



City Council Conference Meeting

March 24, 2025

5:30 PM

Fridley City Hall, 7071 University Avenue N.E.

Agenda

Agenda

- [1.](#) Commons Park Update
- [2.](#) Community Development Update
- [3.](#) Anoka County Highway Department Project Updates

Accessibility Notice:

- If you need free interpretation or translation assistance, please contact City staff.
- Si necesita ayuda de interpretación o traducción gratis, comuníquese con el personal de la ciudad.
- Yog tias koj xav tau kev pab txhais lus los sis txhais ntaub ntawv dawb, ces thov tiv tauj rau Lub Nroog cov neeg ua hauj lwm.
- Haddii aad u baahan tahay tarjumaad bilaash ah ama kaalmo tarjumaad, fadlan la xiriir shaqaalaha Magaalada.

Upon request, accommodation will be provided to allow individuals with disabilities to participate in any City of Fridley services, programs or activities. Hearing impaired persons who need an interpreter or other persons who require auxiliary aids should contact CityClerk@FridleyMN.gov or (763) 572-3450.



AGENDA REPORT

Meeting Date: March 20, 2025

Meeting Type: City Council Conference Meeting

Submitted By: Jim Kosluchar, Director of Public Works
Nic Schmidt, Project Manager

Title

Commons Park Update

Background

The City has progressed to the bidding phase for Commons Park as part of its Parks System Improvement Plan (PSIP). Staff has worked with our design and construction management team to develop the attached project costs following the establishment of the Guaranteed Maximum Price (GMP) for the building, and the public bidding of the site improvements.

These costs, with the inclusion of soft costs (including work the City will perform and performed under other contracts, site design fees, site construction services, furnishings, security, technology, outfitting, etc.), are above the original budget for the park in the PSIP. Staff will be reviewing these bids along with cost drivers and the recommendations with the City Council, along with the outlook for completion of the PSIP.

Attachments and Other Resources

- Building Plans
- Estimate for Building
- Site Plans
- Bid Analysis for Site

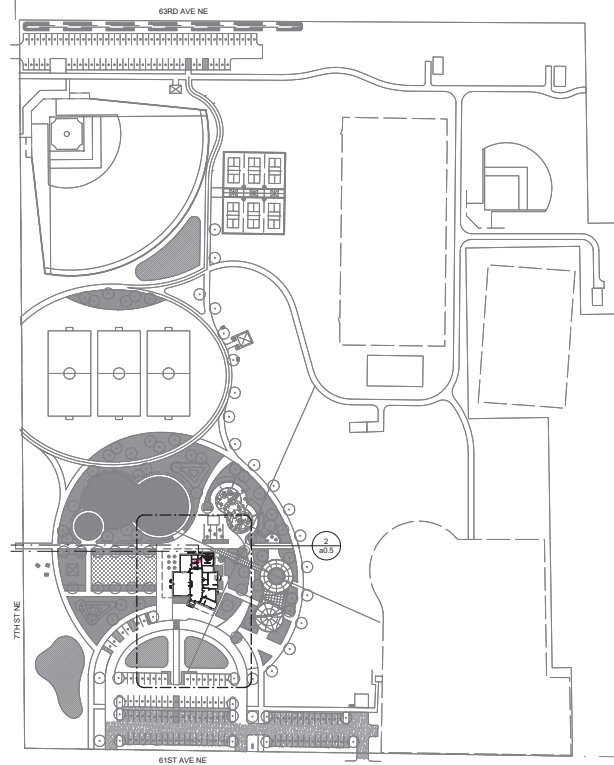
Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

ESTIMATE DATE:	March 12, 2025
PROJECT:	Fridley Commons Park Building
ARCHITECT:	HCM
DRAWING DATE:	January 17, 2025

