



WOOD LAKE NATURE CENTER FEASIBILITY STUDY OVERVIEW

City Council Work Session | May 25, 2021



FEASIBILITY STUDY OVERVIEW

1. Project Charter
2. Preferred Concept Design
 - Site Design and Building Planning
 - Material Concepts and Renderings
3. Project Cost Estimate
4. Next Steps



PROJECT CHARTER

Guiding Principles | Design Excellence | Program | Project Metrics | Sustainability



WOOD LAKE NATURE CENTER

PROJECT CHARTER


MASTER PLAN
May 2021

GUIDING PRINCIPLES

- Everybody's Nature Center
- Project as a Teaching Tool
- Part of Nature
- Equity
- Memorable

AIA FRAMEWORK FOR DESIGN EXCELLENCE DESIGN CRITERIA

- Integration: Central Concept, Integrated Process
- Equitable Communities: Community Engagement, Social Equity, Transportation Access
- Ecosystems: Native/Adaptive Landscaping, Habitat, Bird Safety
- Water: Low-flow Plumbing Fixtures, Stormwater Capture/Reuse
- Economy: Flexible Spaces, Durable Materials
- Energy: Geothermal, Solar Photovoltaics, EV Charging Stations, Natural Ventilation
- Well-being: Daylighting, Thermal Comfort, Filtration, Indoor Air Quality, Biophilic Design
- Resources: Safer Material Selection and Source Transparency
- Change: Flexible Spaces, Future Weather Data for Energy Modeling
- Discovery: Interpretive Mission, Building as a Teaching Tool, Accessibility to All

PROGRAM	SCOPE	BUDGET	SCHEDULE	SUSTAINABILITY																
<ul style="list-style-type: none">• Multipurpose Classroom/ Event Spaces• Staff Support Spaces• Museum Exhibit Spaces<ul style="list-style-type: none">• Interpretive Exhibit• Animal Display• Raptor Cages• Covered Outdoor Spaces• Public Lobby and Lounge• Rentals• Building Support Spaces• Site Program Areas• Separate Group Entry	<ul style="list-style-type: none">• 19,080 GSF replacement facility• 1 level at grade• Pedestrian connections to Building and Site Program Areas and Trail System• Bus Drop-Off• 100-120 parking stalls• B3 Compliant Building, Systems, and Site Design	<p>Construction Budget: \$ 15.5M Project Budget: \$ 20.0M Building Systems Cost Breakdown:</p>  <table><caption>Building Systems Cost Breakdown</caption><tr><th>Category</th><th>Percentage</th></tr><tr><td>Envelope</td><td>24%</td></tr><tr><td>Interior</td><td>17%</td></tr><tr><td>Mech / Plumb</td><td>15%</td></tr><tr><td>Structure</td><td>22%</td></tr><tr><td>Elec</td><td>8%</td></tr><tr><td>Tech</td><td>2%</td></tr><tr><td>Site</td><td>1%</td></tr></table>	Category	Percentage	Envelope	24%	Interior	17%	Mech / Plumb	15%	Structure	22%	Elec	8%	Tech	2%	Site	1%	<p>Option 1: Design Phase - 10 months (July 2021 - May 2022) Bid/Construction - 18 months (June 2022 - December 2023)</p> <p>Option 2 Design Phase: 10 months (July 2022 - May 2023) Bid/Construction - 18 months (June 2023 - December 2024)</p>	<p>Benchmark pEUI: 26.2 80% reduction below baseline per SB2030 per Minnesota B3 Guidelines</p>
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PROJECT GUIDING PRINCIPLES

