



MEETING MINUTES

Crane Lake
Voyageur's National Park Visitors Center and Campground
March 17, 2022 at 2:00 PM
SEH No. CRALT 163725

I. Attendees

- A. Dan Hinzmann, Jason Chopp, Rose Kopecky – SEH
- B. Kevin Piron, Katie Hildenbrand, David Jordan – ARI
- C. Serena, Mark, Jim, Gretchen, Deena – Crane Lake
- D. Bob Degross – VNP/NPS

II. Status Updates

A. SEH

- 1. CIC
 - a. Attorney has prepared draft CIC termination agreement, coordinating with Gary C. to confirm communication strategy with LCCMR.
- 2. Environmental & additional soil borings
 - a. Additional soil borings – Draft final report provided by Braun. **p.**
 - b. Soil vapor. [Phase 1/2 ESA document nearly final, more info will be available at the next meeting.](#)
- 3. Archeological Investigation – Field work done. Still working on report documents.
- 4. State Park Road Account – Submitted. Exhibit provided for Town to evaluate ROW needs.
- 5. Design – Proceeding with preliminary design, will be moving into final design shortly.
- 6. Cost Estimating – Campground schematic level cost estimating complete. Item for discussion.
- 7. St. Louis County approval process
 - a. Hoping to limit variances to location of building relative to shoreline. This will hinge on the CIC process being resolved.
 - b. Variance (shoreline setback) and conditional use permit applications due 4/1. Variance and CUP hearings likely on 5/12, possibly 5/19. Meetings start @ 9AM in Virginia.

B. ARI

- 1. [No building layout changes, working on pricing.](#)
- 2. [Now at a stage where ARI needs to do a fair amount of work before soliciting for additional input \(i.e. structural calculations, detailed building modeling, etc.\). Likely won't have much more to report until mid April when a design development package is planned.](#)

III. Discussion Items:

- A. Campground bathroom facility floorplan review and use discussion
 - 1. [Reviewed updated floorplan](#)
 - 2. [Discussion on wood vs. metal and exposure to water.](#)
 - 3. [Still questions on cost of the building.](#)
- B. Visitor's Center – Display elements coordination
 - 1. [Intention is that ARI will "set the table" with the design of the building and that the actual use of these spaces will be looked at later on \(potentially after the building design process is concluded\). Parks will work with a separate consultant on exhibit development.](#)
- C. Cost estimate review
 - 1. [Overall projects are close to projected budget..](#)
- D. Bidding approach (buildings vs. site) – [to be discussed at a future meeting.](#)
- E. CUP & Variance use questions – [addressed and to be included on forms submitted to County.](#)

IV. Schedule

- A. Next meeting – March 31, 2022 @ 2PM
- B. Schedule moving forward
 - 1. Final design – Spring / summer 2022
 - 2. Bidding – Late summer 2022 (pending approvals and permits)
 - 3. Construction – 2022 / 2023 (Hoping for building to be enclosed by winter 2022)

