

# City of Northfield, Minnesota

## Capital Improvement Plan

2025 thru 2029

### PROJECTS BY DEPARTMENT

| Department                                        | Project #  | Priority | 2025              | 2026             | 2027           | 2028           | 2029          | Total             |
|---------------------------------------------------|------------|----------|-------------------|------------------|----------------|----------------|---------------|-------------------|
| <b>City Facilities</b>                            |            |          |                   |                  |                |                |               |                   |
| Street shop-trench drains                         | F-2022-011 | 2        |                   |                  | 76,000         |                |               | 76,000            |
| City Hall-Exterior improvements at City Hall      | F-2023-002 | 3        |                   | 350,000          |                |                |               | 350,000           |
| New Ice Arena                                     | F-2024-006 | 1        | 20,900,000        |                  |                |                |               | 20,900,000        |
| City Hall- Boiler replacement                     | F-2025-001 | 2        | 150,000           |                  |                |                |               | 150,000           |
| Pool- replaster                                   | F-2025-002 | 2        |                   | 300,000          |                |                |               | 300,000           |
| Pool- pump replacement                            | F-2025-003 | 1        | 28,000            |                  |                |                |               | 28,000            |
| Police department gate operator                   | F-2025-005 | 2        | 15,000            |                  |                |                |               | 15,000            |
| Library Meeting Room Addition                     | F-2025-04  | 3        | 45,000            |                  |                |                |               | 45,000            |
| Library-Retaining Wall/Landscape Repair           | F-2026-001 | 2        |                   |                  |                | 500,000        |               | 500,000           |
| City hall-elevator modernization                  | F-2026-003 | 2        |                   | 150,000          |                |                |               | 150,000           |
| City Hall RTU 12 replacement                      | F-2026-004 | 2        |                   | 30,000           |                |                |               | 30,000            |
| City Hall-roof replacement                        | F-2026-005 | 1        |                   | 440,000          |                |                |               | 440,000           |
| City Hall-Training Room Carpet                    | F-2026-006 | 3        |                   | 16,000           |                |                |               | 16,000            |
| City Hall-First Floor Carpet                      | F-2026-007 | 3        |                   | 73,000           |                |                |               | 73,000            |
| City Hall RTU 11 replacement                      | F-2027-001 | 2        |                   |                  | 30,000         |                |               | 30,000            |
| Street Shop Make up air unit replacement          | F-2027-002 | 2        |                   |                  | 45,000         |                |               | 45,000            |
| Street Shop- HVAC replacement                     | F-2028-001 | 1        |                   |                  |                | 45,000         |               | 45,000            |
| Library Boiler Replacement                        | F-2029-001 | 1        |                   |                  |                |                | 28,000        | 28,000            |
| PD Boiler #1 Replacement                          | F-2029-002 | 1        |                   |                  |                |                | 38,000        | 38,000            |
| <b>City Facilities Total</b>                      |            |          | <b>21,138,000</b> | <b>1,359,000</b> | <b>151,000</b> | <b>545,000</b> | <b>66,000</b> | <b>23,259,000</b> |
| <b>Engineering Division</b>                       |            |          |                   |                  |                |                |               |                   |
| Wall Street Road Reconstruction                   | E-2024-003 | 2        | 8,024,328         |                  |                |                |               | 8,024,328         |
| 2025 Street Reclamation Project                   | E-2025-001 | 2        | 1,289,270         |                  |                |                |               | 1,289,270         |
| 2025 Mill and Overlay Project                     | E-2025-002 | 2        | 1,084,095         |                  |                |                |               | 1,084,095         |
| 2025 Sidewalk/Trail Improvements Project          | E-2025-003 | 1        | 617,396           |                  |                |                |               | 617,396           |
| Mill Towns Trail - Woodley To Waterford Bridge    | E-2025-004 | 1        | 8,100,000         |                  |                |                |               | 8,100,000         |
| 2026 Mill and Overlay Project                     | E-2026-001 | 2        |                   | 1,233,200        |                |                |               | 1,233,200         |
| Jefferson Parkway Mill and Overlay                | E-2026-002 | 2        |                   | 2,007,487        |                |                |               | 2,007,487         |
| Spring Creek Road Reconstruction                  | E-2026-003 | 2        |                   | 2,270,952        |                |                |               | 2,270,952         |
| Fremouw Avenue Railroad Crossing Medians          | E-2026-004 | 2        |                   | 290,000          |                |                |               | 290,000           |
| Mill Towns Trail-Prairie Street to Woodley Street | E-2026-005 | 1        |                   | 1,169,885        |                |                |               | 1,169,885         |
| Prairie Street Sidewalk                           | E-2026-006 | 1        |                   | 180,468          |                |                |               | 180,468           |
| St. Olaf, 2nd & 3rd St Railroad Crossing Signal   | E-2026-007 | 2        |                   | 2,000,000        |                |                |               | 2,000,000         |
| 2026 Seal Coat                                    | E-2026-008 | 2        |                   | 116,630          |                |                |               | 116,630           |
| Spring Street Cul-de-sac                          | E-2026-009 | 2        |                   | 500,000          |                |                |               | 500,000           |
| Jefferson Parkway Trail                           | E-2026-010 | 2        |                   | 260,686          |                |                |               | 260,686           |
| Sechler Park Trail                                | E-2026-011 | 2        | 1,299,780         |                  |                |                |               | 1,299,780         |
| Compost Site Emergency Exit                       | E-2026-012 | 3        |                   | 1,000,000        |                |                |               | 1,000,000         |
| 2027 Reclamation Project                          | E-2027-001 | 1        |                   |                  | 2,054,448      |                |               | 2,054,448         |
| Spring Creek Road Reclamation                     | E-2027-002 | 2        | 25,000            |                  | 1,340,623      |                |               | 1,365,623         |
| Eaves Avenue Mill and Overlay                     | E-2027-004 | 2        |                   |                  |                | 1,485,290      |               | 1,485,290         |
| TH 19 Trail                                       | E-2027-005 | 1        |                   |                  | 2,342,600      |                |               | 2,342,600         |
| 2027 Seal Coat                                    | E-2027-006 | 2        |                   |                  | 38,184         |                |               | 38,184            |
| Water Street Mill and Overlay                     | E-2027-007 | 2        |                   |                  | 633,776        |                |               | 633,776           |

