

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 6/05/2017
Item No.: 7.a

Department Approval



City Manager Approval



Item Description: Cedarholm Community Building Design Development Update

BACKGROUND

On January 9, 2017, the City entered into an agreement with Hagen, Christensen & McILwain (HCM) Architects for preliminary design services to replace the Cedarholm Community Building.

At the March 20, 2017 City Council Work Session, further direction was provided to: 1) pursue a larger community building with seating up to one hundred 2) establish clearer costs to better determine funding sources 3) no longer consider the Historical Society as part of this project but rather that it would be a better fit in the City Hall Campus area, and 4) seek a proposal to complete final building plans and specifications.

On April 10, 2017 the City Council authorized an agreement with Hagen, Christensen & McILwain (HCM) Architects for further design services to develop plans and specifications for the replacement of the Cedarholm Community Building subject to progress check in.

On April 24, 2017 HCM Architects provided a progress report and sought input on the site plan, floor plan and building image options #1, #2A and #2B. There was consensus that it was generally heading in the right direction with image option #2B preferred by the City Council. Direction to the architects was to focus on option #2B and proceed.

Per your guidance on April 10, 2017, further check in is anticipated as necessary at City Council meetings as we move through the process leading up to advertising for bids for a project.

Task One Update (Design Development)

As requested by the City Council, HCM Architects will be at your meeting to provide an update on task one (design development) and as they head into task two (construction documents). The highlights included in your packet are an aerial site plan, architectural site plan, building image rendition, building elevation plan, building floor plan and cart storage area plan.

Further refined cost estimates as a part of the design development phase include the following:

	<u>Estimates at 3/20/17</u>	<u>Refined at 6/5/17</u>
Cedarholm Community Building (includes site work, parking lot, cart storage and green relocation)	\$ 2,350,000	\$ 2,029,000
Furniture's and equipment (kitchen and other)	\$ TBD	\$ TBD
Technology/security	\$ TBD	\$ TBD
Planning and Management	\$ 285,000	\$ 285,000
Contingency	<u>\$ TBD</u>	<u>\$ TBD</u>
Total Community Building and Cart Storage	\$ 2,635,000	\$ 2,314,000

Currently soils are being tested, surveys are being conducted, and estimates for furnishings including kitchen equipment, tables, chairs and technology/security requirements are being gathered.

Furniture and equipment, technology/security and a project contingency budget is yet to be determined.

Solar and Energy Efficiencies

The City Council expressed an interest in potential solar opportunities and energy efficiencies which the architects have considered. While the building is not planned at this point to be equipped with solar immediately, it will be ready to accept solar when the city decides. All possible solar opportunities should be explored and studied including a parking lot carport type. The building will be designed to include numerous energy efficiencies such as low flow plumbing fixtures, light sensors, LED fixtures, certified lumber, recycled materials, etc.

Next Steps

The next step is to continue and complete task two (construction documents) and plan to provide you with another check in with final plans and specifications (construction documents) on July 10, 2017 at which time advertising for bids would be requested.

Timeframe

The following overall timeframe is anticipated:

- June 5, 2017 – task one (design development) update
- July 10, 2017 – task two (construction documents) update
- July 10, 2017 – Request for City Council Action to advertise for proposals
- August 14 or August 28, 2017 - Consider authorizing project. Timing is a challenge here because the City Council does not meet on August 21, 2017. Ideally consideration for a project award would occur in August with a start date late August. Although time will be needed to sort through the proposals to be comfortable with a recommendation.

POLICY OBJECTIVE

The process for involving community members and City Council as necessary to review public facility improvements is consistent with past City efforts.

78 **FINANCIAL IMPACTS**

79 Costs related to progress check in is professional consultant time. Although, a final funding source for
80 the project is yet to be finalized.

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82 **STAFF RECOMMENDATION**

83 As a result of the April 10, 2017 City Council direction, staff recommends a progress check in on the
84 Cedarholm Community Building replacement project.

