



COTTAGE GROVE CITY COUNCIL

12800 RAVINE PARKWAY SOUTH
COTTAGE GROVE, MINNESOTA 55016

SEPTEMBER 7, 2022

**SPECIAL MEETING - 5:30 P.M.
ST. CROIX CONFERENCE ROOM**

- 1 CALL TO ORDER
- 2 ROLL CALL
- 3 CLOSED WORKSHOP
 - A Closed pursuant to Minn. Stat. 13D.05 subd. 2(a)(2) to discuss active criminal investigative data. (9/7/2022 Meeting)
- 4 ADJOURNMENT



City Council Action Request

3A

Meeting Date 9/7/2022

Department Administration

Agenda Category Agenda Item

Title Closed pursuant to Minn. Stat. 13D.05 subd. 2(a)(2) to discuss active criminal investigative data. (9/7/2022 Meeting)

Staff

Recommendation

Budget Implication N/A

Attachments



COTTAGE GROVE CITY COUNCIL

12800 RAVINE PARKWAY SOUTH
COTTAGE GROVE, MINNESOTA 55016

SEPTEMBER 7, 2022

SPECIAL MEETING - 6:00 P.M.

TRAINING ROOM

- 1 CALL TO ORDER
- 2 OPEN WORKSHOP
 - A Glacial Valley Park Building Design Review
Staff Recommendation: Receive information and give feedback on Glacial Valley Park building design.
- 4 ADJOURNMENT



City Council Action Request

3B

Meeting Date	9/7/2022	
Department	Parks and Recreation	
Agenda Category	Agenda Item	
Title	Glacial Valley Park Building Design Review	
Staff Recommendation	Receive information and give feedback on Glacial Valley Park building design.	
Budget Implication	N/A	
Attachments	Memo - GV Bldg.tif	7.47MB
	GV Design Images.tif	76.66MB

To: Honorable Mayor and City Council
From: Zac Dockter, Parks and Recreation Director
Cc: Jennifer Levitt, City Administrator
Date: August 31, 2022
Subject: Glacial Valley Park Building Design Workshop

Introduction

Staff presented Glacial Valley Park preliminary design options for City Council consideration at its' June 15th workshop. Council was favorable with the overall design elements and directed continuation of the design process. Council directed staff to further evaluate the following considerations prior to final design:

1. Energy Efficiency Options
2. Exterior Material Options
3. Lobby/Ceiling Art or Design Enhancements

The project timeline presented to Council was as follows:

September 2022	75% plan review with Council
October 2022	Council review of final design and issue bid documents
November 2022	Council award of bids
April 2023	Construction start
September 2023	Building completion

Background

The design team is 75% complete with final design of the building. Attached with this memo are current design images. There are multiple images of the exterior product options which will be further discussed in this memo and at the workshop.

The design team needs direction on four items in order to get to final design. Those four items with descriptions are as follows.

Solar

Should the City desire to add solar power to the facility, the roof and electrical systems will have to be engineered accordingly. Solar rebate and credit programs are rapidly changing so the City will have multiple options to consider should it choose this route. Typically, the City would partner with a solar provider to lease the equipment and pay for the lease via reduction in energy use. However, recent legislation is now offering local units of government rebates/credits directly to reduce upfront costs and potentially reduce the return on investment. This legislation is only weeks old so staff and the design team continue to study the financial costs/benefits of solar. Combined with the geothermal option, these two energy efficiency options would result in a net zero building (no utility consumption).

Construction Cost Impact: Add \$125,000 (before any potential credits or rebates)

Geothermal

The design team determined that a standard geo-thermal well system would work at this site. It would require 30 wells to the east of the ice rink. These wells would be several feet underground and would not impact recreational use or standard park maintenance operations.

