

MINNESOTA  
BUILDERS  
EXCHANGE



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# PRE-PLAN PIPELINE

MAY 2024

# MAY 2024

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### CITIES & COUNTIES

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Columbia Heights  
Corcoran  
Delano  
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Eagan  
East Grand Forks  
Edina  
Faribault  
Fergus Falls  
Hudson  
Inver Grove Heights  
Lake Elmo  
Mankato  
Maplewood  
Minneapolis  
Minnetrissa  
Monticello  
Moorhead  
New Richmond  
Plymouth  
Richfield  
Rochester  
Rosemount  
Shoreview  
St. Cloud  
St. Louis Park  
St. Paul  
St. Peter  
Stillwater  
Woodbury

# ANDOVER (Project 2)

➔ **Project Type:** *Parks & Open Spaces*

➔ **Project Description:** *Page 1 - Park Design for Fields of Winslow Cove East Park*

Parks & Streets Operations Manager Jason Baumunk explained the Park and Recreation Commission is requesting to discuss the design for the new park scheduled to be installed in 2025 at the Fields of Winslow Cove East Park.

Mr. Baumunk explained a parcel of park land located in the Fields of Winslow Cove development is identified in the Capital Improvement Plan to be completed in 2025. This park land is 0.9-acres in size and would be classified as a neighborhood park. Average playground size for a medium neighborhood park is 2,500 - 3,500-square-feet.

He asked the Commission to discuss the following items for this park:

- Playground - layout and location in the park;
- Irrigation - estimated at \$20,000 from similar projects;
- Sod or planted grass;
- Benches, picnic tables, or shelter;
- Park sign; and
- Other options.

Mr. Baumunk noted the current CIP shows \$150,000 identified for this project.

Once a design is completed, cost estimates will be obtained to complete the project and the budget can be evaluated. The Park and Recreation Commission is requested to discuss the design for the Fields of Winslow Cove East Park.

# CLOQUET

➔ **Project Type:** *Multi-Family*

➔ **Project Description:** *Page 48 - Pine Journal article*

In an effort to revitalize downtown and provide much-needed housing, the city is moving forward with plans to completely renovate and convert the condemned Solem Hotel into multi-family apartments.

The Cloquet City Council unanimously passed a series of resolutions that will facilitate converting the former hotel at 915 Cloquet Avenue into an 18-unit apartment complex.

The city is working with C&C Holdings of Cloquet and AMI Consulting Engineers to convert the 25,000-square-foot building into a variety of 18 market-rate apartments consisting of four studio, eight one-bedroom, and six two-bedroom units. Each unit will have air conditioning and laundry and the building will have a fitness room on the main level and storage.

Chad Scott and Craig Jouppi, co-owners of AMI Consulting Engineers and C&C Holdings, took an interest in the building after a tour in May. They have since evaluated the building's interior and flown drones around the perimeter to determine the scope and cost of repairs. To get the building to habitable condition, it must be completely rehabilitated at an estimated cost of nearly \$4-million.

# EAST GRAND FORKS

➔ **Project Type:** *Storm Water*

➔ **Project Description:** *Page 57 - Request for Council Action*

The City's sanitary and storm sewer lift stations are equipped with Supervisory Control and Data Acquisition (SCADA) systems. These systems are made up of software and hardware elements that allow us to control and monitor our lift stations. However, the systems are aging and no longer working properly, and it is time that we upgrade them.

Integrated Process Solutions (IPS) has been working with the City's SCADA systems for many years. They are a very dependable company, always here when we need them. IPS has electrical engineers on staff that are experts in SCADA systems. I am asking Council for approval to have IPS & Widseth to develop plans and specifications for both SCADA systems to be upgraded.

Contingent on award of bids once received, I am also asking approval to have IPS provide all necessary programming and field services as described in the attached proposal.

If Council chooses to approve the below work, we have sufficient funds in our Storm Water and Wastewater Enterprise Funds to cover the costs.

