

**Park Committee Meeting
Wednesday, May 24, 2017
7:00 PM**

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Business**
 - A. Update on Town Square Park restroom building project – schedule, budget, etc.
 - B. Park donation guide
 - C. Review comments regarding the 60th and Trading Post PLCD project
 - D. Review of the Parks and Open Space Plan section of the Comprehensive Plan.
 - E. Park Signage Package
- 5. Adjournment**

Memo

To: Afton City Council

From: Steve Dorgan -- Parks Committee Co-Chair
Karen Weiss -- Parks Committee Co-Chair

Date: May 10, 2017

RE: Town Square Park Restroom Project

Overview

The Afton Parks Committee has been working for the past two years exploring options to replace the existing pit toilets in Town Square Park with a new facility. The intent was to time the construction of the new restroom building with the street/sewer project currently underway.

At the December 2016 City Council meeting, the Parks Committee presented the design and pricing for the proposed new restroom building. The Council approved the project and directed the parks committee to proceed with finalizing the design and specifications as well as to obtain bids for the project. At this time, the design has been completed and bids received. The final design and specifications include all of the desired features identified throughout the process.

Budget

The following is the current budget based on received bids, allowances and contingency:

<u>ITEM</u>	<u>SCOPE</u>	<u>VALUE</u>	<u>STATUS</u>
1	Excavating and sewer	\$ 4,869	bid
2	Concrete and block	\$ 18,302	bid
3	Window and door frames	\$ 1,150	bid
4	Plumbing	\$ 18,662	bid
5	Electrical	\$ 10,575	bid
6	Framing, roof and finishes	\$ 45,985	bid
7	Doors and window	\$ 5,000	bid
8	Hardware	\$ 1,550	bid
9	Water line connection	\$ 2,500	allowance
10	Landscaping	\$ 2,500	allowance
11	Contingency (10%)	\$ 11,109	allowance
	TOTAL	\$ 122,202	

Funding

The Parks fund, comprised of parks dedication fees by newly created lots in the city, currently has approximately \$160,000 in reserve. The Parks Committee has recommended a portion of these funds be used for the restroom project. In addition to the use of allocated Parks fund, the Parks Committee is continuing to work to reduce the financial obligation of the budget noted above. We hope to achieve reductions through donations and volunteer work as the project is implemented. As an example, donations may come in the way of benches, bulletin boards, signs or even cash. Additionally, volunteers

will be utilized for work such as painting and landscaping. The project is already saving nearly 10% of the cost by hiring subcontractors direct and managing the work through internal City resources and volunteers. The committee will continue to explore and coordinate these efforts to save additional funds.

Schedule

Ideally construction of the new facility will begin after the 4th of July this year and be completed prior to the Fall Art Festival in late September. To accomplish this, contracts need to be finalized and executed in the next 30 days.

Heritage Preservation Committee Review

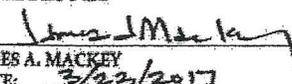
The Heritage preservation Committee has reviewed the plans and approved the design.

Approval Request

The Parks Committee is requesting the City Council approve the budget noted above so that the City can execute contractor contracts and schedule the work in time for a post July 4th start.

J I M M A C K E Y A R C H I T E C T
1723 LAFOND AVENUE, SAINT PAUL, MN 55104
PHONE/FAX (651)644-0869
E-MAIL jim.mack@q.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.


JAMES A. MACKAY

DATE: 3/22/2017

LIC. NO. 23018

Afton Village Park Restrooms
St. Croix Trail S., Afton, MN

OUTLINE SPECIFICATION

SCOPE OF WORK

CONSTRUCTION OF A NEW CITY PARK RESTROOM BUILDING

BUILDING STRUCTURE

- 8" CMU WALLS ON 20" X 8" CONCRETE FOOTING W/ 2-#5 REBAR
- 4" CONCRETE SLAB ON GRADE W/ 6X6 10/10 WWM
- ENGINEERED WOOD TRUSS ROOF SYSTEM

EXTERIOR FINISHES

- EXTERIOR WALLS: LP SMART PANEL SIDING WITH 1X3 LP SMART TRIM VERTICAL BATTENS @ 24" O.C. OVER 1/2" SHEATHING OVER 2" RIGID INSULATION BETWEEN 2X2 VERTICAL PURLINS @ 24" O.C.
- LP SMART PANEL SOFFIT AND 1X3 LP SMART TRIM FASCIA
- METAL OR FIBERGLASS WINDOW UNITS - OPERABLE AWNING TYPE
- 6X6 CEDAR POSTS WITH MANUFACTURED STONE BASES
- CEDAR SHAKES ROOFING OVER 30# FELT OVER 5/8" SHEATHING

ELECTRICAL

- ELECTRIC WALL HEATERS IN EACH RESTROOM AND UTILITY ROOM
- 20 GALLON ELECTRIC WATER HEATER OR TANKLESS SYSTEM
- CEILING LIGHT FIXTURE IN EACH RESTROOM W/ MOTION SENSOR

