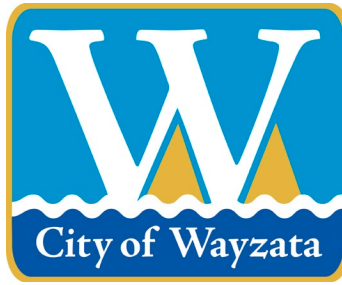


**Wayzata City Council Workshop Meeting Agenda
Wayzata City Hall Community Room, 600 Rice Street
Tuesday, February 5, 2019**

WORKSHOP TOPICS FOR DISCUSSION:

1. Discuss Cost Update and Design Development for Phase I of Lake Effect Project—Lake Street and Lake Street Plaza (5:15 p.m.)

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City Council
Mayor Ken Willcox
Jeff Buchanan
Dan Koch
Johanna McCarthy
Alex Plechash

City Manager
Jeffrey Dahl

Date: January 30, 2019

To: The Honorable Mayor and Members of the City Council

From: Jeffrey Dahl, City Manager

Work Shop: Discuss Cost Update and Design Development for Phase I of Lake Effect Project—Lake Street and Lake Street Plaza

Update

As scheduled, early in January, Civitas completed the design development drawings for Phase 1 of the Lake Effect Project, which comprises of:

- The reconstruction of Lake Street from Broadway Avenue to Barry Avenue; and
- Creating a Plaza Park at Broadway Avenue and Lake Street where the current municipal parking lot is located (Lake Street Plaza).

These “north-of-the-railroad-track” components of the Lake Effect Project will be publicly funded primarily by the City and Three Rivers Park District. Design development drawings of the privately-funded portion of the project, Depot Park, the Lakewalk, and Eco Park, will be completed later this year.

Civitas recently submitted an updated cost estimate based on the new design amenities and the realities of current construction prices. Based upon the new design, estimated construction costs are approximately 25%, or approximately \$1 million, above the approved budget.

Scott Jordan of Civitas will be present to go over the updated plans and the details of the new cost update. The objective of this workshop item are twofold:

- To provide feedback on the design elements such as the architecture of the bathroom and shade structure; and
- To discuss the cost of the project, and cost alternative solutions.

The next steps are Civitas will develop construction documents reflecting feedback from the City Council. Development of construction documents takes about two months and is the last step before soliciting bids for the project.

Attachments

1. Memo from Civitas, undated
2. Renderings of restrooms and shade structure from Snow Krelich, undated

Phase 1 DD Opinion of Probable Cost Summary

Below is a summary of the Wayzata Lake Effect opinion of probable cost from 2015 to today. On the following page you will a list of potential areas for savings.

2015 Schematic Design

In 2015 Civitas prepared an opinion of probable costs with the schematic design package. At this time the estimate for Lake Street and Lake Street Plaza was:
\$3,715,141

2019 Design Development

Since 2015, as Civitas has moved forward with design development and continued to refine design, the following items have been added to the project.

- Restroom
- Water Feature

The current design development estimate is:
\$4,685,476.51

At the council work session Civitas will discuss the potential cost saving items in greater detail.

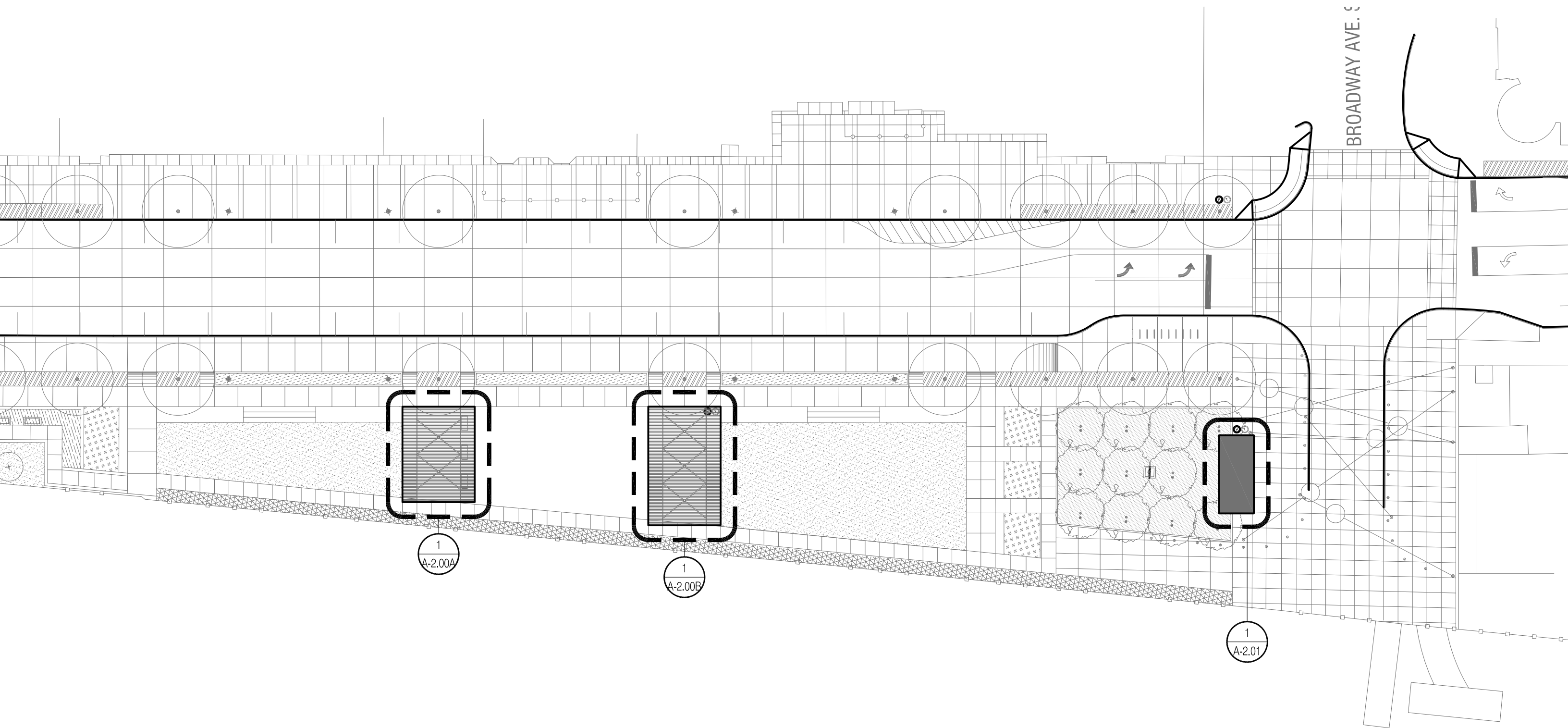
Phase 1 DD Opinion of Probable Cost Summary

1. Substitute integral color concrete with mica to asphalt paving.
2. Eliminate mica in bikeway.
3. Substitute granite pavers in the plaza areas to integral color concrete with mica.
4. Substitute concrete street paving from Broadway to Walker to with asphalt paving.
5. Substitute granite plinths / seatwalls with architectural precast.
6. Reduce water feature jets by 1/3.
7. Reduce restroom stalls from 2 to 1.
8. Reduce tree up lighting at memorial plaza from 3 per tree to 2 per tree.
9. Substitute integral color concrete with sand finish to standard gray concrete from Walker to Barry.

