



City Council - Worksession
Tuesday, February 16, 2016 - 5:00 p.m.
Council Worksession Room
(meeting will not be cablecast)

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **COUNCIL BUSINESS and/or DISCUSSION ITEMS**
 - 3.1 Discussion; Regulations related to Personal Property (i.e. chairs, blankets, etc.) left on parade routes.
 - 3.2 Discussion; Riverplace Counseling Center.
4. **ADJOURNMENT**

COUNCIL WORKSESSION MEMO

3.1

Meeting Date	February 16, 2016
Agenda Section	Council Business/Discussion Items
Item Description	Discussion; Regulations related to Personal Property (i.e. chairs, blankets, etc.) left on parade routes
Submitted By	Carolyn Braun, Planning Director

BACKGROUND INFORMATION

Recently the city adopted an ordinance regarding no camping in the city. Part of that ordinance also states that no private property can be stored on public property. During the discussion of that ordinance, there were concerns raised about the timing for placing chairs on the sidewalk to watch parades.

Survey and recommendation

Attached is a summary of an informal survey about the appropriate timing for placing chairs before a parade. The survey was conducted by the Anoka Halloween Parade Chairs. The results of the survey indicate that the majority of those participating in the survey think that chairs should be placed no sooner than 4 am on the day of the parade. 35% of those participating live in the city of Anoka. The Anoka Chamber also weighed in on this topic and agree with the 4 am timing.

Potential additional parade seating

Staff has spoken with representatives from Anoka Halloween and the Parade Chairpersons regarding the renting and placement of two large bleachers along the parade route for 2016. Proposed placement includes a nine-row 250 person capacity bleacher could be placed on the north side of Main Street at First Avenue and a ten-row 280 person capacity bleacher could be placed on the south of Main Street at Third Avenue.

Seats would be available for sale through the City at a cost of \$5-10 per seat. People would select their seat at time of purchase. A volunteer will need to staff the seating area and make sure everyone sitting in the bleachers has a valid seat ticket. Each bleacher is fully portable, would be in place in the early morning on the day of the grand day parade. City cost for the bleachers would be \$1000 each. Monies collected from seat reservation would be used to offset the rental cost of the bleachers.

FINANCIAL IMPACT

If the council agrees, there would be a cost of \$2000 to rent bleachers, at least part of which would be offset by the sale of tickets for bleacher seating.

COUNCIL DIRECTION REQUESTED

If the Council agrees, staff will prepare an ordinance amendment that allows placement of chairs for a parade no sooner than 4 am on the day of the parade.

Anoka Halloween Parade Chairs Informal Survey Results

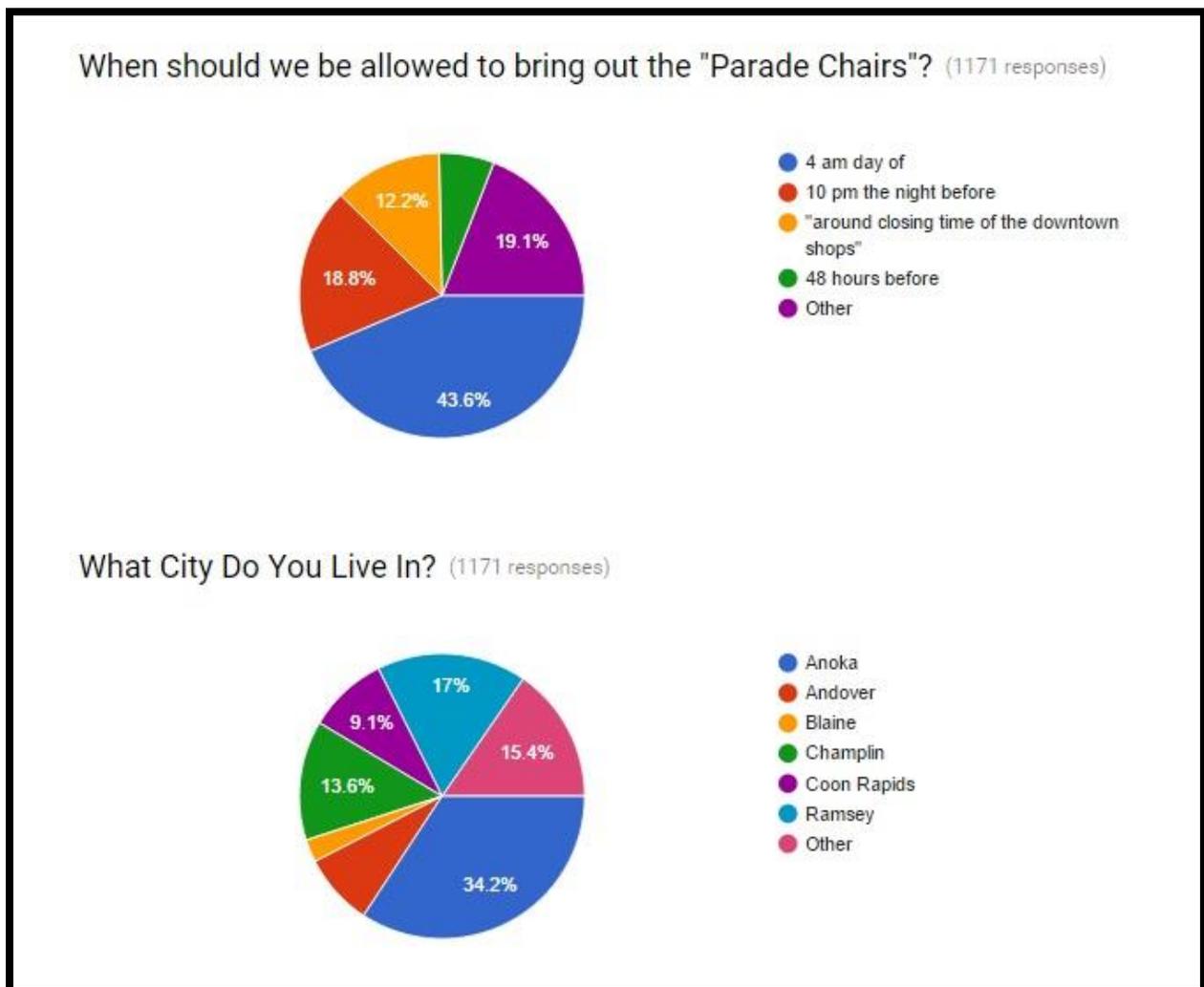
- 60% chose day of
- 40% chose earlier

After reviewing the survey results and factoring in the “other” comments, around 60% of the survey respondents indicated they prefer to allow chairs to be placed around the parade route starting after 4 am the day of parade. Around 40% indicated they prefer the night before or earlier.

Approximately 34% of the respondents were from Anoka, 50% were from neighboring communities (Andover, Blaine, Champlin, Coon Rapids, and Ramsey) and 15% from other communities.

The majority of respondents from Anoka indicated they prefer to allow chairs to be placed starting after 4 am the day of the parade.

Other insights: people travel from outside the metro area to visit parade, people want to “keep Anoka fun,” respect private and public property rights, keep children safe and out of the parade route



COUNCIL WORKSESSION MEMO

3.2

Meeting Date	February 16, 2016
Agenda Section	Council Business/Discussion Items
Item Description	Discussion; Riverplace Counseling Center
Submitted By	Carolyn Braun, Planning Director

BACKGROUND INFORMATION

South Ferry Street Study and Plan

In 2011 and 2012, the City conducted a study of the South Ferry Street Corridor. Completed in July of 2012, the study identified a number of goals and associated projects within the corridor. Overall goals for the corridor included:

- Improving the first impression of Anoka
- Increasing pedestrian usage
- Increasing use of the area as a recreational corridor with trails and access to the rivers
- Increasing recognition and use of Peninsula Point Park
- Increasing recognition as a historic resource corridor

Since that time, the City has completed the following tasks related to the corridor plan:

- Created a new overlay zoning district and standards for the corridor
- Added parking to Peninsula Point Park
- Acquired and demolished Carpenter's Hall; improved site for area for area parking
- Acquired, upgraded and leased the historic Woodbury House, now used as the Mad Hatter Tea Room and Restaurant

In the last couple of months, based on Council direction and consistent with the South Ferry Street Plan, staff has been working with Riverplace Counseling Center on a plan to relocate that facility.

