



Inver Grove Heights Parks and Recreation Advisory Committee

Wednesday, May 14, 2025 at 7:00 PM

8150 Barbara Avenue, Inver Grove Heights, MN 55077

AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Presentations**
 - A. Jamie Muscha, Community Center Manager - Veterans Memorial Community Center Memberships and Admissions
4. **Announcements**
 - A. Regular Meeting – Wednesday, June 11, 2025 at 7:00 pm
 - B. Joint Meeting with City Council June 2, 2025, at 6:00pm (Veterans Memorial Community Center: Community Room #3)
 - C. Rock Island Swing Bridge - Inaugural Lighting Celebration June 17, 2025, from 7:00 - 8:30pm
5. **Consent Agenda**

All items on the Consent Agenda are considered routine and have been made available to the Commission at least two days prior to the meeting; the items will be enacted in one motion. There will be no separate discussion of these items unless a Commission member or citizen so requests, in which event the item will be removed from this Agenda and considered in normal sequence.

 - A. Approval of Agenda
 - B. Approve Minutes from April 9, 2025 Meeting
6. **Public Comment**

Public comment provides an opportunity for the public to address the Commission on items that are not on the agenda. Comments will be limited to three (3) minutes per person.
7. **Unfinished Business**

Items that are brought back to the Commission for action from a previous meeting
8. **Regular Agenda**
 - A. Veterans Memorial Community Center - Brightside Room Survey Results
 - B. Results of Feasibility Study for Historic Buildings Relocation
9. **Administrative Presentations**
 - A. Department Happenings
 1. Recreation Superintendent Update
 2. Parks Update Superintendent Update
 3. Parks and Recreation Director Update

May 14, 2025 - Parks and Recreation Advisory Committee Agenda

10. Commission Comments

11. Adjourn

**Inver Grove Heights
Parks and Recreation Advisory Commission
City Hall Police Conference Room - 8150 Barbara Avenue
Wednesday, April 9, 2025 - 7:00 p.m.**

1. CALL TO ORDER:

Chair Cook called the April 9, 2025 Parks and Recreation Advisory Commission Meeting to order at 7:00 p.m.

2. ROLL CALL:

Present: Chair Steve Cook; Commissioners: Bill Skar, Sandy Christensen, Ben Stone, Tracy Mulcahy, Willie Krech

Absent: Vice Chair Niki Barker, Commissioners Kurt Stangler and Abby Heidenreich (all excused)

Others Present: Parks and Recreation Director Adam Lares, Parks Superintendent Brian Swoboda

3. PRESENTATIONS:

Motion by Commissioner Krech, second by Commissioner Stone, to amend the agenda to include the Inver Wood Golf Course presentation.

Ayes: 6

Nays: 0 Motion carried.

Matt Moynihan, Clubhouse Superintendent, and Aaron Kavanagh, Golf Assistant Grounds Superintendent, presented on Inver Wood Golf Course's history and current programs.

He stated that the 2016 renovations (remodeling the irrigation system, extending the driving range, adding new bunkering) are on track to be paid off in 2025, well ahead of schedule.

He shared information about the following programs:

- Free Junior Clinics, Fridays 6/6 through 7/18, 9 –11 a.m.
 - Usually 60-80 kids in attendance
 - No reservations required
- Family Golf, Fridays through Sundays
 - Child plays free with paid adult
- Youth on Course, every day after 11 am
 - \$40 membership sign up, then \$5 for Executive Course
- Junior Group Lessons
 - 8-10 students per class, ages 8 to 14
- Junior Private Lessons
 - \$40 for 30-minute lesson
- Adult Private Lessons
 - \$55 for 30-minute lesson
- Free Women's Clinics, Saturdays 9-10:30 a.m., 4/26, 5/3, 5/10, 5/17, 5/31
 - Both full swing and short game
 - 120 women in attendance at a recent clinic
- Adult Group Lessons
- Ladies Private Lessons
- Women's League

- Men's League
 - Tuesday Night League filled up in February
- Senior Rate, both courses (Championship and Executive) -- except weekend and holiday mornings
- Senior Men's League, Thursday mornings
 - 70-80 people are signed up

Clubhouse Superintendent Moynihan said he regularly updates the golf course's website and voicemail. Due to email limitations, he sends targeted emails to specific groups about relevant programs. He mentioned the ongoing Anniversary membership program, which allows members to book times within a 3-day window. He said that they are considering creating a new membership program as many have expressed interest. In total, 80,000 rounds were played at the golf course last year – an increase of 9,000 rounds year-over-year. The golf course opened April 9th and will stay open, weather permitting. Local high schools (Simley, Eagan, South St. Paul, Visitation) use the course for practice. Seasonal staff are mostly hired, and training is ongoing.

Chair Cook commended Clubhouse Superintendent Moynihan for the variety of programming.

Clubhouse Superintendent Moynihan said he is always looking to fill inventory.

Commissioner Stone asked about connections with other golf courses around the country.

Clubhouse Superintendent Moynihan said that he has worked in golf for a long time. He said the Anniversary Membership program was developed in consultation with a company called Mulligan Marketing Concepts located in Jacksonville, Florida.

Commissioner Stone asked about where ideas for new programs come from.

Clubhouse Superintendent Moynihan said he considers ideas from his contacts at other courses. He mentioned that Inver Wood has more capacity and is busier than many other courses.

Aaron Kavanagh, Assistant Golf Course Superintendent, presented on the staffing at the golf course. He said the fact that 93-95% of their staff are returning from previous seasons shows the positive culture in the maintenance department. He mentioned that a Women's League player recently started on the Grounds crew.

Commissioner Mulcahy thanked Aaron Kavanagh and Matt Moynihan for their work.

4. ANNOUNCEMENTS:

- A. Regular Meeting – Wednesday, May 14 at 7:00 p.m.
- B. Joint Meeting with City Council – Monday, June 2 at 6:00 p.m., Veterans Memorial Community Center (Meeting Room 3)
- C. Rock Island Swing Bridge Inaugural Lighting Celebration, Saturday, June 17 at 7:00 –8:30 p.m.

5. CONSENT AGENDA:

- A. Approval of Agenda
- B. Approval of the Minutes from March 12, 2025 Meeting

Motion by Commissioner Skar, second by Commissioner Mulcahy, to approve the March Minutes and the Consent Agenda.

Ayes: 6

Nays: 0 Motion carried.

6. PUBLIC COMMENT:

None.

7. UNFINISHED BUSINESS:

There was no unfinished business.

8. REGULAR AGENDA:

A. Parks and Recreation Advisory Commission 2025 Subcommittee Assignments

After discussion, assignments for the following subcommittees stand as follows:

- Heritage Village Park Development
 - o Barker, Cook, Skar, Mulcahy
- Northwest Area Park Development
 - o Christensen, Heidenreich, Stone, Stangler
- Parks and Recreations System Plan RFP (Request for Proposal) Development Process
 - o Barker, Cook, Stone, Stangler
- Rich Valley Park Master Plan, Southwest Area
 - o Heidenreich, Barker, Christensen, Mulcahy
- Recreation Programming and Engagement (*created in this meeting*)
 - o Cook, Skar, Mulcahy

Commissioner Mulcahy asked about the Parks and Recreations System Plan RFP subcommittee's work.

Parks and Recreation Director Lares clarified that this subcommittee will be involved in the whole system plan consulting process.

Commissioner Skar asked about creating a programming subcommittee.

Parks and Recreation Director Lares said it was possible if members were interested.

Commissioner Skar, Chair Cook, and Commissioner Mulcahy expressed interest; all were added to this new subcommittee.

Commissioner Skar recommended Commissioner Stangler for the Northwest Area Park Development subcommittee due to his development experience. Chair Cook recommended Commissioner Stangler for the Systems Plan subcommittee. Commissioner Stangler was added to both subcommittees.

Commissioner Krech clarified that the Parks and Recreation Department has lots of current outreach and engagement efforts.

Parks and Recreation Director Lares concurred, and said the Recreation Programming and Engagement subcommittee could start with conversation about existing communications and community engagement efforts and then subcommittee members could provide feedback/direction.

9. ADMINISTRATIVE PRESENTATIONS

1. Parks and Recreation Director Update

Parks and Recreation Director Lares mentioned the Brightside Room survey (ending April 25) and asked the Commission to spread the word. There will also be an open house at the Community Center on April 23 to gather input in-person.

He added that the first part of Phase 5 is in manufacturing, and construction is anticipated to start in August, including expansion of the east parking lot and earthwork/excavation/utility work for the splash pad. Bids will open April 22.

In 2024, City Council moved \$1.39 million in ARPA (American Rescue Plan Act) funds into the General Fund for 2025. In a recent work session, Council directed that these funds be transferred into the Park Acquisition Development Fund. This will be used to enhance and develop purchased parkland and add amenities. Parks and Recreation Director Lares stated that this is a great tribute to the work that both the Department and Commission have been doing on City parks and programming.