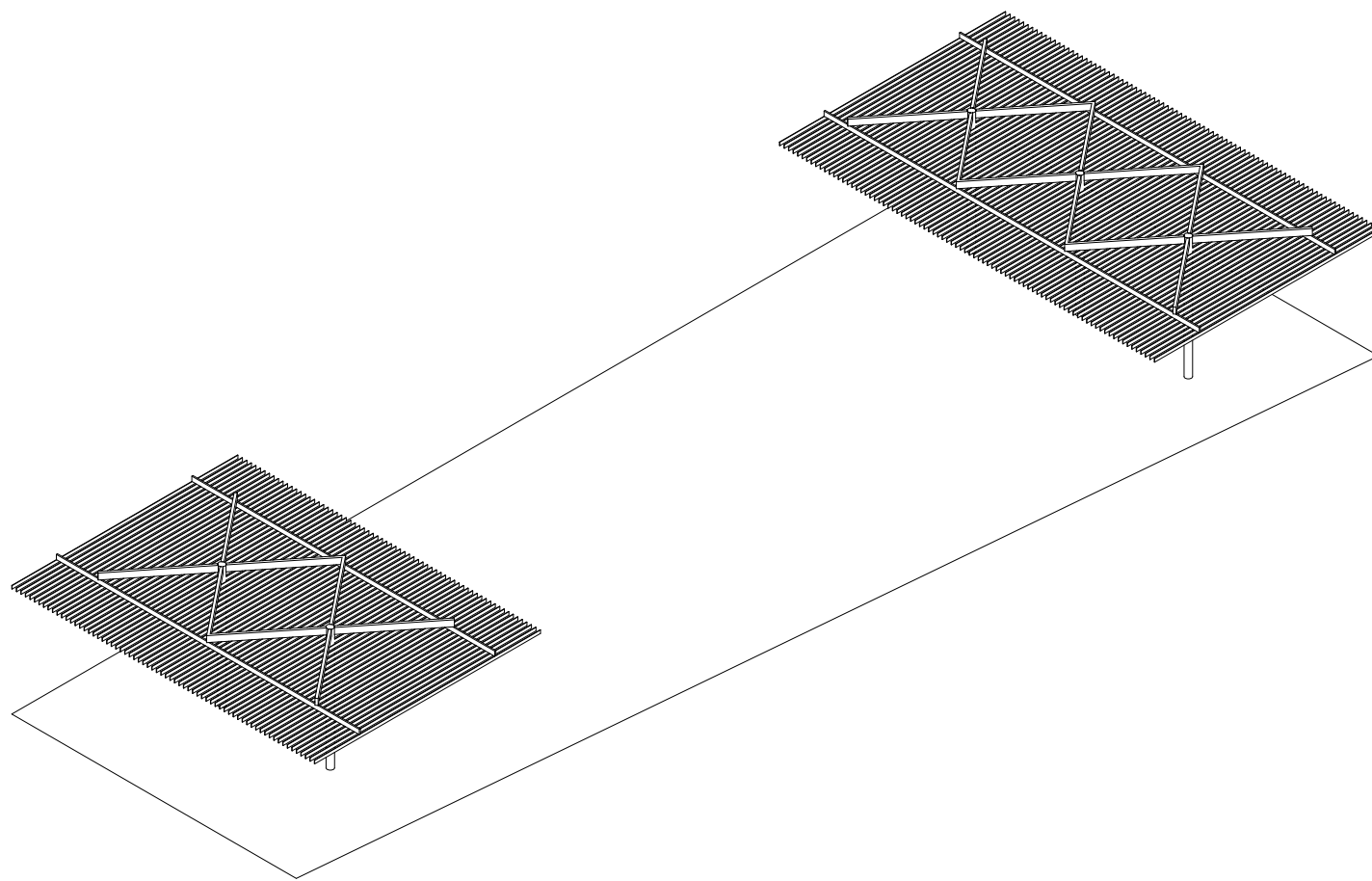


Context

Site Plan



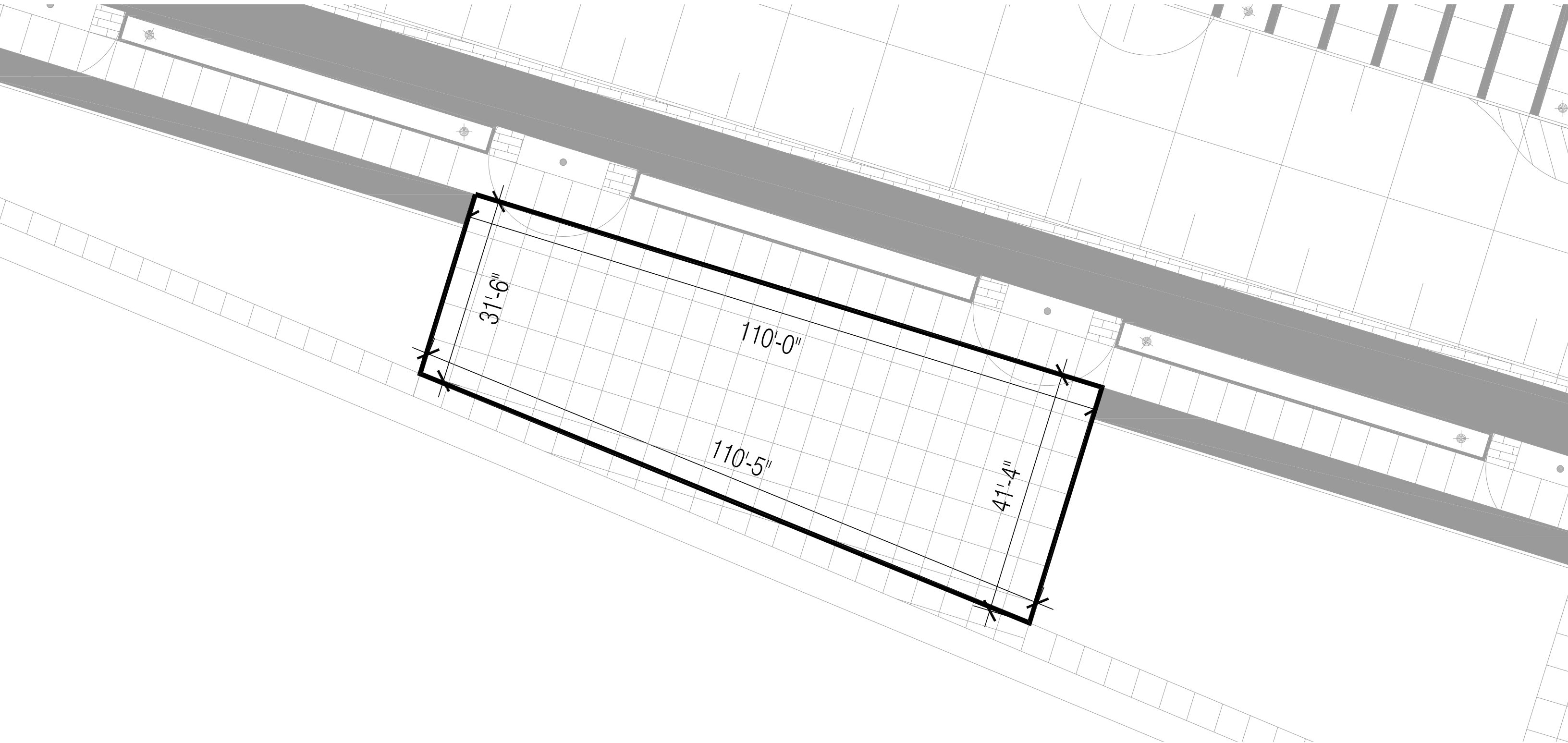
SHADE STRUCTURE



Two shade structures flank the area that will serve as an ice-skating rink in the winter time, and an open social plaza in the warmer months. As this plaza is angled on the side facing the lake, the West structure is smaller while the East structure is larger. The structures are supported by a single row of steel columns that align with the trees that line the street. This structural approach allows for greater flexibility and maximizes the space available for the ice-skating rink. These columns support a cross-beam structure that is reinforced by smaller steel members. An aluminum slat canopy is hung from these members, creating a surface that is porous while still providing shade due to the depth of the slats.

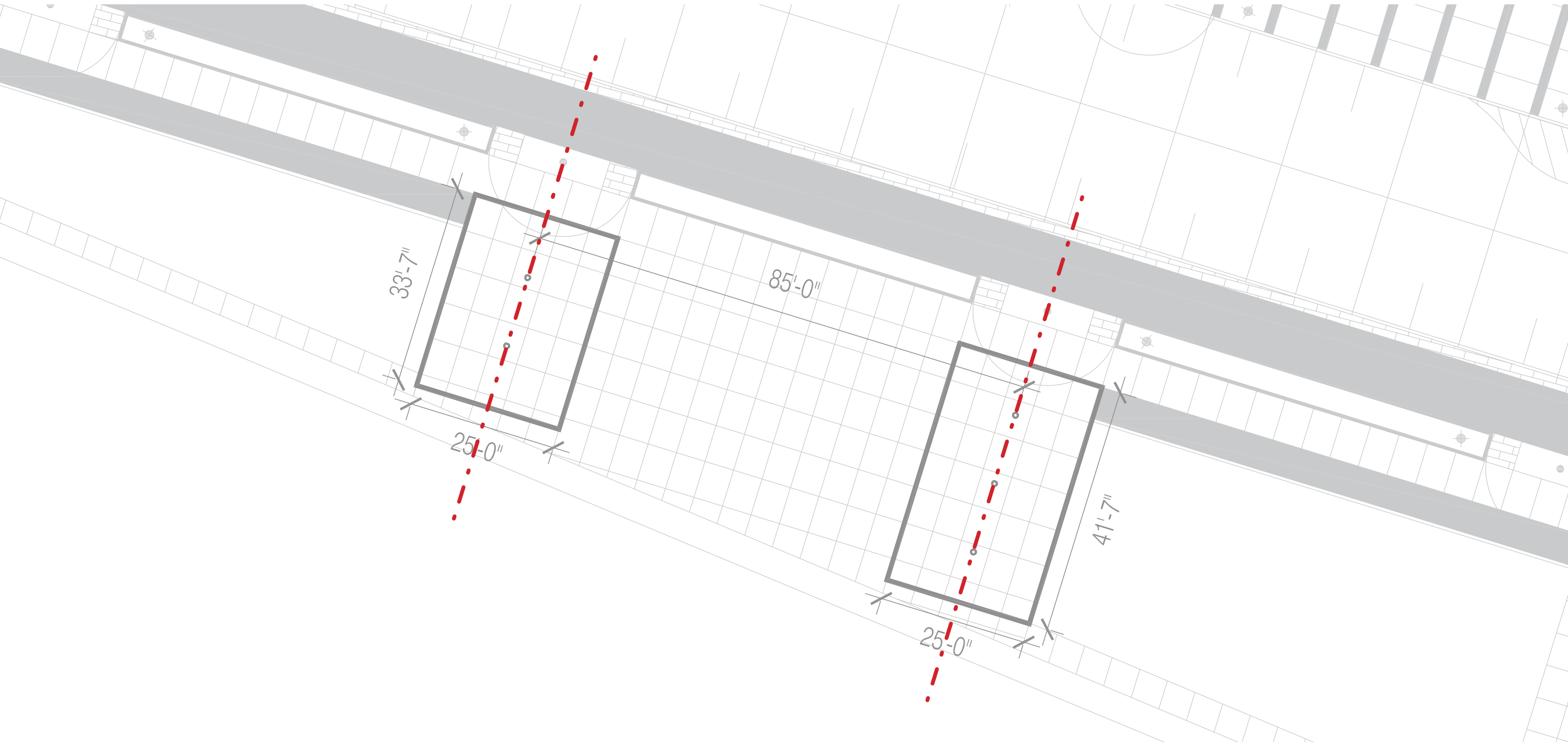
The steel and aluminum are painted white (referring to the material and aesthetic of sailboats against the sky and whitecaps of the lake) while contrasting with the granite pavers and surrounding landscape.

