



Inver Grove Heights City Council
Monday, April 7, 2025 at 6:00 PM
Veteran's Memorial Community Center
Community Room #3
8055 Barbara Avenue
Inver Grove Heights, MN 55077

AGENDA

NOTICE TO RESIDENTS: Individuals may submit written public comments in advance of the meeting by emailing comments to Rebecca Kiernan (rkiernan@ighmn.gov). Comments received prior to 12:00 p.m. on Monday, April 7, 2025, will be provided to the Council at or before the April 7, 2025 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Discussion Items**
 - A. Results of Feasibility Study for Historic Buildings Relocation
 - B. Uses for Excess Fund Balance in the General Fund - Resulting from 2024 ARPA Dollars
 - C. Review of Draft Council Code of Conduct
5. **Adjourn**

This document is available upon a three (3) business day request in alternate formats such as braille, large print, audio recording, etc. Please contact Rebecca Kiernan, City Clerk, at 651.450.2513 or rkiernan@ighmn.gov.



Request for Council Action

SUBJECT: Results of Feasibility Study for Historic Buildings Relocation

MEETING DATE: April 7, 2025

ITEM TYPE: Discussion Items

CONTACT: Adam Lares, Parks & Recreation Director, 651.450.2587

ACTION REQUESTED

The Council is asked to receive a presentation from consulting firm Alliiance, regarding the findings of the feasibility study the City hired them to complete on relocating the historic schoolhouse and town hall, and then provide feedback and direction on the next steps.

BACKGROUND

In late 2024, the City Council approved a contract with Alliiance Architectural to conduct a feasibility study assessing the structural condition of both the Old Town Hall and Schoolhouse buildings currently owned by the City. The study aimed to determine the feasibility and total cost of relocating these buildings to Heritage Village Park. The goal was to determine if the buildings could be relocated and to provide cost estimates to help the Council make an informed decision regarding the project.

The feasibility study has now been completed and is ready for presentation to the Council. Attached are detailed cost estimates for relocating each building separately. Each relocation includes two cost components: (1) relocation and associated exterior improvements only, and (2) interior build-out (including costs for future activation or utilization).

The cost estimates were developed based on the following factors:

- Moving both buildings to Heritage Village Park and placing them on new footings and foundations with basements.
- Removal of existing footings/foundations and site restoration at their current locations.
- Providing accessible routes to building entrances at their new locations.
- Restoring the exteriors of the relocated buildings to a finished and well-maintained appearance.
- Extending utilities to the new locations.

Below is the breakdown of the overall cost estimate for each building:

School House

Relocate School House & Associated Exterior Improvements	\$1,152,643
Interior Build-Out of School House	\$330,609

Total	\$1,483,252
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Old Town Hall

Relocate Town Hall & Associated Exterior Improvements	\$1,302,979
Interior Build-Out of Town Hall	\$382,999
Total	\$1,685,978

The costs included with the interior build-out generally cover the following:

- Preparing the buildings for public access
- Repairing interior finishes
- Installing utilities
- Providing restrooms
- Installing plumbing for potential future uses

It is important to note that this phase is not required. However, if the Council decides to proceed with the relocation, it may be more cost-effective to complete the interior build-out now rather than at a later date when costs could be higher.

Attached for Council's information is a detailed itemization of the various tasks that would make up this effort, and their estimated costs, to further demonstrate how the above cost estimates were arrived at.

Next Steps

If, after receiving and discussing the feasibility study, the Council desires to proceed with some or all of the project, staff recommends extending Alliance's contract for professional services to include final design, construction documentation, project management, permitting, bidding assistance, and construction administration. These services would require a separate contract from the feasibility study.

Alternatively, staff can work with the Parks & Recreation Advisory Commission to explore other ways to incorporate the history of Inver Grove Heights and/or these specific buildings at Heritage Village Park—without relocating them; or other possibilities for restoring one or both buildings at their current sites.

FISCAL IMPACT

As previously discussed with the Council, potential sources of funding for this project, if the Council opts to proceed with the relocation of one or both buildings, include:

- The excess General Fund fund balance resulting from the City's ARPA funds (*see next agenda item for this meeting*)
- The Parks Acquisition and Development Fund.

RECOMMENDATION

ATTACHMENTS

1. HVP Buildings Relocation Feasibility Estimate

ROCKWISE STRATEGIES			
Project Name:	Heritage Village Park Buildings Relocation		
Project Location:	Inver Grove Heights		
Description:	Relocate School House & Associated Exterior Improvements		
Owner:	City of Inver Grove Heights		
Architect:	Alliance		
Date:	March 25, 2025		
Project Lead:	Talon DeWitz		
Project Team:	Munieswar Avula		
		Escalation:	0.00%
		Design Level:	PD
		Print Date:	1/24/2025
		Delivery Method:	GC Bid
		Reviewed By:	JM
Building Area / Total Cost per SF:		1,020	\$1,130.04
SECTION	DESCRIPTION	TOTAL	SQ. FT. COST
01 00 00	General Requirements	\$114,281	\$112.04
01 00 00	Relocation of School House	\$75,000	\$73.53
02 00 00	Existing Conditions	\$45,852	\$44.95
03 00 00	Concrete	\$107,463	\$105.36
04 00 00	Masonry	\$18,000	\$17.65
05 00 00	Metals	\$33,900	\$33.24
06 00 00	Wood, Plastics and Composites	\$75,000	\$73.53
07 00 00	Thermal and Moisture Protection	\$45,270	\$44.38
08 00 00	Openings	\$32,580	\$31.94
09 00 00	Finishes	\$43,410	\$42.56
10 00 00	Specialties	\$4,200	\$4.12
22 00 00	Plumbing	\$4,848	\$4.75
23 00 00	Heating, Ventilation, and Air Conditioning (HVAC)	\$3,672	\$3.60
26 00 00	Electrical	\$39,180	\$38.41
31 00 00	Earthwork	\$113,500	\$111.27
32 00 00	Exterior Improvements	\$27,000	\$26.47
33 00 00	Utilities	\$93,000	\$91.18
	SUBTOTAL COST	\$876,156	\$858.98
	Design Contingency 10.00%	\$87,616	\$85.90
	Construction Contingency 10.00%	\$96,377	\$94.49
	Builders Risk Insurance 0.45%	\$4,771	\$4.68
	General Liability Insurance 1.00%	\$10,649	\$10.44
	Performance and Payment Bond 1.10%	\$11,831	\$11.60
	Contractor Fee 6.00%	\$65,244	\$63.96
	Escalation (Not Included) 0.00%	\$0	\$0.00
	TOTAL AMOUNT	\$1,152,643	\$1,130.04
Alternates:			
	1 Window Assembly Replacement - School House	Add	\$41,677
Exclusions:			
	1 No work or costs are included for Special Inspections & Testing		
	2 No work or costs are included for Hazardous Material Abatement (Terracon Recommended Budget \$22,300 - \$98,450 Combined)		
	3 No work or costs are included for Design Fees and All Non-Construction Related Fees		
	4 No work or costs are included for SAC/WAC Fees		
	5 No work or costs are included for Owner Soft Costs		

PRE-DESIGN PRICING DETAIL

Project: Heritage Village Park Buildings Relocation
Scope: Relocate School House & Associated Exterior Improvements
Architect: Alliiance
Date: March 25, 2025



