EAST GRAND FORKS FACILITY REINVESTMENT

PRE-DESIGN DRAFT SUBMITTAL
SEPTEMBER 2021

Life Connected East Grand Forks, MN

JLG architects

CONSTRUCTION ENGINEERS

TABLE OF CONTENTS

ACKNOWLEDGMENTS

CITY COUNCIL

Clarence Vetter, First Ward
Dale Helms, Second Ward
Tim Riopelle, Third Ward
Tim Johnson, Fourth Ward
Mark Olstad, Fifth Ward
Marc DeMers, At Large
Brian Larson, At Large
Steve Gander, Mayor

EGF PARKS & REC DEPARTMENT

Reid Huttunen, Parks & Recreation Superintendent
Brian Larson, Arena Supervisor
Mark Dragich, Recreation Coordinator

EGF DESIGN COMMITTEE

Bobby Lukkason
Marla Wolfe
Scott Koberinski
Blake Karas
Brandon Boespflug
Karen Peterson
Judd Stauss
Garret Hjelle
Dustin Frize

PROJECT OVERVIEW - PROJECT PROCESS

JUNE - OCT 2019
ARENA FEASIBILITY STUDY COMMENCES

Facility assessments completed with design options explored.

NOVEMBER 2019
ARENA FEASIBILITY STUDY COMPLETED

Final document and recommendations delivered to City Council.

FEB 2020
COMMUNITY ENGAGEMENT #1

Informational forum held at Civic Center regarding Feasibility Study outcome.

MAY 2020
LOCAL SALES TAX MOMENTARIUM

Due to COVID-19, state government declined to address any sales tax legislation until next voting cycle putting a pause on sales tax submittal process.

SPRING - SUMMER 2020
COMMUNITY SURVEYS

EGF Park and Rec Dept. conducts two (2) online surveys gathering feedback from the community on potential reinvestment projects.

AUGUST 2020
CIVIC CENTER IS KRAFT HOCKEYVILLE USA FINALIST

The Civic Center and EGF are named a finalist for Kraft Hockeyville USA with the arena recognized nationally for its hockey history and its need for improvements. In a nationwide vote, the Civic Center was awarded 1st runner up and $30,000 toward arena upgrades.

JANUARY 2021
SALES TAX SUBMITTAL RESTART

City council approves restarting the sales tax submittal process.

FEBRUARY 2021
MIGHTY DUCKS GRANT AWARD

EGF is awarded funding for the Civic Center refrigeration improvements through the Minnesota Amateur Sports Commissions Might Ducks Grant.

APRIL-AUG 2021
PRE-DESIGN PHASE & CONSTRUCTION MANAGER

Project committee works with design team on identify project parameters, goals, and objectives. Construction manager - Construction Engineers - selected by City.

MAY-JULY 2021
FUNDRAISING FEASIBILITY STUDY CONDUCTED

EGF Parks and Rec Dept. conducts a Fundraising Study Feasibility Report, garnering input from the community leaders and potential donors for their project feedback.

SEPT 2021
WE ARE HERE!

OCT-DEC 2022
COMMUNITY ENGAGEMENT COMMENCES

Scheduled engagement sessions to receive community input and feedback.

JAN 2022
CITY COUNCIL VOTE

City council to vote on sales tax proposal with deadline to submit to sate January 31, 2022.

FEB-OCT 2022
COMMUNITY ENGAGEMENT CONTINUES

Scheduled engagement sessions to receive community input and feedback.

NOV 2022
GENERAL ELECTION

2019 2020 2021 2022 2023

PROJECT OVERVIEW

PROJECT STATEMENT

Reinvest in OUR community.

Primary recreational facilities in the City of East Grand Forks require comprehensive investment to continue to serve our residents and activity participants in a safe and healthy manner. Growing need for improvements of our current facilities and demand for new and expanded recreation offerings has been identified by community members, including a wider range of activities, including athletics, while promoting an active lifestyle for all citizens. Now is the time to reinvest in our community to ensure a lasting legacy of health and well-being for the City of East Grand Forks.

PROJECT GOALS

Four (4) primary recreational facilities require extensive upgrades and improvements in order to continue to serve the community of East Grand Forks in a high capacity. The Civic Center and VFW Arena both have identified various deficiencies and short comings that have been documented in the East Grand Forks Feasibility Study conducted in November 2019. The Blue Line Club Arena and Stauss Park have also identified deficiencies or shortcomings that will be important to address as part of a comprehensive reinvestment plan for the City's recreation and athletic facilities. In community surveys conducted throughout 2020, resident feedback steered the importance of reinvesting in each of these important facilities for the betterment of East Grand Forks.

Overall Project Goals

1. Transform participant and user experience and performance through upgraded facility amenities.
2. Improve functionality and building flexibility that promotes expanded recreation offerings for entire community
3. Improved building operating efficiency
4. Improved safety and access for all participants and spectators - Equity, Diversity, & Inclusion.

Individual Projects Goals

1. Civic Center Site
    a. Building enhancements including mechanical and electrical system replacement and upgrades.
    b. Overall safety and access improvements to all areas of the facility.
    c. Site and parking improvements promoting accessibility, safety, and building maintainability.
    d. New and reconfigured ballfields to support program development and expanded offerings
    e. Improved ball field access and participant safety
    f. Spectator experiences through enhanced viewing and seating areas.
1. VFW & BLC Site
    a. Refrigeration system and ice slab replacement – increase longevity of arena.
    b. Interior environment enhancements through building system replacements and upgrades including dehumidification unit for all-year ice availability at the VFW Memorial Arena.
    c. Spectator enhancements through improved viewing and seating areas.
    d. Building connection to BLC supporting a two-ice sheet facility – shared synergies through common access and viewing areas.
    e. Improved community access to arena spaces for year round health and wellness programming
    f. Site and parking improvements promoting accessibility, safety, and building maintainability.

PROJECT SUCCESS METRICS

1. Reduce building operating costs with updated systems and building controls
2. Expanded recreation offerings and growth in community participation.
3. Further serve as a regional center, having these facilities frequently used by visitors of our community for programming, tournaments, and special events; driving increased revenue generating potential.

PROJECT OVERVIEW

GROUPS & PROGRAMS

With improvements to our facilities, anticipated programs and user groups that will be served and benefit:

Recreation Programming and Competitive Sports

1. Youth and High School Hockey
2. Youth and High School Figure Skating and Competitive Synchronized Skating
3. EGF Senior High & Sacred Heart High School baseball teams
4. Park & Rec summer baseball
5. Adaptive Parks & Recreation youth and adult programming
6. American Legion baseball
7. Adult amateur baseball
8. Competitive and recreational softball

Additional Programming

1. Community Events
    a. Craft Shows
    b. Gun Shows
    c. Festivals
    d. Music Concerts
2. Community recreation programming
3. Revenue generating rentals/special events
4. High School spring and fall sports practices
5. Fitness classes

Additional User Groups

1. Parks & Recreation programming
2. Senior High Sports & Phys Ed classes
3. Sacred Heart Sports & Phys Ed Classes
4. Northern Lights Figure Skating Club
5. East Grand Forks Youth Hockey
6. East Grand Forks Soccer
7. Grand Forks Youth Football
8. Grand Cities Pickleball
9. Grand Cities Lacrosse
10. East Grand Forks Arts & Crafts Council
11. Senior Citizen activities
12. Private wellness/fitness programs
13. Private events & Rentals
14. Future lease opportunity from competitive sports teams

PROJECT OVERVIEW

PRE-DESIGN MEETING SUMMARY

Locations: Held at EGF Senior Facility & EGF City Hall
Participants: EGF Project Committee, JLG Architects, Construction Engineers

Meeting #1 - April 13th, 2021
Meeting #2 - April 20th, 2021
Meeting #3 - April 27th, 2021

1. Owner/Organization's Vision - project development summary
2. Project Scope & Goals - overall and project specific
3. Facility Needs Assessment Review - Civic, VFW, Stauss Park
4. Reinvestment List/Budget monitoring
5. Workplan/schedule creation

Meeting #4 - May 13th, 2021
Meeting #5 - May 18th, 2021
Meeting #6 - June 1st, 2021

1. Project development & goals update review
2. Project success metrics review
3. Initial spatial program review - Civic, VFW/BLC, Stauss
4. Initial concept plans review - Civic, VFW/BLC, Stauss
5. Reinvestment List/Budget monitoring
6. Workplan/schedule update

Meeting #7 - June 15th, 2021
Meeting #8 - July 7th, 2021
Meeting #9 - July 20th, 2021
Meeting #10 - August 10th, 2021
Meeting #11 - August 31st, 2021

1. Project development, goals, and success metrics final review and confirmation
2. Multiple iterations of Spatial program review - Civic, VFW/BLC
3. Multiple iterations of Concept plans review - Civic, VFW/BLC
4. Reinvestment List/Budget monitoring
5. Final program and concept review and confirmation
6. Project deliverable format review and confirmation

PROJECT OVERVIEW - PROJECT BUDGET

EGF FACILITY REINVESTMENT PRELIMINARY COSTS			
	DEFERRED MAINTENANCE COSTS	ENHANCEMENT COSTS	TOTAL COSTS
CIVIC CENTER ARENA	$9,459,868.00	$7,297,345.00	$16,757,213.00
BALLFIELDS	$2,091,158.00	$4,494,438.00	$6,585,596.00
VFW ARENA	$9,327,728.00	$4,079,190.00	$13,046,918.00
BLC ARENA	--	$708,785.00	$708,785.00
OVERALL PROJECT COST	**$20,878,754.00**	**$16,579,758.00**	**$37,458,512.00**

- All estimates are preliminary
- All estimates include construction and design contingency
- All estimates include Owner Soft Costs estimated at 10%

DEFINE THE “VISION” - TRIPLE BOTTOM LINE

HUMAN EXPERIENCE

Awe-inspiring environments that embody health, wellbeing, and resilience of people.