Attached is a map that shows the existing location of the Riverplace Counseling Center properties, the sketch from the South Ferry Street Plan that proposes removal of the buildings and creation of open space, and a new sketch plan for this area recently developed by Geoff Martin of Kimley-Horn. Mr. Martin will also be at the worksession to present sketches showing how this area could look if the Riverplace buildings were removed.

River Walk Concept Plan

RIVERPLACE COUNSELING CENTER RELOCATION PROJECT

The new Riverplace location, at 6058 Highway 10, would include an office building and five duplex residential units. (A site plan and elevations are included separately in your packet.) There is a great deal of detail for this project, all of which will be presented if the project moves forward.

Financially, it is proposed that the City would acquire the existing Riverplace Counseling Center property on South Ferry Street for \$2,950,000. Current construction plans place the cost of the new project construction at \$3,550,000. To bridge the gap, the owners of Riverplace, Dennis and Beverly Medved, will contribute their duplex property at 205 Fremont Street, valued at \$200,000, to the project along with \$400,000. In addition, any costs above \$3,550,000 will be a project cost to the Medveds. The Medveds recently submitted a signed document to the city, affirming their contribution to the project. Mr. Bruce Maus, the city's development

consultant who has been working on this project, will be at the meeting to answer questions about the proposed project. Also included in the packet is detailed information from Amcon, the contractor who has worked closely with Mr. Maus on project design. City Attorney Baumgartner will also be at the meeting to answer questions about the structure of the transaction and various legal documents required to complete this project.

Attachments included:

Location of existing South Ferry Street Riverplace Counseling Center properties
Sketch from the South Ferry Street Plan
New sketch of area where Riverplace properties are located (Geoff Martin, Kimley-Horn)
Site plan and building layout for new proposed Riverplace Counseling Center property
Elevation sketch of new proposed Riverplace Counseling Center property
Project design and cost information from Amcon

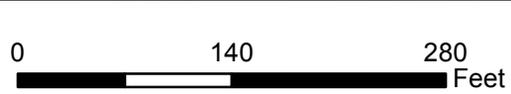
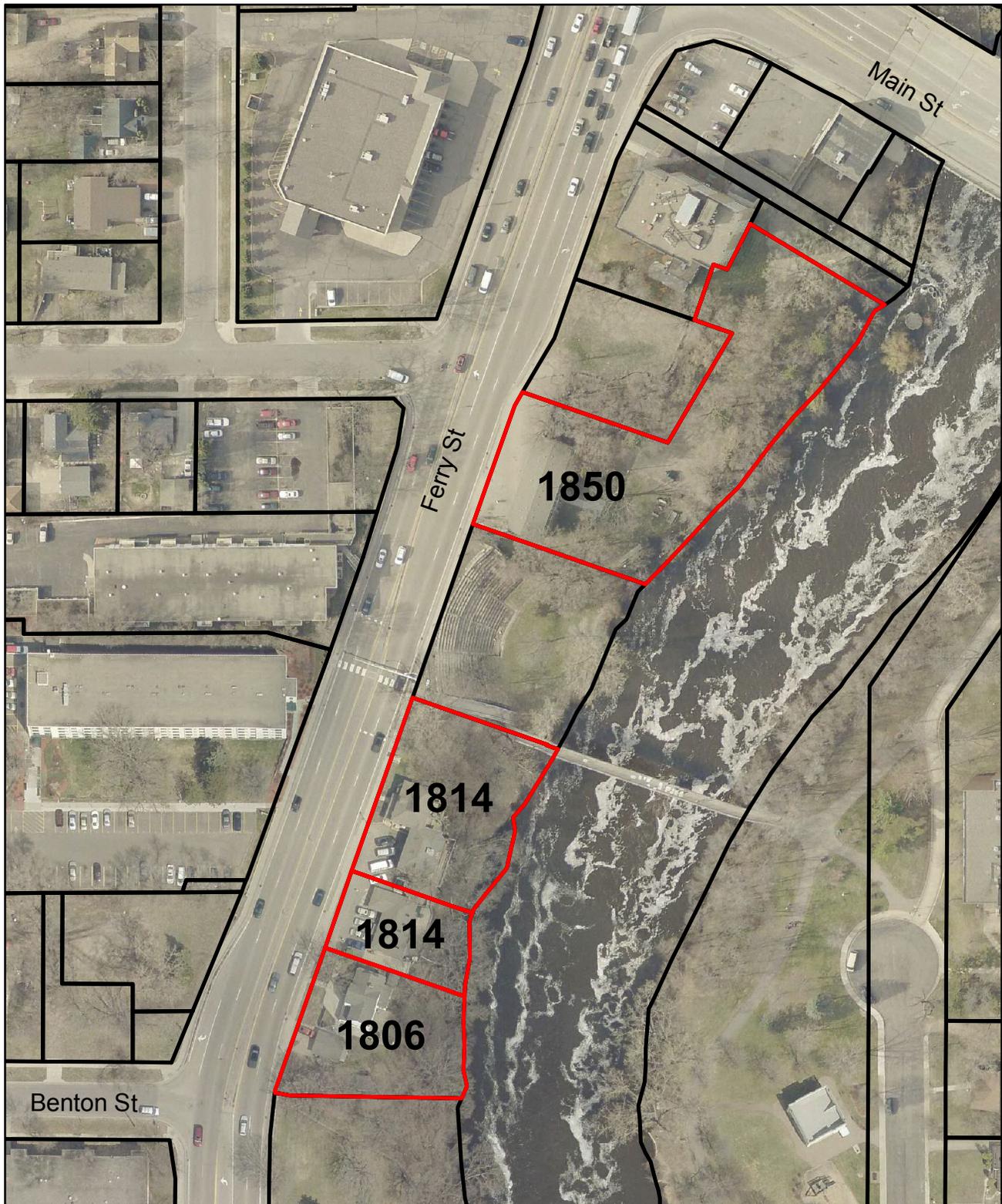
FINANCIAL IMPACT

