



COUNCIL WORK SESSION
Wednesday, August 2, 2017
Immediately Following Regular City Council Meeting
Coon Rapids City Center
Conference Room 1

Call to Order

Pursuant to Minnesota Statute 13D.04, subd. 2, the City Council will meet in work session to discuss the following:

1. Discuss Architectural Services for Riverwind Community Building

Other Business

Adjourn



City Council Work Session

1.

Meeting Date: 08/02/2017

Subject: Discuss Architectural Services for Riverwind Community Building

Submitted For: Tim Himmer, Public Works Director

From: Sarah Greene, Administrative Assistant II

INTRODUCTION

Staff would like to discuss the next phase in the potential renovation of the Riverwind Park building.

DISCUSSION

At the November 29, 2016 work session, staff and Council discussed the current and potential future use of the Riverwind building. Riverwind Park is scheduled for redevelopment in 2018 as part of project 17-12, and the integration of a structure into the design that includes running water bathrooms and a modest meeting space has been discussed in previous work sessions as a Council desire.

On March 21, 2017, Council directed staff to work with a local architect to provide options and estimated costs to salvage at least a portion of the existing building and integrate it into the new park space. City Council reviewed the attached drawings in work session on May 2, 2017, and agreed on option 2 as their preferred alternative. Following is a summary of the estimated costs that relate to each option presented.

Option 1 (Salvage A-Frame and construct separate bathroom facility)	\$260,684
Option 2 (Salvage A-Frame & space on either side)	\$322,291
Option 3 (Salvage West End of Building Only)	\$280,896

The attached proposal outlines the work necessary to complete plans and specifications for the demolition and renovation of the building consistent with option 2. This information would be included in a future bid package for the park redevelopment project in late 2017, with construction to commence in 2018. While there is desire to include this building renovation in the park project, no definitive funding source has been identified for this task. Prior to initiating these architectural services staff wanted to discuss potential funding sources, and the timing for this work as it relates to the overall project schedule.

