

CITY OF MINNETRISTA



CITY COUNCIL AGENDA ITEM

Subject: Approve Woodland Cove Water Treatment Plant change order #1 for architectural precast exterior modifications

Prepared By: Gary Peters, Public Works Director

Meeting Date: March 16, 2026

Issue:

The new Woodland Cove Water Treatment Plant (WTP) exterior finish has been updated and needs to be approved.

Background/History:

The overall look of the Woodland Cove WTP exterior was modified for better aesthetics. The color was changed to a dark brown for the bottom eight feet, with a light tan color on the upper sections. The corners of the building were also modified to have the dark brown textured finish extend it all the way to the top this gives the building a lot richer look the full bump outs on the West side will remain unchanged with a wood grain pattern.

Overview:

Upon discussion with the Taracon Precast, the subcontractor producing the concrete tip-up panel walls, the two-color wall panels involve a double pour. A double pour means that two different colors of concrete are poured for one panel. This adds time and money. Extending the lower dark colored texture for the full panel on all corners also adds time and money due to the need for extra LedgeStone Drystack Formliner inserts to produce this panel. Both these changes added \$15,986.25 to the construction contract. See the Magney Construction COR No. 1 – Architectural Precast Exterior Modifications proposal attached.

With further discussions with Taracon Precast, it was recommended that the City look at acid etching/washing the upper center panels to achieve the lighter color desired and get a bonus textured surface in place of a smooth surface. This would also result in a \$20,000.00 reduction due to cheaper production costs. Concrete samples of the colors and acid etch/wash look were presented to the council, with the proposed dark brown color for the lower panel section, and the acid etching/washing for the upper panels being preferred looks for the new building.

Fiscal Impact:

The cost changes to the building exterior include the \$15,000.00 addition for the full dark colored and textured corner panels, and the \$20,000.00 deduction for the acid etching/washing of the upper center panels. The net result will be a \$5,000.00 deduction in the overall cost of the new Woodland Cove WTP, as shown on the attached Change Order No. 1.

Recommended City Council Action:

Motion to approve Resolution No. 29-26 to approve Woodland Cove WTP Change Order No. 1 for the modification of architectural precast panels resulting in a net deduction of \$5,000.00 from the total construction costs.

Mission Statement:

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.



Proposal

SEND TO		FROM
Company Name AE2S		Magney Representative Dan Fuhrman
Attention Ross Mindermann		Date 1/27/2026
Fax	Phone: (763) 760-9981	Proposal # COR No. 01 - Arch. Precast Exterior Modifications

COMMENTS

Dear Ross Mindermann

Magney Construction, Inc. is pleased to present the following cost to include the necessary labor, material and equipment to modify the exterior appearance of the architectural precast. This proposal is based on email correspondence, conference calls, and updated renderings provided by EAPC which communicate a desire to revise the exterior precast. The proposed modification adds approximately 1,140 SF of formliner required. The cost for this change has been summarized below.

LABOR:	\$	-
MATERIAL:	\$	-
EQUIPMENT:	\$	-
SUBCONTRACTOR:	\$	15,000.00
TARACON PRECAST - Additional Formliner (1,140 SF) 933-S LedgeStone Drystack Formliner		
Subtotal:	\$	15,000.00
Contractor's Overhead:	\$	750.00
Bond & Insurance Premium:	\$	236.25
LUMP SUM TOTAL	\$	15,986.25

Additional Working Days Required for this Change	0
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EXCLUSIONS: No cold weather conditions, testing, painting, electrical, or mechanical not listed (above/attached) are included. If this work can take place concurrently with the other work in the contract documents, and current sequence of work, then additional supervision time will not be needed - if it is required, additional supervision cost will need to be added.

Please review and contact me if you have any questions.