Chair Cook said that including images of Phase 5 projects in the City newsletter was a great way to build excitement.

Commissioner Skar asked what other uses people have suggested for the Brightside Room.

Parks and Recreation Director Lares said ideas included a golf simulator, a dryland hockey space, a birthday party room, a ninja warrior course, etc. He mentioned that the goal of a multipurpose space would be to limit the amount of takedown/set-up needed for any specific use. One topic of the joint session will be to review survey results and think about the objectives for the Community Center. He said there have been 640 survey results. He said that demographic information is also being gathered. He added that the indoor playground would be available to both members and nonmembers, while the multipurpose space would be members-only.

Chair Cook said he had taken classes in the Brightside Room and asked if other spaces would be available for classes.

Parks and Recreation Director Lares said that there are other spaces that could be used for classes (gym, hockey arena, community room, etc.) It will take some creativity.

2. Parks Update Superintendent Update

Parks Superintendent Swoboda updated the Commission on the following work:

- Sweeping parking lots
- Removing leaves from courts
- Hanging nets
- Installing basketball structures
- Turning water on
- Installing drinking fountains
- Grading the two playground containers at Southern Lakes and VMCC completed
- Archery range details at South Valley (collecting fence materials, creating signage, etc.) being finalized
 - Concrete work and chain-link fence to begin soon
 - Project anticipated to wrap up in the next few months

- Annual playground inspections ongoing
- Tree planting list being compiled
- Playground project updates:
 - Southern Lakes playground installation
 - Anticipated completion: mid-May
 - VMCC Playground
 - Anticipated start: mid-April
- Groveland Ballfield project updates:
 - Anticipated start: April 28
- Replacing clay mounds with synthetic mounds at Rich Valley Park to save on maintenance costs
- Ordering product
- Changing equipment
- Hiring seasonal staff (completed)

Chair Cook asked about potential supply issues.

Parks Superintendent Swoboda said he checked with vendors, and fertilizer prices have stabilized; supplies seem steady.

Commissioner Mulcahy asked about the goats.

Parks Superintendent Swoboda said he would be meeting with the goat vendor soon to discuss fence placement.

Chair Cook expressed appreciation for Parks' staff's work.

3. Recreation Update

On behalf of Recreation Superintendent Dorshak, Parks and Recreation Director Lares updated the commission on the following programs:

- Egg hunt events, all mid-April:
 - Flashlight Egg Hunt at Oakwood Park (ages 10-13) at 8:30 pm
 - Daytime Egg Hunt at Oakwood Park (ages 3, 5, 8) at 1 pm
 - Aqua Egg Hunt at VMCC pool (all ages) at 9:30 am
 - Egg Hunt Coloring Contest (all ages)
 - Drop off submissions at Heartland Credit Union or VMCC
- Employment updates
 - New Fitness Program Supervisor hired (Katelyn Brown)
 - Aquatics Program Supervisor position posted (ends Monday, April 21st)
 - Lots of great candidates already
 - Council approved two new benefited part-time positions to support those roles
 - Fitness Specialist
 - Aquatics Specialist
 - Council also approved two positions to support the Community Center Manager
 - Membership Specialist
 - Operations Lead

Chair Cook expressed appreciation to Teri York for stepping up to fill the Fitness Program Supervisor role during the search.

9. COMMISSION COMMENTS:

Commissioner Krech wished everyone a Happy Easter.

10. ADJOURN:

Motion by Commissioner Krech, second by Commissioner Mulcahy, to adjourn the meeting at 8:00 p.m.

Ayes: 6

Nays: 0 Motion carried.

Minutes prepared by Recording Secretary Wilfred Clashe



Parks & Recreation Advisory Commission Staff Report

**SUBJECT: Veterans Memorial Community Center - Brightside
Room Survey Results**

MEETING DATE: May 14, 2025
ITEM TYPE: Regular Agenda
CONTACT: Adam Lares, Parks & Recreation Director, 651.450.2587

PURPOSE/ACTION REQUESTED

The Parks and Recreation Advisory Commission is asked to receive a presentation from staff, regarding the results of the community engagement survey results for the renovation of the Brightside Room at the VMCC.

BACKGROUND

As part of the City Council's approved 2025 Veterans Memorial Community Center (VMCC) Capital Improvement Plan, \$350,000 was allocated for the renovation of the Brightside Room. In response, staff explored several potential uses for the space.

The first option considered was the development of an indoor playground designed to provide year-round recreational opportunities for children under the age of 10 and their families. This option would require a higher capital investment but is expected to generate greater net annual revenue and offer a quicker return on investment.

The second option was to convert the Brightside Room into a multipurpose space, which could serve as a venue for recreation and fitness programs, community rentals, and youth use, including a potential half-court basketball area. While this option would be more versatile and have a lower capital cost, it is projected to generate less net revenue than the indoor playground and would take longer to achieve any return on investment.

To gather community input, staff hosted an open house on Wednesday, April 23, 2025, and conducted a community survey promoted through social media, the City's website, the Insights Newsletter, and flyers distributed within the VMCC. The survey, which ran from mid-March through April 25, 2025, received 763 responses. Community members were asked to provide feedback on the two proposed options and were also invited to suggest alternative uses for the space.

The attached survey results will be presented at the May 14, 2025, regular Council meeting. In addition, this topic will be a primary discussion item during the joint City Council and Parks and Recreation Advisory Commission (PRAC) meeting on June 2, 2025. Following that discussion, the item will return to PRAC for a recommendation to Council regarding which option to advance into final design.

Staff request the PRAC review the attached survey results and consider them when evaluating the proposed options during the June 2 joint meeting.

FISCAL IMPACT

As outlined above, Option 1—an indoor playground—requires a higher upfront capital investment but has the potential to generate significant annual revenue, estimated between \$80,000 and \$100,000. In contrast, Option 2—a multipurpose space—has a lower, but still substantial, capital cost. Revenue projections for this option range from \$5,000 to \$15,000 annually, depending on how the space is utilized.

Both options are expected to generate some level of revenue and will contribute to the broader conversation about the community center's overall budget and its long-term goal of achieving 100% cost recovery. This financial context will be a key point of discussion during the upcoming joint meeting with the City Council.

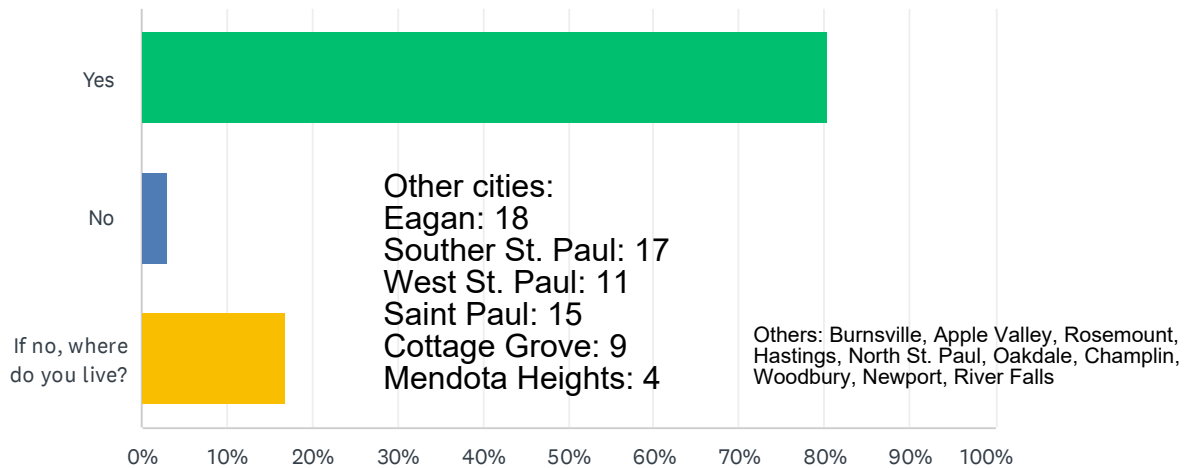
RECOMMENDATION

ATTACHMENTS

1. Brightside Room Survey Results with Summary

Q1 Are you an Inver Grove Heights resident?

