

2017 Annual Report



Building Department

Building Department Staff

Lynn Timm, Building Official

Mike Schmidt, Building Inspector

Brenda Johnson, Administrative Assistant



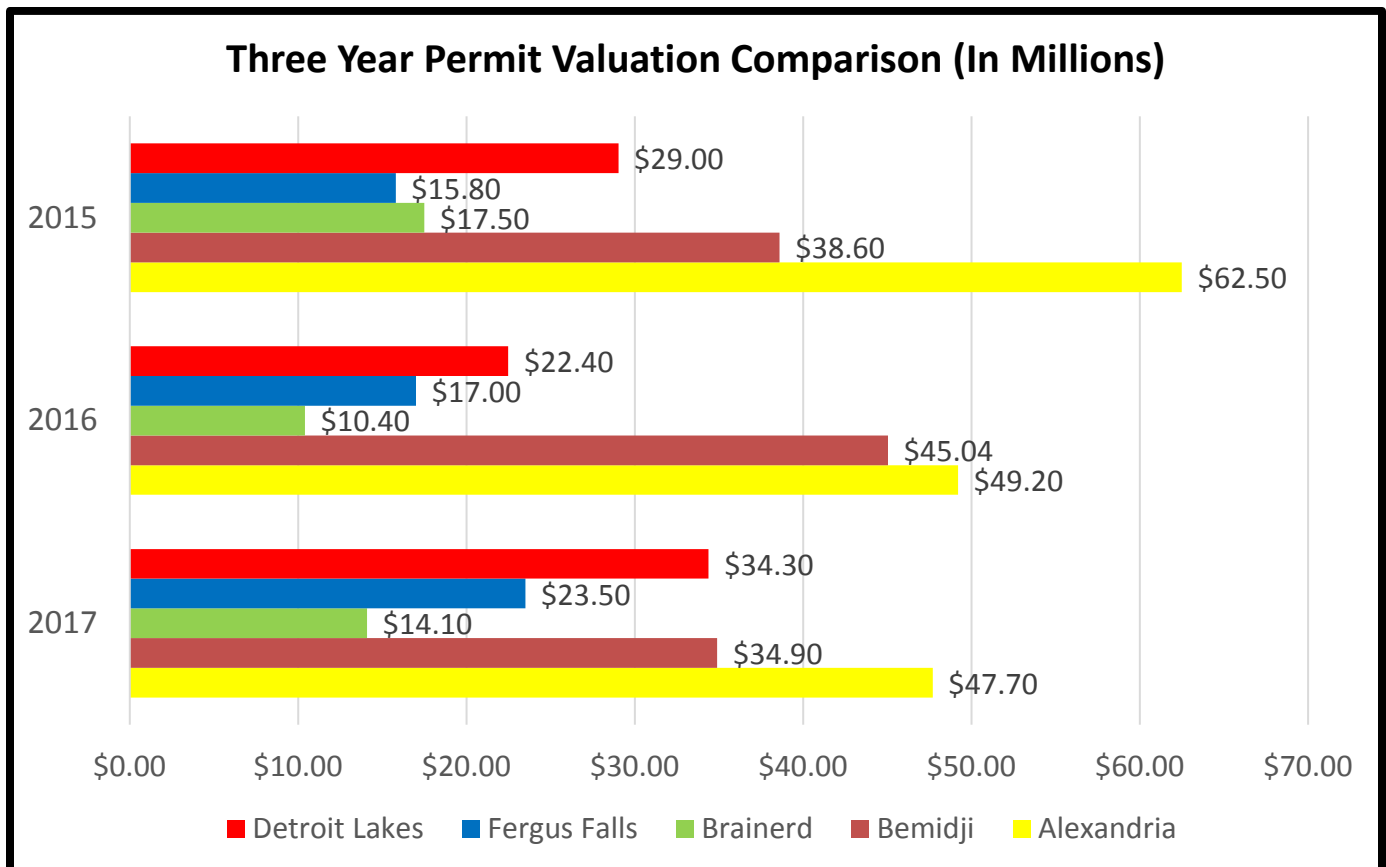
2017 Construction Definitely Decent

During 2017, the Building Department reviewed; processed and issued 970 permits within their jurisdiction, which includes the City of Alexandria along with parts of Hudson, LaGrand and Lake Mary Townships. Of this total, 587 were building permits, 201 were plumbing permits and 182 were mechanical permits. During 2017 the estimated valuation of the permitted construction, including plumbing and mechanical work, within the jurisdiction totaled \$47,730,386.00. This compares to \$49,199,540.40 during 2016. When the contract area of Alexandria Township, which is serviced by Building Department staff is included, 2017 permitted valuation totaled \$57,357,799.00.

