COON CREEK WATERSHED DISTRICT
Request for Board Action

MEETING DATE: May 22, 2017
AGENDA NUMBER: 7
ITEM: Office Building Update

AGENDA: Policy

ACTION REQUESTED
Provide direction to staff

BACKGROUND
On March 27, 2017 the Board of Managers received the March 20, 2017 floor plans and construction budget prepared by Amcon of Inver Grove Heights, MN.

On April 4, Staff and select Board members met with Coon Rapids City Staff to reassess:
1. Securing the land
2. The city review and approval process,
3. Other requirements/issues or cost associated with development of the site
4. The development of building specifications and moving towards construction of the building.

On April 10, 2017 the Board reviewed and discussed the issues identified in a staff report and provided direction to staff as to the preferred course of action. The Board adopted an updated schedule for bidding, constructing and occupying the building.

According to the adopted schedule, the architect was to regroup, finalize plans and prepare an RFP for professional services and bid document preparation.

Staff met with the Architect May 11 to review and discuss the following issues and concerns.

Please note that Denny Jensen, Amcon will be at the meeting.

ISSUES/CONCERNS
Plan B: No Garage - We reviewed a revised building plan with no attached garage. While there is a cost reduction associated with not building the garage, we are rapidly approaching (about a year away) from needing a boat, which should not be stored outside in a public area.

The differences in cost will be addressed by Denny at the meeting.
**Plan C (Unofficial): Tuck Under Garage:** To address the boat storage concerns, at a minimum, Jon suggested using the empty space underneath as garage space to be accessed off of Avocet.

**RFP Engineering Services:** Amcon has drafted an RFP for engineering services, landscaping and stormwater.

Staff has indicated that the District will perform any wetland delineation (potentially in conjunction with the TEP) should construction or items associated with the building occur within 15 to 20 feet of the wetland boundary.

**Lease with the City:** The District received the first draft of the proposed land lease from the City of Coon Rapids May 8. The lease is a rough draft that is missing key information and does not articulate the relationships responsibilities and uses discussed with city staff and council.

**PRIOR DECISIONS**
March 27, 2017: Received concept plan and budget

**OPTIONS**

**RECOMMENDATION**
Discuss final changes to concept plan and preliminary budget