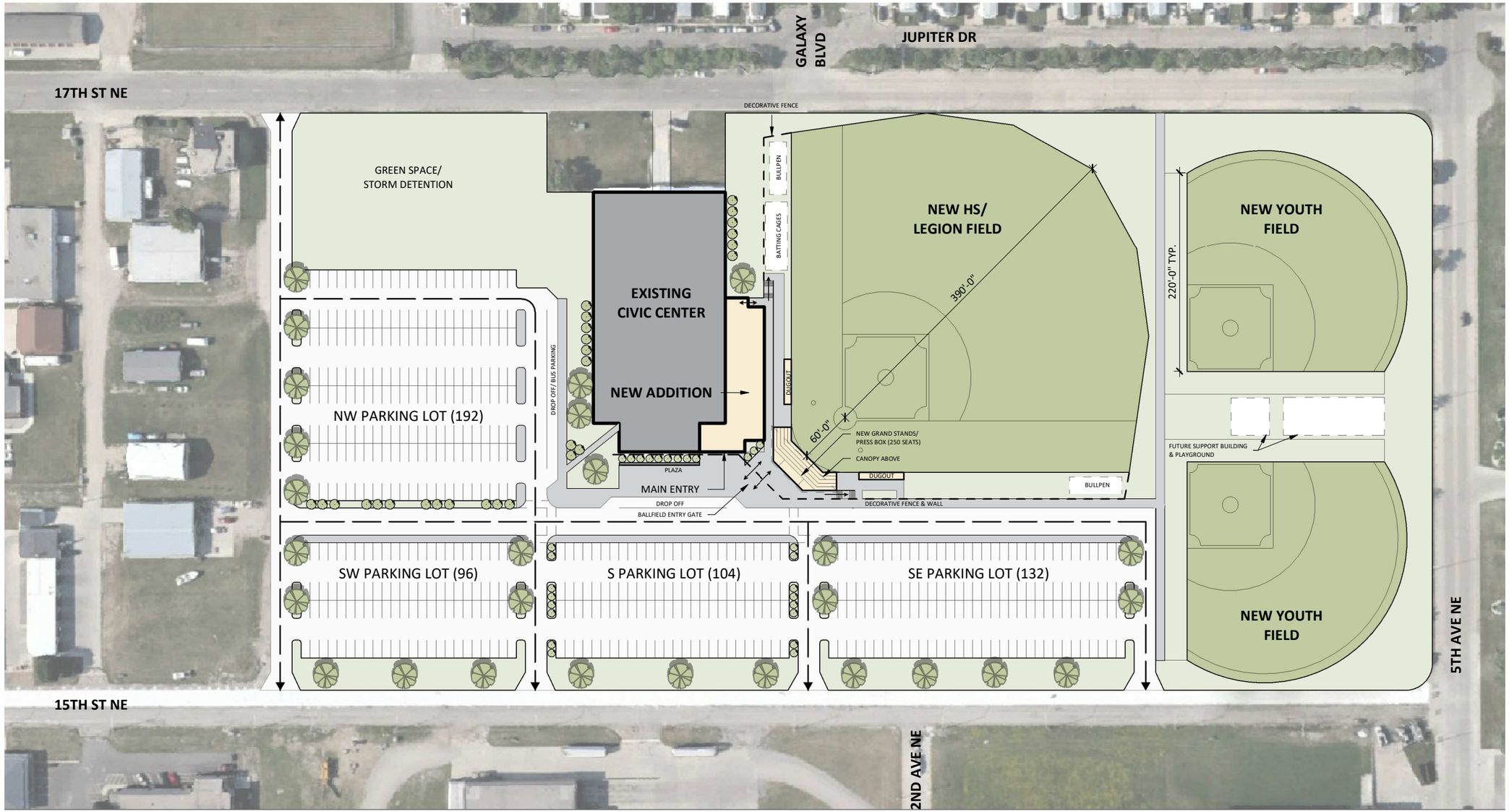
POSITIVE PERFORMANCE

Achieve robust and enduring environments that have a lasting, positive impact.

FINANCIAL PROSPERITY

Demonstrate financial value by achieving financial efficiency through operation and maintenance.

