COON CREEK WATERSHED DISTRICT
Request for Board Action

MEETING DATE: July 27, 2015
AGENDA NUMBER: 14
ITEM: Office Building

POLICY IMPACT: Discussion
FISCAL IMPACT: Budgeted

REQUEST

BACKGROUND
On July 20 the Board toured the offices of Ramsey-Washington Metro Watershed District and Mississippi River Water Management Organization.

At the May 11 meeting the Board reviewed and tentatively approved a process for moving through the design and construction process.

Potential Process
1. **Familiarity**: Visit other facilities recently built. Consider potential locations. Evaluate Strengths/Weaknesses and What might work Coon Creek.
2. **Needs Analysis**: Space requirements and other needs and wants.
3. **Master Plan**: Site & building plan and Budget
4. **Selecting Service Delivery**: Choosing how different parties on building team will work with each other- responsibilities & authorities
5. **Design**: Address needs and wants - drawings
6. **Preconstruction**: Schedules
7. **Move-In**
8. **Evaluation**:

ISSUES/CONCERNS
**Current Potential Locations**: Three potential locations have been bandied about:
1. **Bunker Lake Bld Site**: Located in Andover between the Anoka County Parks Maintenance Shop and the Mosquito Control District.
2. **Coon Rapids Dam Visitor Center**: Located in Coon Rapids in the Regional Park adjacent to the Dam and the Mississippi River.
3. **Blaine Central Avenue Sites**: Located in the vicinity of the existing office on the west side of Central Ave north of Paul Parkway
### Preliminary Strengths and Weaknesses

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<tr>
<th>Site</th>
<th>Strengths</th>
<th>Weaknesses</th>
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<tr>
<td><strong>1. Bunker Lake Bld Site</strong></td>
<td>Publically owned.</td>
<td>6f land: Land purchase using LWCF funds. Can be involved to access and requires mitigation of land acre for acre.</td>
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<td></td>
<td>Good access.</td>
<td>Very close to railroad.</td>
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<td>Good soils</td>
<td>Both vibration and fire are issues.</td>
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<td>Good visibility</td>
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<td>Central location</td>
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<td><strong>2. Coon Rapids Dam Visitor Center</strong></td>
<td>Publically owned.</td>
<td>Would require a tear down of existing structure.</td>
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<td>Good access.</td>
<td>May extend timeline.</td>
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<td>Possible collaboration with Anoka County and National Park Service.</td>
<td>Fair to poor soils (floodplain)</td>
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<td>Good visibility and opportunity for public education and information.</td>
<td>Location increases travel distance and time to most of drainage system</td>
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<td><strong>3. Blaine Central Avenue Sites</strong></td>
<td>Fair access</td>
<td>Privately owned.</td>
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<td>Good soils</td>
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<td>Good visibility</td>
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<td></td>
<td>Good Location (central)</td>
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**Other Sites? Thoughts?**

**What Might Work for the District**

On a preliminary basis, any of the three sites could work.
OPTIONS

RECOMMENDATION
1. Discuss
   a. Tour: Likes and dislikes
   b. Potential sites, seek clarification

2. ID themes or attributes that ring true for the physical social and managerial settings of Coon Creek WD

3. Direct Administrator to prepare a preliminary staff plan and space requirements