

CITY OF BLOOMINGTON
2215 WEST OLD SHAKOPEE ROAD
HENNEPIN COUNTY, MINNESOTA 55431

CITY COUNCIL MEETING

Approved Minutes
Special Meeting
Meeting #12a

5:30 p.m.
May 21, 2001
Council Chamber

Call to Order Mayor Gene Winstead called the meeting to order.

Roll Call Present: Mayor Winstead, Councilmembers D. Abrams, M. Fossum, H. Harden, A. Ornat, and S. Peterson.
Absent: V. Wilcox

Architect's Presentation of Updated Plans for New Police/City Hall/ Arts Center Facility Mayor Winstead explained that this special meeting was to review the new City Hall and Arts Center project.

Clark Arneson, Planning Manager, explained that in addition to the presentation by the architects on the exterior design of the building, M.A. Mortenson would be providing an update on the three estimates, Bob Thistle, Springsted would be addressing the overall project financing, and then an update on the demolition process would be provided.

Mark Wentzell, Ankeny Kell Architects, briefly reviewed the revised site and floor plans that included the Council's suggestions from previous meetings. He proceeded to show the site plan and stated that it has been simplified primarily for budgetary reasons.

He pointed to the following areas in the plans:

Basement: (Parking for Police vehicles only, utilities, Police radio technician area, and the orchestra pit.)

Main Floor: (Arts Center space, City Hall space, and Police space with alternates for the Arts Center and City Hall that would be put into the project if the bids come in lower than anticipated.)

Second Floor: (Arts Center space, City Hall space, and Police. Includes the future expansion space for the Police Department.)

Wentzell showed a computer-generated model of the building using still photographs. He stated that an animated, drive-around of the building would be shown to Council in the future. The first photographs showed the elevations of the building from different vantagepoints. He began with the view of the building from the 98th Street and Old Shakopee Road intersection. He stated that the brick portion of the building has increased and described the exterior planned for the theater fly portion of the building. He explained that the building would have a white stucco background on which an artist could be commissioned to paint a mural, perhaps specific to Bloomington's history. He suggested the funds to pay for the painting of the mural could come from grant money or an arts fund. He described the view from the 98th Street side, primarily the theater. The view of the west side included the parking lot, City Hall, and Police. He stated that more stone elements have been introduced to the facade. He explained that the south elevation is what would be seen from Old Shakopee Road including both first and second floors of the Police Department, City offices, Council Chambers, the theater fly, theater lobby, and entrance. He stated that the Council Chambers would be the prominent piece on that side. He pointed out that trees would be used to screen the jail windows.

Presentation continued

He proceeded to show what the building would look like at night with lights on and from different angles. Next he described the options and alternates associated with the project. He stated that the stone and green copper are alternates at this time because they are not included in the base budget amount. He stated that the stone and the green copper could be carried as cost control items all the way to bidding day. He explained some options include replacing the green copper with brown copper (brown copper takes 20 years to turn green in color). He showed what the building would look like without the colonnade. The theater fly was shown in all white stucco, with a painted mural, and with natural copper that will turn brown in six months to a year. He showed the Police Department with and without the second floor included stating that it makes more sense to construct the expansion space now from a cost standpoint.

They are currently working on the interior parts of the building design Wentzell explained. He showed the entrance to the Arts Center and the theater space. He showed what the Council Chambers would look like and stated that the interior would contain wood paneling and special acoustical material. He explained that it has not been determined if the wall behind the Council dais would be wood paneling or fabric (like the current one). The theater space was described and it will be handicap accessible. A typical portion of the building for office space was shown including counters for staff to work at with the public, conference rooms, etc. His presentation concluded with a partial animation drive-by from a car driving down Logan Avenue as it approached the front of the building with still photos of the view from a car driving down 98th Street and one driving down Old Shakopee Road.

Wentzell showed samples of the green copper, new copper, and aged copper.

Harden liked the idea of the mural on the Arts Center and it wrapping around the building onto the 98th Street side. She stated that she desired an art sculpture in the area that could be seen from the car traffic on the corner of 98th Street and Old Shakopee Road. She continues to support the idea of a memorial monument in the area between the water and the building that could be seen up close. She complimented the architects on the design of the building and on the use of the materials on the building. She inquired about the design of the main interior entrance. She also concurred that she agreed with the proposed expansion space being built into the project now.

Wentzell replied that the design of the entrances were downplayed due to cost cuts but that they will be revisiting those ideas to open up the entrances to make them more special.

Fossum liked the idea of a painted mural on the Arts Center building because it identifies that building as such. He was concerned though that on the other end of the building the Police Department entrance is not as clearly defined. He commented that other police departments, particularly out East, the buildings are clearly marked with a police badge or a large neon sign so that anyone lost can quickly and easily identify that part of the building as a police station. He stated that it's imperative that there be clear and definite signage visible from all streets identifying the entrance to the Police Department.