DESCRIPTION	Sub Contractors	Final Estimate	\$/sf 6,000
Construction Costs			
01C - Surveying	Gorman	\$8,750	\$1.46
01D - Final Cleaning	CLEAN	\$11,238	\$1.87
03A - Cast-In-Place Concrete	Northland	\$182,893	\$30.48
04A - Masonry	Axel Ohman	\$169,316	\$28.22
05A - Structural Steel Fabrication & Misc Metals	Construction Systems	\$365,177	\$60.86
05B - Steel Erection	Amerect	\$162,200	\$27.03
06A - Building Works	Parkos	\$76,400	\$12.73
06B - Casework and Millwork	Focal Point Fixture	\$71,681	\$11.95
07A - Waterproofing & Weather Barriers	Henkemeyer	\$41,967	\$6.99
07B - Metal Panels	Specialty Systems	\$438,700	\$73.12
07C - Roofing	Mint	\$276,800	\$46.13
07D - Joint Sealants	Right-Way Caulking	\$7,895	\$1.32
08A - Doors, Frames, and Hardware	KeefeCo	\$53,075	\$8.85
08B - Sectional and Specialty Doors	Crawford	\$33,902	\$5.65
08C - Aluminum Framing and Glazing	Brin	\$269,520	\$44.92
09A - Gypsum Assemblies	AE Conrad	\$442,496	\$73.75
09B - Tile	Super Set Tile	\$39,842	\$6.64
09C - Acoustical Ceilings	Acoustic Associates	\$58,850	\$9.81
09E - Resilient Flooring & Carpet	Sonus	\$50,129	\$8.35
09F - Painting and Wallcovering	Prindle	\$122,850	\$20.48
10D - Misc Specialties and Accessories	BMSI	\$5,445	\$0.91
10E - Fire Protection Specialties	BMSI	\$852	\$0.14
10F - Operable Partition	W.L. Hall	\$56,355	\$9.39
10G - Toilet Partitions	BMSI	\$17,263	\$2.88
12A - Window Treatments	Amy's Windows	\$33,981	\$5.66
21A - Fire Protection System	Frontier	\$70,160	\$11.69
22A - Plumbing Systems	GR Mechanical	\$289,945	\$48.32
23A - HVAC Systems	Thelen Heating	\$312,000	\$52.00
26A - Electrical	Medina Electric	\$346,750	\$57.79
31A - Earthwork	Dimke	\$96,800	\$16.13
General Conditions		\$344,737	\$57.46
General Requirements		\$99,328	\$16.55
Temporary Barriers, and Enclosure, & Heat		\$172,645	\$28.77
Cleaning and Waste Management		\$18,140	\$3.02
General Liability Insurance		\$35,931	\$5.99
Builders Risk Insurance		\$10,266	\$1.71
Building Permit		\$0	\$0.00
Bond		\$9,559	\$1.59
Subtotal Construction Costs		\$4,795,088	\$799.18
Escalation		\$0	\$0.00
Design Contingency		\$0	\$0.00
Construction Contingency		\$239,754	\$39.96
Contractor's Fee		\$98,179	\$16.36
Total Construction Estimate		\$5,133,021	\$855.50