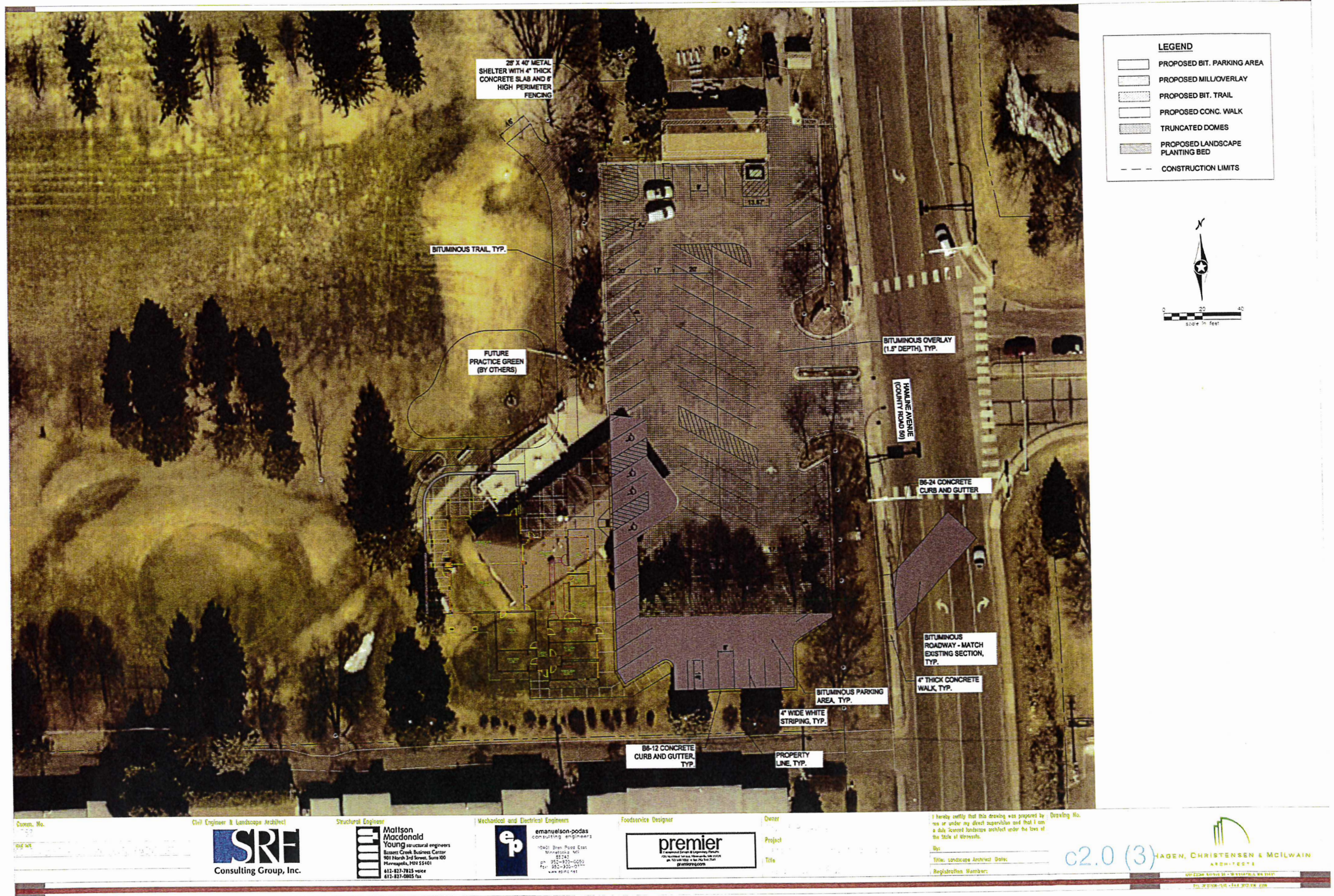
85 **REQUESTED COUNCIL ACTION**

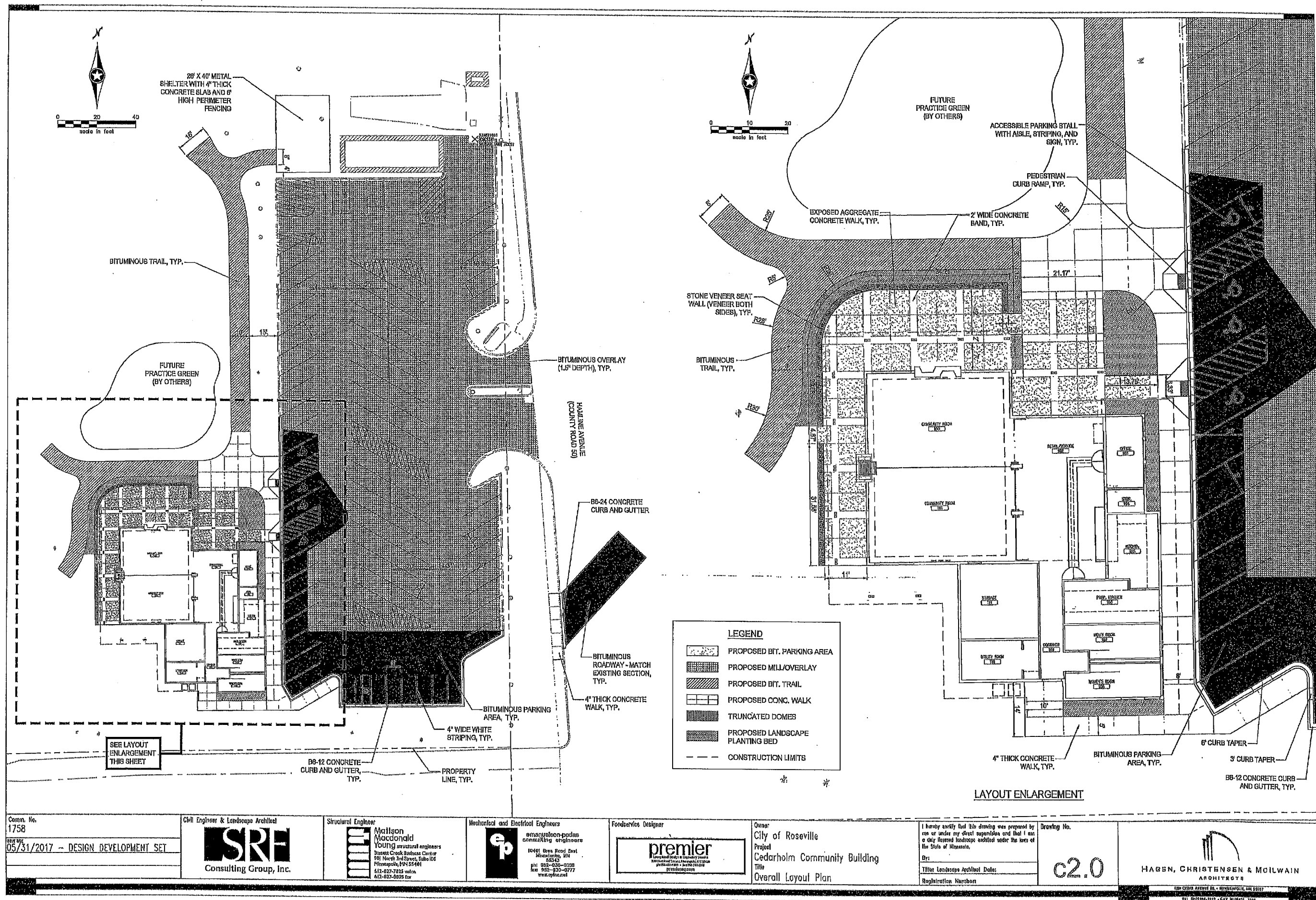
86 As a result of the April 10, 2017 City Council direction, City Council input is requested as part of a progress
87 check in on the Cedarholm Community Building replacement project.

88

