MASTER PLAN

SCALE REGIONAL PUBLIC SAFETY TRAINING FACILITY (RTF)

January 10, 2023

LHB

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PART 1: EXECUTIVE SUMMARY

INTRODUCTION

The SCALE Regional Public Safety Training Facility (RTF) serves Scott and Carver Counties, the adjacent Minnesota River Valley Region, and greater Minnesota. The facility offers training facilities for law enforcement, firefighting, public works groups, and community organizations.

LHB was engaged by SCALE to analyze functional use and building conditions, conduct stakeholder engagement to gather anonymous/direct feedback on utilization by other parties, develop a master plan for the campus to meet the future needs of users, and identify funding options related to various master plan options.

The SCALE RTF facility is located in rural Scott County near the town of Jordan. The core of the facility is the historic 'Mudbaden Sulpher Springs' campus structures to which have been added garages, firing ranges and a tactical fire tower and training area. The primary structure, dating from 1915, is listed on the National Register for Historic Places.

Through the review of existing documentation, site visits, stakeholder interviews and collaborative work with Scott County, LHB has developed the following analysis and master plan for the campus.

SUMMARY

This section is a summary of the documents created and outcomes determined during research and discussions, including:

Space Needs Analysis.

The existing building is approximately 51,300 sf with two stories and a basement. Approximately 12,300 sf is dedicated to training and simulation, 2,300 sf to administrative offices, 5,300 to classroom space, 3,200 sf of kitchen and dining space, a 6,300 sf dormitory, and almost 8,000 of service space. There is a 6,000 sf tactical range and a 20,000 sf rifle range on site as well.

The existing building is primarily used for its classroom spaces, of which there are four of varying sizes. There are situation rooms in the basement that are also used for training purposes. The dormitories on the second floor are very sparsely used.

Overall, the existing building appears to have more space needed than required to support a regional training facility, and much of the space has become ad hoc storage. The building interiors are generally in need of a refresh. Most of the IT and AV equipment in the classrooms needs replacement as well. The MILO use-of-force simulator is also in need of updating.

Stakeholder Engagement.

LHB conducted extensive stakeholder engagement during the production of this report. We attended joint meetings of Scott Count police and fire chiefs, sent out an online survey to over 110 individuals, and conducted one on one interviews with nearly 30 different stakeholders. By combining a mix of information gathering styles we were able to obtain a good general overview of the perception of the facility from broad range of users. While there were many

opinions represented on the overall quality of the facility, the general opinion was that although the facility fills a critical role for training, general maintenance and upkeep of the facility and training equipment has been lacking.

Finances and Funding Strategies

The project team examined the operating expenses, income, and funding structures of three additional training facilities and compared them to the S.C.A.L.E. RTF. In general, the RTF appears to generally less costly for its partners than the other facilities examined; however, this appears due to both a lack of new capital investment as well as partner contributions not having been updated to reflect inflationary pressures. Unlike its peer training facilities in the Twin Cities, the RTF carries a significant level of debt servicing within its operating budget. Sources for additional new funding and revenue are critical to assure the ongoing operation of the RTF.

Potential sources for grants and funding have been identified. Additionally, several potential funding sources related to the building's historic status and to its county/municipal function are presented.

Master Plan

Three options for a potential approach for the future of the RTF are presented. They are as follows:

- Option 1 – status quo
- Option 2 – updated facility
- Option 3 – maintain facility with reduced partners – bridging

Each option takes into account the fact that the RTF as it exists is essential to the continued training of essential services and offers options for ongoing use. High level pricing of the major options is included to provide order of magnitude information (formal estimates would require further development beyond the scope of this study).

This study has revealed both the strengths and limits to which the existing facility will be able to accommodate the ever changing demands of professional training over the long-term. The existing facility can continue to be used and renovated for a significant period of time to meet local training needs, as currently understood. As this facility was not built originally to support training, it will likely eventually need to be replaced with a more purpose-built training facility. However, at least for the next 10+ years, it is the design team's opinion that with planned improvements, appropriate staffing, create programming, and strategic marketing, the existing RTF can continue to be a successful and cost-effective training facility for the community.

PART 2: SPACE NEEDS ANALYSIS

Over several visits to the existing S.C.A.L.E. Regional Training Facility LHB identified the existing use and size of spaces at the RTF. These are presented below and included as attachment iv. In general, it has been our observation that the RTF facility includes much more space than similar facilities throughout the Twin Cities metro area. However, these spaces lack the up-to-date amenities that many similar facilities feature, and many of the current spaces do not directly serve functions comparable to other similar training facilities. This equates to added maintenance and operations costs that do not directly serve the expected uses of such a facility.

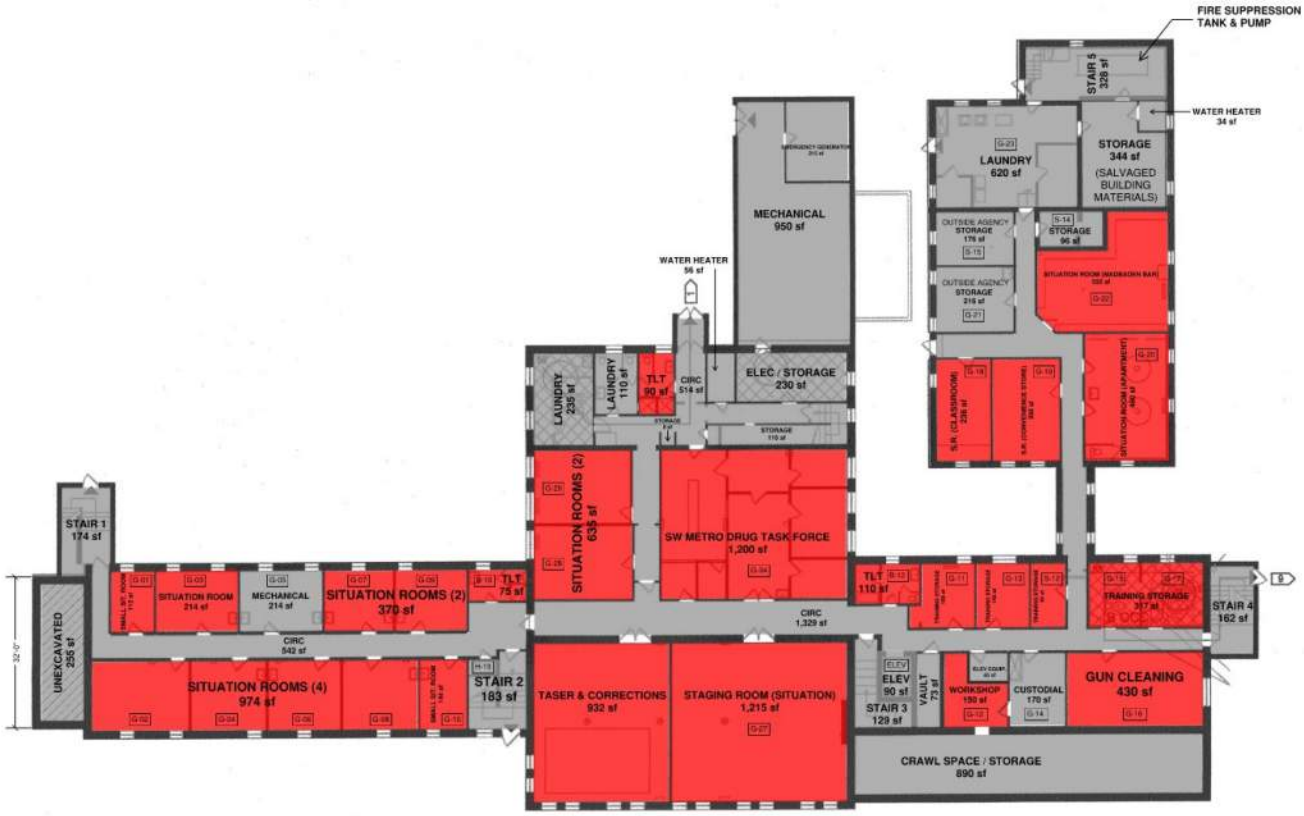


Figure 1 Basement Existing Use Plan

Figure 2 First Floor Existing Use Plan

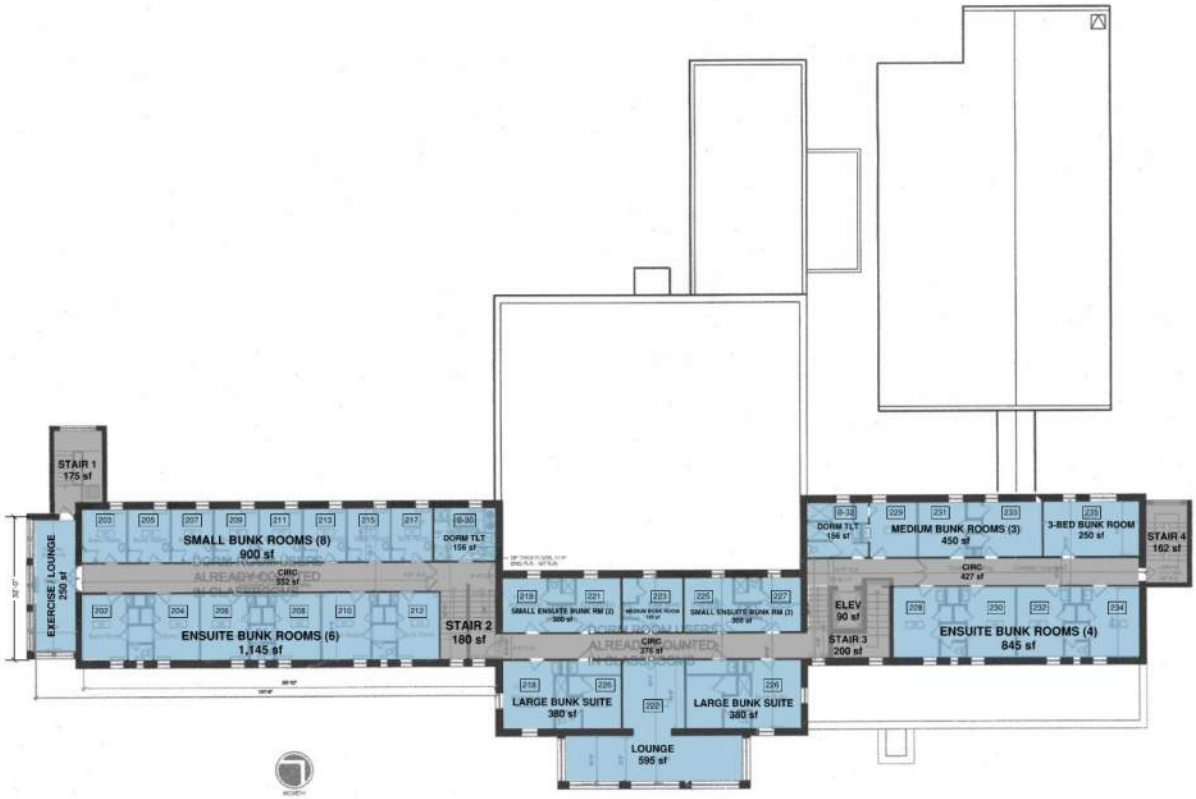


Figure 6 Second Floor Existing Use Plan

Needs Assessment Observations

1) The facility is located in an attractive, semi-rural area with relatively easy access off Highway 169.
2) The main building of the facility is an attractive historic structure, which is unique amongst similar training facilities in the Twin Cities. The building includes several historic interior spaces, which are amongst the most utilized meeting spaces for groups using the facility.
3) The existing buildings have been minimally modified and are well-maintained for buildings of a similar age.
4) The existing physical plant of the facility, especially the historic main structure, contains considerably more square footage than required for current uses, at least as currently scheduled. In general, spaces are lightly scheduled, and many are devoted to informal storage.
5) The close proximity of the train tracks and the shooting ranges has a negative acoustic impact on adjacent interior spaces.
6) Although well maintained, when compared to new (or nearly new) purpose-built, competing facilities in neighboring communities, the facility comes across as a bit tired and the spaces as somewhat makeshift for purpose.
7) The firing range is considerably less sophisticated than other training facilities which are completely indoors, allow for different lighting conditions, vehicle access for vehicle adjacent training, temperature controls, appropriate ventilation, and more sophisticated spent ammunition removal systems.
8) It is difficult to identify the appropriate entry location and the arrival sequence at the building is not clearly defined. Movement through the site and building is poorly signed.
9) The building lacks a clear point of initial entry and thus contact with staff is not always immediate or intuitive. The office entry does not read as a primary entry point for visitors. The primary building entry leads directly to a programmed space.
10) Parking is behind the building with no obvious path to a primary building entry. Parking has been described by users as inadequate during the busiest times.
11) The building lacks a central ventilation or cooling system. Some individual spaces are cooled using window units.
12) The restrooms and shower rooms are in poor condition and do not meet current accessibility requirements. Gendered restrooms are unevenly distributed in the building and can be difficult to locate. There are no locker rooms for users.
13) The classroom space at the RTF is generally in alignment with similar local facilities, but IT provisions for users are inadequate per current expectations and standards.
14) The facility features an existing MILO use of force training simulator, however, the existing system is out of date.
15) Situation rooms are adequate but better configurability is desired so that more adaptable and realistic room configurations are available.

Needs Assessment Conclusion

The existing facility has more than enough room to accommodate the required features of a training facility as required by a rapidly growing county like Scott County. However, the existing historic building was designed for a very different purpose and is not necessarily the best fit for a program like this. This has created awkward agencies and a general haphazard ambience within the building that many commented on during the duration of this study. While the building is in relatively good condition for its age, significant maintenance to the spaces and features that directly support the training purpose of the facility has not been undertaken almost since the opening of the facility in 2007.

Historic preservation Concerns

The RTF's location within a building listed on the National Register of Historic Places offers some advantages and several disadvantages. One advantage it poses is the truly unique spaces it possesses. No other similar facility possesses anything like the great room or the dining room. With the right updating, these spaces could be truly

first-class meeting and event spaces. Additionally, the building's historic status makes it eligible for several history-based funding opportunities. These opportunities are further outlined in the funding strategies section of this report.

On the other hand, the building was designed as a spa over 100 years ago and it makes for an awkward fit for its current use. The spaces are old and many of the finishes and fixtures are well past there useful life. The building was not designed to accommodate modern HVAC systems.

The following should be kept in mind when considering undertaking major projects at the building:

1) If major renovations are undertaken, they should be kept to the wings of the building and generally at the interior of the building. Renovations should leave the significant spaces, like the dining and great rooms, intact and largely unaltered. Major circulation routes should also be left intact. Otherwise, reconfiguration of the interior rooms can be undertaken relatively freely. For instance, the dormitory rooms could be reconfigured if necessary.

   Additionally, improving the arrival and entrance experience has been discussed. Since entering the building at the historic entrance is impractical as it leads directly to a meeting space, any additional entrance/arrival features should be implemented at the back of the building, which generally conforms to the way the building is used now.

2) It is not recommended that the building be demolished,and a new facility be built in its place. This building represents an irreplaceable historic resource, and the public relation issues created by any plan to remove it will be significant enough to make this an unappealing option. The county would be better off selling the property and looking elsewhere if the building is no longer required.

EXISTING BUILDING PHOTOS

Photograph 1: Looking west towards woodshop/garage and parking areas.

Photograph 2: View of historic building looking northwest. Taken from Valley View Dr.

Photograph 3: Looking east in great room

Photograph 4: Dining room looking east

Photograph 5: Existing kitchen facilities.

Photograph 6: South classroom

Photograph 7: Meeting room in admin area.

Photograph 8: Defensive tactics room.

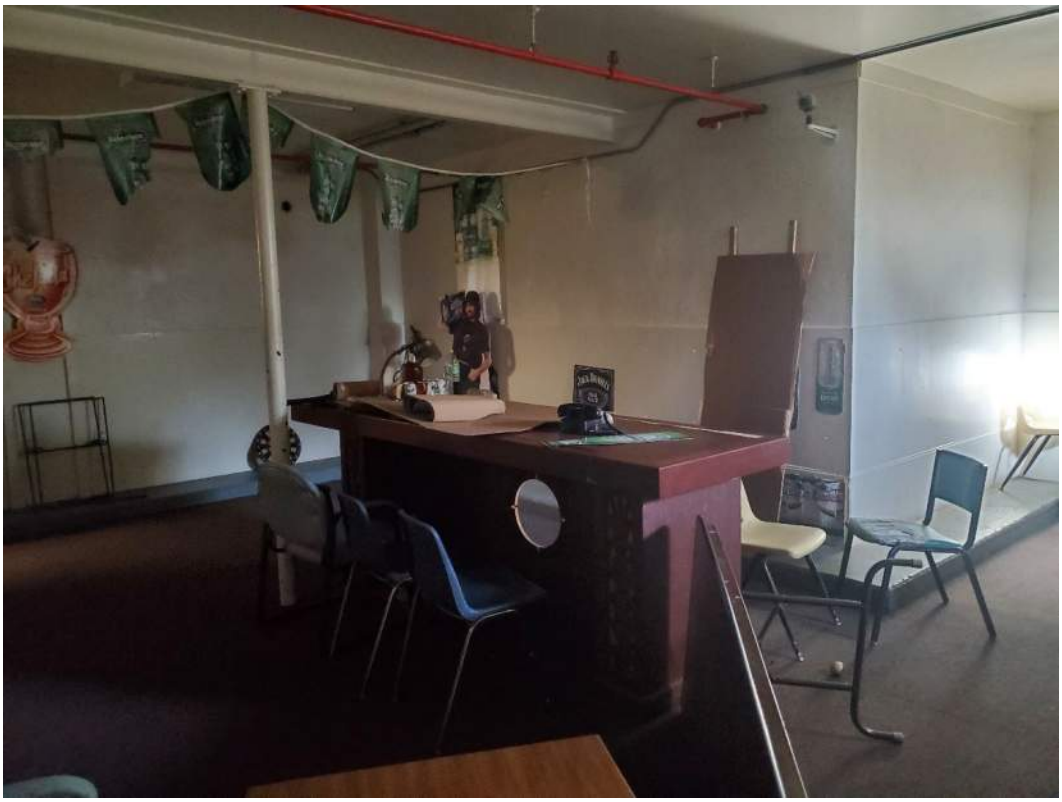
Photograph 9: MILO room.

Photograph 10: Dorm hallway.

Photograph 11: Typical dorm room.

Photograph 12: Typical restroom.

Photograph 13: Gun cleaning room.



Photograph 14: Typical situation room.

Photograph 15: Tactical gun range and warming hut.

Photograph 16: Tactical gun range.

Photograph 17: Fire tower.

Photograph 18: Class A training Connex boxes.

PEER FACILITY ASSESSMENT

On October 7, 2022, the LHB project team toured four peer facilities in the Twin Cities Metro area to gain a better understanding of how different facilities function, what their costs and fees are, and how they are staffed.

North Metro Regional Public Training Facility (Maple Grove)

Partners: Maple Grove (owner), Hennepin Co. Sheriff, Plymouth, Brooklyn Park

1) In operation for about 30 years. There was a major fire in the firing range about 10 years ago.
2) Doing major expansion (about $17 million) with new firing range (funded primarily by Hennepin Co. Sheriff), mat room, simulation room, updated training rooms and related facilities. Going from 22,000 SF to 58,000 SF.
3) Renovation includes adding dedicated IT/data rooms.
4) 1 full time employee, one 50% maintenance person. 12 part time employees and a cleaning service.
5) Firing ranges use steel backstop. They are very happy with this technology.
6) Dedicated staff spaces (lockers, offices, break room, etc.)
7) Yearly budget ranges between $350-$380,000.
8) In addition to 'partners', have system of 'members' (currently only Plymouth) with a lower level of dedicated access to the facility at a lower annual fee. They also have 12-15 groups that function on a contract/fee basis. The public is able to utilize the facility on the weekends. Opening range to public is not a money maker, but it is good for public relations.
9) Dedicated armory space with secure storage provisions for the partner and member groups.
10) Facility is heavily scheduled.
11) Ability to fund staffing to support all hours of use is essential. They do evening and weekend hours in addition to typical daytime.
12) Controlled access during off hours for partner groups.
13) Well defined reception area with ability to supervise comings and goings.
14) Well distributed restrooms throughout facility.
15) Lockers are provided for firearms while on-site.
16) Installing VirTra simulator in lieu of Milo. Constructing oversized space to allow for evolving technology and training needs (could also be repurposed as training or mat room). 3-year lease on VirTra program. They provide own modified guns for training.
17) Video monitors in the DT room for training programs.
18) Shelves in restrooms for gun belts.
19) Training rooms have movable partitions to sub-divide large spaces.
20) Developing two-level situation room with movable partition system.
21) Firing range allows cars to be brought into spaces.
22) Firing range is a money pit. The facility director felt that no single agency could realistically operate an adequate firing range on their own. Always need a staff person on site when firing range is being used.
23) Outdoor, controlled space for training.
24) Office space provided for Maple Grove and Hennepin County.
25) 94 parking spots on site.
26) Laundry facilities needed on-site.
27) Acoustic controls are critical in the firing range.
28) Firing range needs adequate height to accommodate shooting angles.
29) Moving target systems in firing range (run by tablet) offer range of options.
30) Stairwells are used for training. Providing a variety of stair conditions to support this.
31) Pepper balls/bean bag training areas are more relevant now than ever.

Hero Training Center (Cottage Grove)

Owners: Cottage Grove, Woodbury

Tier Members: Washington Co. Sherriff, Oakdale Police, 2 Federal Agencies, Rasmussen College

1) Facility construction cost $21 million. Funding was ½ by the owners and ½ by outside, public funding.
2) Both firing ranges are 50 yds.
3) Larger range allows car access.
4) Ceiling is too low in the range and need side aisles – bullets are hitting both ceiling baffles and walls.
5) Firing ranges are set-up with tracks for adjustable depths and target placement.
6) Provide trauma kit in firing range.
7) Gun cleaning room is lightly used.
8) 24/7 access to firing ranges for partner groups.
9) 2 full-time staff.
10) 6 part-time staff.
11) Public works provides maintenance for the facility.
12) Found classroom near firing ranges to be useful proximity.
13) Significant amount of informal/flex spaces within the corridors.
14) Provide secure storage for partner groups.
15) Wish they had a lift for deliveries.
16) Catering kitchen has proved useful amenity.
17) Light use of smaller conference rooms
18) Larger classroom for 100 can be subdivided for 50 in each space. The divided spaces are regularly scheduled.
19) Training spaces have good IT set-up.
20) Mothers room has proved to be unexpectedly well-used amenity.
21) Pre-training spaces need to be thought through and should not be within corridors.
22) Use TI Systems for virtual training. Has been a good system.
23) Indoor tactical training space allows fire truck to be brought into room.
24) Tactical training can be fully blacked-out.
25) Spaces where vehicles can be brought indoors needs provisions for washing down space afterwards (vehicles bring in dirt, etc.).
26) Have dog wash provisions.
27) Stairwells are used for training purposes.
28) Lockable ammo storage is essential.
29) Breach door in tactical space is important for training.
30) Able to repel from second floor balcony for training purposes.
31) Have two exterior training buildings. These are used by both police and fire departments for longer scenarios. Smoke and floor drains were omitted but should have been included.
32) Public can use firing ranges on weekend.

A.B.L.E. Training Facility (Burnsville)

Partners: Burnsville, Apply Valley, Lakeville, Eagan. Also used by outside agencies.