Wentzell concurred that a sign indicating Police Department could be added to the building. He agreed that signs at the driveway entrances will be critical and it was suggested that an informational type of sign on eastbound Old Shakopee Road prior to Logan Avenue will be necessary.

Peterson liked the colonnade after seeing the renderings without it and stated that much thought will be needed in naming the entrances to identify the right users as some nights will create Council meeting attendance while other nights may draw theater attendees.

Abrams liked the colonnade and stated that because he is a literal-minded person, he prefers straight lines and thought the rendering made the design of the building looked haphazard. He remarked that he doesn't want the building design to look sloppy.

Presentation continued

In response to Ornat's inquiry if copper could withstand a hailstorm stated that it is a metal and could be damaged by hail. He added that natural copper has texture to it and therefore hides imperfections and weathers better than other materials. Ornat inquired if stone and copper were similarly priced because she has seen buildings with copper that is very brown and muted and stated that it almost looks depressing. She suggested that more of the building be made of stone and less of copper to make it brighter in appearance and long-lasting.

Wentzell replied that stone is more expensive but brick would be the most expensive. He added that a flat stucco would be the most economical.

Fossum believes the new City Hall/Police facility should be identified as a government building just as the Arts Center will be identifiable as an arts center. He stated it's going to be formal and somewhat imposing and that it's not easy to soften that fact because serious business is conducted inside.

Project Budget Update

The presentation proceeded with Arneson referring Council to the Mortenson estimate book and the Executive Summary page was then reviewed. He explained that the Police/City Hall, land acquisition, and arts facility are all rolled up into one budget. He stated that Mortenson arrived at the budget figures by taking the Ankeny Kell plans at the 50 percent level. He stated that they have received input from two mechanical subcontractors who have helped determine the budget. Arneson stated that the Arts Center component is the piece that is over budget at this time. He stated that the Arts Center has been cut back from the original size of 65,000 square feet to the current 37,600 square foot building and cannot hardly be cut any further. He stated that the Arts Center is currently carrying a budget contingency of \$250,000 and there is a document completion allowance (4% of the total budget for items unforeseen at the present time), plus an estimated contingency for Mortenson. He explained that the project would move forward with Council approval with two add-alternates (rehearsal and dance area - \$519,000 and the trap at the theater - \$31,000). He stated that it would be a challenge to get the Arts Center project in on budget but that there are some options that can be explored during the bidding process.

Arneson explained that staff is looking for the amount of the contingency that the Council is comfortable with as the project moves forward and that the Arts Council is expecting to raise money but needs an amount and a timeframe.

Wentzell stated that the Furniture, Fixtures & Equipment (FF&E) Budget for the Arts Center is \$600,000 and although some of the items are critical to go in now, some of the item could be postponed and purchased if funds are available up until 3-6 months before opening rather than at the time the bids come in thus giving the Arts people another full year to fund-raise.

Fossum inquired how much beyond the \$1 million has been raised by the Arts groups to date.

Fine Arts Council Member Kurt Laughinghouse responded by stating that additional fund-raising efforts had not been undertaken as they just recently became aware of the budget shortage but added that they have hired a professional fund-raising consultant to evaluate the need.

Susan Anderson of the Fine Arts Council remarked that they just learned that they would have to fund-raise money for bricks and mortar, space, and square footage.

Laughinghouse stated that the Fine Arts Council would be meeting in the next week with Clark Arneson to review the situation in order to plan their fund-raising campaign.

Winstead suggested that Heaton's presentation on the funding options be continued after the regular meeting concludes.

Project Budget Update
continued

Arneson stated that on June 4, 2001, staff would be bringing a demolition specification and a request for authorization to proceed with bids for demolition for the four core buildings necessary to start the construction and that the Milhoff Steel and Ax-Man buildings would not be part of the demolition process at this time. He added that it was just discovered in the past week that there is an asbestos issue with all six of the buildings and stated that there will need to be an abatement piece added to the demolition specifications. He stated that the abatement process could take up to 30 days and then demolition would be another 30-45 days beyond that.

Bernhardson stated that the demolition process would need to be reviewed as it relates to the overall schedule and whether a single bid package should be used or if the structural and foundation should be bid as one package and the balance of the project in a second package and the associated risks of each. He stated that staff would be providing information to Council pertaining to both prior to that decision.

Public Comment Period

The public comment period is not open during special meetings.

Adjourn Meeting

Mayor Winstead adjourned the special meeting at 6:55 p.m.

Barbara Clawson
Council Secretary