

LAMBERTON CITY COUNCIL
SPECIAL MEETING • COMMUNITY CENTER
June 18,2024 • 7:00 P.M.

- 1. CALL TO ORDER/ADOPT AGENDA/CEREMONIAL DUTIES**
 - A. Additions/Deletions to Agenda
- 2. GENERAL BUSINESS**
 - A. Opening Statements from Mayor Sik
 - B. Informational Power Point from Clerk Halter
 - C. Citizen Input and Questions
- 3. NEXT MEETING DATES**
 - A. July 8, 2024 – 6:30 PM Regular Council Meeting – City Hall
- 4. ADJOURNMENT**



Current School Site

City of Lambertton ~ Special Council Meeting
Tuesday, June 18, 2024
7:00 PM – Community Center

The Current School Site

The Red Rock Central School will no longer be utilizing the current school campus starting in October 2024.

Conversations have begun about what should happen to the current campus once the school no longer has use for it.

What has been done so far by the City:

- Conversations about the site have begun.
- The EDA has started conversations about the building.
- The EDA met with the RRC School Board.
- The City obtained a grant to study the building and what it would take to:
 - Keep the gym and shop (south) portion
 - Keep the one story “elementary” (north) wing
 - Demolish the 3-story portion and auditorium
- Obtained a preliminary insurance quote.
- Called this Community Meeting

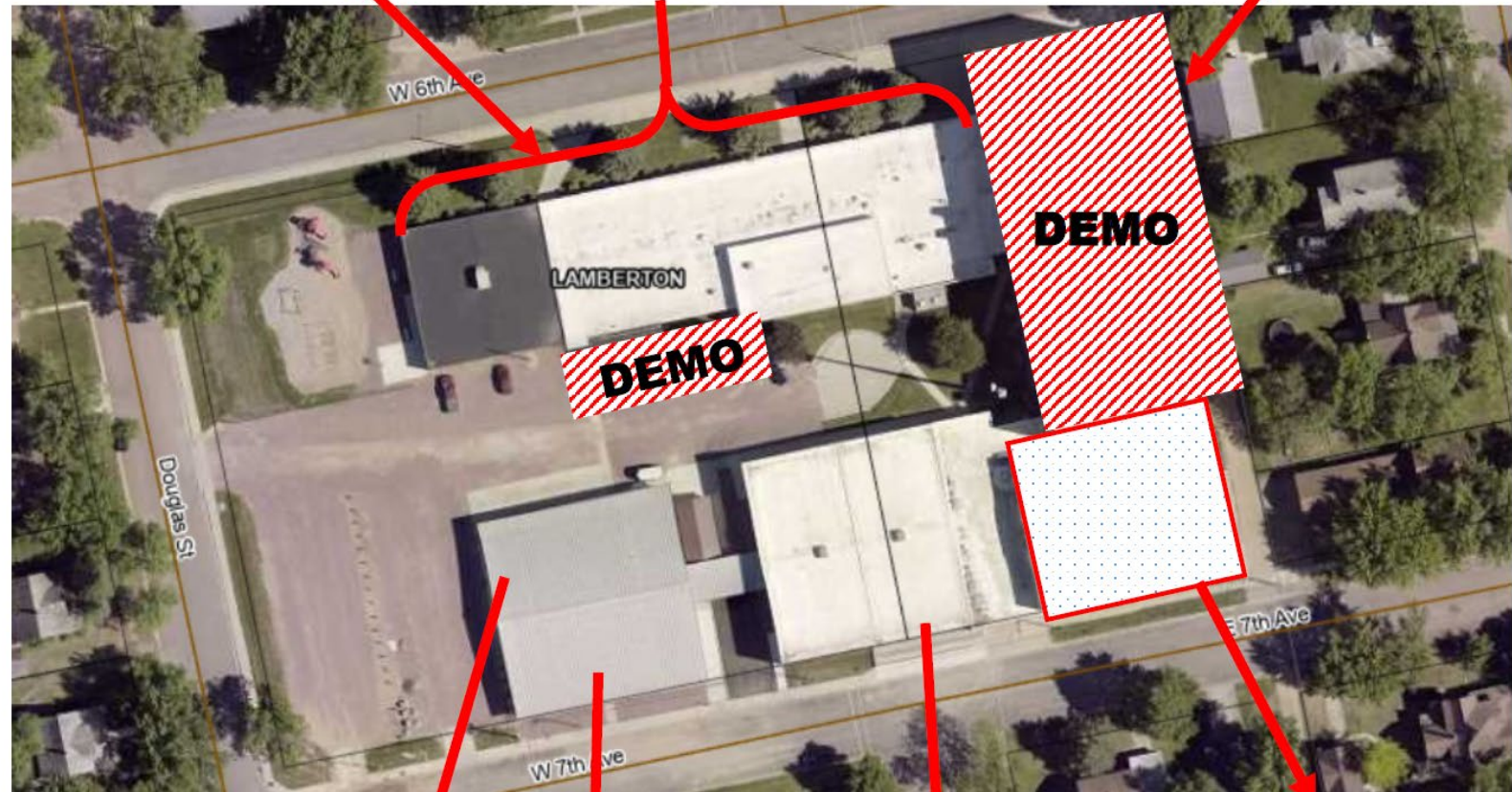
Ideas that have been tossed around

If this space is not cost effective to save - then I would build senior housing here.