Answered: 416 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	80.29%	334
No	2.88%	12
If no, where do you live?	16.83%	70
TOTAL		416

#	IF NO, WHERE DO YOU LIVE?	DATE
1	Eagan	3/31/2025 11:06 AM
2	NEWPORT	3/31/2025 10:00 AM
3	Hastings	3/30/2025 4:15 PM
4	North St Paul	3/30/2025 4:14 PM
5	Oakdale	3/30/2025 3:02 PM
6	South St Paul	3/30/2025 11:06 AM
7	Eagan	3/29/2025 9:20 PM
8	St. Paul	3/29/2025 12:14 PM
9	South Saint Paul	3/29/2025 10:25 AM
10	South Saint Paul but my kids go to IGH schools	3/27/2025 7:08 PM
11	South St. Paul	3/27/2025 5:19 PM
12	Cottage Grove	3/27/2025 5:04 PM
13	St Paul	3/27/2025 4:43 PM
14	South Saint Paul	3/23/2025 3:15 PM
15	Eagan	3/23/2025 1:19 PM

Brightside Room Renovation Survey

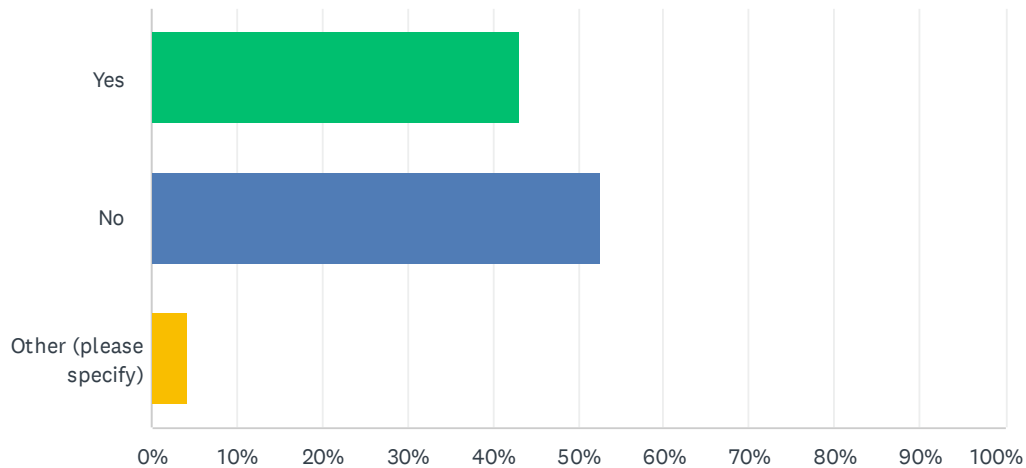
16	St. Paul	3/21/2025 9:50 PM
17	West Saint Paul but spend a lot of time in IGH	3/20/2025 6:41 AM
18	Burnsville	3/19/2025 12:21 PM
19	South Saint Paul	3/18/2025 10:25 AM
20	Eagan	3/17/2025 9:18 PM
21	West St Paul	3/17/2025 7:28 PM
22	Cottage grove	3/17/2025 11:14 AM
23	Cottage Grove	3/17/2025 10:34 AM
24	West St Paul	3/16/2025 6:15 PM
25	West St. Paul	3/16/2025 5:56 PM
26	South St. Paul	3/16/2025 4:51 PM
27	SOUTH SAINT PAUL	3/16/2025 4:48 PM
28	West Saint Paul	3/16/2025 8:40 AM
29	West St Paul	3/15/2025 8:37 PM
30	Cottage Grove	3/15/2025 10:49 AM
31	West st. Paul	3/15/2025 9:28 AM
32	South St. Paul	3/15/2025 8:53 AM
33	South st paul	3/15/2025 8:51 AM
34	St paul	3/14/2025 7:54 PM
35	Cottage Grove	3/14/2025 8:27 AM
36	West Saint Paul	3/13/2025 9:09 PM
37	Hastings	3/13/2025 8:02 PM
38	Mendota Heights	3/13/2025 5:45 PM
39	Eagan	3/13/2025 5:29 PM
40	Saint Paul	3/13/2025 11:53 AM
41	Eagan	3/13/2025 8:40 AM
42	Apple Valley, but work for ISD 199.	3/13/2025 8:02 AM
43	Saint Paul	3/13/2025 6:56 AM
44	West Saint Paul	3/13/2025 5:26 AM
45	South Saint Paul	3/12/2025 5:15 PM
46	South St. Paul	3/12/2025 3:08 PM
47	River Falls, but I work in IGH ECFE	3/12/2025 2:17 PM
48	St. Paul/West St.Paul	3/12/2025 1:16 PM
49	Cottage Grove, MN	3/12/2025 1:08 PM
50	Saint paul	3/11/2025 10:24 PM
51	South Saint Paul	3/11/2025 6:30 PM
52	South St Paul	3/11/2025 6:01 PM
53	South St Paul	3/11/2025 4:23 PM

Brightside Room Renovation Survey

54	St. Paul	3/11/2025 2:19 PM
55	St Paul	3/10/2025 11:16 PM
56	South St. Paul	3/10/2025 10:59 PM
57	St Paul	3/10/2025 10:57 PM
58	St Paul	3/10/2025 10:46 PM
59	Canvas at Inver Grove	3/10/2025 10:42 PM
60	St. Paul	3/10/2025 10:27 PM
61	Saint Paul, MN	3/10/2025 10:17 PM
62	I was. Will be back soon!	3/10/2025 8:02 PM
63	SSP	3/10/2025 7:10 PM
64	Mendota Heights	3/10/2025 6:10 PM
65	Burnsville. My daughter attends swimming lessons at The Grove	3/10/2025 5:54 PM
66	Mendota Heights	3/10/2025 5:32 PM
67	Rosemount	3/10/2025 4:35 PM
68	SSP	3/10/2025 3:56 PM
69	South st paul	3/10/2025 3:22 PM
70	Woodbury	3/10/2025 3:06 PM

Q2 Are you a member of the Veterans Memorial Community Center?

Answered: 416 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	43.03%	179
No	52.64%	219
Other (please specify)	4.33%	18
TOTAL		416

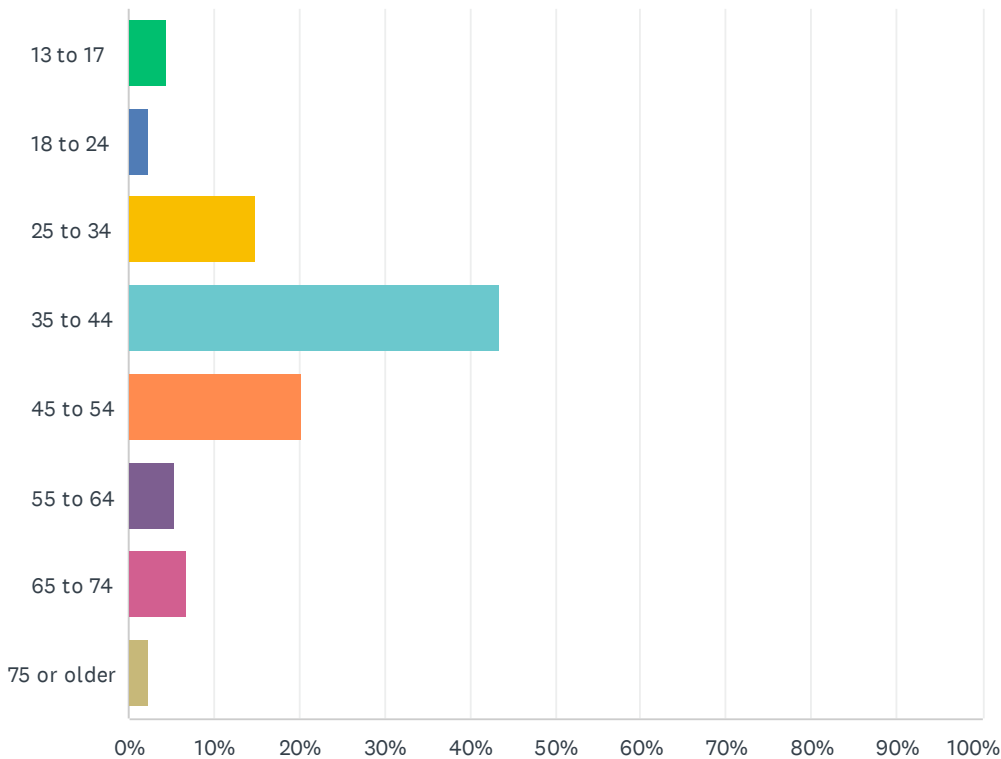
#	OTHER (PLEASE SPECIFY)	DATE
1	Too expensive	3/30/2025 5:43 PM
2	Employee	3/30/2025 4:15 PM
3	My children play so many sports there	3/28/2025 9:40 PM
4	Too expensive for us with a family of 6	3/27/2025 9:57 PM
5	I play hockey in the arena they provide to the public.	3/27/2025 6:09 PM
6	I'm an employee	3/27/2025 5:04 PM
7	Will be soon	3/27/2025 4:32 PM
8	Previously was, previously employed	3/16/2025 5:55 PM
9	Board member with IGH Hockey	3/16/2025 1:14 PM
10	Swimming lessons	3/15/2025 10:49 AM
11	Not currently but have been	3/14/2025 8:27 AM
12	Babybis taking swimming classed at the Veterans Memorial Community Center	3/13/2025 9:09 PM
13	Not a member. But go often for my child's activities.	3/13/2025 11:06 AM
14	Not currently, wanting to join up again soon	3/12/2025 2:48 PM
15	I have been a member in the past	3/11/2025 5:48 PM

Brightside Room Renovation Survey

16	We visit often	3/10/2025 11:16 PM
17	I have been but currently gone for the winter	3/10/2025 6:46 PM
18	Figure skating family at VMCC	3/10/2025 3:35 PM

Q3 What is your age?