Thank You,

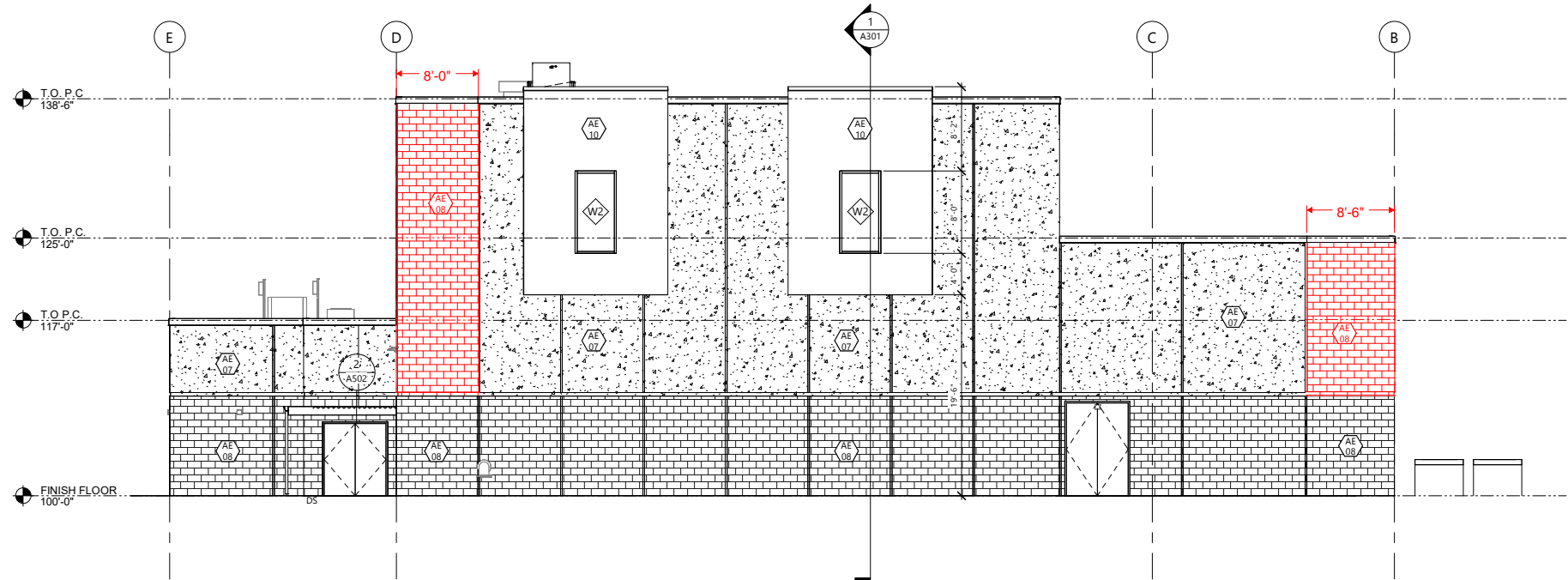
Daniel Fuhrman
Project Manager

Accepted By:

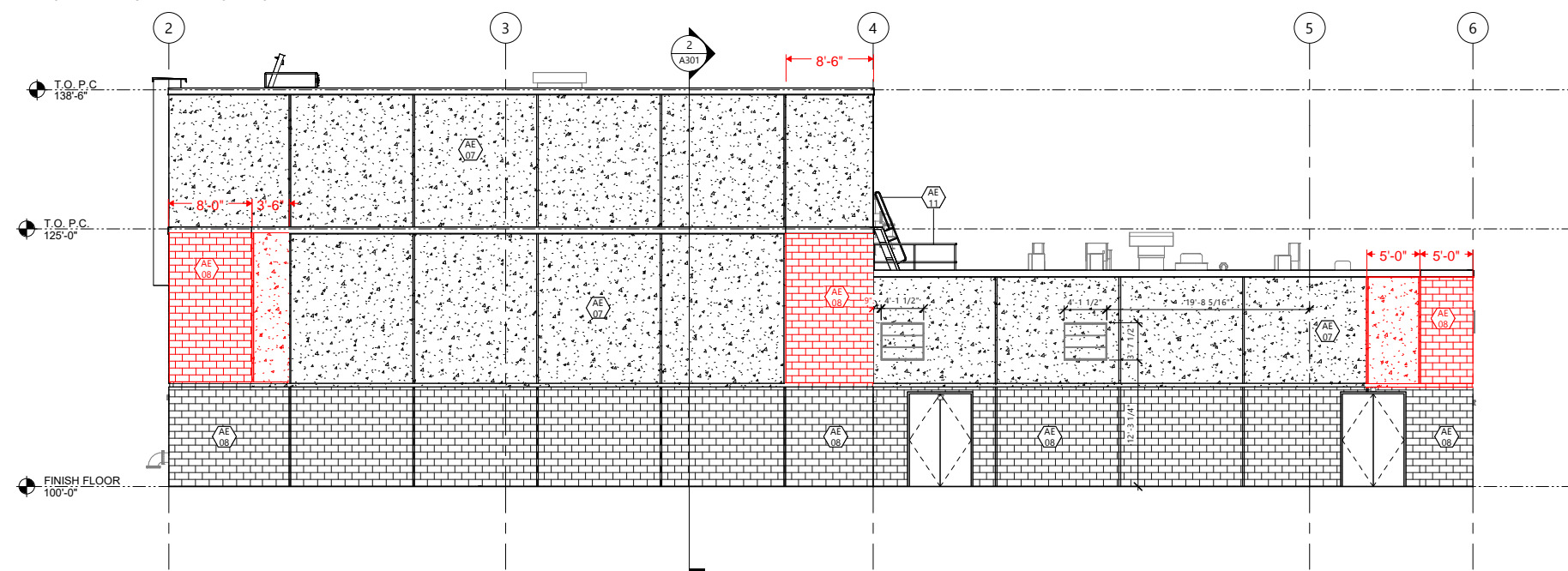
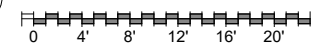
Date:

Autodesk Docs://05355-2023-002 Minnetrista Woodland Cove WTP Project/2023190_07-ARCH_1-24/EAPC.rvt

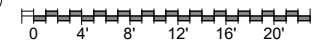
12/20/2024 1:22:17 PM



2 WEST ELEVATION



1 SOUTH ELEVATION



Certification of Individual Project Design Disciplines Are Included On Their Individual Drawings, Respectively



20243190

KEYNOTE LEGEND:

	<< INDICATES KEYNOTE ON PLAN
AE 07	PC-1A ACID ETCHED
AE 08	PC-2A FORM CAST STONE
AE 10	FCP FIBER CEMENT PANEL
AE 11	ANODIZED ALUMINUM FINISH

