

SnowRemovalPotholeRepairSignalTimingPlanningServiceRequestsStreetSweeping

Public Works & Utilities Campus Plan

ORIGINALLY
PRESENTED
4/29/02

synergy, synergism

noun [U]

SPECIALIZED

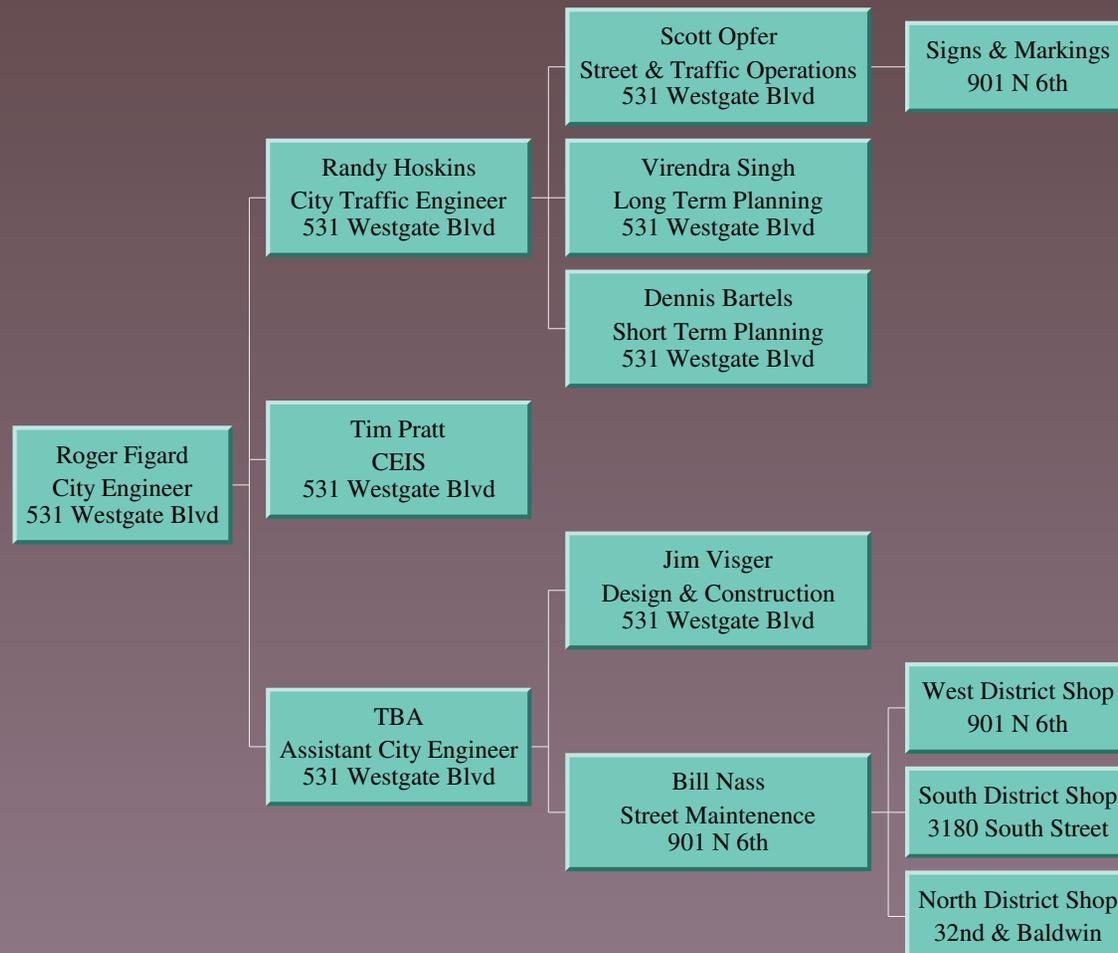
The combined power of a group of things when they are working together which is greater than the total power achieved by each working separately

IntelligentTransportationSystemsRoadwayDesign&ConstructionTrafficSafetyAnalysis

Snow Removal Pothole Repair Signal Timing Planning Service Requests Street Sweeping

Who Are We & What Services Do We Provide ?

Public Works & Utilities Engineering Services Department



Intelligent Transportation Systems Roadway Design & Construction Traffic Safety Analysis

Leased Site at 531 Westgate Blvd.

- Engineering Services Offices

901 North 6th St.

- Maintenance Offices
- Fleet Services
- West District Shop
- Storm Water / Storm Sewer Maintenance