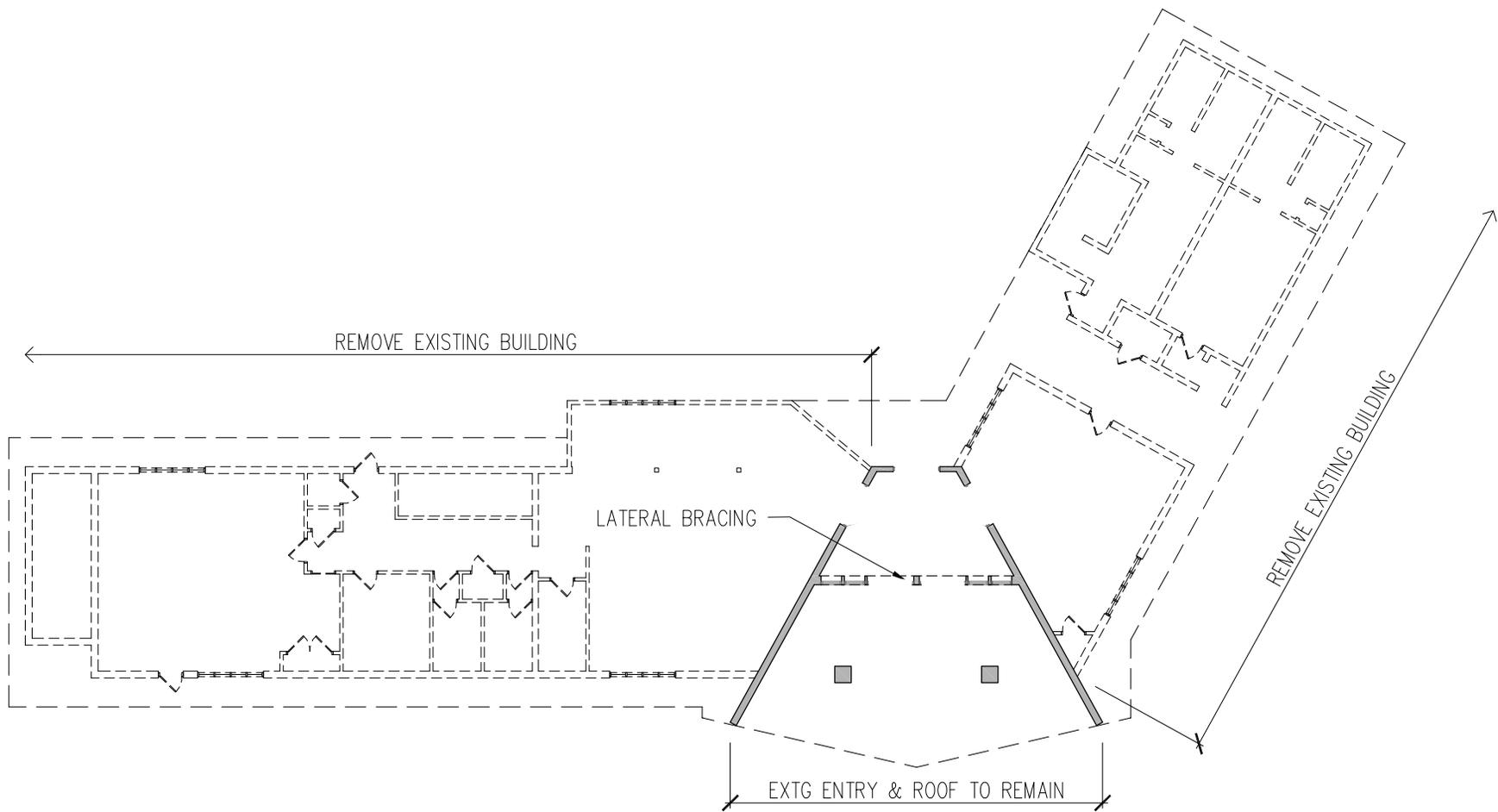
RECOMMENDATION

Staff is seeking Council feedback on the incorporation of building renovations into the the Riverwind Park redevelopment project, and consideration of funding sources to move forward with the proposed design.

