



# City of Gustavus Capital Improvement Plan Project Nomination Short Form

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## Project eligibility

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Does the proposed project represent a major, nonrecurring expense? YES ☒ NO ☐

Will the proposed project result in a fixed asset (e.g., land, major equipment, building or other structure, road or trail) with an anticipated life of at least two years? YES ☒ NO ☐

Will the project provide broad community benefit? YES ☒ NO ☐

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*If you were able to answer YES to all three questions, please provide the following additional information:*

1. Project title (Suggested heading in CIP): **Refurbish Old Preschool/Post Office Building**
2. Project description and benefit. Describe the project in half a page or less, including specific features, stages of construction, etc. Explain how the project will benefit the Gustavus community.

The old Post Office is in disrepair and needs work to keep it from collapse. A request has been submitted to use the building for a Bike Repair Shop that would be seasonal and work to incorporate a vocational program with Gustavus School. The project could provide a needed service (i.e. bike repair shop) for the community; repair and renovate the building so that it is useful and restored; potentially provide students with practical knowledge about bike repair furthering the use of alternate means of transportation in the community. Regardless of the use, the building needs to be repaired to prevent further dilapidation.

3. Plans and progress. Describe in one or two paragraphs what has been accomplished so far (if anything). This may include feasibility study, conceptual design, final design/engineering/permitting, fundraising activity, and total funds raised to date.

An initial inspection of the building by the city administrator and an interested party have identified some needed improvements. However, it would be prudent to have a professional building inspection conducted to ensure there are no structural or other safety issues. The following is a list of proposed repairs and suggested improvements:

### Exterior:

- Rear alcove either taken down or rebuilt
- Front alcove either taken down or rebuilt
- Rear left corner shingles needs some replacement; could use some from one of the alcoves.
- Power-wash and paint entire exterior and trim
- Replace windows that are broken.
- Remove large tree in front and on sides
- Check if buried oil tank is usable, or replace

### Interior

- Rebuild bathroom, add another wash station to adjoining bathroom wall, check plumbing
- Check to see if monitor heater works
- Paint entire inside
- Remove ceiling panels, either replace or leave opened.
- Fix doors and replace locks
- Remove the rug and put a durable floor in.
- Lighting improvements

4. Project cost:

A. TOTAL COST (including funds already secured) = \$10,000

B. For construction projects, break out preconstruction costs (feasibility/design/permitting):

Preconstruction costs = \$None Construction costs = \$1,000 (windows). Additional costs likely, dependent on volunteer labor from occupant.

If approved, a professional assessment would be conducted, and the improvement projects would be priced out to determine project cost. If an interested party would provide labor and make additional improvements upon approval, a formal agreement should be in place.

5. Timeline: Indicate when you hope to complete each phase of the project.

Please keep in mind that the CIP will not be published until the end of September. Legislative funding (if any) would not be available until July of next year (or later) for state funding and October of next year (or later) for federal funding.

A. For projects that consist of land or equipment purchase only, state when the purchase would be made:

\_\_\_\_\_

For construction projects:

B. Preconstruction phase to be completed by \_\_\_\_\_.

C. Construction phase to be completed by December 1, 2021 (earlier if weather permits).

6. Provide a quality digitized photo, drawing, map, or other graphic image of your project if possible.

7. Date and name of person submitting form.

Tom Williams July 6, 2021