32nd & Baldwin Satellite Shop

- NE District Shop

3180 South St. Satellite Shop

- SE District Shop

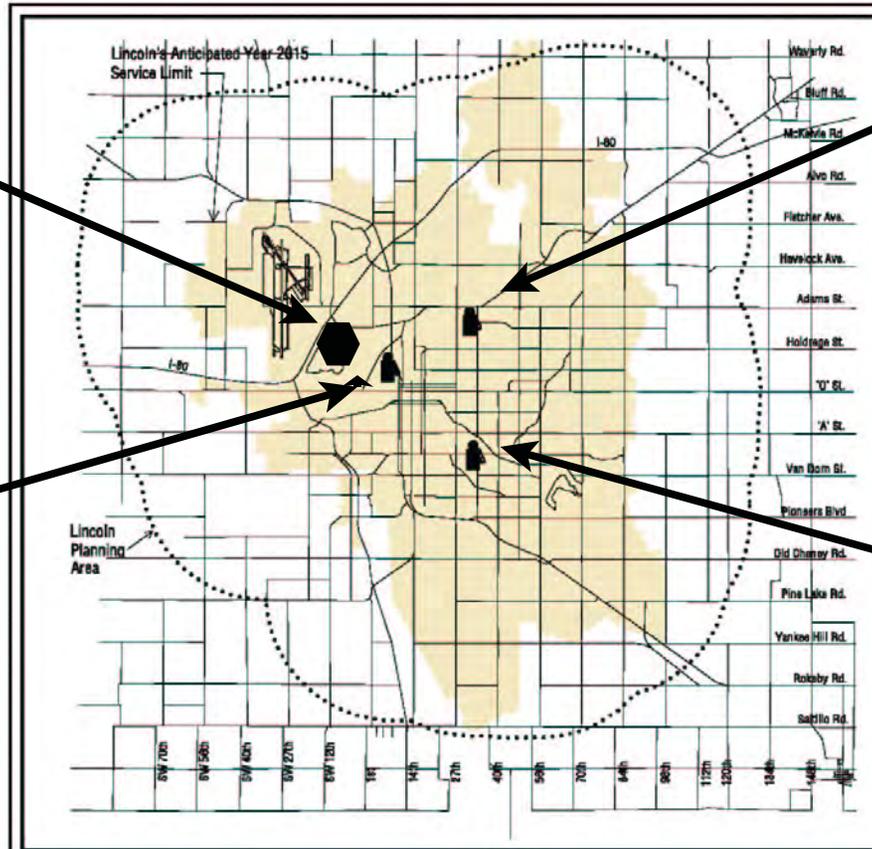


Figure 36
 Location of Existing Lincoln Public Works Department's District Operations Centers



Lincoln City/Lancaster County Comprehensive Plan

 Existing Operation Center

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901 North 6th Street Site



- 8.21 Acres +/-
- Adequate Major Arterial Connections
- 59,902 sf of Building in Fair Condition
- Issues - Size of Site, Flood Plain, Conflicts with the North Bottoms Neighborhood and the Haymarket Park Complex

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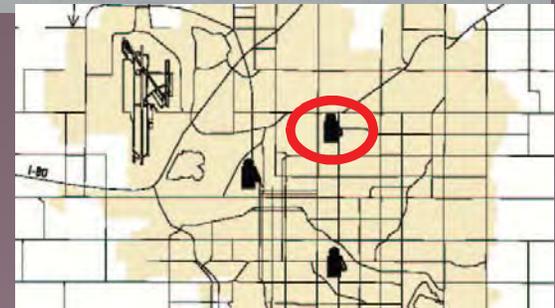
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32nd & Baldwin Satellite Site

Public Works & Utilities Engineering Services Department



- 14.79 Acres +/-
- Adequate Major Arterial Connections
- 18,700 sf of Building in Fair Condition
- Issues - Flood Way, Flood Plain and the Site Will Become Part of the Antelope Valley Project

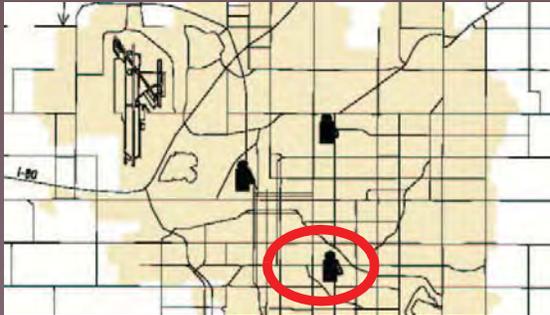


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3180 South Street Satellite Site

Public Works & Utilities Engineering Services Department



- 3.87 Acres +/-
- Poor/Questionable Service Area Access
- 17,020 sf of Building in Fair Condition
- Issues - Size of Site, Residential Setting, Midtown Location

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Leased Site at 531 Westgate Blvd.

Public Works & Utilities Engineering Services Department



- 2.9 Acres +/-
- Adequate major Arterial Connections
- 24,000 sf of Leased Space
- Issues - Need For a Centralized Campus and \$164,000+ Annual Rental Cost. This is a Triple Net Lease With a 3% Cost Escalation Clause.

Requirements To Meet Our Mission

Public Works & Utilities Engineering Services Department

- Implement a Comprehensive Long Range Facilities Plan, Utilizing the Quadrant Concept, Enabling ES to Better Serve the Community for the Next 25 + Years
- Work With Other Agencies to Maximize the Public's Investment in Facilities

Central Facility With Satellite Support Concept

Public Works & Utilities Engineering Services Department

Main Campus Site

- Main Maintenance Offices
- Fleet Services
- Street & Traffic Operations
- Design & Construction
- Long & Short Term Planning
- CEIS (Computer Support)
- The Consolidated Site Would Serve the Maintenance Needs For a Portion of the City

Satellite Support Site(s)

- Allow For Quicker Response Times
- Maintenance Activities for the Assigned Area
- Strategic Placement of Resources, Materials, Personnel & Equipment
- Satellite Sites Would be determined based on a Needs Analysis.
- There would be a Minimum of 1 Satellite Site with a Maximum of 3.