DEFINE THE “VISION” - CIVIC CONCEPT SITE PLAN

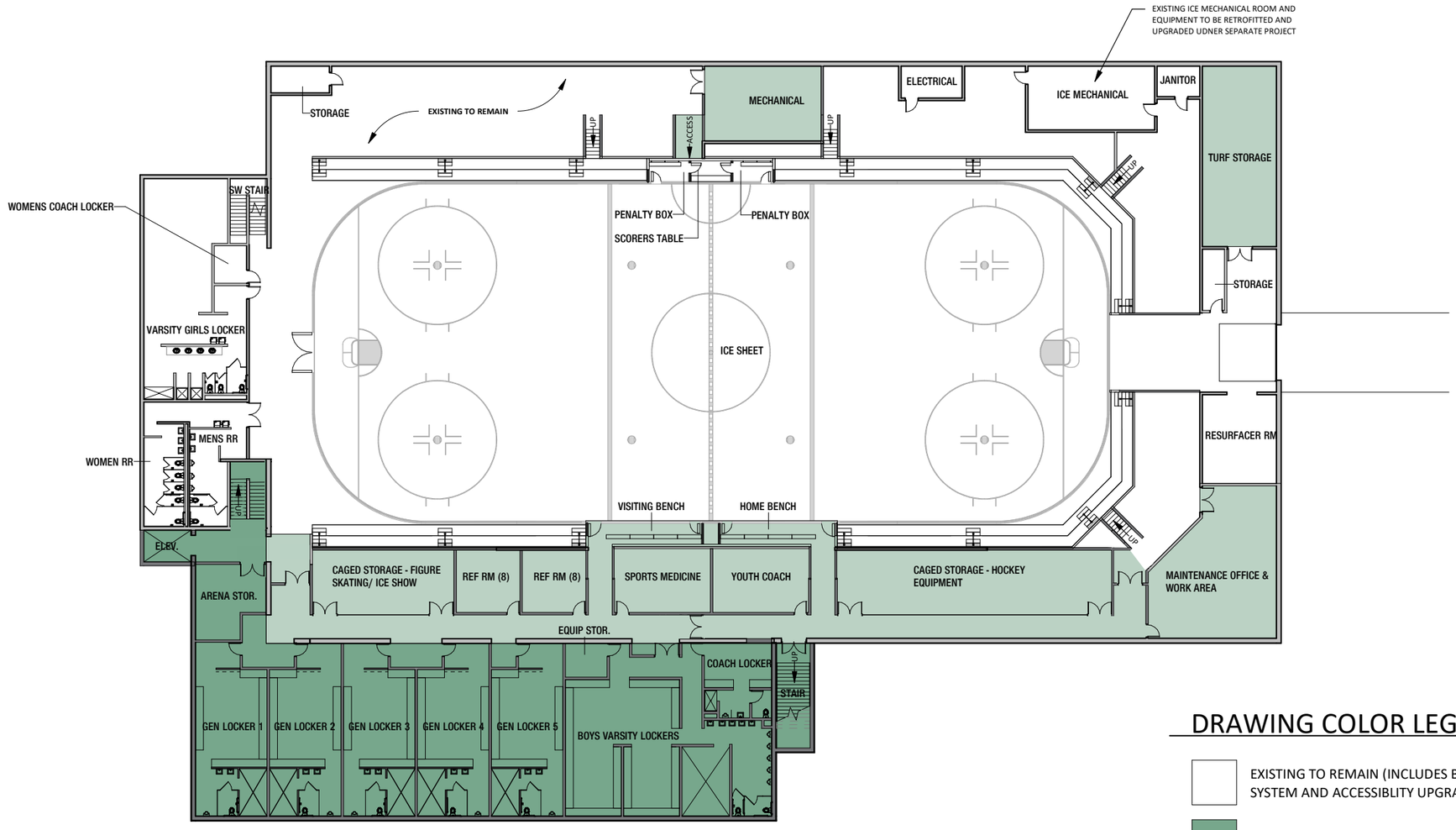


PARKING COUNT

TOTAL PARKING SPOTS NEEDED = 512
TOTAL PARKING SPOTS SHOWN = 524

0 50 100 200

DEFINE THE “VISION”- CIVIC CONCEPT EVENT LEVEL PLAN

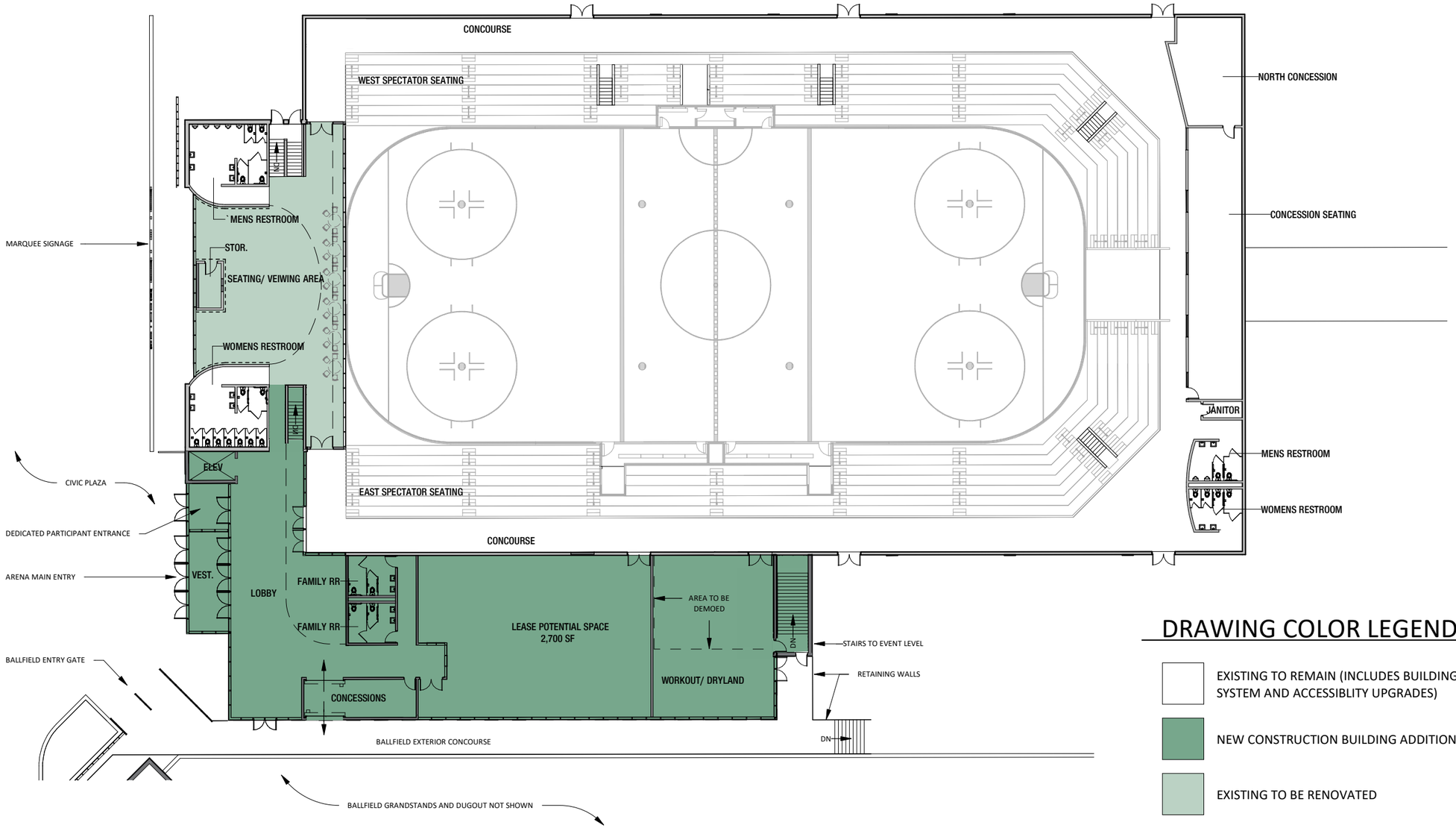


DRAWING COLOR LEGEND

- EXISTING TO REMAIN (INCLUDES BUILDING SYSTEM AND ACCESSIBLITY UPGRADES)
- NEW CONSTRUCTION BUILDING ADDITION
- EXISTING TO BE RENOVATED

0 15 30 60

DEFINE THE “VISION” - CIVIC CONCEPT CONCOURSE LEVEL PLAN

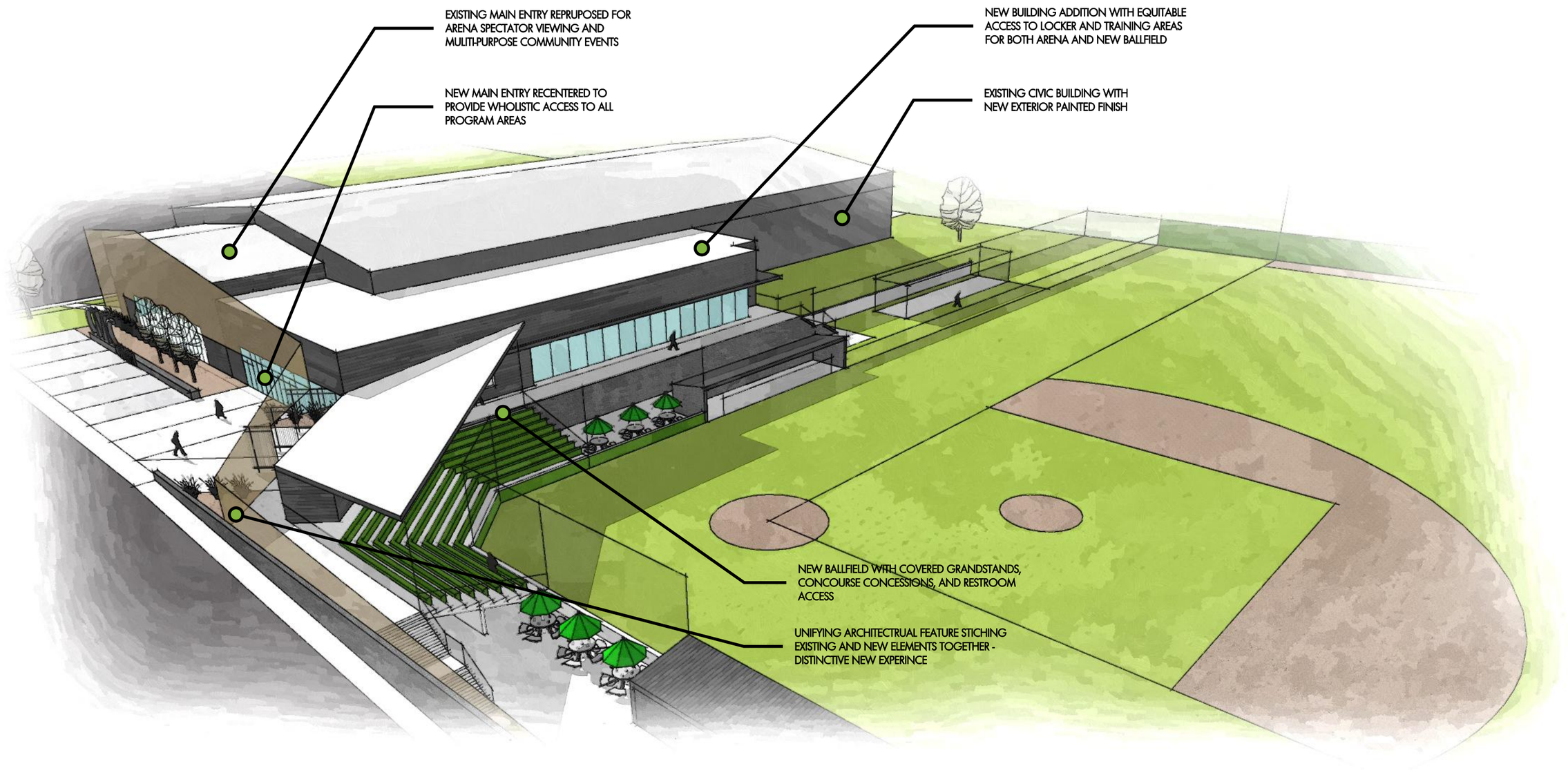


DRAWING COLOR LEGEND

- EXISTING TO REMAIN (INCLUDES BUILDING SYSTEM AND ACCESSIBLITY UPGRADES)
- NEW CONSTRUCTION BUILDING ADDITION
- EXISTING TO BE RENOVATED