Project as a
Teaching Tool

Everybody's
Nature
Center

Part of
Nature

Equity

Memorable

PREFERRED CONCEPT DESIGN

Site Design | Building Planning | Material Concepts | Renderings





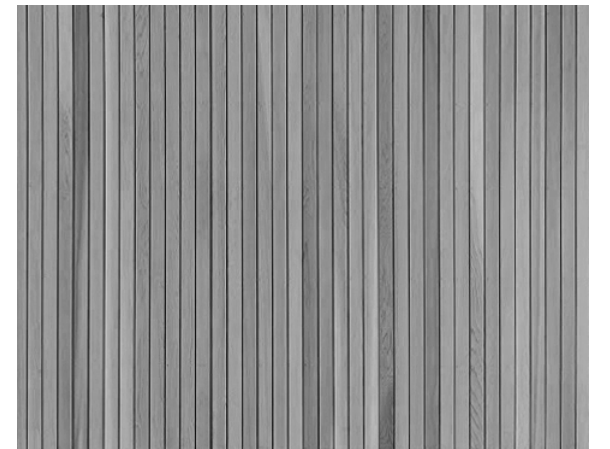
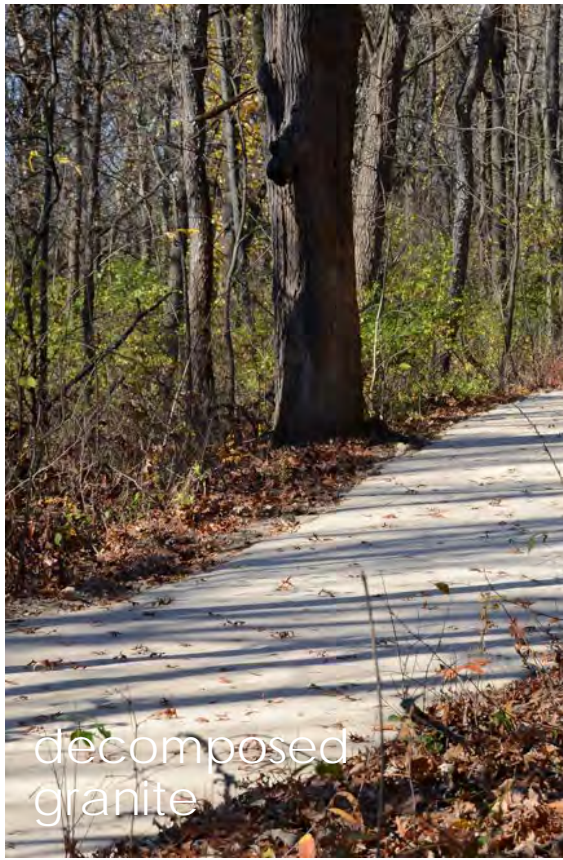
SITE PLAN

- 1- Bus Drop-Off
- 2- Entry Gathering
- 3- Outdoor Classroom
- 4- Stormwater Feature
- 5- Amphitheater
- 6- Memorial Garden
- 7- Parking Upgrades
- 8- Beehives



SITE MATERIALS

- 1- Immersive, Native
- 2- Natural yet accessible
- 3- Welcoming



SITE MATERIALS



entry planting



woodland seed mix



stormwater planting



gathering





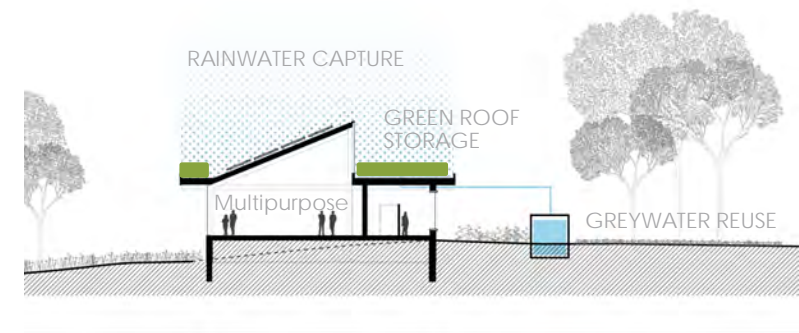
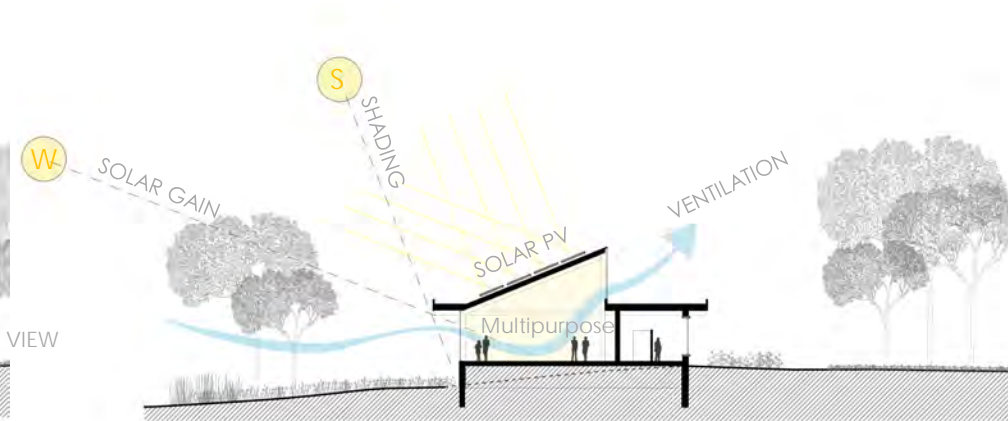
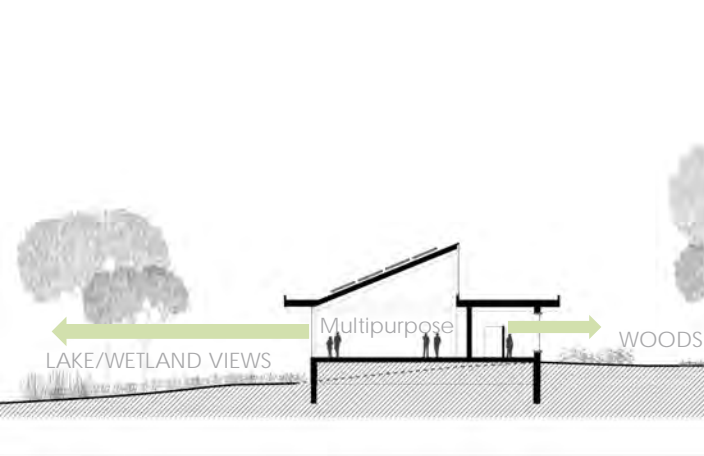
FLOOR PLAN