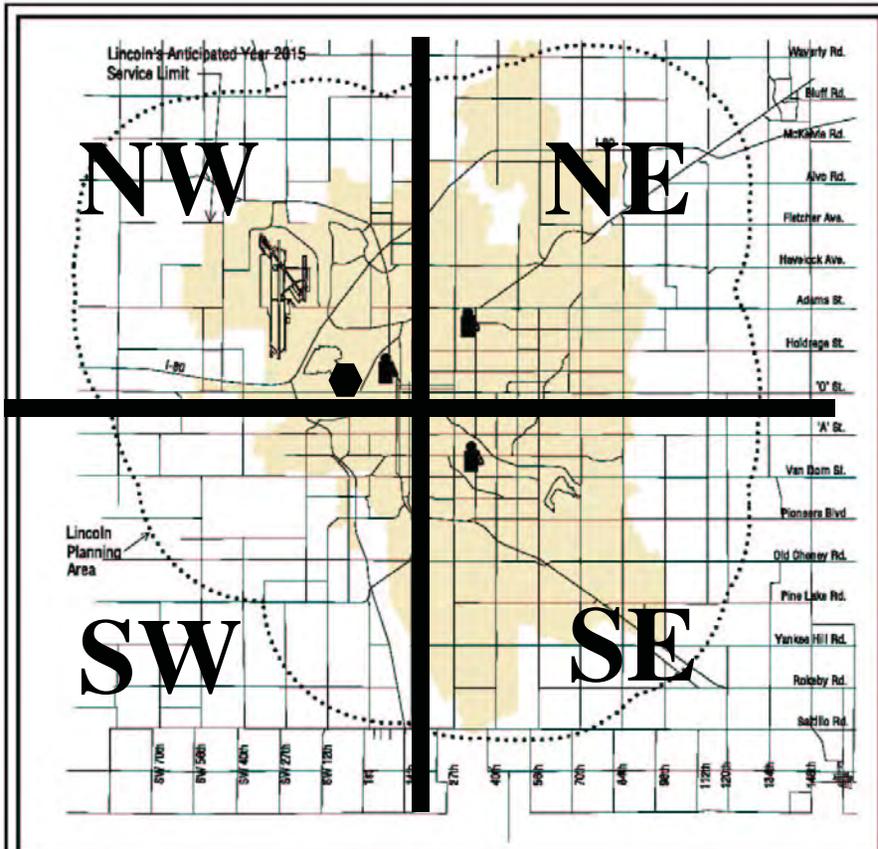


Figure 36
Location of Existing Lincoln
Public Works Department's
District Operations Centers



MILES
0 1 2 3

Lincoln City/Lancaster County
Comprehensive Plan



Existing Operation Center

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October 2, 2000

Central Facility With Optimum Satellite Support

- Locate Facilities Out of the Flood Plain Allowing PW&U to Respond Effectively to a High Water Event
- Serve the Community From the Outside in and Meet the Future Service Limits.
- Be a Better Neighbor
- Find Compatible Land Uses
- Realize Efficiencies From an Overall Campus Plan With a Main Site and Satellite Sites Driven by Service and Growth Needs

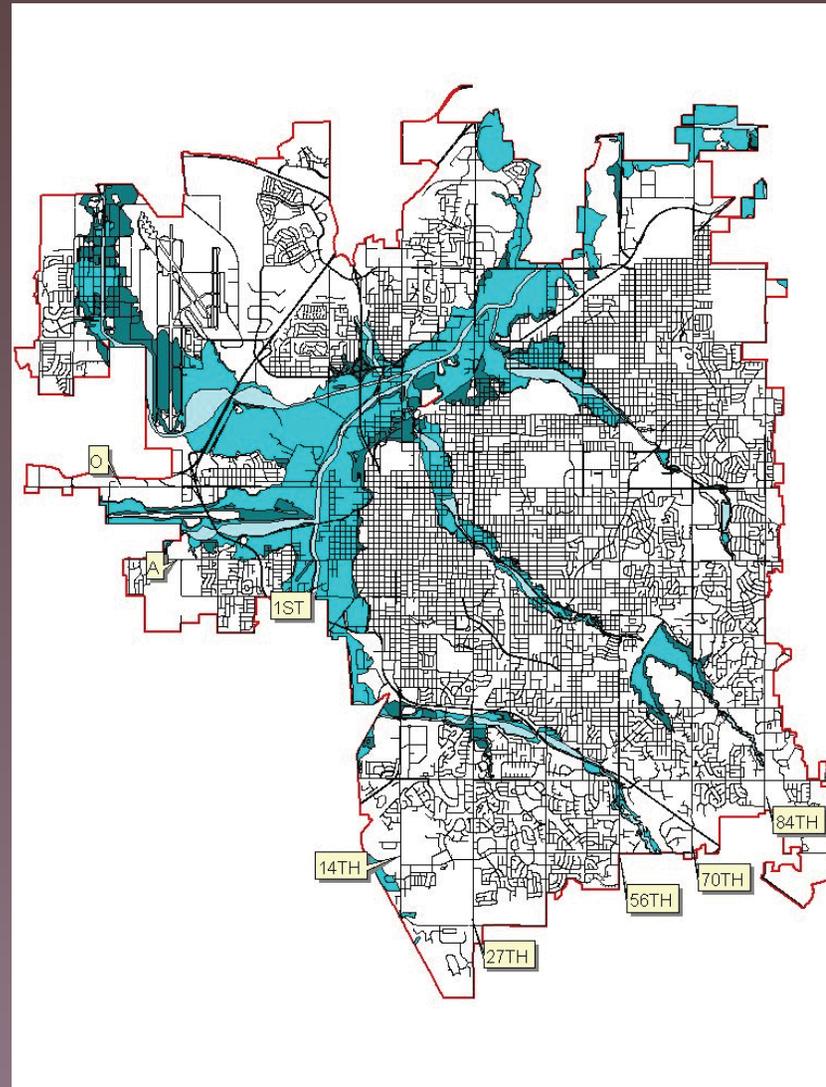
Central Facility Site Requirements

Public Works & Utilities Engineering Services Department

- 30 Acres +_
- Located Within 5-10 Minutes of the City/County Building
- Not in the Flood Plain
- Expansion Possibilities
- Adequate Connections to Major Arterials
- No Impact on Residential Neighborhoods
- Should Not Impact Entryway Corridors
- Located Near City Owned "Dark Fiber"
- Affordable
- Site Must Accommodate Fuel Tanks
- Ownership preferred to leasing
- Free of Environmental Concerns
- Zoned I-1 or I-2

