

CITY OF BALDWIN
INFRASTRUCTURE COMMITTEE
Thursday, August 27, 2026 at 7:00 P.M.
Baldwin City Hall

- A. **Chair to Call to Order:**
 - 1. Pledge of Allegiance
 - 2. Roll Call
 - 3. Claim forms
- B. **Approval of the Agenda**
- C. **Approval of Minutes**
 - 1. Minutes of January 22nd, 2026 meeting
- D. **Committee Business:**
 - 1. Building plans and cost estimates for proposed buildings
- E. **Schedule Next Meeting**
 - 1. TBD
- F. **Miscellaneous Information and Communications**
- G. **Adjourn by 9:00 P.M.**

Notes:

- 1. Five copies of the agenda and two copies of the packet materials are available for review by the public.
- 2. The meeting will be video and audio recorded for transcription purposes only.
- 3. This agenda does not claim to be complete and is subject to change.
- 4. A quorum of the City Council and Planning Commission may be present at this meeting.



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INFRASTRUCTURE COMMITTEE MEETING

JANUARY 22ND, 2026

Call to Order – The January 22nd, 2026 Infrastructure Committee Meeting was called to order by Chair, Cartrell Cooper at 7:00 p.m.

Pledge of Allegiance – All present recited the Pledge of Allegiance

Roll Call – City Council Members: Alan Walker and Jeff Holm,
Baldwin Planning Administrator: Dan Licht from The Planning Company (TPC)
Infrastructure Committee Members: Chair; Cartrell Cooper, Committee Members: Andy Schreder, Amy Korkemeier, Brian Torborg, Chad Miller, Parish Barten, Teresa Barnes, Jacqueline Faddler, Tom Walter, Bruce West, Mike Rademacher and Diane Bohn

Absent – Richard Marshall
Jacqueline Faddler arrived at 7:01 p.m.
Amy Korkemeier arrived at 7:02 p.m.

Claim Forms – All claim forms were filled out and returned to the Clerk

Approval of the Agenda - Walter would like to add to the agenda to discuss how the committee will come to a conclusion. Walter is disturbed that the process has taken 9 months, and he feels a conclusion should be determined by now. Holm recommends adding to the agenda to discuss a strategy for arriving at a conclusion. **Barnes/West unanimous to approve** agenda as modified with the addition of 4d, discussing a conclusion for the Infrastructure Meetings.

Minutes of November 10th, 2025 Meeting – Rademacher stated that he was troubled by a comment made at the November 20, 2025 Infrastructure Committee meeting regarding the monthly tax property impact of the proposed facilities. He finds this troubling because people are on a fixed income and this is an addition along with other expenses. Rademacher would like this statement added to the meeting minutes. Bohn asked if it is certain this statement was made. Cooper stated that he remembers a comment in general being said about this. Licht said the Clerk may check the video for details. Holm stated that meeting minutes usually don't have this type of detail. Cooper stated that this will be documented in the minutes that there was an issue taken with this statement being made.

Walter/Faddler unanimous to approve meeting minutes for November 10th, 2025 with documentation that statement above was made.

Committee Business:

Discuss Deferred Maintenance of Existing Buildings – City Planner, Licht, communicated that the committee asked for cost estimates on the report that the



Baldwin Building Official completed. Licht went on to say that there are a couple approaches that could accomplish this. One approach would be to call contractors directly and solicit bids. The concern in doing this is that staff or council is directing public dollars to specific businesses. The alternative to this would be to solicit bids at large from the community, accept any bids that come in by a certain date, and present that information. Licht went on to say that another alternative is to get a quote from Stahl Construction and/or Brunton Architects. The plan would be for them to come out, meet with staff, review the buildings, come up with independent recommendations and then cost estimates based on the building officials list. This approach would be similar to the city engineer putting together plans and specifications for a street project. They come up with a cost estimate, then solicit bids so that the city has a way to evaluate those bids against a kind of independent party. Licht went on to say that this was requested by the City Council as to how the infrastructure committee would want to obtain those numbers. Licht stated this would be just to put the current buildings into a state where they're up to code and usable as they are before discussing expansions.

Cooper stated that he made some calls to some engineers to get ballpark figures. Cooper doesn't believe the city should pay \$4500.00 for an estimate and is frustrated about not having quotes available yet. West concurs with Cooper but stated that the \$4500.00 quote seems high, but the numbers are critical to make a recommendation to City Council. Walter questioned if the committee should resolve since the information cannot be received. Faddler said the estimates haven't been received due to the \$4500.00 additional cost.

Holm Proposed Additions/Remodeling to existing buildings— These plans are available at baldwinmn.gov under Government/Agenda & Minutes/Agenda Packet. Holm stated these are abstract plans and have not been seen by the entire City Council. These building renovations and additions were worked on by City Council Member Alan Walker, Public Works Zac Good and Phil Fadden.

- City Council chambers moved to the garage closest to the current office. Individual offices for staff, lunchroom and storage.
- Includes an 80x80 ft shop addition with 20-foot side walls to accommodate raising dump boxes, a wash bay, a 60x150 ft heated six-bay building with 16-foot side walls which would house vehicle fire department equipment and Public Works equipment, a lean-to addition for the fire hall and west side would be garage stall for smaller apparatus. There is a 30x26 with 10-foot side walls for office and breakroom at the fire department.
- Holm stated that the fire department did not have input on these plans.
- Initial estimates for building shells (excluding electrical, HVAC, plumbing) totaled \$915,000, with a fully completed project estimated under \$1.5 million, plus \$250,000 for existing building updates.
- The next step would be to hire engineer/architect to get input from the fire department to get plans and estimates. This would be an option instead of paying \$4500.
- A new building was previously estimated at \$14-18 million, with a taxpayer impact of \$330-\$340 per year on a \$400,000 property but could be adjusted to \$8 or \$10 million.

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- This option is viewed as "an investment in the community, a long-term investment in our direction," potentially making a new building more feasible in 15-20 years as the tax base grows.

Faddler asked if this plan aids in the Clerk/Deputy Clerk offices. Holm stated that this cost isn't factored in but could be added, for this section, to remodel the first shop into Council chambers. Holm stated that the city could be the contractor in getting bids or could hire a contractor.

Licht stated that if this went to a certain cost threshold, the city would have to go out for bids and take the lowest bid. Korkemeier asked if the \$4500.00 would be applied to the project and Licht stated it would. Licht stated that the deferred costs would still be present because the buildings would need to be fixed even if the current buildings were sold or kept by Public Works.

Holm said he hoped this would provide numbers for additions/renovations and could be revised if needed. This is a 10,000 square foot addition for around 2 million dollars versus \$12-14 million dollars for a new building.

Bohn stated that cost of goods continues to increase. Holm pointed out that the future population will continue to grow along with the tax capacity including commercial.

Barnes said that when she joined the Infrastructure Committee, she would have agreed with Holm's suggested plans. Barnes asked when the right time to spend the money would be. Barnes stated there are additional costs such as moving the driveway on the east side of City Hall and stormwater concerns. Barnes stated that when Saint Francis invested in their city, that's when they seen additional investments from outside because people observed the new City Hall/Fire Department coming in. Barnes stated that both options should be presented at an open house.

Walter asked how it works if the committee members are split on a decision. Cooper suggested having three options for the next meeting. These options would be to build, remodel/additions or do nothing. Korkemeier stated that the updates will need to happen regardless and asked if these recommendations go to the City Council and Cooper stated they do.

West stated that the Council could request this be voted on. Barnes said another option would be to hold an open house, so it doesn't need a vote. Rademacher stated that a community meeting would be best, like the Incorporation meeting. Rademacher said if a new fire station is built, they are locked into a 25-30-year fire station instead of a fire district. Rademacher stated that the equipment is being spread thin between Princeton, Zimmerman and Baldwin instead of doing a fire district. Case stated that Baldwin has two tenders for 12,000 people.

Faddler stated that maybe to wrap this up, the committee can look at the three options of building a new Fire Department/City Hall, do nothing or remodel/add additions to the existing buildings. Walter stated that he likes the suggestion of the committee members voting on these options. Cooper stated that the committee members should make a

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good recommendation because the committee members will be questioned by the residents.

Holm stated that he heard Barnes say that building a new city hall/fire department would be investing in the city, but renovations would keep the levies low. Holm went on to say that he has arguments on both options.

Torborg stated that people are stuck on numbers but it's not all about the numbers but the committee should decide on renovations/additions or building a new facility. Torborg stated that bringing homeowners in and investing in the future for the city is important. If Baldwin wants to bring businesses in, they need to show something and not just pole barns and additions to our existing buildings. Pole barns do not last and Torborg doesn't want to keep fixing what we have. Torborg went on to say that what the community wants to be around is important to attracting residents and businesses. Bohn asked what the purpose of the next meeting would be and if another month would be needed to decide what option the committee is going to choose.

Case spoke about the plans that were presented by Holm. Case stated that the fire department cannot have two separate buildings. This does not work and needs to be one building for schematics, safety of the fire fighters and functionality. Case, as the Fire Chief, does not believe the renovation design will work for the fire department and would rather do nothing. Cooper stated that it was already communicated that the fire department did not have input in the design from Holm. Rademacher stated that the renovation design could be modified by an engineer. Walter asked if secondary storage could be used for seasonal vehicle storage. Miller stated that the fire department uses their equipment year-round. Miller stated if there were a storm which caused damage to the fire department building, emergency services would not get a truck out of the station.

Licht stated that there is an idea on the table for a remodel/addition of the existing city hall/fire department and public works building. This design can be changed to add details so that the comparison is apples to apples. Bohn stated that the listing from the building official is minimal upgrades needed for a 20-year investment. Walter recommends voting on the three options with no dollars tied to the decision.

These three options are:

A-Do nothing

B-Build

C-Remodel/Additions

Rademacher asked about the dollar amount of the new building and Korkemeier stated the last figure the committee members received was 14.2 million included furniture.

Barnes stated the cost can be changed based on how and what is built for the new fire department and city hall.