Answered: 416 Skipped: 0



ANSWER CHOICES	RESPONSES	
13 to 17	4.57%	19
18 to 24	2.40%	10
25 to 34	14.90%	62
35 to 44	43.51%	181
45 to 54	20.19%	84
55 to 64	5.29%	22
65 to 74	6.73%	28
75 or older	2.40%	10
TOTAL		416

Q4 How many people are in your household?

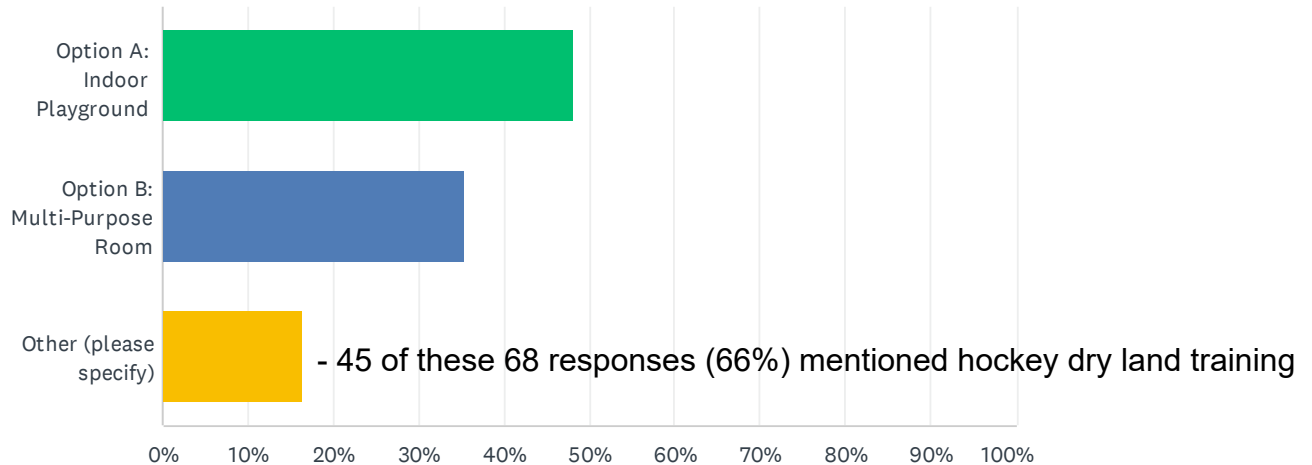
Answered: 410 Skipped: 6

ANSWER CHOICES	RESPONSES		
Number of adults (ages 18+)	100.00%	Average # adults: 2	410
Number of youth (under 18)	88.05%	Average # of youth: 2	361

#	NUMBER OF ADULTS (AGES 18+)	DATE
1	2	3/31/2025 11:06 AM
2	2	3/31/2025 10:00 AM
3	2	3/31/2025 9:52 AM
4	4	3/31/2025 9:20 AM
5	2	3/31/2025 9:02 AM
6	2	3/31/2025 7:41 AM
7	2	3/31/2025 7:36 AM
8	3	3/31/2025 6:59 AM
9	1	3/31/2025 6:42 AM
10	3	3/30/2025 10:32 PM
11	2	3/30/2025 10:31 PM
12	4	3/30/2025 9:55 PM
13	2	3/30/2025 9:12 PM
14	3	3/30/2025 7:45 PM
15	2	3/30/2025 7:31 PM
16	2	3/30/2025 6:49 PM
17	3	3/30/2025 6:35 PM
18	4	3/30/2025 6:07 PM
19	2	3/30/2025 5:43 PM
20	3	3/30/2025 5:34 PM
21	3	3/30/2025 5:34 PM
22	2	3/30/2025 5:30 PM
23	3	3/30/2025 5:22 PM
24	2	3/30/2025 5:12 PM
25	2	3/30/2025 5:11 PM
26	2	3/30/2025 5:08 PM
27	2	3/30/2025 5:06 PM
28	2	3/30/2025 5:04 PM
29	3	3/30/2025 4:52 PM

Q5 Would you like to see the room renovated to be an indoor playground or a multi-purpose room?

Answered: 415 Skipped: 1



ANSWER CHOICES	RESPONSES	
Option A: Indoor Playground	48.19%	200
Option B: Multi-Purpose Room	35.42%	147
Other (please specify)	16.39%	68
TOTAL		415

#	OTHER (PLEASE SPECIFY)	DATE
1	Athletic training room for use by both youth and high school athletes.	3/31/2025 6:42 AM
2	Baseball and hockey dry land room	3/30/2025 10:31 PM
3	Hockey training center	3/30/2025 10:25 PM
4	hockey dryland room	3/30/2025 9:12 PM
5	Hockey dryland/practice facility	3/30/2025 7:45 PM
6	Hockey dryland/shooting/other	3/30/2025 5:12 PM
7	Multipurpose room for dry land. Batting cage and skating treadmill stick handling. Baseball softball and hockey would all rent out.	3/30/2025 5:11 PM
8	Hockey Dryland facility	3/30/2025 5:08 PM
9	Dryland/shooting for hockey. Youth & High School	3/30/2025 5:06 PM
10	Dry land facility for IGH and Simley hockey	3/30/2025 4:48 PM
11	Dryland Facility	3/30/2025 4:37 PM
12	Dry land facilities for hockey.	3/30/2025 4:25 PM
13	Training facility for community sports programs	3/30/2025 4:17 PM
14	Hockey dryland and shooting place	3/28/2025 9:40 PM

Brightside Room Renovation Survey

15	Hockey puck shooting area	3/28/2025 9:05 PM
16	Hockey, dryland, batting cages	3/28/2025 7:02 PM
17	Hockey dry land facility	3/28/2025 4:22 PM
18	Hockey shooting cage	3/28/2025 11:37 AM
19	Hockey	3/28/2025 11:22 AM
20	Dryland hockey training or indoor playarea	3/28/2025 11:13 AM
21	Muti-purpose would be fine if it includes space for hockey dryland training.	3/28/2025 10:52 AM
22	Dryland Training Facility for hockey	3/28/2025 10:46 AM
23	Hockey. Dry land usage. Puck handling and shooting	3/28/2025 10:43 AM
24	A lane with a net that could be used for shooting hockey pucks, baseball pitching, lacrosse shooting, etc.	3/28/2025 10:30 AM
25	Dryland for hockey	3/28/2025 10:27 AM
26	Hockey dryland	3/28/2025 10:26 AM
27	Hockey dry land training room	3/28/2025 7:23 AM
28	Hockey dryland room	3/27/2025 9:57 PM
29	Multi-purpose but mostly hockey shooting/stick handling	3/27/2025 9:20 PM
30	Hockey dryland area	3/27/2025 8:41 PM
31	A hockey training room for the youth association and high school team to use to train	3/27/2025 8:17 PM
32	Off season training for baseball, softball, etc.	3/27/2025 8:03 PM
33	hockey dryland	3/27/2025 7:52 PM
34	Dry land facility for hockey stick handling or indoor batting cage for baseball/softball	3/27/2025 7:20 PM
35	Hockey Dryland Facility	3/27/2025 6:44 PM
36	A hockey training room	3/27/2025 5:59 PM
37	Hockey dryland facility and softball/baseball batting cages	3/27/2025 5:55 PM
38	Hockey Dryland room	3/27/2025 5:48 PM
39	Dryland for hockey/baseball/lacrosse/etc.	3/27/2025 5:44 PM
40	Dryland room for hockey	3/27/2025 5:39 PM
41	A dryland room for hockey	3/27/2025 5:34 PM
42	Dryland trying for hockey, baseball, etc	3/27/2025 5:24 PM
43	Dry land area for hockey	3/27/2025 5:21 PM
44	I own redline athletics Woodbury and would be interested in renting. Install turf and strength equipment to run a hockey focused sports performance program.	3/27/2025 5:18 PM
45	Hockey room like ice tilled and nets for the hockey team so they do good	3/27/2025 5:18 PM
46	Dryland shooting room	3/27/2025 5:18 PM
47	Shooting/Stick Handling room	3/27/2025 5:17 PM
48	Dryland/ hockey training facility	3/27/2025 5:04 PM
49	Hockey dryland	3/27/2025 4:22 PM
50	Dryland for hockey	3/27/2025 4:03 PM
51	Dryland facility for our hockey teams. This could be incorporated into a multi purpose room	3/27/2025 3:53 PM