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Flood Plain



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Entryway Corridors

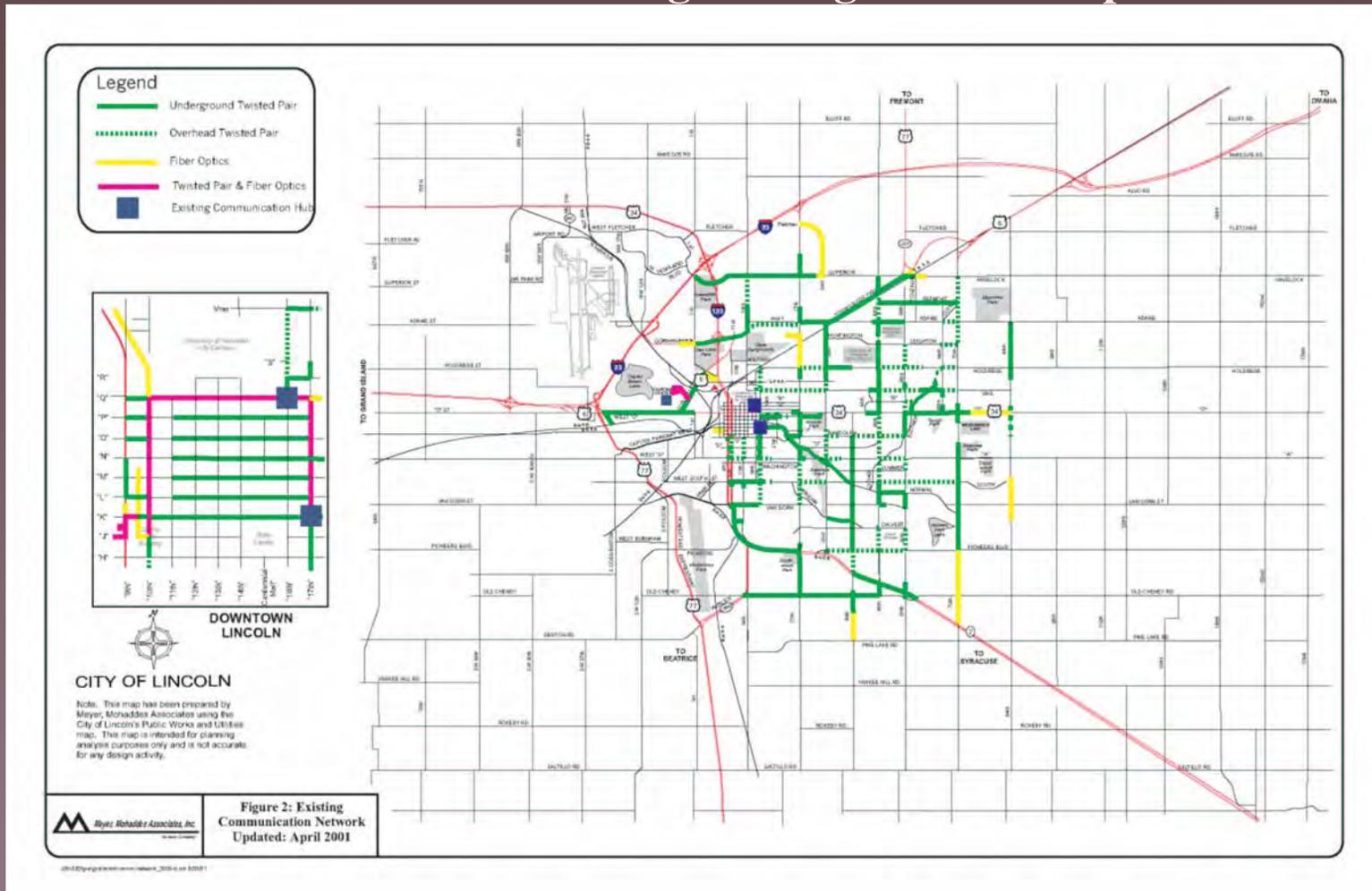
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City Owned Fiber

Public Works & Utilities Engineering Services Department



Opportunities Evaluated for a Central Facility

- Lincoln Airport Authority Property
- Pioneer Business Park (6th and Pioneers Blvd)
- Property Located at SW 35th and West “O” Street
- Present 10th & Military National Guard Complex
- Multiple Parcels in the Area of 7th and Van Dorn Street
- Property Located by Dillion Tire at SW 40th and West “O” St.
- Cega Services Site (Formerly Northwestern Metal and Iron Works)
- City Owned Property Located at Approximately 48th and Superior St
- City Owned Property Adjacent to the Highlands Golf Course
- Former South Payless Cashway Site
- Cushman / Textron Site at 21st and Vine St
- Former Nash Finch Warehouse
- Former North Payless Cashway Site
- South Industrial Park Area at 14th and Old Cheney
- Former Anderson Ford Site Located on West “O” St
- Park Property at the Intersection of 1st St and Cornhusker Hwy
- Former Speedway Motors Site

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Anderson Ford - 1901 W "O" St.