INTERIOR FINISHES

- FLOOR: CONCRETE SLAB - POLISHED AND SEALED
- WALLS: CONCRETE BLOCK - PAINTED (EPOXY)
- CEILING: LP SMART PANELS OVER 5/8" M.R. GYPSUM BOARD

PLUMBING FIXTURES

- WALL HUNG ADA TOILETS & LAVS
- ELECTRIC HAND DRYERS / STAINLESS STEEL T.P. HOLDER AND MIRROR FRAME
- BABY CHANGING STATION IN EACH RESTROOM
- SEE ATTACHED CUT SHEETS FOR MANUFACTURER. PROVIDE FIXTURES PER CUT SHEETS OR AS APPROVED BY THE ARCHITECT AND/OR THE VILLAGE OF AFTON

DOORS

- INSULATED METAL DOORS WITH ADA THRESHOLD AND WEATHERSTRIPPING
- INSULATED METAL FRAMES
- KEYED EXTERIOR LOCKSET AT UTILITY ROOM
- DEADBOLT LOCK AT EACH RESTROOM WITH DEVICE INDICATING "IN USE" WHEN LOCKED AND "NOT IN USE" WHEN UNLOCKED
- LEVER TYPE HANDLES & SELF-CLOSING DEVICES

NOTE

- SEE CONSTRUCTION PLANS AND GENERAL NOTES FOR ADDITIONAL INFORMATION.

Fixtures	Description	Numbe	Price	Total	
Plumbing					
sink	American Standard Boulevard Freestanding Porcelain Bathroom Sink 0641.004.020 White	2	150	300	wall mount
faucet	Sloan SF-2350 Optima Centerset Bathroom Faucet 3362119	2	254	508	
toilet	American Standard Madera Elongated One Piece Toilet 3043.660.020 White	2	406	812	floor mount w/ sensor flush
urinal	American Standard Flowise Porcelain 1.0 GPF Urinal 6590.525.020 White	1	455	455	w/sensor flush \$800 installed
drinking fountain	Elkay VRCGRN8WSK EZH2O	1	1400	1400	vandal resistant
Misc. Items					
toiletpaper holder	Bobrick B-2890 Surface-Mounted Single	2	40	80	jumbo rolls \$20/case of 12
sanitary napkin disposal	Bobrick Contura Bathroom Trash Can 270 Stainless Steel	1	25	25	
diaper changing station	Koala Kare KB200-05	2	211	422	
wastebasket		2	80	160	
mirror	SS 24"x 36" T-1024-36 SS	2	92	185	
grab bars	42", 36" and 18"	6	25	150	
Electrical/lighting					
vanity lights	24" Progress Lighting P7230-15EB	2	100	200	motion activated
ceiling lights	80-100 watt Canopy light	3	100	300	motion activated
outdoor wall sconce	Sea Gull Lighting 8870-44	4	80-110	400	
hand dryer	World Dryer L970	2	406	812	
outdoor security lights		1	200	200	
				6409	

PRESERVATION & LAND CONSERVATION DEVELOPMENT - CONCEPT

Part of the Southeast Quarter of Section 32 and part of the Southwest Quarter of Section 33,
all in Township 28 North, Range 20 West, City of Afton, Washington County, Minnesota

Developer:



J.P. Bush
HOMES
Lakeland, Minnesota

Property Owner: Will Carlson

TOTAL PARCEL AREA = 218.6 acres

Proposed Conservation Easements
OPEN SPACE = 109.7 acres
(50.2% gross parcel area)

Proposed Lots (20 total) = 100.6 acres

Proposed Road Right of Way = 8.3 acres

Proposed Road Right of Way Width = 60 feet

Proposed Road Right of Way Width
(60th Street South) = 33 feet from center line

Proposed Length of Cul-De-Sac -
Point A to Point B = 3,400 lineal feet
Point C to Point D = 690 lineal feet

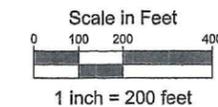
Proposed Road Type - 24 foot wide rural section
All proposed lots have a minimum of 2.5 acres of buildable area.

Legend

- Denotes slopes 12% to 17.9%
- Denotes slopes over 18%
- Denotes wetland location.
- Denotes stream.
- Denotes general surface water flow.
- Denotes proposed culvert location.
- Denotes proposed house site.
- Denotes proposed septic area.
- Denotes proposed driveway location.

Contours are at two foot intervals and are based on data provided by the Minnesota Department of Natural Resources.

Wetland, Shoreland and stream locations are approximate and are based on data obtained through the National Wetlands Inventory - V2 online interface and the City of Afton Zoning Map (MAP 11).