STATUS CONFORMED TO BID

CLH	APPR
1	12-12-25
SYM	DATE
	DESCRIPTION

MINNETRISTA WOODLAND COVE WTP PROJECT

Advanced Engineering and Environmental Services, LLC www.ae2s.com

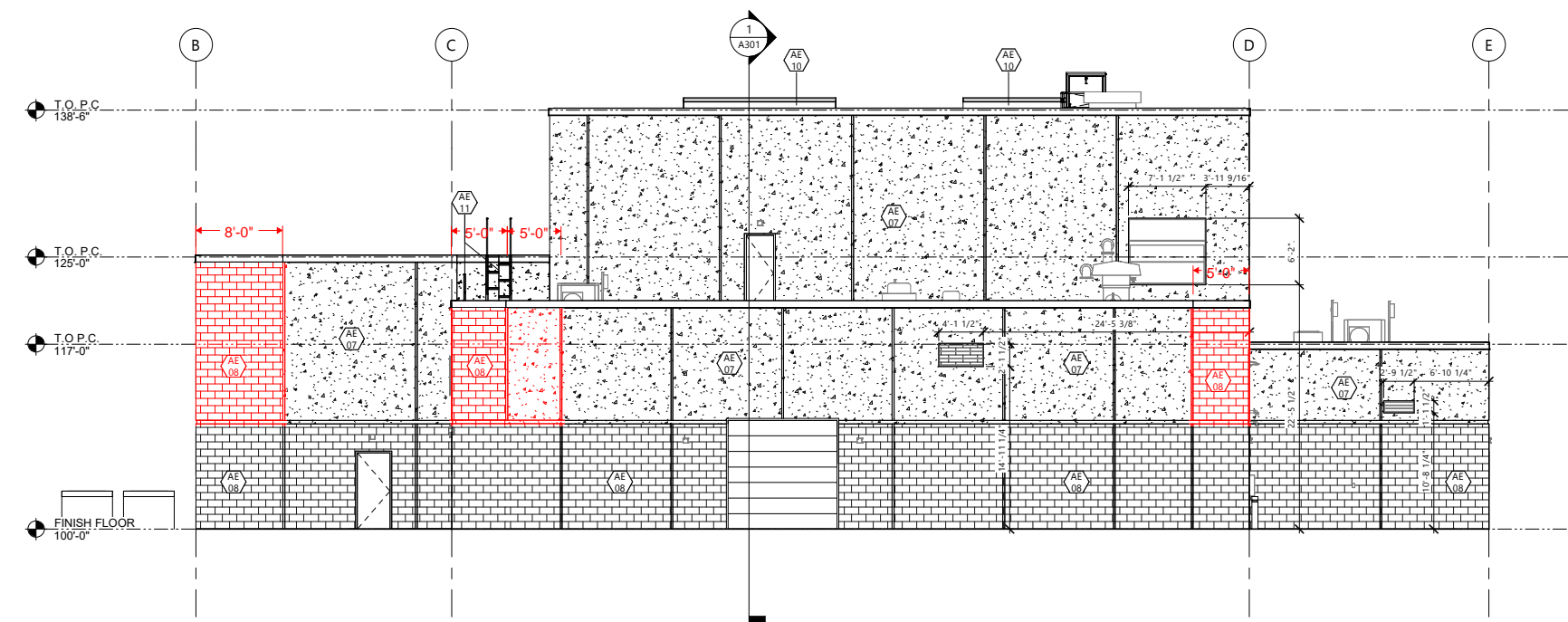
BUILDING ELEVATIONS

CLIENT:	CITY OF MINNETRISTA MINNETRISTA, MINNESOTA	PREPARED BY:	JC
		CHECKED BY:	CLH
		APPROVED BY:	CLH

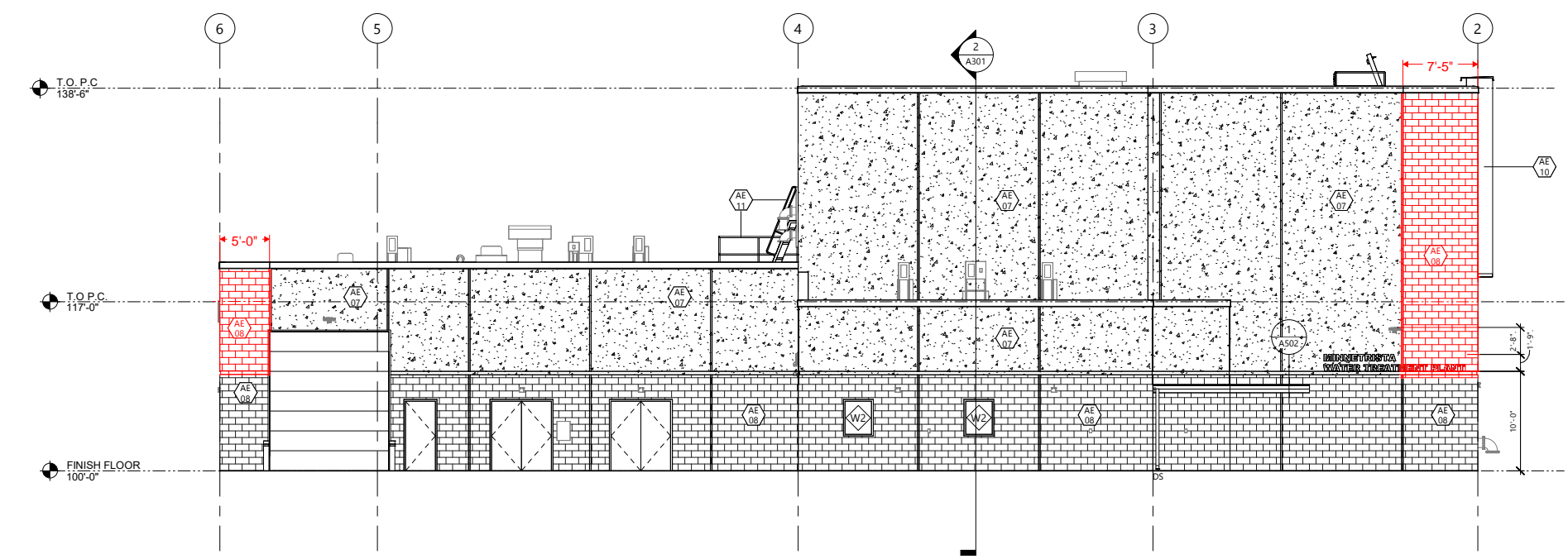
PROJECT NO:	05355-2023-002	SHEET DESIGNATOR:	WTP	SHEET NO:	A201
DATE:	DECEMBER 2025				
ALT PROJECT NO:	00000-0000				