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Cushman / Textron Site

900 North 21st St.



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Nash Finch

Public Works & Utilities Engineering Services Department



Present Nash Finch Facility at 800 Cattail Drive
View From the South



Intelligent Transportation Systems Roadway Design & Construction Traffic Safety Analysis

Comparison of Sites With Buildings

	Nash Finch	Anderson Ford	Cushman
<u>List Price</u>	\$4,800,000	\$2,900,000	?
<u>Assessed Value</u>	\$5,283,011	\$1,507,571	\$7,927,306
Acres/sq. ft. of Land	42/1,829,520	12.61/549,262	21/914,760
\$ / sq ft of Land	\$2.62	\$5.28	\$8.67
Square Foot Building	226,000	59,388	661,164
\$ / sq. ft. of Building	\$21.24	\$48.83	\$11.99
Minutes from 10th & K	8-10	8	8
Zoning I-1/I-2	I-2	H-3	I-1/R-6
Flood Plain	No	Yes/Wetlands	Floodway/ Floodplain
Expansion Possibilities	Yes	No	Possible
Distance from Residential Neighborhood	2 blocks	1 ½ blocks	Adjacent
On Entryway	No	Yes	No
Fiber Optic	No	No	17th & Q
Major Arterials	Yes	Yes	No

Note:

Upon Completion of the Antelope Valley Project, the Cushman Site will no longer be in the flood plain or floodway, it will have a connection with a major arterial and it will be located in an entryway.

Present Nash Finch Facility

Public Works & Utilities Engineering Services Department

- + Total of 42 Acres
- - 8- 10 Minutes From the City/County Bldg.
- + Out of the Flood Plain
- + Additional 24.7 Adjoining Acres is Available
- + Access to Many Major Roadways
- + No Impact on Residential Neighbors
- + Not in an Entryway Corridor
- - Not Located Near City Owned “Dark Fiber”
- + Affordable
- + Can Accommodate Fuel Tanks
- + No Environmental Concerns

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Present Nash Finch Facility



View From the East



View From the South

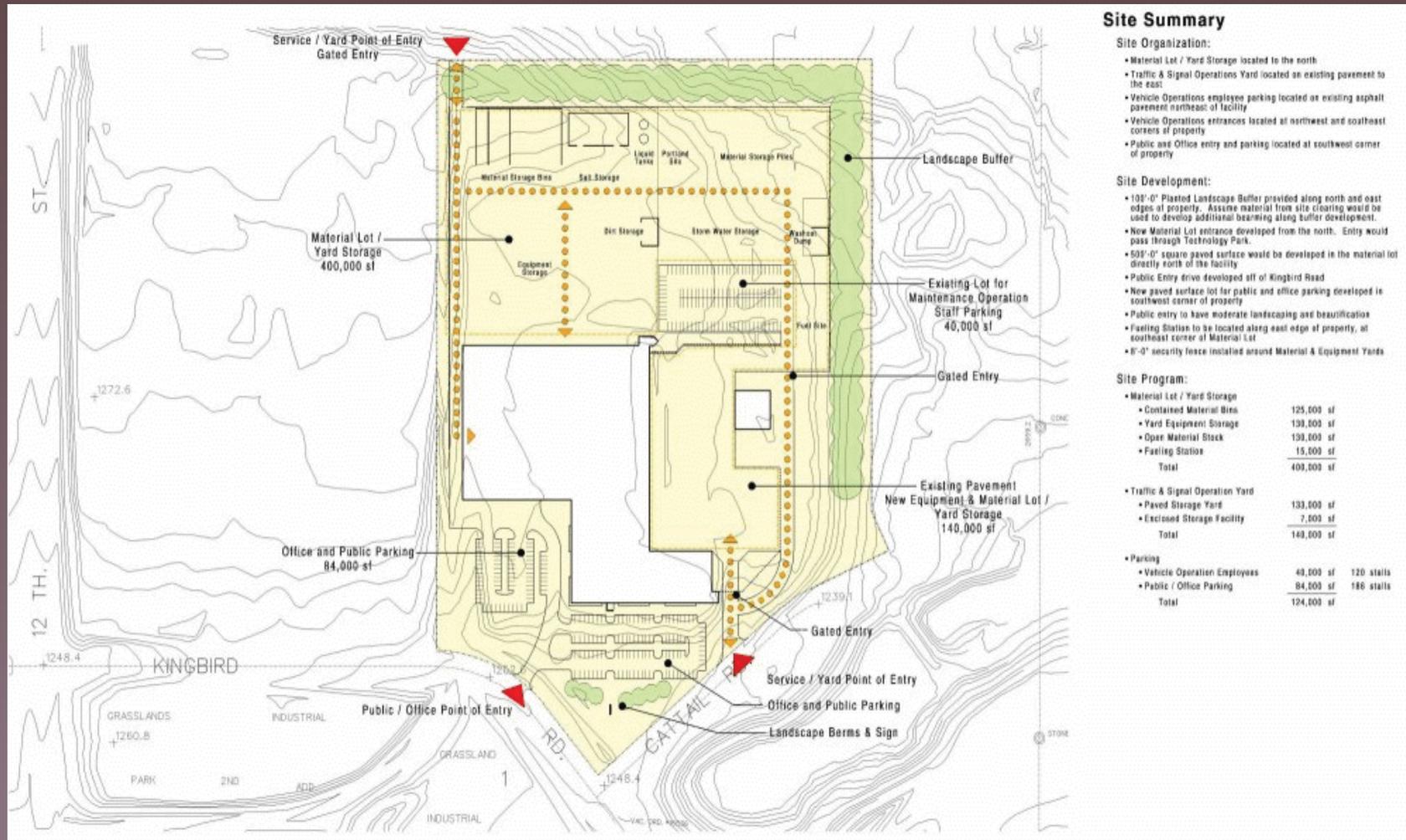
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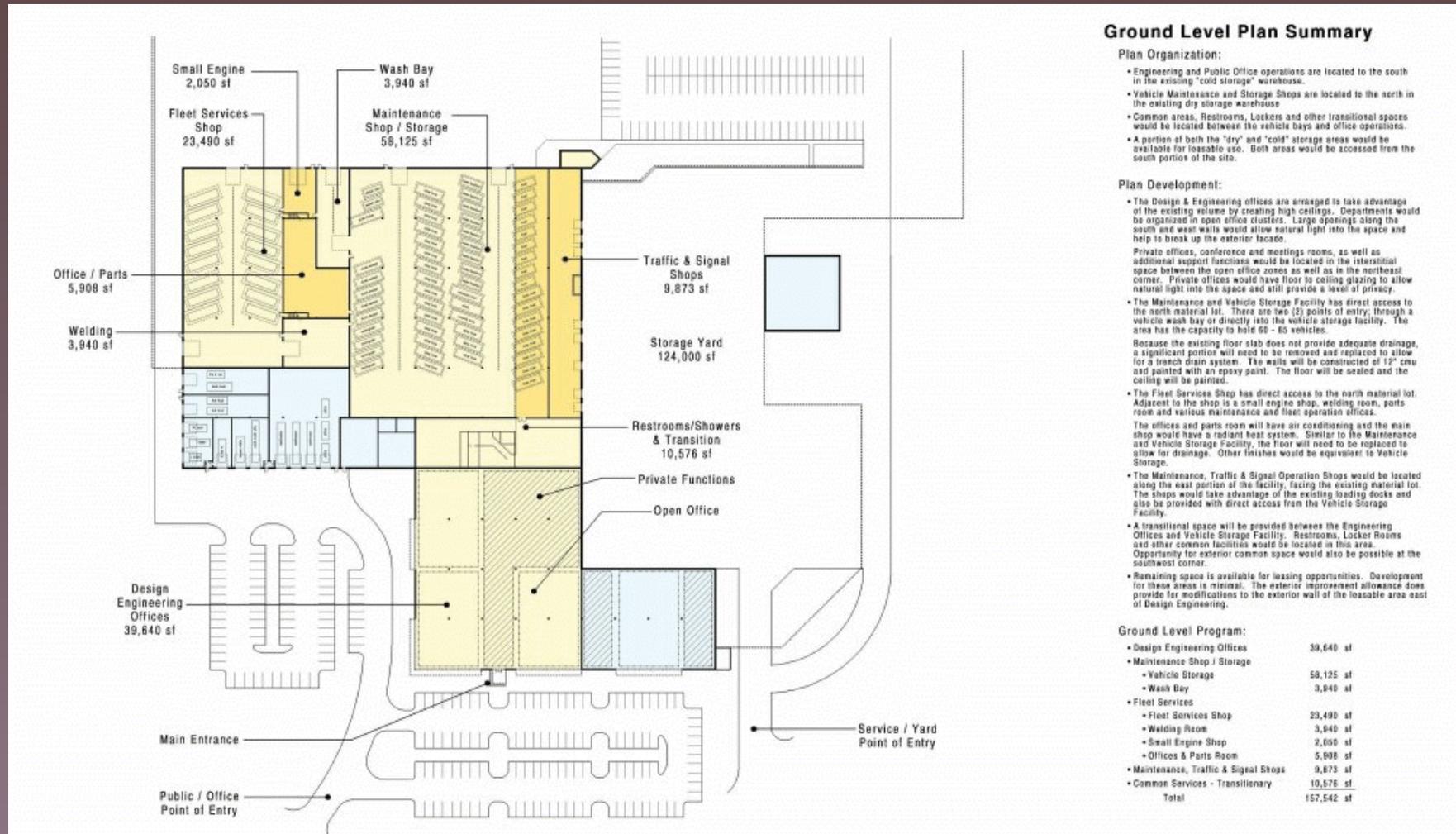