Cost of acquisition - \$2,950,000

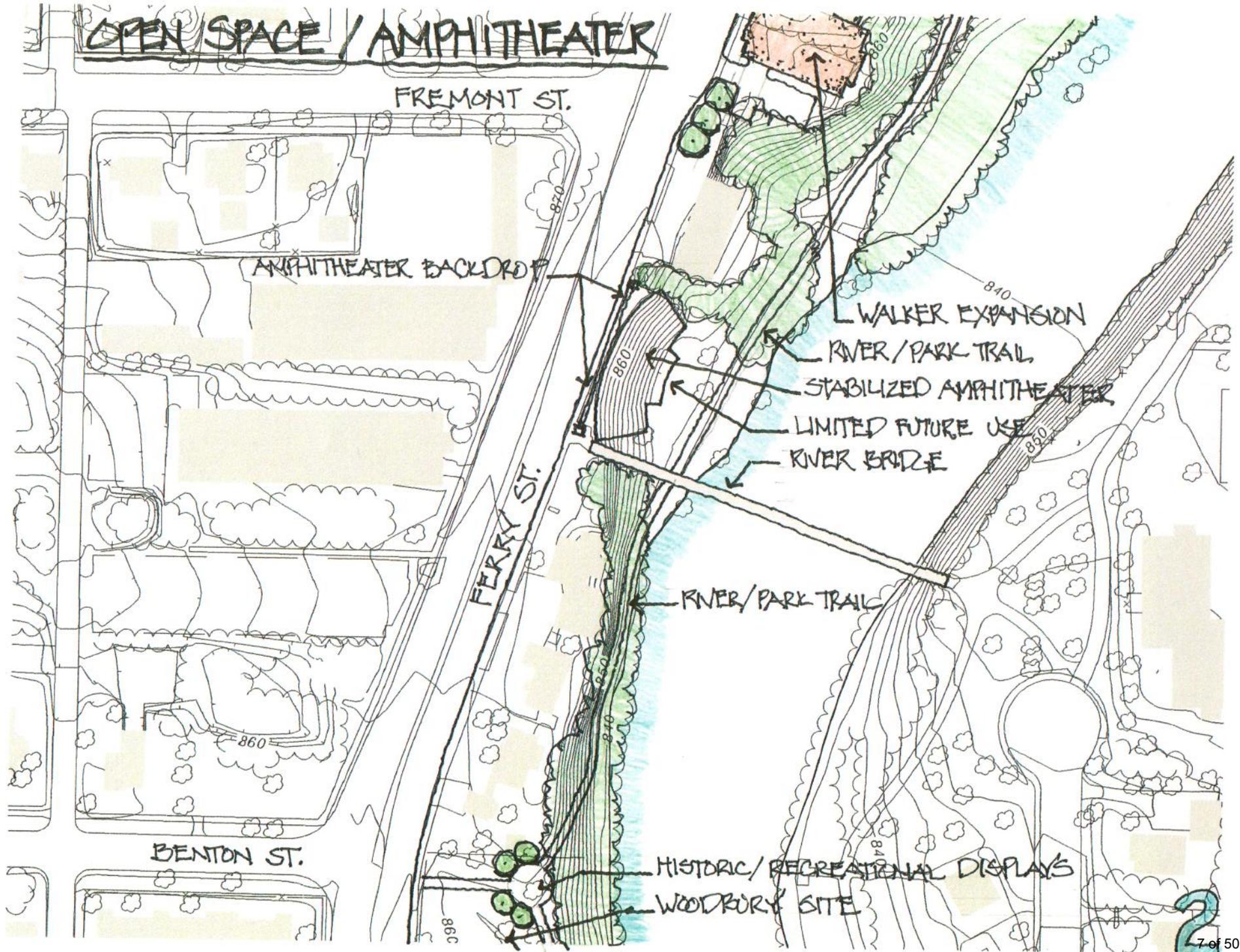
COUNCIL DIRECTION REQUESTED

Direction to staff on whether to proceed with submission of development plans and creation of the various legal documents necessary for formal approval and acceptance of this project.

Existing Riverplace Properties 1806, 1814 & 1850 Ferry Street



OPEN SPACE / AMPHITHEATER



FREMONT ST.

AMPHITHEATER BACKDROP

WALKER EXPANSION

RIVER/PARK TRAIL

STABILIZED AMPHITHEATER

LIMITED FUTURE USE

RIVER BRIDGE

FERRY ST.

RIVER/PARK TRAIL

BENTON ST.