The Infrastructure Committee voted:

Do nothing – 0

Build – 7

Remodel – 3

Torborg stated that the Infrastructure Committee members should be present at an open house. Cooper stated that would be too many people. Torborg recommends having the Chair and Vice Chair of the Infrastructure Committee at the open house. Korkemeier stated that the recommendation was less than 14 million for new buildings and to keep it as lean as possible. Barnes stated that the cost of the new buildings can be trimmed down. West stated that change orders are very expensive when building. Barnes stated that this is an investment in the community and towards the fire department for safety requirements. Barnes went on to say this is a value you cannot put a price tag on for the fire department keeping the community safe. Holm requested something very formal and if an open house was scheduled, that some committee members were there.

Cooper made a motion to take this number as a recommendation to City Council. Barnes asked if this would be written up as a formal, and Cooper stated he would write this up.

Rademacher requested a roll call for the minutes. Korkemeier stated that if you had who voted for remodel/additions on the previous vote, the others voted to build a new facility.

Schreder stated that he thought the committee would go deeper and questioned what the goal of the committee was. Schreder stated he did not vote because he was hoping to go deeper. Cooper stated that the committee can't go deeper because they don't have the numbers. Schreder does not think the committee can make a good, informed recommendation without diving deeper. Barnes stated that you must spend \$50,000 to get the design for the renovation/additions. Rademacher would like to spend the money to see what the renovations would look like to vision better. Torborg stated that the numbers are not even close to what they were 2 years ago. Torborg stated that the 2 million dollars will be a lot more. Schreder summarized that opinions are made based on emotions and recommendations aren't made based on facts. Bohn stated that the committee has been fighting to get these costs and meetings have been pushed out because they haven't received the numbers.

Cooper stated that people don't want to spend the money based on opinions of the committee members. Cooper stated that anyone who says you shouldn't be in your house and can't afford a \$30.00 tax increase can pound sand. Cooper stated that the community needs a safer fire station and safety for city staff.

Holm discussed the frustration of not having the numbers. Holm stated that when numbers are received, it starts looking like a bid and the bids become public information. Another problem is someone bidding on the work and it would be a possibility that the remodel/addition to the existing buildings would never happen. Holm stated that to get the true costs, it would probably cost \$50,000 to receive.

Mayor Swanson stated he has been silent because all this discussion needed to happen and appreciates all the discussion. Mayor Swanson went on to say that at the City Council meeting last night, he had a problem with spending the \$4500 for Brunton to work on the renovation/additions. Mayor Swanson said he wanted input from the Committee members on if they thought this expense should happen. He went on to say

that adding lighting, and HVAC would be approximately \$150.00 a square foot. A new building would be 12-14 million dollars done as a bond over 20 years. This would be approximately \$19 a month per household for 20 years. Mayor Swanson went on to say that municipal contracting law states that under \$175,000 can be bids but anything over \$175,000 needs to be sealed bids. He also requested the committee members be involved in the open house and ask the community what they would be willing to bear. Mayor Swanson stated that the discussion tonight was passionate. Mayor Swanson stated the new buildings are estimates and this information would not be available until it went out for bids.

Barnes stated that the ADA needs to be completed regardless of what is done. Schreder stated it is accessibility code and not ADA and is valuable information that the committee members should have. Schreder stated there are safety concerns in the existing buildings that need to be addressed along with many other factors. Schreder said he thought it should have gone deeper and not emotional responses given. He went on to say that this decision could have been made at the first Infrastructure Committee meeting.

Barnes said when she toured the fire department, she thought that the fire department building cannot be brought into compliance without tearing it down and starting over. Barnes went on to say the fire department is not safe and cannot be brought to that level of compliance.

Holm asked how much has been spent on Brunton and Swanson stated approximately \$150,000. Barnes does not want to spend another \$50,000 to compare apples to apples. Barnes went on to say that this money could be used to either bring the existing buildings to compliance or a new building to bring safety requirements to the fire department.

Holm said that Brunton was put on hold due to Incorporation and questioned how much it would cost to get to plan sets. Swanson stated they did not get to the point in getting these costs.

Discuss Building Plans and Cost Estimates for Proposed Buildings – This has already been discussed.

Discuss Public Information Process – Swanson asked how the committee would like to roll out this decision to the residents. What numbers do the committee members want to see? Is it just to bring the existing buildings into compliance?

Cooper asked why the numbers haven't been received for remodeling and stated that estimates could be received without bids. Licht explained again that it needs to follow the municipal contracting law. Licht stated that a public meeting is the best way to explain all this to the residents. Korkemeier stated that numbers have been requested at past meetings and Bohn agreed. Bohn asked how the committee members can go to residents on just these updates and make recommendations to the City Council.

Barten stated that Saint Francis paid \$600,000 before a shovel hit the ground and took them 9 years of planning before they built their new City Hall/Fire Department. Barten is willing to have additional meetings to get numbers and recommends a space needs study. Barten went on to say that Baldwin is not ready to have an open house because the work that needs to be done has not been completed yet.

Barnes made a motion to make a recommendation to the City Council to proceed with the expenditure of \$4500.00 through Brunton or another qualified company as recommended by Baldwin's Chief Building Official. This would be to obtain an updated cost estimate to bring these buildings up to the Minnesota Accessibility Code. This includes providing input from the Fire Department and for an actual architectural firm to provide an updated site plan including costs. Torborg likes this motion but wants to add additions to the buildings. **Barnes updated her motion** to recommend that the City Council spend \$4,500 to obtain an updated estimate of the cost to bring the buildings into compliance with the Minnesota Accessibility Code requirements as a starting point and then reconvene once those estimates are received. Schreder stated that some of these issues depend on how the buildings will ultimately be occupied in the future. Schreder went on to say that not every issue may require correction depending on the future use.

Barnes went back to her original motion from about 15 minutes ago. Barnes requested that the City Council spend the money not only to obtain estimate for the emergency repairs, as stated by the Chief Building Official's letter, but to have immediate required repairs completed.

Holm recommends making this motion in order to get a starting point for a base price.

Torborg seconded the motion. Walter, Schreder and Radmacher disapproved, motion carried.

Discuss Conclusion – This was not discussed.

Schedule Next Meeting – The next Infrastructure Committee meeting was scheduled for February 26th, 2026 at 7:00 p.m. City Planner communicated that this meeting will only be scheduled if the required information is available.

Holm recommends other concerns should be presented in the building officials report such as freezing pipes and other miscellaneous items. Holm stated this should be incorporated into the cost of the renovation/additions to the existing buildings.

The Chair, Cooper, stated that February 26th, 2026 has quite a few Committee Members out of town. The next Infrastructure Committee meeting was rescheduled for March 26th, 2026. All were in favor.

Miscellaneous Information and Communications – None

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Adjourn – Miller/Schreder unanimous to adjourn at 9:24 p.m.

Submitted By: (s/) Joan Heinen
Clerk/Treasurer
City of Baldwin

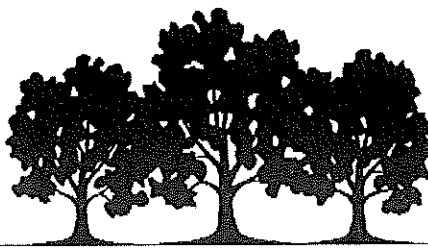
Approved By: (s/) Cartrell Cooper
Chair

Date

Attendees: Mayor, Jay Swanson and Fire Chief, Scott Case

Contacts for fire station remodel

- Kodet Arch.—City of Zimmerman used
612-337-2737
www.kodet.com
- CNH Arch---Apple Valley, Coon Rapids, Metro area used
952-431-4433
www.cnharch.com
- Wold Arch—Rogers, St. Paul and Becker City Hall & Police used
www.Woldae.com
612-772-9025
- Terra Construction—Elk River used
763-463-0220
www.terragc.com
- BKV Group—National company
816-405-7585
MNGov@bkvgroup.com
- 5 bugles/Wendel comp—National company
www.Wendelcompanies.com
1-877-293-6335
- EAPC—From Wisconsin
701-461-7482
www.EAPC.net



CITY OF BALDWIN

30239 128th Street, Baldwin, MN 55371

Telephone: (763) 389-8931

Fax: (763) 389-2751

May 12th, 2026

To Whom It May Concern,

Baldwin is in the process of obtaining budgetary costs to expand and remodel our current facilities. We have already obtained estimates for total new construction concept, therefore only require estimated costs for an additions/remodeling concept.

Attached to this email are floor plans depicting the City's proposed changes. They include 6,400 square feet of new post frame construction for our maintenance department, plus remodeling the existing building to include a new meeting room, dais and administrative spaces. Estimates will include electrical updates, sewer updates and all other improvements necessary to conform to current building code.

The fire hall would include a 6,000 square foot post frame addition and remodeling of the existing structure as well. This would also include moving the existing SSTS to a new location. Our fire chief has a list of state requirements to incorporate as well.

It is the City's desire to achieve a cost estimate comparison between a completely new facility versus renovation/remodeling costs.