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52	Dryland for hockey, baseball and lacrosse	3/27/2025 3:32 PM
53	Dryland area for hockey.	3/27/2025 2:03 PM
54	Dryland room for sports	3/27/2025 1:37 PM
55	Batting Cages or Baseball room for youth	3/27/2025 1:19 PM
56	Hockey dry land facility	3/27/2025 12:29 PM
57	Mutli- Purpose with scheduled tot-time (purchase tot equipment and small bounce house that can be set up)	3/19/2025 12:21 PM
58	Batting cages/pitching lanes/turf surface for baseball and softball	3/17/2025 6:44 PM
59	Hockey dryland, turf area for agility, hard surface with shooting tarps, plyoboxes, some smaller weights, dry erase boards for chalk talk sessions.	3/16/2025 1:14 PM
60	Olympic weightlifting options/ stretch and mobility options	3/15/2025 2:31 PM
61	Dryland room	3/14/2025 6:36 PM
62	Divided into smaller conference roomsfor up to 12 people to meet. Often my friends and I want to get together for 4-5 hours to craft, chat and drink coffee until 10 p.m. or so. There is nowhere to do that (our homes don't work due to pet allergies). Minimal cost too ..it shouldn't be a money maker but a blessing to the residents of IGH.I	3/13/2025 12:02 PM
63	Yoga lessons	3/12/2025 3:43 PM
64	Combination of both? Moveable playground equipment- and indoor playground in MN is a fabulous idea.	3/12/2025 1:42 PM
65	I choose B, but include dryland options! Skate stimulator etc.	3/12/2025 11:21 AM
66	Rock climbing wall- available to members!	3/11/2025 5:48 PM
67	Hockey shooting/Dryland	3/11/2025 3:07 PM
68	Golf simulator	3/10/2025 3:22 PM

Key Themes Identified from Open-Ended Comments:

Strong Support for a Sports Dryland Training Facility

The majority of respondents expressed a clear preference for converting the space into a dryland training area, especially for hockey, but also for baseball, softball, lacrosse, and other youth sports. Suggested features include:

- Hockey shooting lanes, skating treadmills, and stick handling areas
- Batting cages and pitching tunnels
- Turf or multipurpose flooring for agility and conditioning
- Plyometric equipment and small weights
- Many noted that other communities already offer these facilities and emphasized that Inver Grove Heights is falling behind. Respondents believe this type of investment would serve both community sports associations and Simley High School programs.

Desire for Multi-Purpose Use & Community Flexibility

Several comments suggested designing the space to be multi-use to serve broader community needs. Ideas included:

- Dividable rooms for crafting, socializing, and meetings
- Scheduled “tot-time” with portable indoor playground equipment
- Dedicated yoga or mobility/stretching space

Diverging Views on an Indoor Playground

While some families are enthusiastic about an indoor playground due to long winters and limited indoor play options, others raised concerns:

- Several cited the lack of windows and indoor playground oversaturation in nearby cities as drawbacks.
- A few noted indoor playgrounds may not be the best long-term use of the space, given other community needs and health concerns.

Community Identity & Athletic Development

Multiple responses emphasized the need to invest in local youth programs, particularly hockey, to maintain program viability and community pride.

- Some worry that without investment in athletic training space, IGH may lose participants or programs altogether.
- Comments highlighted that such a facility could be rented by outside users and generate revenue, if not fully needed by IGH associations.

Skepticism and Mixed Opinions

A small number of respondents were skeptical that any renovation would result in regular use or community benefit, while a few others advocated for reverting the space to party or rental rooms.

Q6 Any additional comments you'd like to share?

Answered: 177 Skipped: 239

#	RESPONSES	DATE
1	I wouldn't love bringing my kids there because there's no windows and there are multiple indoor playgrounds within 10 Mi of Inver Grove so I don't think it's necessary	3/31/2025 10:00 AM
2	Like to see it support the hockey team as a dry land facility	3/31/2025 9:20 AM
3	Indoor dryland area for hockey. It would be an awesome asset that would be used by the IGH Hockey association and the Spartan HS boys/girls hockey! In the spring/summer months could be used by baseball etc.	3/31/2025 9:02 AM
4	This would be a great facility space for ALL youth and high school programs to use as a dryland facility training. A lot of other cities have this and IGH is lacking for this type of space for their athletes. Plus No one wants to sit in an indoor playground with no windows or visibility to see outside, if you look around the competing cities with indoor playgrounds this proposal with no windows would be my last choice to bring kids/grandkids.	3/31/2025 7:41 AM
5	The Vets Center has been lacking a purposeful and functional space for off-ice and off-turf training for years. Renovating this space into such seems to be the right fit. I believe this space has been used for community activities in the past with very little interest and use. Between the soccer, lacrosse and hockey youth associations (to name a few) along with the corresponding highschool programs, this space can be used purposefully and be paid for many times over. To remain without a proper training area in Vets Center would be a disservice to the athletic associations that call the Vets home. It's been proven that extra agility, calisthenics, and, specifically to hockey, off-ice shooting/stick handling is the athletic standard in this current sports world. In terms of use and possible income sources, Doog Woog Arena already finds itself attracting outside sources to pay for and use the dryland training facility on a daily basis. This is similar to Eagan Ice Arena's facility as well as many other surrounding city's.	3/31/2025 6:42 AM
6	Space is set up to fail for and indoor gameroom should be build up to incorporate as mush youth training as possible. We are way behind all our neighbor and peer communities with opportunities to develop our youth in sports- this our very below performance on below level athletics. Support our youth associations locally so we do not have to rent space in competitors facilities- make us a destination not a flyover	3/30/2025 10:31 PM
7	I have been a coach for 14 years both with the association and the high school program for both boys and girls teams. We need to invest in the programs that the Grove supports if we don't do this now we may not have any community hockey programs in 3 or 4 years. Yes you can sellout to other communities like you did with the West rink.	3/30/2025 10:25 PM
8	This is an amazing opportunity for older youth to go to a safe place to work on athletics and be with friends and family.	3/30/2025 7:31 PM
9	It would be of great benefit to the community for the space to be available for youth sports in the community and double as a place for Simley high School Athletes to use for conditioning and indoor practice	3/30/2025 6:49 PM
10	It really doesn't matter what you use this room for nobody will ever use it. Even if hockey says they will they won't. Change it to another party room.	3/30/2025 5:43 PM
11	Rental space for youth and high school off season training.	3/30/2025 5:22 PM
12	Multipurpose room for dry land. Batting cage and skating treadmill stick handling. Baseball softball and hockey would all rent out.	3/30/2025 5:11 PM
13	This type of facility is desperately needed by all of our hockey teams who pay full price year round for ice time.	3/30/2025 4:48 PM
14	Visiting indoor playground in neighboring cities they are always busy...	3/30/2025 4:38 PM
15	The need for an off ice training area for the youth and high school program is imperative for the	3/30/2025 4:37 PM

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advancement of the program as a whole. We have fallen behind most associations, cities, and high schools with the lack of a training area.