		Quantity:	Unit	Unit Price:	Amount:	Notes:
02 00 00 Existing Conditions						
Demolition and Structure Moving						
02 40 00	Demo 5" Interior Wall	35	LF	\$30.00	\$1,050	
02 40 00	Demo 8" Interior Wall	40	LF	\$35.00	\$1,400	
02 40 00	Demo Ceiling	565	SF	\$2.00	\$1,130	
02 40 00	Demo Chalk Tray	2	EA	\$50.00	\$100	
02 40 00	Demo Door w/ Transom	1	EA	\$150.00	\$150	
02 40 00	Demo Plaster Ceiling	285	SF	\$3.00	\$855	
02 40 00	Demo Roofing(Sloped)	1,280	SF	\$5.00	\$6,400	
02 40 00	Demo Stair Assembly	1	EA	\$1,500.00	\$1,500	Interior
02 40 00	Demo Stair Assembly w/Railing	1	EA	\$3,000.00	\$3,000	Exterior
02 40 00	Demo Windows(3'-0"x3'-0")	12	EA	\$250.00	\$3,000	
02 40 00	Demo Wood Panel/Door/Frame	1	EA	\$250.00	\$250	
02 40 00	Remove & Salvage Brick Chimney(7' Tall)	1	EA	\$2,500.00	\$2,500	
02 40 00	Remove Debris Throughout The Area	1,650	SF	\$1.50	\$2,475	
02 40 00	Remove Round Wood Column(11' Tall) w/Associated Footing	1	EA	\$500.00	\$500	
02 40 00	Remove Storm Windows Stored in Basement	1	EA	\$250.00	\$250	
02 40 00	Remove Wood Panel Boards	13	EA	\$100.00	\$1,300	
02 40 00	Remove Trim Board	240	LF	\$5.00	\$1,200	
02 40 00	Remove Window Trim	250	LF	\$5.00	\$1,250	
02 40 00	Remove Wood Fascia & Soffit	160	LF	\$15.00	\$2,400	
02 40 00	Demolition Tools/Dumpsters/Equipment	1	LS	\$7,500.00	\$7,500	
02 40 00	Subcontractor O.H. & Profit	1	LS	\$7,642.00	\$7,642	
Total Existing Conditions					\$45,852	
03 00 00 Concrete						
Cast-in-Place Concrete						
03 30 00	Strip Footings (36" x 12")	15.75	CY	\$500.00	\$7,875	
03 30 00	Strip Footings (24" x 12")	3.20	CY	\$500.00	\$1,600	Ramp/Stairs
03 30 00	Spread Footings (4'x4'x12")	1.00	CY	\$750.00	\$750	
03 30 00	8" CIP Concrete Foundation Wall	4.30	CY	\$1,000.00	\$4,300	Ramp/Stairs
03 30 00	12" CIP Concrete Foundation Wall	33.90	CY	\$1,300.00	\$44,070	8'-0" Tall
03 30 00	Basement Slab on Grade (4")	785	SF	\$25.00	\$19,625	
03 30 00	4" Structural Slab	135	SF	\$25.00	\$3,375	
03 30 00	CIP Concrete Filled Ramp	85	SF	\$25.00	\$2,125	
03 30 00	CIP Concrete Filled Stairs	45	SF	\$50.00	\$2,250	
03 30 00	Subcontractor O.H. & Profit	1	LS	\$21,492.50	\$21,493	
Total Concrete					\$107,463	
04 00 00 Masonry						
Manufactured Masonry						
04 70 00	Brick Chimney w/Salvaged Brick (2'-5" x 3'-5", 7' Tall)	1	LOT	\$15,000.00	\$15,000	
04 70 00	Subcontractor O.H. & Profit	1	LS	\$3,000.00	\$3,000	
Total Masonry					\$18,000	
05 00 00 Metals						
Metal Fabrications						
05 50 00	Handrail	15	LF	\$150.00	\$2,250	
05 50 00	Steel Guard Railing	60	LF	\$350.00	\$21,000	
05 50 00	Install Railings & Guardrails	1	LOT	\$5,000.00	\$5,000	
05 50 00	Subcontractor O.H. & Profit	1	LS	\$5,650.00	\$5,650	
Total Metals					\$33,900	
06 00 00 Wood, Plastics, And Composites						
Rough Carpentry						
06 10 00	Wood Framed Stair w/Railings	1	LOT	\$20,000.00	\$20,000	
06 10 00	Circular Wood Column (11' Tall)	11	VLF	\$250.00	\$2,750	
06 10 00	Graphic Wood Boards For Window Openings (3'-0" x 5'-0")	12	EA	\$750.00	\$9,000	
06 10 00	Replace Trim Board	240	LF	\$25.00	\$6,000	
06 10 00	Replace Window Trim	250	LF	\$25.00	\$6,250	
06 10 00	Replace Wood Fascia & Soffit	160	LF	\$75.00	\$12,000	
06 10 00	Framing Allowance for New Location	1,020	SF	\$5.00	\$5,100	
06 10 00	Subcontractor O.H. & Profit	1	LS	\$12,220.00	\$12,220	
Finish Carpentry						
06 20 00	Install Wood Door, Frame And Hardware	1	EA	\$650.00	\$650	Exterior; ADA
06 20 00	Install Wood Door, Frame And Hardware	1	EA	\$750.00	\$750	Exterior; Entry
06 20 00	Subcontractor O.H. & Profit	1	LS	\$280.00	\$280	
Total Wood, Plastics, And Composites					\$75,000	
07 00 00 Thermal And Moisture Protection						
Roofing and Siding Panels						
07 40 00	Replace Wood Siding	540	SF	\$50.00	\$27,000	
07 40 00	Subcontractor O.H. & Profit	1	LS	\$5,400.00	\$5,400	

PRE-DESIGN PRICING DETAIL

Project: Heritage Village Park Buildings Relocation
 Scope: Relocate School House & Associated Exterior Improvements
 Architect: Allliance
 Date: March 25, 2025



Membrane Roofing				
07 50 00	Asphalt Shingle Roofing(Sloped)	14.30	SQ	\$750.00 \$10,725
07 50 00	Subcontractor O.H. & Profit	1	LS	\$2,145.00 \$2,145
Total Thermal And Moisture Protection				\$45,270
08 00 00	Openings	Quantity:	Unit	Unit Price: Amount: Notes:
Doors and Frames				
08 10 00	Entry Door w/Transom (8'-10" x 3'-0")	1	EA	\$3,500.00 \$3,500
08 10 00	Wood Door, Frame And Hardware	1	EA	\$2,500.00 \$2,500 ADA Requirements
08 10 00	Subcontractor O.H. & Profit	1	LS	\$1,200.00 \$1,200
Windows				
08 50 00	Windows At Dormer(0'-9" x 1'-10")	3	EA	\$1,000.00 \$3,000
08 50 00	Subcontractor O.H. & Profit	1	LS	\$600.00 \$600
Hardware				
08 70 00	Supply Finish Hardware for Exterior Openings	2	EA	\$1,200.00 \$2,400
08 70 00	Subcontractor O.H. & Profit	1	LS	\$480.00 \$480
Glazing				
08 80 00	Reglazing Windows	210	SF	\$75.00 \$15,750
08 80 00	Subcontractor O.H. & Profit	1	LS	\$3,150.00 \$3,150
Total Openings				\$32,580
09 00 00	Finishes	Quantity:	Unit	Unit Price: Amount: Notes:
Painting and Coating				
09 90 00	Paint Handrails/Guardrails at Stairs	80	LF	\$15.00 \$1,200
09 90 00	Paint Trim Board	240	LF	\$15.00 \$3,600
09 90 00	Paint Window Trim	250	LF	\$15.00 \$3,750
09 90 00	Paint Wood Fascia & Soffit	160	LF	\$25.00 \$4,000
09 90 00	Painted Graphic Wood Boards For Window Openings (3'-0" x5'-0")	12	EA	\$1,500.00 \$18,000 Vinyl Wrap
09 90 00	Paint Wood Brackets-Allowance	1	EA	\$250.00 \$250
09 90 00	Paint Wood Siding	1,075	SF	\$5.00 \$5,375
09 90 00	Subcontractor O.H. & Profit	1	LS	\$7,235.00 \$7,235
Total Finishes				\$43,410
10 00 00	Specialties	Quantity:	Unit	Unit Price: Amount: Notes:
Information Specialties				
10 10 00	History Plaque - Allowance	1	LS	\$3,500.00 \$3,500
10 10 00	Subcontractor O.H. & Profit	1	LS	\$700.00 \$700
Total Specialties				\$4,200
22 00 00	Plumbing	Quantity:	Unit	Unit Price: Amount: Notes:
Plumbing				
22 10 00	Demo Sanitary Waste Pipe to 5' Outside	1	EA	\$1,000.00 \$1,000
22 10 00	Demo Plumbing Fixtures	4	EA	\$250.00 \$1,000
22 10 00	Demo Sanitary Waste, Vent, and Domestic Piping	1,020	SF	\$2.00 \$2,040
22 10 00	Subcontractor O.H. & P	1	LS	\$808.00 \$808
Total Plumbing				\$4,848
23 00 00	Heating, Ventilating, And Air Conditioning (HVAC)	Quantity:	Unit	Unit Price: Amount: Notes:
HVAC Air Distribution				
23 30 00	Remove Furnace & Associated Ductwork - Allowance	1,020	SF	\$3.00 \$3,060
23 30 00	Subcontractor O.H. & P	1	LS	\$612.00 \$612
Total Heating, Ventilating, And Air Conditioning (HVAC)				\$3,672
26 00 00	Electrical	Quantity:	Unit	Unit Price: Amount: Notes:
26 00 00	Improvements to Existing System		SF	\$2.50
Medium-Voltage Electrical Distribution				
26 10 00	400A, 208/120V, 3-Phase, 4-Wire Electrical Panel	1	EA	\$25,000.00 \$25,000
26 10 00	Subcontractor O.H. & P	1	LS	\$5,000.00 \$5,000
Low-Voltage Electrical Distribution				
26 20 00	Remove Existing Receptacles, Outlets, and Devices	1,020	SF	\$2.00 \$2,040
26 20 00	Subcontractor O.H. & P	1	LS	\$408.00 \$408

PRE-DESIGN PRICING DETAIL

Project: Heritage Village Park Buildings Relocation
Scope: Relocate School House & Associated Exterior Improvements
Architect: Allliance
Date: March 25, 2025