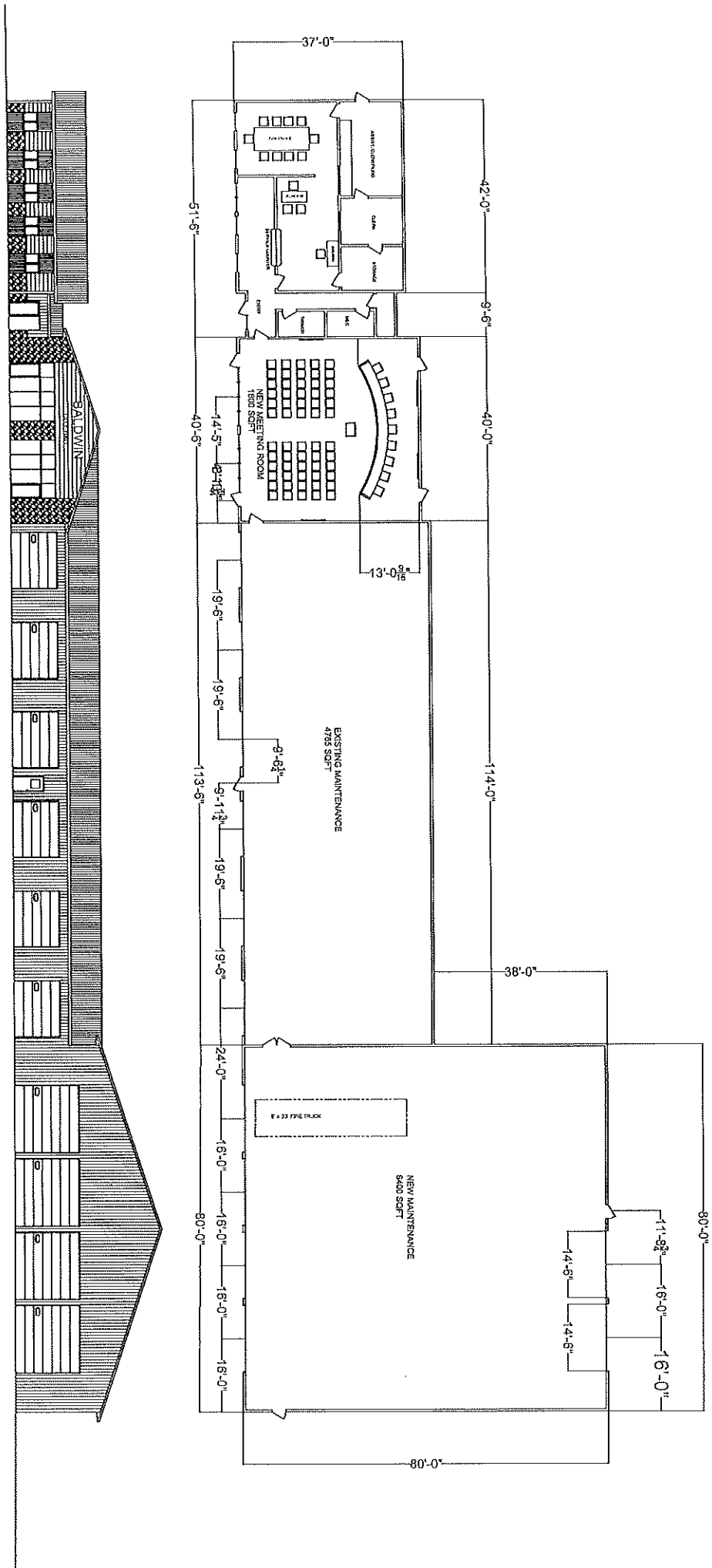
If you are interested, please contact Joan Heinen for further information or with a proposal for your involvement. She can be reached at 763-389-8931 or city.clerk@baldwin.gov.

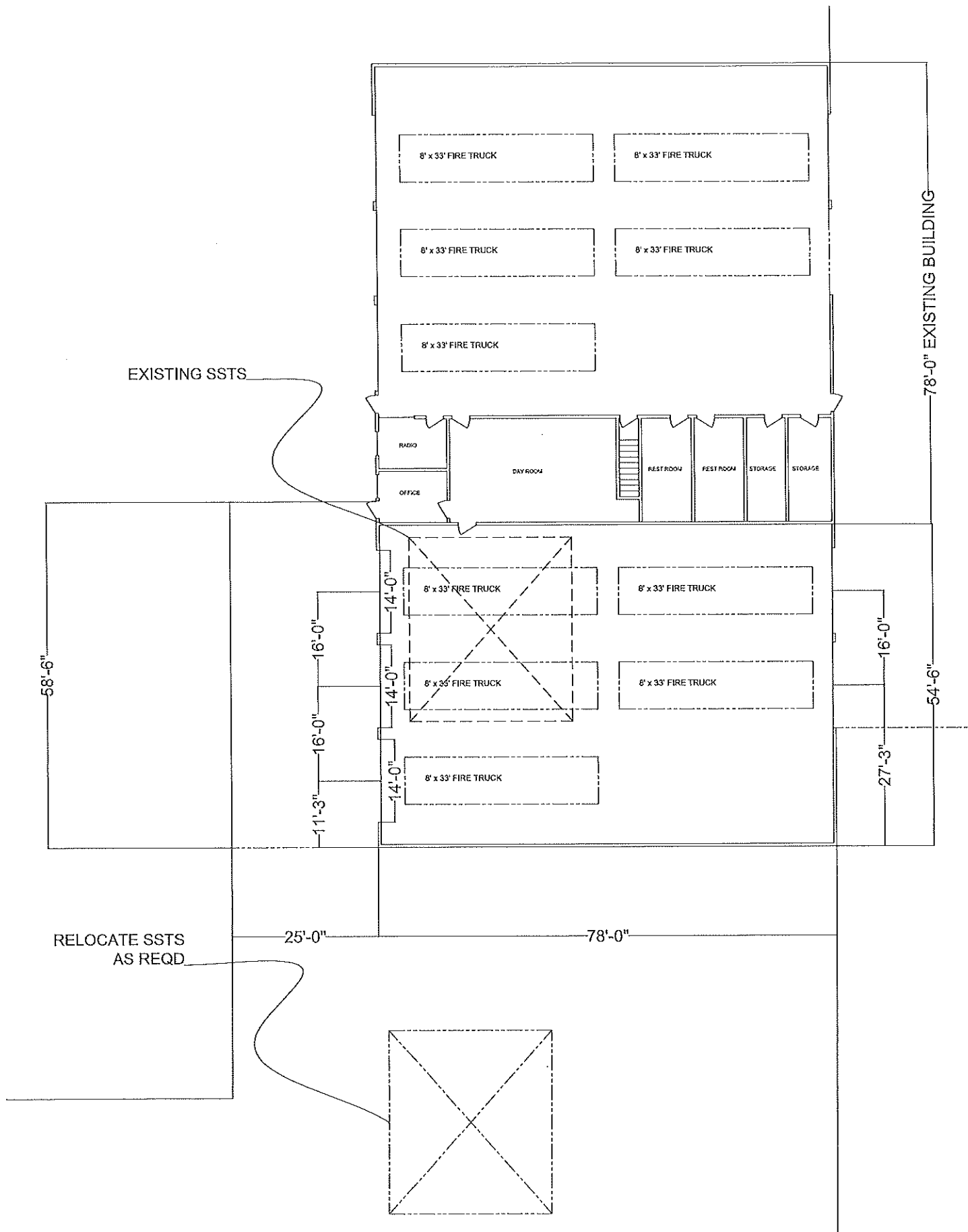
Sincerely,

Jay Swanon
Mayor
City of Baldwin

Mission Statement

To make the City of Baldwin a proud place to live by safeguarding property rights, encouraging agriculture, commercial communities and residential growth.





Joan Heinen

From: Fire Chief
Sent: Wednesday, April 15, 2026 1:43 PM
To: Joan Heinen
Subject: Fire Station remodel

Joan, please forward to Jay

List of upgrades and needs for a fire station remodel/expansion on the current site.

- Revamps floor drainage system that works correctly
- Apparatus exhaust system for all rigs
- 3 bays with drive thru capabilities for all bays
- Additional and larger Chief and staff office space
- Security door system with key card entry
- Upgraded restrooms with lockers and steam shower steam for decontamination facilities
- Back deck up to code for physical agility testing
- Space for 2 gear extractors and gear dryers
- Gear storage room
- Equipment storage room
- Expanded utility room
- Turnout room with a drain and exhaust system
- Hose tower
- Small conference room for officer/vendor meetings
- Remodeled kitchen/day room
- Mezzanine on 2nd floor to enhance training
- Upgraded heating system
- 8" or larger well to facilitate water refilling
- Elevated water storage tank for tender refilling
- Upgraded electrical system to accommodate battery/radio recharging
- Back up/emergency generator for fire station
- Large training room 40 plus people
- Additional concrete/asphalt around station
- Additional driveway south of station
- Resituate septic system
- Additional outdoor lighting to enhance evening training around station
- Process for continuing operation during construction/remodel

I'm sure we miss some but this a good start

Chief Scott Case
Baldwin Fire
Office-763-389-7976
Cell- 763-350-0374
Email- Fire.Chief@baldwinmn.gov

Joan Heinen

From: Lane Schoening <lschoening@stahlconstruction.com>
Sent: Tuesday, July 14, 2026 11:24 AM
To: Scott Case
Cc: Joan Heinen
Subject: Baldwin Existing Facilities Budget
Attachments: Baldwin City Hall and Fire Station Renovation.pdf; Baldwin - Site_1.pdf; 26-06-29_Baldwin Public Works.pdf; 26-06-29_Baldwin Fire concept 2.pdf; City of Baldwin budget request.pdf

Jay/Scott,

Please see the attached budget narrative for the proposed improvements to your existing facilities.

We used the information obtained from Jay's letter, our on-site meeting, and Brunton's conceptual drawings (all attached) to establish the budgetary cost of construction.

As we discussed during our site meeting, I would be happy to address any questions you may have about our methodology to creating this budget, with an in-person meeting. At this stage of defining the scope of work, we are confident that the budget is achievable through a collaborative design approach with all stake holders working towards the same common goal.

Sincerely,

Lane

Lane Schoening
President

Office: (952) 767-2113 // Mobile: (612) 716-5792
lschoening@stahlconstruction.com
861 E Hennepin Avenue, Ste 200, Minneapolis, MN 55414
1861 SE Princeton Drive, Ste 600, Grimes, IA 50111
www.stahlconstruction.com



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Baldwin City Hall and Fire Station Renovation / Addition Conceptual Budget Narrative

Stahl has prepared a preliminary conceptual construction budget of **\$9,000,000** for the renovation/addition concept currently being discussed. This is an order-of-magnitude planning budget developed from the conceptual layout, known existing-building conditions, apparent renovation and addition scope, and the City's interest in evaluating a lower-cost alternative to the previously studied new City Hall and Public Safety facility.

The concept currently assumes 20,790 square feet of new addition, including 3,000 square feet of mezzanine, and 14,085 square feet of renovation to existing space, including 1,300 square feet of existing mezzanine. Although this is being evaluated as a renovation/addition alternative, the scope is substantial. It includes a significant amount of new building area, renovation of existing space, replacement of exterior building components, slab replacement, utility work, site improvements, and fire station planning requirements that go well beyond a simple remodel.

Some of the additional area is driven in part by current fire station planning practices, particularly the separation of hot, warm, and cold zones to reduce firefighter exposure to contaminants. The layout separates apparatus, gear, tools, SCBA, and decontamination functions from cleaner administrative, training, and living areas. Within the limits of selective remodeling and additions, this approach comes close to creating a modern fire station within the existing facility.

The budget does not include a campus-wide fire sprinkler system. Based on the current conceptual approach, the design is assumed to be organized to remain within applicable Building Code limitations without requiring full fire sprinkling of the entire campus. This is a significant planning assumption. If future code review, final design, building area calculations, occupancy separations, fire-wall requirements, or authority-having-jurisdiction review determines that sprinkling is required, the budget would need to be revised accordingly.