16	Add multi sport dryland equipment. Baseball/softball, hockey, golf, lacrosse, soccer, etc.	3/30/2025 4:34 PM
17	There needs to be more indoor options for families with young children to visit. Between schools in the city and the work out spaces already provided at the community center those can be utilized for additional work out/athletic options.	3/30/2025 4:27 PM
18	Used exclusively for igh kids / programs that's igh is coop with. If another community wants to use the facility charge them by the hour.	3/30/2025 4:25 PM
19	VMCC needs to pay attention to the needs of our community sports teams.	3/30/2025 4:17 PM
20	Multipurpose seems to make more sense.	3/30/2025 4:13 PM
21	Thank you!!	3/29/2025 9:32 PM
22	Buy a Lu!	3/29/2025 2:04 PM
23	Especially with so many months of winter, our kids would love this fun safe place to come get out some energy! I was on the fence of if we were going to be able to afford a membership for next year, but I would definitely allocate the funds for it if there was an indoor playground like this	3/29/2025 12:14 PM
24	We'd love an indoor playground in this area!!!	3/29/2025 10:25 AM
25	Multiple ages could utilize this space. ECFE has multiple opportunities for young kids to play + the pool already. Besides indoor playgrounds are breeding ground for the norivirus!	3/28/2025 7:02 PM
26	No	3/28/2025 2:02 PM
27	Dryland area would be great to have for youth hockey players	3/28/2025 12:36 PM
28	this space would be great for the hockey program also could put up some nets for indoor batting cages	3/28/2025 11:49 AM
29	From youth, high school, and senior league players and spectators either visiting or a second home being the vmcc. I would utilized the space for training and development for the hockey program.	3/28/2025 11:22 AM
30	Hockey puck shooting	3/28/2025 11:00 AM
31	Dryland hockey training is something that has been missing from youth through high school. Most programs have such a space which is essential for developing stick handling and shooting skills. It would require very little investment to be included in the space.	3/28/2025 10:52 AM
32	Thank you for allowing feedback from residents.	3/28/2025 10:46 AM
33	Dryland for hockey development.	3/28/2025 10:27 AM
34	The lack of gym time available is a huge downfall. They offer many hours of pickleball and then a 1-2 hour time a lot for the gym. Open gym hours should not be during school hours. That is when pickle ball should be to accommodate the age groups.	3/28/2025 7:36 AM
35	Dry land facility	3/28/2025 7:33 AM
36	Top high school hockey teams across Minnesota have top of the line training facilities to encourage growth & keeping the team competitive in today's hockey leagues. Our high school team has been told they can't practice dryland puck handling while at the grove. Additionally, our swim team has been met with disdain by employees at the grove when they attempt to conduct practices (even though the swimming pool was originally built in collaboration with the high school but current employees appear to have forgotten or weren't around when this was done). Our community is only as good as it can be when everyone comes together in support of each other. We should use this space to offer an alternate training room for ALL sports teams to rent for dryland practice... high school hockey (boys & girls), association hockey (boys & girls), boys swim, girls swim, etc. If you want to increase revenue for the city of IGH, having a top of the line athletic program is a desirable attribute for a city and/or community. With top of the line comes community support & offerings towards these sport programs. We need to grow together to be stronger together.	3/28/2025 7:23 AM

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37	There should be a space for kids to do dryland considering there are 2 rinks and no place for them to "stick handle"	3/27/2025 9:57 PM
38	We desperately need a shooting and stick handling area for our hockey teams. It should be open to all ages at all times during rink hours. Easy access, not locked, no big restrictions. Easy sign up sheet or whatever. Simley HS boys/girls get priority on game days	3/27/2025 9:20 PM
39	Add a shooting lane/dryland training area to complement the ice rinks.	3/27/2025 8:57 PM
40	Think about the big picture indoor playground only small demographic of the users. Indoor playground is generally for kids 8 and under. As a multi sport family using this room will not be an option if the indoor playground becomes the option.	3/27/2025 8:42 PM
41	Simley hockey needs a dryland shooting area. Basketball court with it would be nice.	3/27/2025 8:41 PM
42	Would be nice to have a space for dryland hockey training, maybe other youth sports could utilize an indoor space. Youth oriented workout space, ladder drills/pull up bars/jump rope Inver Grove doesn't have a hockey dryland space	3/27/2025 8:23 PM
43	I am currently a high school hockey player, other high school teams have a dryland area for their team to train outside of the rink and we are the only team that does not have the opportunity to do so.	3/27/2025 8:17 PM
44	Cages for hockey shooting lanes	3/27/2025 8:13 PM
45	This would benefit kids as young as 5 years old to high school athletes, as long as the cost was not too expensive.	3/27/2025 7:20 PM
46	I might not be a resident, but I grew up in IGH and only moved to SSP to buy an affordable house. My son play hockey for the Simley Spartans. They desperately need a place to do dryland training. The hockey association would also utilize the space for dryland training. It's essential part of hockey. There is nowhere for them to do stick handling drills off ice and if they try, they get yelled at. A whole lot of hockey families helped build this facility. If we don't start treating the hockey association and the high school team better, the facility will end up with out hockey and lose a crap ton of money. It's already hard to get kids playing due to cost, if they have to continuously fight for space to improve the programs parents will register their kids elsewhere.	3/27/2025 7:08 PM
47	I think if we had the multi purpose room it would be more efficient and would be used by all ages and a play ground would be like just for little kids. Also if we had the multi purpose room it would be good for sports and it would make up stronger!!	3/27/2025 6:09 PM
48	Brighten it up! It's the bright sides room!	3/27/2025 6:09 PM
49	All of our hockey teams have a lot of potential but don't have a place to practice dryland as a team. I think this would make the perfect dryland room for hockey	3/27/2025 5:59 PM
50	Every city offers some sort of dryland, could be multi sport space. The community could benefit from this for many age groups (ie. more kids would be at appropriate age to use)	3/27/2025 5:55 PM
51	Would like to see a space that is available to use for dry land use for the hockey teams	3/27/2025 5:55 PM
52	This would really be a great builder to the community and its center	3/27/2025 5:44 PM
53	Would be a great use of space for hockey dryland, batting cages, and a training facility to be utilized by sporting teams or individuals.	3/27/2025 5:43 PM
54	A multi purpose room or hockey shoot-around area would be ideal	3/27/2025 5:37 PM
55	Adding Dryland training like a hockey puck shooting area, skating treadmill or a indoor batting cage tunnel and other similar things would be great for the community	3/27/2025 5:24 PM
56	This would be a great space for a dryland training area for the Simley hockey teams and IGH hockey association.	3/27/2025 5:19 PM
57	I'd be interested in renting the area.	3/27/2025 5:18 PM
58	Use this for hockey they need to become better	3/27/2025 5:18 PM
59	We need a dryland shooting room it's not even an option.	3/27/2025 5:18 PM
60	Most communities have an indoor dryland, stickhandling, shooting area available to teams.	3/27/2025 5:12 PM

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With both the Simley hockey teams and the Inver Grove Heights hockey associations based out of the VMCC this is something much needed! There really is no place off ice that this can happen.

61	I'd like to see this space utilized, by the hockey association/ a hockey training company, I feel that it will benefit the arena users, as well as your big tenant.	3/27/2025 5:04 PM
62	My husband has been a coach for IGH for 8 years (baseball, basketball, football). We have a 6th and 3rd grader (and pre-k)... being so involved with sports and talking to parents....so many of these "older" kids are seeking ways to hang out and play basketball or other sports. Winters are tough on these kids. I would love to see more focus put into our older youth (I have many places I can bring my pre-k). One of the biggest reasons we haven't committed to the Grove yet, is because of the limited options for my oldest. We are torn between going there or Eagan.	3/27/2025 4:32 PM
63	An indoor hockey dryland area would benefit the IGH hockey association and the high school teams. Other sports teams would also be able to use the strength training parts.	3/27/2025 4:11 PM
64	IGH needs a dryland room for all the hockey programs.	3/27/2025 4:03 PM
65	Could still host indoor open play time, use for dry land for youth and high school players, use for programming/camps!	3/27/2025 2:19 PM
66	A place to shoot pucks, stick handle and skating treadmill.	3/27/2025 2:03 PM
67	Give it to the hockey side for dryland shooting.	3/27/2025 1:39 PM
68	It would be a great place for kids to practice sports...hockey, lacrosse, golf, tennis, baseball....	3/27/2025 1:37 PM
69	While both are good options and my children are now older and wouldn't be able to use option A, this would have been something I would have loved in town when they were little. Instead I would take them to other indoor play areas in other cities.	3/27/2025 1:36 PM
70	The multi-purpose option would be great opportunity for our youth sports (hockey association, Varsity Hockey, baseball association, etc.) to utilize.	3/27/2025 1:27 PM
71	Allow Youth sports teams to use this space for conditioning and training.	3/27/2025 1:23 PM
72	We don't have any indoor areas for baseball. It would be great to see that!	3/27/2025 1:19 PM
73	It would be a great dryland area for sports.	3/27/2025 12:35 PM
74	This is a feature in almost every rink in the state of MN.	3/27/2025 12:29 PM
75	There are many other spaces at the Grive that kids over 10 can use.	3/25/2025 3:09 PM
76	Indoor playground to enjoy during the winter time.	3/23/2025 6:01 PM
77	Multi-purpose room available for more age group as well as purposes	3/23/2025 3:15 PM
78	But I would also love more open pickleball times.	3/23/2025 1:19 PM
79	love this idea!!!	3/21/2025 2:39 PM
80	The guard gym already functions as a multi-purpose room	3/20/2025 6:35 PM
81	Currently need to travel to Eagan and Woodbury for indoor playground access on winter / rainy days. Would be convenient to have these amenities available in the IGH community.	3/19/2025 6:30 PM
82	If not a playground, maybe batting cages?	3/19/2025 3:50 PM
83	Where would all the Fall & winter preschool classes move to if there is no space in the Brightside room?	3/19/2025 12:21 PM
84	Having an indoor playground could increase usage of a membership for the facility.	3/18/2025 10:39 AM
85	I would like to have a bungee fitness class offered. It would need the beams available to connect the bungee cords. Also I would like to have a "shake plate" available for people to use.	3/18/2025 10:25 AM
86	A multi purpose room that could be used for other classes (specialty classes and cycling for example) Needs to be painted a cheerful color too.	3/18/2025 10:18 AM
87	Please renovate the basketball gym. It desperately needs additional baskets that are	3/17/2025 6:44 PM

