COON CREEK WATERSHED DISTRICT
Request for Board Action

MEETING DATE: March 27, 2017
AGENDA NUMBER: 7
ITEM: Receive Building Concept Plan & Budget

AGENDA: Policy

ACTION REQUESTED
Receive Building Concept Plan & Budget

BACKGROUND
Pursuant to the June 28 meeting with the Coon Rapids City Council, Westlund and Bromley encouraged staff to seek proposals from Architectural firms for development of a concept plan and budget for office building.

On July 11, 2016 the Board reviewed a report on proposals from nine architectural firms and interviewed four architectural firms. At that meeting the Board selected Amcon to develop a concept design plan for construction of District headquarters and offices with a construction cost estimate.

On March 20, 2017 after closer investigation of the soils on the site, Amcon met with the Board of Managers and reviewed a concept plan and a construction cost estimate. The plan meets the needs of the District, as identified by the District August, 2016 and the City of Coon Rapids design standards for the Port River Walk Development District. The cost estimate, after close review by the Board is realistic and provides a financial framework allowing the tracking of costs should there be further changes in the design of the building.

ISSUES/CONCERNS
Alternative Sites: At the March 20 meeting, as part of performing due diligence, the Board directed Bromley and Wilder to contact the city of Blaine concerning potentially available land adjacent to city hall. This is a separate, albeit, related issue to the fulfillment of contracted Architectural services.

Further Design Modifications: At the March 20 meeting the Board discussed the potential of reducing costs by detaching the garage and changing some of the siding materials.

Future: As indicated at the March 20 meeting the Board’s next steps would appear to be:
1. Review report on Blaine site viability
2. Provide review by the city of Coon Rapids
3. Order construction specifications
PRIOR DECISIONS
1. July 11, 2016 contract with Amcon for architectural services involving the development a concept plan and a construction cost estimate for an office building which will serve as the District’s headquarters.

2. At the March 20 special meeting of the Board, there was general agreement that the plans presented met the District’s design requirements.

OPTIONS
1. Receive the plans and cost estimate
2. Table receiving the plans and cost estimate pending a clarification

RECOMMENDATION
Receive the March 20, 2017 floor plans and construction budget prepared by Amcon of Inver Grove Heights, MN