At a conceptual level, the budget is intended to include selective renovation of the existing City Hall, Fire Station, and related public works areas; new additions where required to improve function; selective demolition; structural modifications; slab and foundation work; code and accessibility corrections; fire separation work; apparatus bay improvements; gear/decontamination support areas; updated fire department support spaces; mechanical, electrical, and plumbing upgrades; exterior envelope repairs or modifications; interior build-out; restroom improvements; site paving/aprons; utility adjustments; general conditions; and contractor costs.

More specifically, the conceptual budget includes replacement of the existing metal siding, roof panels, and windows on the City Hall / Maintenance building. It also includes replacement of approximately 3,770 square feet of existing floor slab in the Maintenance building with a new heavy-duty slab suitable for maintenance operations. In addition, the budget includes approximately \$500,000 for a new salt storage facility and approximately \$75,000 for new well and septic systems.

The budget also assumes the project will address existing deficiencies identified in the public buildings inspection report, including ADA corrections, fire/life-safety items, foundation protection, exterior/site corrections, and related maintenance issues.

This budget is intended to give the City a reasonable planning number for comparison purposes. It is not a detailed estimate based on completed design documents and should not be viewed as a guaranteed maximum price, bid amount, or final construction estimate. Several items remain

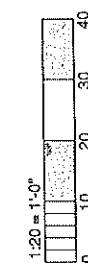
undefined and could materially affect cost, including final program size, extent of structural modification, final code analysis, sprinkler requirements, mechanical/electrical service capacity, site utility conditions, soil conditions, hazardous materials, septic/well impacts, phasing requirements, temporary operations, final finish level, and concealed conditions.

If the City elects to proceed, the next step should be a focused existing-conditions review and schematic design effort to confirm the scope, code requirements, phasing, building systems, site work, and final budget.

STAHL CONSTRUCTION

Lane M. Schoening
President

lschoening@stahlconstruction.com
(612) 716-5792



BALDWIN, MN
BALDWIN, MN

Joan Heinen

From: Al Tsai <atsai@cnharch.com>
Sent: Thursday, July 9, 2026 4:11 PM
To: Joan Heinen
Cc: Quinn Hutson
Subject: 26044: Balwin RFP
Attachments: Estimate - Hard Cost.pdf; Exhibit A - City Hall + PW.pdf; Exhibit B - FD + SSTs.pdf

Good afternoon, Joan,

Please see the attached ballpark hard construction cost. Temporary facilities for the fire fighters during construction were excluded.

Should you require anything further, please let us know.

Best Regards,

Al Tsai, CSI CDT®
Associate Principal, Architect (WI, IA, MO)
CSI-MSP Chapter President | [Join Construction Specifications Institute \(CSI\)](#)!
952-997-4584



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From: Joan Heinen <city.clerk@baldwinmn.gov>
Sent: Tuesday, July 7, 2026 11:09 AM
To: Al Tsai <atsai@cnharch.com>
Cc: Quinn Hutson <qhutson@cnharch.com>
Subject: RE: Balwin RFP

[External Sender]

Hi Al,
Thank you for taking the time to visit and review our City Hall/Public Works/Fire Department.
Let me know when a quote will be available.
Again, thank you. It was very much appreciated.

Joan Heinen
Clerk/Treasurer



7300 WEST 147TH STREET SUITE 504 APPLE VALLEY, MN 55124 (952) 431-4433

Baldwin Fire, Fleet, and City Hall

Preliminary Cost Estimate - Hard Cost

CNH No: 26003

Date: 7/8/2026

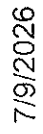
	Description	Quantity	Unit	Cost / Unit	Total Cost
	New Addition	15,000	SF	\$325	\$4,875,000
	Heavy Remodel	9,800	SF	\$205	\$2,009,000
	Light Remodel	13,200	SF	\$50	\$660,000
	Site Work	1	Ea	\$500,000	\$500,000
Sub-Total					\$8,044,000
Hard Cost Contingency (10%)					\$804,400
Total Building SF		38,000			
Total Construction Cost					\$8,848,400
Total Hard Cost/Area					\$233

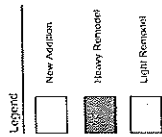
This estimate does not include soft costs that will be a part of any project including A/E design, testing, permits, furniture, and equipment.

Construction cost inflation should be added to the project hard costs above from the date listed to projected project construction midpoint.

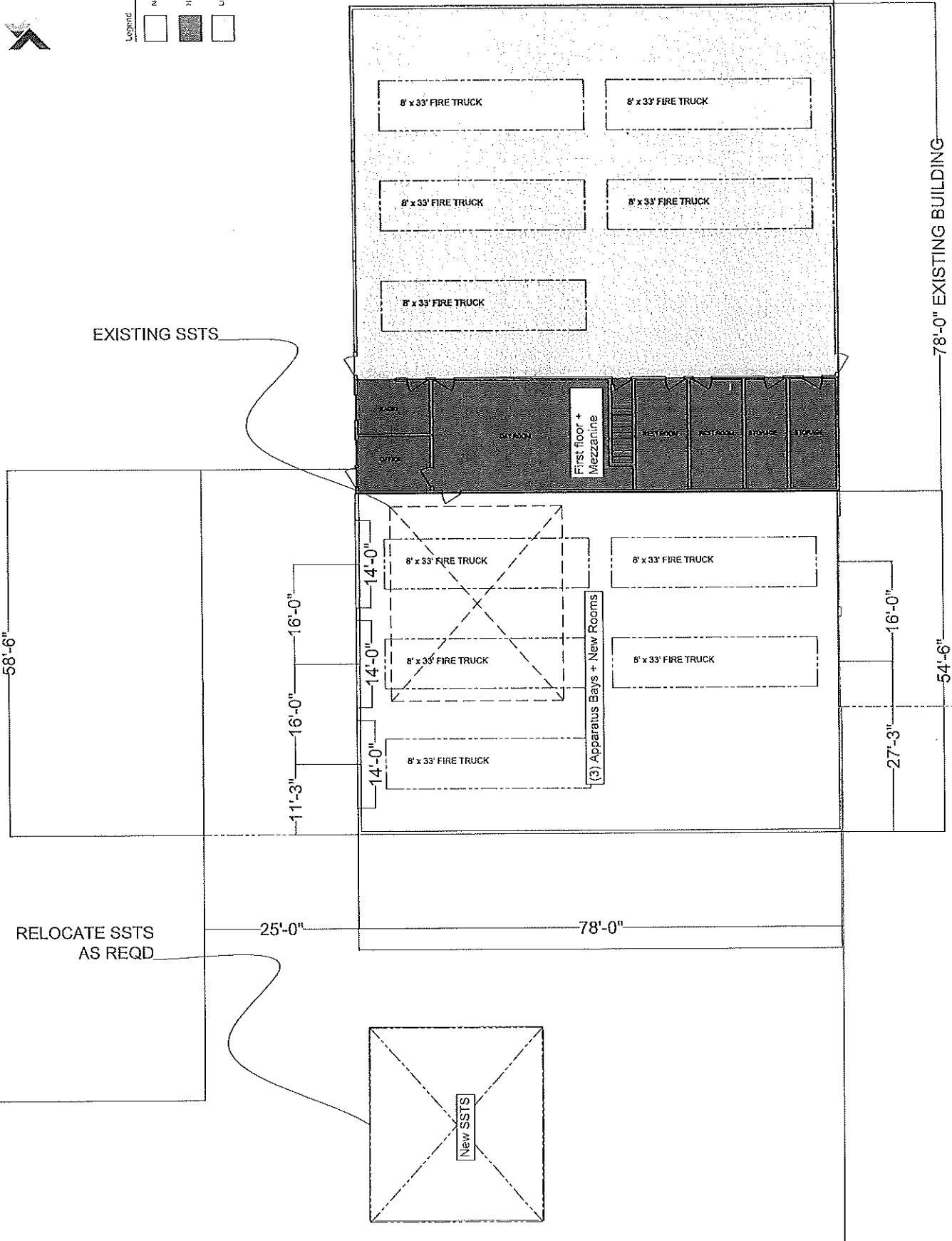


10





7/9/2026



Joan Heinen

From: Joe Eidem <jeidem@terragc.com>
Sent: Thursday, July 9, 2026 7:02 PM
To: Joan Heinen
Cc: Scott Case; Ben Newlin
Subject: RE: Baldwin/FW: Fire Station Addition | Terra Construction
Attachments: Baldwin Fire & City Hall Letter - Terra Construction.pdf

Joan,

Attached is a copy of the pricing that we have put together for the city hall and fire station projects. You'll see we have broken out some pricing items for review based on our conversations with the team and also provided some ranges with this being fairly early on in the process.

Please let us know if any questions arise or clarification is needed on anything, we would be happy to come sit down and discuss this with you.

We look forward to hearing from you, and I'll touch base next week to follow up.

Thank you,

Joe Eidem
Terra Construction

direct // 763.463.0265
cell // 763.402.0173



Serving those who serve others®

Please consider the environment before printing this email.

From: Joan Heinen <city.clerk@baldwinmn.gov>
Sent: Tuesday, July 7, 2026 4:22 PM
To: Joe Eidem <jeidem@terragc.com>; Ben Newlin <bnewlin@terragc.com>
Cc: Scott Case <councilmemberB@baldwinmn.gov>
Subject: RE: Baldwin/FW: Fire Station Addition | Terra Construction

Wonderful, thank you!

Joan Heinen
Clerk/Treasurer
City of Baldwin
30239 128th Street NW
Baldwin, MN 55371
763-389-8931
city.clerk@baldwinmn.gov



763.463.0220
877.604.2118



info@terragc.com
terragc.com



July 10, 2026

Jay Swanon
Mayor
City of Baldwin
30239 128th Street NW
Baldwin, MN 55374
City.clerk@baldwin.gov

RE: City of Baldwin Fire Department Addition and City Hall Remodel

Jay Swanon,

Thank you for giving Terra Construction the opportunity to meet with your team to review the current facility and discuss the future needs of the city hall, maintenance department and fire department.