Attachments

Option Diagrams

Design Proposal

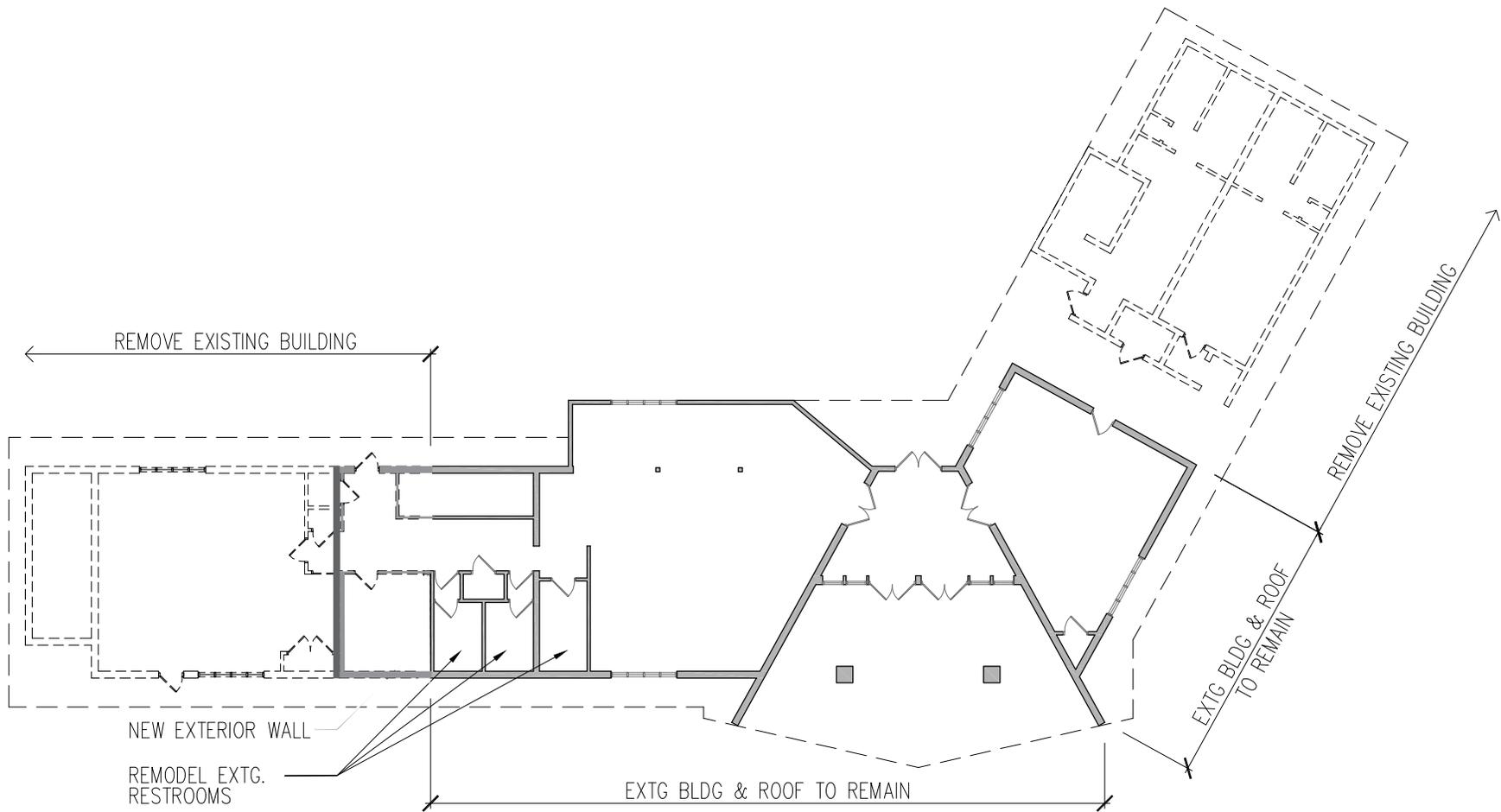


RIVERWIND COMMUNITY BUILDING - OPTION 1
 1" = 20'-0"