Actual valuation is difficult to establish during the permitting process. The valuations shown are calculated using established statewide guidelines, which generally run lower than actual costs; especially now with the increasing costs of construction.

Often times we receive questions on whether our average of approximately \$50 million of annual construction is good enough; how does Alexandria compare to similar communities? The short answer is that a \$50 million 10-year average is awesome! See chart below. These strong numbers prove time and again that Alexandria is the place that people choose.

How Do We Compare?



Commercial

Commercial investment remained strong throughout 2017. Ten building permits were issued by the City of Alexandria for new commercial projects during 2017. These permits totaled \$15,897,309 in valuation. Forty-six building permits were issued for the addition, remodel, repair or renovation of commercial buildings. This work contributed \$12,918,184.87 the total valuation.

Residential

New single-family dwelling construction grew by leaps and bounds during 2017, with 55 dwellings being constructed, totaling an impressive estimated valuation of \$12,348,684. This compares to 2016 when 33 new single-family dwellings were constructed, with an estimated valuation of \$6,734,891.25.

The Top Ten permitted projects, according to their estimated valuation include:

Northstar Christian Academy – Sports Complex

Address: 3888 Pioneer Road SE
Contractor: Self – Alexandria, MN
Designer: JLG Architects – Alexandria, MN
Description: 70,532 Square-Foot Field House/Hockey Arena
Valuation: \$6,880,000

Mental Health Center, Inc. – Clinic

Address: 702 34th Avenue
Contractor: Gopher State Contractors, Inc – Rice, MN
Designer: Schultz and Associates – Fargo, ND
Description: 10,354 Square-Foot Office Building
Valuation: \$2,228,000

Evangelical Covenant Church – Classroom Addition

Address: 4005 Dakota Street
Contractor: Arnzen Construction – Freeport, MN
Designer: Studio e Architects – Glenwood, MN
Description: 15,500 Square-Foot Two-Story Addition
Valuation: \$2,000,000

Aagard Properties, LLC – Addition to Aagard Manufacturing

Address: 3711 Iowa Street
Contractor: Srock Construction - Alexandria, MN
Designer: Widseth, Smith, Nolting – Alexandria, MN
Description: 36,000 Square-Foot Manufacturing Addition
Valuation: \$1,972,000

Unique Construction, LLC – 12 Unit Apartment

Address: 1810 6th Avenue East
Contractor: Unique Construction, LLC – Fergus Falls, MN
Designer: YHR Parters, Ltd – Moorhead, MN
Description: 15,720 Square-Foot, 12-Unit Apartment Building
Valuation: \$1,269,457

MCNG, LLC – Geneva Capital Office Building Remodel and Addition

Address: 1311 Broadway
Contractor: Innovative Builders Inc. – Alexandria, MN
Designer: Widseth Smith, Nolting – Alexandria, MN
Description: 4,077 Addition and Full Interior Remodel
Valuation: \$810,000

Sandwell Properties LLC – SkidPro Office Building

Address: 807 South McKay Avenue
Contractor: Self – Alexandria, MN
Designer: Studio e Architects – Glenwood, MN
Description: 7,508 Square-Foot Office Building
Valuation: \$685,483

County of Douglas – Douglas County Hospital/Heartland Orthopedics

Address: 111 17th Avenue East
Contractor: Innovative Builders Inc. – Alexandria, MN
Designer: JLG Architects – Alexandria, MN
Description: Tenant Fit-Out/Waiting Room, Exam Rooms and Performance Training Lab
Valuation: \$620,000