Lighting					
26 50 00	Disconnect & Remove Fixtures	1,020	SF	\$1.50	\$1,530
26 50 00	Exterior LED Lighting w/Controls	1,020	SF	\$4.00	\$4,080
26 50 00	Subcontractor O.H. & P	1	LS	\$1,122.00	\$1,122
Total Electrical					\$39,180
31 00 00 Earthwork					
		Quantity:	Unit	Unit Price:	Amount: Notes:
Earth Moving					
31 20 00	Demo & Dispose Existing Building Foundation	1,020	SF	\$15.00	\$15,300
31 20 00	Allowance For Infill Foundations & Footings	1	ALLOW	\$15,000.00	\$15,000
31 20 00	Pad Excavation and Backfill	710	LCY	\$50.00	\$35,500
31 20 00	Continuous Excavation and Backfill	120	LF	\$75.00	\$9,000
31 20 00	Import and Place Engineered Soils	1	ALLOW	\$15,000.00	\$15,000
31 20 00	Sand Cushion at SOG	20	CY	\$50.00	\$1,000
31 20 00	Subcontractor O.H. & P	1	LS	\$22,700.00	\$22,700
Total Earthwork					\$113,500
32 00 00 Exterior Improvements					
		Quantity:	Unit	Unit Price:	Amount: Notes:
Bases, Ballasts, and Paving					
32 10 00	Pavements and Site Circulation	1	ALLOW	\$15,000.00	\$15,000
32 10 00	Subcontractor O.H. & P	1	LS	\$3,000.00	\$3,000
Site Improvements					
32 30 00	Site Signage	1	ALLOW	\$2,500.00	\$2,500
32 30 00	Subcontractor O.H. & P	1	LS	\$500.00	\$500
Planting					
32 90 00	Site Restoration at Existing Site	1	ALLOW	\$5,000.00	\$5,000
32 90 00	Subcontractor O.H. & P	1	LS	\$1,000.00	\$1,000
Total Exterior Improvements					\$27,000
33 00 00 Utilities					
		Quantity:	Unit	Unit Price:	Amount: Notes:
Water Utilities					
33 10 00	Demo Sanitary Waste Piping to Street	1	EA	\$2,500.00	\$2,500
33 10 00	Extend and Connect Utilities to Nearby Services	1	ALLOW	\$75,000.00	\$75,000
33 10 00	Subcontractor O.H. & P	1	LS	\$15,500.00	\$15,500
33 70 00	Disconnect Utility Power	1	LOT	\$0.00	\$0 By Local Utility Company
Total Utilities					\$93,000

ROCKWISE STRATEGIES			
Project Name:	Heritage Village Park Buildings Relocation		
Project Location:	Inver Grove Heights		
Description:	Interior Build-Out of School House		
Owner:	City of Inver Grove Heights		
Architect:	Alliance		
Date:	March 25, 2025		
Project Lead:	Talon DeWitz		
Project Team:	Munieswar Avula		
		Escalation:	0.00%
		Design Level:	PD
		Print Date:	1/24/2025
		Delivery Method:	GC Bid
		Reviewed By:	JM
Building Area / Total Cost per SF:		1,020	\$324.13
SECTION	DESCRIPTION	TOTAL	SQ. FT. COST
01 00 00	General Requirements	\$32,779	\$32.14
06 00 00	Wood, Plastics and Composites	\$1,680	\$1.65
09 00 00	Finishes	\$27,906	\$27.36
10 00 00	Specialties	\$4,200	\$4.12
21 00 00	Fire Suppression	\$13,320	\$13.06
22 00 00	Plumbing	\$37,560	\$36.82
23 00 00	Heating, Ventilation, and Air Conditioning (HVAC)	\$88,728	\$86.99
26 00 00	Electrical	\$32,988	\$32.34
27 00 00	Communications	\$3,672	\$3.60
28 00 00	Electronic Safety and Security Systems	\$8,472	\$8.31
	SUBTOTAL COST	\$251,305	\$246.38
	Design Contingency 10.00%	\$25,130	\$24.64
	Construction Contingency 10.00%	\$27,644	\$27.10
	Builders Risk Insurance 0.45%	\$1,368	\$1.34
	General Liability Insurance 1.00%	\$3,054	\$2.99
	Performance and Payment Bond 1.10%	\$3,394	\$3.33
	Contractor Fee 6.00%	\$18,714	\$18.35
	Escalation (Not Included) 0.00%	\$0	\$0.00
	TOTAL AMOUNT	\$330,609	\$324.13
Alternates:			
	1 Window Assembly Replacement - School House	Add	\$41,677
Exclusions:			
	1 No work or costs are included for Special Inspections & Testing		
	2 No work or costs are included for Hazardous Material Abatement (Terracon Recommended Budget \$22,300 - \$98,450 Combined)		
	3 No work or costs are included for Design Fees and All Non-Construction Related Fees		
	4 No work or costs are included for SAC/WAC Fees		
	5 No work or costs are included for Owner Soft Costs		

PRE-DESIGN PRICING DETAIL

Project: Heritage Village Park Buildings Relocation
Scope: Interior Build-Out of School House
Architect: Alliiance
Date: March 25, 2025



06 00 00	<u>Wood, Plastics, And Composites</u>	Quantity:	Unit	Unit Price:	Amount:	Notes:
	<u>Finish Carpentry</u>					
06 20 00	Install Wood Door, Frame And Hardware	1	EA	\$650.00	\$650	Exterior; ADA
06 20 00	Install Wood Door, Frame And Hardware	1	EA	\$750.00	\$750	Exterior; Entry
06 20 00	Subcontractor O.H. & Profit	1	LS	\$280.00	\$280	
Total Wood, Plastics, And Composites					\$1,680	
09 00 00	<u>Finishes</u>	Quantity:	Unit	Unit Price:	Amount:	Notes:
09 20 00	Repair Walls as Required, Paint	16	EA	\$500.00	\$8,000	
09 20 00	Gyp. Board Ceiling	565	SF	\$25.00	\$14,125	
09 20 00	Subcontractor O.H. & Profit	1	LS	\$4,425.00	\$4,425	
	<u>Flooring</u>					
09 60 00	Refinish Wood Flooring	1,020	SF	\$0.00	\$0	Not Included
09 60 00	Subcontractor O.H. & Profit	1	LS	\$0.00	\$0	
	<u>Painting and Coating</u>					
09 90 00	Paint GWB Ceilings	565	SF	\$2.00	\$1,130	
09 90 00	Subcontractor O.H. & Profit	1	LS	\$226.00	\$226	
Total Finishes					\$27,906	
10 00 00	<u>Specialties</u>	Quantity:	Unit	Unit Price:	Amount:	Notes:
	<u>Information Specialties</u>					
10 10 00	History Plaque - Allowance	1	LS	\$3,500.00	\$3,500	
10 10 00	Subcontractor O.H. & Profit	1	LS	\$700.00	\$700	
Total Specialties					\$4,200	
21 00 00	<u>Fire Suppression</u>	Quantity:	Unit	Unit Price:	Amount:	Notes:
21 10 00	6" Combined Domestic Water/Fire Protection Water Service Inside Building	1	EA	\$2,500.00	\$2,500	
21 10 00	FDC Adjacent to Building	1	EA	\$3,500.00	\$3,500	
21 10 00	Wet Pipe Fire Sprinkler System	1,020	SF	\$5.00	\$5,100	
21 10 00	Subcontractor O.H. & P	1	LS	\$2,220.00	\$2,220	
Total Fire Suppression					\$13,320	
22 00 00	<u>Plumbing</u>	Quantity:	Unit	Unit Price:	Amount:	Notes:
	<u>Plumbing</u>					
22 10 00	Connect 2" Domestic Water Service to Utility	1	EA	\$1,500.00	\$1,500	
22 10 00	Connect 4" Sanitary Service to Utility	1	EA	\$1,500.00	\$1,500	
22 10 00	Domestic, Sanitary, Vent, and Storm Piping	1,020	SF	\$15.00	\$15,300	
22 10 00	Electric Water Heater	1	EA	\$7,500.00	\$7,500	66 GAL
22 10 00	Sink Fixture & Associated Piping	1	EA	\$2,500.00	\$2,500	
22 10 00	Toilet Fixture & Associated Piping	1	EA	\$3,000.00	\$3,000	
22 10 00	Subcontractor O.H. & P	1	LS	\$6,260.00	\$6,260	
Total Plumbing					\$37,560	
23 00 00	<u>Heating, Ventilating, And Air Conditioning (HVAC)</u>	Quantity:	Unit	Unit Price:	Amount:	Notes:
	<u>HVAC Air Distribution</u>					
23 30 00	Remove Furnace & Associated Ductwork - Allowance		SF	\$3.00		
23 30 00	Toilet Exhaust Fan	2	EA	\$2,500.00	\$5,000	
23 30 00	Ductwork Distribution, Devices, Grilles, Etc.	1,020	SF	\$15.00	\$15,300	
23 30 00	Subcontractor O.H. & P	1	LS	\$4,060.00	\$4,060	
	<u>HVAC</u>					
23 50 00	Thermostats For Electric Heater Units	2	EA	\$1,000.00	\$2,000	
23 50 00	4 KW Unit Heater Crawl Space	1	EA	\$3,000.00	\$3,000	
23 50 00	6 KW Unit Heater Main Level	1	EA	\$4,000.00	\$4,000	
23 50 00	Subcontractor O.H. & P	1	LS	\$1,800.00	\$1,800	
	<u>Central HVAC Equipment</u>					
23 70 00	Air Handling Unit	1	EA	\$37,500.00	\$37,500	5 TON
23 70 00	Subcontractor O.H. & P	1	LS	\$7,500.00	\$7,500	
	<u>Decentralized HVAC Equipment</u>					
23 80 00	Temperature Controls	1,020	SF	\$5.00	\$5,100	
23 80 00	Test and Balance	1,020	SF	\$2.00	\$2,040	
23 80 00	Commissioning	1,020	SF	\$0.00	\$0	By Owner
23 80 00	Subcontractor O.H. & P	1	LS	\$1,428.00	\$1,428	
Total Heating, Ventilating, And Air Conditioning (HVAC)					\$88,728	