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	adjustable for all ages. Also increase the amount of open gym hours for basketball	
88	It makes sense to have an indoor playground in Minnesota	3/17/2025 11:14 AM
89	I'd love to see a well appointed Toddler area of the park. This would be really great for VMCC members and other community members with little ones at home during the colder months.	3/16/2025 9:39 PM
90	An indoor playground would be an amazing addition! It would give more options on rainy or cold days	3/16/2025 5:55 PM
91	The reason I chose the playground is because there is already a basketball court, which is rarely actually used for basketball. I would appreciate if there were more hours to use the court, as the current ones are very inconvenient and limited for anyone who uses them. It is also being overtaken by pickleball or meetings most times, and I personally believe it should be used for its intended purpose. Now I do understand that it isn't fully owned by the center itself, but it isn't being used for its full potential.	3/16/2025 4:44 PM
92	We currently have to drive and support other city's indoor play parks. Would be nice to have one in our community!!	3/16/2025 4:33 PM
93	Dryland room for shooting,	3/16/2025 3:35 PM
94	Dry land facility for hockey / baseball to rent	3/16/2025 3:12 PM
95	The hockey community in IGH has lacked a space for off ice training that all other communities have for their youth and HS hockey programs. This space would be perfect for that.	3/16/2025 1:14 PM
96	Indoor playgrounds can be very dark without adequate lighting. Makes it hard to see the kids as an observing parent. Plan to improve lighting please.	3/15/2025 10:44 AM
97	There are already multiple purpose gyms there. If there was an indoor park area too, it would be more competitive and comparative to Edinborough with the existing pool amenities. IGH is a family friendly city and this is exactly what they need. I grew up there and only moved to SSP when housing market was tough.	3/15/2025 8:51 AM
98	I thought there was already a multi purpose room up at Vets? Either way, I think the indoor playground would be used much more frequently and bring additional cash flow to the community (if you charge to use it). Many of our surrounding communities have indoor playgrounds (Eagan, Woodbury, Bloomington). So it would be really great to have something local for our citizens to use instead of having to drive and use another cities amenities.	3/15/2025 8:42 AM
99	Play can happen in lots of ways! A more flexible space is SMART	3/14/2025 7:54 PM
100	We already have enough indoor playgrounds in the area. We need a dryland room for off ice hockey training and lacrosse training (or other turf sports)	3/14/2025 6:36 PM
101	We still have the gymnasium for other sports activities, right? Then go for the revenue generating playground.	3/14/2025 2:07 PM
102	Do it for the kids. The disadvantage of Minnesota is that it is cold for half of the year, limiting outside play. The IGH community has to travel to other cities and pay to play in their gyms (Eagan).	3/14/2025 7:29 AM
103	Would consider membership if made into indoor playground space	3/14/2025 6:51 AM
104	Parking is already a huge pain, so I imagine the indoor playground will draw more people in the winter. The lot is already over capacity with Grove members, hockey parents/players, and other community events. We need a larger lot before we even consider adding anything that would draw more people. A multi purpose room would also draw more vehicles, but not as many as the playground.	3/13/2025 9:22 PM
105	Indoor Playground or another option for members under the age of 12 to enjoy.	3/13/2025 7:51 PM
106	Have indoor playground good for kids through 5th grade minimum for activity interest	3/13/2025 7:07 PM
107	An indoor playroom would be amazing for the kids to be able to play during the winter and even on a really hot day	3/13/2025 6:55 PM
108	Indoor playground would be amazing and would further justify our monthly fees for VMCC membership!	3/13/2025 6:42 PM

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109	If the room was converted to a playground, where would childrens programming be held? Would it be moved into a conference room? That works for some stuff, but youth soccer in the conference room wasn't great.	3/13/2025 6:34 PM
110	I would like a big indoor playground for the residents	3/13/2025 6:17 PM
111	Seriously had NO idea the room existed & I've been a member since day 1. Option B seems to me more intergenerational and multi-purposeful. With possible floor lines for a pickleball court or 2 fit in this space? in addition to a Basketball hoop? hitting cage(s) with nets drop down from the ceiling. Definitely a fresh coat of paint would go a long way for this space also.	3/13/2025 1:59 PM
112	Add silks for yoga or ariel classes. High ceiling can allow other circus apparatuses for classes. Bring in younger class options! Too many classes for boomer aged classes and no good classes for pre teen, teen & adults	3/13/2025 1:55 PM
113	The Grove is and always has been too expensive and I spend my money elsewhere to stay fit.	3/13/2025 12:02 PM
114	I would rather see a place for the teenagers to have a place to hang out. Where they can clay games, study, dance etc.	3/13/2025 11:55 AM
115	We travel throughout the metro to use indoor playgrounds and would love another option on this side of town!	3/13/2025 11:53 AM
116	We need a indoor play area in this facility. This is a great idea. I think memberships would go up also.	3/13/2025 11:31 AM
117	I'd like to see the room as and indoor playground, as that is lacking at our area. But would like to ensure youth fitness (like soccer shots and amazing athletes) would still have another room to use in the building.	3/13/2025 11:05 AM
118	Great revenue builder!	3/13/2025 10:11 AM
119	The community center needs a place for preteens to go and also we need something for dry land activities or other sports.	3/13/2025 8:57 AM
120	I teach ECFE 0-5 at the Early Learning Center here in Inver Grove and would love to see an indoor playground! It gets cold in MN. Nice to have another option.	3/13/2025 8:02 AM
121	.no	3/12/2025 10:39 PM
122	The Vmcc needs a multi use area!	3/12/2025 10:24 PM
123	But please let this be open to the public without your typical exhorbitant fees.	3/12/2025 10:02 PM
124	The indoor playground would be such an awesome space for kids, we would love to see one be added to IGH!!	3/12/2025 9:14 PM
125	Myself and other stay at home parents are always traveling to other cities to utilize spaces that they have designated for open recreation time. It would be so awesome if vets would consider a day to make the gym available for (pay as you come) open gym for toddlers.	3/12/2025 8:16 PM
126	An indoor play ground would be ideal for families, but I wonder if you could add space for older children to shoot baskets or kick a soccer ball around.	3/12/2025 7:30 PM
127	Indoor playground would be a great addition to the area, and a great option for kids of any age.	3/12/2025 6:34 PM
128	We would LOVE to have an indoor playground closer to home	3/12/2025 5:15 PM
129	My children would have loved a place like this to play near home.	3/12/2025 4:59 PM
130	The cycling classed used to be in that room. It was much better to have the classes there because the current room in the second floor feels cramped and not a lot of air circulation	3/12/2025 3:57 PM
131	You've lost many pickleball players with your recent schedule changes Numbers are down significantly.	3/12/2025 3:43 PM
132	Would love a space for younger children to be able to play during the whole year! Being in IGH would definitely be convenient!	3/12/2025 3:14 PM
133	There are many rooms that can be used by parks and rec. The playground would be fabulous for children and families.	3/12/2025 2:58 PM