We have reviewed the drawings that were provided to us along with the site visit meeting with Mr. Case and Mr. Good to understand the scope of the projects and needs of the city and fire department. The site review meeting provided us with guidance and visualization that the existing facilities are in need of updating and expansion to accommodate the age of the building and the growth of the city. In our review of reconstructing and remodeling of the existing we've also provided our pricing thoughts on building the fire station entirely new.

Reviewing previous project experience and current market conditions we've provided a few breakouts below for project pricing ranges.

City Hall/Public Works

- City Hall Renovations and new Chamber space - \$424,000 - \$615,000
- Public Works – interior renovations - \$1,095,000 - \$1,450,000
- Construct new Public Works Addition - \$2,175,000 - \$2,350,000
- Repave parking lot - \$90,000 - \$125,000
- Construct new fabric salt storage - \$65,000 - \$95,000
- Fuel Island - \$350,000 - \$500,000
- Site modifications and restoration - \$200,000 - \$255,000
- General contractor costs, permits, fees, insurance - \$950,000 - \$1,200,000
- Recommended Design and construction contingency - 10%
- Construction cost escalation assuming 2027 construction - 5%



21025 Commerce Blvd, Suite 1000 // Rogers, MN 55374

Fire Station

- Construct new ground up building (11,700 SF)
 - Pre-engineered metal building \$300 - \$350 SF
 - Steel and EIFS building \$410 - \$455 SF
 - Precast building \$515 - \$560 SF
 - Brick and Block building \$585 - \$615 SF
- Construct new SSTS - \$85,000 - \$125,000
- Remodel existing station - \$1,330,000 - \$1,625,000
- Post Frame Steel Addition - \$1,600,000 - \$1,950,000
- Remove existing slab and provide new floor drains at existing station - \$115,000 - \$165,000

Alternate Pricing options

- Fire Suppression system at city hall - \$92,000 - \$120,000 (pending well size)
- Fire Suppression system at existing station - \$63,000 - \$85,000 (pending well size)
- Elevator in fire station - \$265,000 - \$300,000

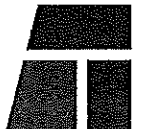
Please feel free to reach out to me with any questions after you've had a chance to review. We would enjoy setting up a meeting to provide any additional information or discuss the project pricing with you.

Sincerely,



Joe Eidem

Senior Project Manager



Joan Heinen

From: Ben Newlin <bnewlin@terracc.com>
Sent: Thursday, July 9, 2026 7:18 PM
To: Joe Eidem; Joan Heinen
Cc: Scott Case
Subject: RE: Baldwin/FW: Fire Station Addition | Terra Construction
Attachments: Terra Construction SOQ_Baldwin Fire City Hall.pdf

Joan,

To go along with this, attached is our Statement of Qualifications. This outlines some of our completed work. In addition to what is included in the attached SOQ, we are also currently working on the following projects:

- Shakopee Fire Station #2 Remodel
- Vadnais Heights Fire Station
- Golden Valley East Fire Station
- Rosemount Fire Station #2 Addition & Remodel
- Elk River Fire Station #1
- Rogers City Hall & Police Station
- City of Carver Public Works Facility

As Joe mentioned, we would be happy to discuss this further or answer any questions that you may have. We're just down the road and would be available to meet anytime.

Thanks,

Ben Newlin
Terra Construction

direct // 763.463.0243
cell // 612.325.1512



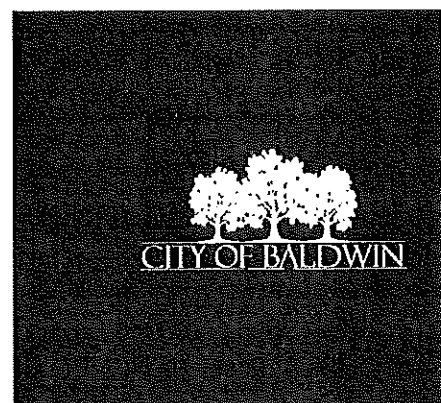
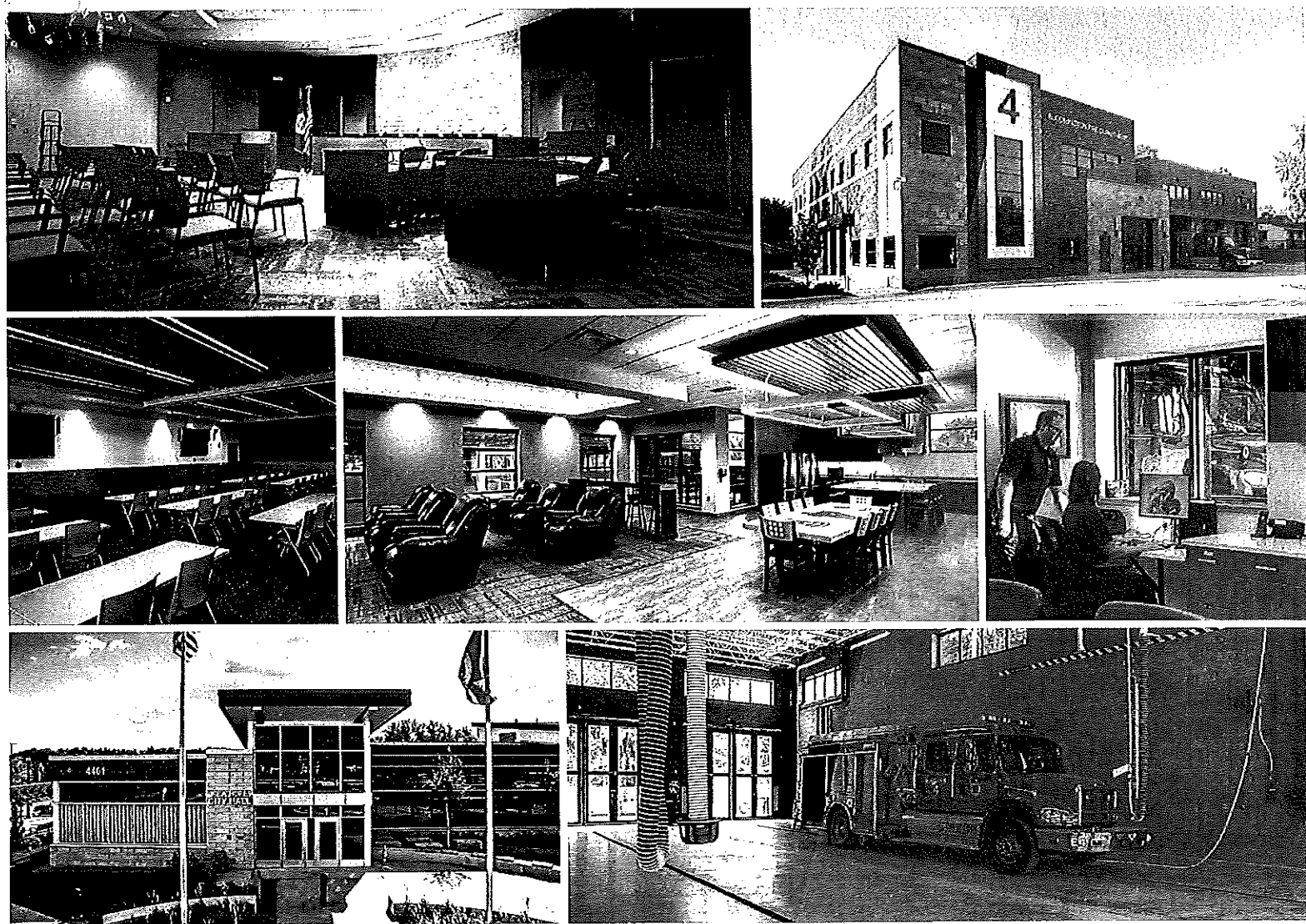
Serving those who serve others®

Please consider the environment before printing this email.

From: Joe Eidem <jeidem@terracc.com>
Sent: Thursday, July 9, 2026 7:02 PM
To: Joan Heinen <city.clerk@baldwinmn.gov>
Cc: Scott Case <councilmemberB@baldwinmn.gov>; Ben Newlin <bnewlin@terracc.com>
Subject: RE: Baldwin/FW: Fire Station Addition | Terra Construction

Joan,

Attached is a copy of the pricing that we have put together for the city hall and fire station projects. You'll see we have broken out some pricing items for review based on our conversations with the team and also provided some ranges with this being fairly early on in the process.



STATEMENT OF QUALIFICATIONS FOR CONSTRUCTION SERVICES

BALDWIN

FIRE STATION & CITY HALL

7.10.2026



Serving those who serve others®



763.463.0220
877.604.2118

info@terracc.com
terracc.com



July 10, 2026

Joan Heinen
City Clerk/Treasurer
City of Baldwin
30239 128th St. NW
Baldwin, MN 55371

RE: Statement of Qualifications

Dear Joan,

A new City Hall and Fire Station represents more than a construction project; it is an investment in the people who serve the community and the residents who rely on them every day. These essential facilities must be designed and built with a deep understanding of public service, operational demands, and long-term community needs. Terra Construction recognizes the importance of creating a facility that supports efficient municipal operations, enhances emergency response capabilities, and provides a lasting resource for the Baldwin community.

At Terra Construction, our approach is rooted in our mission of **Serving Those Who Serve Others®**. We understand that public safety and municipal facilities require a higher level of care, coordination, and accountability. Our team is committed to representing the City's interests throughout every phase of the project by providing responsive communication, thoughtful planning, and a commitment to delivering a facility that reflects Baldwin's vision and priorities.

Terra brings proven public safety expertise and a collaborative approach to delivering facilities where safety, functionality, and long-term value are essential. Our experience with fire stations and municipal projects allows us to anticipate operational needs, provide valuable constructability insight, and guide decisions that support the City's goals. Through open communication, proactive problem-solving, and alignment with the City of Baldwin, the design team, and all stakeholders, Terra will help deliver a facility that meets Baldwin's budget, schedule, quality expectations, and vision for the future.

We look forward to the opportunity to continue the conversation with the City of Baldwin and discuss how Terra can support the successful delivery of this important project.

Respectfully submitted,

A handwritten signature in dark ink that reads 'Benjamin Newlin'.

Ben Newlin, President
bnewlin@terracc.com | 763.463.0243



21025 Commerce Blvd, Suite 1000 // Rogers, MN 55374

TABLE OF CONTENTS

Click section number to go directly to that section (digital copies only).