PRE-DESIGN PRICING DETAIL**Project:** Heritage Village Park Buildings Relocation**Scope:** Interior Build-Out of School House**Architect:** Alliiance**Date:** March 25, 2025

	Quantity:	Unit	Unit Price:	Amount:	Notes:
26 00 00 Electrical					
26 10 00 400A, 208/120V, 3-Phase, 4-Wire Electrical Panel	1	EA	\$0.00	\$0	Included in Phase 1
26 10 00 Power Hook-Ups for Mechanical Equipment	1	LOT	\$2,500.00	\$2,500	
26 10 00 Subcontractor O.H. & P	1	LS	\$500.00	\$500	
Low-Voltage Electrical Distribution					
26 20 00 Conduit, Power Wiring, and Distribution for Building	1,020	SF	\$10.00	\$10,200	
26 20 00 Receptacles, Phone Outlets, Cover Plates, and Devices	1,020	SF	\$3.00	\$3,060	
26 20 00 Subcontractor O.H. & P	1	LS	\$2,652.00	\$2,652	
Lighting					
26 50 00 Interior LED Lighting w/ Controls	1,020	SF	\$7.00	\$7,140	
26 50 00 Conduit/Wire - Allowance	1,020	SF	\$2.50	\$2,550	
26 50 00 Lighting Controls	1,020	SF	\$2.00	\$2,040	
26 50 00 Subcontractor O.H. & P	1	LS	\$2,346.00	\$2,346	
Total Electrical				\$32,988	
27 00 00 Communications					
27 10 00 Tele/Data Cabling (no Hook-up)- Allowance	1,020	SF	\$3.00	\$3,060	
27 10 00 Subcontractor O.H. & P	1	LS	\$612.00	\$612	
Total Communications				\$3,672	
28 00 00 Electronic Safety And Security					
28 30 00 Fire Alarm Horn Strobe	1	EA	\$1,500.00	\$1,500	
28 30 00 Interior Fire Alarm Panel	1	EA	\$2,500.00	\$2,500	
28 30 00 Fire Alarm System	1,020	SF	\$3.00	\$3,060	
28 30 00 Subcontractor O.H. & P	1	LS	\$1,412.00	\$1,412	
Total Electronic Safety And Security				\$8,472	

ROCKWISE STRATEGIES			
Project Name:	Heritage Village Park Buildings Relocation		
Project Location:	Inver Grove Heights		
Description:	Relocate Town Hall & Associated Exterior Improvements		
Owner:	City of Inver Grove Heights		
Architect:	Alliance		
Date:	March 25, 2025		
Project Lead:	Talon DeWitz		
Project Team:	Munieswar Avula		
	Escalation:	0.00%	
	Design Level:	PD	
	Print Date:	1/24/2025	
	Delivery Method:	GC Bid	
	Reviewed By:	JM	
Building Area / Total Cost per SF:		1,565	\$832.57
SECTION	DESCRIPTION	TOTAL	SQ. FT. COST
01 00 00	General Requirements	\$129,572	\$82.79
01 00 00	Relocation of Old City Hall	\$135,000	\$86.26
02 00 00	Existing Conditions	\$50,147	\$32.04
03 00 00	Concrete	\$145,838	\$93.19
04 00 00	Masonry	\$50,686	\$32.39
05 00 00	Metals	\$47,100	\$30.10
06 00 00	Wood, Plastics and Composites	\$58,830	\$37.59
07 00 00	Thermal and Moisture Protection	\$15,300	\$9.78
08 00 00	Openings	\$26,430	\$16.89
09 00 00	Finishes	\$31,686	\$20.25
10 00 00	Specialties	\$4,200	\$2.68
22 00 00	Plumbing	\$10,812	\$6.91
23 00 00	Heating, Ventilation, and Air Conditioning (HVAC)	\$6,234	\$3.98
26 00 00	Electrical	\$44,085	\$28.17
31 00 00	Earthwork	\$117,469	\$75.06
32 00 00	Exterior Improvements	\$27,000	\$17.25
33 00 00	Utilities	\$93,000	\$59.42
	SUBTOTAL COST	\$993,388	\$634.75
	Design Contingency 10.00%	\$99,339	\$63.48
	Construction Contingency 10.00%	\$109,273	\$69.82
	Builders Risk Insurance 0.25%	\$3,005	\$1.92
	General Liability Insurance 1.00%	\$12,050	\$7.70
	Performance and Payment Bond 1.00%	\$12,171	\$7.78
	Contractor Fee 6.00%	\$73,754	\$47.13
	Escalation (Not Included) 0.00%	\$0	\$0.00
	TOTAL AMOUNT	\$1,302,979	\$832.57
Alternates:			
	2 Window Assembly Replacement - Town Hall	Add	\$42,198
Exclusions:			
	1 No work or costs are included for Special Inspections & Testing		
	2 No work or costs are included for Hazardous Material Abatement (Terracon Recommended Budget \$22,300 - \$98,450 Combined)		
	3 No work or costs are included for Design Fees and All Non-Construction Related Fees		
	4 No work or costs are included for SAC/WAC Fees		
	5 No work or costs are included for Owner Soft Costs		

PRE-DESIGN PRICING DETAIL

Project: Heritage Village Park Buildings Relocation
Scope: Relocate Town Hall & Associated Exterior Improvements
Architect: Alliiance
Date: March 25, 2025



	Quantity:	Unit	Unit Price:	Amount:	Notes:
02 00 00 Existing Conditions					
Demolition and Structure Moving					
02 40 00 Demo 5" Interior Wall	85	LF	\$30.00	\$2,550	
02 40 00 Demo Cabinets	5	LF	\$35.00	\$175	
02 40 00 Demo Carpet	360	SF	\$2.00	\$720	
02 40 00 Demo Column(12"x12", 9' Tall) w/ Footiing	3	EA	\$500.00	\$1,500	
02 40 00 Demo Concrete Sill	5	LF	\$50.00	\$247	
02 40 00 Demo Door	1	EA	\$100.00	\$100	
02 40 00 Demo Ext. Door & Associated Hardware	1	EA	\$150.00	\$150	
02 40 00 Demo Interior Door	4	EA	\$100.00	\$400	
02 40 00 Demo Roofing(Sloped)	1,500	SF	\$5.00	\$7,500	
02 40 00 Demo Windows	7	EA	\$250.00	\$1,750	
02 40 00 Demo Wood Panels At Window Openings	7	EA	\$100.00	\$700	
02 40 00 Demo Wood Stair Assembly w/ Railing	1	EA	\$1,500.00	\$1,500	Interior
02 40 00 Remove Chimney& Salvage Brick (7' Tall)	1	EA	\$2,500.00	\$2,500	
02 40 00 Remove Concrete Stair Assembly w/ Railing	2	EA	\$3,000.00	\$6,000	Exterior
02 40 00 Remove Debris, Furnishings & Fixtures	1,565	SF	\$1.50	\$2,348	
02 40 00 Remove Trees (Tall)-Allowance	2	EA	\$1,000.00	\$2,000	
02 40 00 Remove Wood Panel Boards	13	EA	\$100.00	\$1,300	
02 40 00 Remove Trim Board & Wood Fascia	190	LF	\$15.00	\$2,850	
02 40 00 Demolition Tools/Dumpsters/Equipment	1	LS	\$7,500.00	\$7,500	
02 40 00 Subcontractor O.H. & Profit	1	LS	\$8,357.80	\$8,358	
Total Existing Conditions				\$50,147	
03 00 00 Concrete					
Cast-in-Place Concrete					
03 30 00 Strip Footings (36" x 12")	17.15	CY	\$500.00	\$8,575	
03 30 00 Strip Footings (24" x 12")	2.80	CY	\$500.00	\$1,400	Ramp/Stairs
03 30 00 Spread Footings (4'x4'x12")	1.80	CY	\$750.00	\$1,350	
03 30 00 Column In Basement(12"x12", 10' Tall)	3	EA	\$1,000.00	\$3,000	
03 30 00 Porch Columns(1'-0" x 1'-0", 10' Tall)	4	EA	\$1,000.00	\$4,000	
03 30 00 08" CIP Concrete Foundation Wall	3.70	CY	\$1,000.00	\$3,700	Ramp/Stairs
03 30 00 12" CIP Concrete Foundation Wall	42.40	CY	\$1,200.00	\$50,880	8'-0" Tall
03 30 00 12" CIP Concrete Foundation Wall	4.70	CY	\$1,200.00	\$5,640	Porch- 4' Tall
03 30 00 Basement Slab on Grade (4")	1,160	SF	\$25.00	\$29,000	
03 30 00 4" Structural Slab	230	SF	\$25.00	\$5,750	Porch/Ramp/Stairs
03 30 00 CIP Concrete Filled Ramp	95	SF	\$25.00	\$2,375	
03 30 00 CIP Concrete Filled Stairs	20	SF	\$50.00	\$1,000	
03 30 00 Subcontractor O.H. & Profit	1	LS	\$29,167.50	\$29,168	
Total Concrete				\$145,838	
04 00 00 Masonry					
Infill 14" Wide Opening w/ Salvaged Face Brick					
04 50 00	30	SF	\$75.00	\$2,238	
04 50 00 Subcontractor O.H. & Profit	1	LS	\$447.60	\$448	
Manufactured Masonry					
04 70 00 Repair Brick, Tuckpointing- Allowance	1	EA	\$25,000.00	\$25,000	Includes Brick Columns
04 70 00 Brick Chimney w/Salvaged Brick(2'-5" x 2'-5", 7' Tall)	1	LOT	\$15,000.00	\$15,000	
04 70 00 Subcontractor O.H. & Profit	1	LS	\$8,000.00	\$8,000	
Total Masonry				\$50,686	
05 00 00 Metals					
Metal Fabrications					
05 50 00 Handrail	65	LF	\$150.00	\$9,750	
05 50 00 Steel Guard Railing	70	LF	\$350.00	\$24,500	
05 50 00 Install Railings & Guardrails	1	LOT	\$5,000.00	\$5,000	
05 50 00 Subcontractor O.H. & Profit	1	LS	\$7,850.00	\$7,850	
Total Metals				\$47,100	
06 00 00 Wood, Plastics, And Composites					
Rough Carpentry					
06 10 00 Wood Framed Stair w/ Railings	1	LOT	\$20,000.00	\$20,000	
06 10 00 Graphic Wood Boards For Window Openings (3'-0" x 5'-0")	9	EA	\$750.00	\$6,750	
06 10 00 Wood Fascia & Trim Board	190	LF	\$50.00	\$9,500	
06 10 00 Wood Framing For Porch	115	SF	\$30.00	\$3,450	
06 10 00 Framing Allowance for New Location	1,565	SF	\$5.00	\$7,825	
06 10 00 Subcontractor O.H. & Profit	1	LS	\$9,505.00	\$9,505	
Finish Carpentry					
06 20 00 Install Wood Door, Frame And Hardware	2	EA	\$750.00	\$1,500	Exterior Entry
06 20 00 Subcontractor O.H. & Profit	1	LS	\$300.00	\$300	
Total Wood, Plastics, And Composites				\$58,830	