| Department                            | Project #  | Priority | 2025              | 2026              | 2027             | 2028             | 2029             | Total             |
|---------------------------------------|------------|----------|-------------------|-------------------|------------------|------------------|------------------|-------------------|
| 2028 Reclamation Project              | E-2028-001 | 2        |                   |                   |                  | 989,172          |                  | 989,172           |
| 2028 Street Reclamation Project       | E-2028-002 | 2        |                   |                   |                  | 1,313,290        |                  | 1,313,290         |
| 2028 Sidewalk Improvements            | E-2028-003 | 1        |                   |                   |                  | 2,531,666        |                  | 2,531,666         |
| Armstrong Road Reclamation            | E-2028-007 | 2        |                   |                   |                  | 1,050,940        |                  | 1,050,940         |
| Armstrong Road Reconstruction         | E-2028-008 | 2        |                   |                   |                  | 1,827,604        |                  | 1,827,604         |
| Jefferson Road Mill and Overlay       | E-2029-001 | 2        |                   |                   |                  |                  | 1,824,932        | 1,824,932         |
| Greenvale Avenue Mill and Overlay     | E-2029-002 | 2        |                   |                   |                  |                  | 1,167,917        | 1,167,917         |
| Cannon Valley Drive Mill and Overlay  | E-2029-003 | 2        |                   |                   |                  |                  | 332,664          | 332,664           |
| Presidential Commons Mill and Overlay | E-2029-004 | 2        |                   |                   |                  |                  | 952,084          | 952,084           |
| 2029 Seal Coat                        | E-2029-005 | 2        |                   |                   |                  |                  | 150,746          | 150,746           |
| 2029 Sidewalk/Trail Improvements      | E-2029-006 | 2        |                   |                   |                  |                  | 526,637          | 526,637           |
| <b>Engineering Division Total</b>     |            |          | <b>20,439,869</b> | <b>11,029,308</b> | <b>6,409,631</b> | <b>9,197,962</b> | <b>4,954,980</b> | <b>52,031,750</b> |

