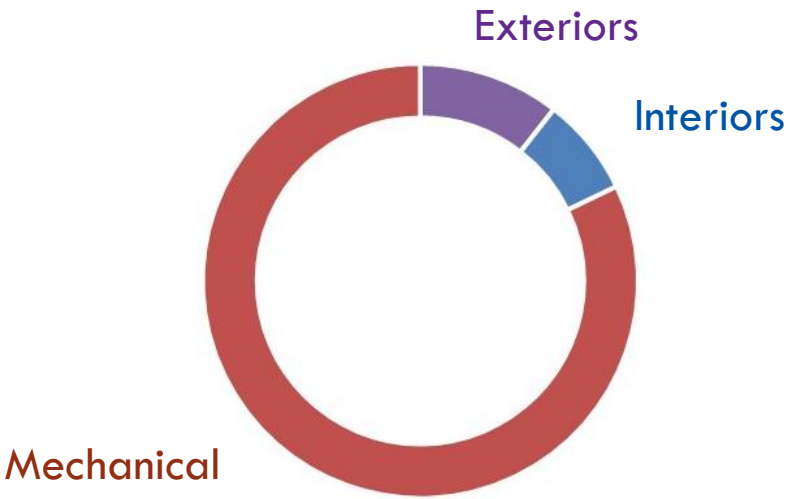
Paint
Guardrail at roof hatch
Re-grade perimeter
Concrete curbing
Heating and exhaust
LED lighting

Intermediate
5-10 years



Furnace
Service panels
Lighting controls
Fire alarm panel
Camera system

Long Term
10-20 years



Repair paving
Repair concrete slab cracking
Trench drains
Sand interceptor
Air compressor

REVIEW FACILITY ASSESSMENTS

BUILDING HISTORIES KENYON SHOP

The Kenyon Shop site consists of two buildings:

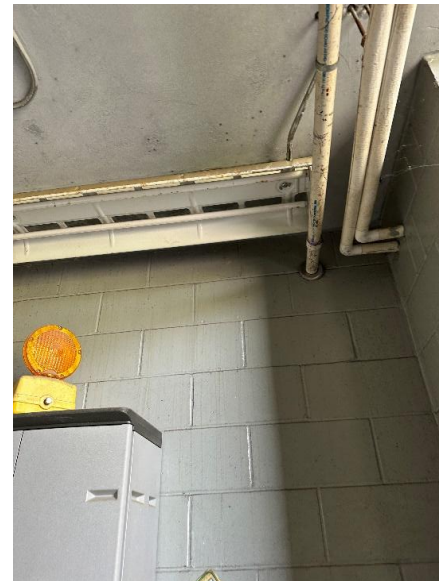
1. Shop Building
Designed in 1997
2. Salt and Sand Storage Building
Original date of construction unknown



REVIEW FACILITY ASSESSMENTS

BUILDING CONDITION & IMPROVEMENT EXAMPLES KENYON SHOP

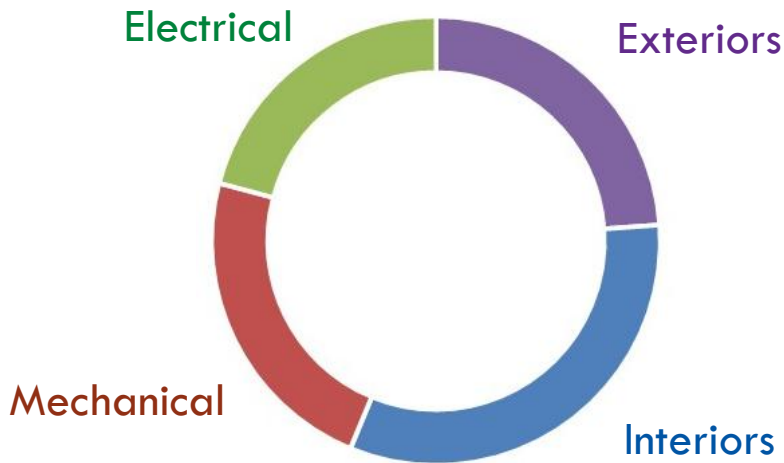
List of items....