Intelligent Transportation Systems Roadway Design & Construction Traffic Safety Analysis

Preliminary Design Concepts



Preliminary Design Concepts



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Preliminary Design Concepts



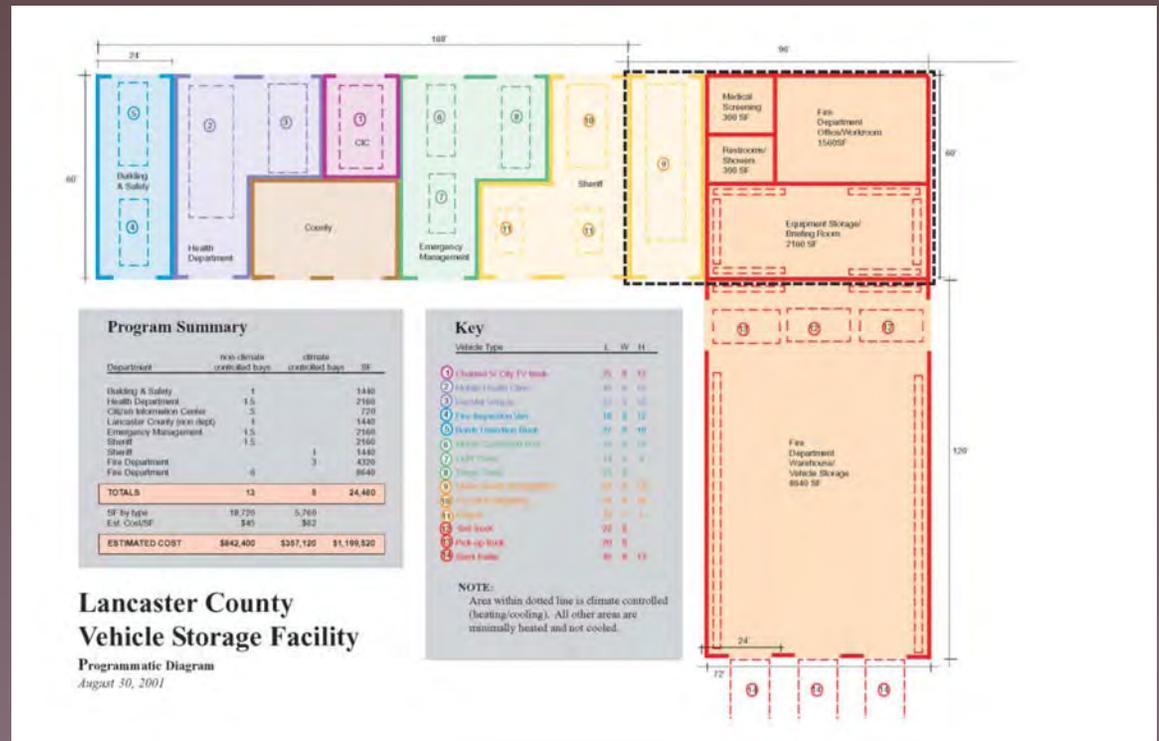
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City/County Synergy