Menard Inc. A Wisconsin Group – Menards Lumber Storage Building Addition

Address: 215 50th Avenue West
Contractor: Self – Eau Clair, WI
Designer: Self
Description: 19,953 Square-Foot Lumber Storage Building Addition
Valuation: \$619,142

Minnesota Mining and Manufacturing Company – 3m Roof Alteration

Address: 2115 Broadway Street
Contractor: Palmer West Construction Company, Inc. – Rogers, MN
Designer: Self
Description: Roof Alteration/Repair
Valuation: \$539,150

Inspections

Responsible for conducting well over 2,500 building, plumbing and mechanical field inspections annually, Building Department staff averages over ten inspections each day. Inspections are scheduled at 30-minute intervals, with double-booking common, especially during peak season.

Public Nuisances

Public nuisance abatement remained a significant time commitment and important function of the Building Department during 2017. Staff responded to and resolved 516 complaints during 2017. Public nuisance complaints can be difficult to handle and can take significant time and resources to resolve, but the benefits of the City's abatement program are evident throughout the community.

Construction Stormwater Management

Management of construction stormwater, both during construction and post construction, is getting to a bigger concern all of the time. Aided by WSN, Building Department staff works to assure compliance with the requirements set forth in the NPDES Permit and keep the City in compliance with their MS4 permit.

Additional Highlights

- Improved our building permitting and inspection process through implementation of new software and equipment. This improvement provided expedited processing, electronic scheduling, inspection recording and tracking, as well as e-permitting for non-plan-reviewable permits.
- Provided education for 130 residential building contractors/suppliers/designers, ATC students, 50 licensed plumbers and 25 stormwater professionals, during three local training opportunities. Education is integral to the high level of code compliance we enjoy in Alexandria. When we know better, we do better.

From early indications, construction looks to remain strong throughout 2018. There are some exciting projects on the horizon! Your Building Department is ready and eager to continue their role in building our community.



BUILDING INSPECTORS ANNUAL REPORT FOR 2017

CITY OF ALEXANDRIA

<u>PERMITS ISSUED</u>			<u>ESTIMATED COST</u>			<u>FEES</u>			
<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>Building</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
46	27	32	One/Two Family Dwellings	\$8,774,035.36	\$5,359,339.72	\$7,239,567.00	\$90,922.87	\$56,412.66	\$54,678.00
2	2	1	Multi-Family Dwellings (new)	15,100,000.00	4,409,162.03	1,269,457.00	86,616.13	31,044.85	11,498.28
10	7	1	Multi-Family Dwellings (remodeled)	175,700.00	70,000.00	70,000.00	2,836.92	1,195.80	1,328.07
325	275	323	Homes Remodeled & Repaired	3,575,785.35	2,757,573.55	3,098,364.00	45,312.38	31,051.30	38,789.02
4	11	9	Commercial Buildings (new)	6,854,912.80	12,443,856.93	13,516,825.00	46,209.21	88,119.18	105,615.25
60	69	30	Commercial Buildings (remodeled & repaired)	7,228,741.84	2,502,235.97	1,512,494.00	69,001.42	36,242.88	36,272.00
1	0	1	Industrial Buildings (new)	150,000.00	0.00	1,972,000.00	2,101.69	0.00	16,007.11
3	2	3	Industrial Building (remodeled)	3,628,375.03	255,000.00	1,189,150.00	27,370.17	3,524.40	13,701.15
0	0	0	Tax Exempt Buildings (new)	0.00	0.00	0.00	0.00	0.00	0.00
2	0	3	Tax Exempt Buildings (remodeled & repaired)	901,200.00	0.00	213,034.00	6,041.99	0.00	3,926.59
14	11	0	Accessory Buildings (new)	402,106.83	267,140.12	621,648.00	6,993.56	5,009.79	9,711.74
5	10	19	Accessory Buildings (remodeled)	31,303.52	64,215.86	75,680.00	743.86	1,256.93	0.00
15	18	14	Relocation and Razing	606,700.00	141,600.00	0.00	641.25	663.00	546.00
0	0	4	Miscellaneous Structures	0.00	0.00	84,400.00	0.00	0.00	390.50
0	1	0	Institutional (New)	0.00	1,129,636.40	0.00	0.00	9,940.11	0.00
3	4	9	Institutional (Remodeled)	1,270,030.00	11,304,000.00	1,813,034.00	11,756.61	51,260.67	22,867.55
490	437	449	TOTAL BUILDING PERMITS	\$48,698,890.73	\$40,703,760.58	\$32,675,653.00	\$396,548.06	\$315,721.57	\$315,331.26
276	196	173	Plumbing Permits	\$3,286,266.72	\$1,200,424.00	\$1,755,101.00	\$36,096.24	\$13,586.50	\$19,074.50
152	152	155	Mechanical Permits	5,260,482.44	2,086,841.00	4,167,522.00	41,688.16	16,521.25	36,671.00
918	785	777	TOTAL OF ALL PERMITS	\$57,245,639.89	\$43,991,025.58	\$38,598,276.00	\$474,332.46	\$345,829.32	\$371,076.76