PRE-DESIGN PRICING DETAIL

Project: Heritage Village Park Buildings Relocation
 Scope: Relocate Town Hall & Associated Exterior Improvements
 Architect: Allilience
 Date: March 25, 2025



		Quantity:	Unit	Unit Price:	Amount:	Notes:
07 00 00 Thermal And Moisture Protection						
Roofing and Siding Panels						
07 40 00	Siding For Porch	30	SF	\$50.00	\$1,500	
07 40 00	Subcontractor O.H. & Profit	1	LS	\$300.00	\$300	
Membrane Roofing						
07 50 00	Asphalt Shingle Roofing(Sloped)	15	SQ	\$750.00	\$11,250	
07 50 00	Subcontractor O.H. & Profit	1	LS	\$2,250.00	\$2,250	
Total Thermal And Moisture Protection					\$15,300	
08 00 00 Openings						
Doors and Frames						
08 10 00	Frame (3'-9" x 7'-2")	2	EA	\$750.00	\$1,500	
08 10 00	Door (3'-5" x 7'-2")	2	EA	\$1,000.00	\$2,000	
08 10 00	Subcontractor O.H. & Profit	1	LS	\$700.00	\$700	
Windows						
Hardware						
08 70 00	Supply Finish Hardware for Exterior Openings	2	EA	\$1,200.00	\$2,400	
08 70 00	Subcontractor O.H. & Profit	1	LS	\$480.00	\$480	
Glazing						
08 80 00	Reglazing Windows	215	SF	\$75.00	\$16,125	
08 80 00	Subcontractor O.H. & Profit	1	LS	\$3,225.00	\$3,225	
Total Openings					\$26,430	
09 00 00 Finishes						
Painting and Coating						
09 90 00	Paint Handrails/Guardrails at Stairs	135	LF	\$15.00	\$2,025	
09 90 00	Paint Trim Board	240	LF	\$12.00	\$2,880	
09 90 00	Paint Window Trim & Frame	200	LF	\$15.00	\$3,000	
09 90 00	Paint Wood Fascia & Trim Board	200	LF	\$25.00	\$5,000	
09 90 00	Painted Graphic Wood Boards For Window Openings (3'-0" x 5'-0")	9	EA	\$1,500.00	\$13,500	
09 90 00	Subcontractor O.H. & Profit	1	LS	\$5,281.00	\$5,281	
Total Finishes					\$31,686	
10 00 00 Specialties						
Information Specialties						
10 10 00	History Plaque - Allowance	1	LS	\$3,500.00	\$3,500	
10 10 00	Subcontractor O.H. & Profit	1	LS	\$700.00	\$700	
Total Specialties					\$4,200	
22 00 00 Plumbing						
Plumbing						
22 10 00	Demo Sanitary Waste Pipe to 5' Outside	1	EA	\$1,000.00	\$1,000	
22 10 00	Demo Plumbing Fixtures	7	EA	\$250.00	\$1,750	
22 10 00	Demo Sanitary Waste, Vent, and Domestic Piping	1,565	SF	\$2.00	\$3,130	
22 10 00	Demo Natural Gas Service Piping	1,565	SF	\$2.00	\$3,130	
22 10 00	Subcontractor O.H. & P	1	LS	\$1,802.00	\$1,802	
Total Plumbing					\$10,812	
23 00 00 Heating, Ventilating, And Air Conditioning (HVAC)						
HVAC Air Distribution						
23 30 00	Remove Furnace & Associated Ductwork - Allowance	1,565	SF	\$3.00	\$4,695	
23 30 00	Subcontractor O.H. & P	1	LS	\$939.00	\$939	
23 70 00	Demo Condensing Unit at Grade	1	EA	\$500.00	\$500	
23 70 00	Subcontractor O.H. & P	1	LS	\$100.00	\$100	
Total Heating, Ventilating, And Air Conditioning (HVAC)					\$6,234	
26 00 00 Electrical						
26 00 00	Improvements to Existing System		SF	\$2.50		
Medium-Voltage Electrical Distribution						
26 10 00	400A, 208/120V, 3-Phase, 4-Wire Electrical Panel	1	EA	\$25,000.00	\$25,000	
26 10 00	Subcontractor O.H. & P	1	LS	\$5,000.00	\$5,000	
Low-Voltage Electrical Distribution						
26 20 00	Remove Existing Receptacles, Outlets, and Devices	1,565	SF	\$2.00	\$3,130	
26 20 00	Subcontractor O.H. & P	1	LS	\$626.00	\$626	

PRE-DESIGN PRICING DETAIL

Project: Heritage Village Park Buildings Relocation
Scope: Relocate Town Hall & Associated Exterior Improvements
Architect: Allliance
Date: March 25, 2025



<u>Lighting</u>					
26 50 00	Disconnect & Remove Fixtures	1,565	SF	\$1.50	\$2,348
26 50 00	Exterior LED Lighting w/Controls	1,565	SF	\$4.00	\$6,260
26 50 00	Subcontractor O.H. & P	1	LS	\$1,721.50	\$1,722
Total Electrical					\$44,085
<u>Earthwork</u>					
31 00 00		Quantity:	Unit	Unit Price:	Amount: Notes:
<u>Earth Moving</u>					
31 20 00	Demo & Dispose Existing Building Foundation	1,565	SF	\$15.00	\$23,475
31 20 00	Allowance For Infill Foundations & Footings	1	ALLOW	\$15,000.00	\$15,000
31 20 00	Pad Excavation and Backfill	610	LCY	\$50.00	\$30,500
31 20 00	Continuous Excavation and Backfill	120	LF	\$75.00	\$9,000
31 20 00	Import and Place Engineered Soils	1	ALLOW	\$15,000.00	\$15,000
31 20 00	Sand Cushion at SOG	20	CY	\$50.00	\$1,000
31 20 00	Subcontractor O.H. & P	1	LS	\$23,493.75	\$23,494
Total Earthwork					\$117,469
<u>Exterior Improvements</u>					
32 00 00		Quantity:	Unit	Unit Price:	Amount: Notes:
<u>Bases, Ballasts, and Paving</u>					
32 10 00	Pavement and Site Circulation	1	ALLOW	\$15,000.00	\$15,000
32 10 00	Subcontractor O.H. & P	1	LS	\$3,000.00	\$3,000
<u>Site Improvements</u>					
32 30 00	Site Signage	1	ALLOW	\$2,500.00	\$2,500
32 30 00	Subcontractor O.H. & P	1	LS	\$500.00	\$500
<u>Planting</u>					
32 90 00	Site Restoration at Existing Site	1	ALLOW	\$5,000.00	\$5,000
32 90 00	Subcontractor O.H. & P	1	LS	\$1,000.00	\$1,000
Total Exterior Improvements					\$27,000
<u>Utilities</u>					
33 00 00		Quantity:	Unit	Unit Price:	Amount: Notes:
<u>Water Utilities</u>					
33 10 00	Demo Sanitary Waste Piping to Street	1	EA	\$2,500.00	\$2,500
33 10 00	Extend and Connect Utilities to Nearby Services	1	ALLOW	\$75,000.00	\$75,000
33 10 00	Subcontractor O.H. & P	1	LS	\$15,500.00	\$15,500
<u>Electrical Utilities</u>					
33 70 00	Disconnect Utility Power	1	LOT	\$0.00	\$0 By Local Utility Company
33 70 00	Subcontractor O.H. & P	0	LS	\$0.00	
Total Utilities					\$93,000

