

DETROIT LAKES CITY COUNCIL
SPECIAL MEETING AGENDA
TUESDAY JUNE 21, 2022

MISSION STATEMENT

Provide the citizens of Detroit Lakes with a responsible and responsive local government structure which insures the community's public safety, health, quality of life, and general welfare in a manner that is accountable to both current and future generations of citizens.

The items on my desk as of Thursday, June 16, 2022, to be presented for discussion and action at the special meeting of the City Council on **Tuesday, June 21, 2022, at 12:00 P.M.** in the Council Chambers of the City Administration Building, are as follows:

1. Consideration to accepting the bids for West Lake Drive – Phase 1 and awarding the contract
2. Consideration to a [resolution](#) approving an Advance Construction Agreement with MnDOT relative to federal funding for the West Lake Drive Phase 1 project.
3. Legislative Recap – Senator Kent Eken and Representative Paul Marquart will be present
4. City Hall Remodel [Update](#)

Sincerely,

/s/ **KELCEY KLEMM**
Kelcey Klemm
City Administrator

KK/kjt
Enclosures

RESOLUTION NO. 2022-0621

A RESOLUTION AUTHORIZING EXECUTION AND ENTRANCE INTO AN AGREEMENT WITH MNDOT FOR FEDERAL AID PARTICIPATION FOR WEST LAKE DRIVE PHASE 1

BE IT RESOLVED, that pursuant to Minnesota Stat. Sec. 161.36, the Commissioner of Transportation be appointed as Agent of City of Detroit Lakes to accept as its agent, federal aid funds which may be made available for eligible transportation related projects.

BE IT FURTHER RESOLVED, the Mayor and the City Administrator are hereby authorized and directed for and on behalf of City of Detroit Lakes to execute and enter into an agreement with the Commissioner of Transportation prescribing the terms and conditions of said federal aid participation as set forth and contained in “Minnesota Department of Transportation MnDOT Contract Number 1050724,” a copy of which said agreement was before the City Council and which is made a part hereof by reference.

Passed and adopted this 21st day of June, 2022.

Approved this 21st day of June, 2022.

Matt Brenk, Mayor

Glori French, City Clerk

STATE OF MINNESOTA
COUNTY OF BECKER

I hereby certify that the foregoing Resolution is a true and correct copy of the Resolution presented to and adopted by City of Detroit Lakes name at a duly authorized meeting thereof held on the 21 day of June, 2022, as shown by the minutes of said meeting in my possession.

Clerk

(SEAL)



DETROIT LAKES CITY HALL ADDITION AND RENOVATION Design Development Budget June 2022

PRELIMINARY COST ESTIMATES

The following figures are based on estimated construction costs and do not include project soft costs noted at the bottom of the page. Hard Construction calculations can vary depending on a number of situations such as:

- Market volatility in material prices
- Delay in project construction start
- Change in project scope

ESTIMATED HARD CONSTRUCTION COSTS

• Sitework				
o City sewer and water repair allowance				
o Grading, shaping, infrastructure and repaving to lower parking lot				
o Site Landscaping, turf, curbing and sidewalks				
o Maintenance and modifications to upper parking lot		=	\$	450,000.00
• Existing building decommissioning, remodeling and deferred maintenance (17,964 sf x \$150/sf)		=	\$	2,694,600.00
• New 2 story Building Addition (3,396 sf x \$400/sf)		=	\$	1,358,400.00
	Subtotal	=	\$	4,053,000.00
	Contingency (10%)	=	\$	450,000.00
	ESTIMATED TOTAL HARD CONSTRUCTION	=	\$	4,953,000.00

ESTIMATED SOFT CONSTRUCTION COSTS

• Building Permits through city and state				
• Soils borings and surveying				
• Architectural/Engineering Fees				
• Furniture, Fixtures and Equipment				
• Audio / Visual / Networking Systems				
• Reimbursable Expenses				
• Soft Cost Contingency				
	ESTIMATED TOTAL SOFT CONSTRUCTION	=	\$	795,000.00

TOTAL ESTIMATED PROJECT COSTS = \$5,748,000.00

The Costs indicated above do not include the following items:

- Owners Builders Risk Insurances
- Inflation for delay in project start (3-4% per year)
- Allowance for Owner Rep oversight during construction
- Additional Owner Equipment/Systems
- Temporary staff facility



June 15, 2022

Kelcey Klemm
City of Detroit Lakes
1025 Roosevelt Avenue
Detroit Lakes, MN 56501

Re: Detroit Lakes City Hall - Sustainability Features

Dear Mr. Klemm,

In our recent design meeting, we discussed various aspects of sustainability and energy conservation. As a follow up to that discussion, the information below will outline various features, options, systems and construction methodology typically considered. I will also identify known sustainability certifications that could be pursued.

Due to the extremes function in Minnesota climate, the state adopted their own Commercial Energy code for which all new buildings must comply. The baseline MN energy code is significantly more stringent than that of national energy codes. As a result, standard building systems and building envelopes in MN are designed to a much higher standard. Because of the extensive scope of work on the city hall facility, code requires the entire facility be brought into compliance.

The following are list of sustainability and energy conservation features that are being incorporated in the design of the city hall.

- Limited automatic lighting controls, occupancy sensors and daylight sensors
- LED lighting for interior, exterior and site lighting
- Air source geothermal for heating and cooling
- Ultra-insulation of the building envelope at new construction
- Glass and glazing that exceeds the energy code
- Replacement of existing doors and windows with new thermally broken units
- Upgrading the existing wall assembly to exceed the energy code
- Strategic design and sizing of new windows to introduce natural lighting into the core of the building.
- Solar reflective membrane roofing
- EV charging stations

The following are list of sustainability and energy conservation features that were considered but are not being pursued for incorporation into the city hall design. The primary reason for not pursuing many of the following items is due to the orientation of the existing building and limits that this creates. Sustainability features typically come with an increased initial cost. But when properly executed, provide long term payback. Payback for pursuing these items to the full extent would be cost prohibitive for this project.



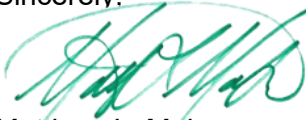
- Extensive daylight harvesting for interior lighting
- Automatically tinting electrochromic glass
- Ground source geothermal
- Wind turbine and wind generation
- Photovoltaic / solar panels

There are various sustainability certifications that can be pursued for buildings. Some of the most recognized certifications include LEED, EnergyStar, B-3 or Greenbuild. Though these certifications are beneficial to acknowledge sustainability was pursued, they come with added cost, added documentation, increased regulation, fees for certification and/or can impose limits on product availability. Thus, increasing the overall cost to construct. Because the state of Minnesota already requires a higher threshold for baseline energy code compliance, buildings in our region are already being constructed to a higher level of sustainability without necessitating the added oversight for a certification.

Overall, we feel that the city and the design team have made cost effective, sustainability conscious, and fiscally responsible design decisions.

As always, feel free to contact me should you have any questions or if further levels of sustainability are to be pursued.

Sincerely,



Matthew L. Malone
Senior Project Manager

cc: File