1 Company Information & History

2 Project Experience

3 References

COMPANY
INFORMATION
& HISTORY

Serving those who serve others.

Corporate Office
Terra Construction
21025 Commerce Blvd
Suite 1000
Rogers, MN 55374

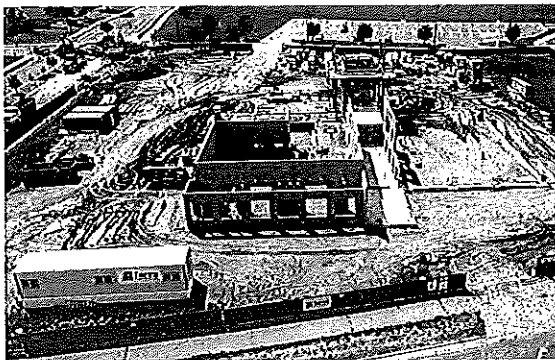
Website
www.terragc.com

Sustaining Member



Terra Construction is a Minnesota-based commercial builder specializing in municipal and public safety projects including city halls, fire stations, police stations and training facilities.

At Terra, we believe in making each project a great experience for everyone involved. We assure you we will provide leadership, but also allow for a collaborative spirit where you, as our client, feel confident, well-informed and are an integral part of the process. We understand and respect the importance of this project to your community.

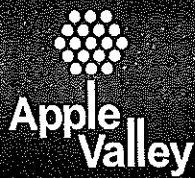


“ They (Terra) take the time to understand exactly what our goals are for the project through **open communication** that is always **honest and respectful**.

Mark Dickinson • Elk River Fire Chief

PROJECT
EXPERIENCE





Apple Valley Fire Station #2

Apple Valley, MN



ARCHITECT
CNH Architects

CONSTRUCTION COST
\$15,260,405

PROJECT SIZE
27,891 sf

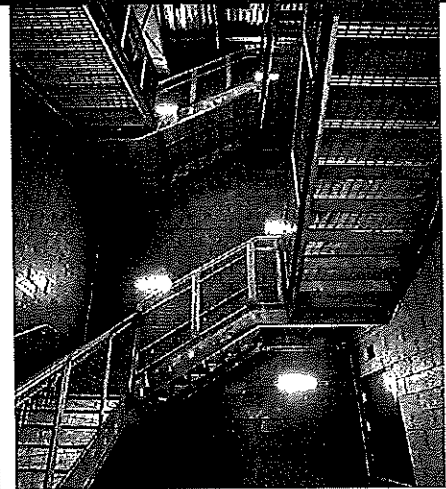
This project replaced the current Fire Station #2 and included a two-story operations wing with two sets of three pull-through apparatus bays split by a full training tower. It features a decontamination area, a turnout gear area, administration spaces, an education classroom, residential spaces, fitness room, hose tower, training features and support spaces. The project also included remodeling at Fire Stations #1 and #3 including upgrading the turnout gear and decontamination areas, and enclosing the fitness area at Fire Station #1.

MCA Publicly Funded Construction Project of the Year (2025)



Bloomington Fire Station #4

Bloomington, MN



ARCHITECT
CNH Architects

CONSTRUCTION COST
\$10,790,100

PROJECT SIZE
25,578 sf

This project involved the demolition of the City of Bloomington's existing 4,429 sf Fire Station #4 and construction of a modern, 25,286 sf facility designed to meet the evolving needs of the department and community. The new station features three apparatus bays to accommodate current and future emergency vehicles, along with dedicated office space, a large training room to support ongoing firefighter education, and living accommodations that promote comfort and readiness for 24-hour shifts.

MCA Publicly Funded Construction Project of the Year (2024)

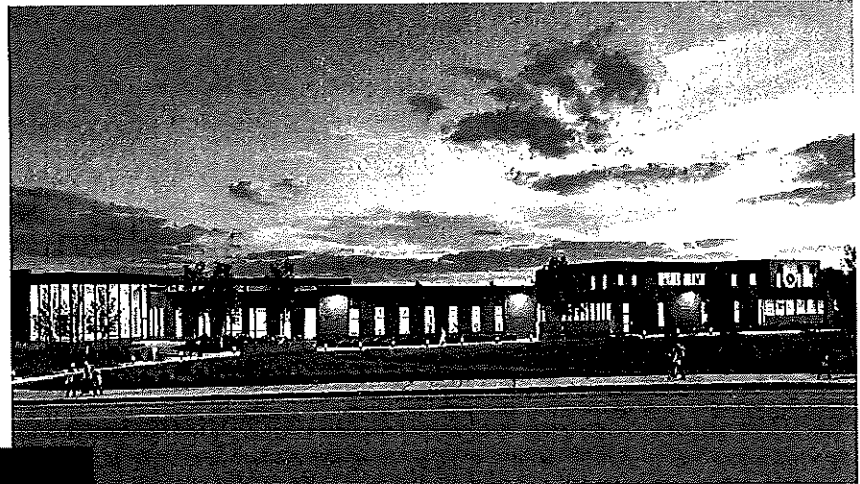
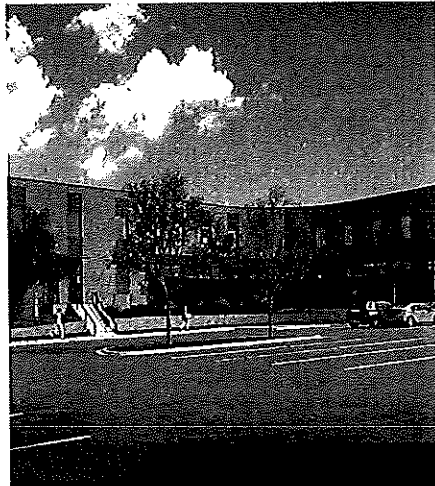
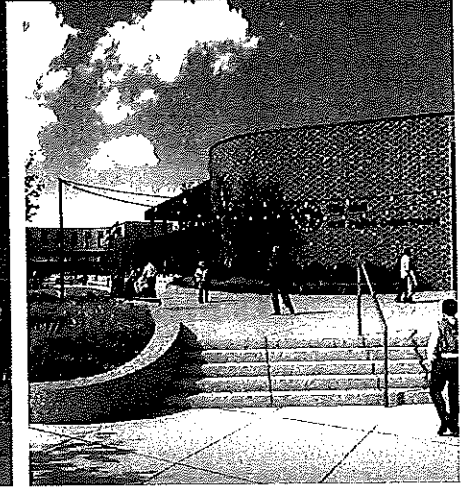
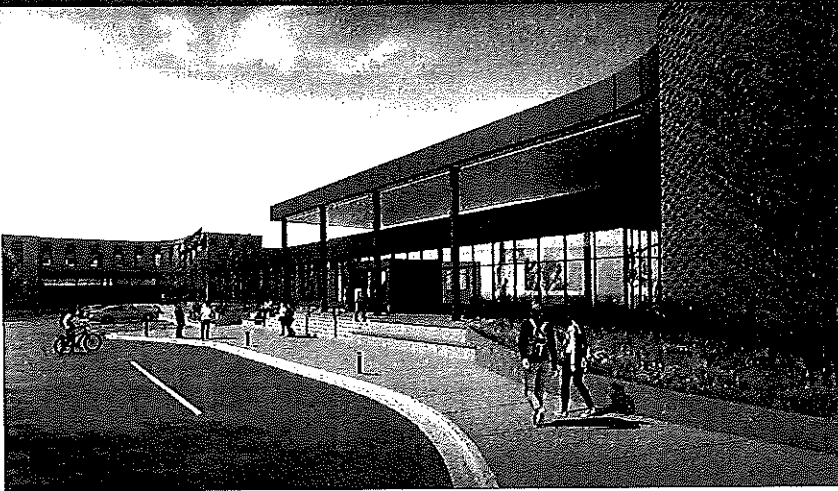
MSA Project of the Year (2024)

Minnesota Real Estate Journal Government/Community Facility Project Finalist (2024)



City of Rogers City Hall & Police Department

Rogers, MN



ARCHITECT
Leo A Daly

CONSTRUCTION COST
est. \$35,000,000

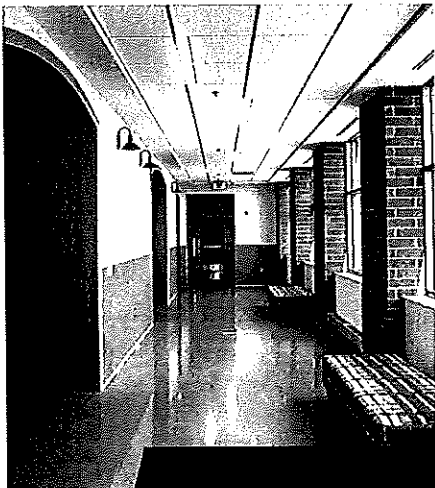
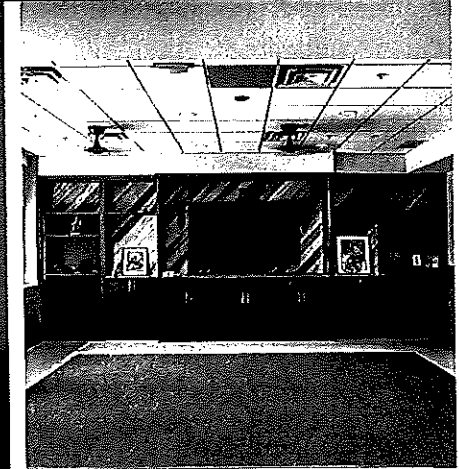
PROJECT SIZE
69,944 sf

This project involves a new 69,944 sf City Hall and Police facility designed to support the community's continued growth and evolving municipal needs. Located on the former Boyer Truck Center site, the project will create a modern civic campus that integrates municipal operations with 24-hour public safety services. The facility will include police operations, administrative offices, council chambers, five conference rooms, business areas, a training room, two break rooms, two patios, a fitness room, restrooms, evidence storage, an armory, and a 40-stall parking garage. The thoughtfully designed complex will provide a secure, efficient, and community-focused environment that supports both daily municipal functions and critical public safety operations.