ROCKWISE STRATEGIES			
Project Name:	Heritage Village Park Buildings Relocation		
Project Location:	Inver Grove Heights		
Description:	Interior Build-Out of Town Hall		
Owner:	City of Inver Grove Heights		
Architect:	Alliance		
Date:	March 25, 2025		
Project Lead:	Talon DeWitz		
Project Team:	Munieswar Avula		
		Escalation:	0.00%
		Design Level:	PD
		Print Date:	1/24/2025
		Delivery Method:	GC Bid
		Reviewed By:	JM
Building Area / Total Cost per SF:		1,565	\$244.73
SECTION	DESCRIPTION	TOTAL	SQ. FT. COST
01 00 00	General Requirements	\$38,087	\$24.34
06 00 00	Wood, Plastics and Composites	\$0	\$0.00
09 00 00	Finishes	\$5,556	\$3.55
21 00 00	Fire Suppression	\$16,590	\$10.60
22 00 00	Plumbing	\$62,370	\$39.85
23 00 00	Heating, Ventilation, and Air Conditioning (HVAC)	\$104,316	\$66.66
26 00 00	Electrical	\$49,011	\$31.32
27 00 00	Communications	\$5,634	\$3.60
28 00 00	Electronic Safety and Security Systems	\$10,434	\$6.67
	SUBTOTAL COST	\$291,998	\$186.58
	Design Contingency 10.00%	\$29,200	\$18.66
	Construction Contingency 10.00%	\$32,120	\$20.52
	Builders Risk Insurance 0.25%	\$883	\$0.56
	General Liability Insurance 1.00%	\$3,542	\$2.26
	Performance and Payment Bond 1.00%	\$3,577	\$2.29
	Contractor Fee 6.00%	\$21,679	\$13.85
	Escalation (Not Included) 0.00%	\$0	\$0.00
	TOTAL AMOUNT	\$382,999	\$244.73
Alternates:			
	2 Window Assembly Replacement - Town Hall	Add	\$42,198
Exclusions:			
	1 No work or costs are included for Special Inspections & Testing		
	2 No work or costs are included for Hazardous Material Abatement (Terracon Recommended Budget \$22,300 - \$98,450 Combined)		
	3 No work or costs are included for Design Fees and All Non-Construction Related Fees		
	4 No work or costs are included for SAC/WAC Fees		
	5 No work or costs are included for Owner Soft Costs		

PRE-DESIGN PRICING DETAIL

Project: Heritage Village Park Buildings Relocation
Scope: Interior Build-Out of Town Hall
Architect: Allilience
Date: March 25, 2025



09 00 00	<u>Finishes</u>	Quantity:	Unit	Unit Price:	Amount:	Notes:
09 20 00	Repair Walls as Required, Paint	4	EA	\$500.00	\$2,000	
09 20 00	Repair Gyp. Board Ceiling As Required	1	EA	\$1,500.00	\$1,500	
09 20 00	Subcontractor O.H. & Profit	1	LS	\$700.00	\$700	
09 60 00	Refinish Wood Flooring	1,080	SF	\$0.00	\$0	Not Included
Painting and Coating						
09 90 00	Paint GWB Ceilings	565	SF	\$2.00	\$1,130	
09 90 00	Subcontractor O.H. & Profit	1	LS	\$226.00	\$226	
Information Specialties						
21 00 00	<u>Fire Suppression</u>	Quantity:	Unit	Unit Price:	Amount:	Notes:
21 10 00	6" Combined Domestic Water/Fire Protection Water Service	1	EA	\$2,500.00	\$2,500	
21 10 00	FDC Adjacent to Building	1	EA	\$3,500.00	\$3,500	
21 10 00	Wet Pipe Fire Sprinkler System	1,565	SF	\$5.00	\$7,825	
21 10 00	Subcontractor O.H. & P	1	LS	\$2,765.00	\$2,765	
Total Fire Suppression					\$16,590	
22 00 00	<u>Plumbing</u>	Quantity:	Unit	Unit Price:	Amount:	Notes:
Plumbing						
22 10 00	Connect 2" Domestic Water Service to Utility	1	EA	\$1,500.00	\$1,500	
22 10 00	Connect 4" Sanitary Service to Utility	1	EA	\$1,500.00	\$1,500	
22 10 00	Domestic, Sanitary, Vent, and Storm Piping	1,565	SF	\$15.00	\$23,475	
22 10 00	Electric Water Heater	1	EA	\$7,500.00	\$7,500	
22 10 00	Sink Fixture & Associated Piping	3	EA	\$2,500.00	\$7,500	
22 10 00	Toilet Fixture & Associated Piping	3	EA	\$3,500.00	\$10,500	
22 10 00	Subcontractor O.H. & P	1	LS	\$10,395.00	\$10,395	
Total Plumbing					\$62,370	
23 00 00	<u>Heating, Ventilating, And Air Conditioning (HVAC)</u>	Quantity:	Unit	Unit Price:	Amount:	Notes:
HVAC Air Distribution						
23 30 00	Toilet Exhaust Fan	2	EA	\$2,500.00	\$5,000	
23 30 00	Ductwork Distribution, Devices, Grilles, Etc.	1,565	SF	\$15.00	\$23,475	
23 30 00	Subcontractor O.H. & P	1	LS	\$5,695.00	\$5,695	
HVAC						
23 50 00	Thermostats For Electric Heater Units	2	EA	\$1,000.00	\$2,000	
23 50 00	4 KW Unit Heater Crawl Space	1	EA	\$3,000.00	\$3,000	
23 50 00	6 KW Unit Heater Main Level	1	EA	\$4,000.00	\$4,000	
23 50 00	Subcontractor O.H. & P	1	LS	\$1,800.00	\$1,800	
Central HVAC Equipment						
23 70 00	Demo Condensing Unit at Grade	1	EA	\$500.00	\$500	
23 70 00	Dispose Refrigerant	1	EA	\$500.00	\$500	
23 70 00	Air Handling Unit	1	EA	\$37,500.00	\$37,500	5 TON
23 70 00	Subcontractor O.H. & P	1	LS	\$7,700.00	\$7,700	
Decentralized HVAC Equipment						
23 80 00	Temperature Controls	1,565	SF	\$5.00	\$7,825	
23 80 00	Test and Balance	1,565	SF	\$2.00	\$3,130	
23 80 00	Commissioning	1,565	SF	\$0.00	\$0	By Owner
23 80 00	Subcontractor O.H. & P	1	LS	\$2,191.00	\$2,191	
Total Heating, Ventilating, And Air Conditioning (HVAC)					\$104,316	
26 00 00	<u>Electrical</u>	Quantity:	Unit	Unit Price:	Amount:	Notes:
26 10 00	Power Hook-Ups for Mechanical Equipment	1	LOT	\$2,500.00	\$2,500	
26 10 00	Subcontractor O.H. & P	1	LS	\$500.00	\$500	
Low-Voltage Electrical Distribution						
26 20 00	Conduit, Power Wiring, and Distribution for Building	1,565	SF	\$10.00	\$15,650	
26 20 00	Receptacles, Phone Outlets, Cover Plates, and Devices	1,565	SF	\$3.00	\$4,695	
26 20 00	Receptacles	1	EA		\$0	
26 20 00	Weatherproof/GFCI Outlet	1	EA		\$0	
26 20 00	Subcontractor O.H. & P	1	LS	\$4,069.00	\$4,069	
Lighting						
26 50 00	Interior LED Lighting w/ Controls	1,565	SF	\$7.00	\$10,955	
26 50 00	Conduit/Wire - Allowance	1,565	SF	\$2.50	\$3,913	
26 50 00	Lighting Controls	1,565	SF	\$2.00	\$3,130	
26 50 00	Subcontractor O.H. & P	1	LS	\$3,599.50	\$3,600	
Total Electrical					\$49,011	
27 00 00	<u>Communications</u>	Quantity:	Unit	Unit Price:	Amount:	Notes:
27 10 00	Tele/Data Cabling (no Hook-up)- Allowance	1,565	SF	\$3.00	\$4,695	
27 10 00	Subcontractor O.H. & P	1	LS	\$939.00	\$939	
Total Communications					\$5,634	

PRE-DESIGN PRICING DETAIL

Project: Heritage Village Park Buildings Relocation
Scope: Interior Build-Out of Town Hall
Architect: Alliiance
Date: March 25, 2025



	Quantity:	Unit	Unit Price:	Amount:	Notes:
28 00 00 <u>Electronic Safety And Security</u>					
26 50 00 Fire Alarm Horn Strobe	1	EA	\$1,500.00	\$1,500	
26 50 00 Interior Fire Alarm Panel	1	EA	\$2,500.00	\$2,500	
28 30 00 Fire Alarm System	1,565	SF	\$3.00	\$4,695	
28 30 00 Subcontractor O.H. & P	1	LS	\$1,739.00	\$1,739	

Total Electronic Safety And Security \$10,434

Alternates, Value Engineering, and Scope Revisions
Project: Heritage Village Park Buildings Relocation
Date: March 25, 2025
Owner: City of Inver Grove Heights
Architect: Allliance



	General Conditions	10.00%	
	Design Contingency	10.00%	
	Construction Contingency	10.00%	
	Builders Risk Insurance	0.45%	
	General Liability Insurance	1.00%	
	Performance and Payment Bond	1.10%	
	Contractor Fee	6.00%	
	Escalation (Not Included)	0.00%	

Rockwise Strategies would like to offer the following cost opinion suggestions for your consideration. Before incorporating these suggestions into the project, they should be reviewed and approved by the design team and the Owner for aesthetics, function, fit, and code compliance. All pricing below is based upon assumptions made by Rockwise Strategies, and may change depending on the final design provided by the Architect.