Overall Siting

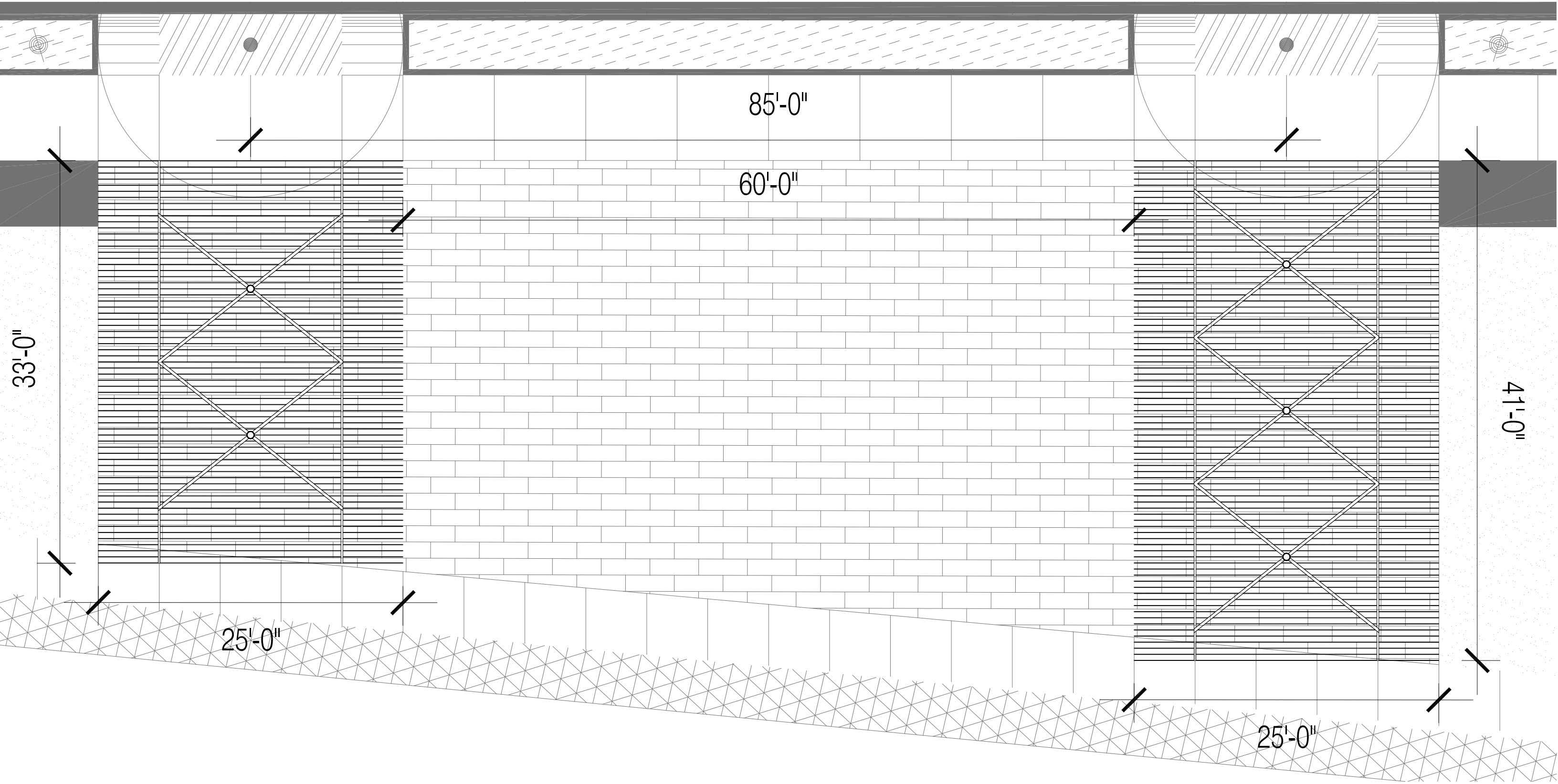


Overall Siting

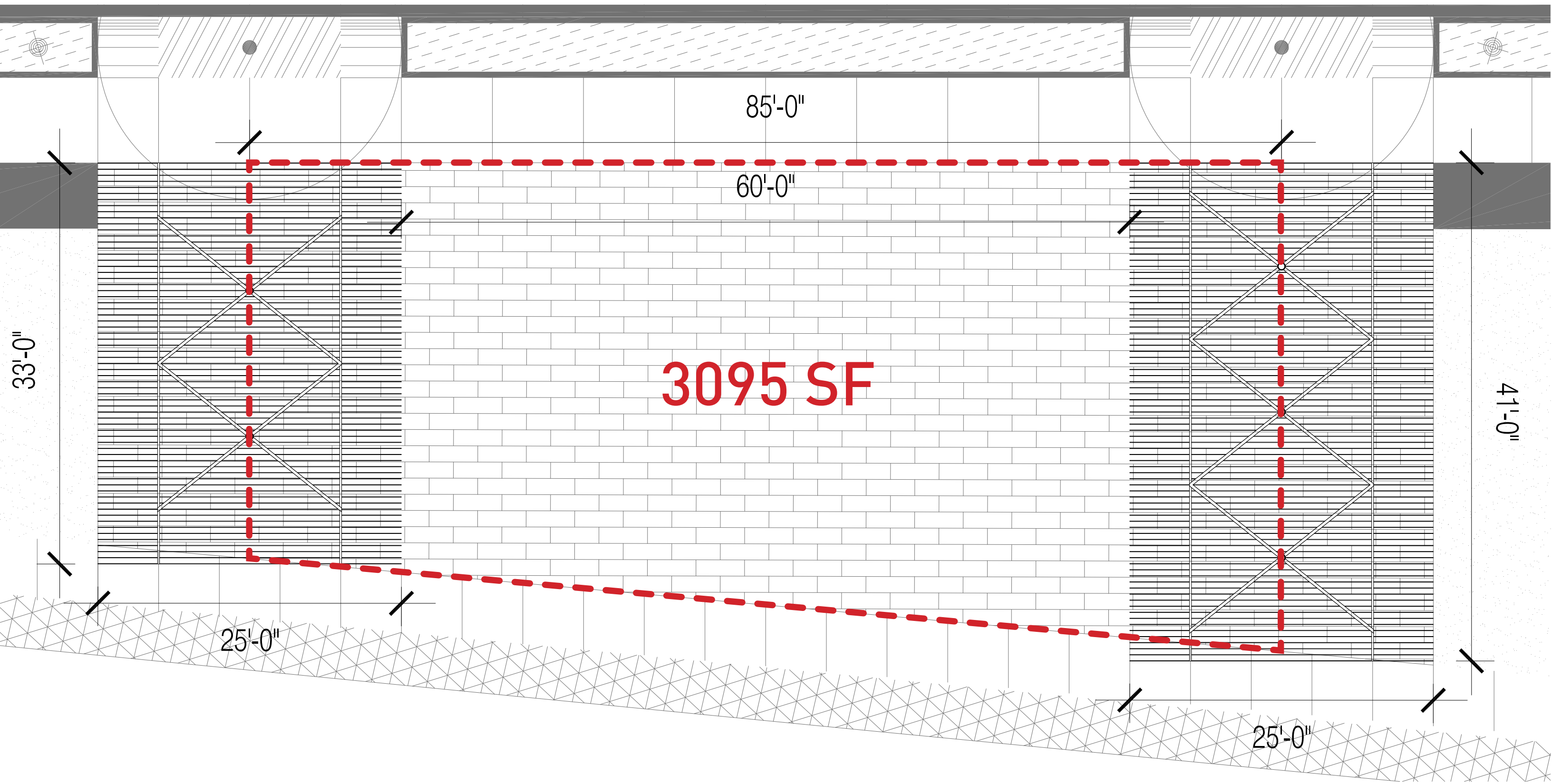
Placement on Site



Roof Plan



Ice Skating Area