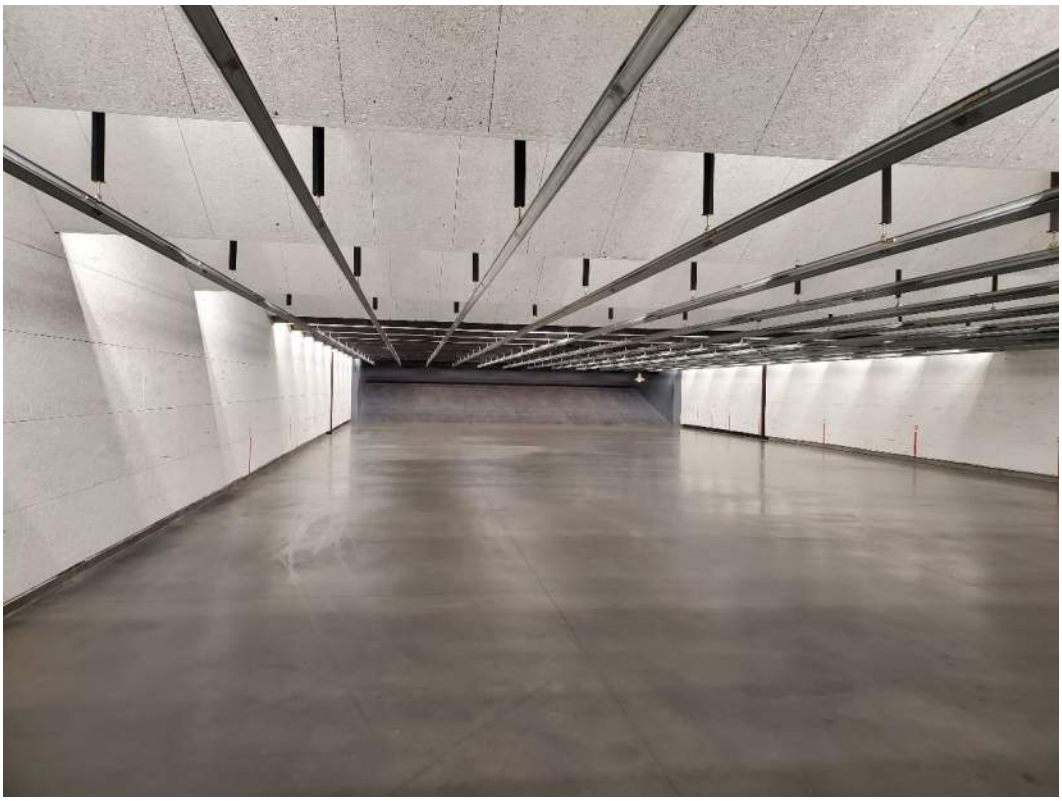
1) This is a Class A burn tower facility noted by fire chiefs as a good local example of this type of facility.
2) The facility takes a lot of abuse. It requires repairs/patching of CMU every 4 years. Primary structure is protected.
3) Live fire burns require significant quantities of burnable material (pallets, bales). These require covered storage space.
4) Run of from the site is extensive. It is directed into a nearby filtration pond.
5) The facility is heavily scheduled.
6) In addition to routine training, the facility is used for local fire academies.

7) Flexible options for fire locations.
8) Would benefit from a dedicated, conditioned classroom and toilet facilities on site.
9) Need a variety of hydrant locations to support varied training routines.
10) Interior lights and devices do not work well in real fire situations (covered in soot or damaged beyond useability soon after installation).
11) Exterior bleachers are useful but need more shelter and some provision for heating.
12) Facility is used year-round.
13) Also use Connex boxes for training.
14) Would like the ability to do 'ceiling burns' to better simulate reality.
15) Forcible door entry training should be included.
16) Need anchor points for ladders to set-up scenarios.

South Metro Public Safety Training Facility (Edina)

Owners: Edina, Bloomington, Eden Prairie, Metro Airports Commission

1) 100 person training room can be subdivided to seat 30 and 50.
2) 28,000 SF facility.
3) Have additional dedicated classroom.
4) Mat room could be twice as large 2000 sf would be ideal).
5) Simulator (MILO) Room is lightly used. Not clear if it's worth providing relative to the cost of the equipment.
6) 15 yd firing range with 4 lanes is heavily used and more economical for small groups.
7) 1 full-time facility director
8) 10 part-time staff
9) 1 part-time maintenance and 2 part-time custodial staff
10) 5 volunteer range safety staff (mostly retirees)
11) Combined 75'/150' firing range is costly to run.
12) Ranges are open for public use during specific times.
13) Removed 6 tons of lead over 9 months from firing range. Disposal costs about $15,000.
14) Provide secure storage for partners/agencies. If unsecured supplies go missing.
15) Strongly recommend steel separations between stations in gun cleaning room. Have had numerous incidents of guns being fired (mostly by police officers).
16) Useful to provide indoor support space adjacent to access point for outdoor training area. This is used primarily by the alcohol testing program but is also useful for other groups as restrooms are provided.
17) Provide training area for canine agility.
18) Hope to build a tactical training building.
19) Burn tower (gas system) is under scheduled and consistently loses money. To make viable, needs to be completely replaced.
20) Need significantly more storage
21) Struggle to efficiently schedule the building due to no-shows.
22) Interested in developing a dedicated, exterior 'trench simulator'.
23) Essential to have dedicated, on-line presence with scheduling capability.
24) Public use is part of facility mission. Cost of providing means this is at best a break-even provision – not a money maker.



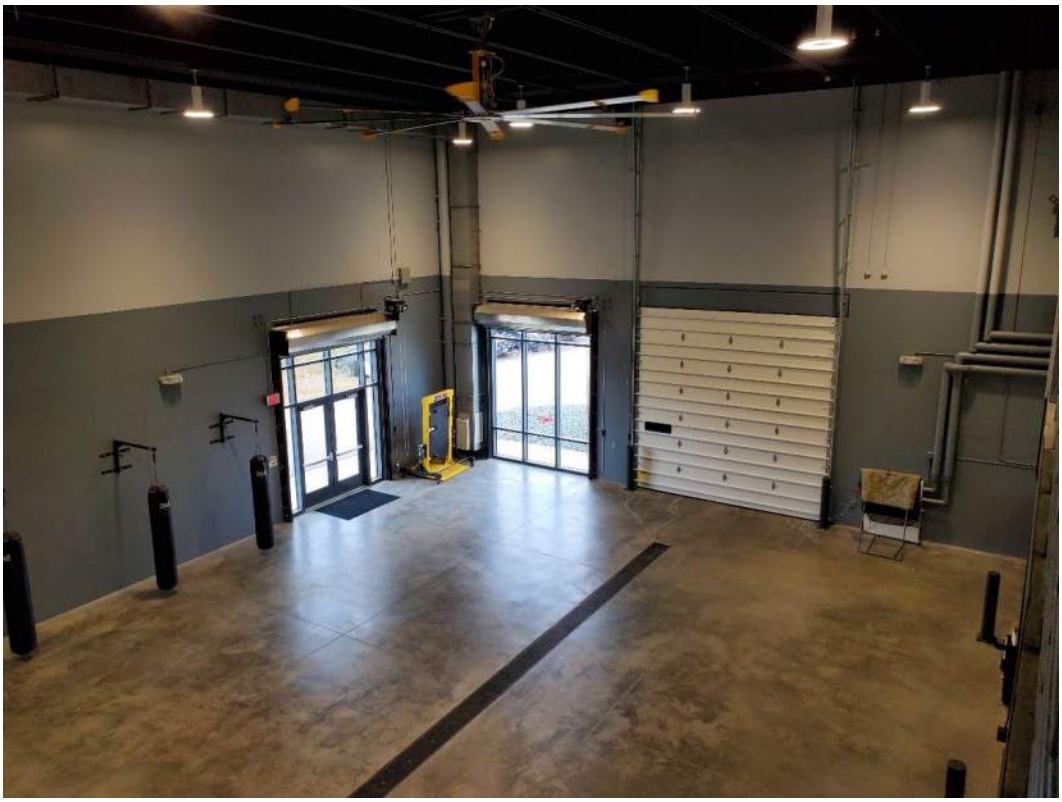
Photograph 18: Hero Center firing range.

Photograph 19: Hero Center ammunition collection baffles.

Photograph 20: Hero Center firing stalls.

Photograph 21: Hero Center hall storage.

Photograph 22: Hero Center reconfigurable situations rooms.



Photograph 23: Hero Center double height indoor vehicular training space.

Photograph 24: South Metro tactical fire training tower.

Photograph 25: South Metro MILO room set-up.

Photograph 26: South Metro fire arm cleaning room.

Photograph 27: South Metro partner storage area..

PART 3: STAKEHOLDER ENGAGEMENT

The project team conducted extensive stakeholder outreach during the process of producing this report. The team attended the Scott County Fire Chief's meeting on September 29th in Jordan, the Scott County Police Chief's meeting on October 6th. We distributed an online survey regarding the facility to approximately 110 contacts and received responses from 61 individuals. Additionally, we conducted 27 one-on-one discussions with stakeholders who wished to provide additional feedback. The stakeholders comprised of members of the RTF Board of Directors, the RTF Partner Group, and Individual customers. Most individuals consulted were either law enforcement personal, fire fighters, municipal officials, or private training contractors. The following is a summary of the topics they came out of this stakeholder outreach.

OVERVIEW

Based on our discussions and observations, the firing range and the fire equipment are the primary draws to the facility. The mat room, classrooms, and situation rooms were described by most users as nice to have while at the facility, but not necessarily a draw on their own. While many issues with the facility were noted during our outreach, and there are users that are overall dissatisfied with the facility, the site is still heavily used and seems to generally meet most user's needs, with some notable caveats. Users who recalled training conditions in Scott County prior to the opening of the RTF were still happy to have access to the facility, but these same users also mentioned that what was promised at the inception of the RTF is somewhat different than what the RTF has become. Several users noted that if the RTF was not there, scheduling their required training would be extremely difficult as other facilities are often very heavily booked. It was also noted that while day to day maintenance of the facility seems to be acceptable, significant upkeep of some of the most heavily used features has been deferred for too long.

Some of the communities, while not necessarily considering leaving the facility, were concerned that if large communities were to leave the partnership it would put undue hardship on them.

Several respondents thought that reaching out to groups from Sibley and Le Sueur counties would be a way to bring in more revenue. Additionally, it was mentioned that more outreach should be made to bring in educational groups. For some of the smaller law enforcement user groups in far-flung communities it was noted that there are private facilities that are closer and comparable in price. It was noted that when the facility was first planned there was public works training at the facility, but this has fallen off. This was suggested as another avenue to explore.

Several individuals from private training companies were interviewed, and these individuals were unequivocally happy with facility. They were comfortable with pricing and were grateful to be able to use the RTF for their training programs. These users are often coming from the furthest distances and did not really mention that as a negative aspect of the facility.

It was noted that the guiding vision for the facility appears to have fallen by the wayside. Developing a comprehensive vision for the facility and training program was identified as an essential priority. It was suggested that constant diligence and commitment is needed to ensure continuation of adequate funding for the RTF. It was suggested by one individual that the facility should be fully funded by the county with a nominal charge for users to lessen some of the lingering "turf issues."

STAFFING AND ADMINISTRATION

Administrative and public perception issues were some of the most significant comments that the project team received. While many respondents indicated that they had a cordial relationship with the staff at the RTF, many

indicated that the facility seemed to be understaffed and that general administrative tasks where being overlooked and let fall to the wayside. Many indicated the need for a better internet presence with the desire for an efficient, transparent, and user-friendly scheduling program available online. There is a perception by some partner groups that other outside groups are sometimes given scheduling priority and are given a better deal. It was noted that there are many hours of the day when users are present at the building and no staff is present. There was the perception by some respondents that fire chiefs were not well represented on the RTF Board.

It was suggested that the RTF Board needs to be more actively engaged develop an more cohesive vision for the facility and to help staff deliver a better product. It was suggested that the director of the facility should be focused on outreach, marketing, and searching out funding opportunities with other staff to take care of day-to-day administrative tasks. The need for dedicated training coordination staff was discussed. One feature that several respondents mentioned as being an initial premise of the RTF that got left behind was an easily accessible centralized training library, so that individual groups could share training programs with each other and build off one another's trainings. Some respondents noted that when the visit the RTF they have to bring all their equipment with them and very little is provided by the RTF. It was also suggested that there is ample grant money available for places like the RTF and having a dedicated staff person to research and secure this funding would be highly beneficial.

Food access was often mentioned, and the ability to have food catered was not widely understood. Some respondents mentioned they would rather just bring food with them go to the extra hassle of coordinating catering.

SITE/LOCATION

Scott county is a large suburban/rural county with a population of 153,200, with approximately two thirds of those people living in the suburban communities of Shakopee, Prior Lake, and Savage at the southwest corner of the Twin Cities metropolitan area. Because these communities contribute a large portion of the users to the facility, the location of the existing facility is seen as an inconvenience to many. Most of these users would prefer a site near the Scott County Public Works Facility. For many of these larger communities, facilities in Burnsville, Edina, and Minnetonka are equally convenient as the existing RTF facility. However, a location further to the north would put the smaller communities at the south end of the county at an even bigger inconvenience and would not be conducive to expanding use into counties further to the south.

The out-of-the-way location of the RTF was identified mostly as a negative aspect of the facility, with many noting the inconvenience of distance to restaurants and lodging facilities. However, there were those that also noted that the remote location was a good fit for the loud, disruptive, and attention-attracting activities that occurred there. Many complained about the lack of nearby food options. It was noted that planned upgrades to Highway 169 should make access to the facility easier in the future.

Parking was mentioned repeatedly by many as often being over-crowded and messy.

Several users indicated that having a driving course would be beneficial, although most also acknowledged that it would be difficult to accommodate this at the existing site. An indoor, climate-controlled facility for practicing traffic stops and squad car exiting was also suggested by several users.

EXISTING BUILDING

Most complaints about the facility were directed at the existing building. Most feel that it is old, run down, and with increased scrutiny placed on law enforcement training practices, not an appropriate site for a modern training facility. Poor IT and AV support for the classrooms, poor HVAC systems, unpleasant and scarce bathrooms, poor water

quality, and a general run-down atmosphere were frequently mentioned. The facility was noted as underutilized and probably too large to efficiently maintain. Fire and police agencies mentioned that the location was not appealing to host nationally recognized training programs. The lack of food, lodging, and modern conveniences were given as the reason for this.

The dorms are generally not appealing, and most local fire and police agencies do not use them. There were some private training companies that were happy to use them. Some of these individuals noted that as ex-military, they were not far off from facilities they were used to. Some noted that the lack of lodging in the immediate area makes the idea of on-site lodging appealing, but modernization is required.

Most municipal agencies have classroom space available in their own communities, so there is little incentive for them to use the classrooms at the RTF. Even communities as close as Jordan expressed this.

The MILO system was noted as out of date. Many indicated that it was not likely useful to invest in upgrading the system as many felt VR technology would completely replace it soon. Others expressed concern that VR technology was not quite there yet, and MILO-type systems offered a type of training that is useful and that hasn't yet been completely replaced by VR yet.

Many mentioned using and appreciating the scenario rooms, but also added that they should be more realistically set up to better simulate real life layouts. This could also include more sensory deprivation features like noise and smoke simulators. A system to centrally monitor the different rooms was also noted as desirable.

Some addition facilities that were mentioned were a shared crime/forensics lab. Others mentioned that a fitness center would be desirable, as many smaller communities do not have the budget to provide adequate fitness centers. One interviewee noted that providing indoor dog training facilities would be beneficial.

GUN RANGES

The gun ranges represent the most utilized features on site. While there were issues noted, the majority of users indicated it was more or less adequate for their needs. Despite negative aspects, many users indicated that it provides one of the most consistently available gun training facilities in the area.

Poor ventilation at the range was one of the top complaints made by many users. The ability to better control light levels within the range was also desirable. A system to provide moving targets was also mentioned as desirable.

One interviewee mentioned that better protection from the climate would be beneficial at the ranges. This might include covered walkways and an improved central warming hut to rest in and store gear between shoots.

Private training groups spoke positively about the range. They enjoy the openness of the range for teaching classes, instead of indoor ranges where everyone is sequestered in a stall. They indicated that this greatly improves communication between student and instructor. They also appreciate that their students, most whom are just learning to use a gun, appreciate not being surrounded by users firing intimidatingly large and powerful guns nearby

FIRE TRAINING EQUIPMENT

Most respondents were generally satisfied with the fire training features at the RTF. Most respondents noted that the existing equipment, which includes the fire tower and burn props, were acceptable but haven't been well maintained over the lifespan of the RTF. Many mentioned the need for improved Class A training features. However, there was hesitation at converting the existing gas fire building into a Class A tower, similar to the A.B.L.E. facility in Burnsville. Some noted that Class A training is necessary but didn't want to exposure their fire fighters to more

harmful carcinogens than they are already being exposed to, and that the gas tower is good for this. Most felt that Connex boxes are an acceptable way to achieve class A training. Almost all noted that Connex boxes have a limited lifespan and that the existing Connex boxes at the RTF are in dire need of replacement. The need for additional storage was noted by users to better protect class A burning materials from the weather. More flexibility for set ups within the burn tower was mentioned as desirable. Having a rail car available for fire training was also noted as a desirable feature and seemed plausible with a railway so close. Some users noted that even with drastic improvements to the features at the RTF, there wouldn't necessarily be a vast increase in use by the departments that currently use it. Some of the larger communities noted that they incorporate many training features into their fire houses when new facilities are built.

PART 5: FINANCES AND FUNDING STRATEGIES

CURRENT CONTRACTS AND OBLIGATIONS

Memoranda of Agreement (MOA) and Joint Powers Agreements were established in 2007, establishing funding commitments to operate the Regional Training Facility (see attachment A). The parties of the Agreements are Scott County, the Shakopee Mdewakanton Sioux Community, and the cities of Belle Plaine, Jordan, New Prague, Prior Lake, Savage, and of Elko. Carver County joined the group in 2008. Conditions of the Agreement include issuance of a $5 million bond with debt service towards the bond to be retired in fiscal year 2027. Parties to the agreement committed to a combined yearly contribution of $500,000 with payments apportioned amongst the parties (apportionment to be updated every 3 years). Parties to the agreement have not customarily been charged for scheduled use of the facility beyond the yearly contribution.

The Regional Training Facility has applied for three $1 million state grants for renovations. These grants were awarded in 2008, 2010 and 2013. A funding request for the Regional Training Facility is not included on the 2022 SCALE Legislative Priorities List.

The facility is on the National Register of Historic Places (see appendices for National Register Listing documents). There are no standing obligations or agreements with the State Historic Preservation Office (SHPO) or Minnesota Historical Society (MNHS). There is no record indicating funding has been pursued based upon the historic status of the property.

Member Contribution Payments	2007	2008	2009-2011	2012	2013	2014	2015
Belle Plaine	$5,004.74	$10,009.47	NOT	$ 7,311	$ 7,311	$ 7,311	$ 7,311
Elko New Market	$2,594.20	$5,188.40	AVAILABLE	5,332	5,332	5,332	5,332
Jordan	$4,017.57	$8,035.13		6,220	6,220	6,220	6,220
New Prague	$3,925.74	$7,851.47		5,009	5,009	5,009	5,009
Prior Lake	$21,029.07	$42,058.14		40,998	40,998	40,998	40,998
Savage	$25,391.00	$50,781.99		43,260	43,260	43,260	43,260
Shakopee	$35,538.21	$71,076.42		63,376	63,376	63,376	63,376
Carver County (Starting 2008)		$42,369.07		39,745	39,745	39,745	39,745
SMSC	$17,287.00	$34,574.00		44,604	44,604	44,604	44,604
Scott County	$114,787.50	$229,575.00		244,137	244,137	244,137	244,137
	$229,575.03	$501,519.09		$ 499,992	$ 499,992	$ 499,992	$ 499,992

Member Contribution Payments	2016	2017	2018	2019	2020	2021	2022
Belle Plaine	$ 7,311	$ 7,311	$ 7,311	$ 7,311	$ 7,311	$ 7,034	$ 7,034
Elko New Market	5,332	5,332	5,332	5,332	5,332	5,389	5,389
Jordan	6,220	6,220	6,220	6,220	6,220	5,944	5,944
New Prague	5,003	5,003	5,003	5,003	5,003	8,353	8,353
Prior Lake	40,998	40,998	40,998	40,998	40,998	43,598	43,598
Savage	43,260	43,260	43,260	43,260	43,260	42,713	42,713
Shakopee	63,376	63,376	63,376	63,376	63,376	58,469	58,469
Carver County (Starting 2008)	39,745	39,745	39,745	39,745	39,745	39,745	39,745
SMSC	44,604	44,604	44,604	44,604	44,604	44,604	44,604
Scott County	244,137	244,137	244,137	244,137	244,137	244,137	244,137
	$ 499,986	$ 499,986	$ 499,986	$ 499,986	$ 499,986	$ 499,986	$ 499,986

Figure 3 SCALE Member contributions by year as provide by SCALE RTF. Information for 2009-2011 was not provided.

Revenue	2023	2024	2025	2026	2027
Fees	50,000	50,000	50,000	50,000	50,000
Investment Income	2,000	2,000	2,000	2,000	2,000
Member Contributions	499,986	499,986	499,986	499,986	499,986
Total Revenue	551,986	551,986	551,986	551,986	551,986
Expense					
Personnel	249,299	259,888	270,941	282,481	294,529
Facility	129,896	129,150	130,447	131,787	133,122
Scott County Internal Services	8,633	17,267	25,900	34,533	34,533
Member Share of Debt	200,250	199,875	196,625	195,625	194,250
Capital	58,000	85,000	35,000	66,000	53,000
Total Expense	646,078	691,180	658,913	710,426	709,434
Revenue Over/(Under) Expense	(94,092)	(139,194)	(106,927)	(158,440)	(157,448)
Fund Balance					
Projected Yearend Balance	197,391	58,197	(48,730)	(207,170)	(364,618)
2022 Projected YE Balance $291,483					

Figure 4 Proposed budget For the Years 2023 – 2027as provided by SCALE RTF.

Due to a projected flat revenue stream noted in the projected 2023-2027 budget and increasing inflationary pressure, the facility risks having inadequate funding to function as currently organized, much less make substantive improvements to meet current and future needs. Growing revenue is consequently critical to the ongoing functioning and health of the Regional Training Facility (a discussion of potential funding options is addressed elsewhere in this study.)

Although the agreements do cover a range of considerations, the following areas of concern were noted:

- The Agreements make provision for adjusting partner contributions. Although adjustments to individual partner contributions have been made since 2007, the combined, total contribution remains unchanged. This process does not include a requirement for an annual review and analysis of the facility's changing financial needs or the impact of inflation. Cumulative inflation by itself (per the US Bureau of Labor Statistics) between 2007 and 2022 has been approximately 46%.

- The survey of partner groups indicates roughly half are contemplating going elsewhere for training; this percentage is higher based upon meetings with the fire and police chief groups; however, during the individual interviews, significantly fewer indicated a plan to shift training elsewhere. However, this does raise the question as to the potential withdrawal of at least some current partner groups from the agreement. A major departure of partner groups could result in severe financial hardship for those remaining in the agreement and could potentially compromise the viability of the facility.

- The agreements make provision for adding new partner groups. LHB found no documentation indicating recent attempts to add additional partner groups.

FINANCIAL COMPARISONS

The following section compares costs and fees between the SCALE RTF and three peer facilities in the Twin Cities Metropolitan Area.

OPERATING BUDGET/EXPENSES

	2021 (Actual)	2022 (Actual)	2023 (Estimate)
South Metro	$941,079	$1,594,162	$1,665,757
North Metro	(Not provided)	$391,000	$500,000
Hero Center	$608,509	$733,805	$920,340
SCALE RTF	$611,436	$233,156	$642,445

YEARLY DEBT SERVICE

South Metro None. If debt service required in future, tracked under Edina city budget.

North Metro $90,000 starting in 2023 (shared equally by Maple Grove, Plymouth, and Brooklyn Center)
$8.2 million one-time payment from Hennepin County

Hero Center None. Any debt service is carried under city budgets of Woodbury and/or Cottage Grove.

SCALE RTF $315,000 to $370,00 remaining through 2027 (variation reflects incremental increases across final years of debt repayment)

PRIMARY SOURCES OF REVENUE/FUNDING

South Metro

Owner groups:	$374,287
Contracting agencies:	$120,000
Rentals:	$93.575
Investments:	$2,500
Other:	$1,003,800

Notes:

Recently received $1 million state grant (see ‘other’ above) and are pursuing additional grants.

Received $500,000 in state funds towards original construction; additional $7 million in original construction costs funded by MAC, Bloomington, Eden Praire and Edina. Have received grant from DNR to improve accessibility.

