



FRIDLEY CIVIC CAMPUS

2020 APWA-MN Public Works Project of the Year | October 2020



PROJECT INTRODUCTION

Challenge / Task

- Integrate a new central civic core into a redevelopment area to house all city services.
- Bridge the uses of municipal service, residential development, and current industrial zones.
- Embrace the connection between urban and natural environments within one cohesive campus.
- Provide facilities that address the reasonable, foreseeable needs of 50 years.
- Integrate multiple stakeholders and an extensive list of groups of city staff for agency buy-in.

Constraints

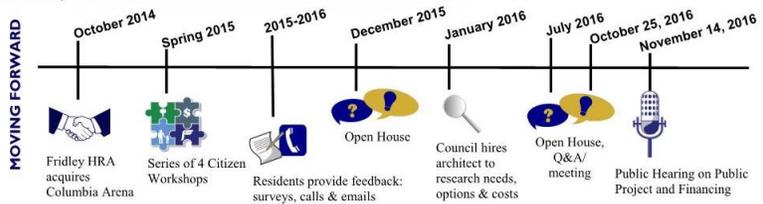
- Deliver large scale project within a guaranteed maximum price.
- Deliver a fully executed construction project within a set schedule to accommodate private development.
- Address environmental concerns of existing site and construction activities.
- Maintain existing PW Operations and preserve adjacent natural resources during construction.

Accomplishments in Adverse Conditions

- Formed a multi-discipline Design Team to work collaboratively with City Staff, Council and Community Team members.
- Redeveloped a large central site that creates a junction between city zoning uses.
- Developed a cohesive campus that provides safe and functional workspace for employees.
- Developed a campus that provides city beauty and residents a destination for interaction with their city staff and neighbors.
- Constructed using durable, flexible building and site functions capable of providing dependable municipal services for 50 years.
- Delivered the complex project on time and within the largest single project budget executed by the City of Fridley.
- Maintained and improved environmental conditions during construction activities.
- Provided an enhanced environmental response with building and site sustainability features.
- Fully executed the full campus construction process without interruption of crucial essential services.

PRE-PLANNING AND PUBLIC ENGAGEMENT

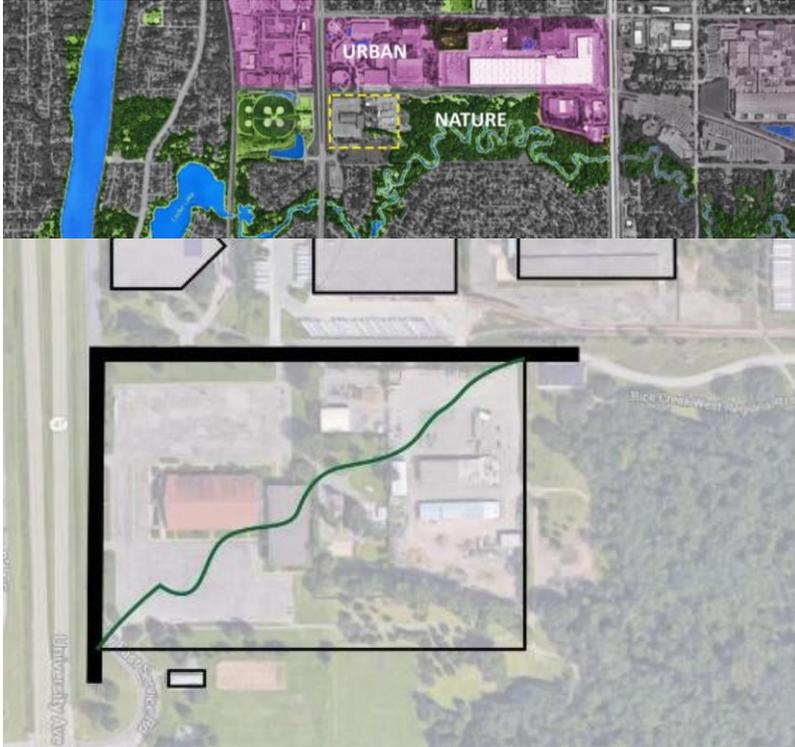
Prior to any design work, City staff began a comprehensive existing facilities study and public outreach process to understand what city department needs were, what residents thought about city services and amenities, and what opportunities there were within the city to improve those services and amenities. In 2014, a facilities study identified some significant issues with current city facilities. City Council started reviewing potential opportunities for repairs and improvements to existing facilities and potential locations for new facilities. In late 2014, the HRA acquired Columbia Ice Arena. This began a process of a series of citizen workshops and surveys to identify need and community support for any potential project, specifically at the Columbia Arena Site. Four themes emerged from that public feedback and interaction: Public Park Amenities, Opportunity for Private Development, Preservation of Local History, and a defined Civic Presence.