Multi-Use:

- Day Care Center
- Pre-School
- Library
- Rentable Office Space
- City Offices?

Cleared Space - if there is room— maybe some sort of senior housing



Fire Department?
City Shop?

Library? Large Meeting
Room to replace Com-
munity Center?

City Rec Center

- Place for Rec activities year round.
- Pickle Ball/Bean Bags
- Basketball/Volleyball/Floor Hockey
- "Rent" back to school for tournaments
- Host larger events

Not Sure if I would keep

- Older space, but provide another "floor"
- Would it be useable enough to justify the cost to heat/cool and maintain.

Estimated Costs to Make 2 Standalone Buildings

- See ISG Handout
- **North 1-Story Section \$6.7 Million**
 - Includes \$900,000 to demo the 3-story portion of the building
- **South Section Gym/Shop/Wrestling Rooms \$6.1 Million**

Once you add contingency and design fees you are looking at **\$16 million** to have two stand alone buildings.

Estimated Carrying Costs (without occupancy)

- \$50,000/annual Insurance Premium
 - This could be less – a site evaluation needs to be done by the insurance company.
- Utilities \$20,000 (gas and electricity)
- Maintenance \$15,000 (snow and lawn)

These estimated costs total \$85,000

\$7,083.33/month

Why would the city consider taking on the site?

- Control the narrative of the site.
- As a municipality we have different funding opportunities.
- Possible site for housing development.
 - Prime spot for housing (town homes, senior housing options)
 - We are built out to all of our borders.

Reasons not to take on the site...

- No definite plan for the site.
- Money
 - Our taxes are already high
 - We have cut budgets to bare bones already
 - Is it worth using reserve funds on this
 - Funding opportunities are not guaranteed
- Other Priorities
 - Streets, Utility Infrastructure, Industrial Park, Swimming Pool

Let's Talk!

- Tell the Council your thoughts!
- Time for open, considerate conversation.

THANK YOU FOR COMING!

Probable Project Cost Summary



Project Name: Lamberton School Reuse

Project Location: Lamberton

Project Description: Demo portion of existing building - 3 story building

Project Description: Remodel of classrooms

ISG Project #: 24-30169

Date: 2/1/2024

Bldg SF: 26730

Time (Months): 0

Revision Date: 0/00/0000

SCHEMATIC DESIGN PHASE

SUMMARY	Rate	Estimated Construction Cost	Actual Construction Cost	Cost / SF
Division 1 - General Requirements		\$ 870,121.10	\$ -	\$ 32.55
Division 2 - Existing Conditions & Demolition		899,800.00	\$	33.66
Division 3 - Concrete		67,000.00	\$	2.51
Division 4 - Masonry		-	\$	-
Division 5 - Metals		-	\$	-
Division 6 - Wood and Plastics		32,500.00	\$	1.22
Division 7 - Thermal and Moisture Protection		226,010.00	\$	8.46
Division 8 - Doors and Windows		50,000.00	\$	1.87
Division 9 - Finishes		51,140.00	\$	1.91
Division 10 - Specialties		-	\$	-
Division 11 - Equipment		-	\$	-
Division 12 - Furnishings		-	\$	-
Division 13 - Special Construction		354,000.00	\$	13.24
Division 14 - Conveying Systems		-	\$	-
Division 21- Fire Suppression		133,650.00	\$	5.00
Division 22- Plumbing		203,000.00	\$	7.59
Division 23 - HVAC		2,765,825.00	\$	103.47
Division 26 - Electrical		642,647.50	\$	24.04
Division 27 - Communications		66,825.00	\$	2.50
Division 28 - Electronic Safety & Security		139,920.00	\$	5.23
Division 31 - Earthwork		-	\$	-
Division 32 - Site Improvments		160,000.00	\$	5.99
Division 33 - Utilities		24,000.00	\$	0.90
Construction Cost Subtotal		\$ 6,686,438.60	\$ -	\$ -
			\$ -	
Contingencies	15.00%	\$ 1,002,965.79	\$ -	\$ 37.52
			\$ -	
Regional Adjustment Factors	0.00%	\$ -	\$ -	\$ -
			\$ -	
Total Construction Cost		\$ 7,689,404.39	\$ -	\$ 287.67
			\$ -	
Design Fees	8.00%	\$ 615,152.35	\$ -	\$ 23.01
			\$ -	
Other Costs Identified By Owner		\$ 100,000.00		\$ 3.74
			\$ -	
			\$ -	
PROJECT COST TOTAL		\$ 8,404,556.74	\$ -	\$ 314.42
			\$ -	
Operational Costs				Monthly Average
Electric Utility Bill			\$	2,551.04
Gas Utility Bill			\$	1,650.00
Water Utility Bill			\$	480.00
Total			\$	4,681.04

Electric, Gas, and Water utility bills are estimated at a 10 hour per day building usage over a full year and averaged monthly.