- 1- Sheltered Entry Gathering
- 2- Main Entry
- 3- Group Entry
- 4- Staff Office
- 5- Welcome/Rental
- 6- Program Storage
- 7- Museum/Exhibit
- 8- Animal/Display Work Room
- 9- Lounge/Library
- 10- Conference
- 11- Sheltered Overlook Deck
- 12- Building Support
- 13- Utility Yard
- 14- Catering Staging
- 15- Storage
- 16- Multipurpose Room
- 17- Restrooms
- 18- Coats
- 19- Raptor Care
- 20- Raptor Mews

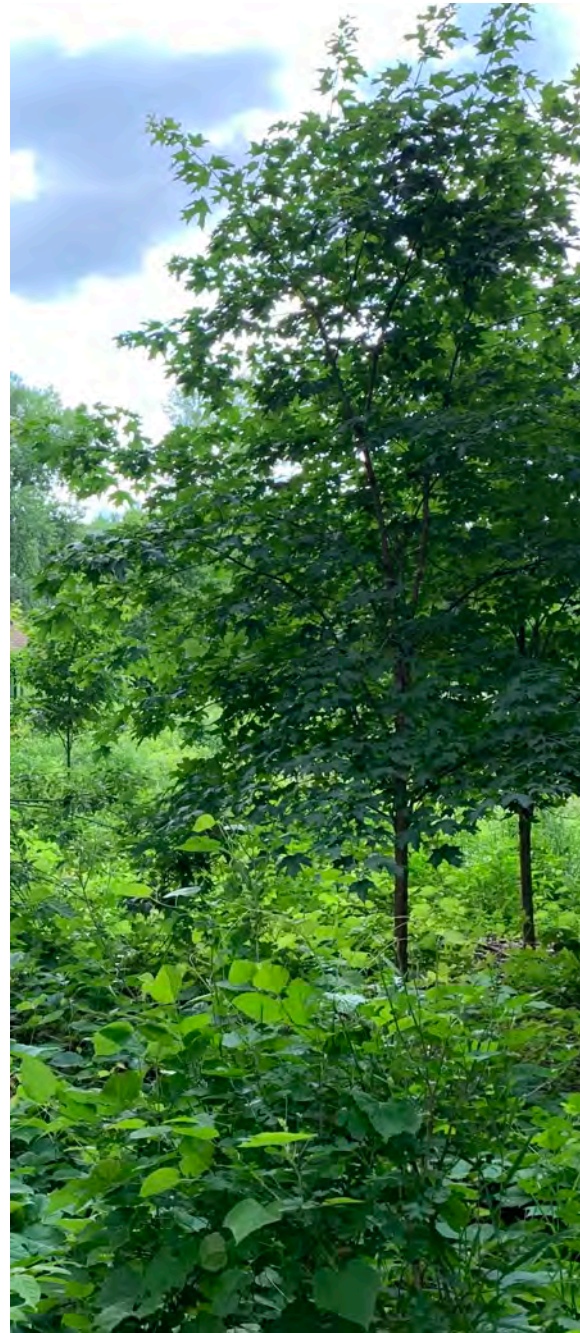
SECTIONAL STRATEGIES

SUSTAINABLE OPPORTUNITIES

- Views/connection to landscape
- Daylighting
- Solar shading/solar gain
- Solar photovoltaic generation
- Natural ventilation
- Stormwater storage/reuse