Autodesk Docs://5355-2023-002 Minnetrista Woodland Cove WTP Project/2023190_07-ARCH_1-24/EAPC.rvt

12/2/2024 1:22:18 PM



2 EAST ELEVATION
A202
0 4' 8' 12' 16' 20'



1 NORTH ELEVATION
A202
0 4' 8' 12' 16' 20'



Certification of Individual Project Design Disciplines Are Included On Their Individual Drawings, Respectively



KEYNOTE LEGEND:

	<< INDICATES KEYNOTE ON PLAN
AE 07	PC-1A ACID ETCHED
AE 08	PC-2A FORM CAST STONE
AE 10	FCP FIBER CEMENT PANEL
AE 11	ANODIZED ALUMINUM FINISH

STATUS: CONFORMED TO BID

CLH	APPR
1	12-12-25
SYM	DATE
CONFORMED TO BID	DESCRIPTION

MINNETRISTA WOODLAND COVE WTP PROJECT
Advanced Engineering and Environmental Services, LLC www.ae2s.com

SHEET TITLE: BUILDING ELEVATIONS		
CLIENT: CITY OF MINNETRISTA MINNETRISTA, MINNESOTA	PREPARED BY: JC	CHECKED BY: CLH
PROJECT NO: 05355-2023-002	SHEET DESIGNATOR: WTP	SHEET NO: A202
DATE: DECEMBER 2025	APPROVED BY: CLH	ALT PROJECT NO: 00000-0000



Dan Fuhrman

From: Casey Hutton <Casey.Hutton@eapc.net>
Sent: Friday, January 23, 2026 2:00 PM
To: Casey Stremick; Gary Peters; Dan Fuhrman; Andrew Henkemeyer; Ryan Miles; Ernest Kleinsasser; Jasper Kruggel; Ross Mindermann; Aaron Vollmer; Bri Amundson; 25085_minnetrista_woodland_cove_wtp-qhwgsrq796qtvuw@corr.acc.autodesk.com
Cc: Nick Stenlund; Jakob Craven
Subject: RE: Minnetrista WTP - Precast Follow-up Meeting
Attachments: 20243190_07-ARCH_r-24 (EAPC)_Updated Elevations_Redlines_2026-1-23.pdf; minn corners.pdf

All,
Attached are some updated renderings as well as elevations showing how the renderings are dimensioned. Our goal was to average about an 8'-0" wide panel when it was to be the stacked stone texture all the way up, but because of openings and existing panel sizes, we tried to keep it balanced without making it all equal. It is a very asymmetrical building, so we feel this works, but we encourage all comments and suggestions.