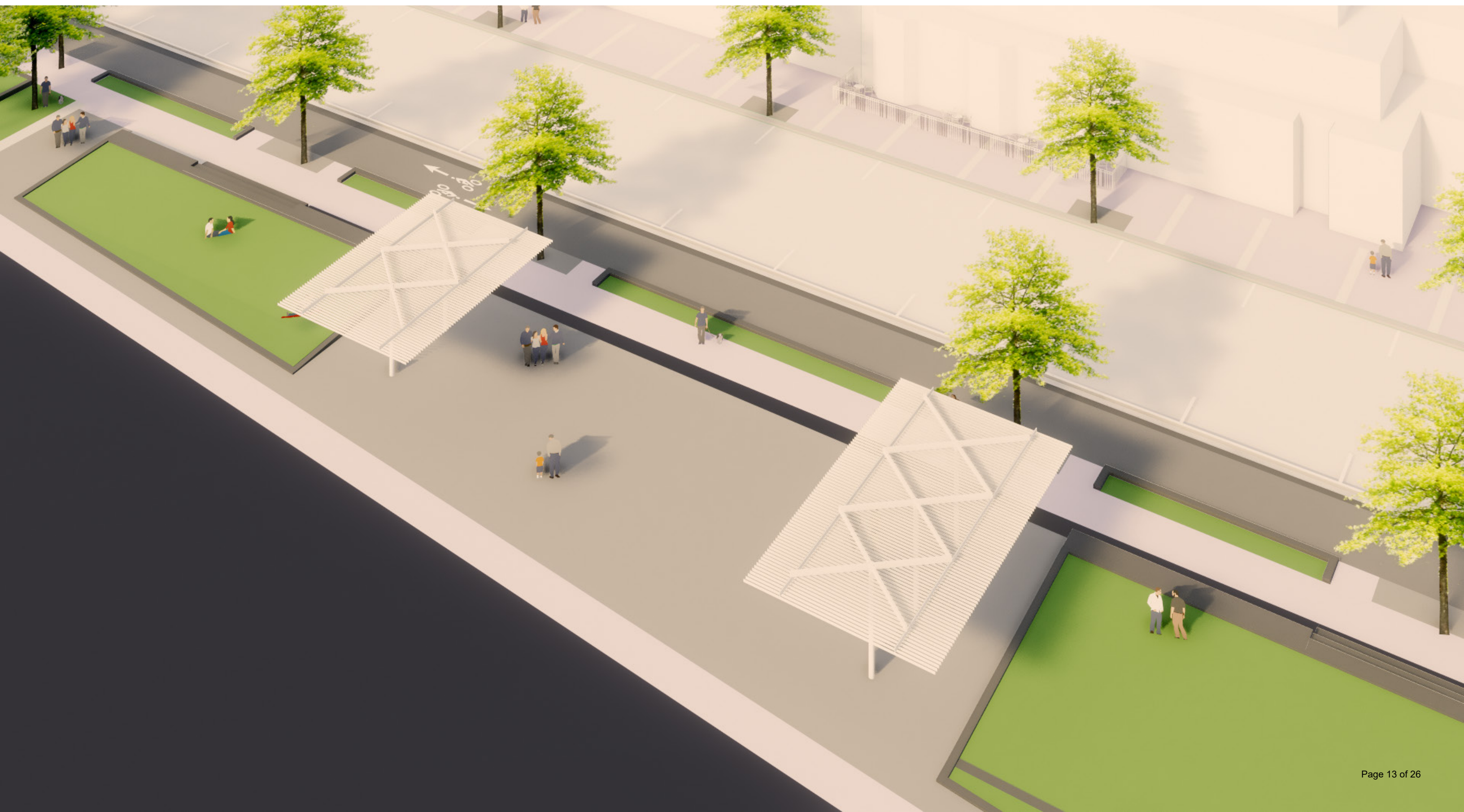


Materiality

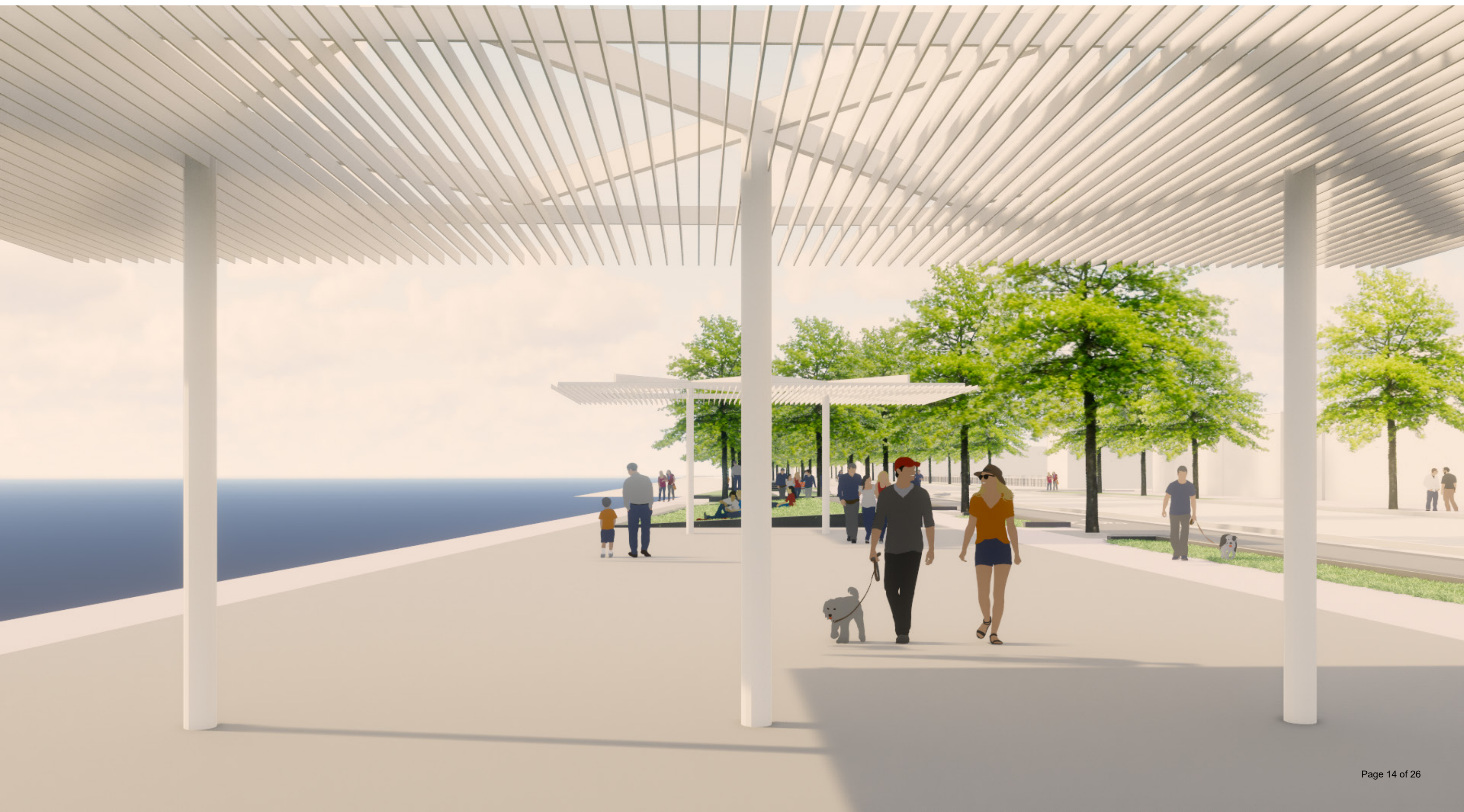
Single Material - White Painted steel and aluminum