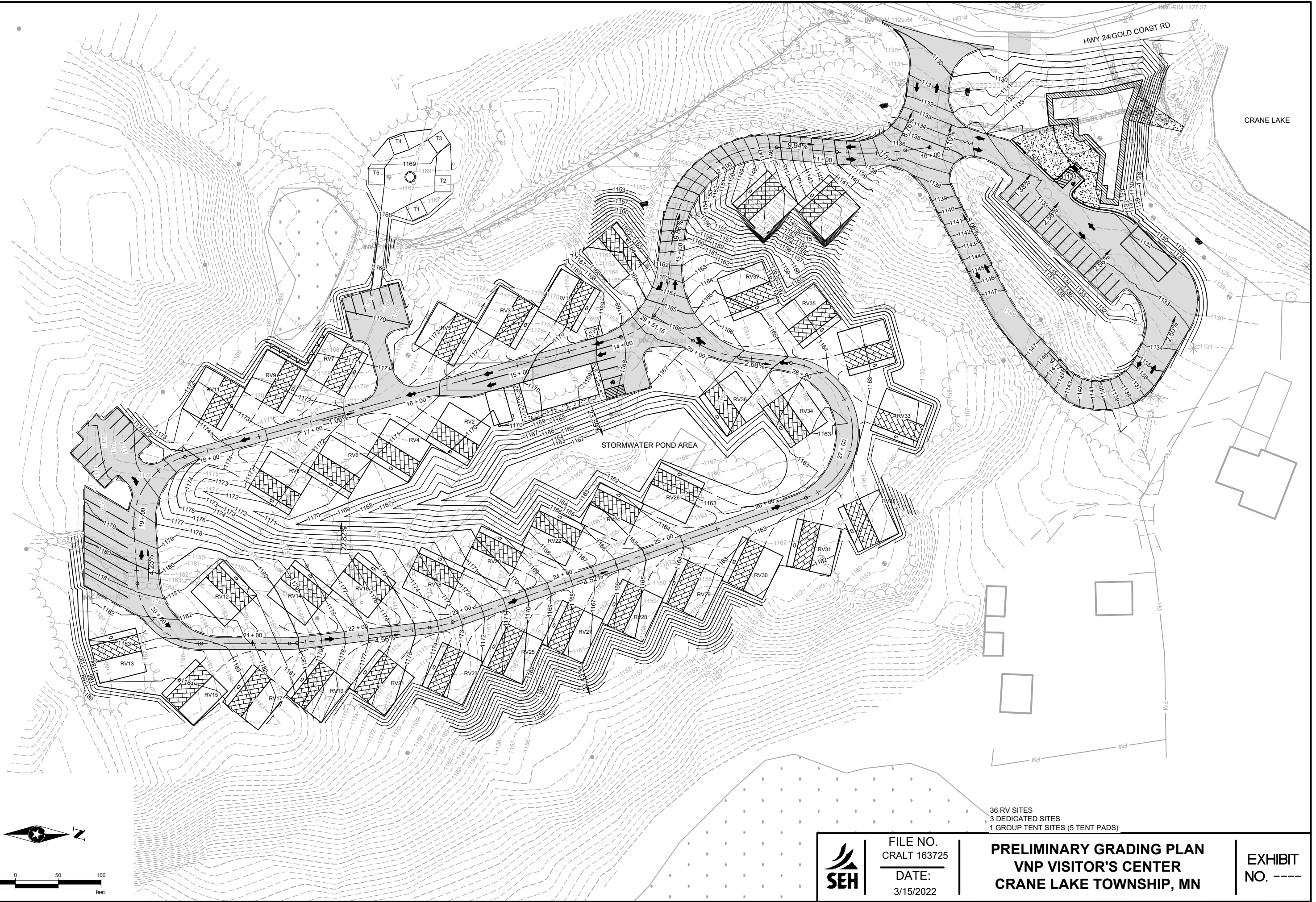
V. Next Steps / To-Do's / Questions

- A. **SEH to send detailed cost breakdown of site work.**
- B. **SEH to send Braun's geotechnical report.**
- C. **SEH to confirm sewer easement question on Bayside Drive.**

drh

x:\ae\c\craft\163725\1-gen\16-meet\2022-03-17 status meeting with client\working folder\crane lake campground - progress meeting #9 minutes.docx

Save: 3/15/2022 3:39 PM klopecky Plot: 3/15/2022 4:25 PM XVAE/CRA/LT163725/5-final-dsgn/51-drawings/10-Civil/adv/06/exhibit/CA163725/EX - Preliminary Grading Plan.dwg



FILE NO.
CRA/LT 163725
DATE:
3/15/2022

PRELIMINARY GRADING PLAN
VNP VISITOR'S CENTER
CRANE LAKE TOWNSHIP, MN

EXHIBIT
NO. ----



FLOOR PLAN

0 1' 2' 4' 8' 16'
SCALE



CRANE LAKE PRELIMINARY COST ESTIMATE				
VISITOR'S CENTER			CAMPGROUND	
Site Work		\$ 280,000.00	Site prep & Removals	\$ 75,000.00
Building Construction		\$ 1,800,000.00	Mass earthwork	\$ 300,000.00
Vapor Mitigation System		\$ 80,000.00	Rock Removal	\$ 200,000.00
Furniture, Fixtures, & Equipment		\$ 90,000.00	Road Construction	\$ 250,000.00
Subtotal		\$ 2,250,000.00	Utilities (storm, sewer and water)	\$ 515,000.00
Soft Costs	20%	\$ 450,000.00	Restoration & Erosion Control	\$ 280,000.00
Total Project		\$ 2,700,000.00	Well & Hydropneumatic Tank	\$ 50,000.00
			Lift Station (covered by district)	\$ -
Available Funds		\$ 2,700,000.00	Electrical	\$ 275,000.00
			Campground Building	\$ 475,000.00
			Mobilization	\$ 100,000.00
			Subtotal	\$ 2,520,000.00
			County Administration Fee	\$ 15,000.00
			Soft Costs	25% \$ 630,000.00
			Total Project	\$ 3,165,000.00
			Available Funds	\$ 3,100,000.00

Soft Costs = General conditions, consultant fees, permits, testing, etc.

