



CITY OF SAINT PAUL

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Payne Maryland Project Update

Project Manager Updates are regularly brought to the Payne-Phalen District 5 Planning Council – Community Planning and Development (CPED) meetings, but the last web-site project update was issued on September 14, 2011. Milestones have been reached with successes, but similar to other projects of this size and scope, there continue to be challenges. Below are progress items since the last update:

Project design: Six meetings were held with community focus groups in the fall of 2011 to gain insight into the services needed in the development. The design team completed the Design Development phase of their work, and we presented the design to the community in a meeting December 8. With input gained, we made refinements in the design plans and the exterior appearance of the building. The team then spent the spring developing construction documents to obtain construction bids. Testing of the site concluded that a geothermal well field for heating and cooling was reasonable, and that the proposed heating and cooling systems could achieve a high level of efficiency resulting in significant savings.

Procedures: The design team presented plans to the City for review and permitting. The City Council approved a resolution vacating Rose Avenue from Payne Ave. to the duplexes at 680/684 Rose. The project also received permits from the Capitol Region Watershed District and the Minnesota Pollution Control Agency (MPCA).

Acquisitions: The acquisition of Bradshaw Funeral Home by the project and Kendall Hardware by Ramsey Co. Public Works were completed in October 2011. Both facilities were leased back to the occupants so that they could continue to conduct business until the demolition was imminent. In addition, the two remaining duplex properties on Rose Ave (680 and 684) are now in the process of being acquired. Following acquisition, the properties will be demolished and the overall project site footprint will include the property.

Ground breaking: A ground breaking ceremony was held on July 26, 2012 at the Arlington Recreation Center. The event was attended by more than 150 community members anxious for the project to proceed. Hosted by the design team of HGA Architects and Engineers and Kraus Anderson Construction, Mayor Coleman, Councilmember Bostrom, and other dignitaries spoke about the importance of this project to the community. The Payne Maryland Partnership, working to develop Phase 2 of the project, held a reception at the Arlington Hills Lutheran Church before the event, and marched as a group to the ground breaking.



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Construction: Bids packages were opened on July 11 and July 25. With the project scope being large and complex, the design team began a two-week bid analysis. The bid for demolition and site preparation was awarded, but after careful consideration, the construction bids were not awarded. The design team is working with bidders to determine possible cost savings areas, and a strategy for rebidding is being developed to get the best value for the project. The intent is to retain the current overall building design and appearance, including all the program spaces, and bid it to start construction in the spring of 2013; due to this schedule adjustment, completion and occupancy will be delayed by several months.

Demolition: The Bradshaw and Kendall buildings were cleared of hazardous materials in August 2012, so that demolition could proceed. Demolition of utilities, buildings, and site elements began in September 2012, and currently, work is continuing to make soil corrections for building foundations. In preparation of construction starting, the City is working with the MPCA to complete the clean-up of a site where a former underground tank was discovered.

Along with the project development, a number of activities are of interest to the project. These include:

Internet: A special task for this project is to bring high-speed internet connectivity to the site. The City's Information Services Department is working on a plan to install new fiber-optic service, and will begin installation this fall and winter, with final completion expected after heavy construction is wrapping up at the site.

Maryland Avenue Turn Lanes: Ramsey County Public Works has now started their engineering staff work on plan development. The current federal funding grant will enable construction in 2014. For more information, call Jerry Auge at (651) 266-7117.

Arlington Hills Library: The community engagement process for the reuse of the Arlington Hills Library will begin in the first quarter of 2013. The process will be developed in January by the Library and the District Five Planning Council.

Kendall Hardware: The old hardware store on the corner of Payne and Maryland closed on July 23, 2012. Following a brief transition period, the new store on the corner of Payne and Phalen re-opened on October 13, 2012. To help celebrate the grand re-opening, the community gathered with Kendall and the City, for a parade and program on Sunday, October 14, 2012 during the Harvest Festival.