

NEW BUILDING FACT SHEET



After several years of planning and twelve months of construction, the new McLeod Cooperative Power combined facility is a reality. By consolidating all of our resources in one facility, McLeod Cooperative Power will be able to improve response times in emergency situations, provide better service to our member-owners, and serve the community for years to come.

LOCATION

3515 11th St. East, Glencoe. MN 55336

OPENING

August 18, 2020

PROJECT ARCHITECT

Brunton Architects and Engineers

CONSTRUCTION MANAGER

Adolfson and Peterson Construction

CONSTRUCTION BUDGET

\$9.2 million

FEATURES

- 62,420 total sq. feet
- 43,700 sq. feet of warehouse and garage space
- 11,900 sq. feet of lobby, office, and meeting space
- 6,820 sq. feet of mezzanine storage and mechanical space
- 42,750 sq. foot outdoor pole yard and storage space
- sturdy, pre-cast concrete structure
- central site for all McLeod Co-op operations
- served by McLeod Co-op power lines
- emergency back-up generator
- high efficient LED lighting
- access to US Highway 212

The new McLeod Cooperative Power headquarters building meets all of the Cooperative's current needs, provides efficiencies by housing all of our operations under one roof, and creates room for future growth.



Large lobby and natural light welcome members.



Sturdy, pre-cast concrete panel exterior.



Priority was placed on a larger, more effective warehouse.

Why was a new building needed?

An expanded warehouse and garage were the driving factors for a new building. For the past several decades, the Co-op has been finding creative ways to fit 21st-century trucks and equipment into a small 1950's era garage. When the decision was made to build a new facility, it only made sense to bring our entire team together by combining our pole yard, covered storage, and office space on a single site.

Where is the new building located?

Located in Glencoe's East Industrial Park, our new headquarters remains in a central location within our service territory, which is a key factor for outage response times.

Will McLeod Co-op provide electricity to its own facility?

Yes, for the first time in our 85-year history we will be using our own power.

How will my electric rates be impacted?

There will be no immediate effect on electric rates due to the new facility because the Cooperative has done a number of things to minimize rate impacts, set aside money during good times, and will apply the proceeds from the sale of our existing buildings to offset construction costs.

What kind of building is it?

A sturdy, pre-cast concrete structure and emergency generator provide a safe and reliable space to operate, especially during large storms when power outages are most common and our members need us most.

What does the new building include?

Interior Features:

- large lobby with extensive daylighting to welcome members
- multiple conference rooms and offices
- multipurpose training/board room
- indoor parking for fleet vehicles and equipment
- large wash bay area
- material storage space
- multiple large window sections to allow for natural lighting

Exterior Features:

- drive-up drop box for bill payments
- ample parking
- large secure pole yard



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"This new space has been given a vast amount of thought and due process over the years while taking into consideration the needs of our members and staff. We built the facility to be functional, positioned for the future, and also incorporated a number of energy efficiency measures." - Board President Doug Kirtz