0 15 30 60

DEFINE THE “VISION” - CIVIC CONCEPT PLAN

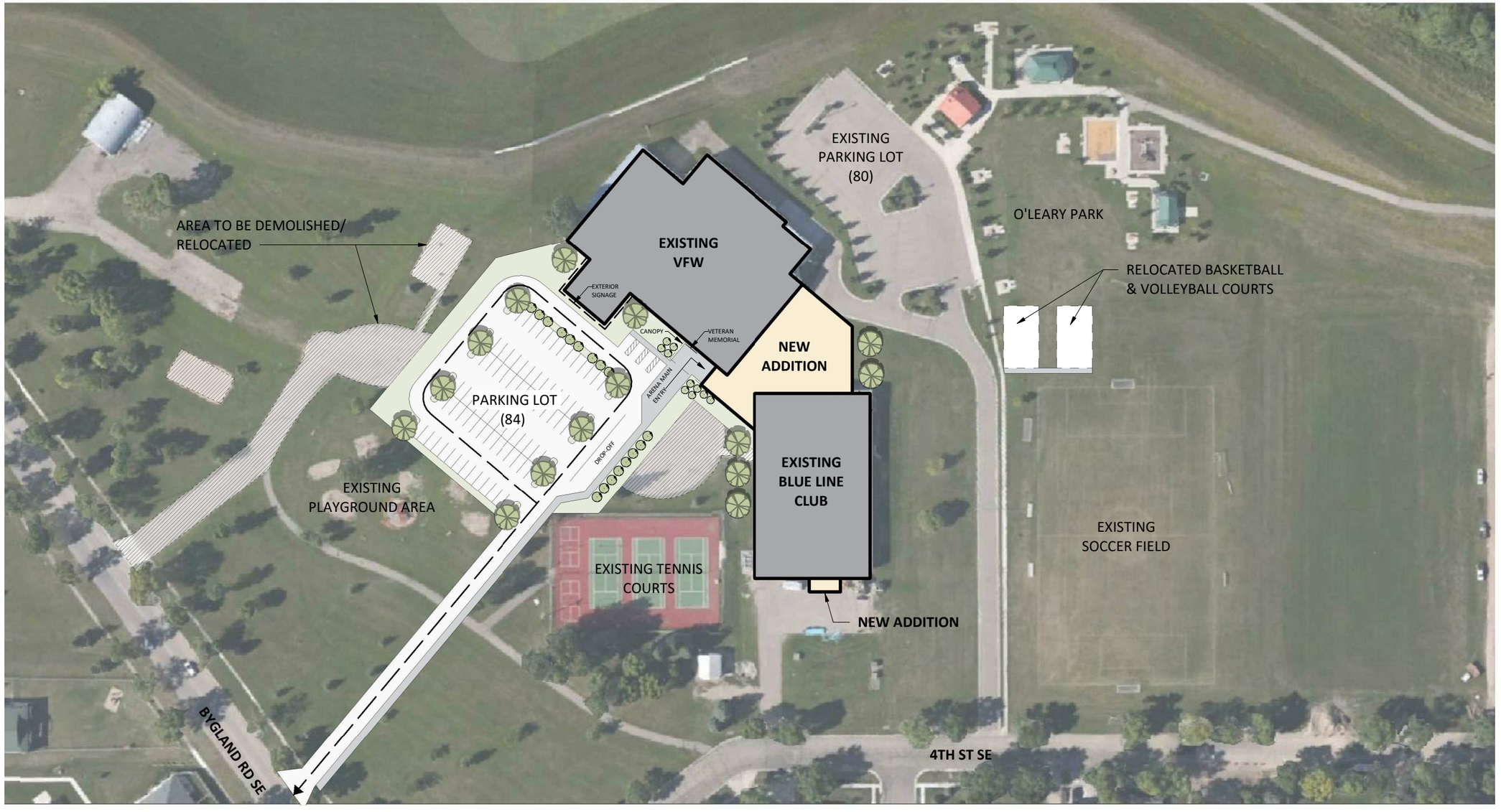


DEFINE THE “VISION” - CIVIC CONCEPT EXTERIOR

DEFINE THE “VISION” - CIVIC CONCEPT NEW LOBBY

DEFINE THE “VISION” - CIVIC CONCEPT VIEWING AREA

DEFINE THE “VISION”- VFW/BLC CONCEPT SITE PLAN

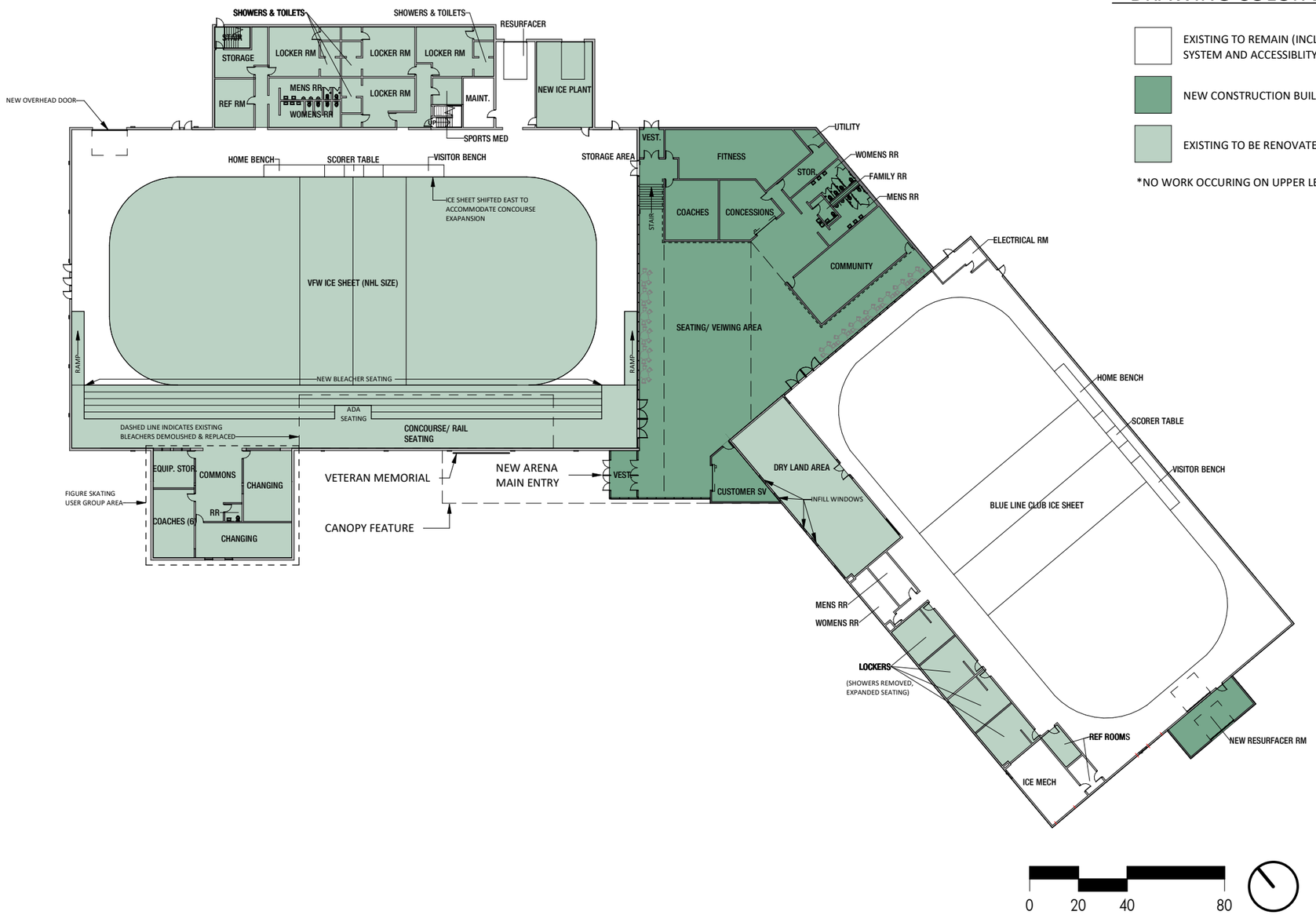


PARKING COUNT

TOTAL PARKING SPOTS NEEDED = 166
TOTAL PARKING SPOTS SHOWN = 167

0 50 100 200

DEFINE THE “VISION” - VFW/BLC CONCEPT FLOOR PLAN



DRAWING COLOR LEGEND

- EXISTING TO REMAIN (INCLUDES BUILDING SYSTEM AND ACCESSIBLITY UPGRADES)
- NEW CONSTRUCTION BUILDING ADDITION
- EXISTING TO BE RENOVATED

*NO WORK OCCURING ON UPPER LEVEL

DEFINE THE “VISION” - VFW/BLC CONCEPT EXTERIOR

DEFINE THE “VISION”- VFW/BLC CONCEPT INTERIOR

CONCLUSION

NEXT STEPS

1. Questions, Comments, or Feedback from City Council
2. Schedule Community Forums to receive input and feedback on the project vision
3. Gather information on the Economic Impact and Return on Investment of a project at this scope.