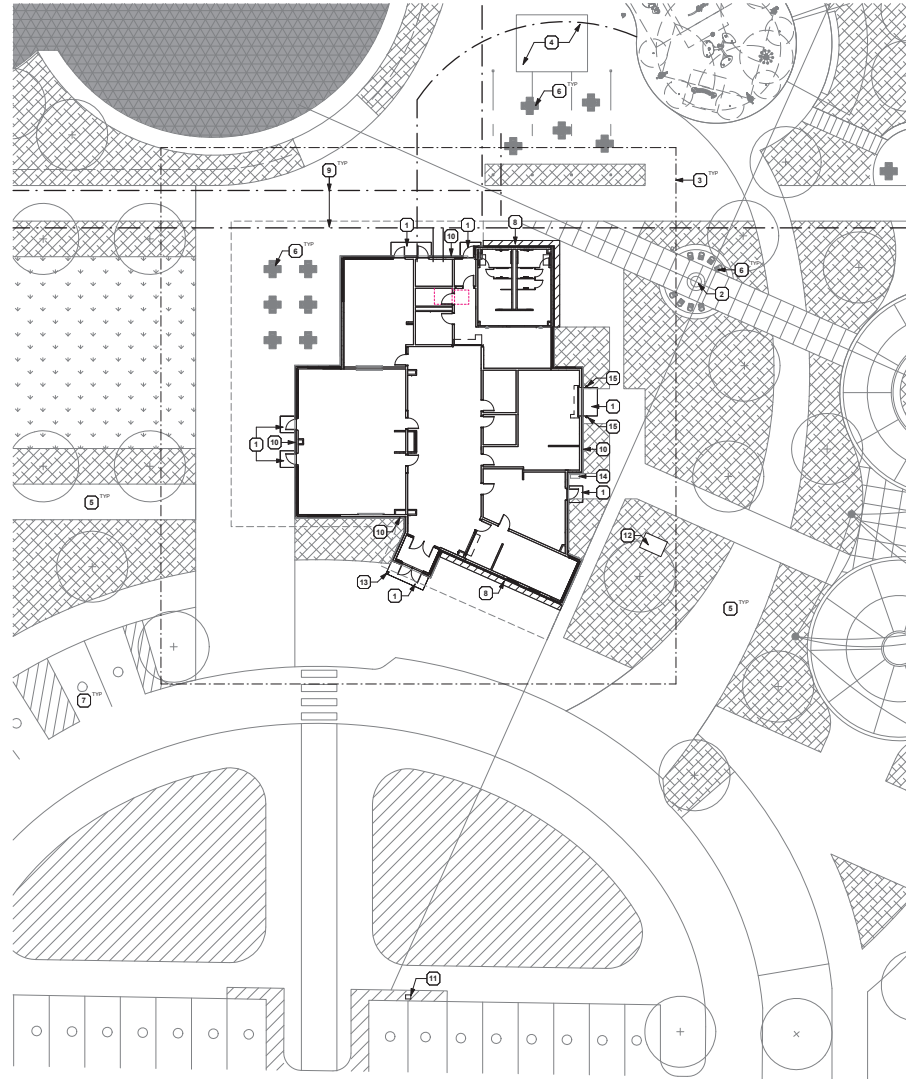
11/7/2025 11:30:15 AM



① OVERALL SITE PLAN - FOR REFERENCE ONLY
1" = 100'-0"



KEYNOTES - SITE	
Number	Description
1	CONCRETE STOOP, SEE STRUCTURAL, COORDINATE WITH SEPARATE CIVIL PACKAGE
2	GAS FIRE PIT - STUB SERVICE LINES FROM MAIN BUILDING, REFER TO MECHANICAL, COORDINATE WITH CIVIL & LANDSCAPING PACKAGE
3	CONSTRUCTION BOUNDS - COORDINATE BOUNDARY AND CONSTRUCTION FENCING WITH CIVIL & LANDSCAPING PACKAGE. NOTE: 6'-0" MIN CHAIN LINK FENCE
4	OUTDOOR RESTROOM PAVILION, BY OTHERS, COORDINATE UTILITY LOCATION
5	CONCRETE SIDEWALK, REFER TO CIVIL
6	SITE FURNITURE, SEE LA PACKAGE
7	HANDICAP ACCESSIBLE PARKING, REFER TO CIVIL
8	EXTERIOR FLOOR MOUNTED BENCH, REFER TO CIVIL & LANDSCAPING PACKAGE
9	UTILITY LINES, REFER TO CIVIL
10	EXTERIOR HOSE BIB, REFER TO MEP FOR NOTES & DETAILS
11	(1) DUAL ELECTRIC VEHICLE CHARGING STATION, SEE ELECTRICAL AND CIVIL FOR LOCATION AND NOTES
12	UTILITY TRANSFORMER, SEE ELECTRICAL
13	EXTERIOR POST FOR CARD READER AND DOOR ACTUATOR MOUNTING
14	GAS METER, REFER TO MEP SHEETS FOR NOTES & DETAILS
15	CONCRETE FILLED STEEL BOLLARD, COORDINATE WITH STRUCTURAL



② ENLARGED SITE PLAN - FOR REFERENCE ONLY
1/16" = 1'-0"



HAGEN, CHRISTENSEN & MCILWAIN
ARCHITECTS

STRUCTURAL ENGINEER

MBJ

TEL: 612.338.1111
FAX: 612.338.1111
WWW.MBJ-ARCHITECTS.COM
500 HANCOCK AVENUE
MINNEAPOLIS, MN 55402

MECHANICAL / ELECTRICAL / PLUMBING ENGINEER

AKF
Member of WSP

INTERIOR DESIGNER

bound
collaborative

Architect

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.

Signature: *[Signature]*

Typed or Printed Name: Matt Lyne

Date: 01/17/2025 License Number: 44878

KEY PLAN



REVISION	DATE	DESCRIPTION
	2025.01.17	CONSTRUCTION DOCUMENT SET

CLIENT



**CITY OF FRIDLEY
COMMONS PARK
BUILDING**

DRAWING TITLE

**ARCHITECTURAL SITE
PLAN**

DRAWING NUMBER

a0.5

PROJECT NUMBER: 2417

Autodesk Docs\City of Fridley Commons Park\2507_City of Fridley Commons Park Building_ARCH_A001.rvt



5

City of Fridley Commons Park Improvements
Owner: City of Fridley
Solicitor: Bolton & Menk, Inc.
03/18/2025 10:00 AM CDT