Best regards,

Casey L. Hutton AIA CID
Principal Architect | Grand Forks Office Manager



701.775.3000 | Office
701.775.3041 | Direct
701.741.6343 | Mobile

www.eapc.net
www.facebook.com/EAPCAE

From: Casey Stremick <Casey.Stremick@taraconprecast.com>
Sent: Friday, January 23, 2026 10:53 AM
To: Casey Hutton <Casey.Hutton@eapc.net>; Gary Peters <garypeters@cityofminnetrista.gov>; Dan Fuhrman <dfuhrman@magneyconstruction.com>; Andrew Henkemeyer <andrew.henkemeyer@taraconprecast.com>; Ryan Miles <ryan.miles@taraconprecast.com>; Ernest Kleinsasser <ernest@taraconprecast.com>; Jasper Kruggel <JKruggel@cityofminnetrista.gov>; Ross Mindermann <Ross.Mindermann@AE2S.com>; Aaron Vollmer <Aaron.Vollmer@ae2s.com>; Bri Amundson <bri.amundson@ae2s.com>; 25085_minnetrista_woodland_cove_wtp-qhwgsrq796qtvuw@corr.acc.autodesk.com
Cc: Nick Stenlund <nstenlund@magneyconstruction.com>
Subject: RE: Minnetrista WTP - Precast Follow-up Meeting

All,

I'm just checking in to see when we should be receiving the marked-up drawings so we can proceed with alternate pricing on the formliner. In the meantime, we're putting together some darker samples as requested, which we expect to have ready by Tuesday or Wednesday next week.

Once we have the marked-up drawings, we'll be able to provide the alternate pricing for the formliner wrapping up the corners of the building.


Thanks,

Casey




TARACON precast

Casey Stremick | Business Development

 (701) 370-0615

 Casey.Stremick@taraconprecast.com

 taraconprecast.com

 6189 170th. Street North | Hawley, MN 56549

From: Casey Hutton <Casey.Hutton@eapc.net>

Sent: Wednesday, January 21, 2026 10:33 AM

To: Gary Peters <garypeters@cityofminnetrista.gov>; Dan Fuhrman <dfuhrman@magneyconstruction.com>; Andrew Henkemeyer <andrew.henkemeyer@taraconprecast.com>; Casey Stremick <Casey.Stremick@taraconprecast.com>; Ryan Miles <ryan.miles@taraconprecast.com>; Ernest Kleinsasser <ernest@taraconprecast.com>; Jasper Kruggel <JKruggel@cityofminnetrista.gov>; Ross Mindermann <Ross.Mindermann@AE2S.com>; Aaron Vollmer <Aaron.Vollmer@ae2s.com>; Bri Amundson <bri.amundson@ae2s.com>

Cc: Nick Stenlund <nstenlund@magneyconstruction.com>

Subject: RE: Minnetrista WTP - Precast Follow-up Meeting

Wed, Thur, Fri work best for me.

Casey L. Hutton
EAPC Architects Engineers
701.741.6343

From: Gary Peters <garypeters@cityofminnetrista.gov>

Sent: Wednesday, January 21, 2026 10:07 AM

To: Dan Fuhrman <dfuhrman@magneyconstruction.com>; Andrew Henkemeyer <andrew.henkemeyer@taraconprecast.com>; Casey Stremick <casey.stremick@taraconprecast.com>; ryan.miles@taraconprecast.com; Ernest Kleinsasser <ernest@taraconprecast.com>; Jasper Kruggel <JKruggel@cityofminnetrista.gov>; Ross Mindermann <Ross.Mindermann@AE2S.com>; Aaron Vollmer <Aaron.Vollmer@ae2s.com>; Bri Amundson <bri.amundson@ae2s.com>; Casey Hutton <Casey.Hutton@eapc.net>

Cc: Nick Stenlund <nstenlund@magneyconstruction.com>

Subject: RE: Minnetrista WTP - Precast Follow-up Meeting

You don't often get email from garypeters@cityofminnetrista.gov. [Learn why this is important](#)