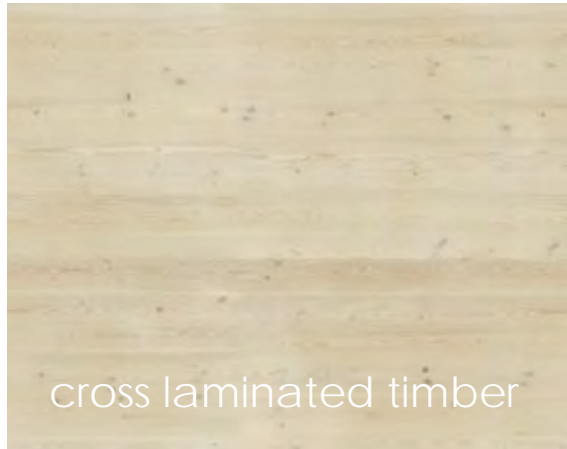
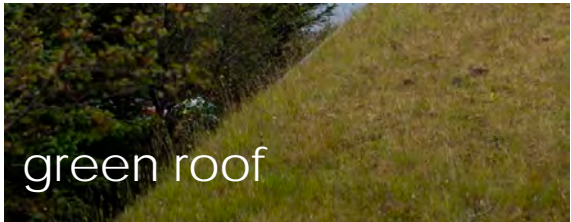
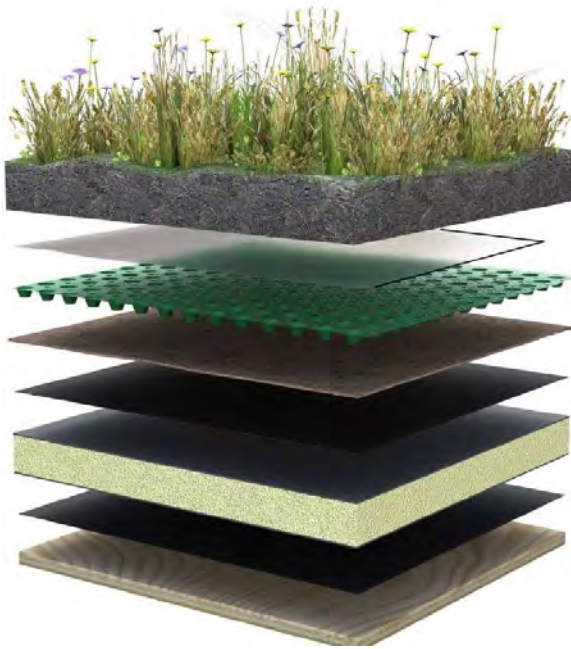
Cross-section through west Program wing Multipurpose space demonstrating a variety of sustainable design strategies