CIVIL NARRATIVE

PROVIDED BY AE2S ENGINEERING

1.1. CIVIC CENTER ICE ARENA

1. Site Grading:

   The Civic Center Ice Arena area is within the area protected by the flood protection system so is not located within the 100 year floodplain. The site directly adjacent to the Arena has variable grades as the ice surface is actually below the neighboring ground elevation. The north side of the arena has an access directly off 17th St and is graded down to a larger garage door to allow for deliveries and Zamboni entrance. A retaining wall is built along both sides of this entrance as the ground is kept sloped at a mowable grade. The east and west sides of the area have multiple emergency exits from the concourse on the mezzanine level so the outside grades are brought up to these locations, resulting in mounding of the turf around these locations. The east side of the arena also has a Player's Entrance door at ground elevation that leads directly to a staircase to get down to the lower level and the locker rooms. The south side of the arena acts as the main entrance and brings visitors in at the mezzanine level elevation. There are also doors on both the east and west side of this lobby/entrance area that are approximately 6' below the mezzanine level, creating a need for additional retaining walls and grades that are too steep to be considered ADA compliant. Outside of the arena footprint, the parking lot and surrounding land elevations are fairly flat. Site grading will likely include substantial reworking and replacement of soils under controlled conditions. Due to the addition of baseball fields and reconstruction of the existing parking lot, much of the soils may be able to be re-used on different parts of the site unless it is deemed by the geotechnical engineer to be inadequate.

2. Storm Water Management:

   Site storm water is required to be managed in conformance with the City of East Grand Forks for both water quality and rate of runoff. City standards are in conformance with statewide requirements administered by the Minnesota Pollution Control Agency. The existing arena has multiple roof leaders that drain to concrete flumes directing the stormwater away from the building and onto the adjacent road around the arena. There are also multiple area inlets around the building footprint. Runoff from building roofs and site areas is typically collected by a system of underground storm sewer pipes and conveyed to a storm water management facility. The most typical facility is a wet detention pond, which contains a permanent pool of water, as well as the ability to temporarily store and attenuate runoff water from rainfall events to pre-developed conditions. Wet detention ponds for similar sites have required approximately 5% - 10% of the drainage area for the basin. An outlet from the pond would be routed to the existing storm sewer on the north side of the site. The pond area would be designed as a visual and functional amenity. For example, multiple smaller ponds or a longitudinal pond could be incorporated into landscape areas, enhancing pedestrian traffic and outdoor gathering. If not enough space is available for ponds, underground detention chambers are also a feasible alternative, but at higher cost. The site will also be required to have temporary erosion control measures in place during construction activities to meet local and state requirements for sediment and pollution discharges to waters of the state. Typical temporary erosion control measures include cover seeding, silt fence, fiber rolls, hydro-seeding, erosion control blankets, inlet protection and keeping adjacent roadways clean of mud and debris.

3. Water Service:

   Potable water for domestic use and fire protection is provided by the City of East Grand Forks. The site is well served by existing water mains, with a 12" ACP main along 17th Street north of the arena and an 8" PVC pipe that runs along 15th St. NE on the south end. Both of these mains serve fire hydrants along the street right of way. (need to verify which of these lines serves the arena). These existing mains supply adequate flows for both domestic and fire protection to the building. Fire hydrants placing would be evaluated based on new site layout to see if any should be relocated.

4. Sanitary Sewer Services:

   Sanitary sewer service is provided by the City of East Grand Forks. The existing sanitary sewer service is an 8" VCP pipe that connects to a manhole in the center of 15th street. This line has adequate capacity to serve the proposed facility should have enough capacity for any future additions. However, in many cases gravity sanitary sewer service is provided to all building areas except the basement. Basement areas then use a pumping system, which helps provide protection from potential sewer backup into below grade spaces- do we currently pump from the basement?. The project team is not anticipating a substantial increase in flows so existing lift stations should not be affected, but the team will verify this with City Staff.

5. Site Vehicular and Pedestrian Access:

   Site vehicular access must be planned to include visitors for various events at the ice arena or the neighboring ball diamonds. Access is anticipated from the following routes:

   a. One access from 17th Street in the NW corner of the site leading to reconstructed parking lots.
   b. Multiple entrances from 15th St. NE to line up with parking lot on the south side of the arena.
   c. Potential improvements to include sidewalk/bike access to and around the site and baseball diamonds.
   d. The main arena entry and plaza area will have substantial regrading and possible retaining walls to make the front entrance ADA compliant.
   e. East Grand Forks Fire Department will need to be consulted to see if they will require a fire access lane on the east side of the building.

6. Site Parking

   The parking lot on site will be regraded and re-aligned to improve vehicular mobility and increase the lifespan of the pavement. The pavement type will be chosen based on traffic counts and anticipated loadings, meaning the main travel aisles may have concrete pavement sections and the parking stalls themselves may be asphalt. The amount of parking spaces is yet to be determined but conceptual drawings show we have room for approximately 368 spaces. The final number of on-site parking spaces has yet to be verified and is related to building occupancy.

1.2. VFW/BLC ICE ARENAS

1. Site Grading

– The location of the VFW Memorial Arena and the Blue Line Club Arena is just south of the Red Lake River, protected by the dike and neighbored by park amenities in each direction. Northeast of the arena are some restrooms, picnic tables, and open fields for soccer and other recreational activities. SW of the arenas is filled with tennis courts, a playground and a basketball court. Other than the dike north of the VFW Arena, the site is fairly flat. Due to the flood protection system this area is not located within the 100 year floodplain. The BLC Arena is approximately 4' higher than the VFW arena but this elevation difference will be made up inside the future building so will not impact the site grading substantially. Both arenas have multiple doors for emergency exits and getting in and out with equipment but only the doors on the north side of the BLC arena and the SE side of the VFW arena will be affected with this proposed addition. Site grading will likely include improving the grade in the parking lot and some regrading of the access road on the NE side of the new addition.

2. Storm Water Management

Site storm water is required to be managed in conformance with the City of East Grand Forks for both water quality and rate of runoff. City standards are in conformance with statewide requirements administered by the Minnesota Pollution Control Agency. The existing arena has multiple roof leaders that drain to the ground adjacent to the buildings, allowing the turf grade to drain stormwater away from the buildings. There are a few area inlets in the parking lot on both sides of the ice arenas but any improvement to this area should include the addition of more inlets. Runoff from building roofs and site areas is typically collected by a system of underground storm sewer pipes and conveyed to a storm water management facility. The most typical facility is a wet detention pond, which contains a permanent pool of water, as well as the ability to temporarily store and attenuate runoff water from rainfall events to pre-developed conditions. Wet detention ponds for similar sites have required approximately 5% - 10% of the drainage area for the basin. An outlet from the pond would be routed to the existing storm sewer on the north side of the site. The pond area would be designed as a visual and functional amenity. For example, multiple smaller ponds or a longitudinal pond could be incorporated into landscape areas, enhancing pedestrian traffic and outdoor gathering. If not enough space is available for ponds, underground detention chambers are also a feasible alternative, but at higher cost. The site will also be required to have temporary erosion control measures in place during construction activities to meet local and state requirements for sediment and pollution discharges to waters of the state. Typical temporary erosion control measures include cover seeding, silt fence, fiber rolls, hydro-seeding, erosion control blankets, inlet protection and keeping adjacent roadways clean of mud and debris.

3. Water Service

Potable water for domestic use and fire protection is provided by the City of East Grand Forks. The site is well served by existing water mains, with a 12" ACP main along both sides of these arenas, providing water to nearby fire hydrants as well as the areans. (need to verify which of these lines serves the arena). These existing mains supply adequate flows for both domestic and fire protection to the building. Fire hydrants placing would be evaluated based on new site layout to see if any should be relocated.