Section Title	Item Description	Engineers	Peterson	Peterson	DIFFERENCE	% DIFFERENCE	Morcon	Morcon	New Look	New Look	Max	Max	Swan	Swan	Engineers	Contractors	Peterson
		Estimate	Companies	Companies			Construction	Construction	Contracting	Contracting	Steininger	Steininger	Companies	Companies			
BASE BID		Extension	Unit Price	Extension			Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension			
	Mobilization	\$285,000	\$229,409	\$229,409	(\$55,591)	-20%	\$522,582	\$522,582	\$250,000	\$250,000	\$715,500	\$715,500	\$170,000	\$170,000	\$285,000	\$377,498	\$229,409
	Removals	\$247,200		\$115,236	(\$131,964)	-53%		\$196,401		\$168,797		\$147,817		\$125,866	\$247,200	\$150,823	\$115,236
	Granular Materials and Ex	\$499,040		\$442,838	(\$56,202)	-11%		\$189,270		\$556,425		\$652,891		\$446,376	\$499,040	\$457,560	\$442,838
	Bituminous Materials and Relate	\$336,050		\$258,397	(\$77,653)	-23%		\$251,020		\$278,408		\$317,124		\$256,601	\$336,050	\$272,310	\$258,397
	Storm Sewer System	\$365,400		\$271,568	(\$93,832)	-26%		\$311,922		\$363,745		\$313,878		\$336,082	\$365,400	\$319,439	\$271,568
	Irrigation System	\$150,000		\$295,060	\$145,060	97%		\$336,000		\$350,000		\$341,217		\$328,900	\$150,000	\$330,235	\$295,060
	Watermain Related	\$146,450		\$99,721	(\$46,729)	-32%		\$130,187		\$113,715		\$108,192		\$132,426	\$146,450	\$116,848	\$99,721
	Sanitary and Storm Structures	\$158,900		\$142,039	(\$16,861)	-11%		\$124,375		\$154,218		\$150,373		\$126,193	\$158,900	\$139,440	\$142,039
	Concrete Related	\$815,385		\$917,664	\$102,279	13%		\$1,034,785		\$915,902		\$860,213		\$907,274	\$815,385	\$927,168	\$917,664
	Traffic Related	\$87,020		\$46,081	(\$40,939)	-47%		\$85,215		\$97,680		\$76,761		\$52,388	\$87,020	\$71,625	\$46,081
	Erosion Control and Seeding	\$324,813		\$372,074	\$47,261	15%		\$189,620		\$343,462		\$270,653		\$269,614	\$324,813	\$289,085	\$372,074
	Fencing Related	\$644,275		\$469,655	(\$174,620)	-27%		\$456,438		\$479,341		\$507,179		\$504,517	\$644,275	\$483,426	\$469,655
	Ballfield Related	\$139,490		\$105,932	(\$33,558)	-24%		\$112,272		\$170,677		\$157,234		\$150,654	\$139,490	\$139,354	\$105,932
	Pickleball Related	\$93,000		\$73,508	(\$19,492)	-21%		\$75,900		\$89,070		\$74,623		\$77,396	\$93,000	\$78,099	\$73,508
	Site Landscaping and Ammeniti	\$276,093		\$512,418	\$236,326	86%		\$485,544		\$604,130		\$444,409		\$573,984	\$276,093	\$524,097	\$512,418
	Lighting and Electrical System	\$950,000	\$1,650,890	\$1,650,890	\$700,890	74%	\$1,806,000	\$1,806,000	\$1,893,000	\$1,893,000	\$1,706,459	\$1,706,459	\$2,400,000	\$2,400,000	\$950,000	\$1,891,270	\$1,650,890
	TOTAL	\$5,518,116		\$6,002,492	\$484,377	9%	\$2,328,582	\$6,307,531	\$2,143,000	\$6,828,569	\$2,421,959	\$6,844,524	\$2,570,000	\$6,858,272	\$5,518,116	\$6,568,277	\$6,002,492



AGENDA REPORT

Date: March 24, 2025

Submitted By: Paul Bolin, Asst. Exec. Director - HRA

Title

Community Development Update

Background

With spring in the air, a lack of snow and the grass soon starting to grow, the City will soon start to receive code enforcement complaints. Community Development staff will provide an overview of the Code Enforcement process on Monday evening.

Rental Inspections is starting their 2nd quarter rental license renewals and the second year of processing renewal applications online. Staff will provide an overview of the rental licensing and inspections process.

Community Development Staff will provide an overview of changes to the Community Development Department's future vision.

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



AGENDA REPORT

Meeting Date: March 24, 2025

Meeting Type: City Council Conference Meeting

Submitted By: James Kosluchar, Public Works Director

Title

Anoka County Highway Department Project Updates

Background

City staff have been cooperatively working with the Anoka County Highway Department to make improvements on Anoka County segments throughout the City limits. Below is a list of projects that Anoka County is preparing to construct in the City of Fridley between 2025 to 2027. A couple of the projects have been presented to Council in past City Council Conference meetings and there has been public engagement open houses hosted by Anoka County and City staff. City and Anoka County Highway Department staff would like to give updates to the City Council on these projects.

Project	Phase	Construction Year
44 th Avenue (CSAH 2) Trail and Bridge Project	Construction	March 2025 – May 2026
Mississippi Street / Central Avenue Roundabout	Construction	June – August 2025
Mississippi Street / 7 th Street Roundabout	Design	Pushing for 2025, possibly 2026
Mississippi Street (East River Rd to TH 47)	Design	2026
57 th Avenue from Main Street to University Ave	Concept	TBD
Central Avenue Bridge Replacement over Rice Creek	Design	2027

Anoka County will discuss the overall project scope, estimated costs, and schedule. The Joint Powers Agreement for the Mississippi Street and Central Avenue Roundabout project was approved by City Council at the May 28, 2024 meeting. Staff anticipate bringing the Joint Powers Agreements for the 44th Avenue (CSAH 2) Trail and Bridge project and Mississippi Street and 7th Street Roundabout project to the April 14th City Council meeting.