North Metro Partners: $320,000

Other agencies, contracts, public shooting, metal sales, room rentals, etc.: $180,000

Notes:

Maple Grove is fiscal agent for original construction and new facility costs.

Maple Grove, Plymouth, and Brooklyn Park each pay $30K per year towards capital expenses as their contribution towards debt servicing.

Hennepin County Sheriff contributed $8.2 million towards new construction; does not contribute to debt servicing.

Hero Center Contracting agencies: primary funding

Non-partner agencies: secondary funding

Public Funding (Operations): None

Notes:

Cottage Grove obtained a state grant, detailing use of $9,500,000 State bond proceeds to fund the construction, furnishing and equipping facility.

Woodbury and Cottage Grove both contributed about $4.5 million to the construction of the facility.

SCALE RTF

Members/Partners:	$499,986
Fees for Services:	$50,000
Investments:	$2,000

Notes:

State funding has been in the form of three $1 million grants over a series of years.

The annual bond payments carried under the RTF budget are payments towards the $5 million in bonding issued by Scott County per the original RTF agreement. Portion of partner groups fees contribute towards bond payments. Final payments scheduled for 2027. This debt is carried as a liability under the RTF budget.

PARTNER/OWNER GROUP CONTRIBUTIONS (Most current year provided)

South Metro	(Police & Fire)	
	Airport	$71,893
	Bloomington	$150,248
	Eden Prairie	$104,080
	Edina	$76,136
North Metro	(Police only)	
	Maple Grove:	$37,180
	Plymouth	$41,300
	Brooklyn Park	$55,230
	Hennepin Co. Sheriff	$187,400
Hero Center	(Police, Agencies, Education)	
	Rasmussen Univ	$212,374
	Washington Co. Sheriff	$154,500
	Oakdale Police (Tier II)	$20,960
	US Immigration & Customs	$95,900
SCALE RTF	(Police & Fire)	
	Scott County	$244,137
	Carver Co. Sheriff	$39,745
	Shakopee	$41,021
	Savage	$29,674
	Prior Lake	$30,111
	Mdewakanton Community	$44,604
	New Prague	$17,455
	Elko/New Market	$13,528
	Jordan	$20,074
	Belle Plaine	$19,637

RENTAL RATES

South Metro

- Shooting Range:
  - 1 Person: $20/lane for 45 minutes
  - 2 Person: $35/lane for 60 minutes
  - 3 Person: $45/lane for 70 minutes
- Room Rental:
  - 30 Capacity @ $240/day
  - 40 Capacity @ $240/day
  - 50 Capacity @ $240/day
  - 80 Capacity @ $450/day
  - Evening & half-day rates available
- Tactical Gym (Mat Room)
  - $240/day; $150/half day
- Tactical Tower
  - Police & Fire (without live fire): $85/hr (2 hr minimum)
  - $400/day (7 am to 5 pm)
  - $100/hr (after 5 pm or weekend)
  - Add $35/hr for water
  - Add $35/hr for smoke
  - Burn packages offered

North Metro

- Shooting range (temporarily closed to public)
  - $18/person for 45 minutes
  - $29/person for 60 minutes
- Room Rental
  - 40 Capacity @ $150/day
  - 20 Capacity @ $75/day

Hero Center

- Shooting Range
  - Woodbury & Cottage Grove Residents (Public Use)

    1 Person: $18/hr for 45 minutes

    2 Person: $29/hr for 45 minutes
  - Non-residents (Public Use)

    1 Person: $20/hr for 45 minutes

    2 Person: $31/hr for 45 minutes
  - Police

    12 lane 50 yard shooting range: $195/hr
- Mat Room/Training Simulator
  - $100/hr for 4 hours
- Room Rental
  - 30, 50, 120 Occupants at $75-$350 for 4 hours
- Indoor Tactical Training (flexible room configuration)
  - $200 for 4 hours
- Outdoor Tactical Training Houses
  - $200 for 4 hours
- Training Simiulator
  - $80/hr
- Non-partnered/contracted agencies:
  - Add $25/hr for use before or after regular business hours

2022 FEE SCHEDULE

Meeting Rooms - includes projector, screen, whiteboard & sound system

Great Room (seats up to 200 people) -	$275.00 per day
Dining Room (seats up to 100 people) -	$195.00 per day
Large Classroom (seats up to 50 people) -	$165.00 per day
Small Classroom (seats up to 25 people) -	$80.00 per day
Break-out Room (seats up to 12 people) -	$55.00 per day
Video Conferencing	$300.00 per day

Training Amenities

MILO Simulator Room - RTF approved operator required	$300.00 per half day
Defensive Tactics Mat Room -	$250.00 per day
Scenario Rooms -	$275.00 per half day
(Apartments, convenience store, bar, bank lobby, North or South wings)	
Obstacle Course -	$100.00 per Day

Ranges - RTF approved range safety officer required

Range #1 (25 yard - 10 lanes) -	$575.00 per half day
	$1000.00 per full day
Range #2 (200 /25 yard - 5 lanes) -	$125.00 per hour
Range #2 (25 yard - 5 lanes) -	$450.00 per half day
	$775.00 per full day

Dorm Rooms

We have single, double, and suite rooms available.	$30.00 per bed/night
Please call for additional information.	

Haz Mat/Fire Simulators

Car fire simulator -	$350.00 per session
Propane tank burn prop -	$325.00 per session
BBQ grill fire prop -	$225.00 per session
Flammable liquid pan prop -	$225.00 per session
Commercial dumpster fire prop -	$275.00 per session
Propane Tree fire prop -	$350.00 per session
(Propane for portable props included in session cost)	

Command Sim - Communications simulator	Call for pricing
Haz Mat Tanker leak prop -	$900.00 per day
	$450.00 half day
(RTF staff will deliver/pu the Haz Mat prop)	$3.00 per mile

Tactical Burn Tower Area

Tactical Tower - (Tactical search, entry, ropes etc.)	$150.00 per half day
	$250.00 full day
Tactical Tower (2 hour min.) -	$550.00 per hour
Includes 1 RTF approved operator and smoke	
Additional hours, or fraction of -	$200.00 per hour
Extended use of Tactical Tower -	Call for pricing
Tactical Tower, smoke only -	$400.00 per half day
Includes 1 RTF approved operator	
Class A Burn Prop -	$425.00 per session
Confined Space Training Area	$100.00 per Day
Fire Truck rental, Class A pumper	Call for pricing

The Tactical Tower burner fuel is to be billed separately (based on current propane market value).
The Regional Training Facility Manager Reserves the Right to negotiate contract, off peak or long term use pricing on an individual basis.

Catering

Numerous sandwich & meal options available.	Call for Price list.

FUNDING SOURCES

Funding sources that are available to your organization are listed below. Funding opportunities change frequently and should be monitored on a regular basis.

INTERNAL RTF FUNDING

Index budget to inflation with appropriate adjustments for facility-specific costs to keep current with real-world operation and maintenance costs.

Schedule and plan for major capital improvements, timing whenever possible to align with the availability of outside funding sources.

Minimize the need for the facility itself to carry long-term debt under its budget. Partner groups fund their contributions, cash or financed, as appropriate to their internal financial situation.

Establish an endowment fund, targeting major capital and emergency expenses, with the goal of reducing the impact of these expenses on the operating budget.

OUTSIDE GROUP FEES

Adjust facility use fees at least annually to maintain alignment with fees charged at peer facilities.

Establish yearly contracts with regular users, whenever possible.

Establish and market 'Tier 2' partner level for frequent public users that are not interested in or able to underwrite a full partner commitment. This option may be especially attractive to smaller rural communities.

Establish yearly goals for fees from outside groups.

GRANTS, ETC.

Pursue grants from professional associations that support training for fire fighters and police.

Pursue state grants for capital improvements, and when available also for training costs.

- Rural Fire Department Assistance
- Department of Public Safety (source of original grants to the facility)
- Department of Employment and Economic Development (work force training)
- Budgeted state capital funding

HISTORIC PRESERVATION GRANTS

The Minnesota Historical Society (MNHS) offers several grants for historic buildings owned by municipalities or non-profit organizations. These all require that the building be listed on the National Register of Historic Places, which the RTF facility building, original a spa resort, was in 1980.

Legacy Grants

The MNHS has two levels of legacy grants. Small grants of up to $10,000 to fund studies and minor design documents. These are awarded four times a year. Once a year a large grant, typically up to approximately $200,000, can be applied for. The large grant application is due in either May or July, depending on the year.

Heritage Partnership Grants

This grant program is available to partnerships to further similar goals at a historic resource. For instance, the Scott County Historical Society could partner with the county government to pursue a Heritage Partnership Grant for the historic mud bath building. Or the SMSC tribal government could partner with the county government. These grants are awarded once a year. The application is due always due in January. There is no stated monetary value, but it might be assumed that a grant would be in the $50,000 to $125,000 range.

State Capital Projects Grants-in-Aid

These grants are available for use at publicly owned buildings. The grantee must provide matching funds 1:1. There is no stated monetary value, but the grants may be assumed to be in the $100,000 to $200,000 dollar range.

It should be noted that all MNHS grants are required to be used for historic preservation projects. This would mean rehabilitation of historic interiors at the two large gathering spaces at the building, exterior rehabilitation such as tuck pointing, or building envelope improvements such as a new roof. These funds can also be used to improve accessibility within historic spaces, so it could be used to provide ADA restrooms or improve ADA parking and paths of travel. It cannot be used to make modernizations of historic spaces, such as installing AV equipment in a historic room. It could not be used in any of the non-historic elements such as the firing range or burn tower.

HISTORIC TAX CREDITS

The following is excerpted from the Minnesota State Historic Preservation Office's website:

One of the ways the federal government encourages the preservation of historic buildings is through federal tax laws that benefit qualifying historic preservation projects. A project may qualify for a 20% investment tax credit if:

- *It involves rehabilitation of a certified historic building used for income-producing purposes;*
- *the rehabilitation work follows the Secretary of the Interior's Standards for Rehabilitation; and*
- *the project receives preliminary and final approval from the National Park Service.*

Property owners, developers and architects must apply for the tax credit through the Minnesota SHPO and are encouraged to work with SHPO staff to ensure that appropriate rehabilitation measures are followed. The SHPO then passes its recommendations on to the NPS for approval.

Until recently, Minnesota matched these 20% tax credits with an additional 20% investment. While the state match is not currently available, it may be reinstated with the next legislative session.

It should be noted that historic tax credits are not usually realistic to pursue unless a sizable rehabilitation project, in the multimillion-dollar range, is being undertaken.

Historic tax credits are not typically available to public entities, but it is possible to partner with a private developer or financial institution and effectively "sell" the credits to that partner. A qualified tax adviser should be consulted before proceeding with pursuing historic tax credits or forming a partnership.

ADDITIONAL FUNDING RECOMMENDATIONS

Partner Agreements

- Modify agreements to incorporate a required annual process for review and adjustment of partner financial commitments based upon inflationary pressures and known facility-specific needs/costs.
- Modify agreements to more strongly discourage withdrawal from the agreements.

Marketing

- Market to partner groups and their respective governing bodies to assure all are aware of the full-range of what the training facility has to offer.
- Market to potential new partner groups and their respective governing bodies.
- Market the facility to non-partner, fee-paying users, both conventional and non-traditional.
- Market to potential fee-paying user groups with interest in long-term agreements/contracts.
- Develop and maintain a robust on-line presence.

PART 6: MASTER PLAN

The following options are presented as three potential approaches for the continued operation of the facility based on our assessment of the needs and condition of the existing facility, observations of similar peer facilities in the Twin Cities metro area, and extensive stakeholder outreach among the current and past users and planners of the S.C.A.L.E Regional Training Facility (RTF).

OPTION 1 – STATUS QUO

- Consolidate functions into an identified area of the building
  - By mothballing or partially mothballing areas of the building that are underutilized, a savings in operating expense may be gained. However, having entire unoccupied portions of a 100-year-old building are not likely to improve perceptions of an active and inviting facility.
  - In every other modern facility that the project team visited, lack of storage was a universal complaint. This is something that will never be a problem at the RTF, and could be explored further as a provided benefit for local municipalities or other organizations.
- Essential maintenance and repairs to maintain essential functions and programming
- Focus on current partners and users satisfaction
- No staffing adjustments
  - At a minimum staffing would include a director, an administrator, and maintenance staff. Staff should be scheduled to assure coverage whenever the facility is being used.

OPTION 2 – UPDATED FACILITY

- Ongoing and proactive maintenance
  - Prompt expenditure of significant funds should be undertaking as soon as possible to demonstrate the County's commitment to providing a facility that better meets the needs of the various user groups.
- Updates to maintain facilities to current standards and expectations including:
  - Improvements to the existing gun ranges.
  - Improvements to training facilities, equipmentl, and storage related to the propane burn tower and the class A burn sheds.
  - Installing AV/IT improvements to all the conference rooms,
  - Improved HVAC systems,
  - Parking, arrival, and wayfinding improvements.
  - ADA accessibility improvements.

- Short-term lease of an up-to-date use of force simulator, with the understanding that this technology may be obsolete soon.
- Improved restroom facilities.
- Additional lockers/gun lockers for day-use storage.
- Kitchen facility improvements. Kitchen facilities should be reconfigured to better serve its current utilization. This will likely involve a reduction in the existing equipment as a full commercial kitchen is not required at the RTF. As the kitchen is quite oversized, an eating nook/break room should be created within the existing kitchen space to serve users while the dining room is in use as a meeting space.
- Refresh of scenario rooms. This would include improvements to the taser room, and a refresh of the 4H room to make it more inviting as a centralized meeting space for groups using the scenario rooms. The 4H groups could be moved to another location if necessary.
- Refresh of the gun cleaning room.
- Creation of secured ammunition storage areas.

- Phased updates to differentiate facility from peers
  - This may include expanding the availability of the historic spaces at the interior for uses not directly related to public safety, such as event space and education groups. The thing the makes the RTF unique is the historic building and the two grand historic interior spaces. These spaces could be promoted as truly unique and desirable features with some refreshing and the right marketing.
- Proactively market facility to expand user groups
  - Making the facility available to communities in the adjacent counties to the south and west should be pursued.
- Adjust staffing levels for optimal operations. Potential staffing to include:
  - Director: Full time. Focuses on vision, marketing, business development, and funding acquisition.
  - Administrative Manager: Full time. Focuses on scheduling, day-to-day operations, client contact, and resolving scheduling conflicts.
  - Maintenance Director: Full time. Should be responsible for maintaining the physical plant and the training equipment.
  - Training coordinator: Part time. Focuses on working with users to catalog training resources and make them available to all user groups through an online repository.
  - Grants coordinator: Part time. Works with director to research and complete grant and other funding applications.
  - Cleaning staff. Contracted.
  - Part time staff as required to provide IT and site/facility assistance whenever the facility is in use.
  - Volunteer pool to supplement paid staff.

OPTION 3 – MAINTAIN FACILITY WITH REDUCED PARTNERS – BRIDGING

- Consolidate functions into an identified area of the building
- Essential maintenance and repairs to maintain minimal functions and programming
- Modest focused updates to retain current and attract new users
- Proactive marketing of facility with goal to rebuild partner and user pool
- Minimal staffing adjustments
- Goal is to stabilize operations and as soon as conditions allow move to Option 2, as described above

COST ANALYSIS

General Cost Analysis Notes

- Costs are based upon high level review of proposed options as identified in this study and should be reconfirmed in-depth after further development of specifics.
- Costs do not include cost escalation as current volatile market conditions make it difficult to predict.
- Costs do not include ongoing procurement challenges, as specific remain in flux.
- Project soft costs (professional fees, testing, permits, etc.) are not included. Soft costs include purchasing/upgrades to equipment not part of the building systems.
- Economies of scale will impact cost of projects – small projects are likely to be more costly per square foot than larger, more comprehensive projects.

Unit Costs for Planning (4th Quarter 2022)

• New ventilation and cooling system	$50-60 per SF
• Improved ventilation and lighting in shooting ranges	$10-20 per SF
• Replace telephone/data distribution (includes WiFi)	$6 per SF
• Replace/upgrade A-V equipment	$25,000-30,000+ per Room
• Door access/security	$4 per SF
• Light replacement (LEDS) and control updates	$8 per SF
• Electrical receptacle and branch circuit installation	$12 per SF
• Carpet replacement with carpet tile	$36 per SF
• Paint walls/ceilings	$1 per SF
• Tile walls/floors (restroom updates)	$12 per SF
• New partitions/ceilings (gypsum bd. on metal studs)	$4.80 per SF
• Kitchen Renovation (this can vary greatly)	$400 per SF to $1000+ SF
• Weapons Lockers	$600-900 per Locker
• Modular Partitions (Scenario Rooms)	$500-600 per LF
• Multi-level Conex Class A Fire Training Assembly	$35,000 per installation
• MILO System	$85,000+ base price
• Pavement (excludes soil/base preparation and curbs) Stormwater drainage and wetland requirements are not included	$800-1000 per standard parking stall

Costs Applied to Master Plan Options

- Option 1 – Status Quo
  - Staffing — No changes/No new costs
  - Consolidate use of space to minimize maintenance — Minimal in-house tasks/No costs
  - Replace A/V equipment in primary meeting rooms (Great Hall, Dining Room, Classroom) — $90,000+
  - Misc. scheduled repairs/maintenance (Estimate) — $50,000

- Option 2 – Updated Facility
  - Full Staffing — Per County Compensation Rates
  - Proactive, scheduled maintenance — $100,000
  - Improve fire range lighting and ventilation (Assumes both primary and rifle ranges) — $242,850+
  - Replace A/V equipment in all meetings rooms (Great Hall, Dining Room Classroom, Conference Room, Classroom, Large Conference Room, Sun Rooms, MILO Room) — $240,000+
  - Replace telephone/data distribution (includes WiFi)
    - First Floor and Basement — $216,000
    - Dormitory Floors — $53.400
  - Install ventilation/cooling system
    - First Floor and Basement — $900,000+
    - Dormitory Floors — $445,000+
  - Light replacement (LEDS) and control updates
    - First Floor and Basement — $288,000
    - (Assumes relamp only on dormitory floors)
  - Install door access/security system (throughout) — $139,600
  - Replace carpet (In addition to currently budgeted replacement)
    - First Floor — $341,000
    - Dormitory Floors — $320,400
  - Paint walls/ceilings (assume about 50% of spaces) — $224,500
  - Kitchen renovation — $700,000+
    - Modest renovation and related code/system upgrades
    - Kitchen equipment and lounge furnishings
  - Weapons Lockers
    - 20 New Lockers — $15,000

- Install full signage package (interior and exterior) $200,000
- ADA/Restroom Upgrades and Expansion $25,000+ per restroom
- Parking for 83 (assumes 50% occupancy)
  - Add 35 parking stalls (currently 48 stalls +/-) $35,000+
- Training equipment replacement/upgrades
  - Replace MILO Equipment (in kind) $85,000+
  - Multi-level Conex Class A Fire Training Set-up $35,000
  - Modular Partitions (50 LF) $30,000
  - Other (TBD) Market Rate
- Marketing Costs TBD

- Option 3 – Maintain Facility with Reduced Partners – Bridging
  - Staffing No changes/No new costs
  - Misc. scheduled repairs/maintenance (Estimate) $50,000
  - Replace A/V equipment in primary meeting rooms (Great Hall, Dining Room, Classroom) $90,000+
  - Replace telephone/data distribution (includes WiFi)
    - First Floor and Basement $216,000
  - Limited training equipment replacement/upgrades Market Rate
  - Marketing Costs TBD

Staffing

It is assumed that staff costs are governed by standard county compensation levels for equivalent positions. Current compensation levels should be consulted to identify anticipated costs for the proposed staffing levels.

MASTER PLAN - CONCLUSIONS

It is our opinion that option 2 is the correct path forward in the immediate future for the existing RTF. Despite the need for long deferred maintenance, there is currently a strong need within Scott County for the continued operation of the facility. Prompt investment by the county into the existing facility should give confidence to current partners and potential new partners of the county's interest in investing in the facility. That being said, it is not likely that the existing facility will be able to continue to meet the rapidly changing needs of public safety training in the long term. It is recommended that Scott County pair immediate investment in the existing facility with long-term planning for deaccessioning the existing historic building and planning a new facility, with the goal of being operational in 10-15 years.

APPENDIX

i. MEMORANDUM OF AGREEMENT AND JOINT POWERS AGREEMENT

MEMORANDUM OF AGREEMENT
PUBLIC SAFETY TRAINING FACILITY

This Memorandum of Agreement (hereinafter MOA) is entered into by and between Scott County, Minnesota, a Minnesota municipal corporation (hereinafter referred to as the County), the Shakopee Mdewakanton Sioux Community, a Federally recognized Indian Tribal Government (hereinafter referred to as the Community), and the City of Belle Plaine, the City of Jordan, the City of New Prague, the City of Prior Lake, the City of Savage, the City of Elko, the City of New Market and the City of Shakopee, each a Minnesota municipal corporation (hereinafter referred to as "the Cities"), or collectively referred to as "the Parties").

WHEREAS, each of the Parties is a governing body which provides public safety services for the respective members of their jurisdictions; and

WHEREAS, the Parties have through their affiliation with the Scott County Association for Leadership and Efficiency (S.C.A.L.E.) identified the need to work cooperatively in providing for a joint public safety training facility that can serve all public safety providers; and

WHEREAS, participation in the joint publie safety training facility will increase the efficiency, accuracy, and effectiveness of training for public safety providers while decreasing the need to duplicate services within the region; and

WHEREAS, the County and the Cities have entered into, or will execute simultaneously with this MOA, a Joint Powers Agreement pursuant to Minnesota Statutes Section 471.59 to address construction, use, operation, maintenance and administration of the facility; and

WHEREAS, the Parties acknowledge that State law does not authorize tribal government participation in joint powers agreements for said purposes; and

WHEREAS, the Parties further acknowledge that the execution of this separate companion MOA is an appropriate vehicle through which the Community's participation may be fully recognized; and

WHEREAS, the Parties each possess respective authority to enter into this MOA and mutually desire to do so.

NOW THEREFORE, in consideration of the mutual promises and benefits that each of the Parties shall derive here from, the County, the Community, and the Cities hereby enter into this MOA to develop and operate the joint public safety training facility ("training facility").

A. Scope of Agreement.

The purpose of this MOA is to provide for the development and operation of a training facility that can provide an effective and efficient method of training public safety providers.

B. Governing Board.

1. For the purpose of facilitating and administering this MOA, the Public Safety Training Center Governing Board (the Board) shall consist of a representative from the County, a representative from the Community, and a representative from each of the participating Cities.

2. The Board may exercise its powers in order to accomplish the purposes of this Agreement consistent with Minnesota Statute 471.59, this MOA and other applicable laws. The Board shall plan and administer the training facility. The Board shall make recommendations to the Parties regarding the acquisition of new equipment; potential annual and capital budget costs; the need for new staff; cost sharing; maintenance standards and operating procedures; and establish the by-laws and any sub-committees for operation of the training facility.

C. Expenses and Funding.

1. The County agrees to provide its land and facilities located at 17706 Valley View Road, Jordan, Minnesota to the parties as the site for the development of the training facility.

2. The Parties agree that their initial contribution for renovation and construction necessary to bring the training facility into an operational status will collectively be in the amount of $5,000,000.00.

3. The County agrees to issue $5,000,000.00 in bonds to provide for the collective contribution of the Parties.

4. The County agrees to provide (on an annual basis) 50% of the funds associated with the debt service payments incurred for the issuance of the bonds necessary for the initial renovation and construction work at the facility and the ongoing costs to operate the facility, minus outside revenues, as determined by the debt service payments and annual budget approved by the Board.

5. The Community and the Cities agree to provide (on an annual basis) the remaining 50% of the funds associated with the debt service payments incurred for the issuance of the bonds necessary for the initial renovation and construction work at the facility and the ongoing costs to operate the facility, minus outside revenues, as determined by the debt service payments and annual budget approved by the Board.

a. The Community shall pay proportionally based upon their total number of public safety providers within each discipline as a portion of the overall number of public safety providers within each discipline of all participating Parties.

b. The Cities shall pay proportionally based upon valuation for tax purposes.