CONCEPT

BKV Group, Oertel Architects and Wenck formed a multi-discipline design team and worked collaboratively with city department staff, city management and City Council throughout each phase of the project. These efforts included early stage programming and planning, conceptual design, public information, and interaction, and through the final construction project.

The Fridley Civic Campus project was designed to be the focal point and key driver in the redevelopment of a site that was envisioned by a collaborative City Staff and City Resident collective, to become the central core of the community. The project site, the former Columbia Ice Arena, is located prominently along University Avenue. This location is at a critical transition within the City of Fridley, between residential and industrial zoning, and the city's urban and natural environments. While the Civic Campus project's primary goal was to provide new facilities for city services, this linkage between zones and creating a key municipal core was a central driver to developing design solutions.



INNOVATIVE CONSTRUCTION

Management and Execution

High level concepts needed to realize real execution strategies. Construction of the project needed to be executed in phases from a logistical and economic sense, as well to accommodate existing services and features to remain intact during the construction. McGough, the design team and city staff worked together to develop a critical path construction phasing plan that addressed overall construction activity phasing and worked with subcontractor and material availability all in effort to maintain essential Public Works services and community access to adjacent Locke Park.

The resulting construction plan was comprised of three distinct projects: Site development and construction of stormwater treatment features, Public Works new facility construction and City Hall and Public Safety Facility Construction.

There were several crucial factors that needed to be addressed in the planning and execution of the construction project:

- 1) Access to Locke Park, a key public amenity to the east of the project site, needed to be maintained and accessible for public use. Easily navigated, well maintained, and well signed critical pathways achieved this.
- 2) The existing Public Works facility needed to remain in operation during the construction of its new facility, as the existing site was part of the new public works site operations and future public access ring road. No services were suspended during the construction process.
- 3) The site had mild levels of contamination that needed to be monitored and remediated during the initial stages of site construction. Testing performed indicated all contamination was remediated and contained.
- 4) The site was once a former creek bed, prior to the development of the former ice arena, which meant poor soil conditions for bearing new, heavy use facilities. Advanced foundation techniques, like mat slabs and geo-piers achieved this.
- 5) Finally, construction phasing needed to accommodate residential development ready to occur as part of the larger Columbia Arena redevelopment project. Patio Homes and other residential development is currently on-going.

Phase 1 – Demolition and Site Work

Phase 2 – Public Works and East Pond

Phase 3 – West Ponds, Public Safety and City Hall

Phase 4 – Existing PW Demolition and Final PW Site Construction

Phase 5 – Surrounding Residential Development

ENVIRONMENTAL AND SUSTAINABLE DESIGN

Common sense sustainability and responsible design were one of the project's key implied imperatives, and sustainable performance was integrated into the project at every stage.

Some of these key common-sense strategies include:

Integrated Idea: The City established early project goals to improve facilities for a long service life of 50 years or more in these new facilities, and integrated the community in initial planning ideas to ensure that there was public support and decisions were made during design to support that longevity goal.

Community Feature: Integrating public space, green space and areas for public gathering and activity ensures a healthy and safe interaction with the community of Fridley. The design of the entire campus needed to also address future multi-family uses, to reduce noise and light pollution from the essential municipal services.

Ecological Design: Remediation of existing contamination, Partnership with Rice County Watershed District for enhanced stormwater treatment demonstration, restoration of urban greenspace, and preservation of existing natural environments adjacent to and "downstream" from this project site.

Preserving Natural Water Resources: Incorporating stormwater treatment techniques to treat entirely on site, protecting natural water ways and filtering potential harmful contaminants from ground water sources.

Economical Design: Planning for 50-year facilities that can be adapted to serve future needs and utilizing durable building materials that can withstand the test of time and natural elements.