Elk River Fire Station #3

Elk River, MN



ARCHITECT
BKV Group

CONSTRUCTION COST
\$6,904,500

PROJECT SIZE
15,397 sf

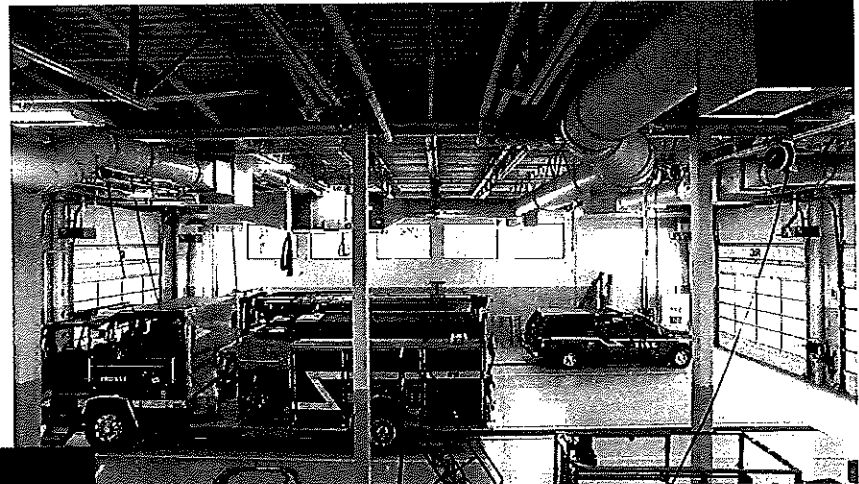
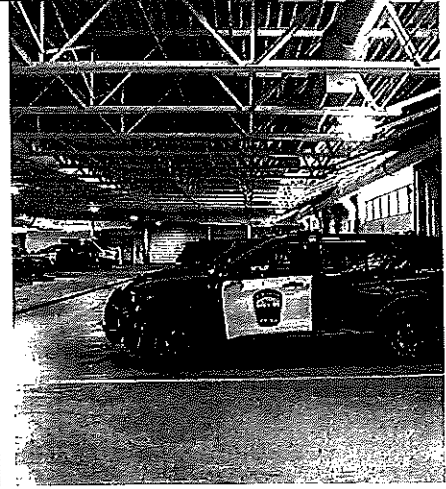
Elk River Fire Station #3 provides services to the newer developments in the eastern part of Elk River. It utilizes CMU bearing walls with concrete spread footings and a steel joist roof structure. Major space types include the apparatus bays and support spaces, training tower, large divisible classroom, dayroom, dining and kitchen spaces, offices, shower rooms, a physical training room, mezzanine and a tornado shelter.

The building is at a state of readiness 24/7/365. The station is the base of operations for approximately 30 firefighters. There are 10 parking stalls for first responders and 35 parking stalls for the public or for firefighters arriving at the station for a non-emergency reason.



Elk River Public Safety Building Reno/Expansion

Elk River, MN



ARCHITECT
BKV Group

CONSTRUCTION COST
\$6,368,984

PROJECT SIZE
24,000 sf

This project included renovations and an expansion to Elk River's Public Safety Building which included Fire Station #2 and the Police Department. The fire station scope included a 3,800 sf expansion to include two apparatus bays as well as a 4,000 sf renovation of the existing apparatus bays and supports spaces including a turnout gear storage room, decontamination areas, locker rooms, showers, kitchen and dayroom. The police department scope included a 12,200 sf interior renovation to improve security and workspace efficiency as well as the buildout of a 4,000 sf second floor shell space.



New Hope City Hall & Police Department

New Hope, MN



ARCHITECT
Wold Architects
& Engineers

CONSTRUCTION COST
\$15,160,554

PROJECT SIZE
63,556 sf

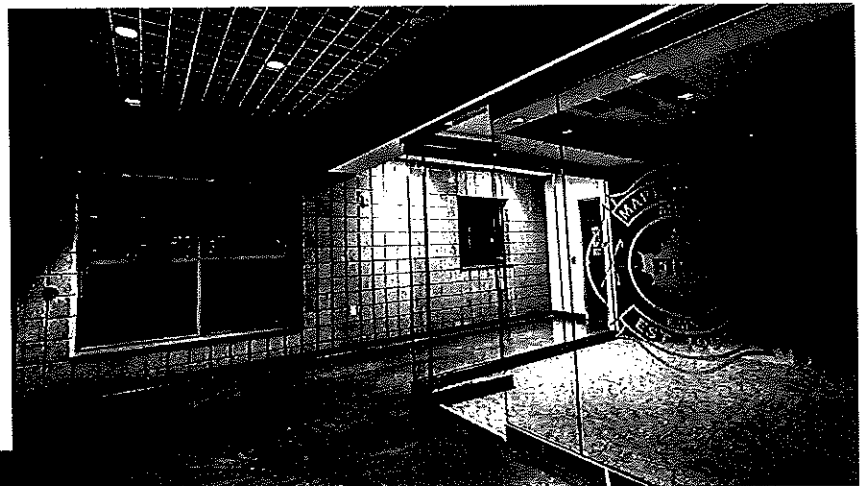
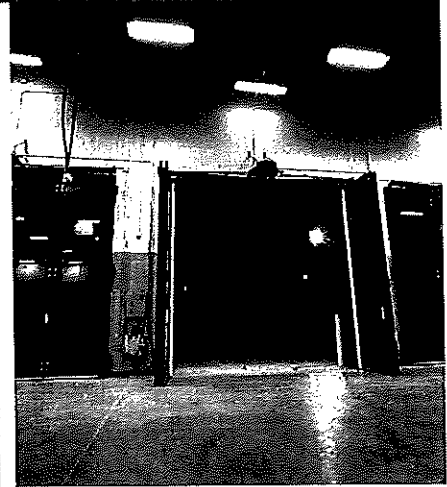
This project involved the construction of a new City Hall to house city offices and the police department for the City of New Hope. The scope included demolition of the Honsey Outdoor Pool, construction of a new 63,556 square foot facility and associated site work.

Interior work included the construction of a lobby, council chambers, conference rooms, offices, workstations, a breakroom, a workroom, holding rooms, jail cells, interview rooms, locker rooms, restrooms, a fitness center and several parking garages.



Maplewood Fire & Police Department

Maplewood, MN



ARCHITECT
SEH

CONSTRUCTION COST
\$3,723,610

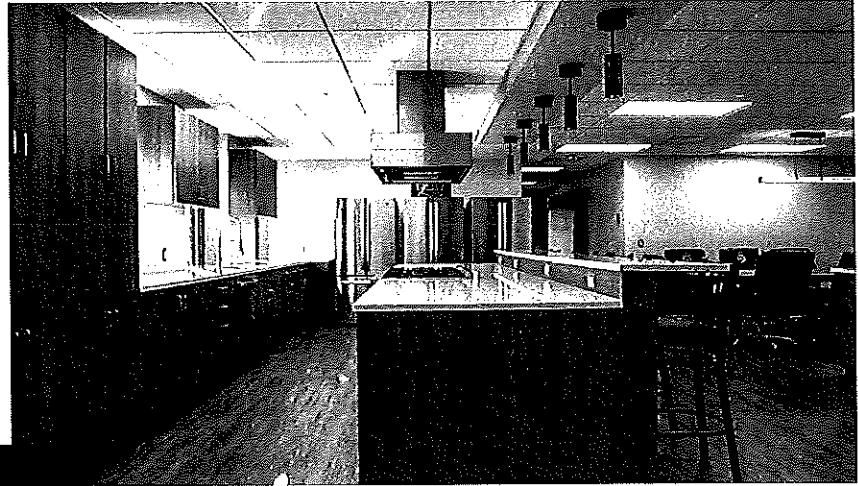
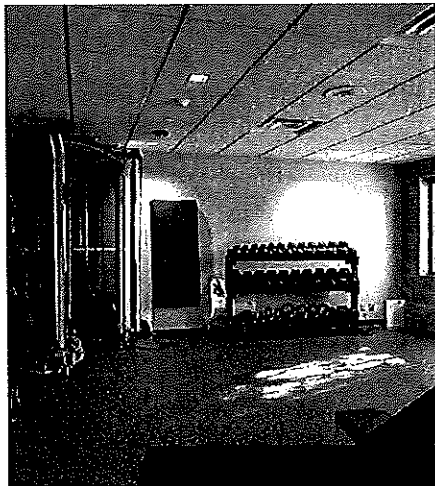
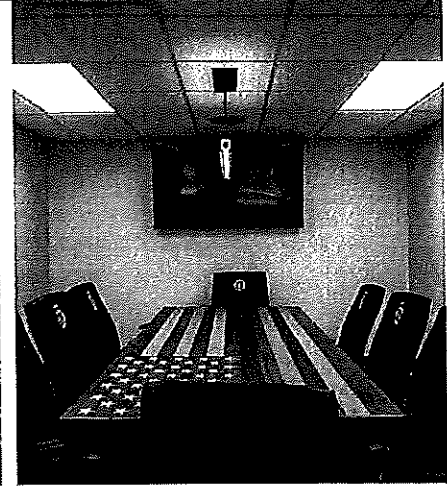
PROJECT SIZE
14,786 sf

This project included construction of a new station site on the 3M campus in Maplewood that houses four apparatus bays, departmental offices and a police substation. It is the first Minnesota building that meets international standards for green construction being built with environmental sustainability and energy efficiency in mind. The site has rain gardens, native plants and a solar reflective roof. It was constructed with recycled materials including windows that increase natural light, efficient appliances and plumbing fixtures that use less water.