REVIEW COSTS

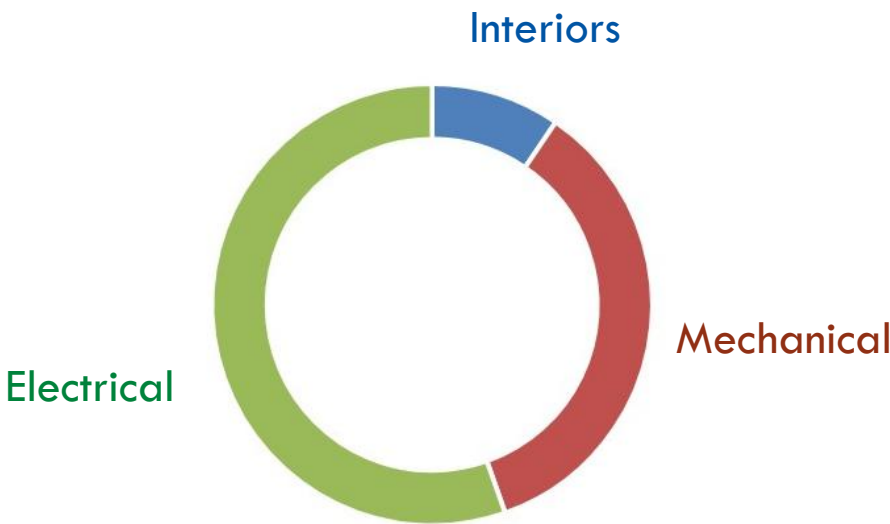
PLANNED MAINTENANCE COSTS KENYON SHOP

Immediate
0-4 years



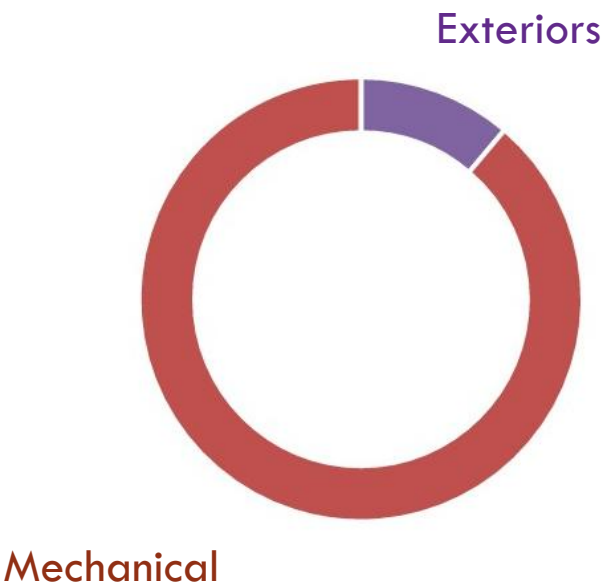
- Paint
- Sealant
- Guard at roof hatch
- Concrete slab repairs
- Trench drain grate
- Heating/exhaust fans
- Lighting controls

Intermediate
5-10 years



- Concrete slab
- Furnace
- LED light fixtures
- Service panels

Long Term
10-20 years



- Paving repairs
- Trench drains
- Sand interceptor
- Air compressor
- Plumbing fixtures

REVIEW COSTS

PUBLIC WORKS PROJECT COSTS *

* INCLUDES CONSTRUCTION, INFLATION, CONTINGENCY AND SOFT COSTS

Total Immediate
0-4 years

\$2.9 Million

Total Intermediate
5-10 years

\$2.6 Million

Total Long Term
10-20 years

\$4.9 Million



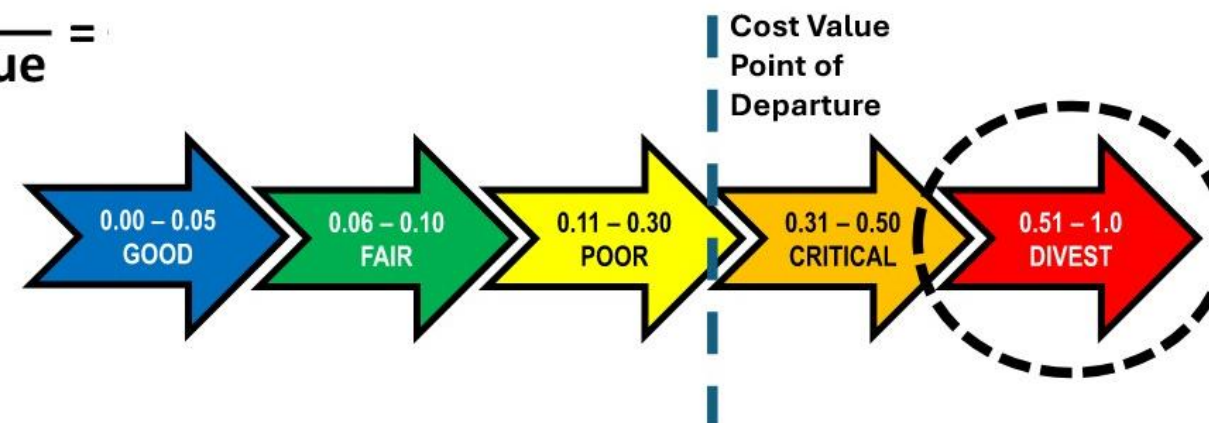
REVIEW COSTS

PROPERTY CONDITION ASSESSMENT

Facility Condition Index (FCI) Ranking Scale Summary:

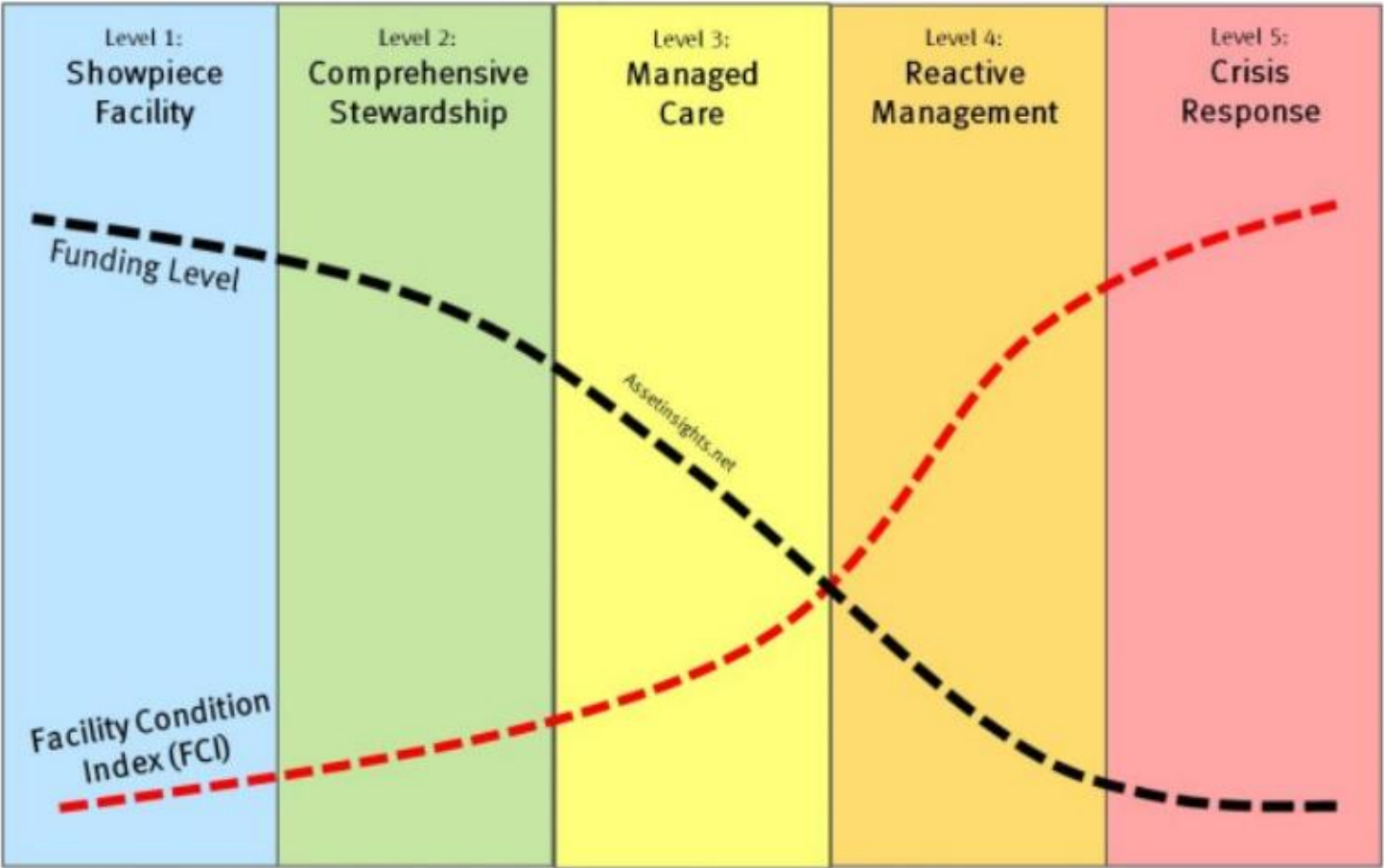
The FCI Scale is an industry standard scale based on the ASTM E2018 – 15 Standard and is used to communicate condition. It assigns the numeric value of the FCI Equation to five general condition rankings: Good, Fair, Poor, Critical, and Divest.

$$\text{FCI} = \frac{\text{Renovation Cost}}{\text{Replacement Cost Value}} =$$



REVIEW COSTS

FACILITY OPERATING STANDARDS



Questions ?