Prepared by: Lonnie Brokke, Director of Parks and Recreation
Jill Anfang, Assistant Director of Parks and Recreation

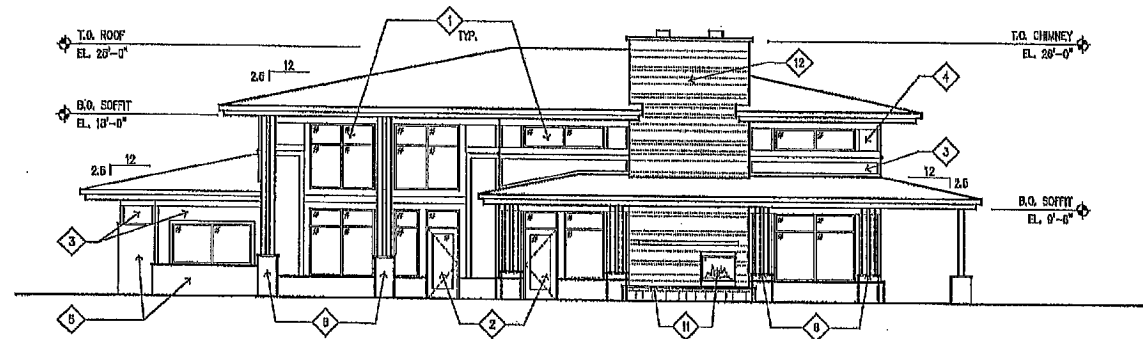
Attachment: A. Aerial Site Plan
B. Architectural Site Plan
C. Building Image Rendition
D. Building Elevation Plan
E. Building Floor Plan
F. Cart Storage Area Plan



