

Environmental Center Project Planning

MCCFMA – April 17, 2025

Initial Project Timeline

- Environmental Health proposed and received County Board approval in early 2021 to proceed with a project to design and build a county facility using funds from their Solid Waste fund.
- Property Management engaged CBRE to assist with a site search.
- Property Management engaged LHB for programming and pre-design.

Proposed Environmental Service Center - Kent Street Site

2022 Concept Plans – June 2022

Environmental Service Center (ESC)

- What is an ESC?
- Why does Ramsey County Environmental Health seek a new ESC?



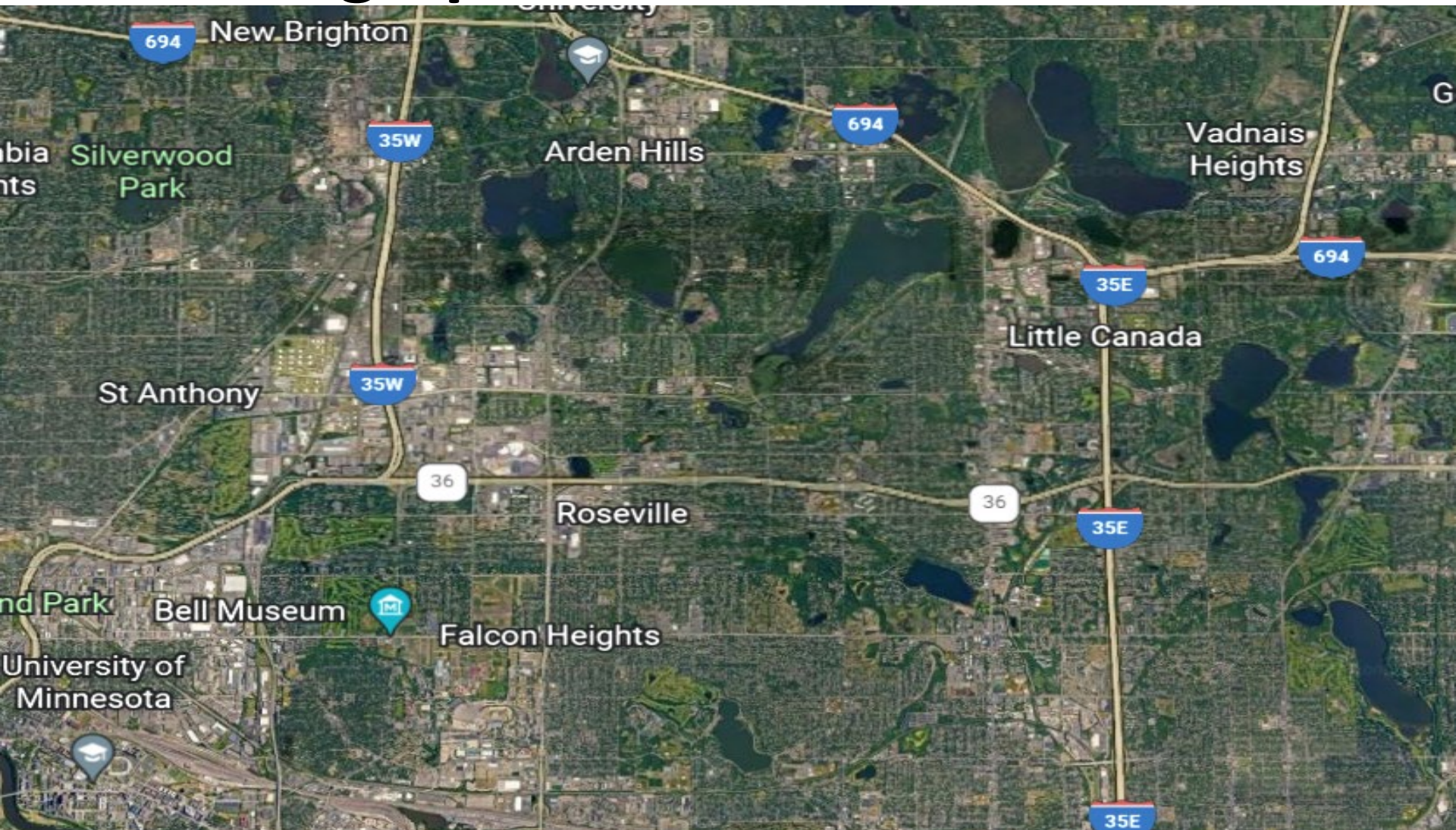
Site Search

Site criteria developed to guide the search for property:

- Approximately 5 acres and able to serve 5 cars at a time and queue a minimum of 20 cars. Less than 15-minute drive for most/all residents.
- Accommodate at least 30,000 residential vehicles per year (max/day = 500 cars). Ideally within an area that is north of downtown Saint Paul, east of Snelling, south of 694/96, west of 61/Arcade.
- Be close to major road (e.g. freeway or county road/state highway)
- Be accessible to trucks, including semis.
- Be suitable for a paved surface with little to no slope.
- Be easily recognizable and accessible by the public.

Ramsey County is for the most part fully developed, a remarkably low number of commercial properties available and often come with significant issues including costly abatement of the structure and environmental clean up. Other properties are simply too close to residential areas.

Geographic Focus of Site Search



Design criteria

Design criteria for the project:

- Accommodate all current operations at Bay West and more
- Covered drive-through drop-off for household hazardous waste and electronic waste
- Product reuse room
- Space for Fix-It Clinics and other educational programming
- Food scraps and general recycling drop-off
- Accessible by all modes of travel
- State of Minnesota's B3 Sustainable Building Standards – solar, geothermal, native plantings and gardens
- Roseville EV charging requirement



Due Diligence

- Site Evaluation Based on Predesign Criteria and Property Development Considerations.
- Pre-Design including building program and cost estimate.
- Topographic and Geotechnical Surveys of the entire property.
- Phase I and Phase II Environmental Studies identified debris and diesel range organics (DRO) at levels that disqualify these materials for use as unregulated fill in accordance with MPCA guidelines.

Milestone Timeline

- June 2022 – City of Roseville engagement on project/site.
- Q3 2022 Community Engagement begins and continues throughout.
- Q3-Q4 2022 – Design Build solicitation and award.
- Q4 2022 - Q3 2023 – Phase 1 Design to GMP (9 months).
- Q3 2023 – Q3 2025 – Phase 2 Construction Documents & Construction (24 months).
- Q4 2025 – Environmental Health Service Vendor Set-up.
- Mid-December 2025 – Facility Opening.

Construction Budget

Construction Costs	SF	\$/SF			
Total Building (Gross)	34,133	\$274.38		\$9,366,000	
Total Site (6.4 Net Acres) Vehicular Circulation, Parking, General.				\$2,966,000	
Kent Street Road Construction				\$700,000	
Environmental Remediation Cost of the Entire Kent Street Parcel (Possible Soil Removals)				\$2,000,000	
Permitting (Planning, Permits, DLI, MPCA, etc.) 1.5% of Lines 13 - 15				\$216,000	
			Sub-total:	\$15,248,000	\$15,248,000
Design & Cons. Contingency - % of Basline Construction					
Contingency (Construction)	10%			\$1,525,000	
Contingency (Design)	10%			\$1,525,000	
			Sub-total:		\$3,050,000
			Sub-total Construction:		\$18,298,000
Escalation					
Escalation to midpoint of construction = Q2 2024 months @ approx. 0.83%/month 20% overall.	24	20%		\$3,660,000	
			Sub-total:		\$3,660,000
			With Escalation:		\$21,958,000

Design Build

- November 2022 - Project budget and financing plan approved by the County Board at \$29,721,000. Funding from County Environmental Charge. No levy impact.
- Late 2022 - Design Build solicitation – 3 proposals; awarded to McGough/LHB.