6. The Parties agree that the following schedule shall establish their initial contribution levels (both debt and operating) for 2007 and 2008 and that said levels shall be recalculated and adjusted every three (3) years with the first recalculation being for 2009:

Party	Percentage	2007	2008
Belle Plaine	2.18%	$5,004.74	$10,009.47
Elko/New Market	1.13%	$2,594.20	$5,188.40
Jordan	1.75%	$4,017.57	$8,035.13
New Prague	1.71 %	$3,925.74	$7,851.47
Prior Lake	9.16%	$21,029.07	$42,058.14
Savage	11.06%	$25,391.00	$50,781.99
Shakopee	15.48%	$35,538.21	$71,076.42
SMSC	7.53%	$17,287.00	$34,574.00
Scott County	50.000/0	$114,787.50	$229,575.00

D. Major Policy Reformation and/or Dispute Resolution

All Parties will seek in good faith to resolve policy, equipment, funding, technological and other issues through negotiation or other forms of dispute resolution mutually acceptable to the Parties.

E. Amendment/Withdrawal or Termination of MOA.

1. This MOA may be amended upon agreement of the County, the Community and the participating Cities.

2. A Party may withdraw from this MOA upon providing a written notice to the Board at least ninety (90) days prior to the end of the current calendar year of its intent to withdraw at the end of that calendar year. The withdrawing Party shall:

   a. Be responsible for its proportional contribution of the annual operating contribution through the remainder of that calendar year; and

   b. Continue its responsibility for its proportional contribution to the annual debt service for one (1) year after withdrawal.

3. A municipality, not party to this initial MOA, may join upon a concurring vote of all Parties. Upon the addition of a new party the funding formula outlined in Paragraph C, subparagraph 6 shall be modified and the joining party shall be required to make a contribution based upon a recalculation of the contribution levels for the year the party joins.

4. The termination/withdrawal of a Party's membership shall have no effect upon this MOA other than a modification of the funding formula outlined in Paragraph C, subparagraph 6 upon expiration of the time frames described in subsection 2 above.

F. Indemnification.

Each Party shall be liable for its own acts to the extent provided by law and hereby agrees to indemnify, hold harmless and defend the other, its officers and employees against any and all liability, loss, costs, damages, expenses, claims or actions, including attorney's fees which another Party, its officers and employees may hereafter sustain, incur or be required to pay, arising out of or by reason of any negligent act or omission of the Party, its agents, servants or employees, in the execution, performance, or failure to adequately perform its obligations pursuant to this MOA. Notwithstanding the above, with the exception of the Community, the parties recognize that liability under this MOA is controlled by Minnesota Statute Section 471.59, Subdivision 1(a) and that the total liability for the parties shall not exceed the limit on governmental liability for a single use of government as specified in Minnesota Statute Section 466.04, Subdivision 1.

G. Severability.

The provisions of this MOA shall be deemed severable. If any part of this MOA is rendered void, invalid, or unenforceable by a Court of competent jurisdiction, such rendering shall not affect the enforceability and validity of the remainder of this MOA unless the part or parts which are void invalid or otherwise unenforceable shall substantially impair the value of the entire MOA with respect to any Party.

H. Term of Agreement.

The term of this MOA shall commence upon 1 August 2006, the date of signature by the Parties notwithstanding, and shall continue in effect thereafter unless cancelled by agreement of the County, Community, and Cities.

I. Entire Agreement, Amendment, and Waiver.

This MOA and the Joint Powers Agreement effective, 1 August 2006, embody the entire agreement and understanding of the Parties regarding the subject matter of this MOA and all prior agreements, representations, statement, and understandings, oral and written, are merged in this MOA by this Section. This MOA may not be altered, amended, modified,

or supplemented except in a writing signed by the Parties, which will be effective from and after the date that it is signed by all the Parties if an effective date is not specified. No MOA provision is waived unless done so in writing and signed by the Party against whom such waiver is asserted.

J. Counterparts.

This MOA may be signed in separate counterparts, and the counterparts, taken together, shall constitute a single agreement.

K. Notices.

Except as otherwise specifically provided in this MOA, all notices, demands, and communications required under this MOA will be in writing and will be directed as follows:

If to the Shakopee Mdewakanton Sioux Community:

Tribal Administrator
2330 Sioux Trail N.W.
Prior Lake, Minnesota 55372

If to Training Facility Joint Powers Board
Chair, Training Facility Board
200 West 4th Avenue
Shakopee, MN 55379

L. How Notices May Be Delivered.

Notices may be:

a. Delivered personally;
b. Sent by nationally recognized overnight courier; or
c. Sent by first class, certified United States Mail, return receipt requested, postage prepaid.

M. When Notices Are Effective.

Notices are effective:

a. On receipt if delivered personally;
b. On the next business day if sent by overnight courier; or
c. On the date shown on the receipt if mailed, unless delivery is refused or delayed by the addressee, in which event they are deemed delivered on the third business day following deposit in the United States Mail.

N. Changes In Notice Address.

A Party may change the address to which notice will be delivered by notice given to all parties. No Party may require notice to be delivered to more than two addresses.

O. No Third Party Beneficiaries.

Except as otherwise specifically provided in this MOA, no rights, privileges, or immunities of any Party under this MOA will inure to the benefit of any third-party, nor will any third-party be deemed to be a beneficiary of any of this MOA's provisions.

P. Successors and Assigns.

This MOA binds and inures to the benefit of the legal successors and assigns of the Parties.

Q. Governmental Authority.

A. Nothing in this MOA shall confer or be construed to confer any authority on any city, county or state or any department, agency, or subdivision of any city, county or state.

B. Nothing in this MOA shall be construed or interpreted to limit or expand any jurisdiction or authority of any Party, to waive any immunities, or to otherwise modify the legal rights of any person, to accomplish any act violative of tribal, state or federal law or to subject the Parties to any liability to which they would not otherwise be subject by law.

R. Sovereign Immunity.

Nothing in this MOA is nor shall be construed to be a waiver of the Community's sovereign immunity from suit, and the Community hereby expressly retains its sovereign immunity from suit. In the event of a conflict between the provisions of this Paragraph and any other language contained herein, the language of this Paragraph shall control and prevail.

S. Captions.

Captions and paragraph headings used in this MOA are for convenience only, and are not part of this MOA, and shall not be deemed to limit or alter any provisions of this MOA, and shall not be deemed relevant in construing the MOA.

IN WITNESS WHEREOF, the Parties have caused this MOA to be executed as of this 28th day of February, 2007.

COUNTY OF SCOTT
APPROVED:

By Barbara Marschall
Barb Marschall, Chair
Board of Scott County Commissioners

Date: September 5, 2007

David Unmacht
Scott County Administrator

Date September 10, 2007

CITY OF BELLE PLAINE
APPROVED:
By _____ Date 8-30-07
Tom Meger
Mayor City of Belle Plaine

_____ Date 8/30/07
David Murphy
Belle Plaine City Administrator

CITY OF ELKO NEW MARKET
APPROVED:
By _____ Date 9/6/07
Kent V. Hartzler
Mayor City of Elko New Market

_____ Date 9/6/07
Thomas M. Terry
Elko New Market City Administrator

CITY OF JORDAN
APPROVED:
~~By~~ _____ Date 9/4/07
Ron ~~Rob~~ Jabs
Mayor City of Jordan

_____ Date 9/4/07
~~Ed~~ Shukle
Jordan City Administrator

CITY OF PRIOR LAKE
APPROVED:
By _____ Date 9/4/07
Jack G. Haugen
Mayor City of Prior Lake

_____ Date 9/4/07
Frank Boyles
Prior Lake City Manager

CITY OF SAVAGE
APPROVED:
By _____ Date 9/2/07
Tom Brennan
Mayor City of Savage

_____ Date 10/3/07
Barry Stock
Savage City Administrator

CITY OF SHAKOPEE
APPROVED March 6, 2007
By _____ Date 9/7/07
John J. Schmitt
Mayor City of Shakopee

_____ Date 9/7/07
Mark McNeill
Shakopee City Administrator

Judith S. Cox, Shakopee City Clerk Date 9/7/07

CITY OF NEW PRAGUE
APPROVED:
By _____ Date 9/4/07
Bink Bender
Mayor City of New Prague

_____ Date 9/4/07
Jerome Bohnsack
New Prague City Administrator

SHAKOPEE MDEWAKANTON SIOUX COMMUNITY

By: _____ By: _____
Stanley R. Crooks, Tribal Chairman Keith B. Anderson, Secretary/Treasurer.

Date: 2/28/07 Date: 2/28/07

Approved as to form and execution:

By: _____
William J. Hardacker, Tribal Attorney

Date: 2-28-07

JOINT POWERS AGREEMENT
PUBLIC SAFETY TRAINING FACILITY

This Agreement is entered into by and between Scott County, Minnesota, a Minnesota municipal corporation (hereinafter referred to as the County), the Shakopee Mdewakanton Sioux Community a Federally recognized Indian Tribal Government (hereinafter referred to as the Community), and the City of Belle Plaine, the City of Jordan, the City of New Prague, the City of Prior Lake, the City of Savage, the City of Elko, the City of New Market and the City of Shakopee, each a Minnesota municipal corporation (hereinafter referred to as "the Cities", or collectively referred to as "the Parties", pursuant to Minnesota Statute 471.59.

WHEREAS, each of the Parties is a governing body which provides public safety services for the respective members of their jurisdictions; and,

WHEREAS, the Parties have through their affiliation with the Scott County Association for Leadership and Efficiency (S.C.A.L.E.) identified the need to work cooperatively in providing for a joint public safety training facility that can serve all public safety providers; and,

WHEREAS, participation in the joint public safety training facility will increase the efficiency, accuracy, and effectiveness of training for public safety providers; while decreasing the need to duplicate services within the region.

NOW THEREFORE, in consideration of the mutual promises and benefits that each Parties shall derive here from, the County, the Community, and the Cities hereby enter into this agreement to develop and operate the joint public safety training facility ("training facility").

A. <u>Scope of Agreement.</u>

The purpose of this Agreement is to provide for the development and operation of a training facility that can provide an effective and efficient method of training public safety providers. Continuation of the training facility will occur only upon the approval by the County, the Community, and the Cities of this Joint Powers Agreement.

B. <u>Joint Powers Board.</u>

1. For the purpose of facilitating and administering this Agreement, the Public Safety Training Center (Joint Powers) Board (Board) shall consist of a representative from the County, a representative from the Community, and a representative from each of the participating cities.

2. The Board may exercise its powers in order to accomplish the purposes of this Agreement consistent with Minnesota Statute 471.59 and other applicable laws. The Board shall plan and administer the training facility. The Board shall make recommendations to the Parties regarding the acquisition of new equipment; potential annual and capital budget costs; the need for new staff; cost sharing; maintenance standards and operating procedures and establish the by-laws and any sub-committees for operation of the training facility.

C. <u>Expenses and Funding</u>:

1. The County agrees to provide its land and facilities located at 17706 Valley View Road, Jordan, Minnesota to the parties as the site for the development of the training facility.

2. The parties agree that their initial contribution for renovation and construction necessary to bring the training facility into an operational status will collectively be in the amount of $5,000,000.00.

3. The County agrees to issue $5,000,000.00 in bonds to provide for the collective contribution of the parties.

4. The County agrees to provide (on an annual basis) 50% of the funds associated with the debt service payments incurred for the issuance of the bonds necessary for the initial renovation and construction work at the facility and the ongoing costs to operate the facility, minus outside revenues, as determined by the debt service payments and annual budget approved by the Board.

5. The Community and the Cities agree to provide (on an annual basis) the remaining 50% of the funds associated with the debt service payments incurred for the issuance of the bonds necessary for the initial renovation and construction work at the facility and the ongoing costs to operate the facility, minus outside revenues, as determined by the debt service payments and annual budget approved by the Board:

    a. The Community will pay proportionally based upon their total number of public safety providers within each discipline as a portion of the overall number of public safety providers within each discipline of all participating entities.

    b. The Cities will pay proportionally based upon valuation for tax purposes.

6. The parties agree that the following schedule shall establish their initial contribution levels (both debt and operating) for 2007 and 2008 and that

said levels shall be recalculated and adjusted every three (3) years with the first recalculation being for 2009.

Party	Percentage	2007	2008
Belle Plaine	2.18%	$5,004.74	$10,009.47
Elko/New Market	1.13%	$2,594.20	$5,188.40
Jordan	1.75%	$4,017.57	$8,035.13
New Prague	1.71%	$3,925.74	$7,851.47
Prior Lake	9.16%	$21,029.07	$42,058.14
Savage	11.06%	$25,391.00	$50,781.99
Shakopee	15.48%	$35,538.21	$71,076.42
SMSC	7.53%	$17,287.00	$34,574.00
Scott County	50.00%	$114,787.50	$229,575.00

D. Major Policy Reformation and/or Dispute Resolution.

All Parties will seek in good faith to resolve policy, equipment, funding, technological and other issues through negotiation or other forms of dispute resolution mutually acceptable to the Parties.

E. Amendment/Withdrawal or Termination of Agreement.

1. This Agreement may be amended upon agreement of the County, the Community and the participating Cities.

2. A Party may withdraw from this Agreement upon providing a written notice to the Board at least ninety (90) days prior to the end of the current calendar year of its intent to withdraw at the end of that calendar year. The withdrawing Party shall:

    a. Be responsible for its proportional contribution of the annual operating contribution through the remainder of that calendar year; and,

    b. Continue its responsibility for its proportional contribution to the annual debt service for one year after withdrawal.

3. A municipality, not party to this initial Agreement, may join the Joint Powers Entity upon a concurring vote of all Parties. Upon the addition of a new party the funding formula outlined in Paragraph C, Subparagraph 6 shall be modified and the joining party shall be required to make a contribution based upon a recalculation of the contribution levels for the year the party joins.

F. Indemnification.

Each Party shall be liable for its own acts to the extent provided by law and hereby agrees to indemnify, hold harmless and defend the other, its officers and employees against any and all liability, loss, costs, damages, expenses, claims or actions, including attorney's fees which another Party, its officers and employees may hereafter sustain, incur or be required to pay, arising out of or by reason of any negligent act or omission of the Party, its agents, servants or employees, in the execution, performance, or failure to adequately perform its obligations pursuant to this Agreement.

G. Severability.

The provisions of this Agreement shall be deemed severable. If any part of this Agreement is rendered void, invalid, or unenforceable by a Court of competent jurisdiction, such rendering shall not affect the enforceability and validity of the remainder of this Agreement unless the part or parts which are void, invalid or otherwise unenforceable shall substantially impair the value of the entire Agreement with respect to any Party.

H. Term of Agreement.

The term of this Agreement shall commence upon 1 August 2006, the date of signature by the Parties notwithstanding, and shall continue in effect thereafter unless cancelled by agreement of the County, Community, and Cities.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of this day of , 2006.

COUNTY OF SCOTT
APPROVED:

By Jon Ulrich
Jon Ulrich
Chair, Board of Scott
County Commissioners

Date: July 25, 2006

David Unmacht
Scott County Administrator

Date: July 25, 2006

CITY OF BELLE PLAINE
APPROVED:

By T. R. Meger
Tom Meger
Mayor City of Belle Plaine

8-11-06
Date

David Murphy
Belle Plaine City Administrator

8-11-06
Date

CITY OF ELKO
APPROVED:

By
Kent V. Hartzler
Mayor City of Elko

8-16-06
Date

Mark Nagel
Elko City Administrator

8-11-06
Date

CITY OF JORDAN
APPROVED:

By
Ron Jabs
Mayor City of Jordan

8/11/06
Date

Ed Shukle
Jordan City Administrator

8/11/06
Date

CITY OF NEW MARKET
APPROVED:

By
Jim Friedges
Mayor City of New Market

8/15/06
Date

Thomas M. Terry
New Market City Administrator

8/11/06
Date

CITY OF PRIOR LAKE
APPROVED:

By
Jack G. Haugen
Mayor ~~City~~ of Prior Lake

7/17/06
Date

Frank Boyles
Prior Lake City Manager

7/17/06
Date

CITY OF SAVAGE
APPROVED:

By
Tom Brennan
Mayor City of Savage

8/21/06
Date

Barry Stock
Savage City Administrator

8/21/06
Date

CITY OF SHAKOPEE
APPROVED:

By
John J. Schmitt
Mayor City of Shakopee

August 2, 2006
Date

Mark McNeill
Shakopee City Administrator

August 2, 2006
Date

Judith S. Cox, City Clerk

CITY OF NEW PRAGUE
APPROVED:

By
Craig S. Sindelar
Mayor City of New Prague

7-16-06
Date

Jerome Bohnsack
New Prague City Administrator

7-16-06
Date

ii. NATIONAL REGISTER NOMINATION

FHR-8-300 (11-78)

80002165

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For HCRS use only
received JAN 25 1980
date entered APR 17 1980

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Mudbaden Sulphur Springs Company

and/or common Abbot-Northwestern Hospital - Family Treatment Center

2. Location

street & number Off of Highway 169 and County Road 63 ___ not for publication

city, town Sand Creek Township X Jordan vicinity of congressional district Second

state Minnesota code 22 county Scott code 139

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	___ agriculture	___ museum
X building(s)	X private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	X other: medical

4. Owner of Property

name Lynnville Limited Partnership

street & number R.R. 2

city, town Jordan ___ vicinity of state Minnesota

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder's Office, Scott County Courthouse

street & number 428 South Holmes

city, town Shakopee state Minnesota 55379

6. Representation in Existing Surveys

title Statewide Survey of Historic Resources has this property been determined elegible? ___ yes ___ no

date 1979 ___ federal X state ___ county ___ local

depository for survey records Minnesota Historical Society, J.J. Hill House

city, town St. Paul state Minnesota 55102

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	X original site
X good	___ ruins	X altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

Mudbaden Sulphur Springs Company is located two miles northeast of Jordan in the Minnesota River Valley off of County Road 63 in Sand Creek township. It is situated on the tracks of the North Western Railway (which run directly in front of the building) on a large landscaped area. The surrounding area is sparsely settled. The land immediately surrounding the building is fairly marshy: The Minnesota River is located less than a mile to the Northwest.

The large 2 story red brick structure, constructed in 1915, is designed in a Classical Revival style on a plan common in institutional buildings during the early part of the twentieth century. The building is composed of a main central section with a pedimented central pavilion flanked by long narrow wings. Classical design features include the white wood trim decorating the cornice, polychrome brickwork setting off corner quoins and wide arches of the central section, and the pedimented central pavilion.

A one story brick section of more recent construction date located on the front side of the northern wing is used for offices by the present occupants of the building. A two story brick addition is located at the end of both wings and houses a stairwell. Several additions of recent construction dates are located at the rear of the building.

Other structures on the property include a low multiple garage building (ca. 1925) a single garage (former cottage - ca. 1920), a greenhouse (ca.1925) and boiler room (ca. 1905). The foundation of a railroad flag station is located on the tracks south of the building.

The building is in an excellent state of repair and retains its design integrity. It is currently leased by Abbot-Northwestern for use as a Family Treatment Center.

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	___ architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
___ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
X 1900–	___ communications	___ industry	___ politics/government	X other (specify) health/recreation
		___ invention		

Specific dates 1915 **Builder/Architect**

Statement of Significance (in one paragraph)

Mudbaden Sulpher Springs is a well preserved early 20th century health resort significant for its association with an important aspect of Minnesota history, health, recreation, and tourism. An immigrant familiar with the success of mud baths and spas in operation in Germany discovered sulpher springs on the Ole Rosendahl farm during the 1890's. Shortly thereafter Ole Rosendahl began a small scale health resort offering mud bath treatments in his home. The enterprise soon became a popular operation drawing clients to the area. Two other spas entered the competition during the first decade of the 20th century; Jordan Sulphur Springs (now Valley View Nursing Home), located one mile northeast of Mudbaden, and Mudcura (formerly known as Assumption Seminary), located on the west side of the Minnesota River in Carver County. Mudbaden remains the best preserved. The present building was constructed in 1915 and could accommodate and treat 200 patients. Equipped with its own railway station, Mudbaden was both a hospital and resort. Its "homelike" accommodations were advertised for patient or vacationist; comfort and convenience were its bywords. Mudbaden operated as a health resort until 1947. It has been used as a treatment and therapy center since 1967. For its long association with the health and resort theme in Minnesota's history and for its important role in the development of Scott County after 1900, Mudbaden is significant.

9. Major Bibliographical References

Anderson, Gail, ed., Jordan, Minnesota, A Newspaper Looks at a Town, Jordan, 1975.
Anderson, Gail, photo collection.
Jordan Independent
Mudbaden advertisements information, M.H.S. Pamphlet collection, Minnesota Historical Society library, 690 Cedar Street, St. Paul.

10. Geographical Data

UTM NOT VERIFIED

ACREAGE NOT VERIFIED

Acreage of nominated property approx. 10 acres

Quadrangle name New Prague **Quadrangle scale** 15 minute

UMT References

	Zone	Easting	Northing		Zone	Easting	Northing
A	15	451220	4948875	B			
C				D			
E				F			
G				H			

Verbal boundary description and justification
The SW¼ of the NE¼ of the SW¼ of section 8, T114N, R23W, excepting the railroad right of way crossing the southeast corner of the property.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Britta Bloomberg, Research Historian - Survey
Minnesota Historical Society
organization State Historic Preservation Office **date** July 1979

street & number 240 Summit Avenue, J.J. Hill House **telephone** (612) 296-0101

city or town St. Paul **state** Minnesota 55102

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national X state ___ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Russell W. Fridley

title Russell W. Fridley, State Historic Preservation Officer **date** 1-9-80

For HCRS use only
I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest: date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

ADDITIONAL INFORMATION

for Keeper Helen Lyon
1/9/89

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Note: These changes apply to Mudbaden Sulphur Springs Company in Scott County, Minnesota.