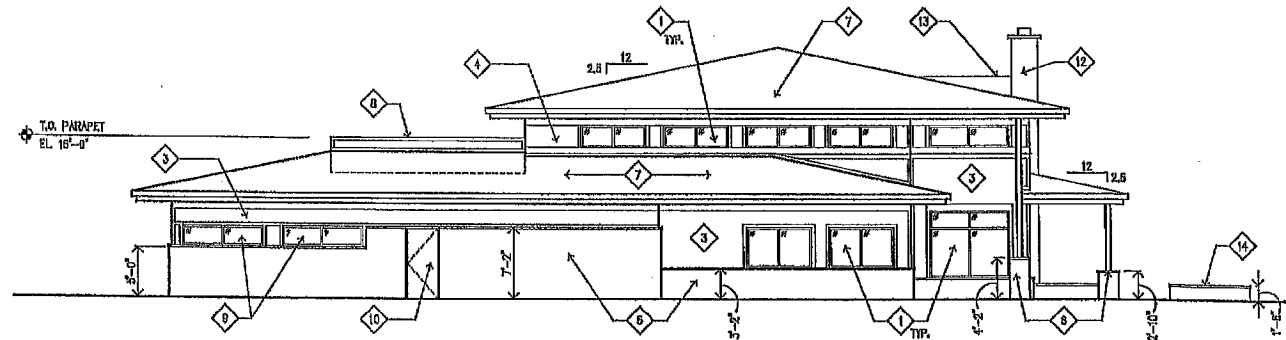




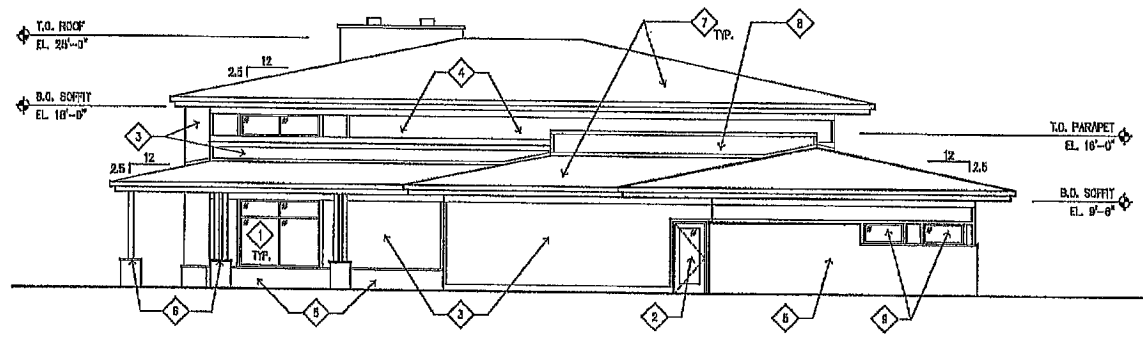
Comm. No. 1758	Project City of Roseville - Cedarholm Community Building	Drawing No.	 HAGEN, CHRISTENSEN & MCILWAIN ARCHITECTS
Date 05/31/2017	Title NORTH ELEVATION		
		4201 CEDAR AVENUE SO • MINNEAPOLIS, MN 55407	
		TEL (612) 904-1332 • FAX (612) 904-7388	



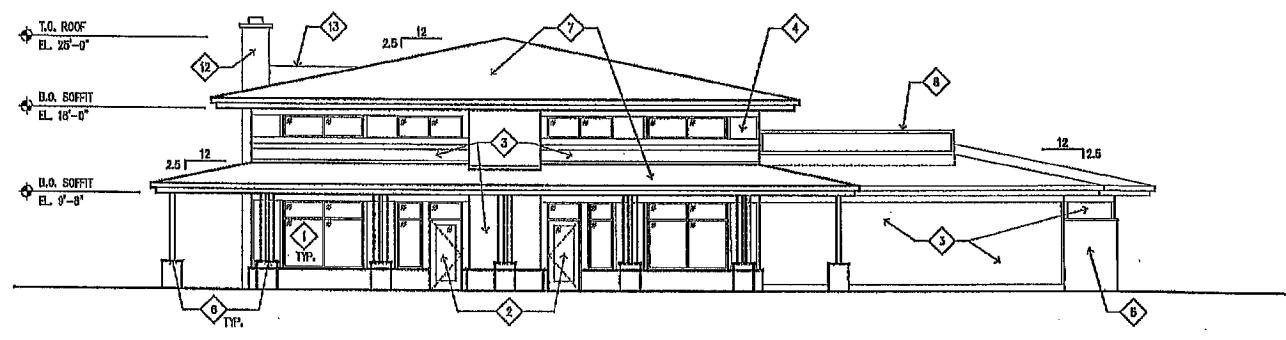
1 NORTH ELEVATION
1/8"=1'-0"