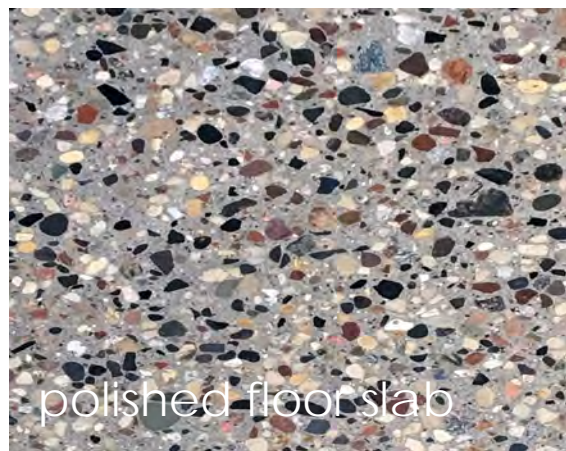
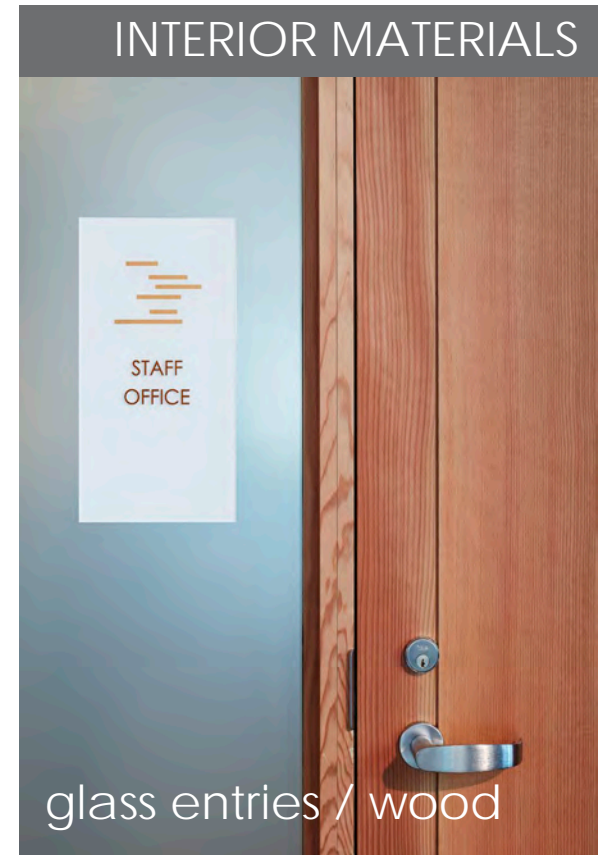
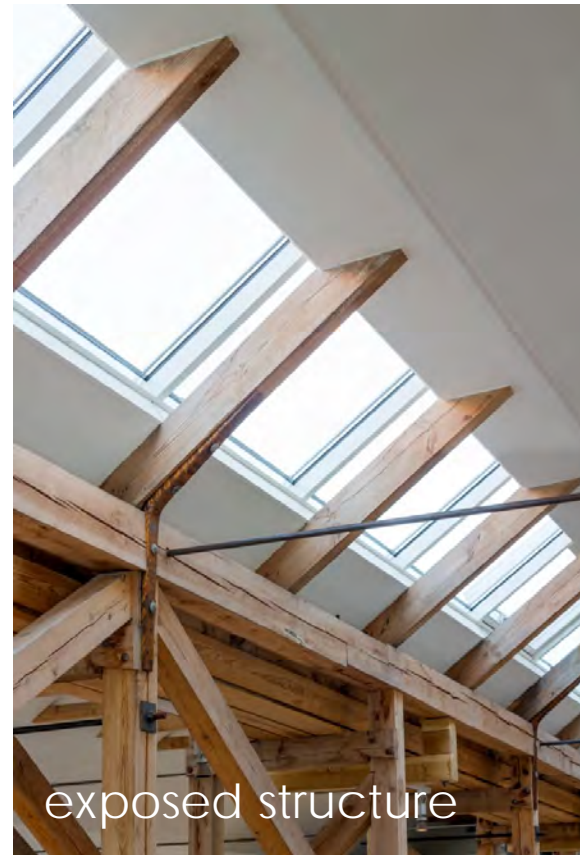


BUILDING MATERIALS

BUILDING PALETTE CONCEPTS

- Natural Materials
 - Elemental, simple
 - Demonstrate natural weathering
- Exposed wood structure and siding
 - Renewable
 - Low embodied carbon
 - Durable, low maintenance
- Windows
 - Wood with alum cladding
 - Dual or triple element glass
 - Some operable
 - Bird friendly glazing
- Green roof
 - stormwater storage
 - Insulation
 - Heat island reduction
 - Acoustic insulation