4. Sanitary Sewer Service

Sanitary sewer service is provided by the City of East Grand Forks. The existing sanitary sewer service is an 8" VCP pipe that connects to a manhole in the center of 15th street. This line has adequate capacity to serve the proposed facility should have enough capacity for any future additions. However, in many cases gravity sanitary sewer service is provided to all building areas except the basement. Basement areas then use a pumping system, which helps provide protection from potential sewer backup into below grade spaces- do we currently pump from the basement?. The project team is not anticipating a substantial increase in flows so existing lift stations should not be affected, but the team will verify this with City Staff.

5. Site Vehicular and Pedestrian Access

Site vehicular access must be planned to include visitors for various events at the ice arenas. Access is anticipated from the following routes:

a. The main access to these two rinks will be from Bygland Road and come in from the SW. The road will be re-aligned to better suit a parking lot layout that maximizes the number of parking spaces available.
b. An existing bike path on the south side will be incorporated into the parking lot layout to allow for pedestrians and bicyclists alike access to the site.
c. The new arena entry will have close access to the parking lot and graded to be ADA compliant.

6. Site Parking

The parking lot on site will reconstructed and graded accordingly to improve vehicular mobility and increase the lifespan of the pavement. The intent of the parking lot will be to maximize the amount of parking spaces but also limit the amount of disturbance caused to the existing amenities in the area. The pavement type will be chosen based on traffic counts and anticipated loadings, meaning the main travel aisles may have concrete pavement sections and the parking stalls themselves may be asphalt. The amount of parking spaces is yet to be determined but conceptual drawings show we have room for approximately 128 spaces. The final number of on-site parking spaces has yet to be verified and is related to building occupancy.

STRUCTURAL NARRATIVE

PROVIDED BY HEYER ENGINEERING

The information listed below is used as a guideline in the structural design of the new upgrades to the City of East Grand Forks, MN arenas. These guidelines are given to ensure that the building will be structurally sound, economical, and is constructed within all International Building Code requirements and local codes.

1.1. MINIMUM BUILDING CODE REQUIREMENTS

1. Overall Building Design:
   a. The building will be designed using the 2018 International Building Code (IBC2018) as approved and amended by the Minnesota State Building Code.

2. Concrete Design:
   a. All concrete work will utilize the following specifications for design:
      i. ACI 301 – "Standard Specifications for Structural Concrete" (American Concrete Institute).
      ii. ACI 318 – "Building Code Requirements for Structural Concrete" (American Concrete Institute).
      iii. ASTM A615 – "Standard Specification for Deformed and Plain Carbon Steel Bars for Concrete Reinforcement".
      iv. ASTM A1064 – "Standard Specification for Carbon-Steel Wire and Welded Wire Reinforcement, Plain and Deformed, for Concrete".
      v. PCI MNL 120 "Precast and Prestressed Concrete Design Manual" (Precast/Prestressed Concrete Institute).

3. Masonry Design:
   a. All structural masonry will utilize the following specifications for design:
      i. ASTM C90 – "Standard Specification for Load Bearing Concrete Masonry Units".
      ii. ASTM C780 – "Standard Test Method for Preconstruction and Construction Evaluation of Mortars for Plain and Reinforced Unit Masonry".
      iii. ASTM C1314 – "Standard Test Method for Compressive Strength of Masonry Prisms".
      iv. ASTM A615 – "Standard Specification for Deformed and Plain Carbon Steel Bars for Concrete Reinforcement".
      v. ACI 530/531 – "Building Code Requirements and Specification for Masonry Structures" (American Concrete Institute).

4. Structural Steel Design:
   a. Structural steel work shall follow the American Institute of Steel Construction (AISC) - ASD Specification, Fourteenth Edition material:
      i. Wide Flange Shapes - ASTM A992 (50 ksi)
      ii. HSS Round (Pipes) - ASTM A500 Grade B (42 ksi)
      iii. HSS Square (Tubes) - ASTM A500 Grade B (46 ksi)
      iv. Plates, Bars, & Misc. - ASTM A36 (36 ksi)
      v. Connection Bolts - ASTM A325 and ASTM A490
      vi. Connection Bolts (Twist off) - ASTM F1852 and ASTM F2280
      vii. Connection Nuts - ASTM A563
      viii. Connection Washers - ASTM F436
      ix. Anchor Bolts - ASTM F1554 Gr. 36, 55, and 105
      x. Welding Electrodes - AWS D1.1 98E70
      xi. Headed Stud Anchors - ASTM A108
      xii. Threaded Rods - ASTM A36
   b. Steel Joists shall follow the SJI (Steel Joist Institute) Specifications, K-10.
   c. Steel deck shall follow ASTM A611 (33 ksi minimum yield strength) and the Steel Deck Institute (SDI) Specifications.

1.2. DESIGN STRUCTURAL LOAD REQUIREMENTS

1. Live Loads:
   a. The design live loads used are derived from the IBC2015. They are as follows:
      i. Offices 65 psf (50psf + 15psf partition loading)
      ii. Corridors/Concourses 100 psf
      iii. Exit Corridors & Stairs 100 psf
      iv. Bleachers Fixed Seating 60 psf
      v. Assembly Areas 100 psf
      vi. Storage Areas 125 psf
      vii. Mechanical Rooms 150 psf

2. Snow Loads:
   a. The design snow loads to be used as stipulated in the 2018 Connecticut State Building Code for Fairfield, CT:
      i. A Ground Snow Load, pg 60 psf
      ii. Roof Snow Load, pf (min) 42 psf (plus drifting requirements)

3. Dead Loads:
   a. The design dead loads used are those specified in the IBC2018. They are as follows:
      i. Typical Floors 60 psf (4 Normal. Wt. Conc. on 1" form deck)
      ii. Typical Roof 20 psf

4. Lateral Loads (Wind):
   a. The wind loads acting on the building as per IBC2018 will be derived from the following design information:
      i. Ultimate Wind Speed is 110 mph and Nominal Wind Speed is 85 mph.
      ii. The building will be designed as an Enclosed building.
      iii. Risk Category is III.
      iv. Wind Exposure Category is Exposure B.

Internal Pressure Coefficient of +/- 0.18.
Base Design Wind Pressures for Components & Cladding is qh = 11.1 psf.

1. Lateral Loads (Seismic):
   a. The seismic load acting on the building will be derived from the following design information:
      i. Risk Category is III.
      ii. Seismic Importance Factor is 1.25.
      iii. Mapped Spectral Response Acceleration parameters are as follows:
         1. 1. S_S = 0.045
         2. 2. S_1 = 0.017
      iv. Site Class is 'D'
      v. Design Spectral Response Acceleration parameters are as follows:
         1. S_{DS} = 0.048
         2. S_{D1} = 0.027
      vi. Seismic Design Category 'A'
      vii. Basic Seismic Force Resisting System is a Steel Ordinary Concentrically Braced Frame.
      viii. Design Base Shear is 0.020 x Weight of the building.
      ix. Seismic Response Coefficient (CS) is 0.020.
      x. Response Modification Factor (R) is 3.0.
      xi. The analysis procedure used is "Equivalent Lateral Force Analysis".

1.3. GEOTECHNICAL ENGINEERING REQUIREMENTS

1. It is anticipated that a Geotechnical Evaluation will be undertaken. It is anticipated the addition structures will be supported on conventional/typical concrete spread footings, but the foundation design will be based on the findings and recommendations of the geotechnical report. Review of the drawings and site excavations by the Geotechnical Engineer is imperative to ensure that their recommendations and requirements are followed relative to excavation, backfilling, and drainage.
2. The following geotechnical parameters will also be followed:
   a. Exterior footing will be placed at or below frost depth. Likely 5' in the East Grand Forks area.
   b. Footing will match elevation and dowel into existing building footings.
   c. If elevator pits are located next to existing footings and are deeper than existing footing depth, careful excavation and underpinning will be required.
   d. Expansive soils are also common in area and if encountered during excavations must be removed.

1.4. STRUCTURAL SYSTEM COMPONENT SELECTION

1. The following criteria is used for the structural system and component selection:
   a. Structural Requirements.
   b. Durability.
   c. Required fire resistance.
   d. Economy of structure.
   e. Aesthetics and Architectural requirements.
2. See section E, F, and G for the major structural components.

1.5. MAJOR STRUCTURAL COMPONENTS (CIVIC CENTER ADDITION)

1. Foundation Structure:
   a. The building addition structure will be supported on standard reinforced concrete spread footings.
      i. Design will be based upon a maximum allowable bearing pressure indicated in the geotechnical report.
      ii. Footing will match elevation and dowel into existing footings where addition walls and piers are adjacent to the existing structure.
   b. Exterior foundation walls beams will be constructed of reinforced concrete with a minimum thickness of 8". Thicker foundation walls will be needed to support thicker walls and façade materials if selected.
      i. Column piers will be integral with the exterior foundation wall.
   c. The 1st floor level will match the event level floor will be a 4" cast-in-place reinforced concrete slab-on-grade. This area is anticipated to house locker rooms and an arena store.
   d. The area in the existing arena under the east stadia sections will be renovated. It is our understanding that the floor level here needs to be raised to match event level. This can be accomplished by brining in granular fill. Alternative specialty fill materials such as geofoam could be considered. A new 4" cast-in-place reinforced concrete slab-on-grade will be placed here also.
   e. Deeper pits will be likely required for the new elevator. Exact model and final location will determine amount of foundation work and underpinning required.