2 EAST ELEVATION
1/8"=1'-0"



3 SOUTH ELEVATION
1/8"=1'-0"

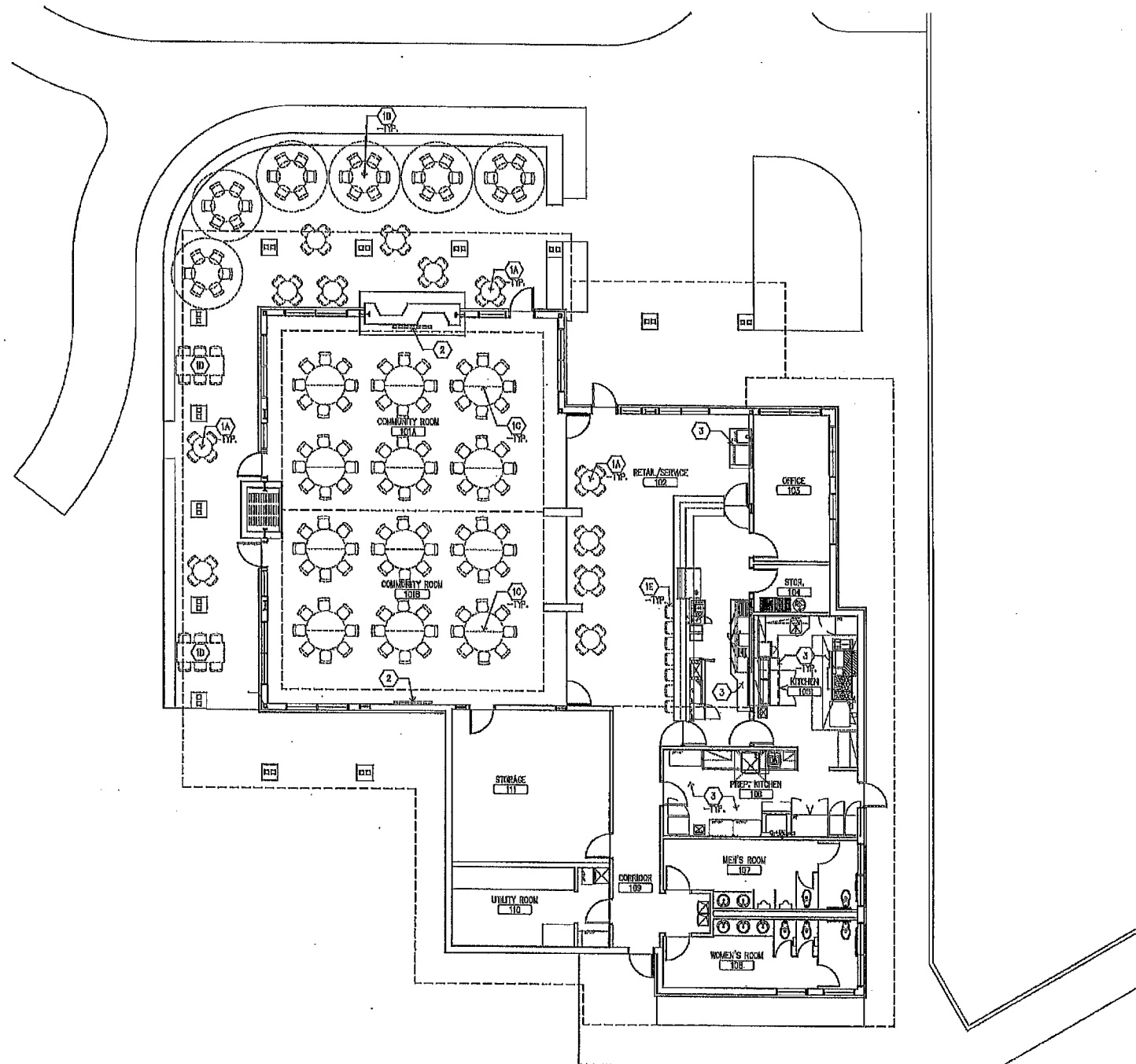


4 WEST ELEVATION
1/8"=1'-0"

EXTERIOR ELEVATION KEY NOTES

- 1 PREFINISHED METAL CLAD WOOD WINDOWS WITH 1" INSULATED GLASS UNITS
- 2 PREFINISHED ALUMINUM STOREFRONT DOOR AND FRAME ASSEMBLY WITH 1" INSULATED TEMPERED GLASS UNITS
- 3 PRE-PRIMED FIBER CEMENT LAP SIDING -- PAINT
- 4 PRE-PRIMED FIBER CEMENT PANEL SIDING (BOARD AND BATTEN) -- PAINT
- 5 MASONRY VENEER BASE
- 6 DIM. STEEL COLUMN SUPPORT ASSEMBLY (PRE-PRIMED, PAINT) WITH MASONRY VENEER BASE ASSEMBLY AND ARCHITECTURAL PRIECAST CAP (SHOWN DASHED FOR CLARITY)
- 7 LAMINATED ASPHALT SHINGLE ROOF ASSEMBLY WITH PRE-PRIMED FIBER CEMENT TRIM BOARD FASCIA ASSEMBLY AND WOOD TONGUE AND GROOVE VENTED SOFFIT PANELS (STAIR)
- 8 PARAPET WALL AT PERIMETER OF MECHANICAL FLAT ROOF AREA -- PROVIDE FIBER CEMENT PANEL SIDING (BOARD AND BATTEN -- PAINT) AND CONTINUOUS PREFINISHED METAL ROOF COPING
- 9 PREFINISHED METAL CLAD WOOD WINDOW WITH TRANSLUCENT GLAZING
- 10 INSULATED HOLLOW METAL DOOR AND FRAME -- PAINT
- 11 EXTERIOR GAS FIREPLACE WITH MASONRY VENEER HEARTH BELOW
- 12 FIREPLACE CHIMNEY ASSEMBLY -- MASONRY VENEER FULL HEIGHT
- 13 ROOF CRICKET AT BACK SIDE OF CHIMNEY ASSEMBLY
- 14 STONE VENEER SEATING WALL -- SEE CIVIL DRAWINGS

Comm. No. 1758 DATE 05/31/2017 -- DESIGN DEVELOPMENT SET	Civil Engineer & Landscape Architect SRE Consulting Group, Inc.	Structural Engineer Mattison Macdonald Young structural engineers Bassett Creek Business Center 901 North 3rd Street, Suite 100 Minneapolis, MN 55401 612-417-7818 voice 612-917-8885 fax	Mechanical and Electrical Engineers ep emanuelson-podas consulting engineers 10401 Eden Road East Minnetonka, MN 55305 ph 952-836-0050 fax 952-836-9777 www.ep-engineers.com	Foodservice Designer premier European Design Group, Inc. 200 Oakdale Avenue, Suite 100 Minnetonka, MN 55305 ph 952-836-0050 www.premierdesign.com	Owner City of Roseville Project Cedarholm Community Building Title Exterior Elevations	I hereby certify that this drawing was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota. By: _____ Title: Architect Date: _____ Registration Number: _____	Drawing No. a3.1	 HAGEN, CHRISTENSEN & MOLLWAIN ARCHITECTS 4801 CEDAR AVENUE, SUITE 100 • MINNETONKA, MN 55305 TEL: 952.836.1111 • FAX: 952.836.1111