REFERENCE NUMBER: 80002165

STATE: MINNESOTA

COUNTY: Scott

RESOURCE NAME (HISTORIC):

CITY:

VICINITY OF: Jordan

ADDRESS: Co. Hwy. 63

CERTIFICATION DATE:

REMOVED DATE:

COMMENTS:

Nina M. Archabal

Nina M. Archabal
State Historic Preservation Officer

JUN 17 1988
Date

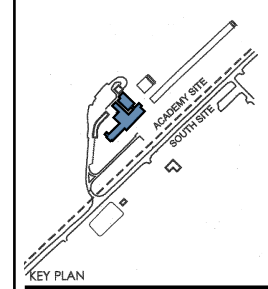
iii. EXISTING PROGRAMMING PLANS AND SPACE SPREADSHEETS

1 **BASEMENT FLOOR PLAN**

SCALE: 1" = 20'-0"

LHB

21 W. Superior St., Ste 500 | Duluth, MN 55802 218.727.8446



PROJECT NAME:

SCALE REGIONAL TRAINING FACILITY (RTF) STUDY

LHB PROJECT #220672

TASK:

EXISTING SPACE INVENTORY

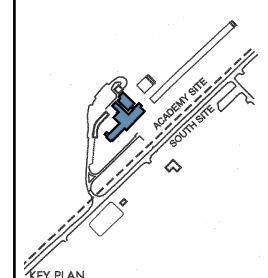
MAIN BUILDING FLOOR PLANS

1 **FIRST FLOOR PLAN**

SCALE: 1" = 20'-0"

LHB

21 W. Superior St., Ste 500 | Duluth, MN 55802 218.727.8446



KEY PLAN

PROJECT NAME:

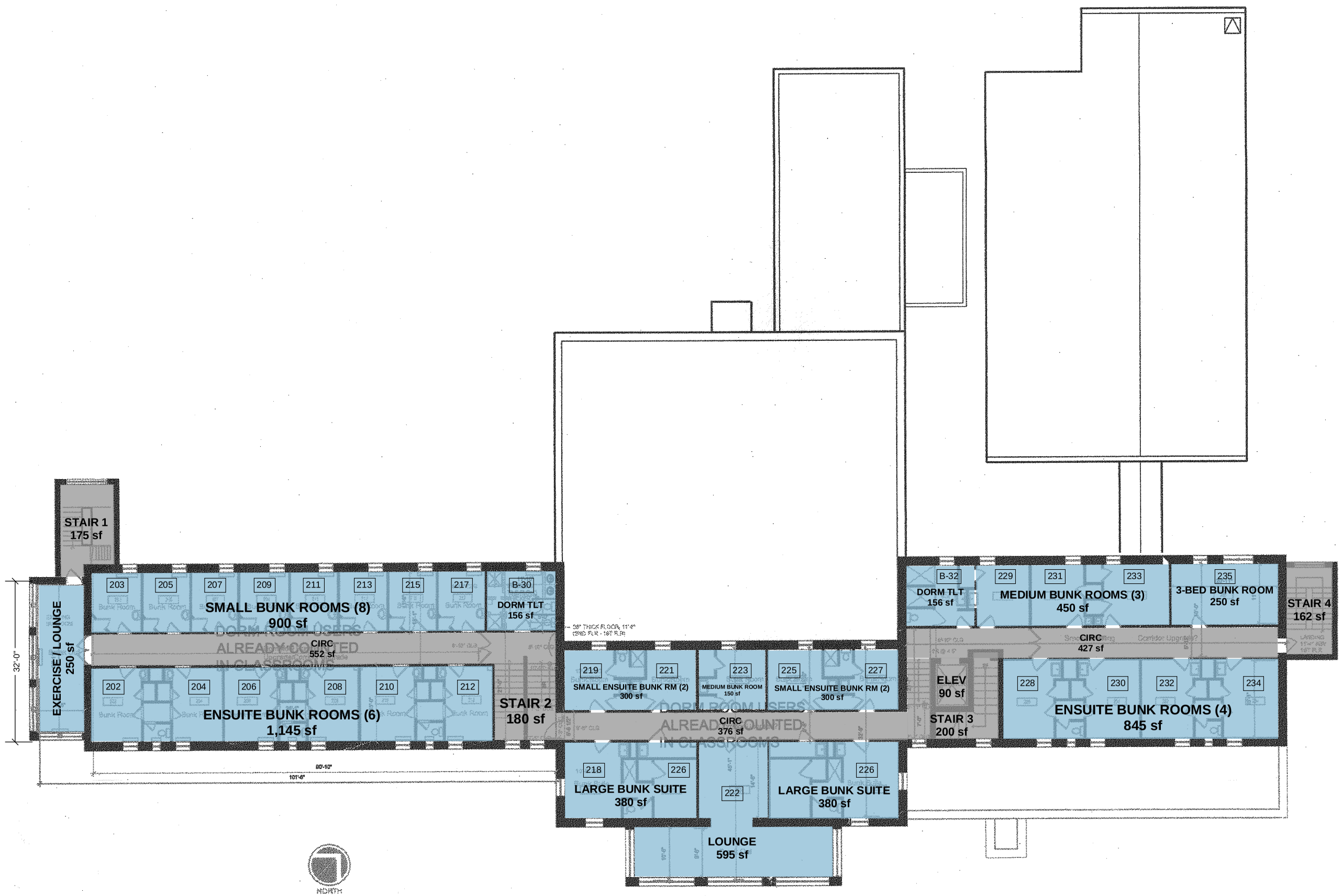
SCALE REGIONAL TRAINING FACILITY (RTF) STUDY

LHB PROJECT #220672

TASK:

EXISTING SPACE INVENTORY

MAIN BUILDING FLOOR PLANS



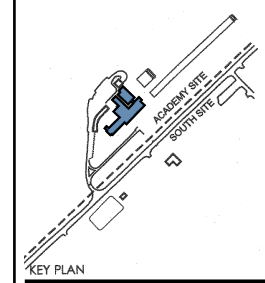
1 **SECOND FLOOR PLAN**

SCALE: 1" = 20'-0"

NORTH

LHB

21 W. Superior St., Ste 500 | Duluth, MN 55802 218.727.8446



PROJECT NAME:

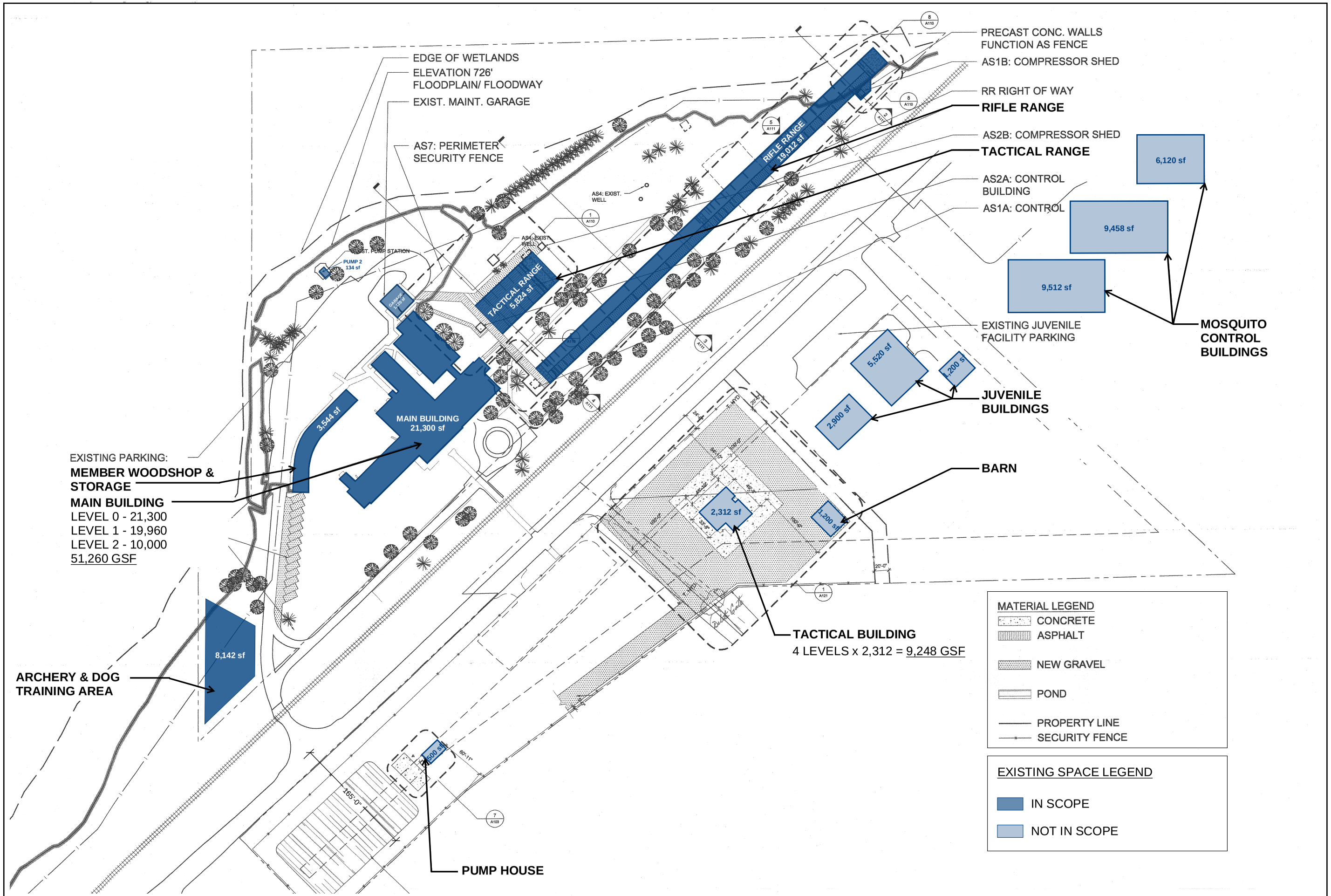
SCALE REGIONAL TRAINING FACILITY (RTF) STUDY

LHB PROJECT #220672

TASK:

EXISTING SPACE INVENTORY

MAIN BUILDING FLOOR PLANS

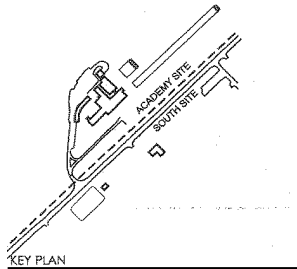


1 **SITE PLAN**

SCALE: 1" = 120'-0"

LHB

21 W. Superior St., Ste 500 | Duluth, MN 55802 218.727.8446



KEY PLAN

PROJECT NAME:

SCALE REGIONAL TRAINING FACILITY (RTF) STUDY

LHB PROJECT #220672

TASK:

EXISTING SPACE INVENTORY

SITE PLAN

EXISTING SPACE INVENTORY

SCALE RTF #220672

SCALE REGIONAL TRAINING FACILITY BUILDING SUMMARY

Building	Existing Gross Square Feet
Main Building	51,260
Training & Simulation	12,344
Admin	2,260
Education / Community Outreach	5,258
Kitchen / Dining	3,190
Dormitory	6,267
Building Services	7,831
TBD Spaces, Interior & Exterior Walls	8,202
Pump House	134
Member Woodshop & Storage	3,544
Garage	1,120
Tactical Range	5,824
Rifle Range	19,012
Archery & Dog Training Area	8,142
TOTAL SCOPE	89,036

OTHERS NOT IN SCOPE:

Tactical Tower	9,248
Tactical Pump House	500
Tactical Barn	1,200
Juvenile Buildings	9,620
Metropolitan Mosquito Control	25,090
RTF GRAND TOTAL	134,694

EXISTING SPACE INVENTORY
MAIN BUILDING

Room Name	Building	Level	Room #	Quantity	Area	Subtotal
						EXISTING
MAIN BUILDING						
Training & Simulation						
Gun Cleaning	Main Building	Level 0	G-16	1	430	430
Defensive Tactics Room	Main Building	Level 1	138, 140	1	980	980
Defensive Tactics Storage	Main Building	Level 1	S-20	1	66	66
Situation Rooms	Main Building	Level 0	G-02, G-03, G-04, G-06, G-07, G-08, G-09, G-10, G-28, G-29	12	244	2,924
Small Situation Rooms	Main Building	Level 0	G-01, G-10	2	128	256
Situation Room (Classroom)	Main Building	Level 0	G-18	1	236	236
Situation Room (Convenience Store)	Main Building	Level 0	G-19	1	295	295
Situation Room (Apartment)	Main Building	Level 0	G-20	1	460	460
Situation Room (Madbaden Bar)	Main Building	Level 0	G-22	1	552	552
SW Metro Drug Task Force	Main Building	Level 0	G-34	1	1,200	1,200
Workshop	Main Building	Level 0	G-12	1	150	150
Training Storage	Main Building	Level 0	G-11	1	158	158
Training Storage	Main Building	Level 0	G-13	1	145	145
Training Storage	Main Building	Level 0	S-12	1	94	94
Training Storage	Main Building	Level 0	G-15, G-17	1	317	317
Taser Training & Corrections Situation Room	Main Building	Level 0		1	932	932
Staging Room (Situation)	Main Building	Level 0	G-27	1	1,215	1,215
Training Toilet	Main Building	Level 0		1	75	75
Training Toilet	Main Building	Level 0	B-12	1	110	110
Training Toilet	Main Building	Level 0		1	90	90
Firing Range Toilet	Main Building	Level 1		1	105	105
Firing Range Vending Area	Main Building	Level 1	124	1	164	164
MILO Use of Force Simulator Room	Main Building	Level 1	136	1	840	840
Driving Simulator (Defunct)	Main Building	Level 1		1	228	228
Driving Simulator Lobby	Main Building	Level 1	139	1	322	322
						0
Training & Simulation Areas Sub-Total				**37**	**9,536**	**12,344**
Circulation, Interior & Exterior Walls, etc. (Programmed Estimate: 35% of Net SF)						0
Department Total Gross Square Feet						**12,344**
Admin						
Administrative Suite	Main Building	Level 1	122	1	1,575	1,575
Admin Toilet	Main Building	Level 1	B-22, B-24	2	100	200
Admin Vestibule	Main Building	Level 1		1	35	35
Office	Main Building	Level 1	119	1	190	190
Office	Main Building	Level 1	121	1	130	130
Storage	Main Building	Level 1	123	1	130	130
Admin Sub-Total				**7**	**2,160**	**2,260**
Circulation, Interior & Exterior Walls, etc. (Programmed Estimate: 35% of Net SF)						0
Department Total Gross Square Feet						**2,260**

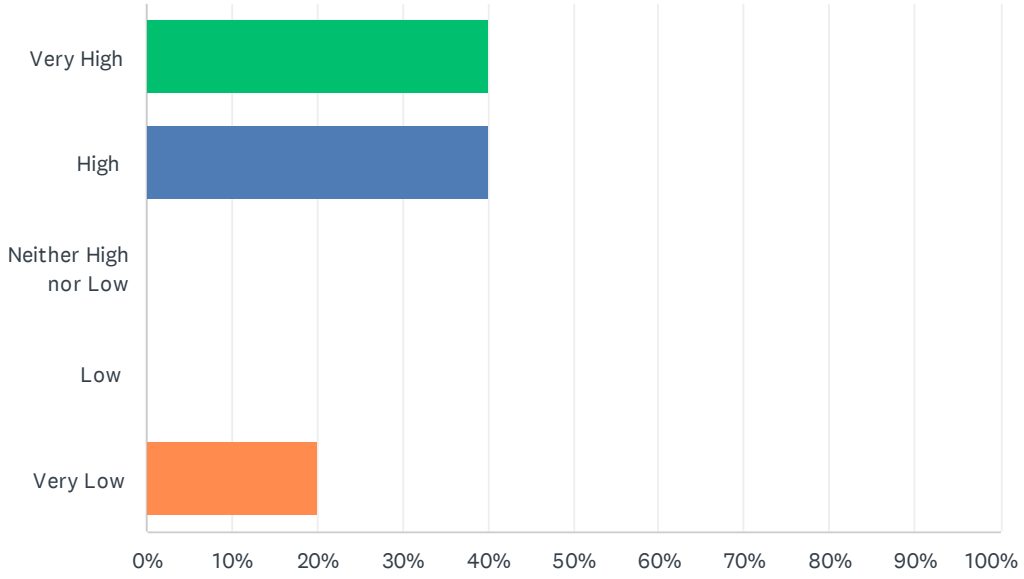
						EXISTING
Room Name	Building	Level	Room #	Quantity	Area	Subtotal
Education / Community Outreach						
Conference Room (Multi Divided Classroom)	Main Building	Level 1	107	1	1,020	1,020
Conference Room	Main Building	Level 1	105	1	220	220
Sunroom Conference	Main Building	Level 1		1	285	285
Storage	Main Building	Level 1		1	228	228
Storage	Main Building	Level 1		1	132	132
Storage	Main Building	Level 1	115, 117	2	106	212
Large Conference/Assembly Room (Historic)	Main Building	Level 1		1	2,125	2,125
Building Entrance	Main Building	Level 1		1	430	430
Education Toilet	Main Building	Level 1	B-20	1	120	120
Classroom	Main Building	Level 1	137	1	486	486
						0
Education Sub-Total				**11**	**5,152**	**5,258**
Circulation, Interior & Exterior Walls, etc. (Programmed Estimate: 35% of Net SF)						0
Department Total Gross Square Feet						**5,258**
Kitchen / Dining						
Kitchen Suite	Main Building	Level 1		1	1,230	1,230
Dining Room / Large Conference Room	Main Building	Level 1		1	1,960	1,960
						0
						0
Kitchen / Dining Sub-Total				**2**	**3,190**	**3,190**
Circulation, Interior & Exterior Walls, etc. (Programmed Estimate: 35% of Net SF)						0
Department Total Gross Square Feet						**3,190**
Dormitory						
Large Bunk Suite	Main Building	Level 2	218, 226	2	380	760
Small Bunk Rooms	Main Building	Level 2	203, 205, 207, 209, 211, 213, 215, 217	8	113	900
Medium Bunk Room	Main Building	Level 2	223, 229, 231, 233	4	150	600
Ensuite Bunk Room (Large)	Main Building	Level 2	202, 204, 206, 208, 210, 212, 228, 230, 232, 234	5	400	2,000
Ensuite Bunk Room (Small)	Main Building	Level 2	219, 221, 225, 227	4	150	600
Three-Bed Bunk Room	Main Building	Level 2	235	1	250	250
Dorm Toilet & Showers	Main Building	Level 2	B-30, B-32	2	156	312
Lounge	Main Building	Level 2	222	1	595	595
Exercise / Lounge	Main Building	Level 2		1	250	250
						0
						0
Dormitory Sub-Total				**28**	**2,444**	**6,267**
Circulation, Interior & Exterior Walls, etc. (Programmed Estimate: 35% of Net SF)						0
Department Total Gross Square Feet						**6,267**
Building Services						
Stair 1	Main Building	All		3	175	525
Stair 2	Main Building	All		3	180	540
Stair 3	Main Building	All		3	200	530
Stair 4	Main Building	All		3	162	486

						EXISTING
Room Name	Building	Level	Room #	Quantity	Area	Subtotal
Stair 5	Main Building	Levels 0 & 1		2	328	656
Vault Storage	Main Building	Level 0		1	73	73
Elevator	Main Building	All		1	90	90
Elevator	Main Building	All		1	45	45
Storage (Salvaged Building Materials)	Main Building	Level 0		1	382	382
Laundry	Main Building	Level 0	G-23	1	620	620
Emergency Generator	Main Building	Level 0		1	215	215
Mechanical	Main Building	Level 0		1	950	950
Crawl Space / Storage	Main Building	Level 0		1	890	890
Storage	Main Building	Level 0	S-14	1	96	96
Storage	Main Building	Level 0		1	124	124
Mechanical	Main Building	Level 0	G-05	1	214	214
Laundry	Main Building	Level 0		1	110	110
Mechanical	Main Building	Level 0		1	235	235
Water Heater	Main Building	Level 0		1	56	56
Water Heater	Main Building	Level 0		1	34	34
Electrical Room / Storage	Main Building	Level 0		1	230	230
Custodial	Main Building	Level 0	G-14	1	170	170
Janitor's Closet	Main Building	Level 1		1	13	13
Storage	Main Building	Level 1		1	155	155
Outside Agency Storage	Main Building	Level 0	G-21	1	216	216
Outside Agency Storage	Main Building	Level 0	S-15	1	176	176
						0
Building Services Sub-Total				**35**	**6,139**	**7,831**
Circulation, Interior & Exterior Walls, etc. (Programmed Estimate: 35% of Net SF)						0
Department Total Gross Square Feet						**7,831**
Main Building Total				**120**	**28,620**	**37,150**
Corridor Total	Main Building	All		1	5,908	5,908
TBD Spaces, Interior & Exterior Walls, etc.						8,202
Total Gross Square Feet - Phase I						**51,260**

iv. SURVEY RESPONSES

Q1 How would you rate your need for a dedicated training facility?

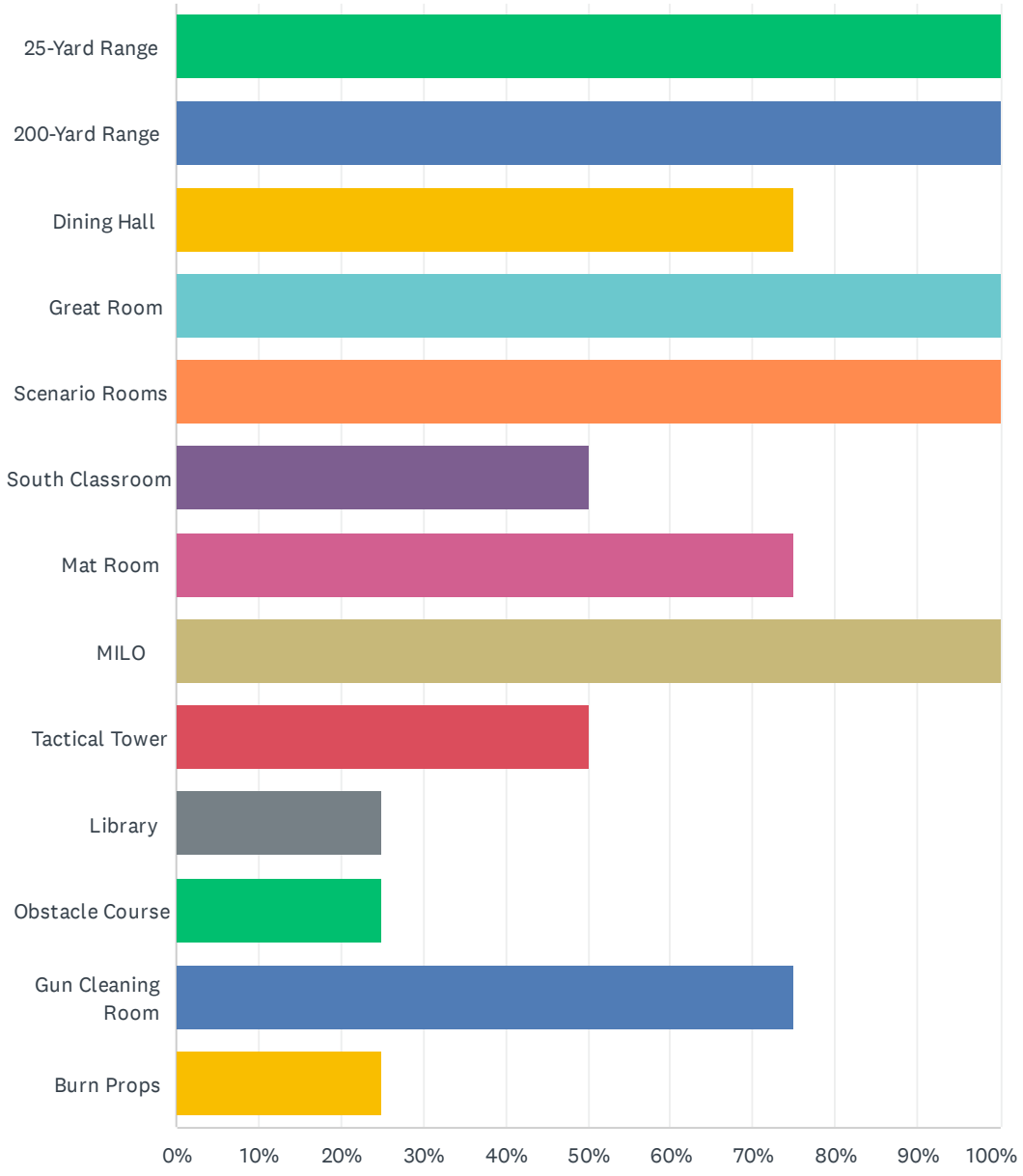
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very High	40.00%	2
High	40.00%	2
Neither High nor Low	0.00%	0
Low	0.00%	0
Very Low	20.00%	1
TOTAL		5

Q2 Which of the following offered amenities have you used at the RTF?

Answered: 4 Skipped: 1

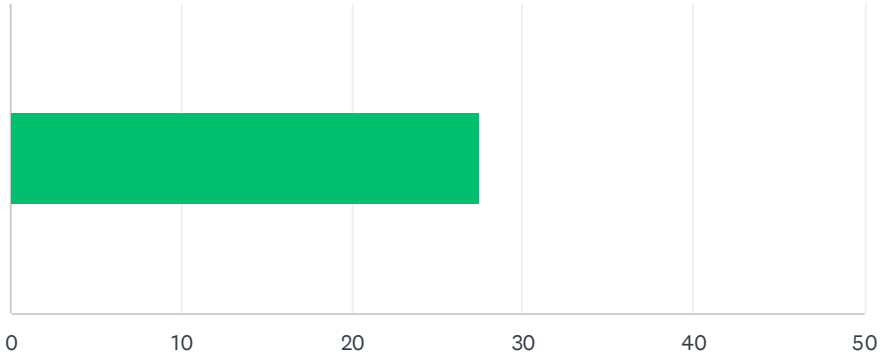


SCALE RTF Board

ANSWER CHOICES	RESPONSES	
25-Yard Range	100.00%	4
200-Yard Range	100.00%	4
Dining Hall	75.00%	3
Great Room	100.00%	4
Scenario Rooms	100.00%	4
South Classroom	50.00%	2
Mat Room	75.00%	3
MILO	100.00%	4
Tactical Tower	50.00%	2
Library	25.00%	1
Obstacle Course	25.00%	1
Gun Cleaning Room	75.00%	3
Burn Props	25.00%	1
Total Respondents: 4		

Q3 How far would you be willing to travel to visit a training facility?