Proposed Environmental Service Center - Kent Street Site

September 2023 status

Environmental Service Center (ESC)

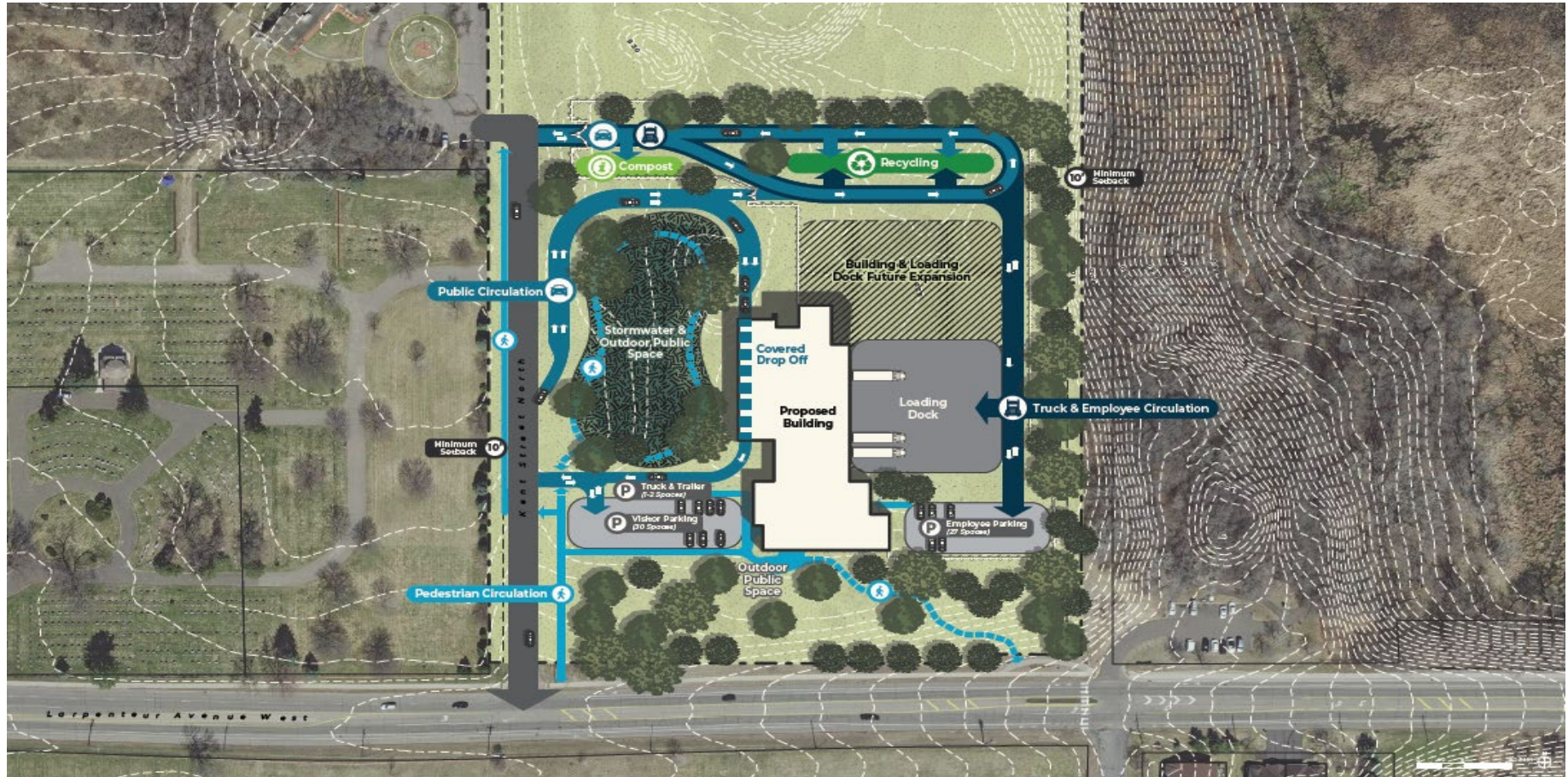
- Facility for the collection of recyclables, food scraps and household hazardous waste.
 - Household hazardous waste includes items such as cleaning supplies, paint, fuel, batteries, used oil, fluorescent bulbs, electronic waste and more.
- Permanent location for Fix-It Clinics.
- Free product reuse room where the community can find items like paint, automotive fluids and household cleaners.
- Space for community education programs.



Geographic Focus of Site Search



Pre-design Site Plan for Kent Street site



Concept drawing - exterior



Concept drawing – site access



Milestone Timeline Update

- Q3 2023 – Q3 2025 – Phase 2 Construction Documents & Construction (24 months).

Groundbreaking October 24, 2023

30,530 square foot building

\$29,721,00

Open late 2025 – early 2026

<https://metre.app.box.com/v/ESCRendingsandVideo/file/1336895384449>