The latest concepts are attached for your review.

Financial Impact

No formal activity or financial impact at this time.

Recommendation

Discuss projects presented.

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Focus on Fridley Strategic Alignment

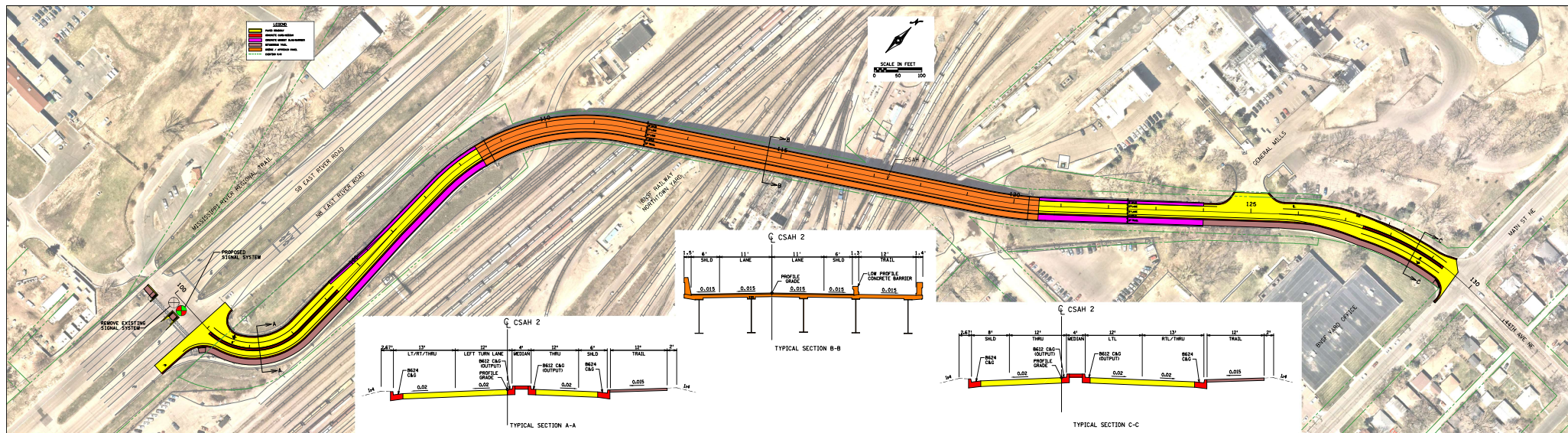
☒ Vibrant Neighborhoods & Places	☐ Community Identity & Relationship Building
☐ Financial Stability & Commercial Prosperity	☒ Public Safety & Environmental Stewardship
☐ Organizational Excellence	