Answered: 4 Skipped: 1

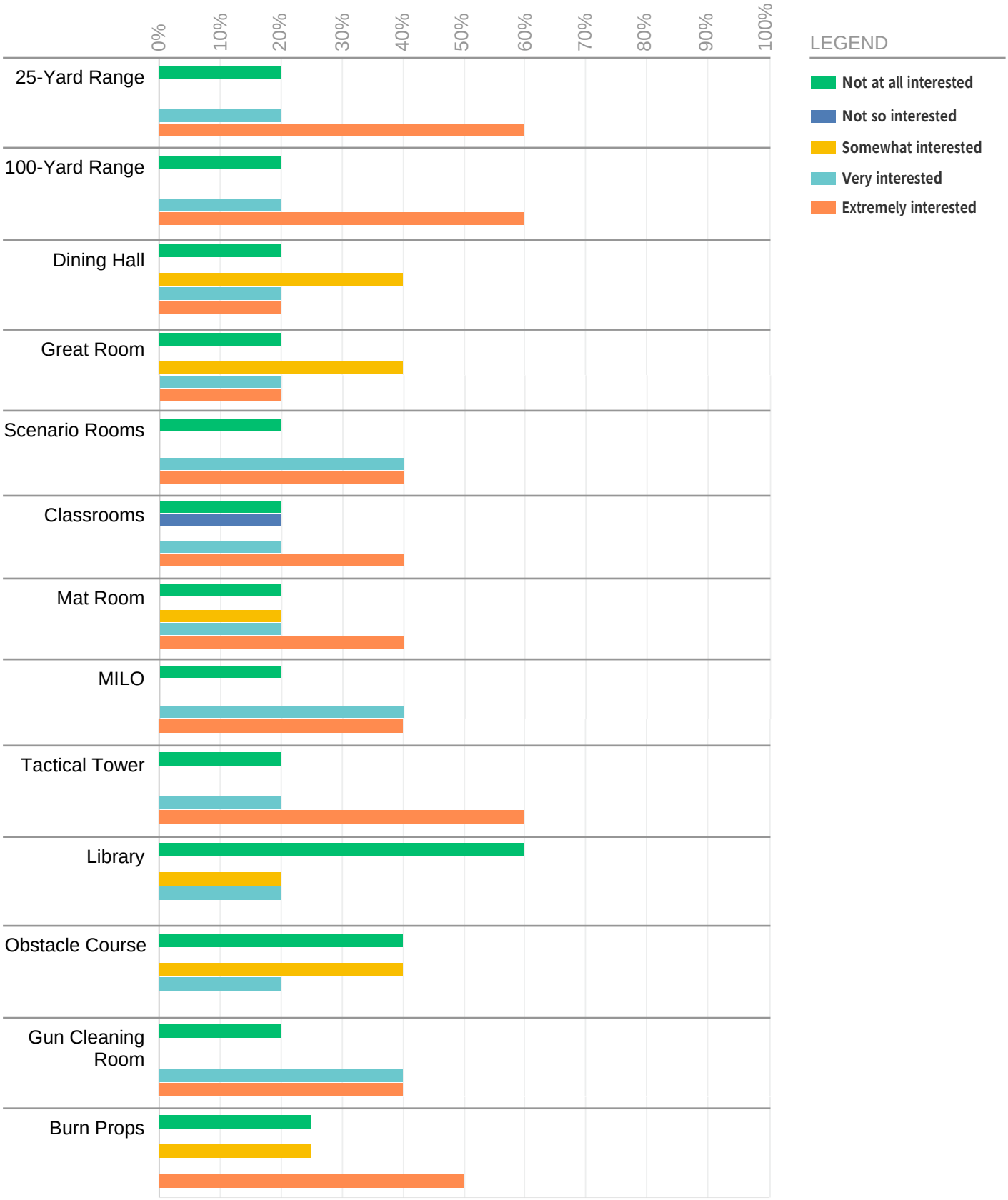


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	28	110	4
Total Respondents: 4			

#		DATE
1	50	8/30/2022 12:13 PM
2	15	8/24/2022 8:56 AM
3	20	8/23/2022 3:49 PM
4	25	8/23/2022 3:40 PM

Q4 The following amenities are provided at the RTF. Please rate your interest in the following amenities:

Answered: 5 Skipped: 0



SCALE RTF Board

	NOT AT ALL INTERESTED	NOT SO INTERESTED	SOMEWHAT INTERESTED	VERY INTERESTED	EXTREMELY INTERESTED	TOTAL
25-Yard Range	20.00% 1	0.00% 0	0.00% 0	20.00% 1	60.00% 3	5
200-Yard Range	20.00% 1	0.00% 0	0.00% 0	20.00% 1	60.00% 3	5
Dining Hall	20.00% 1	0.00% 0	40.00% 2	20.00% 1	20.00% 1	5
Great Room	20.00% 1	0.00% 0	40.00% 2	20.00% 1	20.00% 1	5
Scenario Rooms	20.00% 1	0.00% 0	0.00% 0	40.00% 2	40.00% 2	5
Classrooms	20.00% 1	20.00% 1	0.00% 0	20.00% 1	40.00% 2	5
Mat Room	20.00% 1	0.00% 0	20.00% 1	20.00% 1	40.00% 2	5
MILO	20.00% 1	0.00% 0	0.00% 0	40.00% 2	40.00% 2	5
Tactical Tower	20.00% 1	0.00% 0	0.00% 0	20.00% 1	60.00% 3	5
Library	60.00% 3	0.00% 0	20.00% 1	20.00% 1	0.00% 0	5
Obstacle Course	40.00% 2	0.00% 0	40.00% 2	20.00% 1	0.00% 0	5
Gun Cleaning Room	20.00% 1	0.00% 0	0.00% 0	40.00% 2	40.00% 2	5
Burn Props	25.00% 1	0.00% 0	25.00% 1	0.00% 0	50.00% 2	4

Q5 What are some examples of amenities at other training venues that are ideal for your organization, and are now a must have in your opinion?

Answered: 2 Skipped: 3

#	RESPONSES	DATE
1	updated Milo type technology. driving course for in-service training (slow speed skills - backing, parking - other areas that have high crash rates for employees)	8/24/2022 8:56 AM
2	snowplow training, salt use training, ropes course, water rescue course, active shooter	8/23/2022 3:49 PM

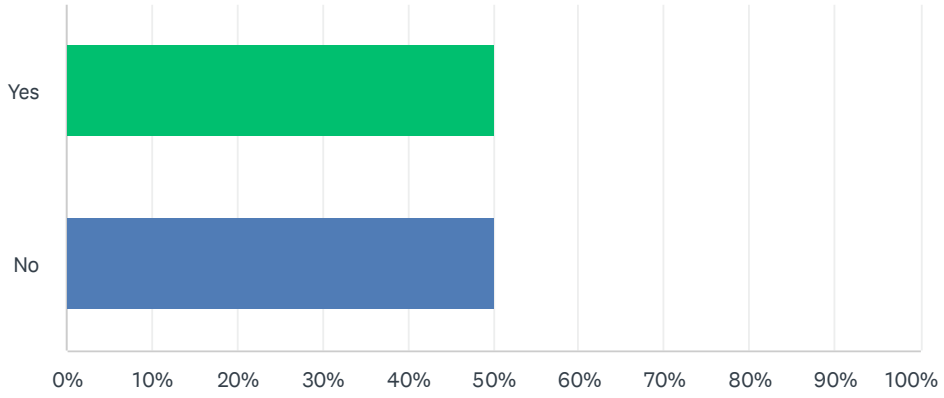
Q6 In your opinion, how has training changed in the last 5-years, and where do you see it changing in the next 5-years?

Answered: 2 Skipped: 3

#	RESPONSES	DATE
1	need for more shoot-don't shoot, de escalation, scenerio based	8/24/2022 8:56 AM
2	n/a	8/23/2022 3:49 PM

Q7 Does your agency plan to provide its own space to accommodate current and future training needs?

Answered: 4 Skipped: 1

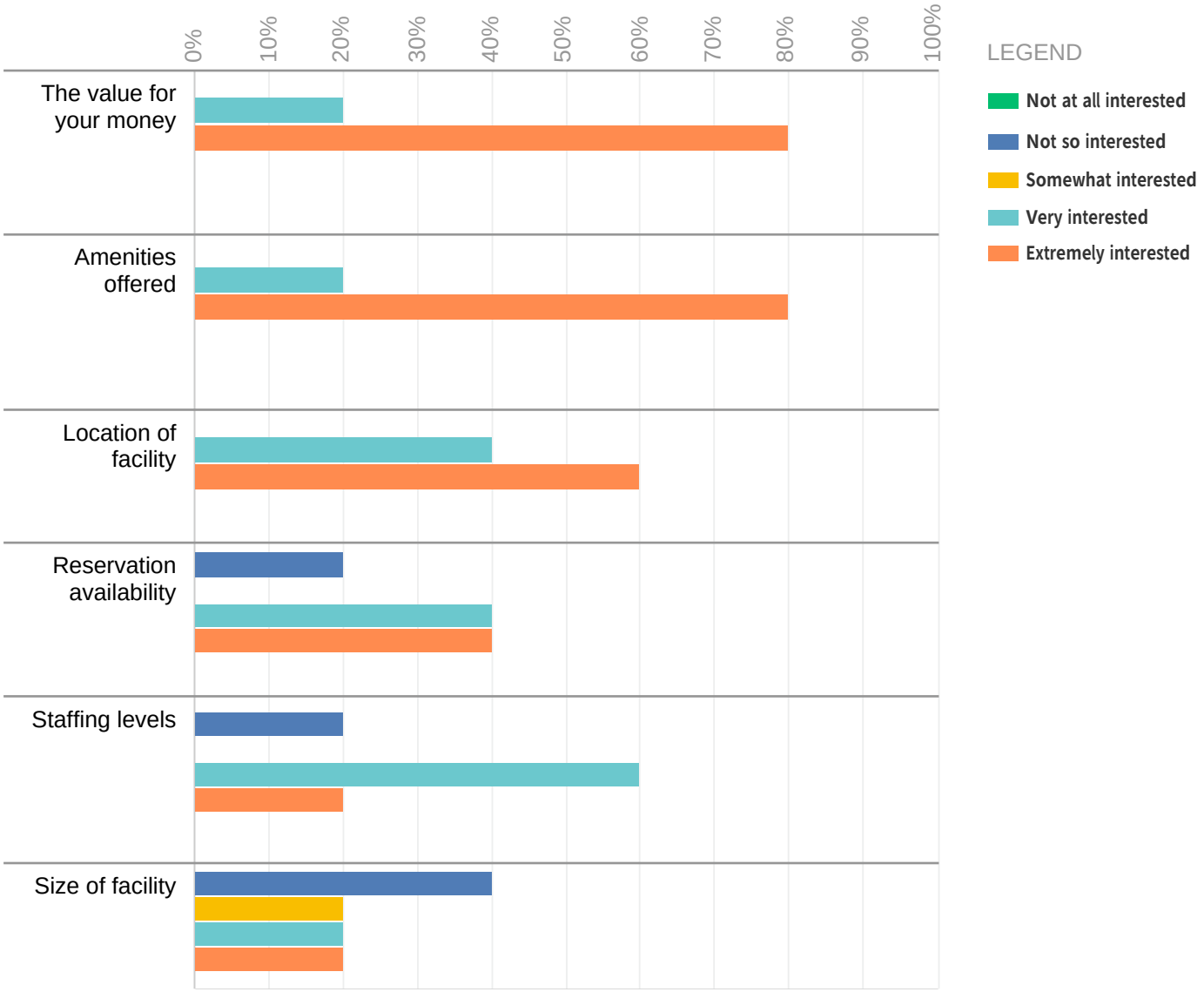


ANSWER CHOICES	RESPONSES	
Yes	50.00%	2
No	50.00%	2
TOTAL		4

#	IF YOU ANSWERED "YES", WHAT FACTORS ARE GUIDING YOUR DECISION AND WHAT TRAINING WILL YOU PROVIDE?	DATE
1	Distance and convenience. This facility has not lived up to what was promised. We do not get the value out of it that we pay for.	8/24/2022 1:44 PM
2	time to the training site.	8/23/2022 3:49 PM
3	If a new facility is build, incorporating training amenities would be added. It allows for easier access for training and having it close may also allow on-duty officers to participate.	8/23/2022 3:40 PM

Q8 When considering a training facility, how would the following factors influence your decision?

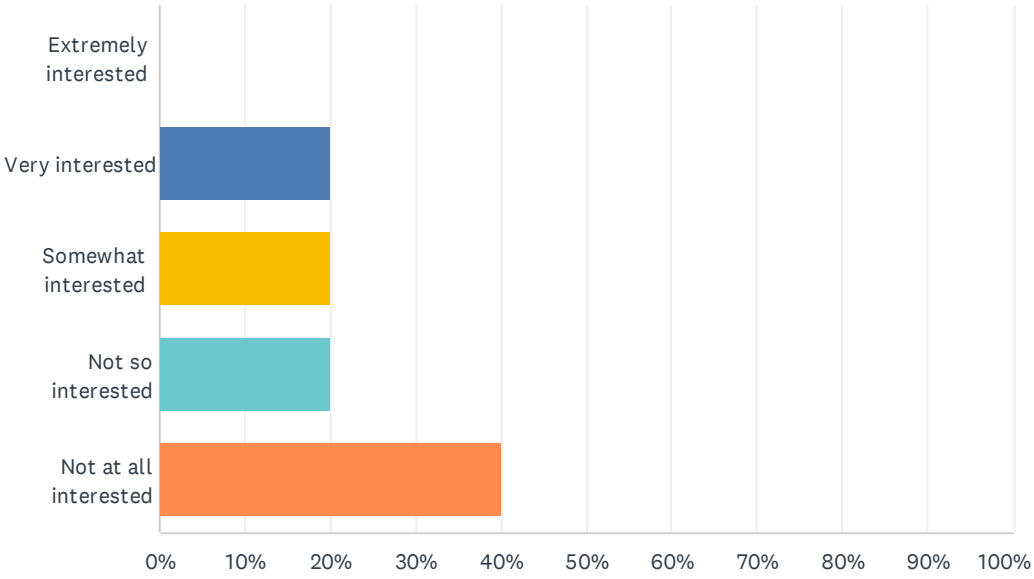
Answered: 5 Skipped: 0



	NOT AT ALL ESSENTIAL	NOT SO ESSENTIAL	SOMEWHAT ESSENTIAL	VERY ESSENTIAL	EXTREMELY ESSENTIAL	TOTAL	WEIGHTED AVERAGE
The value for your money	0.00% 0	0.00% 0	0.00% 0	20.00% 1	80.00% 4	5	4.80
Amenities offered	0.00% 0	0.00% 0	0.00% 0	20.00% 1	80.00% 4	5	4.80
Location of the facility	0.00% 0	0.00% 0	0.00% 0	40.00% 2	60.00% 3	5	4.60
Reservation availability/Process	0.00% 0	20.00% 1	0.00% 0	40.00% 2	40.00% 2	5	4.00
Staffing levels	0.00% 0	20.00% 1	0.00% 0	60.00% 3	20.00% 1	5	3.80
Size of facility	0.00% 0	40.00% 2	20.00% 1	20.00% 1	20.00% 1	5	3.20

Q9 How interested are you in receiving more information about our training facility?

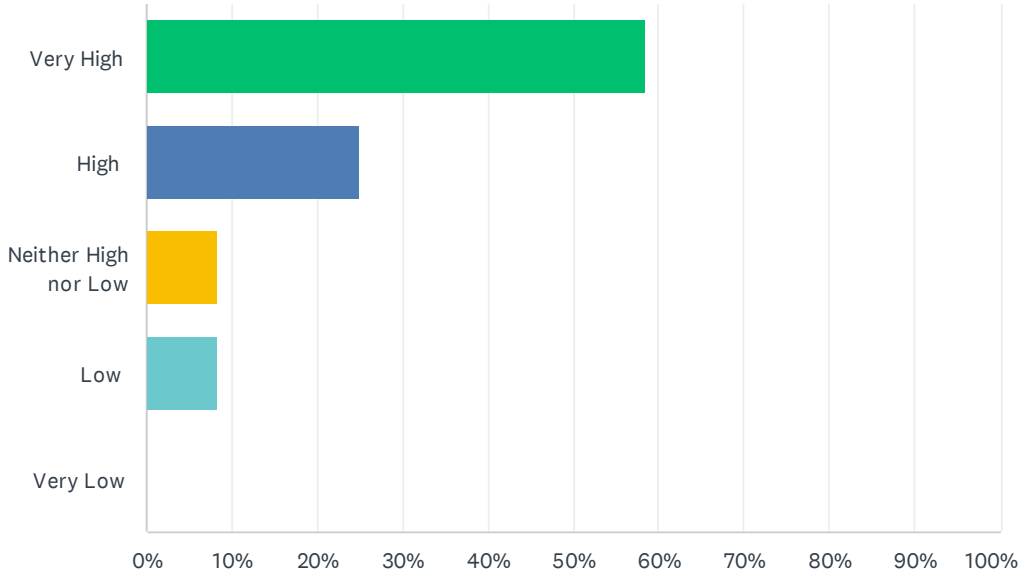
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Extremely interested	0.00%	0
Very interested	20.00%	1
Somewhat interested	20.00%	1
Not so interested	20.00%	1
Not at all interested	40.00%	2
TOTAL		5

Q1 How would you rate your need for a dedicated training facility?

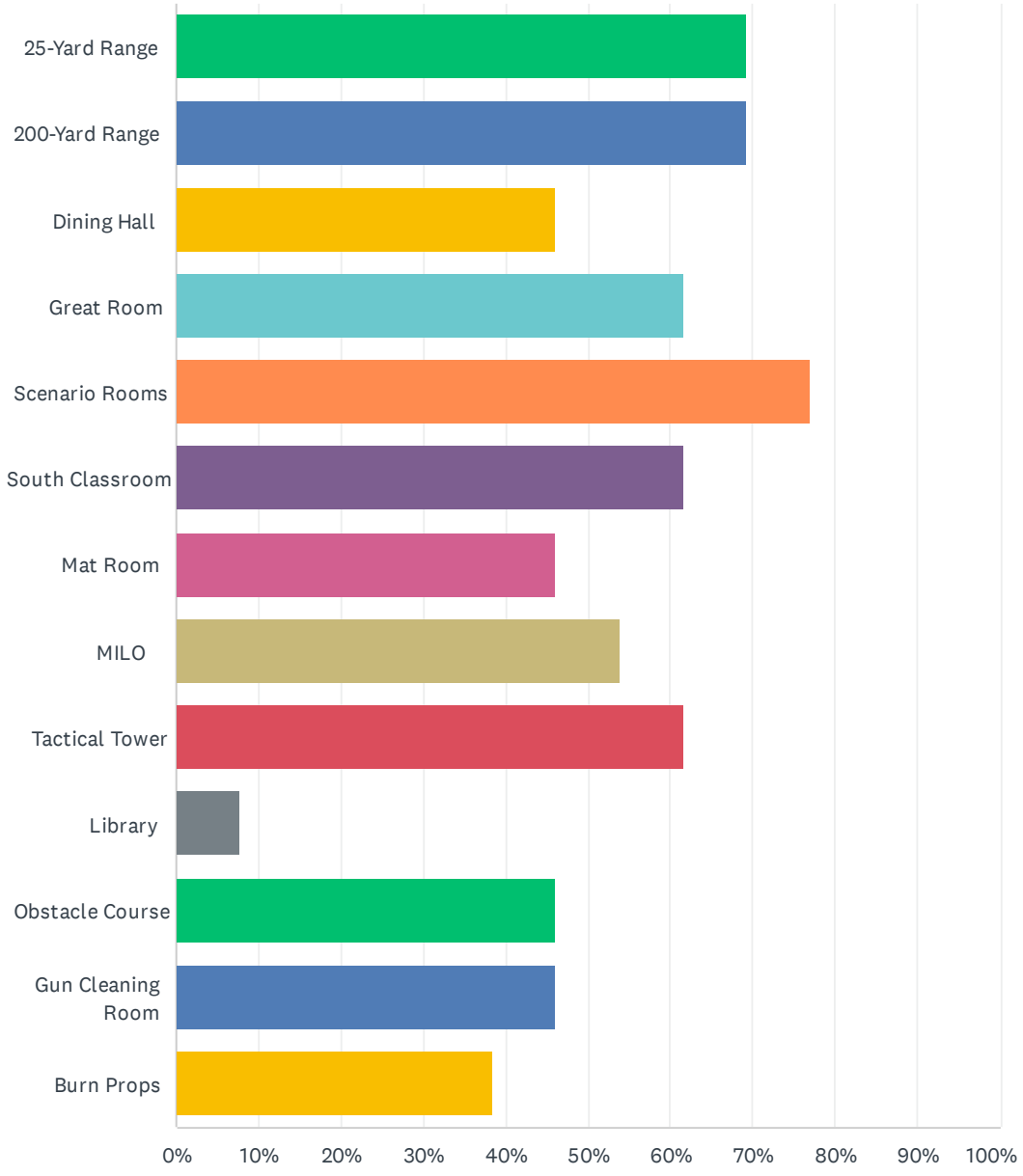
Answered: 12 Skipped: 1



ANSWER CHOICES	RESPONSES	
Very High	58.33%	7
High	25.00%	3
Neither High nor Low	8.33%	1
Low	8.33%	1
Very Low	0.00%	0
TOTAL		12

Q2 Which of the following offered amenities have you used at the RTF?

Answered: 13 Skipped: 0

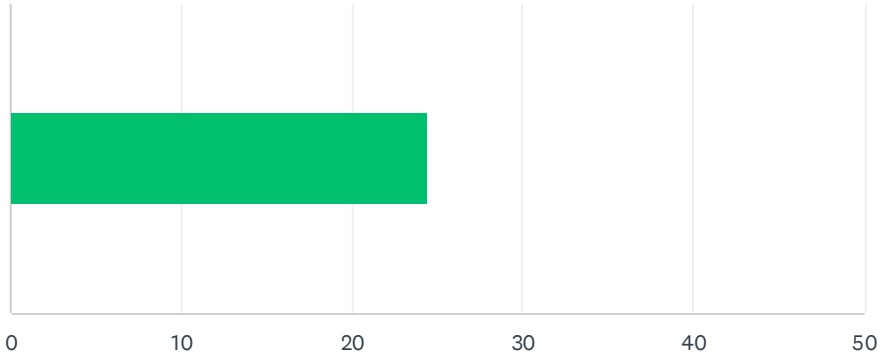


SCALE RTF Partner Group

ANSWER CHOICES	RESPONSES	
25-Yard Range	69.23%	9
200-Yard Range	69.23%	9
Dining Hall	46.15%	6
Great Room	61.54%	8
Scenario Rooms	76.92%	10
South Classroom	61.54%	8
Mat Room	46.15%	6
MILO	53.85%	7
Tactical Tower	61.54%	8
Library	7.69%	1
Obstacle Course	46.15%	6
Gun Cleaning Room	46.15%	6
Burn Props	38.46%	5
Total Respondents: 13		

Q3 How far would you be willing to travel to visit a training facility?