Mon. (1/26/26): 8 AM – 11:30 AM – Works for me

Wed. (1/28/26): 8 AM – 3 PM – Works for me

Thur. (1/29/26): 8 AM – 9:30 AM or 1 PM – 3:30 PM – Works for me

Fri. (1/30/26): 8 AM – 10:30 AM or 1:30 PM - 3:30 PM – Highlighted works for me

Mon. (2/2/26): 8 AM – 3:30 PM – Works for me

Wed. (2/4/26): 8 AM – 11:30 AM – Works for me

Gary Peters

Gary Peters

Public Works Director | City of Minnetrista

7701 County Road 110W | Minnetrista, MN 55364

Phone: 952.446.1660 | Direct: 952.241.2532

E-Mail: garypeters@cityofminnetrista.gov

Website: www.cityofminnetrista.com

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From: Dan Fuhrman <dfuhrman@magneyconstruction.com>

Sent: Wednesday, January 21, 2026 9:39 AM

To: Andrew Henkemeyer <andrew.henkemeyer@taraconprecast.com>; Casey Stremick <casey.stremick@taraconprecast.com>; ryan.miles@taraconprecast.com; Ernest Kleinsasser <ernest@taraconprecast.com>; Gary Peters <garypeters@cityofminnetrista.gov>; Jasper Kruggel <JKruggel@cityofminnetrista.gov>; Ross Mindermann <Ross.Mindermann@AE2S.com>; Aaron Vollmer <Aaron.Vollmer@ae2s.com>; Bri Amundson <bri.amundson@ae2s.com>; casey.hutton@eapc.net

Cc: Nick Stenlund <nstenlund@magneyconstruction.com>

Subject: Minnetrista WTP - Precast Follow-up Meeting

All,

Here is my availability for the next (2) weeks for a follow-up precast meeting:

Mon. (1/26/26): 8 AM – 11:30 AM

Wed. (1/28/26): 8 AM – 3 PM

Thur. (1/29/26): 8 AM – 9:30 AM or 1 PM – 3:30 PM

Fri. (1/30/26): 8 AM – 10:30 AM or 1:30 PM - 3:30 PM

Mon. (2/2/26): 8 AM – 3:30 PM

Wed. (2/4/26): 8 AM – 11:30 AM

Please reply all to this email if you guys are free within any of these dates/timeframes.

Thank you,

Dan Fuhrman

Project Manager

Cell: 612.558.8045

Office: 952.474.1674 Ext 301

dfuhrman@magneyconstruction.com



CHANGE ORDER NO. 1

Owner:	City of Minnetrista	Owner's Project No.:	
Engineer:	AE2S	Engineer's Project No.:	P05355-2023-002
Contractor:	Magney Construction, Inc.	Contractor's Project No.:	00624
Project:	Minnetrista Woodland Cove WTP Project		
Contract Name:	Contact No. 1 – Minnetrista Woodland Cove WTP Project		
Date Issued:	2/25/2026	Effective Date of Change Order:	3/02/2026

The Contract is modified as follows upon execution of this Change Order:

Description:


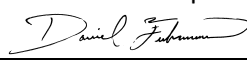

Modification of architectural precast panels including the addition of approximately 1,140 square feet of 933-S LedgeStone Drystack Formliner, labor, material, and equipment. Mix design change to match sample #968.

Attachments:

- COR No. 1 - Arch. Precast Exterior Modifications
 - o Pricing Quote
 - o Updated Drawings
 - o Email Coordination

Change in Contract Times
 [State Contract Times as either a specific date or a number of days]

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ <u>21,329,000.00</u>	Original Contract Times: Substantial Completion: <u>01/31/2028</u> Ready for final payment: <u>07/01/2028</u>
Increase from previously approved Change Orders No. 0: \$ <u>0.00</u>	[Increase] [Decrease] from previously approved Change Orders No. 0: Substantial Completion: <u>0</u> Ready for final payment: <u>0</u>
Contract Price prior to this Change Order: \$ <u>21,329,000.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>0</u> Ready for final payment: <u>0</u>
Decrease this Change Order: \$ <u>(5,000.00)</u>	[Increase] [Decrease] this Change Order: Substantial Completion: <u>0</u> Ready for final payment: <u>0</u>
Contract Price incorporating this Change Order: \$ <u>21,324,000.00</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>01/31/2028</u> Ready for final payment: <u>07/01/2028</u>