Attachments and Other Resources

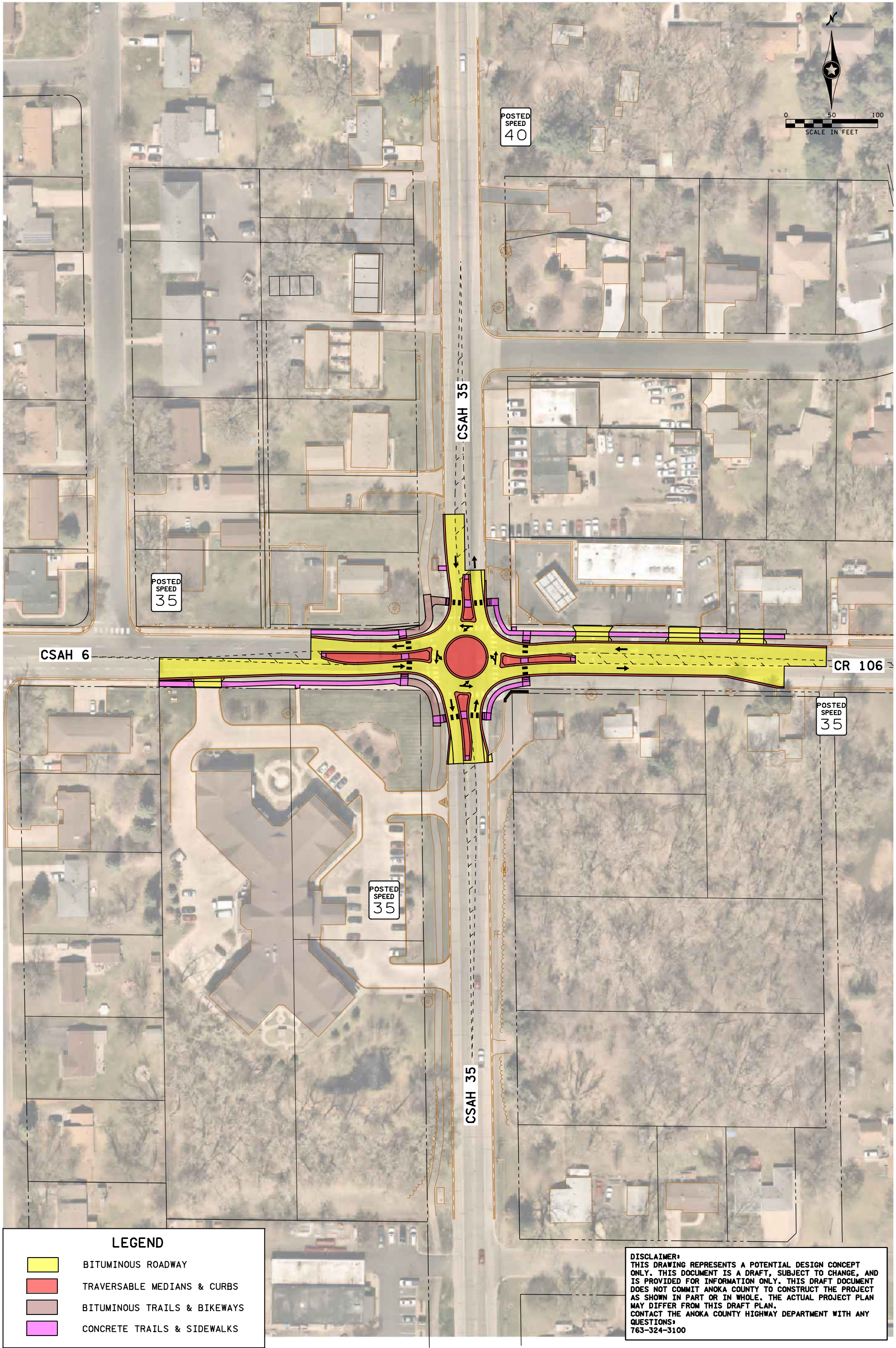
- 44th Avenue (CSAH 2) Trail and Bridge Project Concept
- Mississippi Street / Central Avenue Roundabout Project Concept
- Mississippi Street / 7th Street Roundabout Project Concept