|                                           |              |   |                |                |                |                |  |                  |
|-------------------------------------------|--------------|---|----------------|----------------|----------------|----------------|--|------------------|
| <b>NCRC</b>                               |              |   |                |                |                |                |  |                  |
| Exterior Painting                         | NCRC 2024-01 | 3 |                | 10,000         |                |                |  | 10,000           |
| FiftyNorth Locker room updates            | NCRC 2024-02 | 1 |                | 100,000        |                |                |  | 100,000          |
| Chiller replacement                       | NCRC 2025-01 | 1 |                | 170,000        |                |                |  | 170,000          |
| Boiler replacement                        | NCRC 2027-01 | 2 |                |                | 48,000         |                |  | 48,000           |
| NCRC-Air handling units replacement       | NCRC-2024-02 | 2 |                | 135,000        | 155,000        | 140,000        |  | 430,000          |
| Replace VCT tile                          | NCRC-2024-05 | 2 |                | 40,000         |                |                |  | 40,000           |
| Replace FiftyNorth entry and lobby carpet | NCRC-2025-03 | 3 |                | 20,000         |                |                |  | 20,000           |
| Polish terazzo flooring                   | NCRC-2025-04 | 3 |                | 35,000         |                |                |  | 35,000           |
| NCRC public restroom refurbishments       | NCRC-2025-06 | 1 |                | 100,000        |                |                |  | 100,000          |
| Replace pool dehumidifier                 | NCRC-2026-01 | 2 | 133,000        |                |                |                |  | 133,000          |
| Replace Pool Deck                         | NCRC-2525-02 | 3 |                | 65,000         |                |                |  | 65,000           |
| <b>NCRC Total</b>                         |              |   | <b>133,000</b> | <b>675,000</b> | <b>203,000</b> | <b>140,000</b> |  | <b>1,151,000</b> |

|                                                    |            |   |                |                  |                |                |                |                   |
|----------------------------------------------------|------------|---|----------------|------------------|----------------|----------------|----------------|-------------------|
| <b>Park Division</b>                               |            |   |                |                  |                |                |                |                   |
| Bridge Square Phase 1 Improvements                 | P-2024-001 | 2 |                | 7,800,000        |                |                |                | 7,800,000         |
| Riverside Lions Playground Equipment Replacement   | P-2025-001 | 2 | 450,000        |                  |                |                |                | 450,000           |
| Dresden Hill Park Playground Equipment Replacement | P-2026-001 | 2 |                | 250,000          |                |                |                | 250,000           |
| Central Park Playground Equipment Replacement      | P-2026-002 | 2 |                | 185,000          |                |                |                | 185,000           |
| New Park Development (Cedar Meadows)               | P-2026-003 | 2 |                | 750,000          |                |                |                | 750,000           |
| West Riverwalk Entry Improvement                   | P-2026-004 | 2 |                | 660,000          |                |                |                | 660,000           |
| East Riverwalk Entry Improvements                  | P-2026-005 | 2 |                | 275,000          |                |                |                | 275,000           |
| Oddfellows Park Playground & Gazebo Replacement    | P-2027-001 | 2 |                |                  | 415,000        |                |                | 415,000           |
| Heritage Park Playground Equipment Replacement     | P-2028-001 | 2 |                |                  |                | 285,000        |                | 285,000           |
| Washington Park Playground Equipment Replacement   | P-2028-002 | 2 |                |                  |                | 217,500        |                | 217,500           |
| Tyler Park Playground Equipment Replacement        | P-2029-001 | 2 |                |                  |                |                | 175,000        | 175,000           |
| Riverside Lions (8th St) Playground Replacement    | P-2029-002 | 2 |                |                  |                |                | 200,000        | 200,000           |
| <b>Park Division Total</b>                         |            |   | <b>450,000</b> | <b>9,920,000</b> | <b>415,000</b> | <b>502,500</b> | <b>375,000</b> | <b>11,662,500</b> |

|                                 |             |   |               |               |               |               |               |                |
|---------------------------------|-------------|---|---------------|---------------|---------------|---------------|---------------|----------------|
| <b>Police</b>                   |             |   |               |               |               |               |               |                |
| Civil Defense Siren Replacement | PD-2024-003 | 1 | 29,500        | 31,000        | 32,000        | 33,000        | 35,000        | 160,500        |
| <b>Police Total</b>             |             |   | <b>29,500</b> | <b>31,000</b> | <b>32,000</b> | <b>33,000</b> | <b>35,000</b> | <b>160,500</b> |