Construction Cost Impact: Add \$110,000 (before any potential credits or rebates)

Exterior Materials

Council requested more options to consider for exterior materials. In the attached design images, you'll note three different product options; thermally modified wood (both new and aged), fiber cement board and formed metal paneling. Thermally modified wood was the base product used in the original cost estimate. Construction cost impact of alternative options are:

Fiber Cement Board: Deduct \$18,500

Formed Metal Panel: Add \$35,000

Lobby Ceiling and Art Wall

Council asked the design team to consider breaking up the wall and ceiling space with a more artistic design element. In the attached renderings you will see a wood planking system on both the ceiling and wall that attempt to achieve those goals.

Construction Cost Impact: Neutral

Next Steps

Wold Architects will present design information to the Council at the September 7 workshop and answer any additional questions. The design team will then spend the month of September finalizing design/specifications and cost estimating prior to requesting authorization to bid in October. Given current market volatility, cost estimating and project scheduling will be a critical component to the next phase of the project.

Staff Recommendation

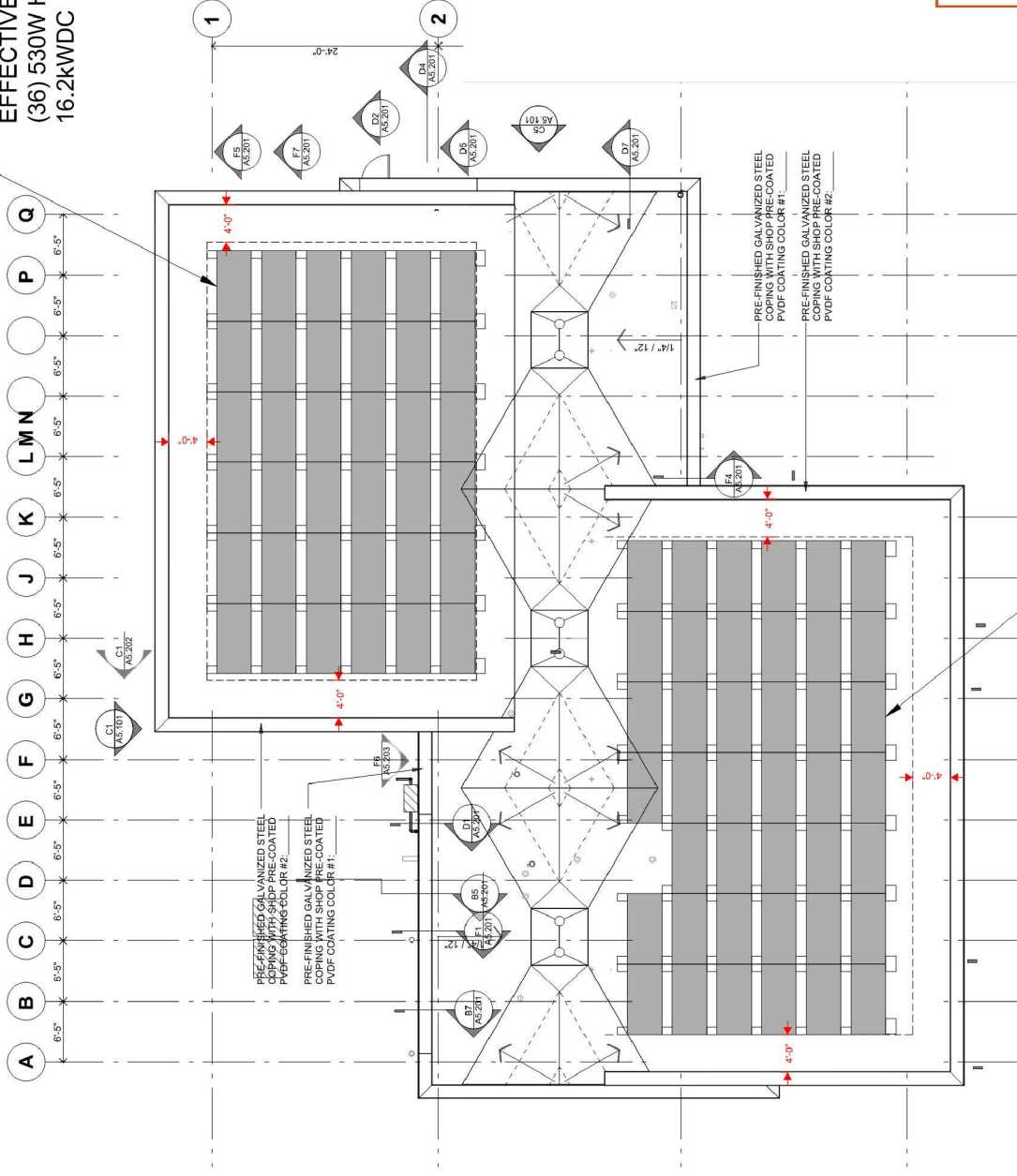
Receive information and give feedback on Glacial Valley Park building design.