LAKEFRONT DRIVE TO MAIN ENTRY



MAIN MUSEUM / EXHIBIT SPACE



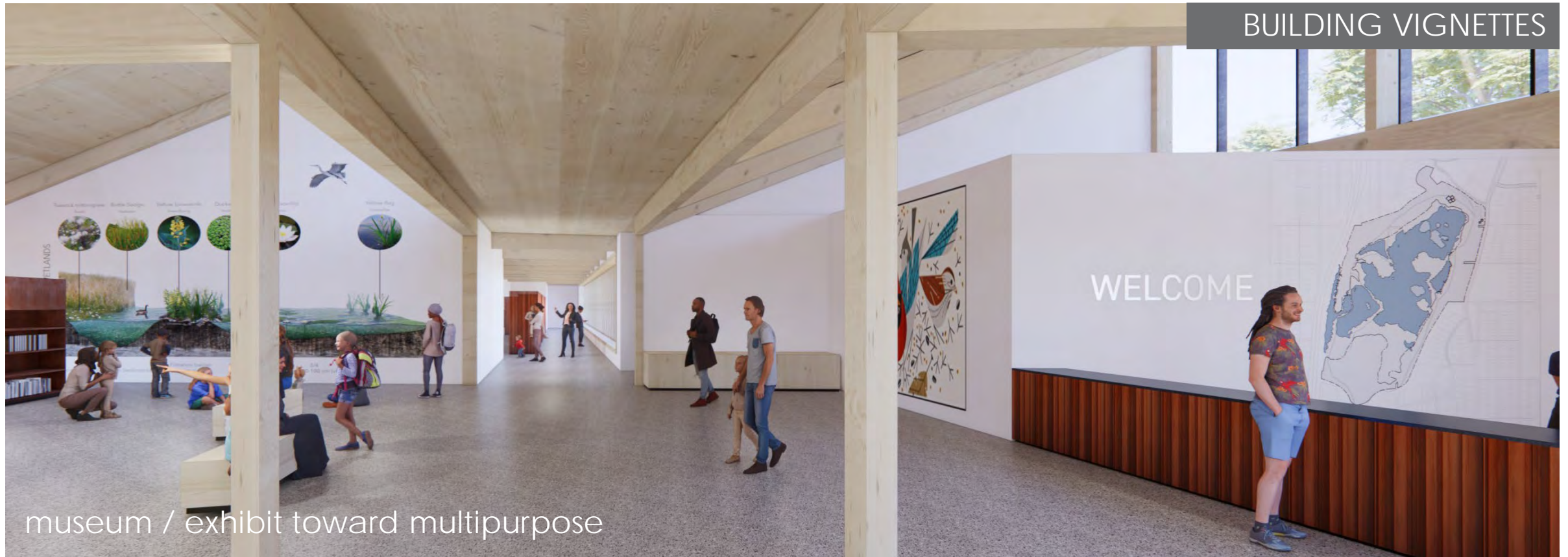
GROUP ENTRY

OUTDOOR CLASSROOM AREA

EXTERIOR VIGNETTES



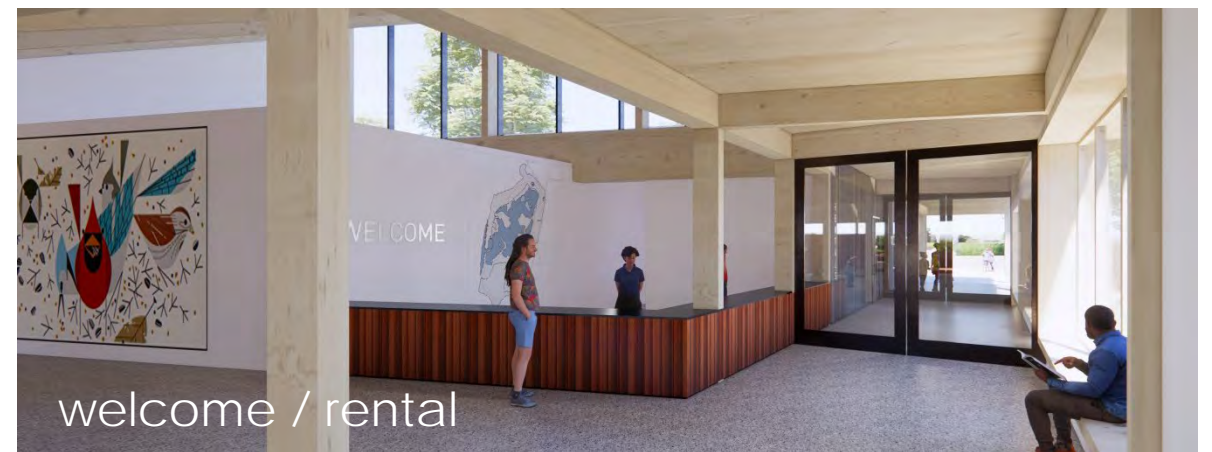
BUILDING VIGNETTES



museum / exhibit toward multipurpose



overlook deck



welcome / rental

PROJECT COST ESTIMATE

Construction and Project Cost Summary



PROJECT COST SUMMARY

19,080 GSF BUILDING AREA

• Construction Costs	\$15,437,315
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Includes escalation, design contingency, construction contingency, general conditions, construction management fees, bonds/insurance, permitting

• Project Soft Costs (30%)	\$4,631,195
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Includes professional services fees, fixtures/furniture/equipment (FFE), exhibits, testing/inspections, survey, AV/Technology, owner contingency, etc.