Respectfully Submitted: _____

Lynn Timm, Building Inspector
Official

BUILDING INSPECTORS ANNUAL REPORT FOR 2017

HUDSON TOWNSHIP

<u>PERMITS ISSUED</u>			<u>ESTIMATED COST</u>			<u>FEES</u>			
<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>Building</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
0	1	2	One Family Dwellings	\$0.00	\$40,000.00	\$490,949.00	\$0.00	\$883.38	\$4,521.18
0	0	0	Multi-Family Dwellings (new)	0.00	0.00	0.00	0.00	0.00	0.00
0	0	0	Multi-Family Dwellings (remodeled)	0.00	0.00	0.00	0.00	0.00	0.00
3	3	0	Homes Remodeled & Repaired	52,810.76	21,361.09	0.00	947.03	384.50	0.00
0	2	0	Commercial Buildings (new)	0.00	1,223,164.24	0.00	0.00	12,296.91	0.00
0	2	0	Commercial Buildings (remodeled & repaired)	0.00	30,000.00	0.00	0.00	684.56	0.00
0	0	0	Industrial Buildings (new)	0.00	0.00	0.00	0.00	0.00	0.00
0	0	0	Industrial Building (remodeled)	0.00	0.00	0.00	0.00	0.00	0.00
0	0	0	Tax Exempt Buildings (new)	0.00	0.00	0.00	0.00	0.00	0.00
0	0	0	Tax Exempt Buildings (remodeled & repaired)	0.00	0.00	0.00	0.00	0.00	0.00
0	0	0	Accessory Buildings (new)	0.00	0.00	0.00	0.00	0.00	0.00
0	0	0	Accessory Buildings (remodeled)	0.00	0.00	0.00	0.00	0.00	0.00
0	0	0	Relocation and Razing	0.00	0.00	0.00	0.00	0.00	0.00
0	0	0	Miscellaneous Structures	0.00	0.00	0.00	0.00	0.00	0.00
3	8	2	TOTAL BUILDING PERMITS	\$52,810.76	\$1,314,525.33	\$490,949.00	\$947.03	\$14,249.35	\$4,521.18
0	1	2	Plumbing Permits	\$0.00	\$2,000.00	\$41,848.00	\$0.00	\$40.00	\$450.00
6	0	5	Mechanical Permits	224,723.00	0.00	167,691.00	1,954.00	0.00	1,577.00
9	9	9	TOTAL OF ALL PERMITS	\$277,533.76	\$1,316,525.33	\$700,488.00	\$2,901.03	\$14,289.35	\$6,548.18