HISTORIC/RECREATIONAL DISPLAYS

WOODBURY SITE

-  Existing Trail
-  Proposed Trail
-  Proposed MRT

Terraced Overlook

Boardwalk

Walker Expansion

Park Expansion

- Terraced Access to Riverfront

Stabilized Amphitheatre

River's Edge Trail

Parl Expansion w/ Terracing

Trail Head

River Overlook

- Historic Displays

River Bluff Trail

River Overlook

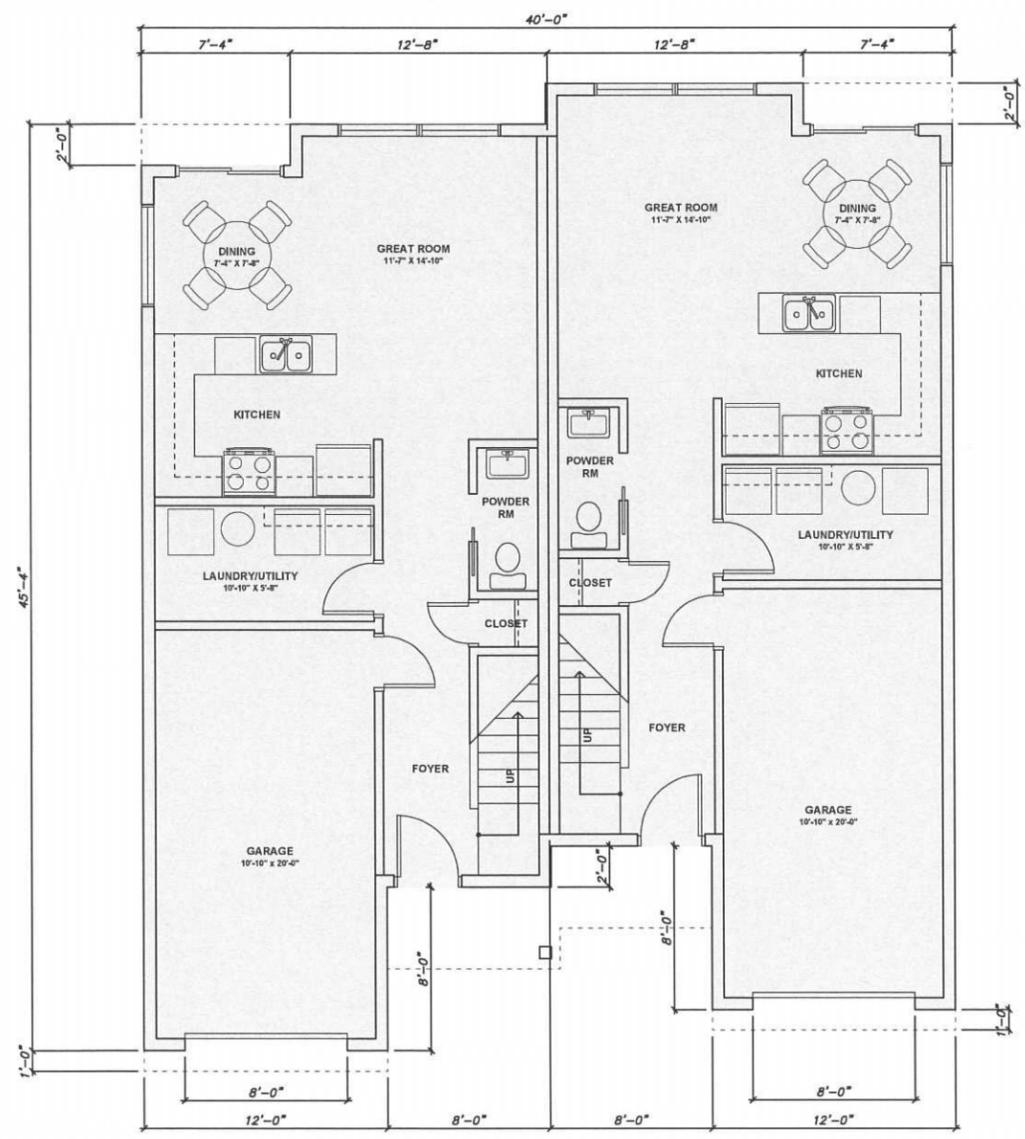
- Interpretive Displays

0 30 60 120 Feet



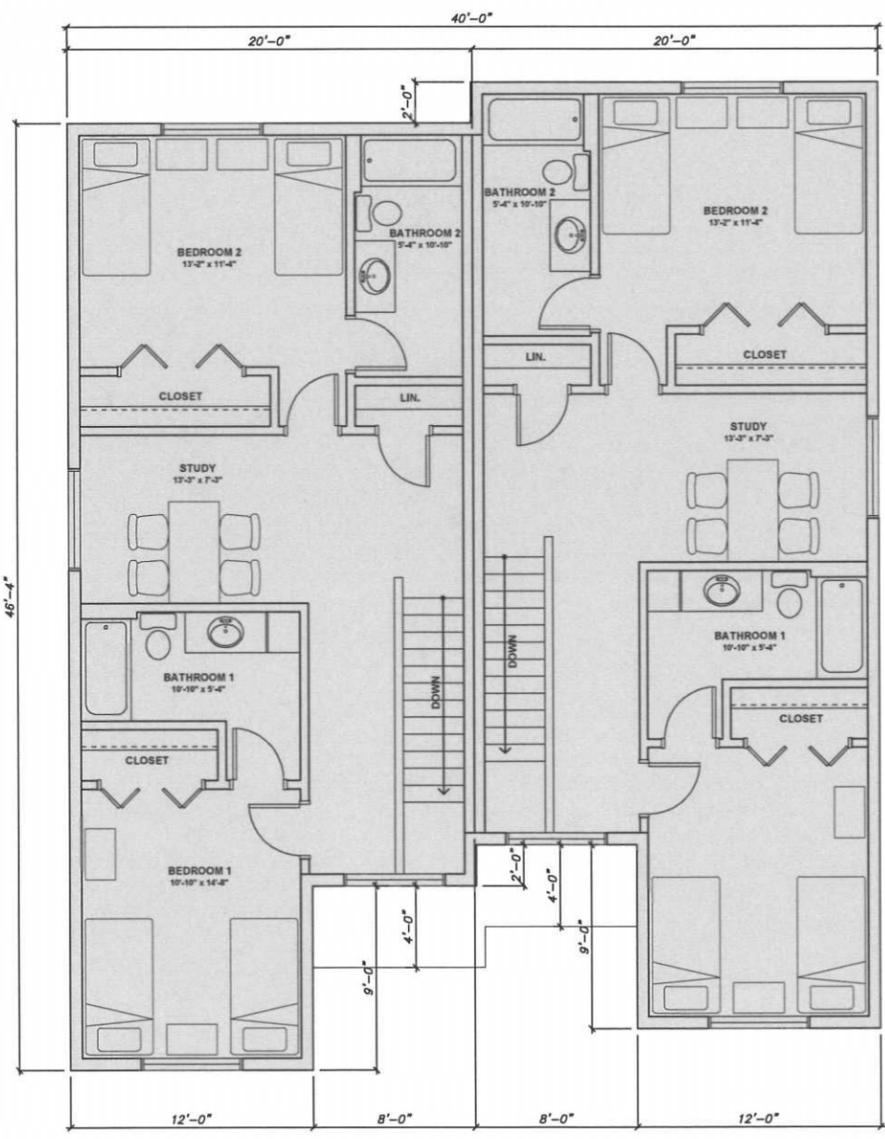
RIVER WALK CONCEPT PLAN

2.08.16 | Anoka, MN



FIRST FLOOR PLAN

0 1 2 4 8



SECOND FLOOR PLAN

0 1 2 4 8

CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS AND CONTRACT DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS AND THE LAWS OF THE STATE OF MINNESOTA.
 Mark R. Hunt, AIA # 20501
 DATE

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Drawn by: MIT

Proposed New Facility for:
Riverplace Counseling Center
 Anoka, MN

REVISIONS

PRELIMINARY FLOOR PLAN

- PRELIMINARY/NOT FOR CONSTRUCTION
- PERMIT/BID SET
- CONSTRUCTION SET
- AS-BUILT SET
- NOT TO SCALE

DATE: 09 FEB 2016
A2.2
 PROJECT # 15014



ANOKA, MN





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February 16, 2016

Dennis E. Medved & Beverly A. Medved
 Riverplace Counseling Center
 1814 SO. Ferry Street
 Anoka, MN 55303

RE: Riverplace Counseling Center
 6080 Highway 10
 Anoka, MN

Dennis & Beverly,

Thank you for the opportunity to submit Amcon's proposal for the Design-Construction of a new Riverplace Counseling Center Campus at 6058 Highway 10, (Former Woodlyn Mobile Home Court) Anoka, Mn. We have prepared a Design/Build budget consisting of overall site development, construction of a new 9,025 sf Counseling Facility and five (5) two story duplex dwelling units. The referenced drawings and related outline specifications will provide a recap of the proposed scope of work.

I have attached a schedule of values defining the projected project costs, design/build fees and a project contingency for your consideration. The following is a recap of the project Budget.

General Conditions	\$ 1114,650
Site Development	\$ 360,562
Counseling Center	\$ 1,180,544
Duplex Dwelling units (5 Ea)	\$ 1,513,347
Design Fee	\$ 95,073
Construction Fee	\$ 174,301
Contingency	\$ 112,000
Total Projected Budget	\$ 3,550,000

This proposal is based on Amcon entering a mutually agreed upon a GMP (Guaranteed Maximum Price) for the Design & Construction of your new Riverplace Campus. The enclosed projected budget is based on the current Design Development drawings, however we lack sufficient information regarding exiting soil conditions, storm water management onsite containment/control criteria, and design feedback from city of Anoka planning/council review in order to provide a GMP at this time. We understand that the city of Anoka and Riverplace Counseling Center are considering entering a "like Kind" exchange of properties. Once this agreement is reached we recommend proceeding with ordering geotechnical work on the site, civil design specific to the site and planning design review to affording us the opportunity to finalize a GMP. Enclosed you will find a proposed Design/Build contract fee structure which outlines Amcon's approach in establishing a GMP.

If you have questions regarding the information provided please contact me at 612-759-6990 or via email at dcornel@amconconstruction.com.

Best regards,

Dennis W. Cornelius AIA
Partner

Reference Document:

Amcon Site Plan dated _____ -
Counseling Facility design development plans & exterior elevations
Duplex dwelling unit plans & exterior elevations
3-D site development model
Outline specification for site, counseling facility and duplex units

Enclosures:

Project fee proposal
Schedule of values

A. Contract Format: (GMP) Guaranteed Maximum Price

1. The Guaranteed Maximum Price (GMP) will be mutually agreed upon between Owner and Amcon consisting of the Cost of the Work, project contingency plus the Amcon's Fees as set forth below.
2. The GMP of the Cost of the Work is **(to be established)** subject to additions and deductions as provided in the Construction Contract.
3. The Contractor's Fees shall be as follows:

Amcon's construction fee:	6% of GMP Value (fixed at mutually agreed GMP value)
Architectural/structural design fees:	3% of GMP Value (fixed at mutually agree GMP value)
	All Civil/landscape design related work will be provided by City of Anoka
	HVAC, Fire protection and electrical be provided as part of a Design/Build subcontract agreement
4. The Owner may order changes in the work consisting of additions, deletions, or modifications to the original scope. The contract sum and the contract time may be adjusted accordingly by the Contractor. The Contractor's fees associated with changes shall be as follows:

General Conditions	Reimbursable cost
Design services	Direct cost of work as needed
Amcon's Construction fee	6% of Costs for scope change

B. COST OF THE WORK

The term Cost of the Work shall mean costs to be reimbursed to the Contractor, and necessarily incurred in the proper performance of the Work. Such costs shall be at rates not higher than the standard paid in the locality of the Work and shall include (but not be limited to) the items set forth below:

- 1) Wages paid for labor in the direct employ of the Contractor in the performance of the Work under the salary or wage schedule indicated below, and including such welfare or other benefits, if any, as may be payable with respect thereto. The following rate to be applied for contractor's field superintendent:
 - Superintendent \$ 70.00/Hr. or \$2800/wk when working on full-time basis
 (intent is to utilize superintendent on full time-basis during the term of this agreement)
- 2) Cost of contributions, assessments or taxes for such items as unemployment compensation and social security, insofar as such cost is based on wages, salaries, or other remuneration paid to employees of the Contractor and included in the Cost of the Work under subparagraph (1) above.

- 3) Cost of all materials, supplies and equipment incorporated in the Work, including costs of transportation thereof.
- 4) Payments made by the Contractor to Subcontractors for work performed pursuant to subcontracts under this Agreement.
- 5) Cost, including transportation and maintenance, of all materials, supplies, equipment, temporary facilities and hand tools not owned by the workmen, which are consumed in the performance of the Work. Reimbursable costs include, but are not limited to superintendent's vehicle, job trailer, and storage trailer. The following rates apply to these items:
 - Superintendent Vehicle \$600/month (prorated based on superintendent Time on site)
- 6) Rental charges of all necessary machinery and equipment, exclusive of hand tools, used at the site of the Work, whether rented from the Contractor or others, including installation, minor repairs and replacements, dismantling, removal, transportation and delivery costs thereof, at rental charges consistent with those prevailing in the area.
- 7) Permit fees, royalties, damages for infringement of patents and costs of defending suits therefore, and deposits lost for causes other than the Contractor's negligence.
- 8) Losses and expenses not compensated by insurance or otherwise, sustained by the Contractor in connection with the Work, provided they have resulted from causes other than the fault or neglect of the Contractor. Such losses shall include settlements made with the written consent and approval of the Owner. If, however, such loss required reconstruction and the Contractor is placed in charge thereof, he shall be paid for this services a Fee proportionate to that stated in this proposal.
- 9) Minor expenses such as telegrams, blueprints necessary for bidding and construction activity, long distance telephone calls, telephone service at the site, expressage, and similar petty cash items in connection with the Work.
- 10) Cost of removal of all debris.
- 11) Other costs incurred in the performance of the Work if and to the extent approved in advance in writing by the Owner.
- 12) The Cost of the Work shall also include costs which are incurred by the Contractor:
 - (a) In taking action to prevent threatened damage, injury or loss in case of an emergency affecting the safety of persons and property.
 - (b) In repairing or correcting Work damaged or improperly executed by construction workers in the employ of the Contractor, provided such damage or improper execution did not result from the fault or negligence of the Contractor or the Contractor's foremen, engineers or superintendents, or other supervisory, administrative or managerial personnel of the Contractor.



DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

(c) In repairing damaged Work other than that described in (b) above, provided such damage did not result from the fault or negligence of the Contractor or the Contractor's personnel, and only to the extent that the cost of such repairs is not recoverable by the Contractor from others and the Contractor is not compensated therefore by insurance or otherwise.

(d) In correcting defective or nonconforming Work performed or supplied by a Subcontractor or material supplier and not corrected by them, provided such defective or non-conforming Work did not result from the fault or neglect of the Contractor or the Contractor's personnel adequately to Supervise and direct the Work of the Subcontractor or material supplier, and only to the extent that the cost of correcting the defective or nonconforming Work is not recoverable by the Contractor from the Subcontractor or material supplier.

(e) Project warranty shall be for period of one (1) year or extended per manufacturer extended warranty terms. An allowance of \$4,000 is included in the budget for miscellaneous warranty items not attributable to a specific subcontractor/material supplier. Funds unspent at 12-month anniversary of project completion will revert 100% to Amcon Construction Company.

D. COSTS NOT TO BE REIMBURSED

The term Cost of the Work shall not include the following items:

- 1) Salaries or other compensation of the Contractor's officers, executives, general managers, estimators, auditors, accountants, project managers and other employees of the Contractor.
- 2) Expenses of the Contractor's Principal Office, other than the Field Office.
- 3) Any part of the Contractor's capital expenses, including interest on the Contractor's capital employed for the Work.
- 4) Overhead or general expenses of any kind, except as may be expressly included in subparagraph (a) above.



ANOKA, MN





ANOKA, MN





ANOKA, MN





ANOKA, MN





DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

Riverplace Counseling Center
Site development
Anoka, MN
2-16-2016

The proposed Riverplace counseling Center Campus is located in Anoka MN. The project is located on a former trailer park south of Highway 10 at the Anoka/Ramsey city borders. The site has been cleared of existing structures with exception of misc concrete slabs formally used as pads/patios for trailers. The site is relatively flat, assumption is that soils are predominately sand typical of the area. Several mature trees on site will required removal in order to address the proposed design. These trees can be seen on the ALTA survey and concept design plan. Size of the specific trees are not noted.

Site utilities:

The city will provide water and sewer to the site as noted on the utility sketch. An 8" water main with valve/hydrant will be provided to the property line. Sanitary sewer will consist of a 4" force main and lift station with dual grinder pumps/related electrical hookup. The cost associated with water and sewer to the site is responsible of the city. Riverplace utilities will be connected at this point. All on site utilities are considered private and will be built per private development standards criteria.

Following is a general overview of anticipated site utility distribution:

Sanitary Sewer:

Provide 6" sanitary trunk line fronting on town homes from lift station to end of run with end capped with either a manhole or cleanout (clean out if run length permits use) for future extension. Provide Y connection at each twin home and branch lines sized for quantity of units connected. Sketch indicates common line from each duplex. Include a clean out at each building and at Y where two buildings are connected. Provide 6" sanitary branch line from trunk line into the main counseling center.

Water Service:

Provide min 6" water main from city provided service fronting on twin homes. Add one hydrant and valve at parking island as noted. At each twin home provide curb stops and 2" copper line to each 1/2 of the twin home (separate services) Provide 6" water main to the counseling center complete with building flange in mechanical room.

Storm water system:

Proposed Counseling center will utilized gutter/downspouts connected to a perimeter drain tile. Provide min two hook ups from site storm pipe system to the drain tile (see sketch) The storm water management is intended to be a combination of filtration ponds interconnected with storm water piping and related catch basins. Provide one relief structure, piping, FES and Rip Rap that discharges into the drainage swale immediate east of the site.

Entire site utility layout is subject to modifications based on feedback from Rum River Watershed District & City engineering.



DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

Electrical:

Anoka Utility will provide power distribution to the buildings consisting of a primary feed from OH service located at the NW corner of the site. All site distribution will be underground with transformers as required for the respective buildings. The Duplex building design will provide two separate meters at the building to accommodate a separate service to each side of the duplex. The two units are to be set up with independent panels/secondary distribution. A single service will be provided to the counselling center. Riverplace will be responsible for secondary power from transformer to building at the treatment center and from dual meter sockets at the duplex units. All other distribution by Anoka Utility. General site lighting consisting of light pole, head and base will illuminate access drive and group parking areas. No other on site lighting provided other than specific building mounted fixtures.

Gas Service:

Center Point Energy will provide Natural gas service to the site. Primary service is currently located at the NW corner of the site. Underground distribution to the respective building meter location will be provided by center point energy with no anticipated cost to Riverplace as part of the infrastructure installation.

Site Mass Grading/Excavation/pad prep/ponds

Intent is to minimize grading on the site in order to retain as many of the existing trees /contours as possible. Work will predominately be cutting/prep of the parking areas, excavation at the counseling building and the twin homes. All surveying, civil design, re-plat/lot split & establishing easements, storm water management design, site layout, landscape design and staking associated with the project will be provided by city of Anoka.

Scope of work associated with Highway 10 is limited solely to the repaving as necessary of the existing entrance drive. Project assumption is that MnDOT and City of Anoka will review and approve the existing site access condition. Any improvements to Highway 10 (i.e. Acceleration lanes, reconstruction of approach apron, de-acceleration, signage/stripping etc. will be the responsibility of either MnDOT or City of Anoka).

Long term planning indicated a future frontage road/acceleration and de-acceleration lanes associated with Highway 10 improvements. Understanding is the city will expand the existing highway 10 ROW adjacent to the Riverplace in order to accommodate this future need.

Scope of site grading/excavation improvement work includes but not limited to the following:

Clear and grub complete with root structures all existing trees located in site impacted areas (building pads, parking, pond basins)

Remove and dispose of existing concrete trailer pads impacting construction activities

Removal and disposal of existing paving/road base in construction activity areas

Removal of existing asphalt paving entrance at highway 10 to property. (Road base to remain in place).

Provide all required silt fencing. (Assume full perimeter fence) granular base entrance and full compliance with required SWWP plan

Excavate/prep filtration basins.



DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

Clearing/grubbing of existing overgrown drainage ditch and subsequent hydro seeding/re-establishing grass fronting on Highway 10 (MnDOT ROW) excluded from scope of work. Assumption is City of Anoka in conjunction with MnDOT will be responsible for this work. Subject to obtaining required permitting from MnDOT.

Assumes excess materials from drainage basins is structural suitable for use as material for the building pads.

Any organic/excess soils will be wasted on site thru berms or general grade modification

Provide silt/fabric fencing protecting existing trees/undisturbed areas during construction

Cut/prepare parking lot/site concrete areas to sub elevation ready for granular base/surfacing

Cut/prepare building pad scheduled for counseling center

Provide all excavation/back fill /sand cushion/perimeter drain tile connected to down spouts associated with the counseling center

Site contractor will be responsible for cutting/prepare of the duplex unit pads of organics, removal of existing trees/tree roots, establishing building pad sub grade, final grading/organic fill at perimeter of duplex units once construction completed. Excavation associated with twin homes part of duplex budget

Site Paving/site concrete/site improvements

Access to the site is limited to one entrance from Highway 10. The Primary drive lanes fronting on treatment center and town homes will consist of a heavy duty pavement section, standard duty at parking stalls and typical residential paving section at garage access drives.

Combination of curb & gutter, valley gutters and integral concrete walk curbs will be utilized on site as necessary for storm water management and per city of Anoka zoning requirements. Sidewalks/access to the respective buildings will per delineated site plan

Landscaping is limited to restoration of disturbed turf areas, tree replacement in compliance with city tree preservation criteria and misc accent plantings at center entry and twin homes.

A 6 ft privacy fence will be provided parallel to the west property which fronts on the proposed residential properties vs previously proposed 3 ft berm.

A single dumpster enclosure will be provided as noted on the site plan.

Exclusions/clarifications

Per city all existing wells and septic systems have been removed from the site. No provisions are included for removal, remediation, unconsolidated soils, buried materials encountered during construction of new facilities/site development.

Budgeting based on site consisting of predominately sandy soils materials. No soil borings are currently available for confirmation of conditions. Budget assumes no need for soil correction/site remediation

Budgeting assume that the civil design will achieve a balanced site for materials associated with the site development and building pads. No import/export of materials included in scope of work.



DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

The overall project design is subject to review and input from the City Planning/engineering, Lower Rum River Watershed District and City Council. Design modifications impacting the budget will need to be addressed during the final review input received from the respective groups.

**Riverplace Counseling Center
Outline Spec
2-16-2016**

This building consists of an approximately 9025 sf single story slab on grade wood framed structure. Building will house Riverplace's Main Counseling operation consisting of the administrative offices, a counseling wing with group meeting rooms, counselor offices, support area and a multipurpose lecture/large group meeting room. The following is a general overview of scope of work associated with the Counseling Center.

Scope of work:

Exterior Finishes:

- Vinyl siding/trim
- Accent brick, synthetic stone per exterior elevations
- Windows: Exterior vinyl clad fixed windows with jamb extensions/interior trim.
- Facia, soffit pre finished aluminum
- Provide Gutter/downspout full perimeter of building
- Roofing standard asphalt shingles
- Entry door/employee entry: Anodized aluminum frame/doors. All others HM frame/Insulated metal doors

Structure:

- Strip footings with either block or poured frost depth stem walls and rigid insulation
- Exterior wall min 6" studs full batt insulation/code R value at walls roof
- Interior gyp bd wall construction consisting of steel/wood studs with 5/8" gyp bd.
- Exterior OSB sheathing walls and roof
- Roof wood trusses with beams/column necessary for roof framing support
- Floor slab on grade 4"

Interior finishes:

- 9 ft Ceilings with 2 x 4 tegular edge acoustical ceiling tile throughout with exception of large meeting room which will be exposed gyp bd. (ceiling height varies with truss configuration) Min 12ft height in large meeting room.
- Painted gyp bd walls
- toilet ceramic tile floors & base, full height ceramic tile at wet walls/balance of room painted
- Vestibule/lobby area quarry tile with base
- Large meeting room/corridors/group rooms/offices carpet tile
- VCT at break areas
- Vinyl base throughout
- No window treatment provided
- Casework/millwork
 - Standard box cabinets for break areas with Plastic laminate top
 - \$4K allowance for reception desk



DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

- Casing trim at windows
- Interior doors
 - HM frames with smooth solid core rotary cut oak doors/prefinished
 - Provide privacy locks at unisex bathroom, office function locks at private offices, file, storage rooms, classroom lock function at large meeting room. All other doors latch set function.
 - Provide electronic entrance locks at office wing, counseling wing
- Appliances:
 - All appliances by owner
- Low voltage/data/AV equip/FF & E
 - Low voltage data wiring/computer/phone systems are by owner
 - All furnishing, fixtures and equipment by owner

Plumbing:

- Break areas provide garbage disposal, dishwasher hookup, SS sink with faucet/drain
- Flush valve type toilets/urinals with ADA height
- Wall mounted porcelain sinks at all toilet rooms
- Hi/low drinking fountain at office wing
- Electric hot water heater
- Softener rough in (softener excluded)
- Floor drain mech room

HVAC

- Provide zoned Design/Build HVAC system utilizing split AC/gas air handling units or equal. Zoning per use/orientation
- Exhaust fans/ducting at bathrooms

Electrical:

- Anoka utility will provide primary power/transformer to the building.
- Lighting:
 - Exterior soffit fixtures at main entry and wall fixture one side each entry door with single pole switch all others
 - Standard lay in 2 x 4 high efficiency fluorescent fixtures throughout suspended ceiling areas. Min 65Fc lighting level. Single pole switching at single entry areas and multi pole with areas having multiple entrance points
 - Large meeting room to receive surface mounted high efficiency fluorescent fixtures
 - Accent down lighting in waiting/lobby area
 - Fan/light fixtures interconnected with single pole switch at toilet rooms
- General power:
 - GFI outlet at south entrance and GFI outlet at front entry
 - Min two (2) duplex outlets and one (1) data box with pull cord at each office/conf/work room



DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

- Min two (2) duplex outlets and one (1) data box with pull cord at each group room
- GFI outlet at each toilet room
- Min six (6) duplex outlets and two (2) data box with pull cord at large meeting room
- One outlet/one data at waiting area
- Three (3) duplex outlets and two (2) data box with pull cord at reception area
- Four (4) duplex outlets and (4) data box with pull cord at staff open office
- Misc outlets at common area corridors
- GFI outlets as required at each break area, outlet for refrigerator, microwave, garbage disposal, under counter dishwasher
- GFI outlet for future softener
- Wiring for water heater
- Power wiring for furnace/AC equipment
- Power wiring for exhaust fans

Riverplace Duplex Units Outline Spec

The following is a general overview of scope of work associated with the duplex units. Pricing is to assume all site development work is not to be included in the pricing associated with the units. Pricing is based on single duplex with understanding that all duplex buildings will be constructed at the same time. Exceptions to site work exclusions are as follows:

Includes:

- Exterior patio at dining area
- Entry stool/slab at covered entrance

Scope of work:

Exterior Finishes:

- Vinyl siding/trim
- Vinyl clad wood Windows with jamb extensions, screens.
- Facia, soffit pre finished aluminum
- Provide Gutter/downspout only at main entrance.
- Roofing standard asphalt shingles
- Insulated overhead door flush finish. Manual operation
- Pre hung insulated exterior 6 panel exterior entry door
- Vinyl clad Sliding patio door

Structure:

- Strip footings with either block or poured frost depth stem walls and rigid insulation
- Exterior wall min 6" studs full batt insulation/code R value at walls roof
- Building framing system to assume separation wall between duplex is comprised of single width wall with full insulation/min one hour rating. Separation to extend thru attic space to provide two distinct spaces.
- Insulate garage ceiling from bedroom above
- Exterior OSB sheathing walls and roof
- Roof wood trusses
- Floor TGI or wood trusses
- Floor slab on grade 3.5"
- 2nd floor standard sub floor
- Sound insulation at bedroom walls and toilet walls



DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

Interior finishes:

- Ceilings textured
- Painted gyp bd walls
- Kitchen/dining floor sheet vinyl
- Laundry floor Sheet vinyl
- 1st floor toilet floor sheet vinyl
- Foyer (combination carpet/Sheet vinyl) Provide sheet vinyl width of entry corridor and extend 5 ft into space
- Great room/corridor/stairs carpet
- Painted base through out
- 2nd level toilet rooms floors sheet vinyl with underlayment
- All other areas on second floor carpet
- Provide Knee wall with painted wood cap at rail around stair opening
- Partial sloped open wall at 1st floor stair landing with wood cap
- Land rail at stair as required
- Excludes all window treatment
- Casework/millwork
 - Standard box cabinets for kitchen with Plastic laminate top
 - Laundry open adjustable shelving above washer & dryer
 - Standard box cabinet vanity base in 1st floor toilet room
 - Cabinet door/face frame at linen closet with fixed interior shelves
 - Second level closet at corridor fixed shelving
 - Bedroom closets fixed shelving with rod/brackets
 - Standard box vanity base at second floor bathrooms /plastic laminate tops
 - Casing trim at windows
 - Painted base/door casing
- Interior doors
 - pre hung smooth hollow core wood doors/prefinished
 - Pre hung solid core insulated door at garage door painted
 - Pocket smooth hollow core door /pre finished
 - Bi-fold smooth HC wood doors at closet
 - Provide privacy locks at bathroom /all other door to be latch sets
 - Provide entrance locks at main entry door and garage door
- Appliances:
 - All appliances by owner

Plumbing:

- Kitchen garbage disposal, dishwasher hookup, double compartment drop in SS sink with faucet/drain
- Standard tank type toilets with ADA height
- Drop in vanity sink at all bathrooms
- Single piece Fiber glass tub/shower enclosure
- Washer and dryer hook up

- Electric hot water heater
- Softener rough in (excludes softener)
- Floor drain laundry room
- Each unit of the duplex is to be plumbed as a stand alone unit to allow future separation of 1/2 of building's utilities in the future. Assume separate water meter per each unit. Service entrance under stairs or in laundry. Water main will be provided. Sewer line stubbed to the building.