2. Typical Floor Structure (Civic Center Addition Concourse Level-2nd Floor):
   a. Raised floor levels will be framed with structural steel and consist of the following components:Concourse/Deck level. EL = 210'
      i. Structural steel frame with wide flange steel beams and wide flange or tube steel columns.
      ii. 4" normal weight concrete slab on a 1" form deck (4" total thickness) reinforced with a flat sheet welded wire mesh
         1. If a more robust floor system is desired, composite concrete floor and steel beams with head studs or a precast hollowcore plank systems could be considered.

3. Roof and Exterior Structures (Civic Center Addition Roof):
   a. The roof of the addition will be framed with K-series open web steel joists. Joists could be sloped to promote roof drainage.
      i. Typical joists spacing will be 4'-0" oc.
      ii. Roof deck will be 1 ½" Type B, 22 gage decking.
      iii. Exterior walls are expected to be non-bearing systems and potentially a combination of:
         1. Steel stud cavity wall systems.
         2. Metal panel, insulated or uninsulated, depending on chosen wall structural system.
         3. As an alternate a CMU exterior bearing wall or precast concrete bearing wall could be considered.

4. Lateral Bracing System (Civic Center Addition):
   a. The main arena structure lateral bracing system will consist of steel x-bracing.
      i. X-braces are preliminarily sized as 5" x 5" x 1/4" tube members.
   b. If alternate CMU or precast wall systems are selected, those walls could be utilized as shear walls.

1.6. MAJOR STRUCTURAL COMPONENTS (VFW/BLC ADDITION)

1. Foundation Structure:
    a. The building addition structure will be supported on standard reinforced concrete spread footings.
        i. Design will be based upon a maximum allowable bearing pressure indicated in the geotechnical report.
        ii. Footing will match elevation and dowel into existing footings where addition walls and piers are adjacent to the existing structure.
    b. Exterior foundation walls will be constructed of reinforced concrete with a minimum thickness of 8". Thicker foundation walls will be needed to support thicker façade materials.
        i. Column piers will be integral with the exterior foundation wall.
    c. The 1st level floor will be a 4" cast-in-place reinforced concrete slab-on-grade and will primarily be at the ice level elevation of the BLC arena. A small area of slab on grade will be at the VFW level at the northwest corner of the addition.
    d. Because of the approximately 3' elevation difference between the VFW and BLC arenas an 8" thick retaining wall along the outside of the east wall of the VFW arena is required. Also retaining wall will be required to facilitate the ramp structure between the different levels of the slab on grade.
2. Roof and Exterior Structures (VFW/BLC Addition)
    a. The roof of the addition will be framed with K-series open web steel joists. Joists could be sloped to promote roof drainage.
        i. Typical joists spacing will be 4'-0" oc.
        ii. Roof deck will be 1 ½" Type B, 22 gage decking.
        iii. Exterior walls are expected to be non-bearing systems and potentially a combination of:
            1. Steel stud cavity wall systems.
            2. Metal panel, insulated or uninsulated, depending on chosen wall structural system.
            3. As an alternate a CMU exterior bearing wall or precast concrete bearing wall could be considered.
3. Lateral Bracing System:
    a. The main arena structure lateral bracing system will consist of steel x-bracing.
        i. X-braces are preliminarily sized as 5" x 5" x 1/4" tube members.
    b. If alternate CMU or precast wall systems are selected, those walls could be utilized as shear walls.

MECHANICAL NARRATIVE

PROVIDED BY OBERNEL ENGINEERING

This document is intended to identify the scope of mechanical work required to update the East Grand Forks Civic Center and adjacent parking and ball fields, as well as the East Grand Forks VFW Arena and Blueline Arena.

1.1. CIVIC ARENA

1. Sprinkler:
    a. Currently there is no sprinkler in the building. Per building codes, a sprinkler system is recommended to be installed, with a new 6" water line.
2. Plumbing:
    a. Currently the domestic water has a 3" water line form the city to serve the space. This will need to be evaluated for sizing based on current code requirements and the number of plumbing fixtures ultimately placed in the space. A new 6" water line will need to be brought into the building for the fire sprinkler system.
    b. There currently is not a grease interceptor on the three compartment sink in the kitchen/concessions. This will need to be added per code.
    c. There are two AO Smith BTH 250 water heaters that provide domestic hot water to the building. They appear to be in good condition.
    d. There are several sump pumps in the building, and there are continuous issues with water seepage. Raising the lower level floor by the locker rooms will help, but the ground water issues will need to be investigated by a soils engineer to insure there is not continued water issues.
    e. Overall, the plumbing systems appears to be in decent condition for the age of the building. Water line sizing and future replacement will be required for the new work in the building.

3. HVAC:
    a. The space other than the ice bowl is served by residential furnaces. They are a combination of electric and gas heat.
    b. There is an old HVAC unit that was installed but never run above the balcony area by the front entrance. This unit needs to be removed.
    c. The bowl is served by 5 hanging HVAC units. The units have a hot water coil off of the ice system for reclaimed heat usage. The unit's main soucre of heat is electric. The end unit (by concessions) is not used at all. The bowl units do not have dehumidification on them. The units are at the end of their useful life and need to be replaced.
    d. The current space temp in the building is maintained around 45 deg F when there is ice on the floor.
    e. There has been a warm seating area added next to the concessions area. It is heated by a gas furnace that is in good condition.
    f. A furnace serving the weight room is the only space in the building that currently has air conditioning in it. This furnace does not appear to be providing code minimum fresh air quantities and needs to be looked at for replacement.
    g. There are numerous furnaces in the lower level below the seating risers. The furnaces serving the locker rooms have been updated and have energy recovery units tied to them. Since this area is being remodeled, the HVAC in this area is planned to be replaced.
    h. There currently is an exhaust system installed below the risers, but it is not in use. The current storage/lower level below the seating area does not meet current ventilation codes.
    i. Overall, the HVAC system needs an upgrade. The system is basically at the end of its useful life, isn't energy efficient, and doesn't meet current ventilation codes in much of the building. We would recommend a high efficiency gas fired hot water boiler system be installed as the primary heating source to the building. The lower level would be served with a new energy recovery unit to provide ventilation and heated with the hot water. Currently, there is not a plan for dehumidification units to be added, as there is no summer ice usage.
4. Controls
    a. Stand-alone Honeywell thermostats are the only controls in the building. As the building is remodeled and updated, DDC controls, which can be monitored remotely, need to be added to the building systems.

1.2. VFW ARENA

1. Sprinkler
    a. Currently there is no sprinkler in the building. Per building codes, a sprinkler system is recommended to be installed, with a new 6" water line.

2. Plumbing:
    a. Currently the domestic water has a 2" water line form the city to serve the space. This will need to be evaluated for sizing based on current code requirements and the number of plumbing fixtures ultimately placed in the space. A new 6" water line will need to be brought into the building for the fire sprinkler system.
    b. There currently is not a grease interceptor on the three compartment sink in the kitchen/concessions. This will need to be added per code.
    c. There are two AO Smith BTH gas water heaters that provide hot water to the ice room. These water heaters need to be moved based on requirements for the new ice equipment room. The locker rooms are served by a 40 gallon electric water heater that is at the end of its useful life.
    d. The building is currently served with tank type plumbing fixtures. These should be replaced with flush valve for maintenance and durability. This will result in replacing the water lines due to pressure requirements of the new fixtures.
    e. The plumbing system needs to be upgraded and the water heater for the domestic water replaced.

3. HVAC
    a. The upper level space has a gas heat, DX cooled furnace that provides HVAC. The ice rink is heated by an aged air handling unit that has hot water heat from a gas boiler system.
    b. There was a new hot water boiler installed in the past couple of years in the ice/mechanical room. It provides heat to the building through the air handling unit located above it, though ductwork to the ice rink. The boiler system needs to be moved to a new space, as it is in the way of the new ice equipment. In addition, redundancy and additional load is anticipated due to additional HVAC equipment being added.
    c. The locker room areas currently have electric heat, and no ventilation installed in them. There needs to be a ventilation system installed in there.
    d. The building has ice throughout the majority of the year. The system currently does not have a dehumidification system, which will need to be added.
    e. The HVAC system needs an upgrade. The system needs to have a dehumidification system added

to it, and code required ventilation installed throughout the remainder of the building. We would recommend adding to the high efficiency gas fired hot water boiler system installed in building, along with relocation of the boiler plant. This boiler plant could served the Blueline, Addition and VFW building.