Answered: 13 Skipped: 0

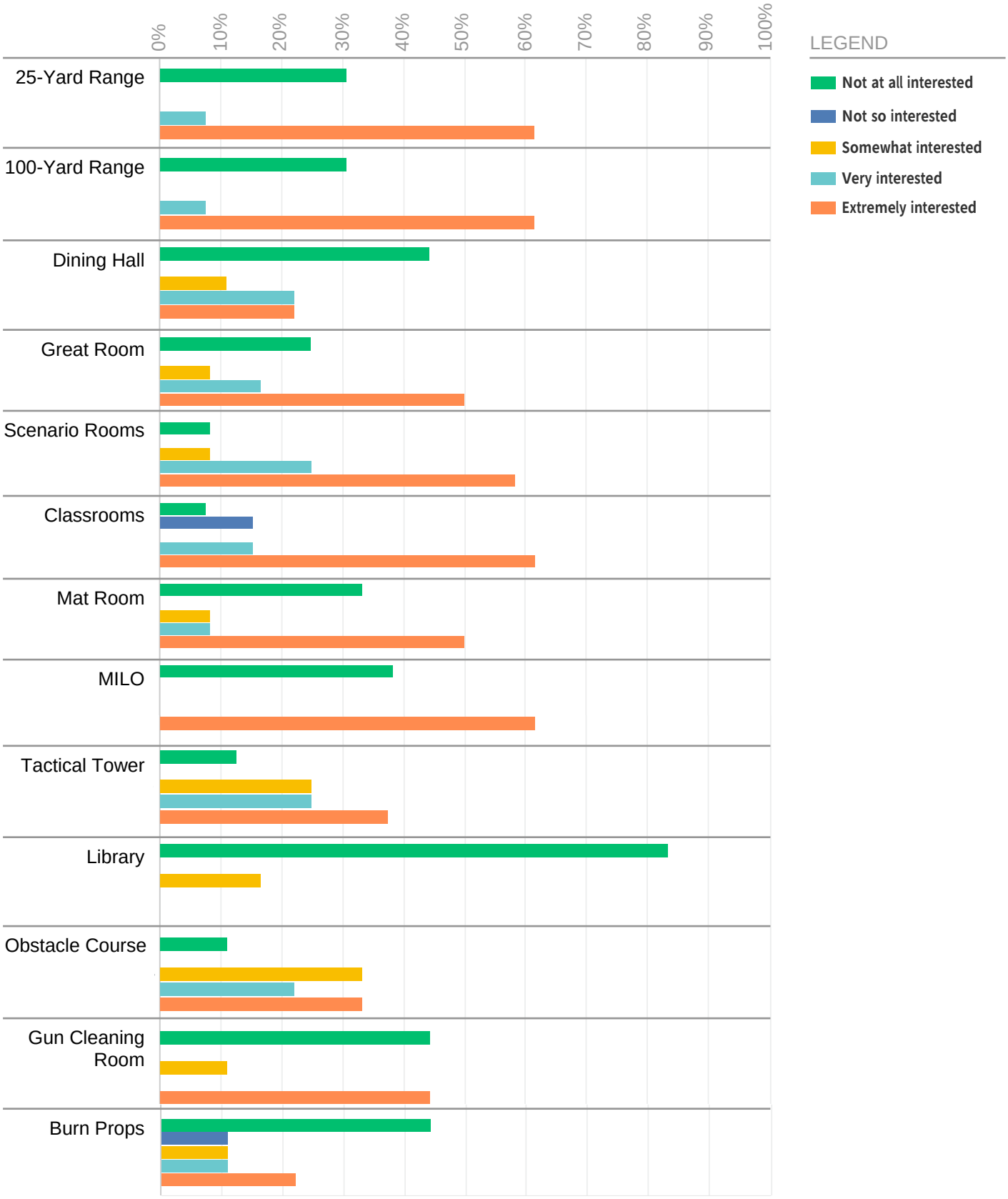


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	24	318	13
Total Respondents: 13			

#		DATE
1	25	9/2/2022 1:10 PM
2	15	9/2/2022 8:51 AM
3	25	9/1/2022 3:14 PM
4	20	9/1/2022 1:01 PM
5	20	9/1/2022 12:50 PM
6	5	9/1/2022 12:17 PM
7	50	8/29/2022 11:51 AM
8	25	8/29/2022 8:28 AM
9	20	8/25/2022 8:26 AM
10	10	8/25/2022 8:01 AM
11	23	8/24/2022 11:07 PM
12	50	8/24/2022 2:44 PM
13	30	8/24/2022 9:26 AM

Q4 The following amenities are provided at the RTF. Please rate your interest in the following amenities:

Answered: 13 Skipped: 0



SCALE RTF Partner Group

	NOT AT ALL INTERESTED	NOT SO INTERESTED	SOMEWHAT INTERESTED	VERY INTERESTED	EXTREMELY INTERESTED	TOTAL
25-Yard Range	30.77% 4	0.00% 0	0.00% 0	7.69% 1	61.54% 8	13
200-Yard Range	30.77% 4	0.00% 0	0.00% 0	7.69% 1	61.54% 8	13
Dining Hall	44.44% 4	0.00% 0	11.11% 1	22.22% 2	22.22% 2	9
Great Room	25.00% 3	0.00% 0	8.33% 1	16.67% 2	50.00% 6	12
Scenario Rooms	8.33% 1	0.00% 0	8.33% 1	25.00% 3	58.33% 7	12
Classrooms	7.69% 1	15.38% 2	0.00% 0	15.38% 2	61.54% 8	13
Mat Room	33.33% 4	0.00% 0	8.33% 1	8.33% 1	50.00% 6	12
MILO	38.46% 5	0.00% 0	0.00% 0	0.00% 0	61.54% 8	13
Tactical Tower	12.50% 1	0.00% 0	25.00% 2	25.00% 2	37.50% 3	8
Library	83.33% 5	0.00% 0	16.67% 1	0.00% 0	0.00% 0	6
Obstacle Course	11.11% 1	0.00% 0	33.33% 3	22.22% 2	33.33% 3	9
Gun Cleaning Room	44.44% 4	0.00% 0	11.11% 1	0.00% 0	44.44% 4	9
Burn Props	44.44% 4	11.11% 1	11.11% 1	11.11% 1	22.22% 2	9

Q5 What are some examples of amenities at other training venues that are ideal for your organization, and are now a must have in your opinion?

Answered: 13 Skipped: 0

#	RESPONSES	DATE
1	Re-configurable shoot house or simunition room. indoor area to drive in for traffic stop scenario's, DWI practice/training. Range with moving targets that are easier to set up.	9/2/2022 1:10 PM
2	The SCALE facility is not adequate for future real law enforcement training. An old building without any modern training area, equipment, etc....	9/2/2022 8:51 AM
3	Milo, Classrooms, lunch room.	9/1/2022 3:14 PM
4	Showers/Lockers for those who want to do personal hygiene after training.	9/1/2022 1:01 PM
5	Both ranges, matt room, classrooms	9/1/2022 12:50 PM
6	Must have both firearm ranges. We're lucky to have both.	9/1/2022 12:17 PM
7	Driving Course for Pursuit Refresher Improved MILO Systems	8/29/2022 11:51 AM
8	There are a number of other ranges in the metro area. The cost to belong to SCALE is high and I could save a lot of money for our city by shooting elsewhere.	8/29/2022 8:28 AM
9	Class A burn building/Area. The "containers" in place now for class A are non-functional.	8/25/2022 8:26 AM
10	Up-to-date classroom facilities that support todays and future technology needs. A facility that is clean and has a design that is welcoming creates an environment our staff wants to occupy. A facility that is accessible within a reasonable traveling distance. Due to the facility's current location, staff time is squandered in travel time, reducing time to train. The distance also adds cost to the use of apparatus. Gas and maintenance costs continue to increase, placing department leadership in a difficult position with shrinking budgets.	8/25/2022 8:01 AM
11	1. Ability to burn class A in the training tower. 2. Improved in size and scope and eliminate holes in existing class A. 3. Expanded obstacle courses with elevation change and a longer run. 4. Clip-ins for rappelling	8/24/2022 11:07 PM
12	Updated MILO	8/24/2022 2:44 PM
13	Roof, alarm, sprinkler and forcible entry door props.	8/24/2022 9:26 AM

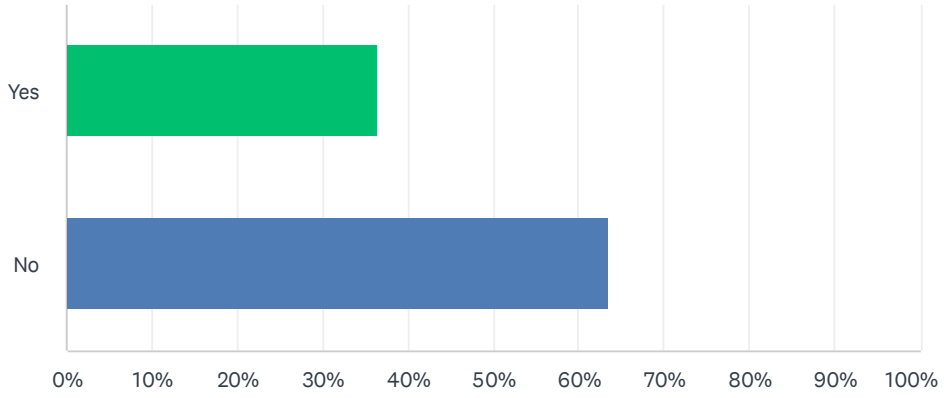
Q6 In your opinion, how has training changed in the last 5-years, and where do you see it changing in the next 5-years?

Answered: 12 Skipped: 1

#	RESPONSES	DATE
1	more immersive training. Virtual training. Live actor scenario training.	9/2/2022 1:10 PM
2	Has not changed and don't see it changing	9/2/2022 8:51 AM
3	We need far more classroom training courses than we ever have before. We need indoor space to practice high risk stops, mobile field force movement, Pepper ball, Taser. This building is old, uninviting, inconvenient (location) and inefficient (1920s windows...). With that said, it is many times better than the little we had in the 1990s.	9/1/2022 3:14 PM
4	Seems like more online and classroom group mandated training.	9/1/2022 1:01 PM
5	More mandates and that is not going to stop or slow. Higher expectation for the quality of training and the hours of training.	9/1/2022 12:50 PM
6	Defensive tactics has changed- moving toward a jiu-jitsu based system. An updated MILO system would be nice too as we face ammunition shortages. We did a training that was all MILO since rounds were hard to come by.	9/1/2022 12:17 PM
7	Classroom and Scenario type courses have increased dramatically due to new POST mandated trainings. SWAT and Mobile Field Force trainings have also evolved into a department wide model. Training is required monthly for SWAT. Yearly for Mobile Field Force. Large Scale trainings will be needed (possibly required) moving forward.	8/29/2022 11:51 AM
8	MILO can go. Virtual reality training will be key to explore moving forward. There are better facilities in the metro so I don't think hosting trainings at SCALE is going to happen enough to cover or dive down costs.	8/29/2022 8:28 AM
9	We rely heavily on SCALE for live fire training - propane AND class A. I do not see that changing in the immediate future, unless the conditions at SCALE continue to deteriorate as they have been.	8/25/2022 8:26 AM
10	Over the last five years, training delivery has transitioned to more virtual training. The change is driven in response to the pandemic, time constraints of staff, and the increased training requirements to meet industry standards and state and federal mandates. In the next five years, I see public safety's responsibility increasing and the training requirements increasing. The heavy reliance on virtual training will reveal shortfalls because of the lack of practical hands-on training driving the need for additional training opportunities.	8/25/2022 8:01 AM
11	Due to decreased frequency of actual fires, the need for more true "live fire" training continues to increase. Perishable skills deteriorate otherwise.	8/24/2022 11:07 PM
12	More intense training for police in U of F and Firearms and mental health and seeing those continuing in the next 5 years	8/24/2022 2:44 PM

Q7 Does your agency plan to provide its own space to accommodate current and future training needs?

Answered: 11 Skipped: 2

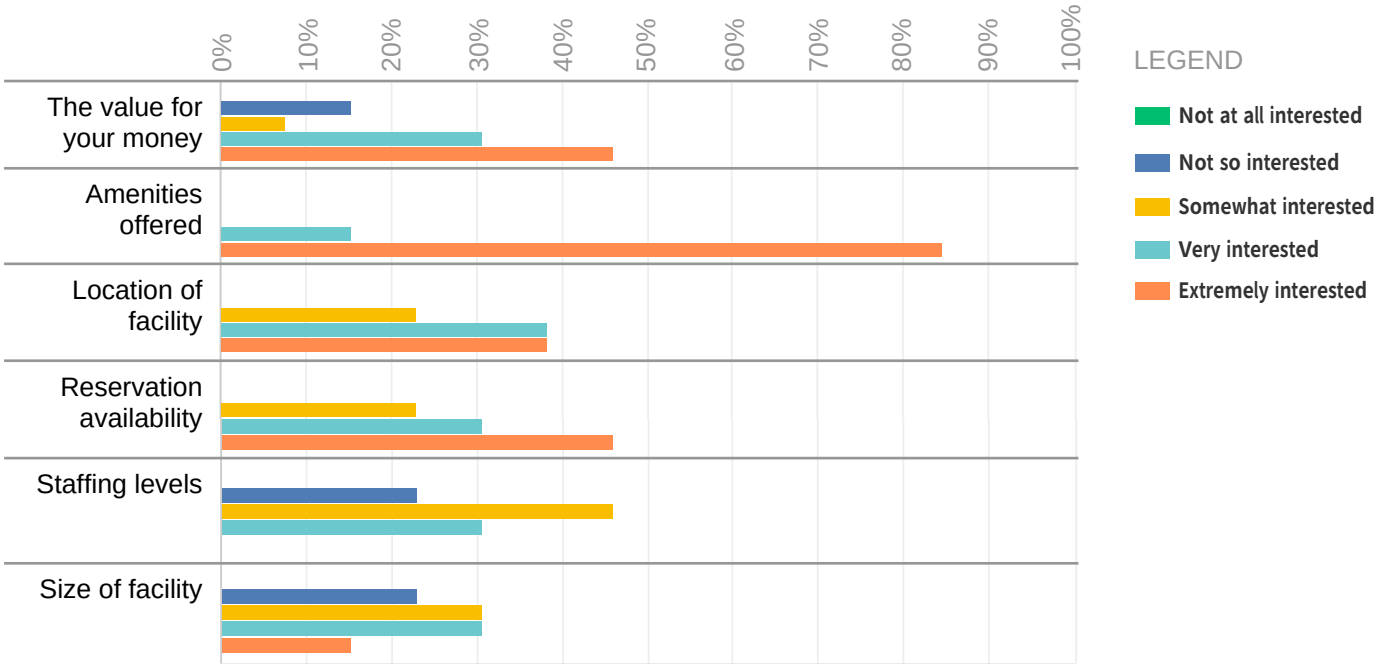


ANSWER CHOICES	RESPONSES	
Yes	36.36%	4
No	63.64%	7
TOTAL		11

#	IF YOU ANSWERED "YES", WHAT FACTORS ARE GUIDING YOUR DECISION AND WHAT TRAINING WILL YOU PROVIDE?	DATE
1	If not SCALE, we will have to adapt to other training venues.	9/1/2022 1:01 PM
2	Improved IT services for classroom style trainings. In House trainings for Use of Force and ground tactics (Mat Room).	8/29/2022 11:51 AM
3	We have a good training room and use it when we can.	8/29/2022 8:28 AM
4	We provide training space at our fire stations for classroom instruction and core fire department cognitive and limited practical training.	8/25/2022 8:01 AM
5	Cost	8/24/2022 9:26 AM

Q8 When considering a training facility, how would the following factors influence your decision?

Answered: 13 Skipped: 0

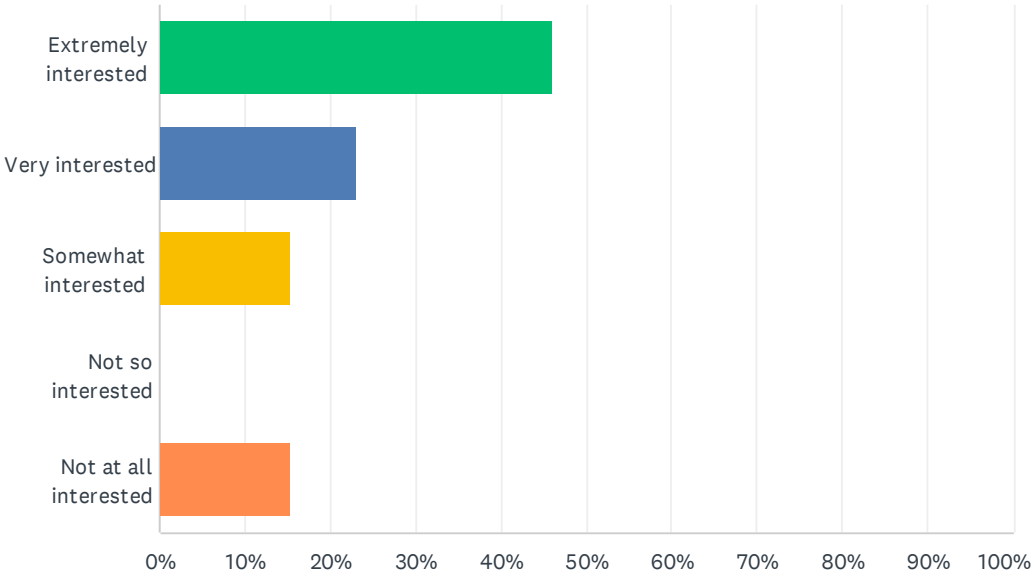


	NOT AT ALL ESSENTIAL	NOT SO ESSENTIAL	SOMEWHAT ESSENTIAL	VERY ESSENTIAL	EXTREMELY ESSENTIAL	TOTAL	WEIGHTED AVERAGE
The value for your money	0.00% 0	15.38% 2	7.69% 1	30.77% 4	46.15% 6	13	4.08
Amenities offered	0.00% 0	0.00% 0	0.00% 0	15.38% 2	84.62% 11	13	4.85
Location of the facility	0.00% 0	0.00% 0	23.08% 3	38.46% 5	38.46% 5	13	4.15
Reservation availability/Process	0.00% 0	0.00% 0	23.08% 3	30.77% 4	46.15% 6	13	4.23
Staffing levels	0.00% 0	23.08% 3	46.15% 6	30.77% 4	0.00% 0	13	3.08
Size of facility	0.00% 0	23.08% 3	30.77% 4	30.77% 4	15.38% 2	13	3.38

#	OTHER (PLEASE SPECIFY)	DATE
1	The training atmosphere is important to the learning environment. We need a range with good ventilation and classrooms that are consistent with college and high school classrooms, as well as heated gymnasium space. We should be planning to move the SCALE facility to Shakopee, Prior Lake, Savage to attract more metro officers. The SCALE facility as it is today is insufficient for the population it is serving. We need more space like a gymnasium, additional classroom space, modern bathrooms and purpose built room clearing spaces. The facilities in Edina, Maple Grove, St. Paul, Dakota County, Madison WI, are the types of facilities that law enforcement is expecting in the metro area. If you don't provide it, officers from outside Scott County will not submit training requests to go to the training you advertise. Officers have other options. At the very least, we need a new building at the current location.	9/1/2022 3:14 PM
2	If spending the money on a new or refurbished facility, the IT systems need to be updated and user friendly. Classrooms should have several monitors for viewing (similar to the BCA training rooms).	8/29/2022 11:51 AM

Q9 How interested are you in receiving more information about our training facility?

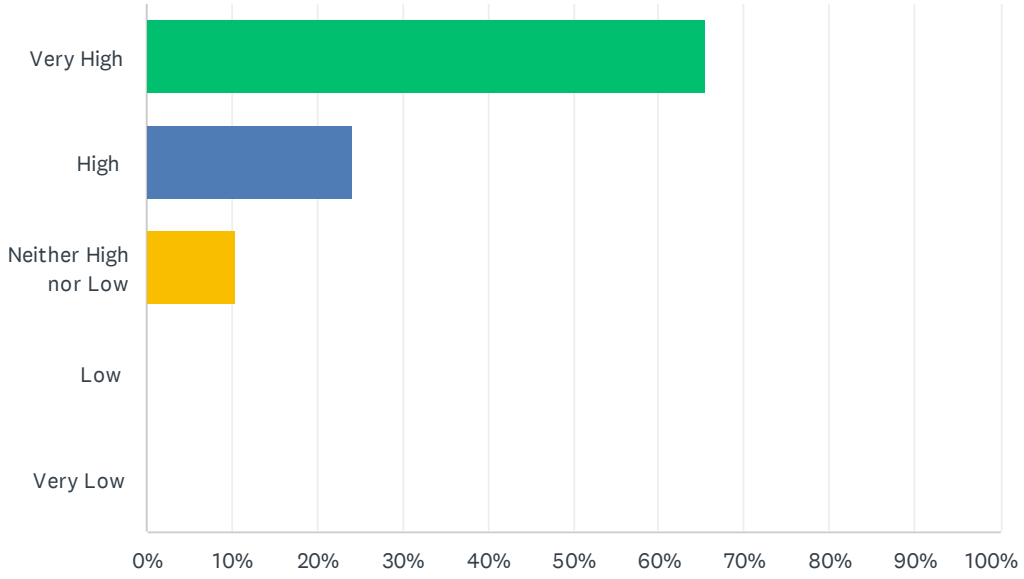
Answered: 13 Skipped: 0



ANSWER CHOICES	RESPONSES	
Extremely interested	46.15%	6
Very interested	23.08%	3
Somewhat interested	15.38%	2
Not so interested	0.00%	0
Not at all interested	15.38%	2
TOTAL		13

Q1 How would you rate your need for a dedicated training facility?

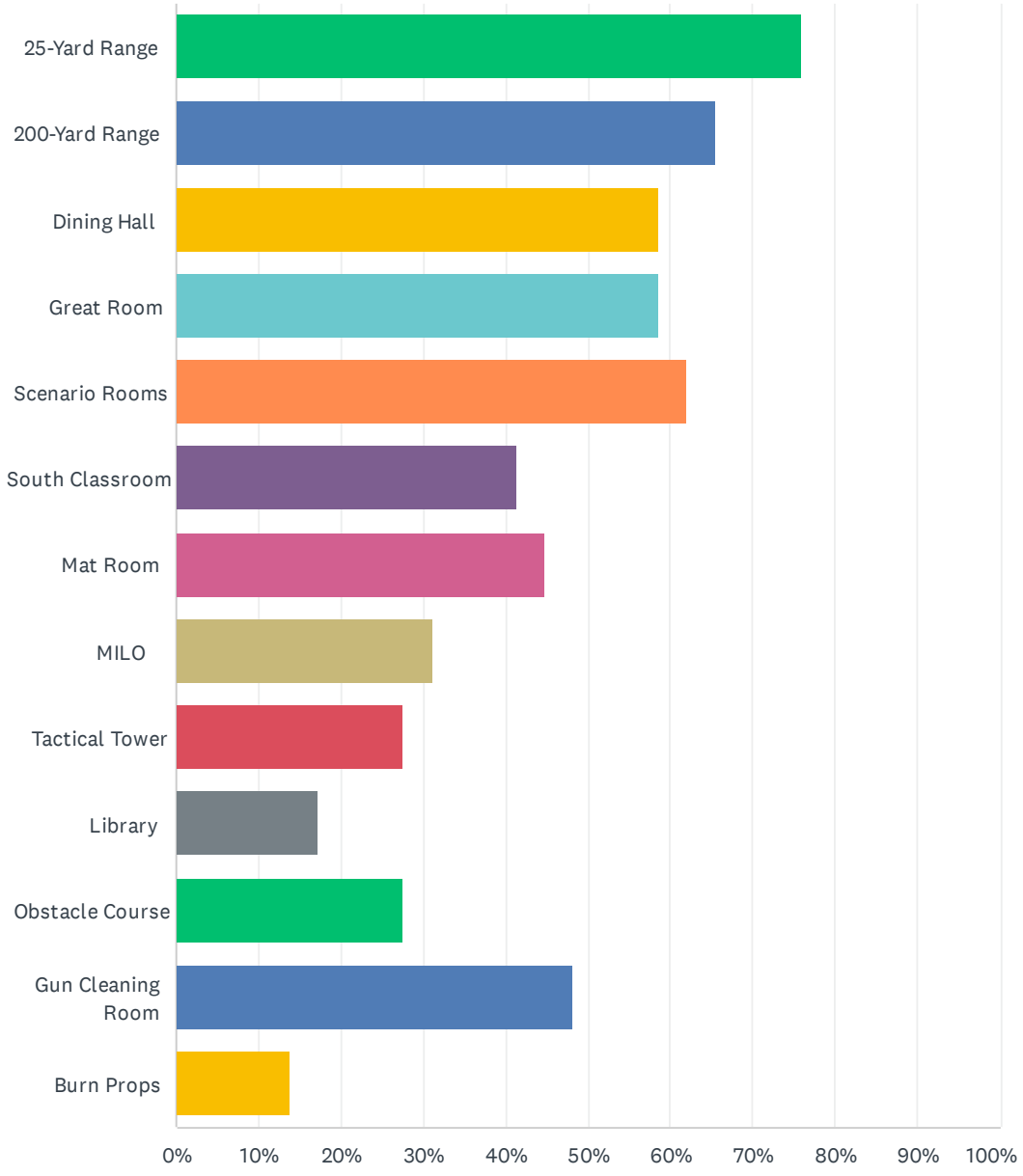
Answered: 29 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very High	65.52%	19
High	24.14%	7
Neither High nor Low	10.34%	3
Low	0.00%	0
Very Low	0.00%	0
TOTAL		29

Q2 Which of the following offered amenities have you used at the RTF?