Item Number	Description	Total	Amount	Accept	Reject	Pending	Priority	Rating
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1.	Window Assembly Replacement - School House	Add	\$41,677	☐	☐	☒		
08 00 00	Openings	\$28,800						
	Subtotal	\$28,800						
	General Conditions	\$2,880						
	Design Contingency	\$3,168						
	Construction Contingency	\$3,485						
	Builders Risk Insurance	\$172						
	General Liability Insurance	\$385						
	Performance and Payment Bond	\$428						
	Contractor Fee	\$2,359						
	Escalation	\$0						
	Total Amount	\$41,677						
2.	Window Assembly Replacement - Town Hall	Add	\$42,198	☐	☐	☒		
08 00 00	Openings	\$29,160						
	Subtotal	\$29,160						
	General Conditions	\$2,916						
	Design Contingency	\$3,208						
	Construction Contingency	\$3,528						
	Builders Risk Insurance	\$175						
	General Liability Insurance	\$390						
	Performance and Payment Bond	\$433						
	Contractor Fee	\$2,389						
	Escalation	\$0						
	Total Amount	\$42,198						

PRE-DESIGN PRICING DETAIL

Project: Heritage Village Park Buildings Relocation
Scope: New Window Assembly - School House
Architect: Allliance
Date: March 25, 2025



		Quantity:	Unit	Unit Price:	Amount:	Notes:
08 00 00 <u>Openings</u>						
<u>Windows</u>						
08 50 00	Windows 3'-5" x 5'-3"	12	EA	\$2,000.00	\$24,000	
08 50 00	Subcontractor O.H. & Profit	1	LS	\$4,800.00	\$4,800	

PRE-DESIGN PRICING DETAIL

Project: Heritage Village Park Buildings Relocation
Scope: New Window Assembly - Town Hall
Architect: Alliance
Date: March 25, 2025



		Quantity:	Unit	Unit Price:	Amount:	Notes:
08 00 00 Openings						
Windows						
08 50 00	Windows (3'-6" x 6'-7")	9	EA	\$2,700.00	\$24,300	
08 50 00	Subcontractor O.H. & Profit	1	LS	\$4,860.00	\$4,860	



Request for Council Action

SUBJECT: Uses for Excess Fund Balance in the General Fund - Resulting from 2024 ARPA Dollars

MEETING DATE: April 7, 2025

ITEM TYPE: Discussion Items

CONTACT: Amy Hove, Finance Director, 651.450.2521

ACTION REQUESTED

The Council is asked to provide feedback and direction on how it would like to see the City utilize unspent General Fund balances due to the use of ARPA dollars on 2024 police payroll.

BACKGROUND

As part of the federal government's COVID relief efforts, cities received two rounds of funding. The first - generally referred to as CARES Act funding - was spent during the height of the pandemic to cover costs associated with improving online services, providing economic support to local businesses and non-profits, paying for unbudgeted city expenditures related to the pandemic and public safety payroll. The second round of funding - called ARPA funds - was received in two installments - May 2021 and May 2022. In total, the City received \$3,898,315.98 in ARPA funds.

At the time it was received, the funding was segregated into its own fund and set aside to await the outcome of the City's state bonding requests for Heritage Village Park and the 117th Street Reconstruction Project. Since the state passed a 2023 bonding bill that included funding for both projects, the Council was able to consider other potential uses for the City's ARPA funds and ultimately allocated them as follows:

- \$875 paid to Ehlers in 2021 to perform revenue replacement calculation
- \$2.5 million allocated to the Water Treatment Plant rehabilitation project in 2024
- \$1,397,440.98 allocated to the General Fund to cover 2024 Police Department payroll costs

Allocating the remaining ARPA funds to 2024 Police Department payroll costs freed up General Fund dollars that were originally allocated for that purpose. At tonight's meeting, staff are looking for direction on how the Council would like to utilize the \$1,397,440.98 in excess balances that are currently available in the General Fund. The attached presentation outlines several possible options for spending those funds.

If the Council arrives at a decision on how it wishes to utilize these funds, a Resolution to formally approve that action will be brought back at a regular meeting. However, there is no timeline or deadline to take action, so the Council also has the option to leave the money in the General Fund either permanently or until some future date.

FISCAL IMPACT

The City Council can commit General Fund balances for specific purposes, which includes transferring those funds into another city fund. However, that does not restrict a future Council from transferring those funds back to the General Fund if they remain unspent.

RECOMMENDATION

ATTACHMENTS

1. Presentation

Excess Balance in the General Fund

*Amy Hove, Finance Director
April 7, 2025*



Background: American Rescue Plan Act (ARPA)

- Federal funds provided to local governments to support response to and recovery from the COVID-19 pandemic
- Different than the CARES Act funding received earlier in the pandemic
- City of IGH's ARPA Funds totaled \$3.9 million
- Accepted under the category of "revenue replacement"
- Could be spent on any "governmental purpose"
- Could be divided up and spent on multiple things
- Funds had to be obligated by Dec. 31, 2024, and must be fully spent by Dec. 31, 2026

Uses Considered for ARPA Funds

☐ ~~117th Street Reconstruction~~

State Bonding

☐ ~~HVP – Splash Pad & Inclusive Playground~~

State Bonding

☒ **Water Treatment Plant Rehabilitation**

- **May 13, 2024 City Council Resolution allocated \$2.5 million in ARPA funds to this project**

☒ **Police Department Payroll**

- **September 23, 2024 – Council allocated \$1,397,440.98 to PD's 2024 full-time wages**

☐ Acquisition of park land (specifically in the NWA)

☐ Movement of historic buildings to Heritage Village Park (Old Town Hall & School House)

☐ Additional funding needs in the City's Sewer and/or Storm Water Capital Funds

Tonight's Discussion

- General Fund's fund balance grew by \$1,397,440.98 at year end 2024, as a result of using ARPA funds for 2024 Police Payroll
- The General Fund fund balance complies with City policy without these funds
- Therefore, what does the Council want to do with this \$1.4 million?

Potential Options

- 1) Relocation of historic buildings to Heritage Village Park
(Transfer to Parks Capital Replacement Fund)
- 2) Acquisition of park land in the NWA
(Transfer to Parks Acquisition & Development Fund)
- 3) Additional funding needs in the City's Sewer or Storm Water Capital Funds
(Transfer to Sewer Capital or Storm Water Capital Fund)
- 4) Add to cash on hand for Central Maintenance Facility
- 5) Other?
- 6) Some combination of the above?
- 7) Leave in the General Fund - permanently or for now

Park Acquisition & Development Fund

About the Fund:

- Can only be used for the acquisition of park land or the development of new parks or park amenities
- Money in the fund comes from park dedication fees paid by developers
- Current unallocated balance is approximately \$2.8 million

Considerations:

- Above balance is after the City's expected costs for Heritage Village Park Phase 5 (inclusive playground and splash pad) but before any City contribution to proposed Phase 6 (amphitheater, picnic shelters, etc.)
- When we acquire park land, we also need \$ to develop the park – which can be immediately or over time.

Sewer Capital Fund

(based on budgetary estimates from fall 2024)

Dependent on:

- Year-end transfers from Sewer Operating Fund
- Connection Fees resulting from development
- \$1 million annual transfer from the Host Community Fund for the next 10 years – to make sewer debt payments
- Projected balance in 2038 = \$863,571
 - This is approximately one-half of one-year's worth of sewer costs for PMI projects.

Storm Water Capital Fund

(based on budgetary estimates from fall 2024)

Dependent on:

- Year-end transfers from Storm Water Operating Fund
 - Connection Fees resulting from development
 - Planned transfers from the Host Community Fund of \$500,000 per year from 2026 - 2029
-
- Projected balance in 2029 = \$3,613,788 *
 - Annual PMI projects average \$1 million per year.
 - Unfunded, 2025 Priority Project: 64th Street Outfall (\$1 million?)
 - Within the 2025-2029 CIP, there remain an additional \$29.1million in unscheduled/unfunded stormwater projects

* In 2024, ~\$3.3 million was transferred into this fund from the closing of the NWA Stormwater Capital Fund

Host Community Fund

- Current unallocated balance of approximately \$4.5 million
- May be used for any governmental purpose - (possible source of additional cash down on new Central Maintenance Facility?)
- Long-term forecast suggests revenue will be nearly equal to expenditures in coming years.
- Current forecasted expenditures include annual use for VMCC Operating and Capital needs, transfer to cover Sewer debt, transfer to Storm Water
- New Host Community Agreement may yield additional funds, but:
 - Revenue is dependent on the tonnage accepted at the landfill, which is entirely outside the City's control and changes year to year
 - New revenue may come over time but is not expected to be transformational



Request for Council Action

SUBJECT: **Review of Draft Council Code of Conduct**

MEETING DATE: April 7, 2025

ITEM TYPE: Discussion Items

CONTACT: Kris Wilson, City Administrator, 651.450.2511

ACTION REQUESTED

The Council is asked to review and discuss a proposed Council Code of Conduct.