MIKE KRAFT ARCHITECTS

612-309-6002
 1442 98TH LANE NW • COON RAPIDS, MN 55433
 MIKE@MIKEKRAFTARCHITECTS.COM • WWW.MIKEKRAFTARCHITECTS.COM

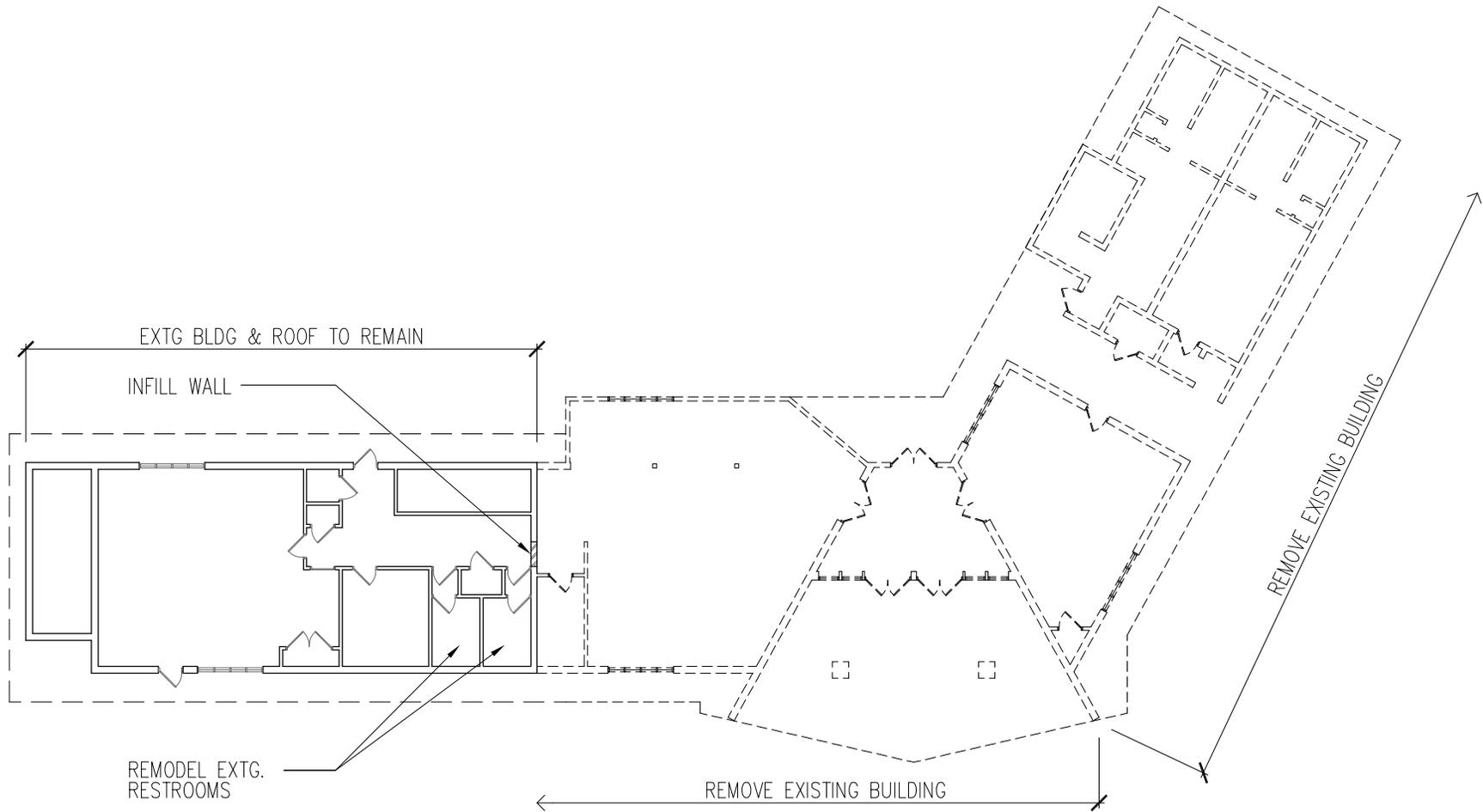


RIVERWIND COMMUNITY BUILDING - OPTION 2
 1" = 20'-0"



MIKE KRAFT ARCHITECTS

612-309-6002
 1442 98th LANE NW • COON RAPIDS, MN 55433
 MIKE@MIKEKRAFTARCHITECTS.COM • WWW.MIKEKRAFTARCHITECTS.COM



RIVERWIND COMMUNITY BUILDING - OPTION 3

1" = 20'-0"



MIKE KRAFT ARCHITECTS

612-309-6002
 1442 98th LANE NW • COON RAPIDS, MN 55433
 MIKE@MIKEKRAFTARCHITECTS.COM • WWW.MIKEKRAFTARCHITECTS.COM

July 21, 2017

Tim Himmer
City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433

Re: Riverwind Community Center
Design/Construction Documents
Coon Rapids, Minnesota

Tim,

Thank you for the opportunity to provide this design services proposal for remodeling the existing Riverwind Community Center building in Coon Rapids, Minnesota. This letter describes the project, our scope of work and related fees. If accepted, we will provide an AIA B141 Standard Form of Agreement Between Owner and Architect for your review and signature. This letter describes the project in general and includes supplemental information related to our scope of services. It will be attached by reference as an exhibit to the AIA agreement.