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Sustainable Strategies - Solar

SOUTH FACING ROOF:
EFFECTIVE TILT: 20°
(36) 530W HELIENE MODULES
16.2kWDC



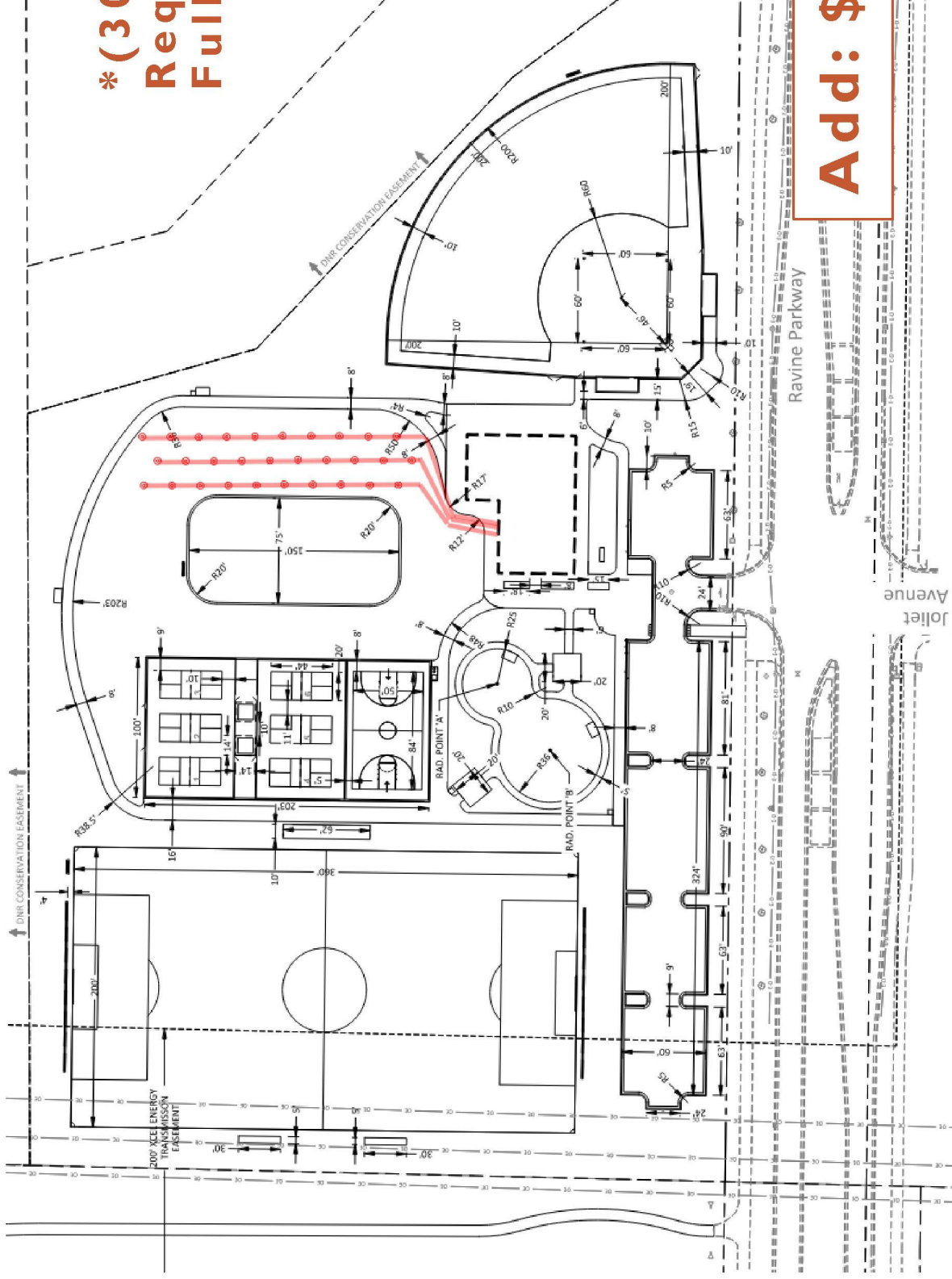
NORTH FACING ROOF:
EFFECTIVE TILT: 0°
(41) 530W HELIENE MODULES
21.73kWDC