MCA Green/Sustainable Construction Project of the Year (2015)



Savage Fire Station #1 Remodel



ARCHITECT
CNH

CONSTRUCTION COST
\$1,214,549

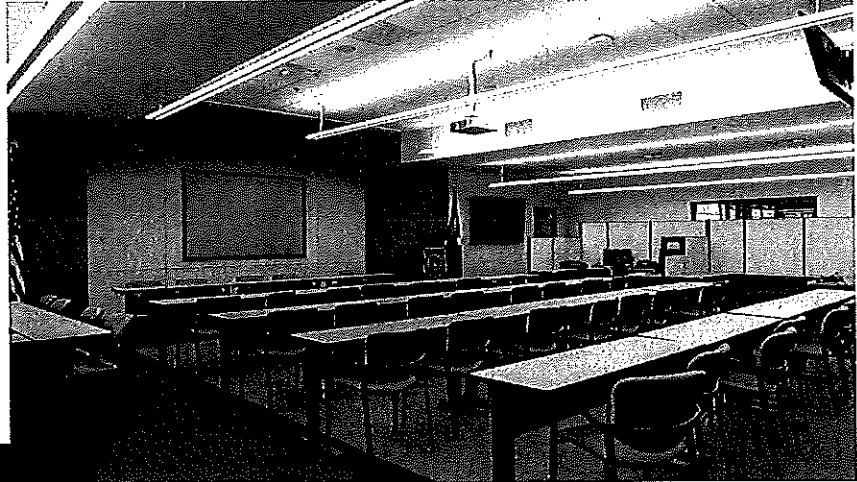
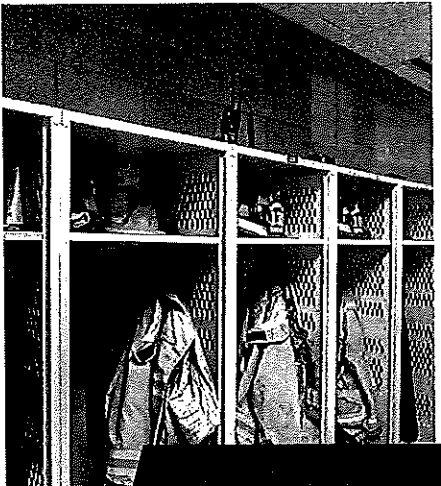
PROJECT SIZE
14,100 sf

This project modernized an existing fire station to improve safety, efficiency, and daily operations for firefighters. Work included full interior renovations and major mechanical upgrades, with two new air handlers (one per floor), VAV units, new mechanical chases, and ductwork to enhance climate control in dorms, kitchen, and fitness areas. The kitchen was relocated upstairs to create a combined dining and fitness space, and a full fire sprinkler system was installed. Improvements encompassed the 6,700 sf apparatus bay and both floors, delivering a more functional, resilient facility.



Shakopee Fire Station #1 Remodel

Shakopee, MN



ARCHITECT
CNH Architects

CONSTRUCTION COST
\$729,154

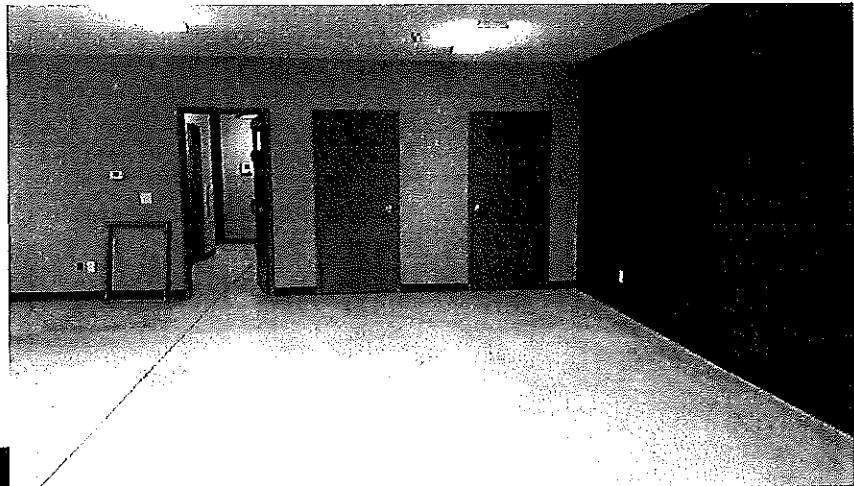
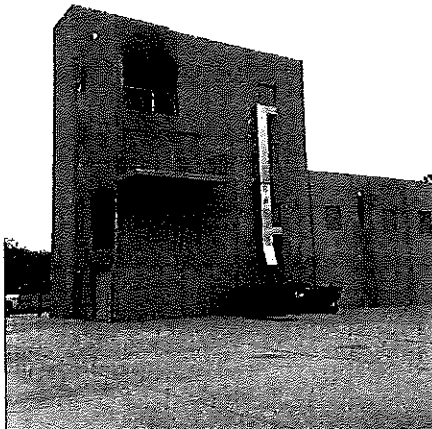
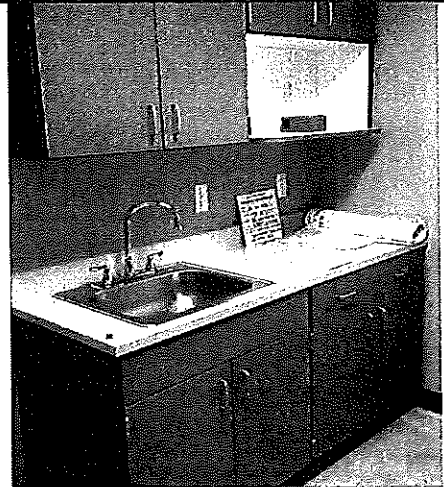
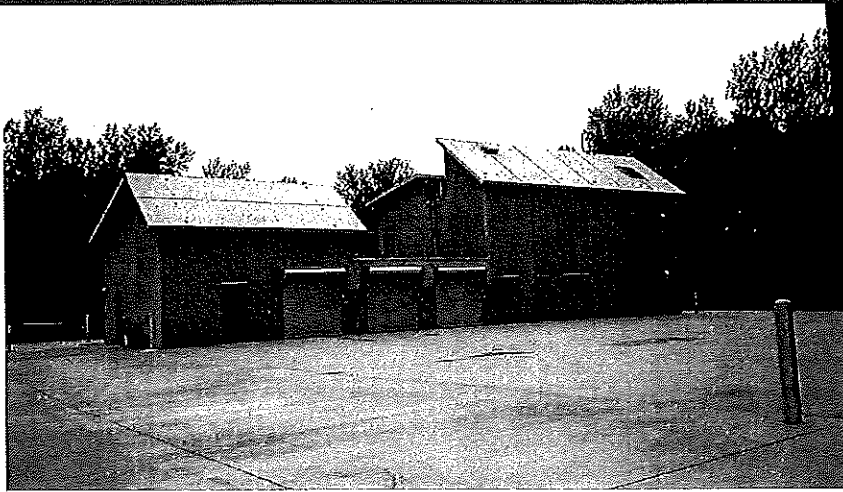
PROJECT SIZE
2,965 sf

This project involved converting the existing training maze in Level 1 into door rooms including all mechanical and electrical modifications and requirements. It also involved remodeling the Level 2 offices (which previously housed temporary dorms) into offices and a conference room.



East Metro Public Safety Training Facility

Maplewood, MN



ARCHITECT
SEH

CONSTRUCTION COST
\$1,271,347

PROJECT SIZE
6,385 sf

This project included two phases of construction. The first involved the construction of a two-story addition to the Burn Tower to include an integrated fire simulation system and simulated smoke. The second phase involved the construction of a classroom building which included a training room, two offices, storage space and men's and women's restrooms. The site is operated by a Joint Powers Agreement between the Cities of Maplewood, Oakdale, North Saint Paul and Lake Elmo. It is used by more than 20 local fire departments annually.

REFERENCES

5



Tim Barrett

Assistant Chief

City of Bloomington
10 West 95th St.
Bloomington, MN 55420

tbarrett@bloomingtonmn.gov
952.693.1024

Mark Dickinson

Fire Chief

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mdickinson@elkrivernm.gov
763.350.0769

Jay Forster

Deputy Chief

City of Bloomington
1800 West Old Shakopee Rd
Bloomington, MN 55431

jforster@bloomingtonmn.gov
952.563.4801

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Fire Chief

City of Apple Valley
7100 147th St. W
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Mike Scott

Former Eagan Fire Chief

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Quinn Hutson

Principal

CNH Architects
7300 W 147th St., Suite 504
Apple Valley, MN 55124

qhutson@cnharch.com
612.790.7943

"Terra has been really great partners and communicators through the construction. I have come to appreciate how much communication you did on the front end."

Charles Grawe

City of Apple Valley
Assistant City Administrator



FIRE DEPARTMENT
952-953-2600
fire@applevalleymn.gov

April 27, 2025

To Whom It May Concern,

It is my privilege to recommend Terra Construction, who served as the construction manager acting as our agent during the development of our new Fire Station 2. Their expertise, professionalism, and dedication were evident throughout the entire project, making them an invaluable partner to our team and community.

In their role as our agent, Terra Construction demonstrated an exceptional ability to represent our interests, ensuring the project met the highest standards in every aspect. They skillfully navigated the complexities of the construction process, coordinating between contractors, managing timelines and budgets, and resolving challenges with efficiency and transparency. Their proactive communication and attention to detail were key factors in the project's seamless execution.

The completion of Fire Station 2 stands as a testament to Terra Construction's remarkable commitment to excellence. The station is not only a well-designed and functional facility tailored to the needs of our fire department but also a vital resource that enhances the safety and well-being of our community. Their contributions have had a lasting positive impact.

Terra Construction's integrity, professionalism, and ability to act in the best interest of their clients make them a valuable asset to any project. Please feel free to contact me at matt.nelson@applevalleymn.gov or (952) 953-2605 if you have any questions or need additional information about their work on this project.

Sincerely,

A handwritten signature in black ink that reads "Matt Nelson".

Matt Nelson
Fire Chief
Apple Valley Fire Department

Neighbors Helping Neighbors



February 18, 2022

Mark Dickinson
Fire Chief & Director of Emergency Management
Elk River Fire Department
13073 Orono Parkway NW
Elk River, MN 55330

To: Tom Brown
President
Terra Construction
21025 Commerce Boulevard, Suite 1000
Rogers, MN 55374

Dear Tom Brown,

I wanted to formally let you know how extremely impressed by the exemplary quality services we have received from Terra Construction. It truly has been a pleasure working with the professionalism and integrity that your team has shown during our projects over the last two years.

Throughout our projects, Terra personnel have gone over and above with providing remarkable customer service. They take the time to understand exactly what our goals are for the project through open communication that is always honest and respectful. They have shown professionalism through their attention to detail, safety and effective collaboration with everyone involved in the project, including the public during construction.

I would happily recommend Terra Construction for any future construction projects in our city as well as to any outside entity. If you ever need me as a reference, it would be my pleasure to share my experience with your organization. Feel free to share my contact information.

Sincerely,

Mark Dickinson
Fire Chief & Director of Emergency Management

13073 Orono Parkway
Elk River, MN 55330
763.635.1100

www.ElkRiverMN.gov/Fire





Serving those who serve others®