Below you will find costs estimates provided by IPS & Widseth:

## **STORMWATER LIFT STATIONS SCADA**

- Engineering (plans & specs) - \$84,930
- Engineering (Plans & Specs)
  - Widseth - \$2,500
- Programming, etc. - \$125,300

## **SANITARY LIFT STATIONS SCADA**

- Engineering (plans & specs) - \$30,990
- Engineering (plans & specs) -
  - Widseth - \$2,500
- Programming, etc. - \$55,100

## **RECOMMENDATION**

Approve IPS & Widseth to prepare plans and specifications for the upgrade of the storm water SCADA systems for \$87,430, and sanitary SCADA system for \$33,490.

Approve IPS to conduct all necessary work to program the new systems (SW \$125,300 & WW \$55,100) contingent on award of bid for the SCADA systems upgrade.

# MOORHEAD

➔ **Project Type:** *Municipal*

➔ **Project Description:** *Page 40 - City Council Communication*

*\*A PDF file will automatically download after clicking the link below.*

## **BACKGROUND / KEY POINTS**

In conjunction with the redevelopment of the Moorhead Center Mall area and the planned construction of a new Library / Community Center, the City is taking steps to renovate City Hall and develop a Civic Plaza. The Civic Plaza will serve as a central anchor and gathering space at the core of the redevelopment and will provide a natural connection between the new Library / Community Center and City Hall. The City Hall Renovation will re-imagine the space and functionality of the existing building to meet staffing needs and improve customer service into the future.

City staff prepared a Request for Qualifications to gather responses from architectural firms related to design firm background and experience with similar projects. There were four submittals and the review committee was unanimous in selecting JLG Architects.

The scope of work of the engagement includes:

- **Programming and Pre-Design Phase:** Meetings with Design Team; departmental and leadership / stakeholder interviews, development of final City Hall program of spaces. Preliminary layouts of spaces. Preliminary Design of the Plaza.

In conjunction with the architecture/engineering firm, the Design Review Team is also working on a process to hire a Construction Manager at Risk (CMAR; or a Construction Management firm that provides pre-construction and construction services for the project). It is anticipated that this process would be brought to City Council for consideration within the next couple of months and a contractor would then be hired to work in partnership with the design review team and design firm.

# PLYMOUTH

➔ **Project Type:** *Affordable Housing / Demolition / Multi-Family*

➔ **Project Description:** *Page 14 - Background*

## **STATE LEGISLATURE**

The city is following two bills at the state capitol regarding housing. House File 4010 and Senate File 4254 would allow multi-family housing in any commercial zoning district by conditional use permit. The two bills have slight differences, but a key component would limit a city's ability to regulate parking standards for sites located with 1/4 mile of transit and dimensional standards (i.e. building height and setbacks) in certain situations. If passed, projects would be reviewed through an administrative process and not involve council or planning commission oversight.

In addition, staff is monitoring legislation that would provide a supplemental appropriation of \$50-million for housing infrastructure bonds. These funds could provide support for existing affordable housing developments.

## **FOUR SEASONS UPDATE**

Last week staff learned that the private developer interested in the Four Seasons site has decided not to move forward. The developer cited geotechnical correction costs as the primary reason for pulling out of the project. Staff has been in contact with another developer about the site and plan to meet in the near future to learn about their interest. Additional updates will be provided as new information become available.

## **PRUDENTIAL UPDATE**

Pre-demolition work continues on the former Prudential building along Bass Lake Road and 494. The contractor anticipates that building demolition will begin in early May and take several weeks to crush the building and site pavement. Site and infrastructure work would begin this summer.



## minnesota builders exchange

This page marks the end of the May 2024 issue *Pre-Plan Pipeline* preview shared in Issue No. 22 of the Minnesota Builders Exchange (MBEX) *Weekly Bulletin*.

The *Pre-Plan Pipeline* is shared each month with MBEX members with Premium Access services as part of their membership.

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