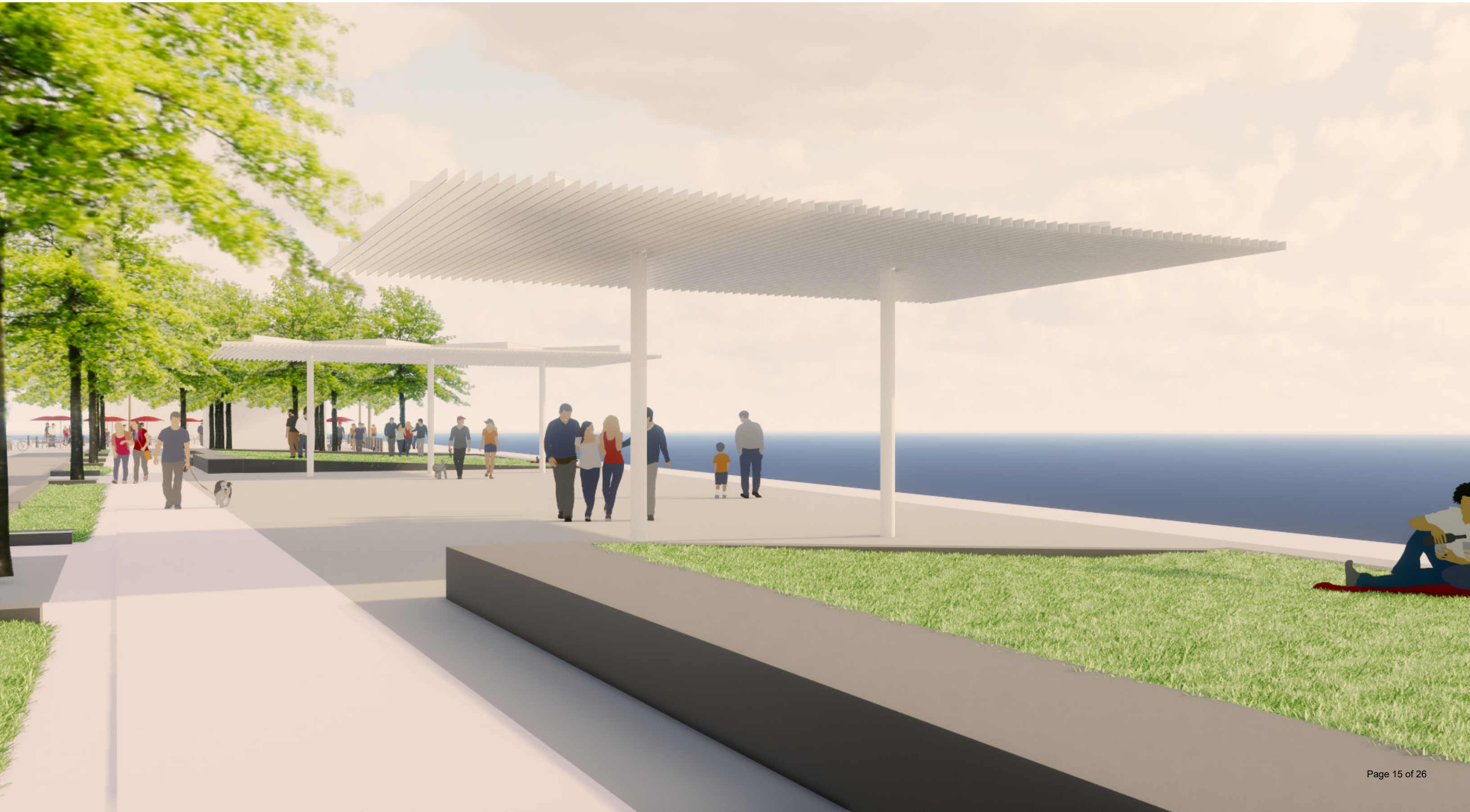
View from Above



View from Below



View from West

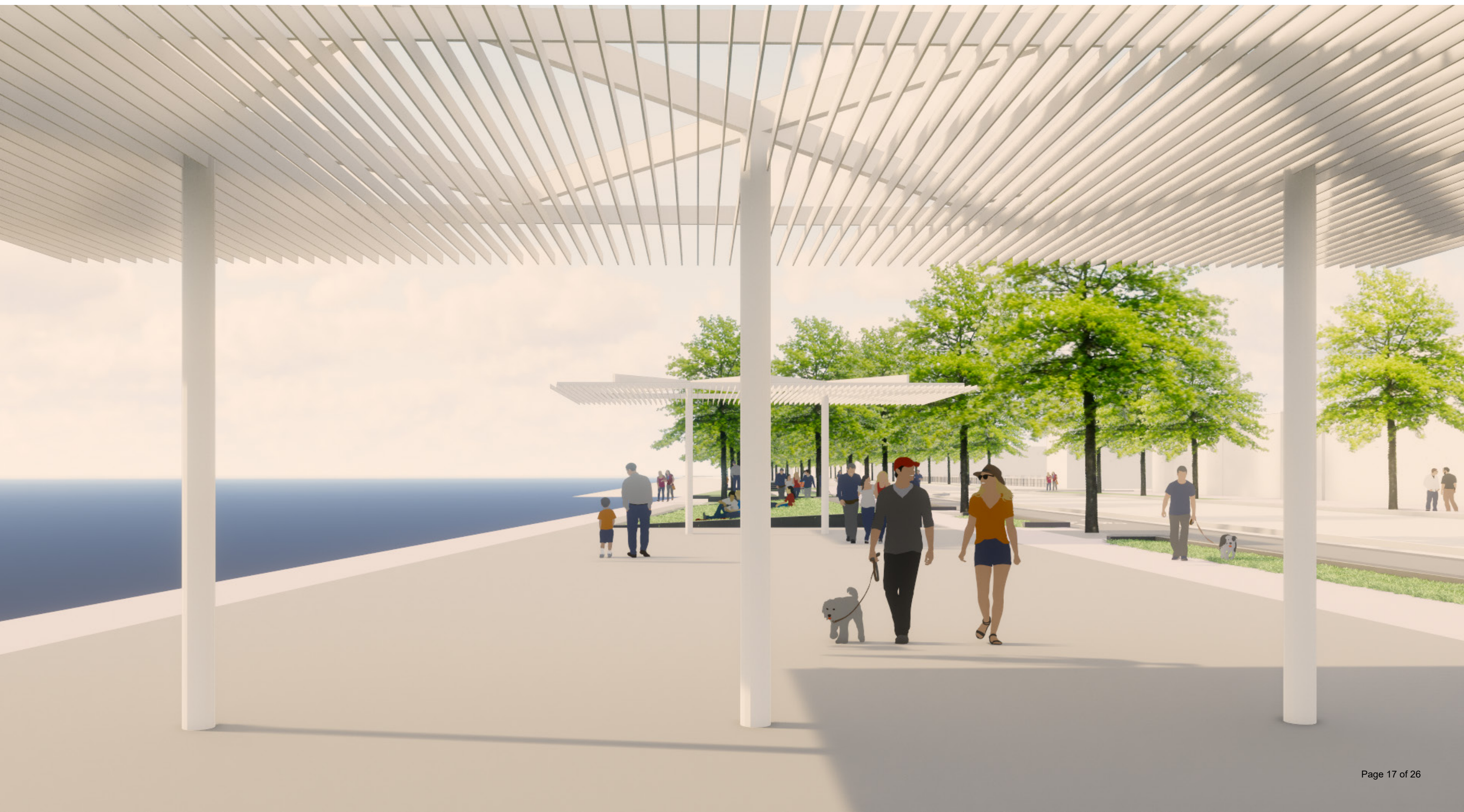


View from East

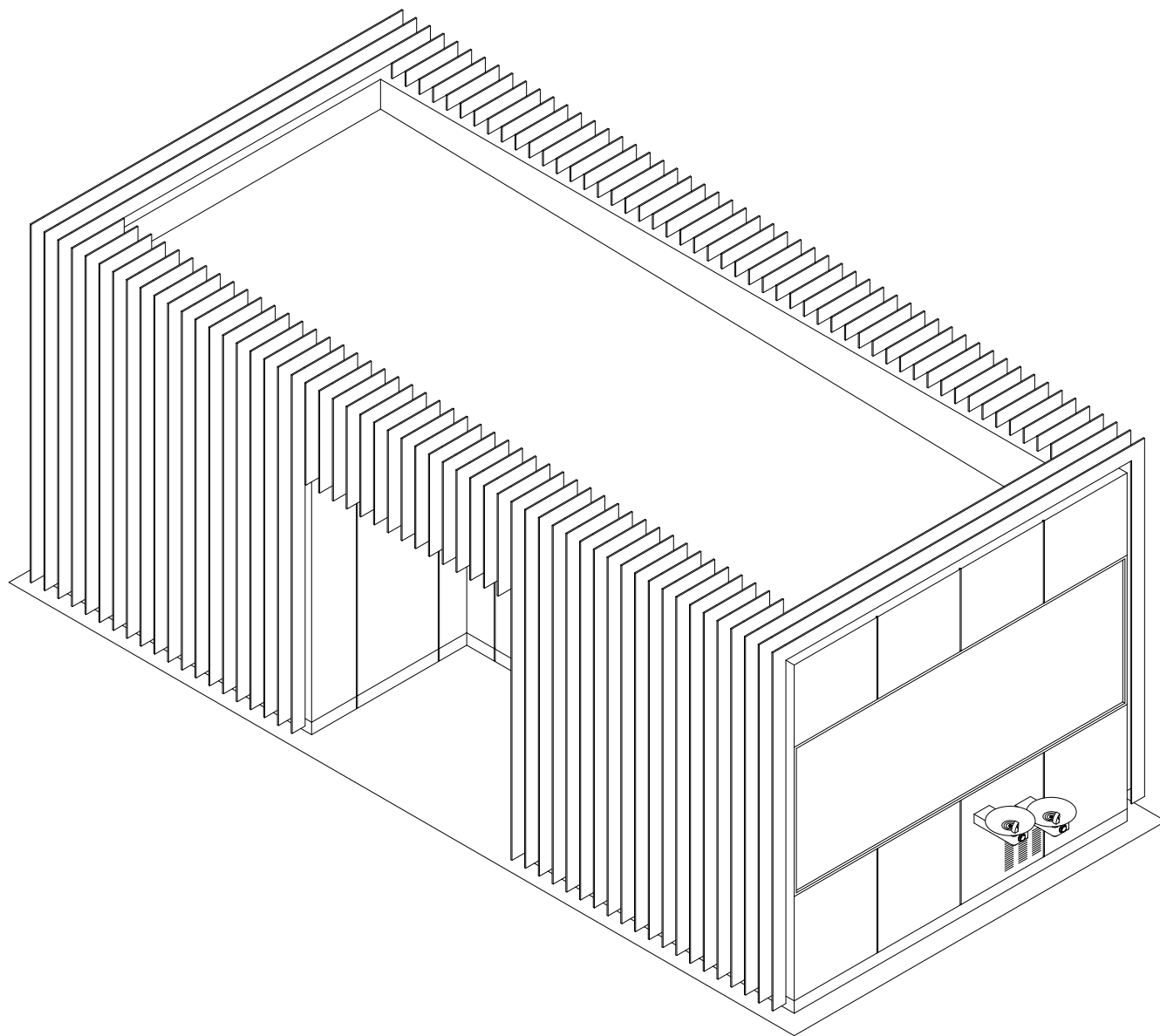


Perspective

Underneath the Shade Structure



RESTROOM

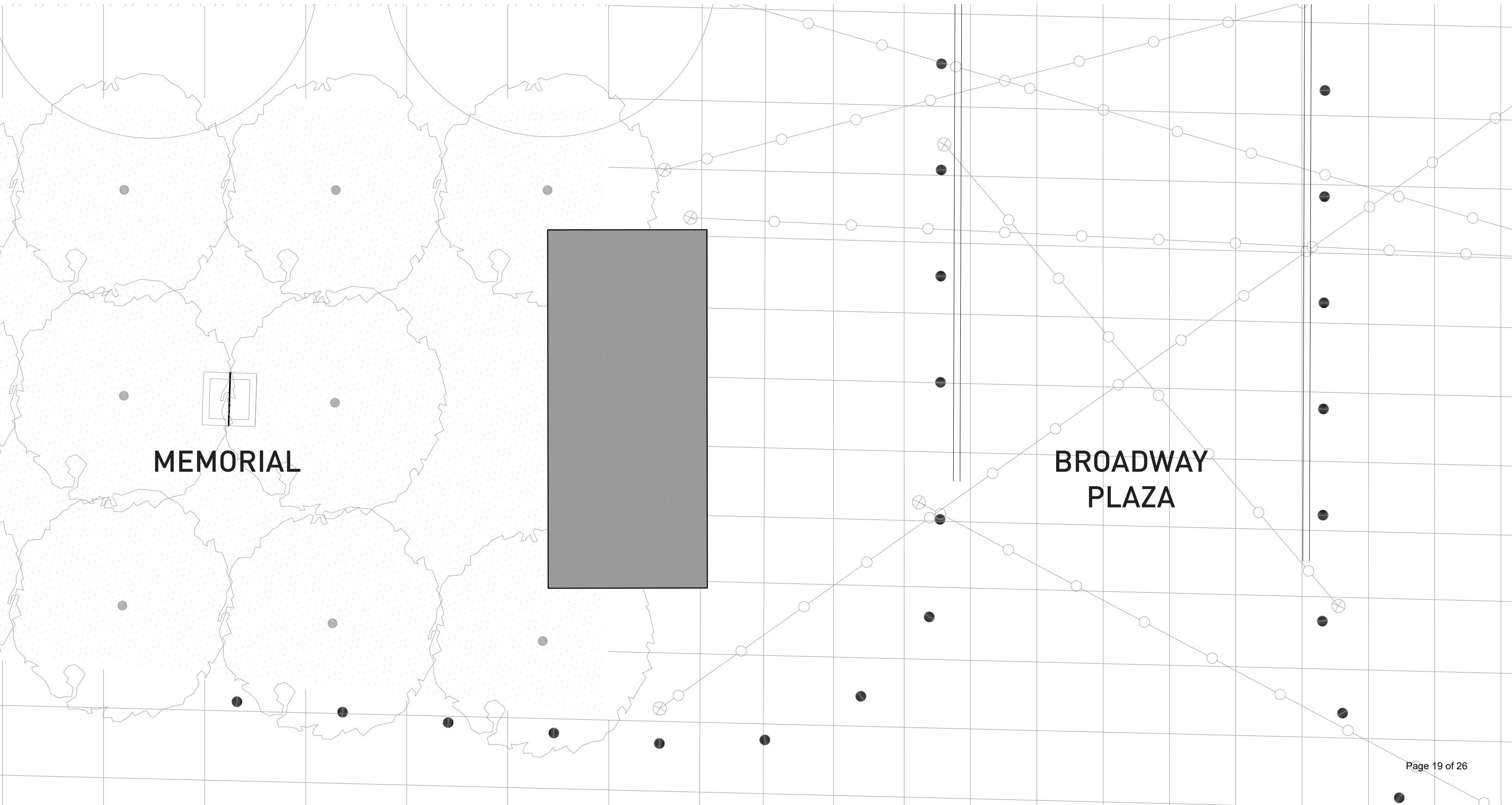


The restroom structure on the Broadway Plaza contains two unisex family restrooms and a janitor/storage room. The structure is to be built of concrete masonry block with metal roof decking. The doors to both restrooms and the storage are accessed from a covered outdoor vestibule niche that faces the plaza. All faces of the structure are insulated and clad in reflective metal panels. This cladding will reflect the activity of the street (north) and the lake (south). The