Answered: 29 Skipped: 0

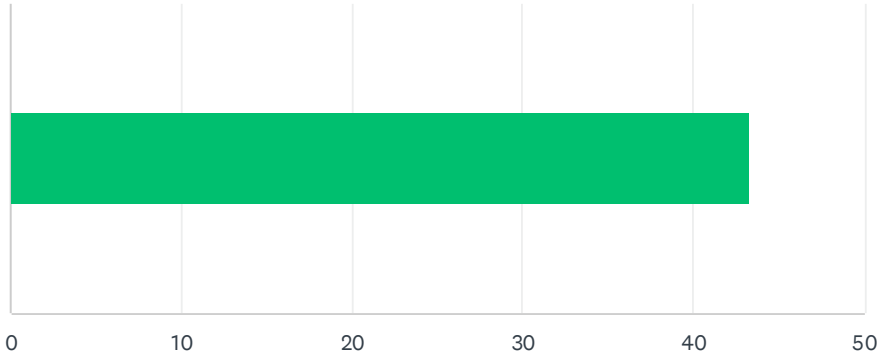


SCALE RTF Customers

ANSWER CHOICES	RESPONSES	
25-Yard Range	75.86%	22
200-Yard Range	65.52%	19
Dining Hall	58.62%	17
Great Room	58.62%	17
Scenario Rooms	62.07%	18
South Classroom	41.38%	12
Mat Room	44.83%	13
MILO	31.03%	9
Tactical Tower	27.59%	8
Library	17.24%	5
Obstacle Course	27.59%	8
Gun Cleaning Room	48.28%	14
Burn Props	13.79%	4
Total Respondents: 29		

Q3 How far would you be willing to travel to visit a training facility?

Answered: 29 Skipped: 0



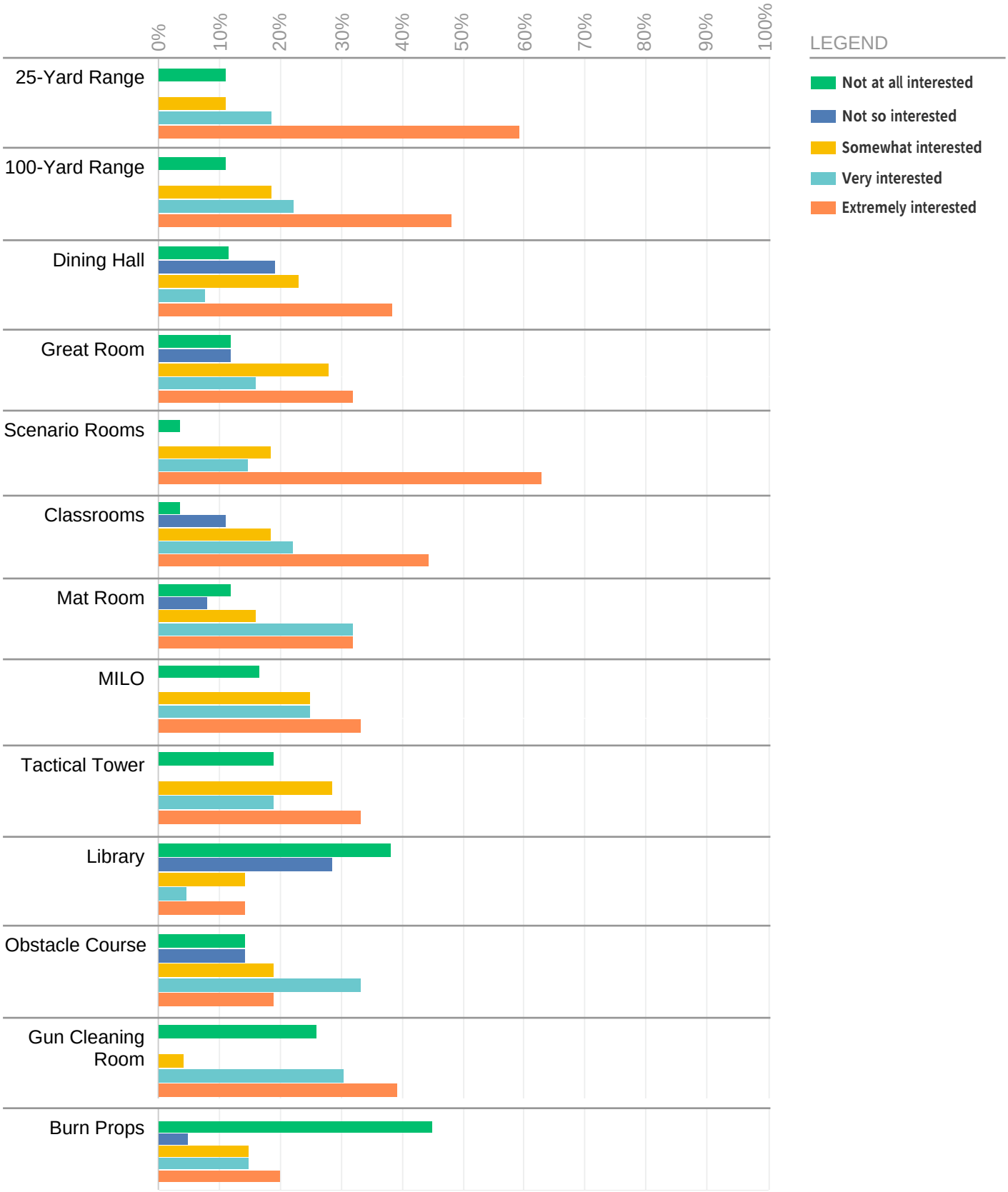
ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	43	1,254	29
Total Respondents: 29			

#		DATE
1	30	9/2/2022 12:36 PM
2	30	9/1/2022 2:26 PM
3	15	9/1/2022 12:58 PM
4	50	9/1/2022 11:36 AM
5	15	9/1/2022 11:06 AM
6	15	9/1/2022 10:34 AM
7	50	9/1/2022 10:22 AM
8	25	9/1/2022 10:12 AM
9	100	8/30/2022 7:55 PM
10	40	8/30/2022 10:16 AM
11	50	8/29/2022 7:57 AM
12	48	8/25/2022 9:58 AM
13	51	8/24/2022 6:30 PM
14	24	8/24/2022 5:53 PM
15	25	8/24/2022 1:42 PM
16	97	8/24/2022 11:03 AM
17	49	8/24/2022 10:53 AM
18	25	8/24/2022 10:44 AM
19	60	8/24/2022 7:39 AM
20	50	8/24/2022 7:27 AM

21	51	8/23/2022 7:51 PM
22	40	8/23/2022 5:42 PM
23	50	8/23/2022 5:05 PM
24	32	8/23/2022 4:44 PM
25	30	8/23/2022 4:29 PM
26	52	8/23/2022 3:58 PM
27	15	8/23/2022 3:57 PM
28	75	8/23/2022 3:25 PM
29	60	8/23/2022 3:22 PM

Q4 The following amenities are provided at the RTF. Please rate your interest in the following amenities:

Answered: 29 Skipped: 0



SCALE RTF Customers

	NOT AT ALL INTERESTED	NOT SO INTERESTED	SOMEWHAT INTERESTED	VERY INTERESTED	EXTREMELY INTERESTED	TOTAL
25-Yard Range	11.11% 3	0.00% 0	11.11% 3	18.52% 5	59.26% 16	27
200-Yard Range	11.11% 3	0.00% 0	18.52% 5	22.22% 6	48.15% 13	27
Dining Hall	11.54% 3	19.23% 5	23.08% 6	7.69% 2	38.46% 10	26
Great Room	12.00% 3	12.00% 3	28.00% 7	16.00% 4	32.00% 8	25
Scenario Rooms	3.70% 1	0.00% 0	18.52% 5	14.81% 4	62.96% 17	27
Classrooms	3.70% 1	11.11% 3	18.52% 5	22.22% 6	44.44% 12	27
Mat Room	12.00% 3	8.00% 2	16.00% 4	32.00% 8	32.00% 8	25
MILO	16.67% 4	0.00% 0	25.00% 6	25.00% 6	33.33% 8	24
Tactical Tower	19.05% 4	0.00% 0	28.57% 6	19.05% 4	33.33% 7	21
Library	38.10% 8	28.57% 6	14.29% 3	4.76% 1	14.29% 3	21
Obstacle Course	14.29% 3	14.29% 3	19.05% 4	33.33% 7	19.05% 4	21
Gun Cleaning Room	26.09% 6	0.00% 0	4.35% 1	30.43% 7	39.13% 9	23
Burn Props	45.00% 9	5.00% 1	15.00% 3	15.00% 3	20.00% 4	20

Q5 What are some examples of amenities at other training venues that are ideal for your organization, and are now a must have in your opinion?

Answered: 21 Skipped: 8

#	RESPONSES	DATE
1	N/A, we've been using the RTF exclusively for 15 years.	9/2/2022 12:36 PM
2	2 story class a burn rooms with fdc. Driving course for evoc training.	9/1/2022 11:06 AM
3	The dorm rooms allows outside agencies to stay at the facility and not have to find hotels. Also cuts down on costs for agencies. Its a convenience that is over looked.	9/1/2022 10:34 AM
4	For the 25 Yard Range... Having the ability to make the entire range dark for low light shooting training. The current covers do not allow low light situations.	9/1/2022 10:22 AM
5	Open range. Ability to run drills on the range.	8/30/2022 7:55 PM
6	Ability to do low light/no light shooting/scenarios.	8/30/2022 10:16 AM
7	Scales offers the right amount of options	8/29/2022 7:57 AM
8	K9 Search Midwest is an all-volunteer search and rescue unit. We assist law enforcement in searches for missing persons, alive and dead. Our dogs are nationally certified in live-find and cadaver search and building search. SCALE is ideal for search training and we very much appreciate using it several times a year.	8/25/2022 9:58 AM
9	Some form of online scheduling. Better ventilation on ranges.	8/24/2022 6:30 PM
10	Live fire shoot house, ability to shoot from elevation or other angles	8/24/2022 5:53 PM
11	Area for outdoor and indoor scenarios	8/24/2022 1:42 PM
12	The dining hall and kitchen and bunk accommodations are a must for group training. Builds team	8/24/2022 11:03 AM
13	Flexibility is key in our room set-ups	8/24/2022 10:53 AM
14	Nothing comes to mind. SCALE is great. It's not fancy or pretty, but it has everything you need, especially a ton of scenario training space. I would probably take SCALE as-is over the new Hero Center facility in Cottage Grove.	8/24/2022 10:44 AM
15	Mat rooms, Class room, dining hall. Aces to tower slab and Connex box for less then lethal rifles and gas exposer.	8/24/2022 7:39 AM
16	Quality A/V equipment. Virtual reality	8/24/2022 7:27 AM
17	Solid working A/V equipment Spacious classrooms	8/23/2022 7:51 PM
18	nothing	8/23/2022 4:44 PM
19	Specific driving area for traffic stops/vehicle blocks and more outdoor buildings to do scenarios	8/23/2022 4:29 PM
20	Shoot house	8/23/2022 3:58 PM
21	Media setup - projector, internet, wifi, MicroSoft Office, speakers	8/23/2022 3:25 PM

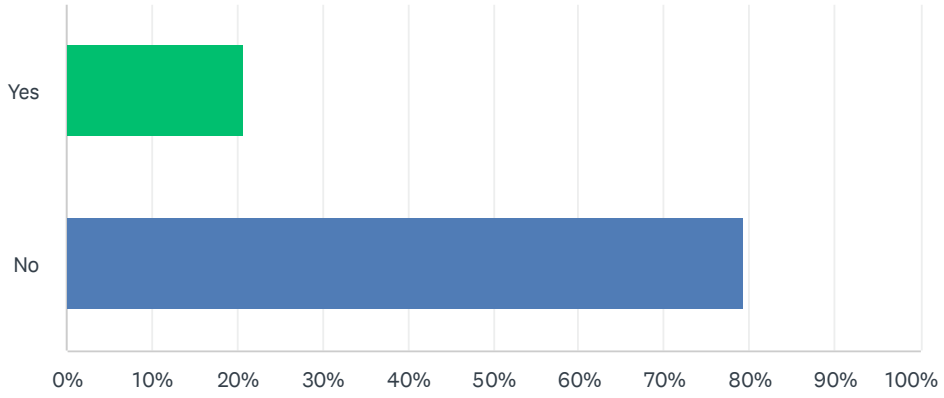
Q6 In your opinion, how has training changed in the last 5-years, and where do you see it changing in the next 5-years?

Answered: 19 Skipped: 10

#	RESPONSES	DATE
1	Scenario based training has taken over completely. Milo systems will be replaced by virtual reality technology that is far superior.	9/2/2022 12:36 PM
2	Virtual is becoming more and more prevalent - I'm concerned that is not good.	9/1/2022 11:36 AM
3	More hours and more subjects that we cover. More tech rescue or water rescue training.	9/1/2022 11:06 AM
4	It has become more hands on and interactive. The training will only continue to be interactive and the more space available to do scenarios is what agencies are looking for.	9/1/2022 10:34 AM
5	Training has become more technical with the knowledge portion. People need to not only understand the "how"… but also the "why". It also needs to be applied in a variety of ways. Practical application with hands on training is the utmost importance. Having the ability to simulate as close to real training as possible is crucial. Having a training facility that can keep up with the ever changing technology (optics, flashlights, weapon lights, scenario training gear, etc.…) is crucial to the appeal of agencies and civilians for a positive training experience. Too often trainers and agencies get stuck with 1 way of training and do not adapt over time.	9/1/2022 10:22 AM
6	More practical training for everyday.	8/30/2022 7:55 PM
7	It has become more necessary from a liability limiting standpoint. I only see this need increasing.	8/30/2022 10:16 AM
8	SWAT teams execute warrants differently due to changed legislation. Be good to build training sites around this	8/29/2022 7:57 AM
9	Our training has stayed the same for the most part. Dog training is a weekly event for our unit.	8/25/2022 9:58 AM
10	Our agency has trained less due to covid. Now training shorter days due to an internal decision.	8/24/2022 6:30 PM
11	Scenario based training and shoot/no shoot training is imperative. The ability to train in and around vehicles is a must have	8/24/2022 11:03 AM
12	Use of force will continue to shift and we need to stay on top of these developments.	8/24/2022 10:53 AM
13	More emphasis on less then lethal in Law enforcement. More DT training.	8/24/2022 7:39 AM
14	Training always changes and the facility just needs to be flexible. Scenario based training will continue to be needed.	8/24/2022 7:27 AM
15	I believe that the need for a flexible 25 yard range is crucially necessary due to the consistent response from students- “the world is getting more unsafe and I need to be able to shoot/train in a dynamic/realistic environment, not just a static shooting lane.	8/23/2022 7:51 PM
16	More scenario based training which increases the need for a variety of realistic areas to provide this training	8/23/2022 5:42 PM
17	More mental heath awareness	8/23/2022 4:44 PM
18	We are already seeing more POST mandates with more classroom type	8/23/2022 4:29 PM
19	Our courses focus on the needs of civilians who are new to concealed carry. We make use of the MILO for scenario-based training, and we plan to expand our use of the 25-yard range for the same.	8/23/2022 3:25 PM

Q7 Does your agency plan to provide its own space to accommodate current and future training needs?

Answered: 29 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	20.69%	6
No	79.31%	23
TOTAL		29

#	IF YOU ANSWERED "YES", WHAT FACTORS ARE GUIDING YOUR DECISION AND WHAT TRAINING WILL YOU PROVIDE?	DATE
1	On duty training for our staff.	9/1/2022 11:06 AM
2	Don’t have to drive and can train all year	9/1/2022 10:12 AM
3	good training locations with lots of options	8/29/2022 7:57 AM
4	We have training center in our County. It doesn't overnight dorms.	8/24/2022 7:39 AM

Q8 When considering a training facility, how would the following factors influence your decision?

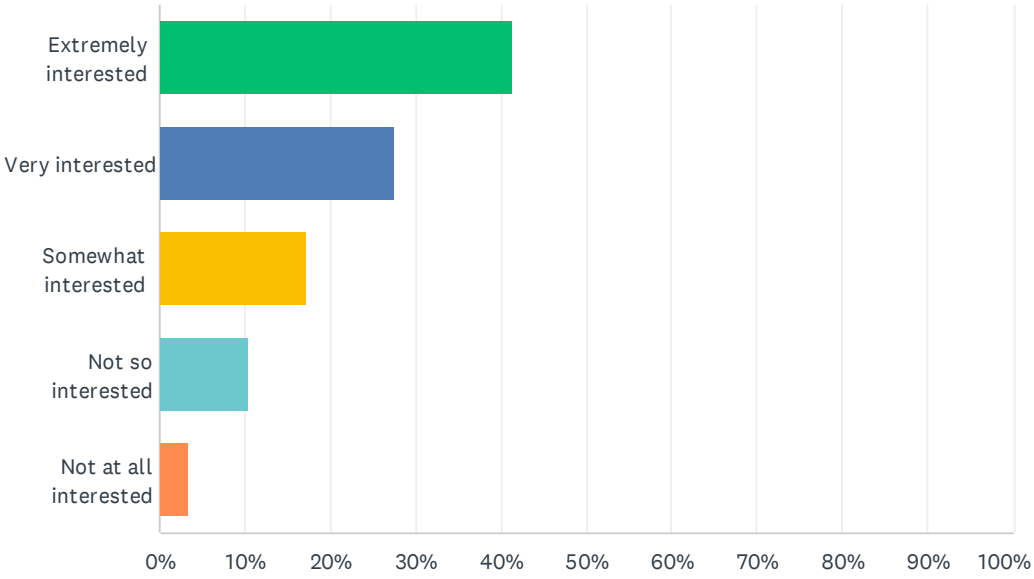
Answered: 29 Skipped: 0

	NOT AT ALL ESSENTIAL	NOT SO ESSENTIAL	SOMEWHAT ESSENTIAL	VERY ESSENTIAL	EXTREMELY ESSENTIAL	TOTAL	WEIGHTED AVERAGE
The value for your money	3.45% 1	0.00% 0	3.45% 1	55.17% 16	37.93% 11	29	4.24
Amenities offered	0.00% 0	3.45% 1	3.45% 1	41.38% 12	51.72% 15	29	4.41
Location of the facility	0.00% 0	0.00% 0	24.14% 7	44.83% 13	31.03% 9	29	4.07
Reservation availability/Process	0.00% 0	3.57% 1	10.71% 3	50.00% 14	35.71% 10	28	4.18
Staffing levels	10.71% 3	28.57% 8	35.71% 10	21.43% 6	3.57% 1	28	2.79
Size of facility	3.57% 1	10.71% 3	39.29% 11	25.00% 7	21.43% 6	28	3.50

#	OTHER (PLEASE SPECIFY)	DATE
1	We have often asked for access to SCALE at the last minute when bad weather threatens to cancel our outdoor training.	8/25/2022 9:58 AM

Q9 How interested are you in receiving more information about our training facility?

Answered: 29 Skipped: 0



ANSWER CHOICES	RESPONSES	
Extremely interested	41.38%	12
Very interested	27.59%	8
Somewhat interested	17.24%	5
Not so interested	10.34%	3
Not at all interested	3.45%	1
TOTAL		29

v. 2023-2027 Approved Budget - Capital Improvement Program

Scott County, Minnesota

Capital Improvement Program

2023 - 2027

Building Projects and Funding Sources

Category	Project ID	Project Name	ARPA	Dedicated Funds	Department	Levy	Grand Total
Building							
2023			$ 1,085,000	$ -	$ 1,259,300	$ 1,355,364	$ 3,699,664
Enhancement	VFLEC11010	Dispatch Expansion	-	-	-	90,000	90,000
Enhancement	VFJAIL120003	Jail Safety Railings - 2022/2023	-	-	-	229,300	229,300
New Capability	WBJAF	JAF Indoor Recreational Space	-	-	-	79,064	79,064
New Capability	BIP2021-50	Supportive Housing Investment	-	-	1,152,300	-	1,152,300
Preservation	PWGEN10523A	Belle Plaine Salt Shed Roof Replacement	-	-	-	52,000	52,000
Preservation	VFLEC11009	LEC Plumbing	-	-	-	810,000	810,000
Preservation	VFHWY17008	PW Sanitary Sewer Pump(s) Replacement	-	-	-	21,000	21,000
Preservation	SHTOWER2201 / SHTOWER2202	Radio Tower Replacements	1,085,000	-	-	-	1,085,000
Preservation	RTF0301	RTF - Range Mancom Replacement	-	-	49,000	-	49,000
Preservation	RTF0201	RTF Carpet - 2023	-	-	58,000	-	58,000
Preservation	FLGEN03	Shop Vehicle Hoists	-	-	-	74,000	74,000
2024			$ -	$ -	$ 85,000	$ 145,000	$ 230,000
Enhancement	BIP2024-15	Library Space Planning	-	-	-	50,000	50,000
Preservation	BIP2024-10	Fire Alarm Upgrade	-	-	-	95,000	95,000
Preservation	BIP2024-30	RTF - Boiler Room Roof Replacement	-	-	50,000	-	50,000
Preservation	BIP2024-25	RTF Carpet - 2024	-	-	35,000	-	35,000
2025			$ -	$ -	$ 35,000	$ 1,460,000	$ 1,495,000
Enhancement	BIP2024-20	Jail Safety Railings - 2025	-	-	-	1,200,000	1,200,000
Preservation	BIP2025-06	HHW Sanitary Sewer Pump(s) Replacement	-	-	-	25,000	25,000
Preservation	BIP2025-02	LEC Mechanical Shaft Air Intake Cap (Dog House)	-	-	-	150,000	150,000
Preservation	BIP2025-03	LEC Walk-In Cooler/Freezer Condenser Replacement	-	-	-	60,000	60,000
Preservation	BIP2025-05	RTF Carpet - 2025	-	-	35,000	-	35,000
Preservation	VFHWY17009	Water Softener Replacement - Central Shop	-	-	-	25,000	25,000
2026			$ -	$ -	$ 96,000	$ -	$ 96,000
Preservation	BIP2026-01	RTF - Smoke & Fire Detection System	-	-	30,000	-	30,000
Preservation	BIP2026-06	RTF Carpet - 2026	-	-	35,000	-	35,000
Preservation	BIP2026-02	RTF Smoke & Fire Annunciation	-	-	31,000	-	31,000
2027			$ -	$ -	$ 53,000	$ 947,000	$ 1,000,000
Preservation	BIP2026-03	LEC Roof Replacement	-	-	-	947,000	947,000
Preservation	BIP2027-04	RTF - Fire Tower Burn Room Upgrades	-	-	29,000	-	29,000
Preservation	BIP2027-03	RTF - Fire Tower Hydrant System Upgrade	-	-	24,000	-	24,000
Grand Total			**$ 1,085,000**	**$ -**	**$ 1,528,300**	**$ 3,907,364**	**$ 6,520,664**