Recommended by Engineer (if required)		Accepted by Contractor	
By:	<u></u>		<u></u>
Title:	<u>Assistant Project Manager</u>		<u>Project Manager</u>
Date:	<u>02/26/2026</u>		<u>02/26/2026</u>
	<u>Authorized by Owner</u>		<u>Approved by Funding Agency (if applicable)</u>
By:	<u> Lisa Walen</u>		<u>Not Applicable</u>
Title:	<u>Mayor</u>		<u></u>
Date:	<u>03/16/2026</u>		<u></u>



Proposal

SEND TO		FROM
Company Name AE2S		Magney Representative Dan Fuhrman
Attention Ross Mindermann		Date 2/24/2026
Fax	Phone: (763) 760-9981	Proposal # COR No. 01 - Arch. Precast Exterior Modifications

COMMENTS

Dear Ross Mindermann

Magney Construction, Inc. is pleased to present the following cost to include the necessary labor, material and equipment to modify the exterior appearance of the architectural precast. This proposal is based on email correspondence, conference calls, and updated renderings provided by EAPC which communicate a desire to revise the exterior precast. The proposed modification adds approximately 1,140 SF of formliner required as well as changes the mix design per the approved sample Taracon provided. The cost for this change has been summarized below.

LABOR:	\$	-
MATERIAL:	\$	-
SUBCONTRACTOR:	\$	(20,000.00)
TARACON PRECAST - CREDIT: Mix Design Change per Sample #968		
SUBCONTRACTOR:	\$	15,000.00
TARACON PRECAST - Additional Formliner (1,140 SF) 933-S LedgeStone Drystack Formliner		
LUMP SUM TOTAL	\$	(5,000.00)

Additional Working Days Required for this Change	0
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EXCLUSIONS: No cold weather conditions, testing, painting, electrical, or mechanical not listed (above/attached) are included. If this work can take place concurrently with the other work in the contract documents, and current sequence of work, then additional supervision time will not be needed - if it is required, additional supervision cost will need to be added.

Please review and contact me if you have any questions.
Thank You,

Daniel Fuhrman
Project Manager

Accepted By:

Date:



SUBCONTRACTOR CHANGE ORDER REQUEST

Date: 02/24/2026

Minnetrista WTP (Woodland Cove)

Change Order Request

From: TaraCon Precast, 6189 170th Street North, Hawley MN 56549

To: Magney Const – 1401 Park Road, Chanhassen, MN 55317

This change order contains additional pricing information.

- 1) Change mix design per approved sample. Deduct of \$20,000**

Total Deduct..... \$-20,000

Change Order #01 (Additional Liner) – **Add \$15,000**

Change Order #02 (Mix Design Change) – **Deduct \$20,000**





RESOLUTION NO. 29-26

Resolution approving Woodland Cove WTP Change Order No. 1 for the modification of architectural precast panels

WHEREAS, the City of Minnetrista entered into a contract with Magney Construction, Inc. for the construction on the Woodland Cove Water Treatment Plant on October 6, 2025; and

WHEREAS, Change Order No. 1 for exterior modifications of architectural precast panels including extending the lower dark colored texture for the full panel on all corners and acid etching/washing the upper center panels to achieve the lighter color and texture, resulting in a net deduction of \$5,000.00 from the total construction cost; and

WHEREAS, by the City Council of Minnetrista, the Woodland Cove Water Treatment Plant Change Order No.1 for the exterior modification of architectural precast panels is hereby approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MINNETRISTA,

This resolution was adopted by the City Council of the City of Minnetrista on the 16th day of March 2026, by a vote of _____ Ayes and _____ Nays.

Mayor Lisa Whalen

ATTEST:

Ann Meyerhoff
City Clerk