• Total Project Cost	\$20,068,510
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NEXT STEPS

Finalize Building and Site Design | Finalize Graphics | Finalize Cost Estimate





Where Nature and Community Meet

LOOKING AHEAD

Wrap-up Pre Design Phase with HGA | Public Engagement | Establish Project Partners
Develop Funding Strategies

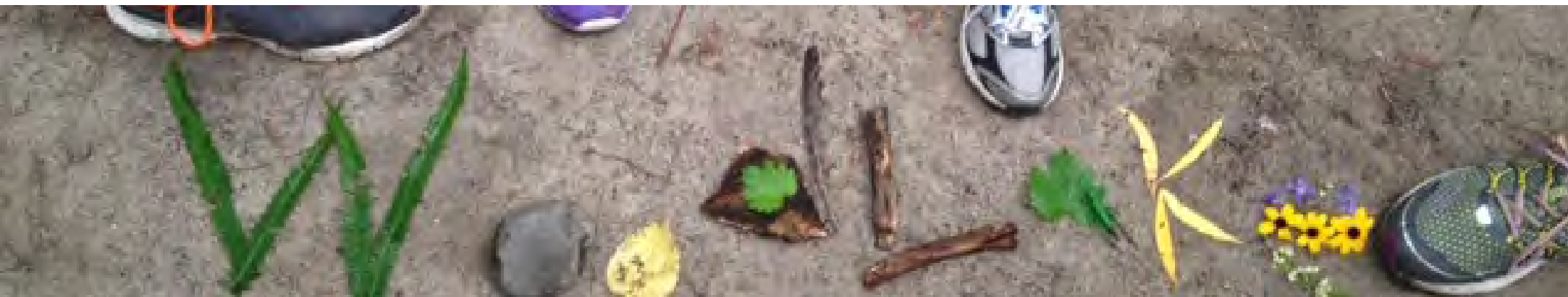




Where Nature and Community Meet

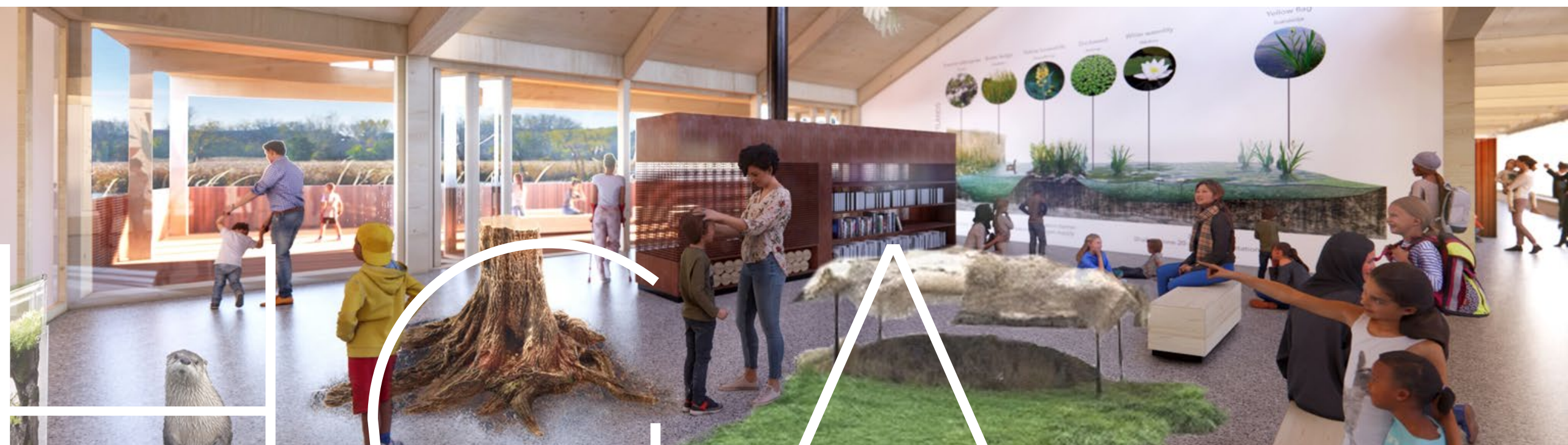
DISCUSSION

Questions | Feedback



HGA

Thank You





City Council 5/25 Work Session

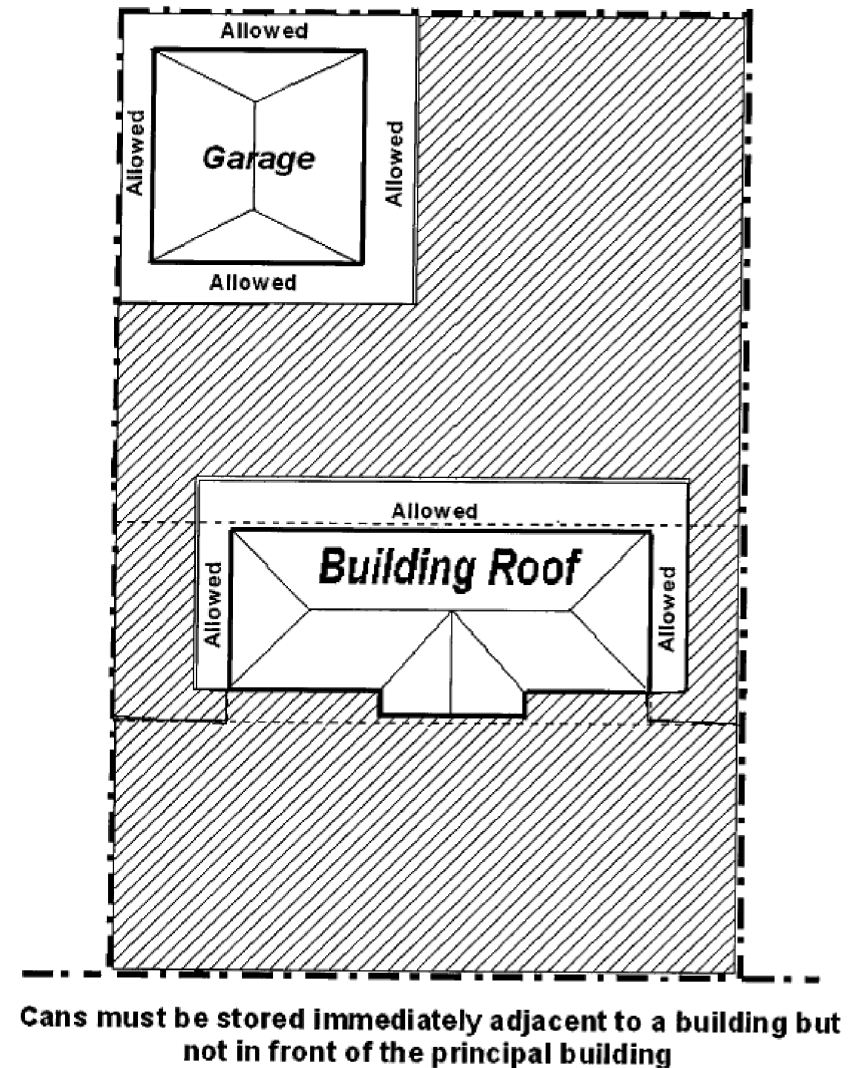


Customer Service

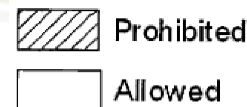
- The open system vs. organized system
- Liquidated damages and clear expectations in the contract
- First, contact your hauler about your concern to have it resolved. If you haven't heard back or did not have your issue addressed, you can contact Rachel Lindholm (Richfield staff).
 - Other city staff will be available to help as needed.

Cart Placement

- Everyone has a unique situation and opinions/preferences
- Code allows for many storage options
- Rightsizing carts



Legend



Organics Collection

- Citywide vs. subscription proposals
- Citywide: all pay, opt-in to receive a cart
 - Similar to how recycling is now
- Subscription: opt-in for a cart and pay
- Backyard compost vs. curbside organics
- Credit back to residents with county funding
- Reduce your trash -> save money

Opt Out

- Don't have details yet; have to do research to see how other cities have modeled it
- Residents cannot opt out because they don't want to participate; collective negotiating
- Residents cannot opt out to share service

Pricing Stability

- Role of annual escalator to increase stability
- Increases in an open system are usually much more than 3%
 - Some residents pay more because others get rates reduced; not everyone can call to get lower rates because haulers wouldn't be able to stay in business
- Some residents switch every couple of years to avoid rate hikes – takes a lot of time

Residential Voting

Whether or not to implement organized collection in the City is ultimately a policy decision for the City Council. Residents wishing to voice their support of or opposition to organized collection can and should contact Council members with their concerns and opinions. The City Council does not have the legal authority to directly put a question on the ballot that would allow residents to vote on organized collection.

Other Questions/Comments

- *“What financial gain does the city of Richfield get for Consolidated garbage pickup?”* – None.
- *“Please don’t include X hauler.”* – The City is required to follow state statute requirements, which means all licensed haulers can participate in the first contract.

Other Questions/Comments

- *“Why is this only for homeowners?”* – Residential hauling is defined differently than commercial hauling (what multi-units and businesses have service through).
- *“Is there any way to choose my hauler?”* – No. A resident’s favorite hauler might be their neighbor’s least favorite, and since each hauler will be servicing the entirety of a block it would be difficult to figure this out for the entire city.



Questions?