PROJECT DESCRIPTION

The project consists of partial demolition and remodeling of the existing Riverwind Community Center building based on Option 2 of the project estimate provided by our office on April 24, 2017. The scope of work includes the following:

- Demolition of the existing restroom/locker and teen center spaces
- Construction of a new exterior wall at the west end of the building and new gable ends where the roof has been partially demolished
- Remodeling of the three existing restrooms
- New interior flooring and paint throughout the remaining building
- New windows
- Modifications to the existing HVAC and electrical systems to accommodate the demolition
- New roofing

The cost of construction is expected to be a maximum of \$218,000, based on the scope described above.

SCOPE OF ARCHITECT'S BASIC SERVICES

We will provide the following professional services:

- Design Development and Construction Documents
 - We will prepare drawings and specifications for bidding, permit review and construction of the remodeling project based on Option 2 as described above. Drawings will include the following, as required to describe the design intent, sizes, locations and quality expectations for project components:
 - Demolition Plan describing walls, finishes and features to be removed.
 - Floor Plan describing new walls, doors, windows, finish materials, etc.
 - Exterior Elevations, Sections and details describing modifications to the exterior materials.
 - Door, frame and hardware elevations/descriptions
 - Product specifications

- We will meet up to three times to review development of the design and details, and make changes based on those discussions.
- Exterior finish materials and interior paint selections
 - We will meet to present up to three options for refinishing the building exterior and for interior flooring and paint.
 - We will then make up to two modifications to the preferred materials/colors and record the selected finishes on the construction documents.
- Mechanical and Electrical Engineering
 - Mechanical and Electrical Engineering services by consulting engineers will be provided to define modifications necessary to the building to accommodate the work.
- Structural Engineering
 - Structural Engineering services by a consulting engineer will be provided for the new west wall and to confirm whether additional reinforcement will be necessary.
- Bidding
 - We will issue Bidding Documents to the Minnesota Builder's Exchange and Franz Reprographics (or other print/distribution source) for distribution to bidders.
 - We will conduct a PreBid meeting and site walk-through for all interested bidders.
 - We will attend the bid opening, record results and provide a recommendation for selection of the Contractor based on bids received.
- Construction Administration
 - Services include general observation of the work being completed by the General Contractor. Specific tasks include the following:
 - Be-weekly job-site coordination meetings to review progress and address construction questions
 - Review of Contractor's requests for payment
 - Response to Contractor's requests for additional information related to the intent of the Construction Documents
 - Documentation of changes due to Owner requests or unforeseen conditions
 - Review of Contractor shop drawings and submittals to assess whether products meet the intent of the Construction Documents.
 - One Punch List review and one follow-up review of completed items from the Punch List.
 - Warranty review walk-through 11 months after substantial completion.

CLARIFICATIONS

- No Civil Engineering services are provided as part of this agreement.

COMPENSATION

Our fee for the scope of work described above is \$19,800 plus reimbursable expenses. Following is a summary of typical reimbursable expenses. Reimbursable expenses not listed will be provided at the actual cost:

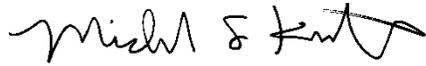
Printing (8.5"x11")	\$ 0.20/page
Mileage	54.5 cents per mile
Outside Printing	Direct cost
Postage/Delivery	Direct cost

City of Coon Rapids, MN
Riverwind Community Center Remodeling
July 20, 2017
Page 3

If this proposal is satisfactory, please sign and return one copy to our office at your earliest convenience. If you have any questions or comments regarding any part of this proposal, please feel free to call. I look forward to continuing to work with you on this project.

Sincerely,

Proposal accepted by:



Michael F. Kraft
Mike Kraft Architects, P.A.

Tim Himmer
City of Coon Rapids