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134	An indoor playground would be so amazing and needed!	3/12/2025 2:48 PM
135	Make a section of the indoor playground for kids ages 3 and under.	3/12/2025 2:43 PM
136	The gym is not available very often to be able to play basketball. This would be a good addition to people that work and would like to use this in the late afternoon/early evening.	3/12/2025 2:40 PM
137	The Grove really needs the space for fitness programming.	3/12/2025 2:21 PM
138	I am a Parent Educator in ISD199's Early Learning Program, and the parents that attend our classes are ALWAYS talking about the various indoor playgrounds they go to in neighboring communities. They would love to have one here in IGH!	3/12/2025 2:17 PM
139	I think an indoor playground would be a great idea! I do want to make a suggestion that the equipment be advertised for a larger age group (0-13) as a lot of 11-12 year olds still appreciate playgrounds. Also, I want to say lots of local parents will appreciate the indoor option for winter birthdays!	3/12/2025 1:16 PM
140	I trust the judgement of the decision makers for this renovation project. I am more likely to use the multi-purpose room (since I have no young children), but I will proly use the multi-purpose room (Option B) only minimally. Thank you for the opportunity to provide feedback.	3/12/2025 1:08 PM
141	Dryland for hockey would be ideal! Updating the lobby would be awesome. There is nowhere to be/sit before, during, or after games. No where to eat. Kids run around like crazy as it is, so I get the playground idea, but who is policing it? Just another option for parents to not watch their kids. Walking track around the rink would be fantastic.	3/12/2025 11:21 AM
142	A really nice toddler area would be good. Most indoor playgrounds are focused on older children. Party room that can be nearby for the party package. Great info and images! Keep up the good work!	3/11/2025 9:13 PM
143	I like the indoor playground, however, Good Times Park is close by and does this well already. Option B is more versatile and could even hold large meetings. This space could also be used for Kids Rock over the summertime as my son attends and would love more time playing basketball!	3/11/2025 8:36 PM
144	We have a membership at the Eagan Good Times Park and would love to have one even closer to home.	3/11/2025 7:49 PM
145	I would use it more as a space for sports, but would have loved an indoor playground when my kids were younger.	3/11/2025 7:48 PM
146	We need more indoor play opportunities for toddlers at an affordable price.	3/11/2025 6:30 PM
147	We need a space for teens and youth who can't go into the gym but are too old for the water park!! Option 2 is a better option in my eyes.	3/11/2025 6:01 PM
148	I feel the current membership rates are steep relative to what is included. Please consider a climbing wall, or other multi-porpose open space, to be available for members-only, or others (for a fee).	3/11/2025 5:48 PM
149	As much as I would like an indoor playground for our children/grandchildren, a flex space would serve more people.	3/11/2025 5:20 PM
150	A multi purpose room for dry land would be amazing. Hockey stick handling. Skating treadmill batting cage. We have associations that would rent space for baseball hockey softball and lacrosse as just a few from more than 1 city	3/11/2025 4:47 PM
151	I am at the VMCC 5 days a week and would appreciate to see the Brightside room as a fitness or training room.	3/11/2025 2:19 PM
152	A climbing wall would be great. Indoor pickleball would be great as well.	3/11/2025 1:55 PM
153	I believe we need an indoor playground space for the children in our community.	3/11/2025 1:33 PM
154	This would be an incredible resource to have in IGH! Please please please go the indoor playground route!!	3/11/2025 1:06 PM
155	I would love a local indoor playground, inver grove doesn't have one yet.	3/11/2025 11:32 AM
156	Not at this time.	3/11/2025 7:51 AM

Brightside Room Renovation Survey

157	A multi-purpose room offers far greater flexibility and utility than an indoor playground, making it a more advantageous choice. It can be adapted for a wide range of activities such as meetings, fitness classes, community events, and creative workshops, catering to diverse interests and age groups. This versatility ensures that the space is consistently usable and valuable to a larger segment of the community. Moreover, a multi-purpose room can easily be reconfigured and repurposed, optimizing the use of resources and maximizing return on investment. In contrast, an indoor playground is limited to play and entertainment, primarily serving children and not accommodating the varied needs of the entire community.	3/10/2025 10:46 PM
158	This space would be ideal for training and other purposes, leveraging its position between the fitness and rink areas. I think an indoor playground would be too chaotic in that location.	3/10/2025 10:17 PM
159	Option A: It would be nice if it could be designed for up to 12 age range. Option B: It would be great if there was open gym times here with random sports equipment.	3/10/2025 9:44 PM
160	There is currently very little for indoor activities for young children age 10 and under in Inver Grove Heights and what is close (Eagan) is often full on school release days, weekends and during the winter months when it can be too cold for littles to burn off energy safely outside.	3/10/2025 9:31 PM
161	Activities for adults like volleyball, handball, soccer ball. Different activities on certain nights.	3/10/2025 8:02 PM
162	Half court basketball 🏀 in the multi purpose room. There is rarely "open gym" @ VMCC. Kids from aged11-17 need a place to hang & that room would be great for them.	3/10/2025 6:09 PM
163	Inver Grove needs a space for the kids to be able to go during the winter. This would be so amazing to have an indoor playground right in our backyard!	3/10/2025 6:08 PM
164	As a parent with a young child the playground would be really awesome. I wish there was more open basketball time in the current gym because then I feel like a half court gym would not be as needed.	3/10/2025 5:50 PM
165	Half basketball court would be a great addition for youth/teens	3/10/2025 5:48 PM
166	Both wonderful ideas for the space. A climbing wall addition would be awesome, too! :) Thanks for the opportunity to weigh in.	3/10/2025 5:32 PM
167	It would be really nice to have a indoor playground in inver Grove vs having to go to Eagan or woodbury	3/10/2025 4:19 PM
168	It would be nice if the indoor playground could be designed for children in the 10-12 year old age range as well.	3/10/2025 4:16 PM
169	Weekday classes are outgrowing current fitness studio space. having more fitness ready space could possibly help with offering more classes	3/10/2025 4:14 PM
170	Yes! Indoor play would be wonderful addition for the City.	3/10/2025 4:04 PM
171	In the multi-purpose option, you might consider working with Inver Grove Heights Hockey Association for setup and rental as a dryland space. The room seems like it would be a good fit for something like that (shooting and turf). You have a gym already on the other end, which could presumably be used for basketball.	3/10/2025 3:41 PM
172	Great for families with little ones who need a place to expel energy in the winter or on rainy days. Great for birthday parties too.	3/10/2025 3:38 PM
173	It would be great to have a space for figure skaters and hockey players to warm up before games and events. The multipurpose space would possibly allow for this.	3/10/2025 3:35 PM
174	No close city indoor playground at nearby town (ssp, wsp, cg, Woodbury)	3/10/2025 3:30 PM
175	I like the idea of potential revenue while also adding an indoor space for winter play for my kids.	3/10/2025 3:29 PM
176	Indoor playground would be more useful as long as they extend open gym hours for basketball. No need to build another court when we already have one. There is also the opportunity for additional revenue for all the hockey parents and siblings to purchase a day pass for the playground	3/10/2025 3:27 PM
177	Perfect place for a golf simulator. Parents dropping their kids off will stay and play a round of golf	3/10/2025 3:22 PM



Request for Council Action

SUBJECT: **Results of Feasibility Study for Historic Buildings Relocation**

MEETING DATE: May 14, 2025

ITEM TYPE: Regular Agenda

CONTACT: Adam Lares, Parks & Recreation Director, 651.450.2587

ACTION REQUESTED

The Parks and Recreation Advisory Commission is asked to receive a presentation from staff, regarding the findings of the feasibility study for relocating the historic schoolhouse and town hall.

BACKGROUND

In late 2024, the City Council approved a contract with Alliance 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 and PRAC make an informed decision regarding the project.

The feasibility study has now been completed and was presented to the Council at their April 7 work session. 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.

Attached for the PRAC'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.

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.
- 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



<u>Membrane Roofing</u>					
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	<u>Openings</u>	Quantity:	Unit	Unit Price:	Amount: Notes:
<u>Doors and Frames</u>					
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
<u>Windows</u>					
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
<u>Hardware</u>					
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
<u>Glazing</u>					
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	<u>Finishes</u>	Quantity:	Unit	Unit Price:	Amount: Notes:
<u>Painting and Coating</u>					
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	<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
22 00 00	<u>Plumbing</u>	Quantity:	Unit	Unit Price:	Amount: Notes:
<u>Plumbing</u>					
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	<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	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	<u>Electrical</u>	Quantity:	Unit	Unit Price:	Amount: Notes:
26 00 00	Improvements to Existing System		SF	\$2.50	
<u>Medium-Voltage Electrical Distribution</u>					
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
<u>Low-Voltage Electrical Distribution</u>					
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



07 00 00	<u>Thermal And Moisture Protection</u>	Quantity:	Unit	Unit Price:	Amount:	Notes:
	<u>Roofing and Siding Panels</u>					
07 40 00	Siding For Porch	30	SF	\$50.00	\$1,500	
07 40 00	Subcontractor O.H. & Profit	1	LS	\$300.00	\$300	
	<u>Membrane Roofing</u>					
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	<u>Openings</u>	Quantity:	Unit	Unit Price:	Amount:	Notes:
	<u>Doors and Frames</u>					
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	
	<u>Windows</u>					
	<u>Hardware</u>					
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	
	<u>Glazing</u>					
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	<u>Finishes</u>	Quantity:	Unit	Unit Price:	Amount:	Notes:
	<u>Painting and Coating</u>					
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	<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	
22 00 00	<u>Plumbing</u>	Quantity:	Unit	Unit Price:	Amount:	Notes:
	<u>Plumbing</u>					
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	<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	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	<u>Electrical</u>	Quantity:	Unit	Unit Price:	Amount:	Notes:
26 00 00	Improvements to Existing System		SF	\$2.50		
	<u>Medium-Voltage Electrical Distribution</u>					
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	
	<u>Low-Voltage Electrical Distribution</u>					
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

Lighting					
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
Earthwork					
		Quantity:	Unit	Unit Price:	Amount: Notes:
Earth Moving					
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
Exterior Improvements					
		Quantity:	Unit	Unit Price:	Amount: Notes:
Bases, Ballasts, and Paving					
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
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
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
Electrical Utilities					
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	<u>Openings</u>					
	<u>Windows</u>					
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	