HVAC

- Provide residential HVAC utilizing gas furnace/AC Separate systems per duplex unit.
- System to be design build.
- Exhaust fans/ducting at bathrooms
- Assume kitchen utilizes re-circ fan
- Provide Air to Air exchange as required by code (locate in garage)
- Exhaust ducting dryer

Electrical:

- Anoka utility will provide power to the building. Two separate meters sockets provided at the building to accommodate separate service to each side of the duplex. The two units are to be set up with independent panel/secondary distribution. For initial operation the two services (if code compliant) can be combined at the meter socket with one meter socket blanked off for future separation assume panel for each unit located in laundry room or garage
- Lighting:
 - Garage light with single pole switch
 - Exterior wall fixture at entry with single pole switch
 - Exterior wall fixture with single pole switch at patio
 - Laundry ceiling fixture with single pole switch
 - (2) Ceiling fixtures in corridor/ foyer with three way switch
 - Dining room ceiling fan with fixture/single pole switch
 - Kitchen ceiling fixture with single pole switch
 - Great room switched outlets/no ceiling fixtures
 - Great room ceiling fan with single pole switch
 - Powder room wall fixture at vanity with single pole switch & tied to fan
 - Fan/light fixture at each bedroom with single pole switch
 - (2) ceiling fixtures in upper level corridor with 4 way switching
 - Ceiling fixture with single pole switch study area
 - Vanity wall fixture with single pole switch to exhaust fan at bathrooms
- General power:
 - GFI at garage
 - GFI outlet at exterior patio (back side) and GFI outlet at front entry
 - Ceiling outlet for future garage door operator
 - General Outlet for washer/dryer (provide electric dryer plug)
 - GFI outlet for future softener



DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

- Wiring for water heater
- Data outlet at study area, great room, kitchen
- General outlets throughout pre code
- Provide wiring for electric range/microwave/refrigerator/garbage disposal/dishwasher
- Power wiring for furnace/AC equipment
- Power wiring for exhaust fans/Air to Air exchanger

AMCON Construction Budget
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PROJECT: Riverplace Counseling Center
Budget Recap

	DESCRIPTION	QUANTITY
GENERAL COND.	PROJECT DURATION (MOS)	6.00
SITE	SITE (ACRES)	10.00
BUILDINGS	COUNSELING CENTER	9,025 SF
	DUPLEX UNITS	5 EA
	SECOND FLOOR/SIDE	858 SF
	1ST FLOOR/SIDE	843 SF
	PER SIDE	1,701 SF
	PER DUPLEX	3,402 SF
	TOTAL DUPLEX SF	17,010 SF
	TOTAL BUILDING (SF)	26,035 SF

SECTION	DESCRIPTION	QUANTITY	UNIT	TOTALS
GENERAL CONDITIONS				\$ 114,650
ENGINEERING & TESTING	SPECIAL TESTING (see additional for bldgs)	1	LS	
	CIVIL DESIGN (by city engineer)	1	LS	
	LANDSCAPE DESIGN (by city engineer)	1	LS	
				\$ 3,500
EXCAVATION	ROCK ENTRANCE	1	LS	
	EROSION CONTROL	1,360	LF	
	TREE /UNDISTURBED AREAS FENCING	560	LF	\$ 7,760
GRADING/TREE GRUB/SITE CLEANUP		10.0	ACRES	\$ 45,000
BITUMINOUS	HEAVY DUTY 8"/4"	1,560	SY	
	STRIPING	51	EA	
	LIGHT DUTY 6"/3"	1,164	SY	\$ 61,485
CONCRETE EXTERIOR	TREATMENT CENTER			
	SIDEWALKS/MAIN ENTRY	990	SF	
	EMPLOYEE/CLIENT PATIO	292	SF	
	TRANSFORMER PAD (BY CITY UTILITIES)	1	EA	
	DUMPSTER			
	DUMPSTER SLAB (10x20)	200	SF	
	DUMPSTER APRON (6 x 20)	120	SF	
	BOLLARDS	6	EA	
	DUPLEX			
	ENTRY WALKS	660	SF	
	RIVERSIDE PATIOS (10 EA)	43	SF	
	GARAGE APRONS (10 EA)	400	SF	
	CURB & GUTTER	1,400	LF	\$ 39,012
SEWER	TOWN HOMES (SEWER)			
	SEWER LINES	540	LF	
	MANHOLES	1	EA	
	CLEAN OUTS	3	EA	
	BLDG CLEAN OUTS	5	EA	
	COUNSELING CENTER			
	SEWER LINE	50	LF	
	CLEAN OUTS	1	EA	
				\$ 29,100

AMCON Construction Budget
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WATER

	<i>TOWN HOMES</i>			
	2" WATER MAIN (10 EA)	320	LF	
	GATE VALVES	10	EA	
	<i>COUNCELING CENTER</i>			
	WATER MAIN	50	LF	
	PIV	1	EA	
	HYDRANT	1	EA	
	<i>SITE WATER SERVICE</i>			
	MAIN WATER LINE	295	LF	
	MAIN BRANCE/VALVE/HYDRANT	1	EA	
	HYDRANT		EA	\$ 42,800
<hr/>				
STORM	CATCH BASINS	3	EA	
	PIPE	485	LF	
	FES	3	EA	
	RIP RAP	3	EA	
	BUILDNG TILE	452	LF	
	CONTROL RELEASE STRUCTURE	2	EA	
	WET POND	1	LS	
				\$ 40,505
<hr/>				
SITE LIGHTING	30' POLE	10	EA	\$ 35,000
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LANDSCAPING	ALLOWANCE	1	LS	\$ 25,000
IRRIGATION	ALLOWANCE	1.00	LS	\$ 13,000
<hr/>				
SITE IMPROVEMENTS				
	SCREEN FENCE	355.00	LF	
	STOP SIGNS	1.00	EA	
	HC SIGNS	2.00	EA	
	FIRE LANE SIGNS	6.00	EA	
	DUMPSTER FENCE/GATE	1.00	LS	
				\$ 18,400
<hr/>				
SUBTOTAL	SITE DEVELOPMENT			\$ 360,562
	GENERAL CONDITIONS	1	LS	\$114,650
	COUNSELING CENTER	9,025	SF	\$1,180,544
	DUPLEX BUILDINGS	5	EA	\$1,513,347
MARGIN	DESIGN	3%		\$95,073
MARGIN	CONSTRUCTION	6%		\$174,301
	CONTIGENCY			\$112,000
<hr/>				
GRAND TOTAL	TOTALS			\$ 3,550,477
COST/SF				\$136.37

AMCON Construction Budget
2 16 2016

**PROJECT: Riverplace Counseling Center
COUNSELING BUILDING**

	DESCRIPTION	QUANTITY		
BUILDINGS	COUNSELING BUILDING	9,025 SF		
SECTION	DESCRIPTION	QUANTITY	UNIT	TOTALS
GENERAL CONDITIONS	DUMPSTERS	5.0	EA	
	TEMP. ELECTRIC	6.0	MOS.	
	SMALL TOOLS & EQPT RENTAL	6.0	MOS.	
	TEMPORARY TOILETS	0.0	MOS.	
	BUILDERS RISK	6.0	MOS.	
	FINAL CLEANING	9,025	SF	
	INSURANCE	1	LS	
GENERAL CONDITIONS				\$ 9,234
TESTING	SPECIAL TESTING	1	LS	
				\$ 7,000
SAC/WAC	SAC/WAC FEES	4.00	EA	
	SEWER INFRASTRUCTURE	4.00	EA	
	WATER INFRASTRUCTURE	4.00	EA	
				\$ 22,340
PERMIT	BUILDING PERMIT/PLAN REVIEW	1	LS	
	PLAN REVIEW	1	LS	
	STATE SURCHARGE	0.0005	%	\$ 12,501
EXCAVATION	STRIP TOP SOILS	334	CY	
	FOOTINGS (LF)	440	LF	
	INTERIOR STRIP/SHEAR WALLS	59	LF	
	STOOP FOOTINGS	54	LF	
	ENTRY STOOP	24	LF	
	PADS (EA)	10	EA	
	VAPOR BARRIER	9,072	SF	
	6" SAND CUSHION (CY)	301	TN	\$ 18,364
CONCRETE	STRIP FOOTINGS	440	LF	
	INTERIOR STRIP FOOTINGS	59	LF	
	ENTRY STRIP FOOTINGS	24	LF	
	STOOP FOOTINGS	54	LF	
	COLUMN PADS	10	EA	
	ENTRY CANOPY COLUMNS	2	EA	
	ENTRY CANOPY COLUMN PIERS	2	EA	
	STOOP STEM WALLS	312	SF	
	RIDGID INSULATION	1,760	SF	
	STEM WALLS PERIMETER	1,760	SF	
	STOOP WALLS	312	SF	
	GROUT COLUMNS	10	EA	
	DIAMOND @ COLUMNS	10	EA	
	STANDARD STOOP SLABS/STAFF ENTRY	95	SF	
	ENTRY SLAB	60	SF	
	HOUSE KEEPING PADS MECH ROO M	39	SF	
	MECH PADS	108	SF	
	4" SLAB	9,072	SF	
				\$ 106,551