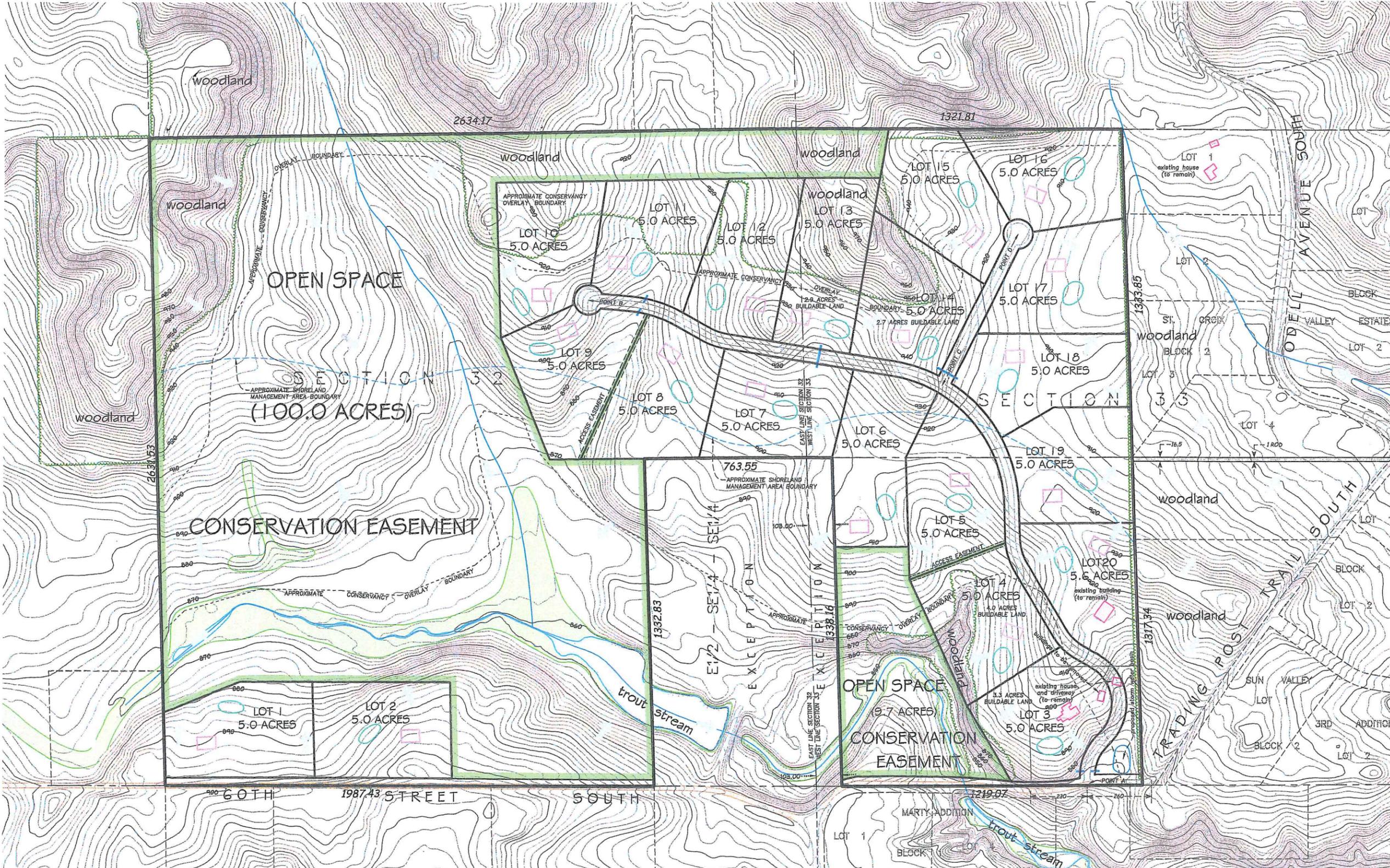


OFFICIAL COPIES OF THIS MAP ARE CRIMP SEALED

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Landmark Surveying, Inc.

Bill Horak
Milo B. Horak, Minnesota License No. 52577
Date



Landmark Surveying, Inc.
21090 Olinda Trail North
P.O. Box 65
Scandia, Minnesota 55073
Office number: 651-433-3421
Cell number: 651-756-5760
E-mail: info@landmarksurveying.com

Concept Notes:
Buildable areas shown are based on lands with slopes less than 12%.
The 1 rod strip of land located along the north line of the Southeast Quarter of the Southwest Quarter of Section 33 contains approximately 0.40 acres of land and this area was not included in overall area or density calculations for this PLCD Concept.

The following minimum setbacks were observed:
Buildings - 200 feet from the stream bank.
Septic Areas - 150 feet from the stream bank.
Buildings and Septic Areas - 40 feet from a bluff line.

REVISED MARCH 01, 2017: Revised main road entrance location.
REVISED MARCH 31, 2017: Added approximate Conservancy Overlay boundary per City of Afton 2010 Zoning Map, Map 11.
REVISED MAY 05, 2017: Revised Lot 1, labeled buildable area on Lot 3, Lot 4, Lot 13 and Lot 14, mapped 1 rod strip of land in Section 33.