Add: \$125,000

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Sustainable Strategies - Geothermal

***(30) Wells
Required for
Full Heating**



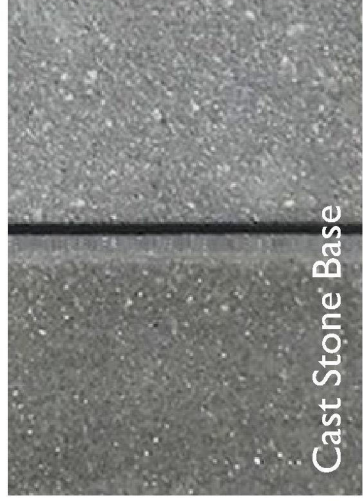
Add: \$110,000



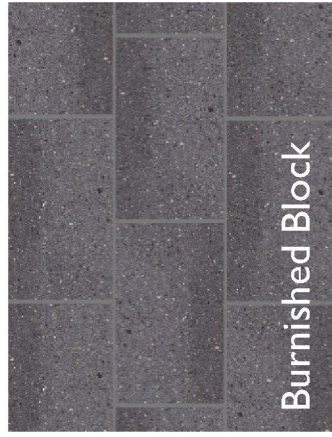
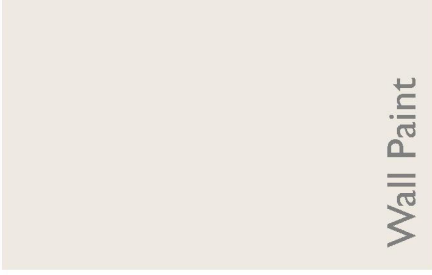
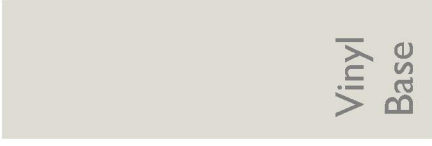
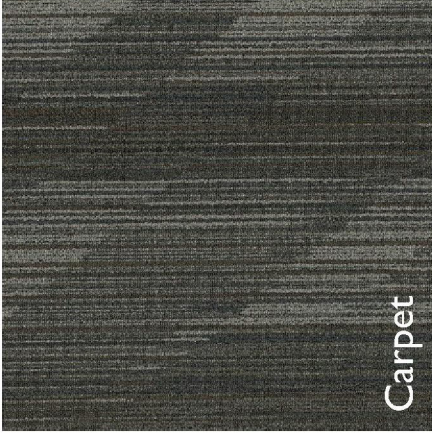
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Glacial Valley Park – Building Materials