- Mississippi Street from East River Road to University Avenue Project Concept
- 57th Avenue from Main Street to University Avenue Project Concept
- Central Avenue Bridge Replacement over Rice Creek Project Concept

Vision Statement

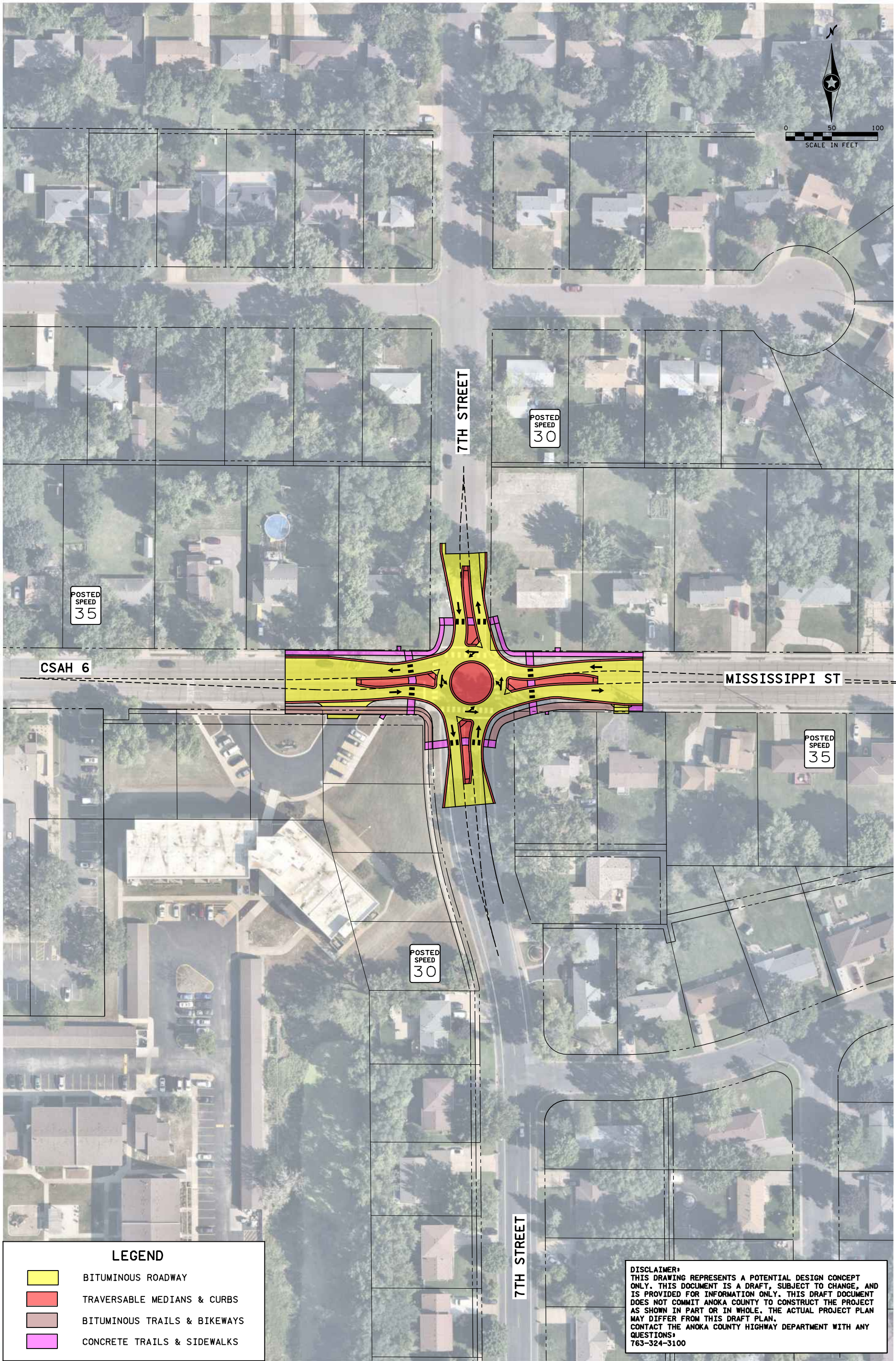
We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