Proposed Lancaster County Vehicle Storage Facility

Program Summary

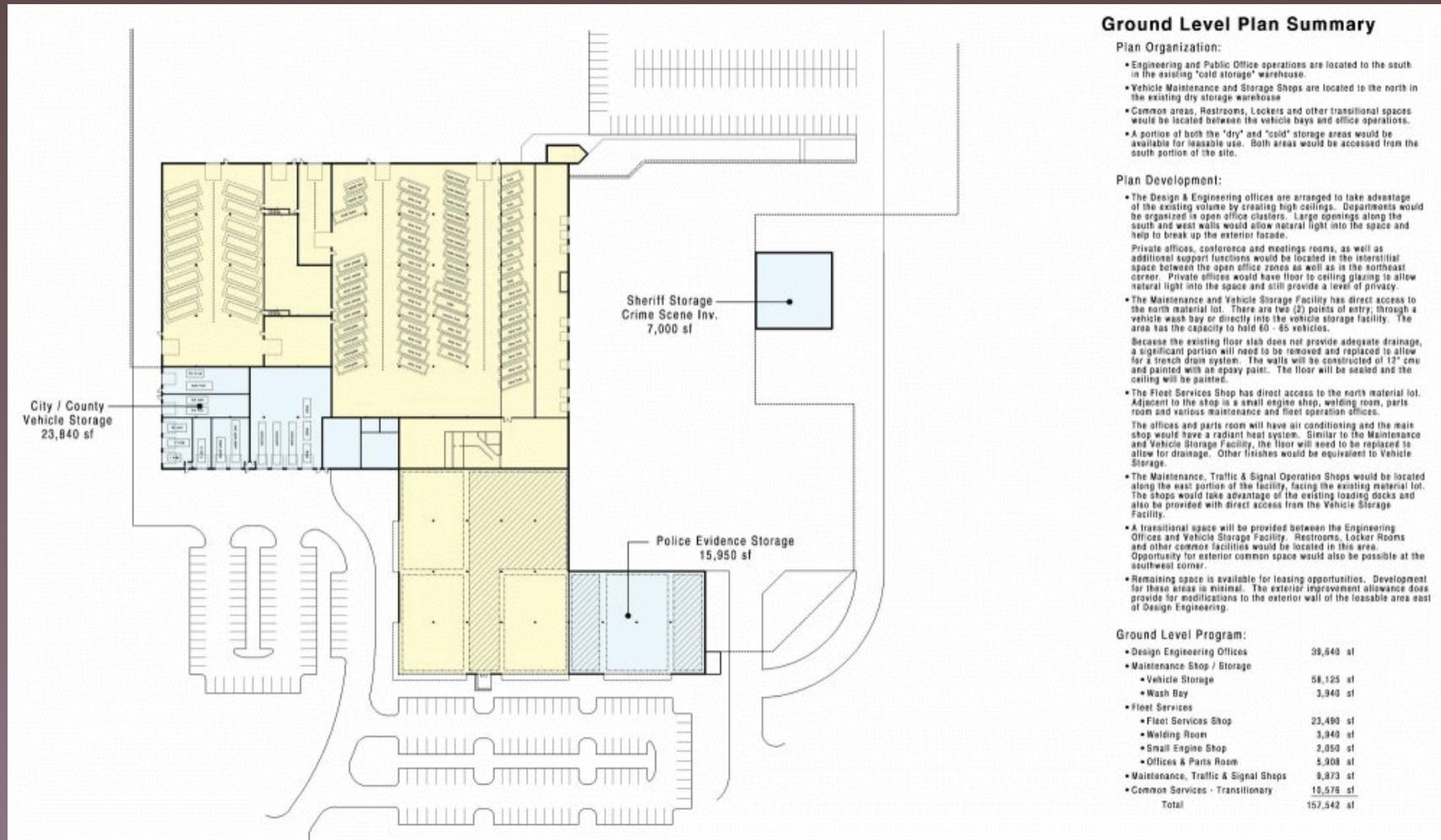
- Building & Safety 1440sf
- Health Dept. 2160sf
- CIC 720sf
- Lancaster Co. 1440sf
- Emergency Man. 2160sf
- Sheriff 3600sf
- Fire / USAR 12,960sf
- Total Area 24,480sf



30 August, 2001

Estimated cost - **\$1,199,250** Without Land or Site Related Costs

Tenant Areas



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Mobile Health Clinic



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Urban Search & Rescue



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Urban Search & Rescue



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Fire Department / Haz. Mat.