East and West facades are also wrapped with vertical metal “battens” that extend over and terminate at the parapet. These battens are spaced and held off the facade to still allow reflections on the metal panel to be seen, but also refer back to the architecture and orientation of the shade structures. This will create a cohesive architectural image of the structures that are part of Lake Effect.

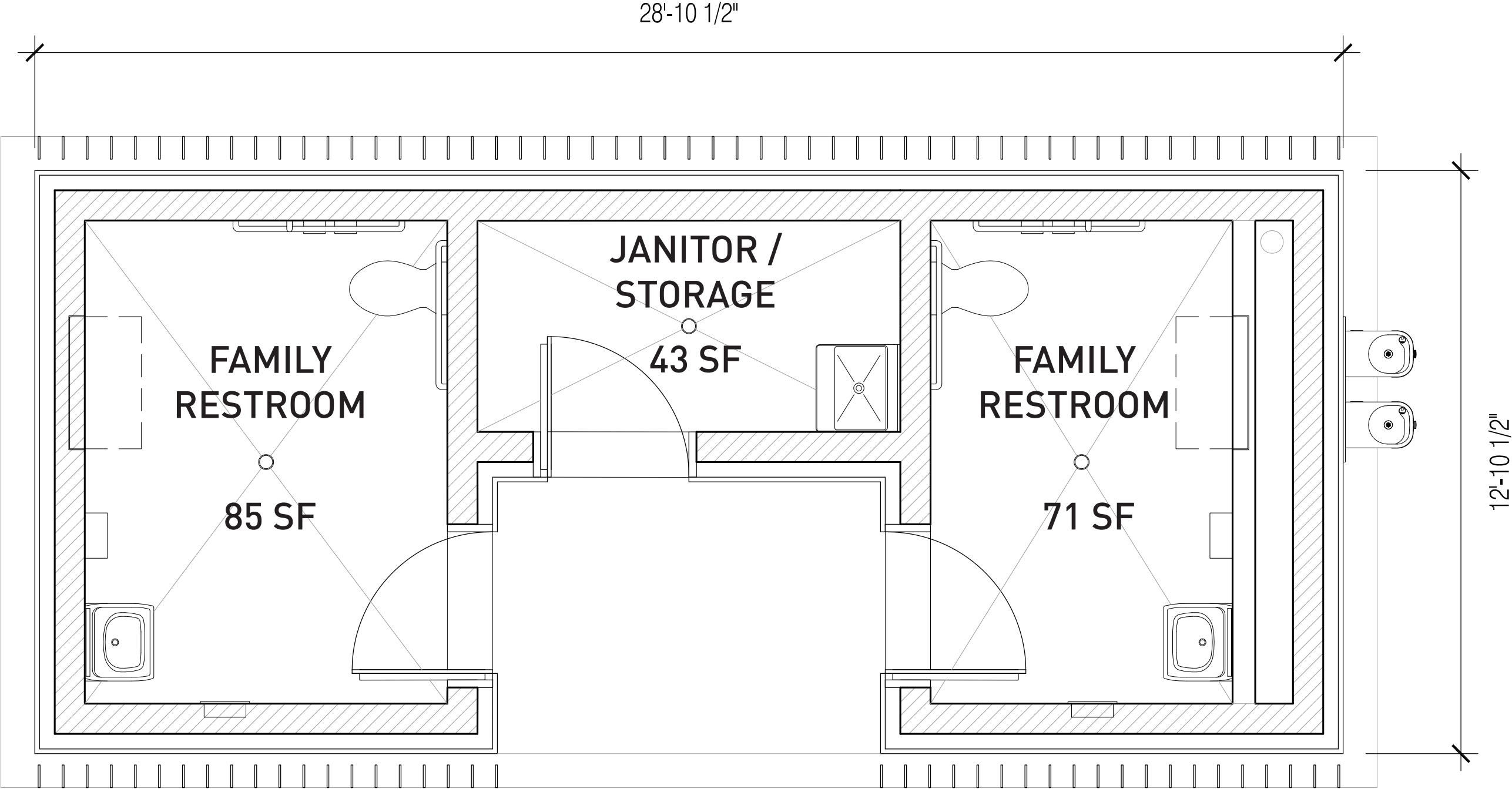
The north (street facing) side of the structure includes a display case that can accommodate a directory, maps and community notices, as well as drinking fountains. Graphic signage for the restrooms will be included on the metal panel facing the plaza in the vestibule niche, as well as ADA signage next to the restroom doors.