H:\Projects\16000\16588\TechData\CADDDesign\Graphics\16588_gr04.dgn



H:\Projects\17000\17338\TechData\CADDDesign\Graphics\17338_gr04.dgn

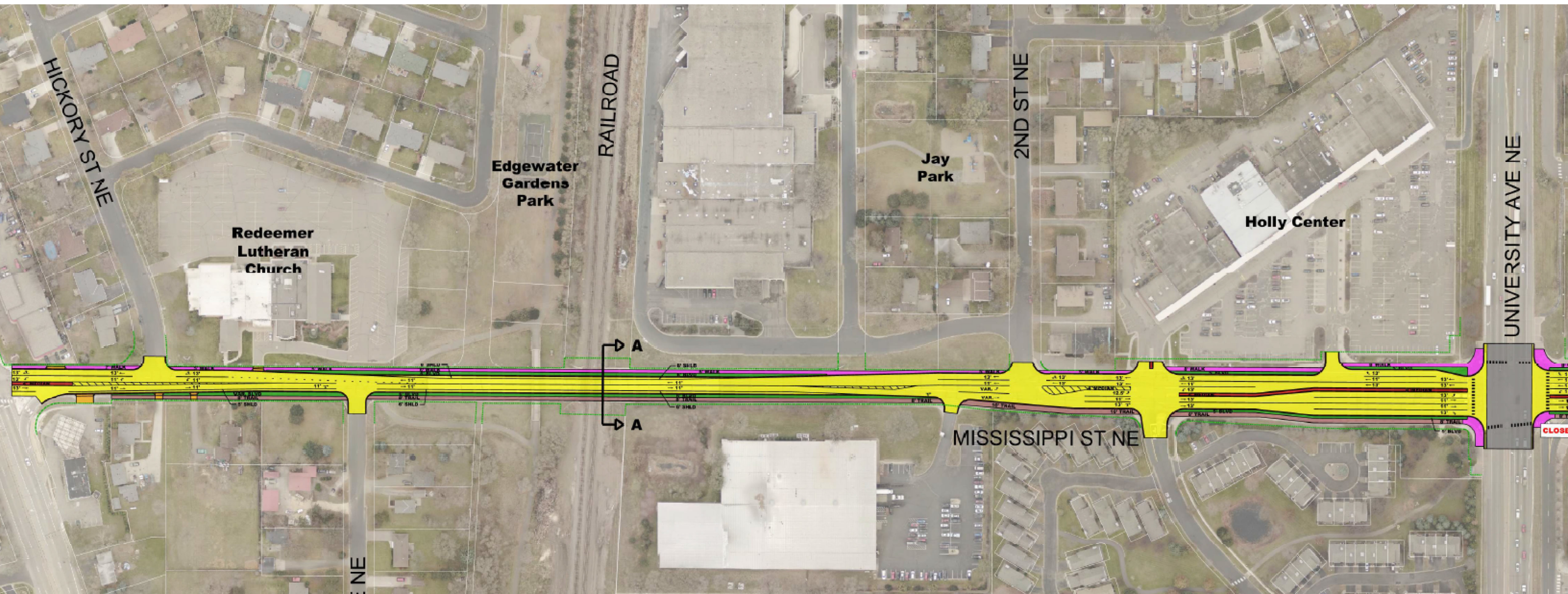


LEGEND

- BITUMINOUS ROADWAY
- TRAVERSABLE MEDIANS & CURBS
- BITUMINOUS TRAILS & BIKEWAYS
- CONCRETE TRAILS & SIDEWALKS

DISCLAIMER:
THIS DRAWING REPRESENTS A POTENTIAL DESIGN CONCEPT ONLY. THIS DOCUMENT IS A DRAFT, SUBJECT TO CHANGE, AND IS PROVIDED FOR INFORMATION ONLY. THIS DRAFT DOCUMENT DOES NOT COMMIT ANOKA COUNTY TO CONSTRUCT THE PROJECT AS SHOWN IN PART OR IN WHOLE. THE ACTUAL PROJECT PLAN MAY DIFFER FROM THIS DRAFT PLAN. CONTACT THE ANOKA COUNTY HIGHWAY DEPARTMENT WITH ANY QUESTIONS.
763-324-3100





**PRELIMINARY DRAFT
SUBJECT TO CHANGE**

Disclaimer:
This drawing represents a potential design concept only.
This document is a draft, subject to change, and is provided for information only.
This draft document does not commit Anoka County to construct the project as shown in part or in whole.
The actual project plan may differ from this draft plan.
Contact the Anoka County Highway Department with any questions:
763-324-3100

MAIN ST NE

57TH PL NE

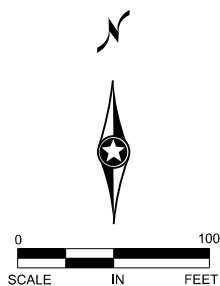
3RD ST NE

UNIVERSITY AVE (TH 47)

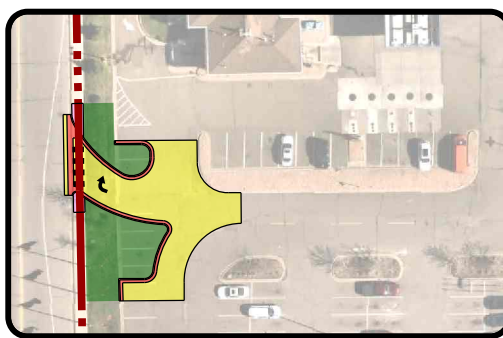
CSAH 102

LEGEND

-  PROPOSED CONC. CURB
-  PROPOSED BIT. PAVEMENT
-  PROPOSED SHLD / GORE
-  PROPOSED CONC. WALK
-  PROPOSED BIT. TRAIL
-  PROPOSED GEOMETRICS
-  EXISTING R/W
-  PROPERTY LINE



ADDITIONAL RIGHT-OUT OPTION



CSAH 102 (57TH AVE NE)
CONCEPT A - HYBRID 4-LANE SECTION



Utilities

- 1. Existing drainage structure outlet. The drainage system in the project area will be cleaned and televised.
- 2. Arvig
- 3. Overhead: Xcel, Comcast, Zayo, and AT&T.
- 4. Centerpoint Gas: 8-inch steel.
- 5. Centurylink: 7-way tile duct and 6-way concrete duct.
- 6. Fridley: 10-inch DIP sanitary force main.
- 7. Fridley: 10-inch CIP water main.
- 8. 60-inch RCP drainage pipe that daylights and drains into Rice Creek.

Pedestrian

- 9. Salvage existing pedestrian bridge, as requested by the City of Fridley.
- 10. Trail realignment through the regional park. Alignment to be determined. Maintain connection to CSAH 35 at the 69th Ave and Central Ave intersection.
- 11. Rice Creek West Regional Trail Corridor.
- 12. Remove non-ADA compliant trail and fence (east side creek to 69th) - X on map.
- 13. The Rice Creek Regional Trail intersects CSAH 35 at 69th Ave, where there is a traffic signal due to the trail crossing. Note: signal system does not meet traffic warrants.

Bridge

- 14. New bridge to accommodate pedestrians, thereby eliminating the need for a separate structure. Suggested goal: Design the bridge to avoid ROW needs with the Bridge Project.

General

- 15. Private parcel, ROW limit is along trail and pedestrian bridge.
- 16. Existing retaining walls - avoid impacting.
- 17. Medtronic office campus.

We suggest completing the overall project in three separate phases: first the **bridge**, then the **regional park trail** realignment, and finally the **roadway**.

PROJECT CONSIDERATIONS MAP