Probable Project Cost Summary

Project Name: Lamberton School Reuse -

Project Location: Lamberton

Project Description: Demo portion of existing building

Project Description: Remodel - Gym / Fitness / Shops



ISG Project #: 24-30169

Date: 2/1/2024

Bldg SF: 34957

Time (Months): 0

Revision Date: 0/00/0000

SCHEMATIC DESIGN PHASE

SUMMARY	Rate	Estimated Construction Cost	Actual Construction Cost	Cost / SF
Division 1 - General Requirements		\$ 796,905.03	\$ -	\$ 22.80
Division 2 - Existing Conditions & Demolition		156,480.00	\$ -	4.48
Division 3 - Concrete		7,000.00	\$ -	0.20
Division 4 - Masonry		10,000.00	\$ -	0.29
Division 5 - Metals		-	\$ -	-
Division 6 - Wood and Plastics		-	\$ -	-
Division 7 - Thermal and Moisture Protection		113,760.00	\$ -	3.25
Division 8 - Doors and Windows		21,000.00	\$ -	0.60
Division 9 - Finishes		-	\$ -	-
Division 10 - Specialties		-	\$ -	-
Division 11 - Equipment		-	\$ -	-
Division 12 - Furnishings		-	\$ -	-
Division 13 - Special Construction		470,000.00	\$ -	13.45
Division 14 - Conveying Systems		75,000.00	\$ -	2.15
Division 21- Fire Suppression		201,740.00	\$ -	5.77
Division 22- Plumbing		196,000.00	\$ -	5.61
Division 23 - HVAC		3,465,073.00	\$ -	99.12
Division 26 - Electrical		340,524.25	\$ -	9.74
Division 27 - Communications		-	\$ -	-
Division 28 - Electronic Safety & Security		157,828.00	\$ -	4.51
Division 31 - Earthwork		-	\$ -	-
Division 32 - Site Improvments		42,500.00	\$ -	1.22
Division 33 - Utilities		70,000.00	\$ -	2.00
Construction Cost Subtotal		\$ 6,123,810.28	\$ -	\$ -
Contingencies	15.00%	\$ 918,571.54	\$ -	\$ 26.28
Regional Adjustment Factors	0.00%	\$ -	\$ -	\$ -
Total Construction Cost		\$ 7,042,381.82	\$ -	\$ 201.46
Design Fees	8.00%	\$ 563,390.55	\$ -	\$ 16.12
Other Costs Identified By Owner		\$ 30,000.00	\$ -	\$ 0.86
			\$ -	\$ -
			\$ -	\$ -
PROJECT COST TOTAL		\$ 7,635,772.36	\$ -	\$ 218.43
Operational Costs				Monthly Average
Electric Utility Bill			\$ -	3,333.32
Gas Utility Bill			\$ -	2,150.00
Water Utility Bill			\$ -	620.00
Total			\$ -	6,103.32

Electric, Gas, and Water utility bills are estimated at a 10 hour per day building usage over a full year and averaged monthly.

KEYNOTE LEGEND	
1	POTENTIAL CHILDCARE ROOM - SINKS REQUIRED
2	EXISTING CAFETERIA / INDOOR PLAY
3	EXISTING KITCHEN TO REMAIN
4	EXISTING RESTROOMS - TO BE UPDATED FOR ACCESSIBILITY
5	NEW STAFF / ACCESSIBLE RESTROOM
6	CHILDCARE OFFICES / SECURE ENTRANCE
7	BUSINESS INCUBATOR
8	SINGLE USE RESTROOMS
9	NEW SECURITY DOORS
10	NEW EXTERIOR WALL
11	3-STORY PORTION DEMOLISHED
12	POTENTIAL DEMOLITION OF AUDITORIUM
13	EXISTING GYM TO REMAIN / COMMUNITY CENTER
14	NEW ELEVATOR / LIFT FROM UPPER LEVEL TO GYM FLOOR
15	COMMUNITY FITNESS CENTER
16	PORTABLE CLASSROOM DEMOLISHED
17	EXISTING AUTO SHOPS TO REMAIN / CITY MAINTENANCE SHOP
18	LOCKER ROOM ACCESSIBILITY TO BE ADDRESSED
19	NEW ROOF / ADDRESS ROOF LEAKS
20	NEW MECHANICAL AND ELECTRICAL ROOM

WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	DEMOLITION
	NEW CONSTRUCTION



FIRST FLOOR CONCEPT