Overall Siting

Placement on Site

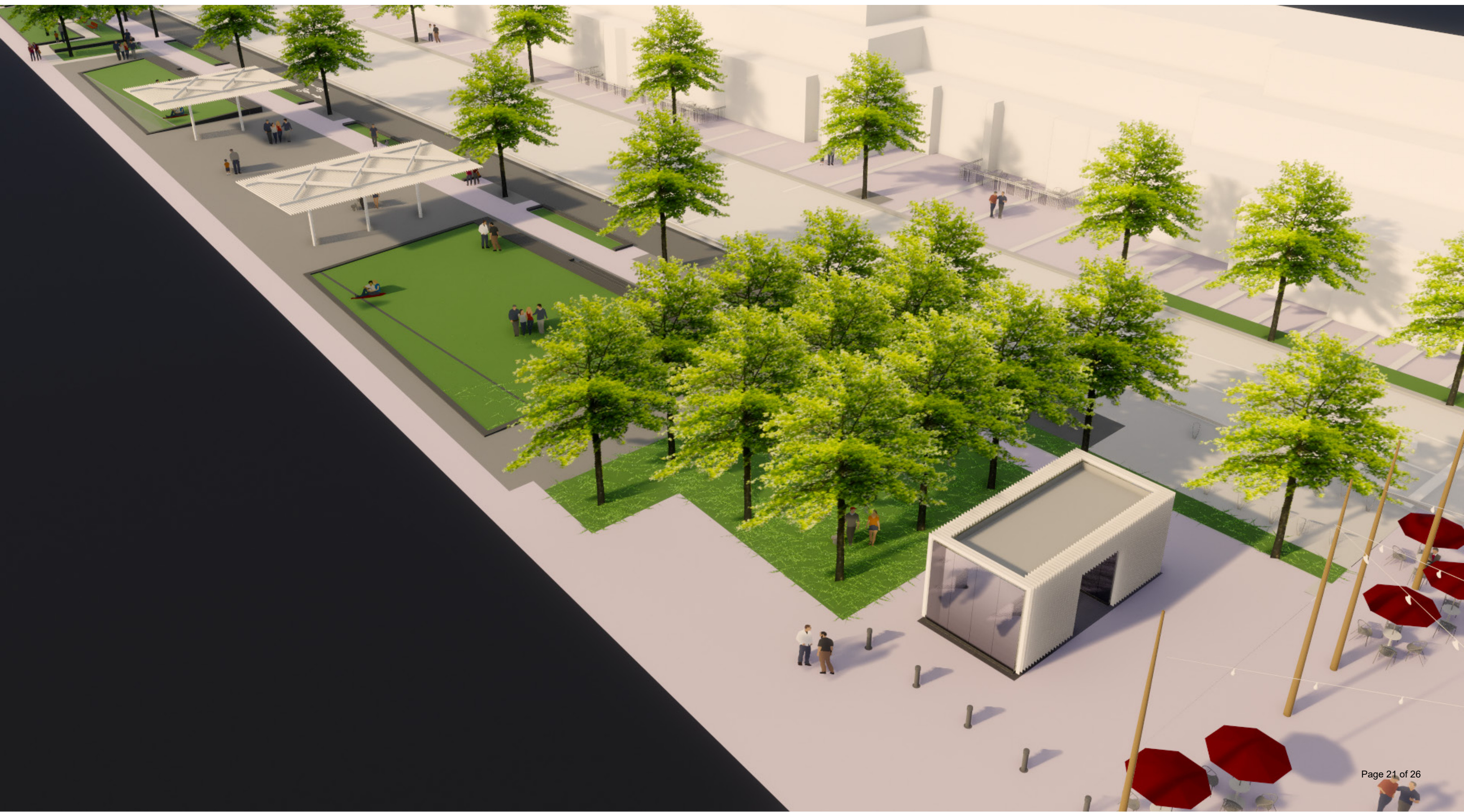


Floor Plan



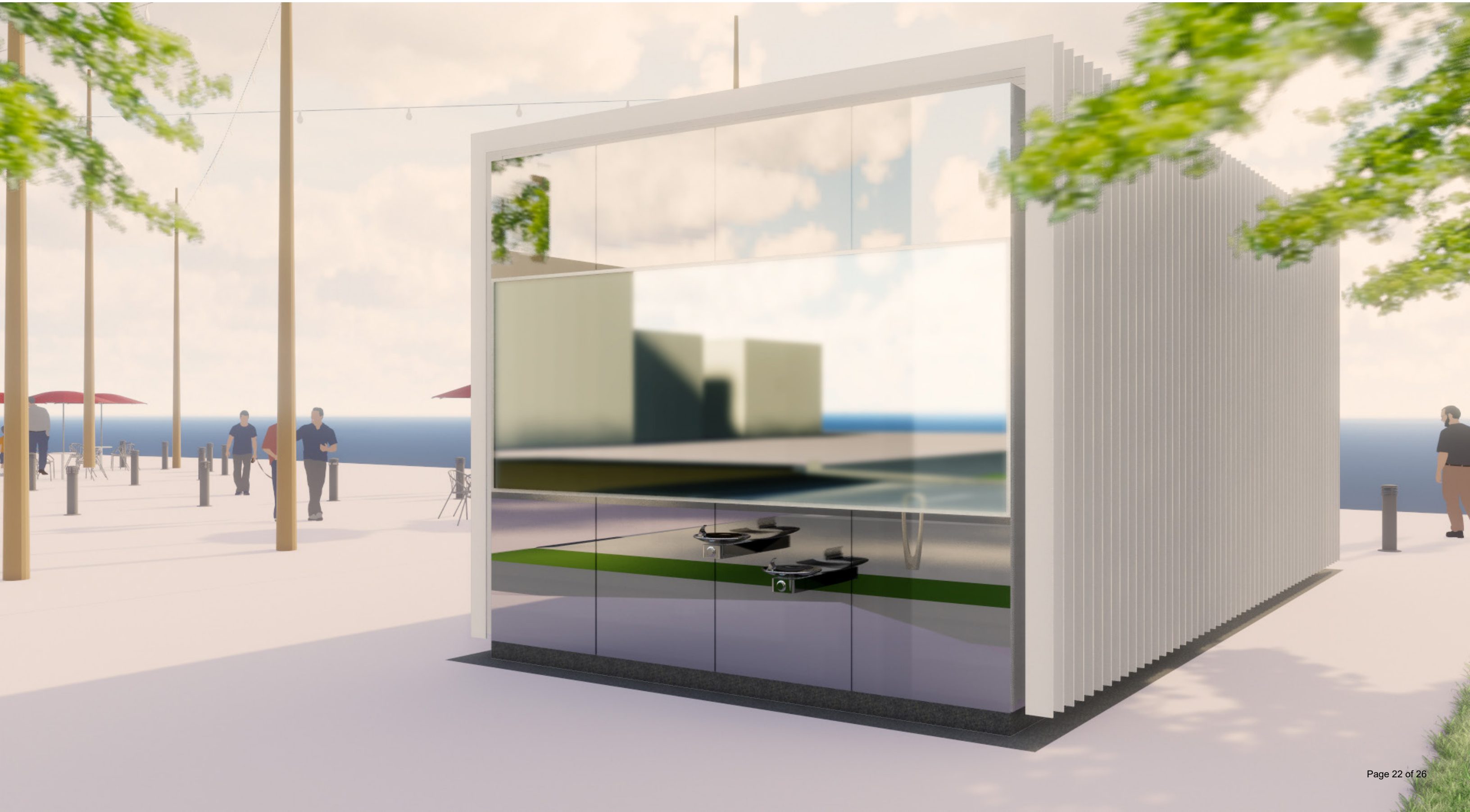
Perspective

Aerial



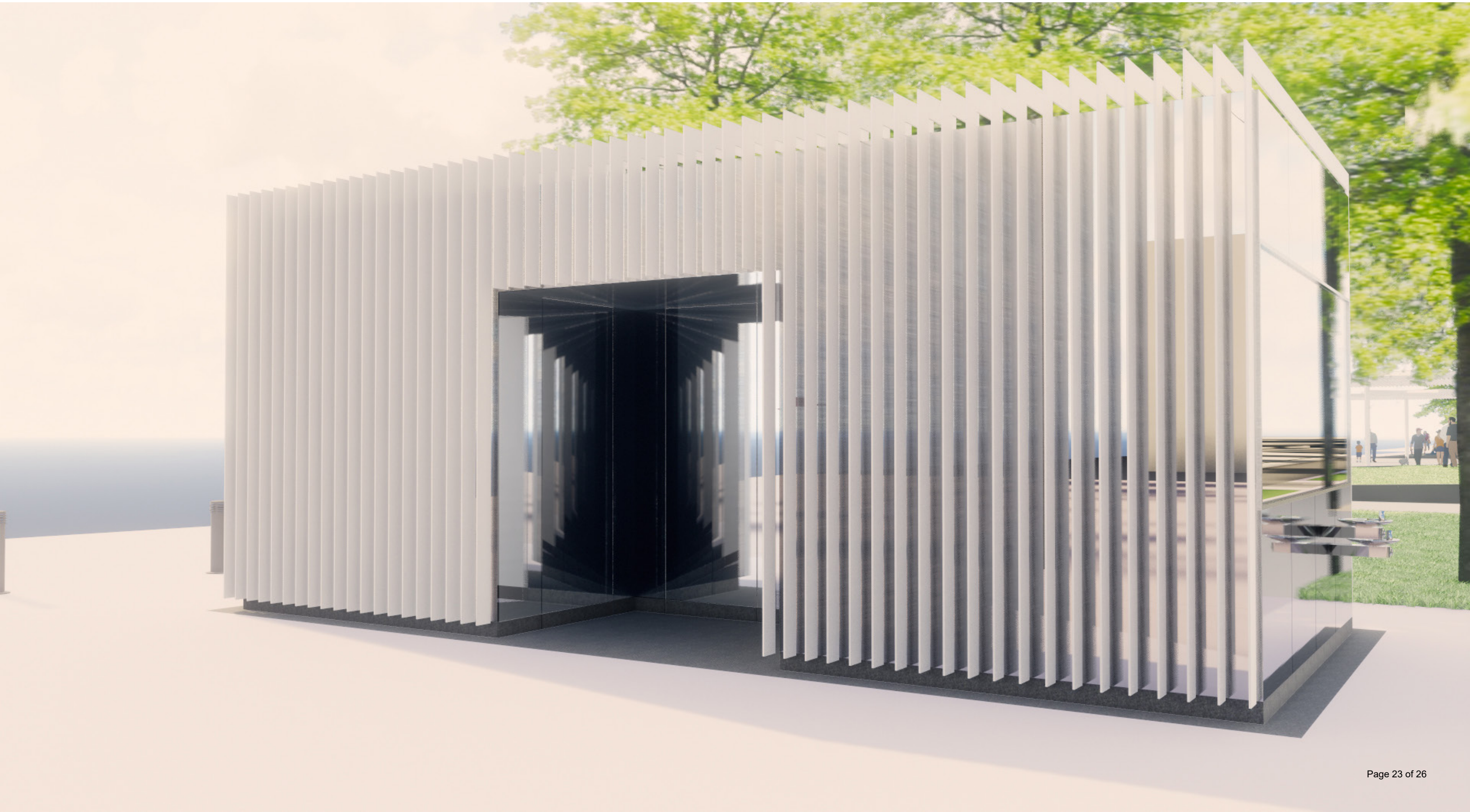
Perspective

North Facade (facing street)



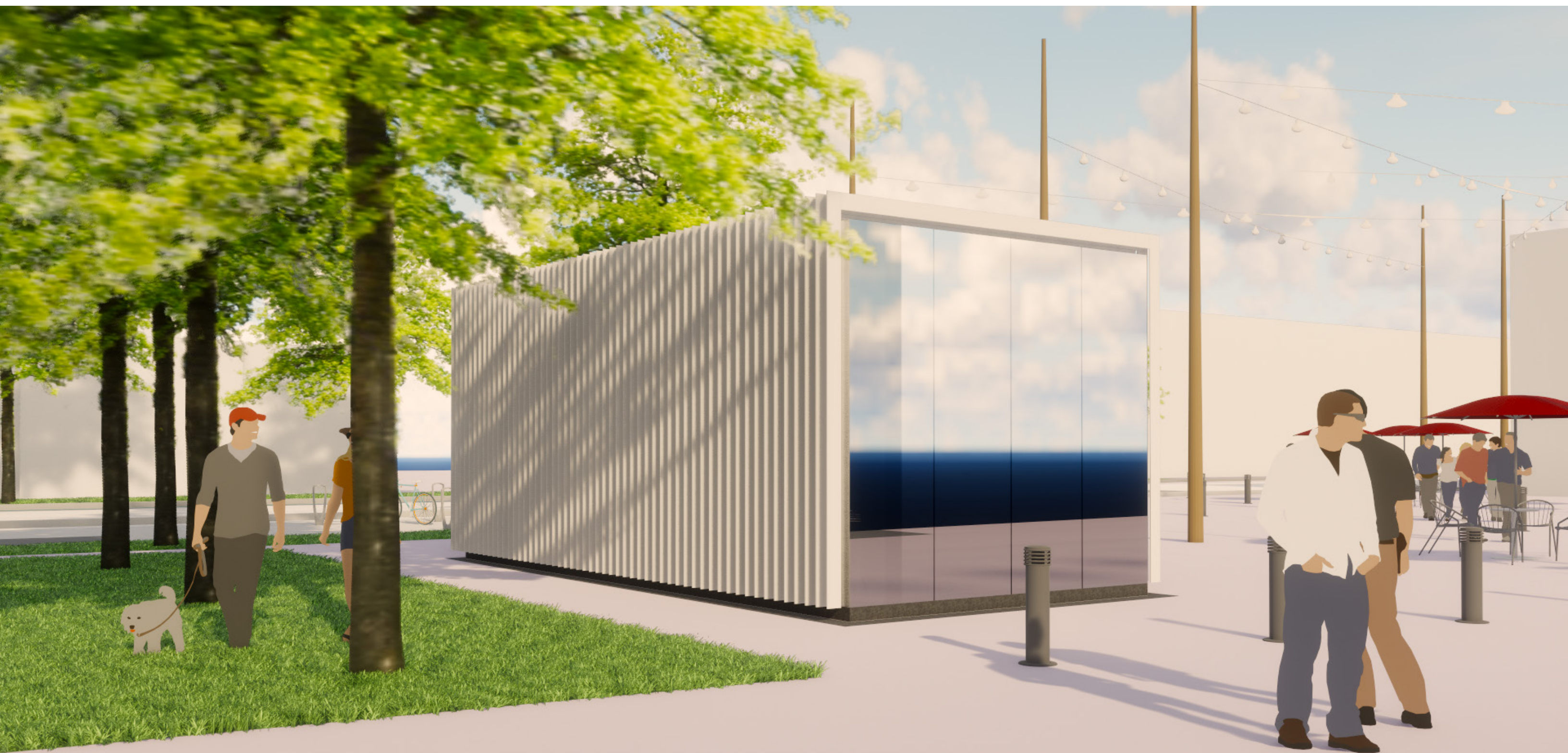
Perspective

East Facade (facing plaza)