Respectfully Submitted: _____

Lynn Timm, Building Official

BUILDING INSPECTORS ANNUAL REPORT FOR 2017

LAKE MARY TOWNSHIP

<u>PERMITS ISSUED</u>			<u>ESTIMATED COST</u>			<u>FEES</u>			
<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>Building</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
0	1	4	One Family Dwellings	\$0.00	\$289,699.46	\$1,356,136.00	\$0.00	\$2,067.75	\$14,039.72
0	0	0	Multi-Family Dwellings (new)	0.00	0.00	0.00	0.00	0.00	0.00
0	0	0	Multi-Family Dwellings (remodeled)	0.00	0.00	0.00	0.00	0.00	0.00
9	7	6	Homes Remodeled & Repaired	147,186.14	117,507.76	166,749.00	2,255.61	1,469.33	2,127.83
0	0	1	Commercial Buildings (new)	0.00	0.00	408,484.00	0.00	0.00	4,504.85
0	0	0	Commercial Buildings (remodeled & repaired)	0.00	0.00	0.00	0.00	0.00	0.00
0	0	0	Industrial Buildings (new)	0.00	0.00	0.00	0.00	0.00	0.00
0	0	0	Industrial Building (remodeled)	0.00	0.00	0.00	0.00	0.00	0.00
0	0	0	Tax Exempt Buildings (new)	0.00	0.00	0.00	0.00	0.00	0.00
0	0	0	Tax Exempt Buildings (remodeled & repaired)	0.00	0.00	0.00	0.00	0.00	0.00
1	0	2	Accessory Buildings (new)	57,520.00	0.00	37,272.00	749.75	0.00	695.50
0	0	0	Accessory Buildings (remodeled)	0.00	0.00	0.00	0.00	0.00	0.00
0	0	0	Relocation and Razing	0.00	0.00	0.00	0.00	0.00	0.00
0	0	0	Miscellaneous Structures	0.00	0.00	0.00	0.00	0.00	0.00
10	8	13	TOTAL BUILDING PERMITS	\$204,706.14	\$407,207.22	\$1,968,641.00	\$3,005.36	\$3,537.08	\$21,367.90
2	1	5	Plumbing Permits	\$8,340.00	\$10,000.00	\$70,900.00	\$109.00	\$115.00	\$785.00
4	2	3	Mechanical Permits	47,265.00	27,000.00	73,206.00	199.00	310.00	785.00
16	11	21	TOTAL OF ALL PERMITS	\$260,311.14	\$444,207.22	\$2,112,747.00	\$3,313.36	\$3,962.08	\$22,937.90

Respectfully Submitted: _____
 Lynn Timm, Building Official

BUILDING INSPECTORS ANNUAL REPORT FOR 2017

LAGRAND TOWNSHIP

<u>PERMITS ISSUED</u>			<u>ESTIMATED COST</u>			<u>FEES</u>			
<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>Building</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
12	4	17	One Family Dwellings	\$2,373,808.75	\$1,045,852.17	\$3,262,032.00	\$27,089.91	\$11,427.30	\$32,532.28
0	0	0	Multi-Family Dwellings (new)	0.00	0.00	0.00	0.00	0.00	0.00
0	0	0	Multi-Family Dwellings (remodeled)	0.00	0.00	0.00	0.00	0.00	0.00
144	78	93	Homes Remodeled & Repaired	1,733,616.56	1,120,030.56	1,741,139.00	20,043.90	13,458.42	20,776.91
0	0	0	Commercial Buildings (new)	0.00	0.00	0.00	0.00	3,526.69	0.00
0	2	1	Commercial Buildings (remodeled & repaired)	0.00	302,500.00	35,000.00	0.00	0.00	823.04
0	0	0	Industrial Buildings (new)	0.00	0.00	0.00	0.00	0.00	0.00
0	0	0	Industrial Building (remodeled)	0.00	0.00	0.00	0.00	0.00	0.00
0	0	0	Tax Exempt Buildings (new)	0.00	0.00	0.00	0.00	0.00	0.00
0	0	0	Tax Exempt Buildings (remodeled & repaired)	0.00	0.00	0.00	0.00	0.00	0.00
4	13	10	Accessory Buildings (new)	75,269.48	683,529.74	378,739.00	1,285.15	8,021.28	5,121.45
0	1	0	Accessory Buildings (remodeled)	0.00	9,663.36	0.00	0.00	231.25	0.00
1	0	1	Relocation and Razing	3,903.00	0.00	44,190.00	70.00	0.00	39.00
0	0	1	Miscellaneous Structures	0.00	0.00	160,000.00	0.00	0.00	2,204.09
161	98	123	TOTAL BUILDING PERMITS	\$4,186,597.79	\$3,161,575.83	\$5,621,100.00	\$48,488.96	\$36,664.94	\$61,496.77
25	12	21	Plumbing Permits	\$218,803.00	\$74,896.00	\$150,645.00	\$2,593.00	\$1,000.00	\$1,745.00
35	25	19	Mechanical Permits	288,808.00	211,310.44	547,130.00	2,938.00	2,114.00	5,398.00
221	135	163	TOTAL OF ALL PERMITS	\$4,694,208.79	\$3,447,782.27	\$6,318,875.00	\$54,019.96	\$39,778.94	\$68,639.77