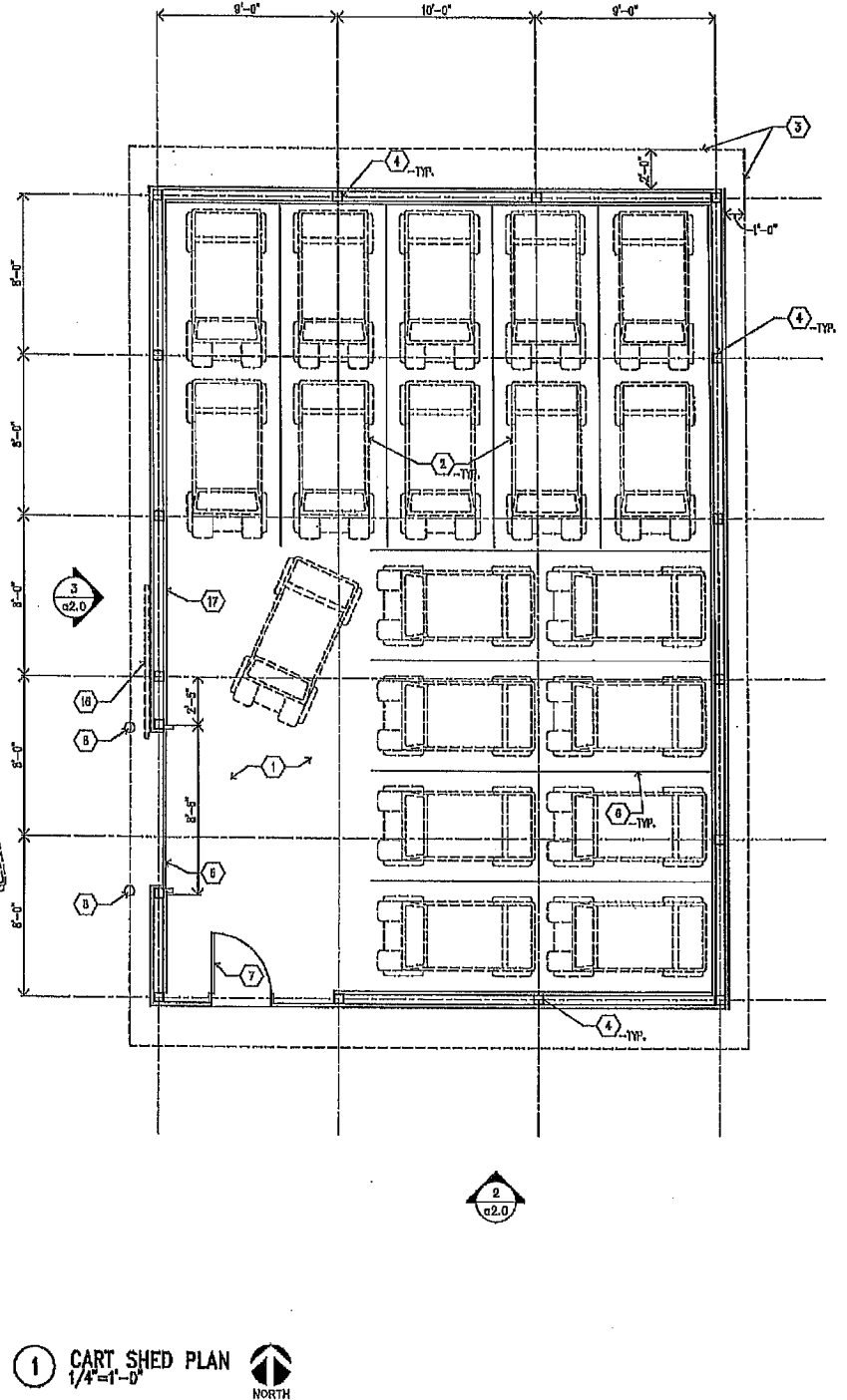
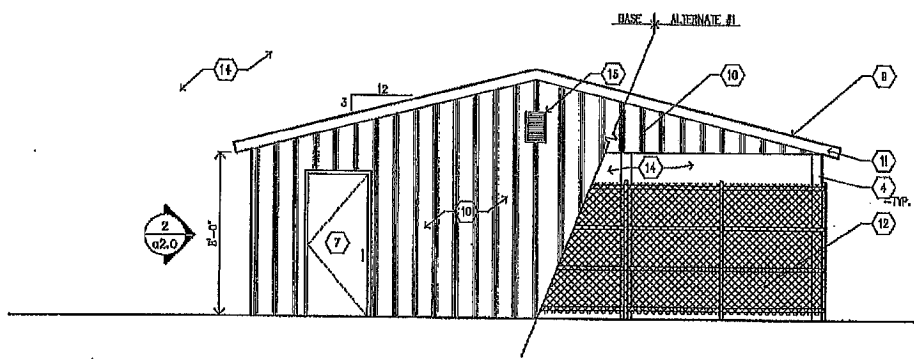