A New Health Department HazMat Van is Currently Under Construction Also

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Building & Safety Vehicles



Fire Investigation Van

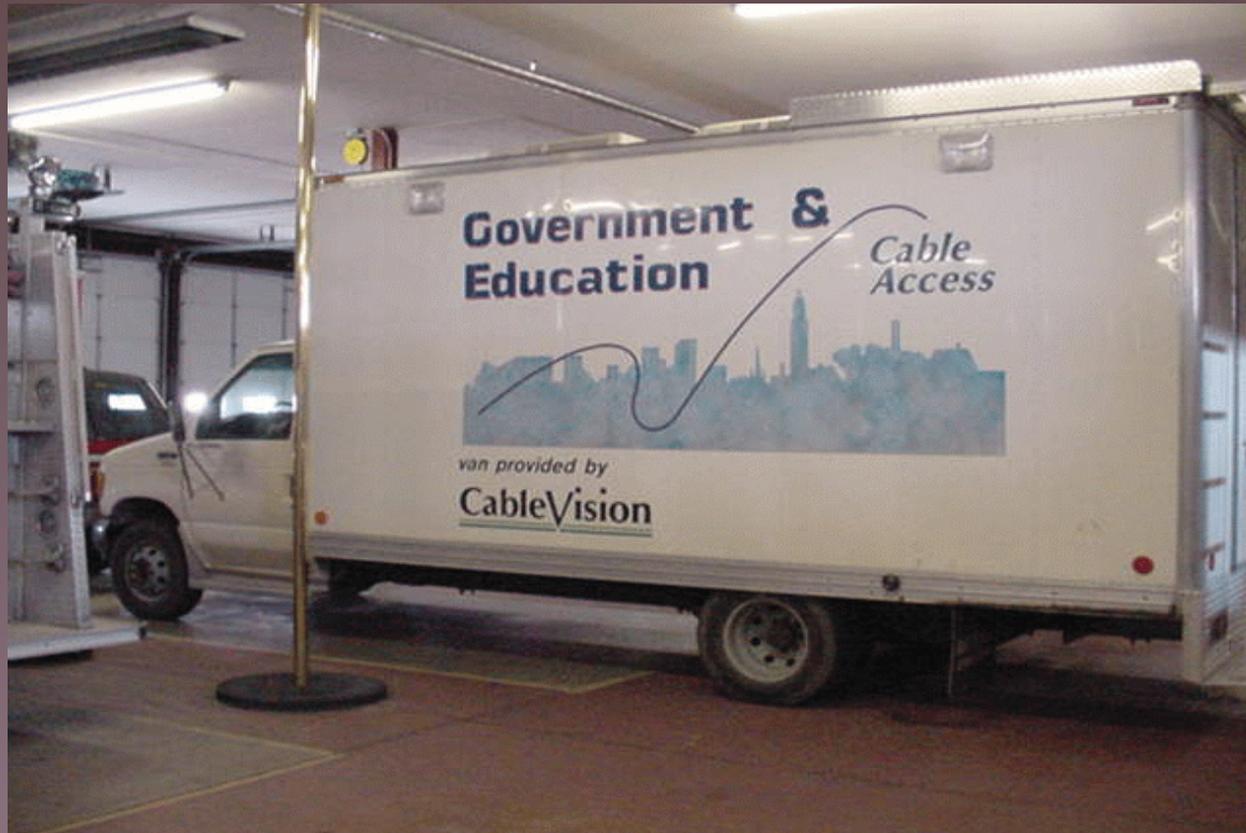


Bomb Detection

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5 City TV



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City/County Synergy Cont.

Public Works & Utilities Engineering Services Department

- Legislative Changes That Require LPD to Expand Their Evidence Storage Capabilities
- Shared LPD / County Sheriff Vehicular Evidence Recovery Facility.
- Provide expansion/growth space for County Records Management at the Existing K Street Storage Complex.

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What is The Cost?

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Project Highlights

Public Works & Utilities Engineering Services Department

Estimated Costs	PW&U Share	Tenant Share
Purchase Price	\$ 3,792,000	\$1,008,000
Site Improvements	\$ 3,296,872	
City Owned Fiber Costs	\$ 750,000	
Renovation Costs	\$ 7,035,897	\$1,344,943
Total	\$14,874,769	\$2,352,943

- Total Project Cost \$17,227,872
- Tenant Debt Service is \$4.04 per sq ft

Cost Effective?

Public Works & Utilities Engineering Services Department

- Davenport Iowa, Public Works Case Study
- Case Study - Construct New Facility
- Case Study - Nash Finch Facility

Davenport Iowa Public Works Facility



- Constructed in 1995
- 235,000 sf
- Cost \$15,650,000 (Plus fiber, and Standby Electrical Generator & Misc. Construction)
- Consolidation of 4 Sites Due to Flooding, Environmental and Structural Concerns.

Davenport Iowa, Demographics

Total Population: 102,000 (January, 1999)

Total Square Miles: 66

(Source: City of Davenport, Iowa Website)

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Davenport Iowa Public Works Facility



Views From the South

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Typical Possible New Site Dillon Tire / SW40th & W. "O"



Intelligent Transportation Systems Roadway Design & Construction Traffic Safety Analysis

Cost Effective?

Public Works & Utilities Engineering Services Department

Davenport Iowa Facility Cost

Building and Land	\$19,247,524
Fiber, Generator & Misc.	<u>835,802</u>
Total	\$20,083,326*

Cost to Construct a New Facility on Inexpensive Land

Land (42A @ \$1.50/sf)	\$ 1,829,520
Comparable Building	<u>\$19,707,350</u>
Total	\$21,536,870

Total Nash Finch Cost

Purchase Price (tbn)	\$ 4,800,000
Estimated Renovation	<u>\$12,427,712</u>
Total	\$17,227,712

* Completed in 1995 Costs Adjusted 3% per Year