Energy Efficiency: Utilizing XCEL Energy Design Assistance programs to enhance energy conservation and utilization strategies, integrating daylighting strategies in practical locations, meeting, and exceeding energy codes.

Occupant and User Wellness: Utilizing daylighting to enhance mood and performance of staff, providing views to natural environments for occupants, integrating natural site areas, walking paths and outdoor uses to encourage activity and enhance the connection between interior and exterior environments, providing a mix of communal working and private working environments to address working styles, interior environments that promote worker health, safety, and reduce absenteeism and work related injury or health risk potential.

Responsible Material Use and Resource Management: Utilizing durable, repeatable building systems to enhance longevity and reduce maintenance costs.

Adaptability: Programming for long-term space needs to be able to adapt to changing work conditions, new technologies, and training methods.



IMPACT ON PUBLIC WORKS

Impact on Public Works Profession and Perception

The City of Fridley heavily invested their staff time and community resources into a fully public integrated, community-based design project. The overall impact of this process solidified the project as a work of and for the People of Fridley.

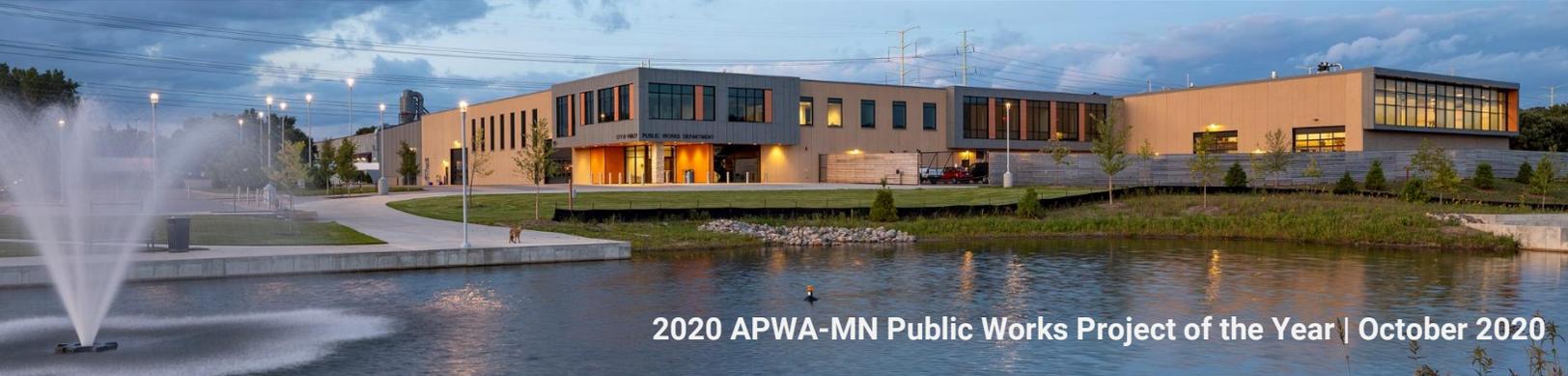
For Public Works Operations specifically, bringing those operations towards the community face, rather than hiding them away in a corner of the community, really emphasized the importance the City of Fridley placed on their Public Works employees as First Responders and critical members of the community.

This has been so successful, that according to Community Development Director Scott Hickok, that residents have come to find a new understanding and appreciation of their Public Works Services.

The overall success of this project is really focused on the collaborative nature of all City Departments, working together to provide their community with a significant Work for the Public.

The process really illustrated the collaborative nature of city infrastructure and the partnership necessary to execute a public project. The project integrated city staff divisions in a planning process that provided an appreciation in the understanding of each other's roles as public employees, including Public Works Staff, City Management, Department Directors and the Fridley Housing and Redevelopment Authority. The project also included cooperation with multiple agencies outside the city structure, including Rice Creek Watershed, Minnesota Pollution Control Agency, MnDOT, Anoka County, Metropolitan Council, XCEL Energy as well as others that all had some influence on the overall project.

The Fridley Civic Campus was not just a success from a community planning, partnership, and design point of view. This project was the single largest capital investment undertaken by the City of Fridley. The Guaranteed Maximum Price was approximately \$45 Million, and the entire project was eventually completed for under that maximum price. The result was the ability of the City of Fridley and its partners to deliver a Public Works success on every level of the project.



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