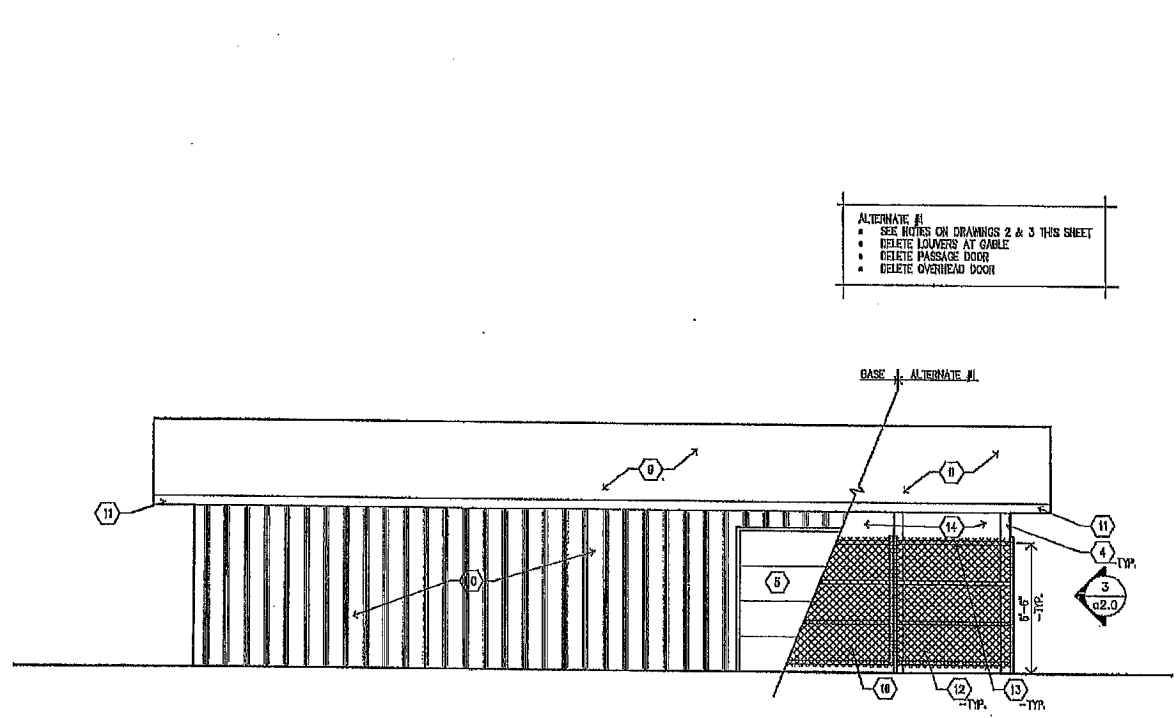