|                                    |             |   |  |                  |  |  |  |                  |
|------------------------------------|-------------|---|--|------------------|--|--|--|------------------|
| <b>Stormwater Division</b>         |             |   |  |                  |  |  |  |                  |
| West Riverwall Floodwall Extension | SW-2021-001 | 2 |  | 4,000,000        |  |  |  | 4,000,000        |
| <b>Stormwater Division Total</b>   |             |   |  | <b>4,000,000</b> |  |  |  | <b>4,000,000</b> |

|                                |             |   |         |         |  |  |  |         |
|--------------------------------|-------------|---|---------|---------|--|--|--|---------|
| <b>Street Division</b>         |             |   |         |         |  |  |  |         |
| Hwy 3 LED and Pole Replacement | ST-2024-002 | 2 | 245,000 | 245,000 |  |  |  | 490,000 |

| Department                                      | Project #   | Priority | 2025              | 2026              | 2027              | 2028              | 2029             | Total              |
|-------------------------------------------------|-------------|----------|-------------------|-------------------|-------------------|-------------------|------------------|--------------------|
| <b>Street Division Total</b>                    |             |          | <b>245,000</b>    | <b>245,000</b>    |                   |                   |                  | <b>490,000</b>     |
|                                                 |             |          |                   |                   |                   |                   |                  |                    |
| <b>Wastewater Division</b>                      |             |          |                   |                   |                   |                   |                  |                    |
| WWTP Generator Replacement                      | WW-2026-001 | 1        |                   | 765,769           |                   |                   |                  | 765,769            |
| Preliminary Treatment                           | WW-2026-002 | 2        |                   | 382,884           |                   |                   |                  | 382,884            |
| Process Lift Pumps                              | WW-2026-003 | 2        |                   | 418,019           |                   |                   |                  | 418,019            |
| Sanitary Sewer Lining Project (Lincoln Parkway) | WW-2027-001 | 2        |                   |                   | 600,000           |                   |                  | 600,000            |
| <b>Wastewater Division Total</b>                |             |          |                   | <b>1,566,672</b>  | <b>600,000</b>    |                   |                  | <b>2,166,672</b>   |
|                                                 |             |          |                   |                   |                   |                   |                  |                    |
| <b>Water Division</b>                           |             |          |                   |                   |                   |                   |                  |                    |
| NW Area Water Tower                             | W-2026-001  | 2        |                   | 5,000,000         |                   |                   |                  | 5,000,000          |
| Hall Ave. Elevated Tank Painting                | W-2026-002  | 2        |                   | 1,000,000         |                   |                   |                  | 1,000,000          |
| Meter Replacement                               | W-2027-001  | 2        |                   |                   | 2,000,000         |                   |                  | 2,000,000          |
| St. Olaf South Ground Storage Tank Painting     | W-2027-002  | 2        |                   |                   | 1,000,000         |                   |                  | 1,000,000          |
| Highway 19 Trunk Watermain & Repairs            | W-2027-004  | 3        |                   |                   | 3,000,000         |                   |                  | 3,000,000          |
| Well No. 04 Generator Replacement               | W-2027-006  | 2        |                   |                   | 120,000           |                   |                  | 120,000            |
| Well No. 04 MCC Replacement                     | W-2027-007  | 2        |                   |                   | 200,000           |                   |                  | 200,000            |
| Well No. 03 Generator Replacement               | W-2027-008  | 2        |                   |                   | 120,000           |                   |                  | 120,000            |
| Well No. 03 MCC Replacement                     | W-2027-009  | 2        |                   |                   | 200,000           |                   |                  | 200,000            |
| St. Olaf North Ground Storage Tank Painting     | W-2028-001  | 2        |                   |                   |                   | 1,000,000         |                  | 1,000,000          |
| <b>Water Division Total</b>                     |             |          |                   | <b>6,000,000</b>  | <b>6,640,000</b>  | <b>1,000,000</b>  |                  | <b>13,640,000</b>  |
|                                                 |             |          |                   |                   |                   |                   |                  |                    |
| <b>GRAND TOTAL</b>                              |             |          | <b>42,435,369</b> | <b>34,825,980</b> | <b>14,450,631</b> | <b>11,418,462</b> | <b>5,430,980</b> | <b>108,561,422</b> |