BACKGROUND

At the Council's annual priority-setting session on February 3, 2025, there was a consensus that drafting and adopting a Council Code of Conduct should be one of the Council's priority tasks for the 2025 calendar year. This was seen as a wise, pre-emptive step for maintaining positive inter-Council and Council-staff relations by having the Council as a group discuss and document agreed-upon norms for carrying out the work of the Council. This will hopefully help avoid accidental or inadvertent violations of one another's expectations and provide a basis for resolving any issues or concerns regarding conduct that might arise in the future.

Councilmembers Murphy and Scales volunteered and were tasked with leading this effort and, after reviewing some examples from other cities, provided a draft to the City Administrator for input. The Council is now asked to review and discuss the draft document and provide direction for any desired edits.

FISCAL IMPACT

None.

RECOMMENDATION

ATTACHMENTS

1. Draft Council Code of Conduct



COUNCIL CODE OF CONDUCT

INTRODUCTORY PLEDGE

Inver Grove Heights residents and businesses deserve a productive, ethical and accountable local government that earns and maintains the public's full confidence for integrity and fairness. As such, members of the City Council will strive, both individually and collectively, to:

- Work as a team committed to the best interests of the community as a whole and the residents of Inver Grove Heights both today and in the future.
- Carry out the duties of their elected office in an ethical and professional manner and conduct themselves at all times in a manner that reflects positively on the City of Inver Grove Heights;
- Treat other members of the Council, staff and the public in a respectful and courteous manner at all times; including during in person interactions, via email or phone, and through comments to the media or on social media platforms.

COMPLIANCE & ENFORCEMENT

This Code of Conduct outlines standards of conduct expected of all members of the Inver Grove Heights City Council, including the Mayor and each of the four Councilmembers. Members agree to consistently and equitably hold themselves and each other accountable for abiding by the standards outlined herein.

In cases where a first-time or relatively minor violation of this Code is suspected, members will attempt to speak directly and privately with the alleged violator in a timely manner, with the goal of bringing the issue to the alleged violator's attention and correcting the problematic conduct moving forward. Cases of a suspected repeat or serious violation of this Code, as well as any suspicion of illegal conduct by a member of the Council, will be promptly brought to the attention of the City Administrator and/or City Attorney who will work jointly with the members of the Council to address the matter.

COUNCIL ROLE & AUTHORITY

The City Council is a policy-making body, with responsibility for representing the residents of Inver Grove Heights via the establishment of policies, programs and priorities that are in the community's best interest; enacting city codes and ordinances; adopting budgets, establishing taxes and fees, and overseeing the financial health of the City; and carrying out other statutorily-assigned duties and functions. The Council's authority is exercised as a body, via decisions

made in legally-called meetings of the Council, and not by individual members or through “behind the scenes” communications.

Many items will come before the Council as required by city ordinance but many issues are more discretionary in nature. It is important that the Council and staff work together to differentiate between administrative duties that are relevant to staff, and those decisions that are of a policy-making nature and should come before the Council.

It is the City Administrator’s responsibility to oversee the day-to-day operations of the city and work with staff to implement the policies adopted and decisions made by the City Council. Members of the Council shall not attempt to act as, or carry out the responsibilities of, the City Administrator or other city staff, nor shall they undermine the authority of the City Administrator or other city staff as they carry out their duties as authorized or required by Council-adopted policies and priorities, City Code, or state or federal law.

Internal Council Conduct

Each member of the Council has been duly elected to office by the residents of Inver Grove Heights and is entitled to an equal vote in the decisions of the body and respectful treatment from fellow members of the body.

Members of the Council will strive to keep an open mind, encourage others to express their opinions and ideas related to the topic at hand, actively listen to perspectives and opinions different than their own and use that input to improve decisions of the body as a whole.

Council members acknowledge they are elected to be one member of a decision-making body and at times members may disagree with the approved decisions of a majority of the Council. While members of the Council may respectfully disagree with individual decisions, they should not use their title as a member of the Council or any City-sponsored means of communication (e.g. city issued email, social media posts, etc.) to disparage other members, Council decisions, City staff or City services.

During official meetings of the Council, members of the Council show respect for one another by:

- Maintaining regular attendance at Council meetings, either in person or virtually as allowed by state law, and providing as much advance notice as possible when the member must be absent from a meeting;
- Coming prepared to address the items listed on the published agenda, having read the background materials provided in advance and notified staff of questions or concerns prior to the start of the meeting;
- Respecting the role and authority of the presiding officer by not speaking until called upon, not interrupting, cutting-off or speaking over fellow members when they have the floor, and avoiding nonverbal signs of disrespect, such as eye rolling, head shaking, etc.
- Keeping comments to the subject matter at hand. Members of the Council will speak only for themselves and will be respectful of fellow members who express alternative positions or reasons for their support or opposition of a matter before the Council.

Outside of Council meetings, members of the Council show respect for one another and the role of the Council as a body by:

- Representing the decisions of the Council and the reasons for them to the best of their ability, even if the member individually disagrees or voted in the minority. Members of the Council shall not publicly disparage decisions of the Council or those who voted differently, nor attempt to undermine such decisions in any manner that may be detrimental to the City carrying out the direction of the Council as whole.

Working with Staff

Members of the Council recognize that City staff are a valued resource, with knowledge, skills and experience that are key to serving the residents and businesses of Inver Grove Heights. Members of the Council understand that staff work for the City as an organization, through direction provided by the City Administrator consistent with the priorities and direction of the Council as a body, and not for individual members of the Council.

Members of the Council will work primarily through the City Administrator and Department Heads. They will share their own opinions and positions on issues, ask questions and share summary information regarding questions, comments or concerns gathered from constituents. However, members of the Council will not attempt to persuade staff to alter or amend the staff recommendation or present an item in a manner favorable to the views of an individual member of the Council. Additionally, members of the Council will not ask or expect staff to engage in gossip or the sharing of non-public information regarding their work, City business or issues, or other staff or Councilmembers. Members of the Council understand that information requested from staff will be equally shared with all members of the Council.

Members of the Council will show respect for City staff by:

- Asking questions regarding items on a published agenda in advance of the meeting, via email or phone message to the City Administrator or relevant Department Head, whenever possible. Members of the Council will not engage in attempts to play “gotcha” or otherwise intentionally surprise or embarrass staff during Council meetings.
- Keeping questions and comments focused on the subject of the matter at hand and not publicly questioning the qualifications or motivations of staff members or making personal attacks or insults toward staff members. Members of the Council who have concerns about the job performance of a City staff person will take the matter up with the City Administrator in a private setting.
- When outside of Council meetings, working through the City Administrator and/or a Department Head and not attempting to provide work assignment or direction or making extensive research requests to individual staff members.
- Not working around staff by directly meeting or communicating with City contractors, vendors or consultants or seeking information directly from the staff of other cities. Members of the Council should instead seek the information they desire from the City Administrator or relevant Department Head and provide staff the opportunity to gather and share it with all members of the Council.

Working with Advisory Commissions

Members of the Council recognize the City's ongoing Advisory Commissions, as well as temporary task forces or focus groups, as partners to the Council and staff and as valuable contributors to the work of the City. Members of the Council will take time to review the work of commissions and task forces and give due consideration to their recommendations on agenda items.

If a member of the Council attends an advisory commission meeting, it is only as a resident or observer, and after providing notice to staff if possible. As residents, Commission members may reach out to individual Council members to express their individual views regarding issues pending before the City. However, members of the Council shall not attempt to manage the decision-making process of a commission or task force, nor shall they attempt to influence the votes of individual Commission members or the recommendation of the Commission overall.

Working with Residents & the Public

In working with the community, members of the Council will remember that City staff should generally be the first call for help for residents. Members will receive feedback from residents on matters pending before the Council, while referring those who have questions or concerns about City staff or operations to the City Administrator. If a resident has contacted the City Administrator but is still not satisfied, members of the Council will discuss the issue or situation with the City Administrator.

Members of the Council will remember that they do not individually make decisions for the City. When speaking with residents, members of the Council will not commit the City to specific actions or outcomes and will strive to make clear when they are sharing their individual views or opinions and not present them as those of the City or the Council as a whole.

Working with Other Governmental Bodies & Agencies and the Media

In working with other governmental bodies or agencies, including federal, state or county officials and/or elected officials from other municipalities, on matters of City business or concern, members of the Council shall represent any position approved by the Council as a whole to the best of their ability before sharing any non-majority opinions.

[What are expectations related to the media? Should members of Council reach out the media directly? What if contacted directly by a reporter]