FURNISHINGS & EQUIPMENT FLOOR PLAN KEY NOTES

- 1 FURNITURE B.O.
 - 1A 30" DIA. TABLE W/4 CHAIRS
 - 1B 48" DIA. TABLE W/6 CHAIRS
 - 1C 60" DIA. TABLE W/8 CHAIRS
 - 1D 30" X 72" TABLE W/2 CHAIRS
 - 1E BAR HEIGHT CHAIR
- 2 T.V. B.O.
- 3 SEE FOOD SERVICE DRAWINGS FOR KITCHEN EQUIPMENT

1 FURNITURE FLOOR PLAN
1/8"=1'-0" NORTH

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- CART SHED GENERAL NOTES**
1. ALL DIMENSIONS TO CENTER OF COLUMN UNLESS NOTED OTHERWISE.
 2. PAINT ALL H.M. DOOR FRAMES.
 3. SEE CIVIL, STRUCT., MECH., & ELEC. DRAWINGS FOR FURTHER INFORMATION.
- CART SHED KEY NOTES**
- 1 CONCRETE FLOOR SLAB, 4" THICK, TYP. SEE STRUCTURAL.
 - 2 GOLF CART B.O.
 - 3 LINE OF ROOF OVERHANG ABOVE.
 - 4 WOOD COLLAR.
 - 5 6'-0" WIDE X 7'-0" HIGH OVERHEAD DOOR (UNINSULATED).
 - 6 PAINTED PARKING LINES B.O.
 - 7 H.M. PASSAGE DOOR (3'-0" X 7'-0") W/ PAINTED H.M. DOOR FRAME.
 - 8 6" DIA. PIPE BOLLARDS (42" HIGH ABOVE GRADE).
 - 9 PREFINISHED, CORRUGATED STEEL ROOFING.
 - 10 PREFINISHED, CORRUGATED STEEL SIDING.
 - 11 PREFINISHED STEEL FASCIA.
 - 12 BLACK PVC COATED CHAIN LINK FENCE FABRIC.
 - 13 BLACK PVC COATED FENCE TURNING.
 - 14 OPEN AIR.
 - 15 12" X 16" PREFINISHED WALL LOUVER (EACH GABLE).
 - 16 6'-0" WIDE BY 6'-6" HIGH SLIDING, BLACK PVC COATED CHAIN LINK GATE ASSEMBLY (MANUAL OPERATION).
 - 17 2"x12" WOOD BUMPER @ PERIMETER (2'-2" HIGH TO TOP).

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