Respectfully Submitted: _____
 Lynn Timm, Building Official

*Miscellaneous Structure = Mfg Worker Housing at Arrowwood

SUMMARY OF ALL BUILDING, PLUMBING, & MECHANICAL PERMITS ISSUED WITHIN THE ENTIRE CODE ENFORCEMENT AREA

<u>PERMITS ISSUED</u>			<u>ESTIMATED COST</u>			<u>PERMIT FEES</u>		
<u>Building</u>			<u>Building</u>			<u>Building</u>		
<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
664	551	587	\$53,143,005.42	\$45,587,068.96	\$40,756,343.00	\$448,989.41	\$370,172.99	\$402,717.10
<u>Plumbing</u>			<u>Plumbing</u>			<u>Plumbing</u>		
<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
303	210	201	\$3,513,409.72	\$1,287,320.00	\$2,018,494.00	\$38,798.24	\$14,741.50	\$22,054.50
<u>Mechanical</u>			<u>Mechanical</u>			<u>Mechanical</u>		
<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
197	179	182	\$5,821,278.44	\$2,325,151.44	\$4,955,549.00	\$46,779.16	\$18,945.25	\$44,431.00
<u>TOTAL</u>			<u>TOTAL</u>			<u>TOTAL</u>		
<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
1164	940	970	\$62,477,693.58	\$49,199,540.40	\$47,730,386.00	\$534,566.81	\$403,859.74	\$469,202.60

Other Building Department Revenue

Contract Code Administration with Alexandria Township	N/A	\$38,984.11
Mechanical Contractor Licenses	54	\$5,400.00
Mechanical Competency Cards	162	\$2,430.00
Grading & Filling Permits	11	\$3,349.00
On-Site Sewage Treatment System Permits	1	\$200.00
Contractor Training	135	<u>\$3,003.47</u>
Total Of Other Fees Collected	N/A	\$53,366.58
Total Permit Fees Collected	N/A	<u><u>\$469,202.60</u></u>
TOTAL FEES COLLECTED BY BUILDING DEPARTMENT DURING 2017:		\$522,569.18

SUMMARY OF ACTIVITY WITHIN THE ENTIRE CODE ENFORCEMENT AREA

<u>PERMITS ISSUED</u>			<u>ESTIMATED COST</u>			<u>PERMIT FEES</u>		
<u>City of Alexandria</u>			<u>City of Alexandria</u>			<u>City of Alexandria</u>		
<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
918	785	777	\$57,245,639.89	\$43,991,025.58	\$38,598,276.00	\$474,332.46	\$345,829.32	\$371,076.76
<u>Hudson Township</u>			<u>Hudson Township</u>			<u>Hudson Township</u>		
<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
9	9	8	\$277,533.76	\$1,316,525.33	\$700,488.00	\$2,901.03	\$14,289.35	\$6,548.18
<u>LaGrande Township</u>			<u>LaGrande Township</u>			<u>LaGrande Township</u>		
<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
221	135	163	\$4,694,208.79	\$3,447,782.27	\$6,318,875.00	\$54,019.96	\$39,778.94	\$68,639.76
<u>Lake Mary Township</u>			<u>Lake Mary Township</u>			<u>Lake Mary Township</u>		
<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
16	11	21	\$260,311.14	\$444,207.22	\$2,112,747.00	\$3,313.36	\$3,962.13	\$22,937.90
<u>TOTAL</u>			<u>TOTAL</u>			<u>TOTAL</u>		
<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
1164	940	969	\$62,477,693.58	\$49,199,540.40	\$47,730,386.00	\$534,566.81	\$403,859.74	\$469,202.60