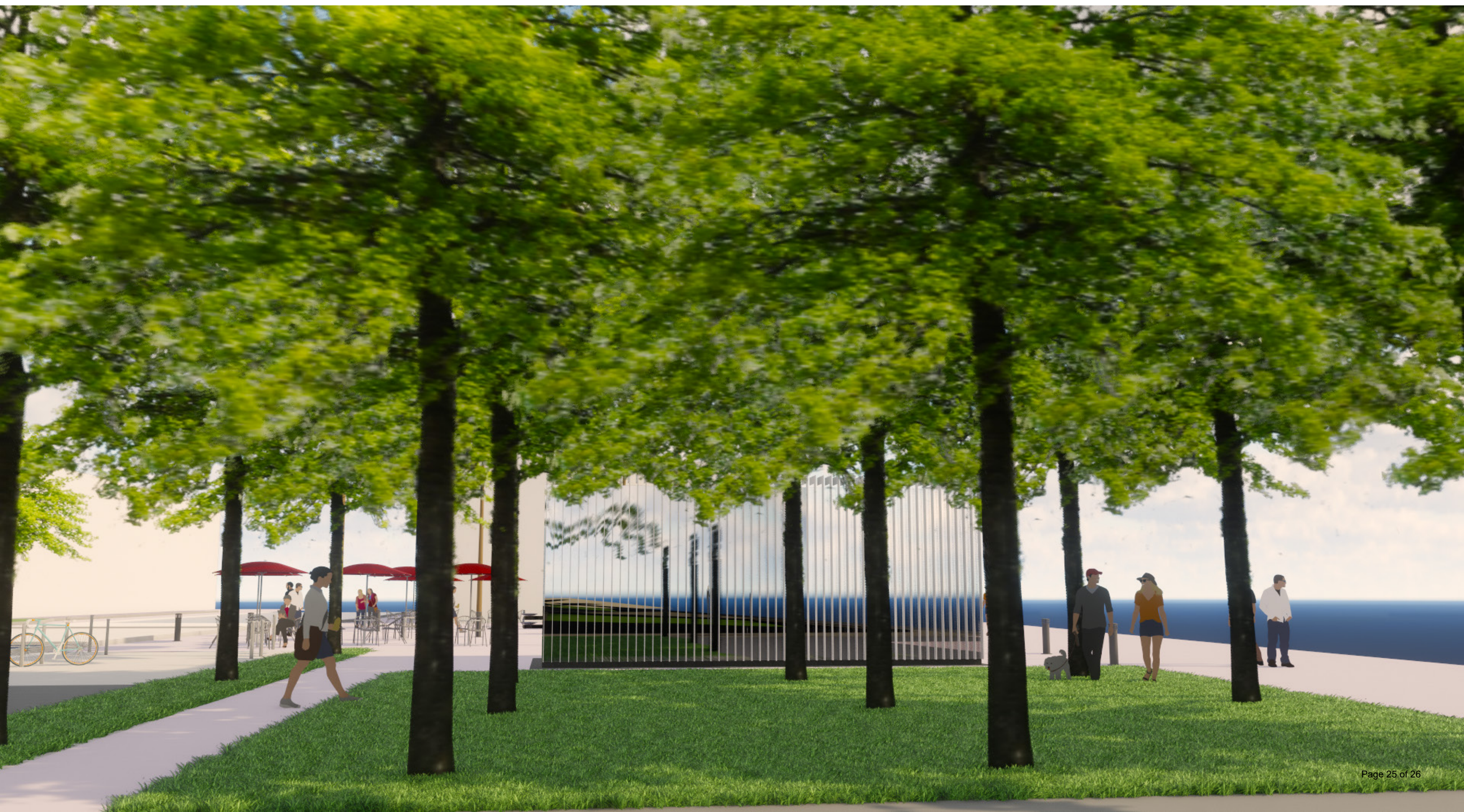
Perspective

South Facade (facing lake)



Perspective

West Facade (facing Memorial)



Materials

Project Overall + Architecture



Vertical white battens connect to the shade canopy structure



Restroom Structure options: white painted aluminum “battens” and reflective metal panel



Granite base meeting concrete