AMCON Construction Budget
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MASONRY	SYNTHETIC STONE	550	SF	
	BRICK VENEER	550	SF	
	STONE SILLS	456	LF	\$ 49,900
<hr/>				
MISC. METALS	BOLLARDS 6" X 7'	4	EA	
	INTERIOR COLUMNS	12	EA	\$ 4,700
<hr/>				
CARPENTRY	ROOF TRUSSES	9,072	SF	
	ROOF SHEATHING/MISC WOOD	9,072	SF	
	INSULATION (ROOF)	9,072	SF	
	INSULATION EXTERIOR WALLS	5,380	SF	
	ROOF FRAMING/SHEATHING LABOR	9,072	SF	
	WOOD FRAME WALLS/GYP BD	5,380	SF	
	DOOR INSTALLATION	39	EA	
	TOILET ROOM BLOCKING	128	LF	\$ 197,038
<hr/>				
SIDING	SIDING MATERIALS/LABOR	5,674	SF	\$ 31,207
<hr/>				
ROOF	ASPHALT SHINGLES	118	SQ	
	SOFFIT/FACIA	536	LF	
	GUTTERS	450	LF	\$ 61,385
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CAULKING	CAULKING	1	LS	\$ 5,500
<hr/>				
FRAMES/DOORS	3'X7' H.M. FRAMES/DOORS	34	EA	
	PAIR DOORS/FRAME	1	EA	
	VIEW PANEL	25	EA	
	SIDELITES	3	EA	
	EXTERIOR DOORS	3	EA	\$ 37,500
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GLASS	ENTRY FRAME	180	SF	
	EMPLOYEE ENTRY	90	SF	
	ALUMINUM DOORS	4	EA	
	AUTO OPERATORS	2	EA	
	DOOR VIEW PANELS	23	EA	
	SIDELITES	3	EA	
	MIRRORS	5	EA	
	WOOD WINDOWS			
	W1	32	EA	
	W2	2	EA	
	W3	2	EA	\$ 32,650
<hr/>				
DRYWALL	EXTERIOR WALL VENEER/INSULATION	5,266	SF	
	INTERIOR WALLS	10,854	SF	
	ACOUSTICAL INSULATION	6,000	SF	
	GYP BD CEILINGS	9,025	SF	
	PERIMETER SOFFIT LECTURE HALL	130	LF	
	HORIZONTAL BLOCKING	107	LF	
	WINDOW CASING	36	EA	
	MISC	1	LS	\$ 110,968
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CERAMIC TILE	QT VESTIBULE ENTRY	70	SF	
	QT VESTIBULE EMPLOYEE	35	SF	
	QT BASE	86	LF	
	WAITING QT	361	SF	
	OFFICE MEN/WOMEN	120	SF	
	WALLS	280	SF	

AMCON Construction Budget
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	BASE	56	LF	
	TREATMENT MEN/WOMEN	198	SF	
	WALL	475	SF	
	BASE	95	LF	
	UNISEX	60	SF	
	WALLS	140	SF	
	BASE	26	LF	\$ 14,928
PAINT	WALLS	22,029	SF	
	CEILINGS	2,072	SF	
	CASING	36	LF	
	DOORS 3' X 7'	34	EA	
	PAIR DOORS FRAME	1	EA	
	FULL HEIGHT SIDELITES	3	EA	
	VIEW PANELS	23	EA	
	EXTERIOR DOOR/FRAME	3	EA	
	BOLLARDS 6" X 7'	4	EA	
				\$ 19,562
ACOUSTICAL	ACOUSTICAL CEILINGS	8,500	SF	
				\$ 25,500
FLOOR FINISHES	CPT	863	SY	
	VINYL BASE	2,315	LF	
	VINYL FLOOR	282	SY	
				\$ 40,853
SPECIALTIES	SIGNAGE	7	EA	
	GRAB BARS	5	SETS	
	TOILET ACCESSORIES	7	SETS	
	TOILET PARTITIONS	4	EA	
	URINAL SCREENS	2	EA	
	INSTALL SCREENS/PARTITIONS	6	EA	
	FRP WALLS	698	SF	
	FIRE EXTINGUISHERS/CABINET	5	EA	\$ 15,638
CASEWORK	BASE CAB	23	LF	
	UPPER CABINETS	29	LF	
	TOPS	23	LF	
	VANITY TOPS	11	LF	
	RECEPTION TRANSACTION	7	LF	
	TOPS	10.5	LF	
	BASE	10.5	LF	
	WINDOW SILLS	9	EA	
				\$ 11,458
PLUMBING	URINAL	3	EA	
	TOILETS	7	EA	
	LAVATORY	7	EA	
	EWC	1	EA	
	HWH	2	EA	
	FLOOR DRAIN	5	EA	
	MOP SINK	1	EA	
	LUNCHROOM SINK	1	EA	
	SANITARY LINE (LF)	200	EA	
	WATER LINE (LF)	200	EA	
	INSULATED WATER LINE 2" PIPE	200	LF	
	HOSE BIB (EA)	2	EA	
	MISC	1	Is	\$ 52,500
HVAC	HVAC ALLOWANCE	1	LS	

AMCON Construction Budget
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				\$ 145,000
FIRE PROTECTION	ESCAPE FIRE	9,072	SF	
	GALV IN ATTIC	1	LS	\$ 38,268
ELECTRICAL	ELECTRIC ALLOWANCE	1	EA	
				\$ 110,000
SUBTOTAL	SUBTOTAL			\$1,180,544

AMCON Construction Budget
2 16 2016

PROJECT: Riverplace Counseling Center
duplex units

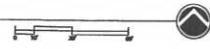
	DESCRIPTION	QUANTITY
BUILDINGS	DUPLEX UNITS	
	SECOND FLOOR/SIDE	858 SF
	1ST FLOOR/SIDE	843 SF
	PER SIDE	1,701 SF
	PER DUPLEX	3,402 SF
	TOTAL DUPLEX SF	17,010 SF

SECTION	DESCRIPTION	QUANTITY	UNIT	TOTALS
GENERAL CONDITIONS	DUMPSTERS	5.0	EA	
	TEMP. ELECTRIC	6.0	MOS.	
	SMALL TOOLS & EQPT RENTAL	6.0	MOS.	
	BUILDERS RISK	6.0	MOS.	
	FINAL CLEAN	5.0	EA	
	INSURANCE	1	LS	
				\$ 9,816
TESTING	SPECIAL TESTING	1	LS	
				\$ 5,000
SAC/WAC	SAC/WAC FEES	10.00	EA	
	SEWER INFRASTRUCTURE	10.00	EA	
	WATER INFRASTRUCTURE	10.00	EA	
				\$ 55,850
PERMIT	BUILDING PERMIT/PLAN REVIEW	5	LS	
	PLAN REVIEW	1	LS	
	STATE SURCHARGE	0.0005	%	\$ 11,932
Duplex construction	PER duplex	5	ea	
				\$1,430,750
				\$ 1,513,347

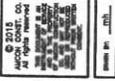


CITY SERVICE
 1. DTP w/notes: 110 - Follow the Developer's
 2. LPT (Special Engineering)
 3. All other items

**KINGS ISLAND
 PRELIMINARY SITE PLAN**



CERTIFICATION
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Minnesota, hereby certify that I am the author of the design and content of this plan, and that I am a duly Licensed Professional Engineer in the State of Minnesota.
 DATE: 2/16/2016
 SIGNATURE: [Signature]



**Proposed New Facility for
 Riverplace Counseling Center
 Anoka, MN**

REVISIONS
 1. [Revision description]

PRELIMINARY SITE PLAN

- PRELIMINARY/NOT FOR CONSTRUCTION
- PERMITS/SET
- CONSTRUCTION SET
- AS-BUILT SET
- NOT TO SCALE

DATE: 03 FEB 2016
A11
 PROJECT NO. 15044