Exterior



Interior





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Interior Lobby / Warming House - **OLD**





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Interior Lobby / Warming House - **NEW**



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Art Wall Considerations





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Exterior View – **Thermally Modified Wood** **Day One**





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Exterior View – Aged Thermally Modified Wood





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Exteriors View – Fiber Cement Board



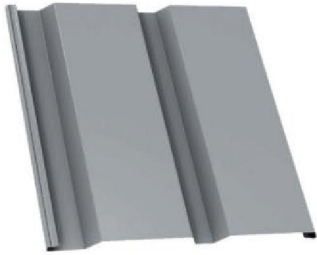
Deduct: (\$18,500)



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Exterior Alternatives – **Formed Metal Panel**

CS-620



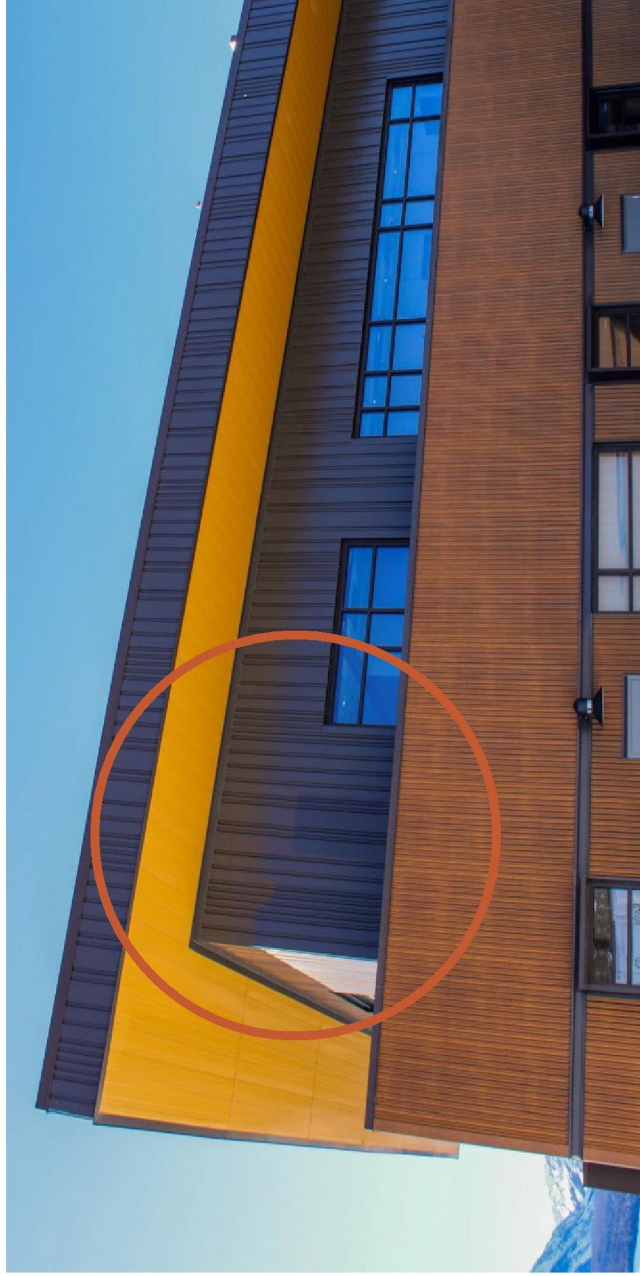
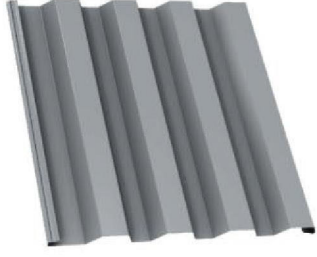
IW-11A



CS-630



CS-660



Add: \$35,000



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Other Options - Fiber Cement w/ Wood Corner



SW View



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Other Options - **Fiber Cement w/ Precast Corner**



SW View