4. Controls
    a. Stand-alone Honeywell thermostats are the only controls in the building. As the building is remodeled and updated, DDC controls, which can be monitored remotely, need to be added to the building systems.

1.3. BLUELINE ARENA'

1. Sprinkler
    a. Currently there is no sprinkler in the building. Per building codes, a sprinkler system is recommended to be installed, with a new 6" water line.

2. Plumbing
    a. There is very limited plumbing in the building currently.
    b. The plumbing drain system for the Zamboni area needs to be reworked. The drainage is too small and in adequate for the use of the space.
    c. The plumbing system needs to be upgraded and the water heater for the domestic water replaced. Water line sizing will need to be evaluated based on final fixture counts. We would recommend tying into the domestic water heaters from the VFW for efficiency and maintenance.

3. HVAC
    a. There are two furnaces that serve the building, one for the locker rooms and one for the lobby/ bathrooms. Replacement of these units should be looked as they are at the end of their useful life.
    b. There are gas fired CoRayVac radiant heat units sit over the players unit and parent's viewing area. There is no HVAC system in the ice rink other than an exhaust fan and intake louver.
    c. There is electric heat in the Zamboni area that needs to be replaced.
    d. Overall, the HVAC system needs an upgrade. The system is basically at the end of its useful life, isn't energy efficient, and doesn't meet current ventilation codes in much of the building. We would recommend tying into the boiler plant in the VFW for hot water heat to be installed. Energy recovery units shall served the auxiliary use spaces, and an HVAC unit with hot water heat shall be installed to serve the ice rink. Currently, there is not a plan for dehumidification units to be added, as there is no summer ice usage.

4. Controls
    a. Stand-alone Honeywell thermostats are the only controls in the building. As the building is remodeled and updated, DDC controls, which can be monitored remotely, need to be added to the building systems.

1.4. VFW BLUELINE ARENA ADDITION

1. Sprinkler
    a. Currently there is no sprinkler in the building. Per building codes, a sprinkler system is recommended to be installed, with a new 6" water line.

2. Plumbing
    a. Water will be brought over from the VFW building to serve the new bathroom groups and fixtures. Fixtures are planned to be wall hung, flush valve, with sensor flush valves and faucets.

3. HVAC
    a. The new space will be served with an indoor air handling unit or rooftop unit that will have hot water heat, DX cooling and exhaust and supply fans on ECM Motors. The unit will have energy recovery integrated into the unit. The unit will also have economizer mode. Space control will be done with hot water heat installed in the ductwork work in Variable Air Volume (VAV) boxes for the zone control.

4. Controls
    a. DDC controls, which can be monitored remotely, will be added to the building addition systems.

ELECTRICAL NARRATIVE

PROVIDED BY OBERNEL ENGINEERING

This document is intended to identify the scope of electrical work required to update the East Grand Forks Civic Center and adjacent parking and ball fields, as well as the East Grand Forks VFW Arena and Blueline Arena.

1.1. CIVIC ARENA

1. Power Distribution:
    a. Civic arena electrical distribution system (i.e. service switchboard and branch circuit panelboards) are past their engineered lifespan and are recommended for replacement. Electrical service is rated 3000 Amps, 480/277V, 3-phase, 4-wire.
    b. Distribution panels for replacement include one 800A, 208/120V, 3-phase, 4-wire.
    c. Transformers to be replaced include one 225 kVA 480V, 3-phase to 208/120V secondary dry type transformer and one 50kVA 480V, 1-phase, to 120/240V secondary.
    d. Branch circuit panels throughout are to be replaced except of the panel in the concession area. New panels include relocating two panels out of the current main entry restroom (one 200A, 208/120V, and one 200A 480/277V). Replace one 200A, 208/120V loadcenter near the Zamboni area with branch circuit panelboard. Replace one 208/120V, 100A 3-phase, 4-wire branch circuit panel in recessed block wall at event level custodial room. Replace EQ load center at south end of event level (208/120V, 100A, 3-phase, 4-wire).

2. Emergency and Optional Back-up Power:
    a. Add 500kW, 480/277V, 3-phase, 4-wire emergency generator. Skid base mounted diesel fuel tank. Weatherproof, sound attenuated, skintight enclosure with motorized dampers, and integral enclosure heater. Include 600A and 100A closed transition automatic transfer switches.
    b. The 600A switch shall serve optional stand-by loads such as the building's heating system, lighting, receptacles, water heating, and HVAC systems (will not serve the ice plant). The 100A switch will serve code required emergency loads such as fire alarm and emergency egress lighting.
    c. Power distribution from the generator for optional stand-by loads will consist of one 480/277V, 600A, main lug only distribution panel; two 75 kVA step down transformers; four 100A 208/120V branch circuit panels; and two 100A, 480/277V branch circuit panels.
    d. Power distribution from the generator for emergency loads will consist of three 480/277V, 100A, main lung only branch circuit panels with feed through lugs.

3. Convenience Power:
    a. New branch circuit wiring will be provided throughout renovated areas as well as additions.

4. Lighting
    a. Lighting is to be replaced throughout the interior of the facility except for lighting on the ice surface. LED light fixtures will be used throughout. Vandal resistant or tough service light fixtures will be used in public locker rooms and lower-level public corridors. The home team locker room(s) will be provided with a higher level of finish than standard youth hockey locker rooms. Lighting above the viewing stands and concourse will be replaced.
    b. Emergency lighting will be provided at the building's exit doors.
    c. Existing LED building mounted light fixtures will remain.
    d. Automatic lighting controls will be provided throughout the building except for above the ice surface, mechanical rooms, electrical rooms and other areas where automatic lighting controls could be a safety concern. These controls will be stand alone occupancy / vacancy sensors.
    e. Emergency lighting will be provided via wall mounted battery packs. Emergency lighting for the spectator stands and seating will be provided using remote battery inverters powering the overhead lighting.

5. Communication Systems
    a. Structured cabling for voice / data systems will be provided for wireless network access points at renovated areas.
    b. Consideration will be given to providing fan facing wi-fi system. We consider this system a much more robust than normal system that will allow large numbers of connected devices simultaneously.

6. Fire Alarm
    a. A new voice evacuation fire alarm system will be provided for the facility.

7. Access Control
    a. Provide 15 doors of card access. The card access control system will be the same system at the Civic Arena, VFW, and Blueline arenas. It will be store system information at the door controllers on each site and not require off-site communication to function properly. Remote access to the system via system software will be part of the system.

8. Video Surveillance
    a. Provide 15 Cameras. Video surveillance will be the same system at the Civic Arena, VFW, and Blueline arenas. The system will be similar to the Hanwha wave VMS system and Hanwha cameras.

9. Site Lighting and Power
    a. Parking lot lighting will be replaced complete with new concrete bases, poles, and LED luminaries. Pedestrian scale lighting will be provided at the new main entry (e.g. 10' high poles or bollards).
    b. Power to ballfield dugouts and viewing areas for convenience receptacles, scoreboards, etc. will be provided from the Civic Arena.

1.2. VFW ARENA

1. Power Distribution
    a. The electrical service equipment was replaced circa 1997 and is switch and fuse construction. The main disconnect is a bolted pressure switch. Equipment is 480/277V, 3-phase,4-wire, 2000Amp rated. There is a 1200A, 208/120V, 3-phase, 4-wire distribution panel adjacent to the main electrical gear. In the same room as the main electrical gear is a 200A, 208/120V, 3-phase, 4-wire loadcenter and a 200A, 480/277V, 3-phase, 4-wire branch circuit panel. The bolted pressure switch should be replaced with new and maintenance should be performed on the distribution fusible switches.
    b. At the building's west side entry, there are two main circuit breaker loadcenters that are to be replaced.

2. Convenience Power
    a. New branch circuit wiring will be provided throughout renovated areas as well as additions.

3. Lighting
    a. Lighting is to be replaced throughout the facility with new LED type light fixtures. Vandal resistant or tough service light fixtures will be used in public locker rooms and hockey corridors. LED high bay distributed over the ice surface will be used to illuminate the ice surface and adjacent areas to the ice surface.
    b. Emergency lighting will be provided at the building's exit doors. Emergency lighting will be provided via wall mounted battery packs throughout the interior. Emergency lighting for the ice surface will be provided using remote battery inverters powering the overhead lighting.
    c. Existing LED building mounted light fixtures will remain.
    d. Automatic lighting controls will be provided throughout the building except for above the ice surface, mechanical rooms, electrical rooms and other areas where automatic lighting controls could be a safety concern. These controls will be stand alone occupancy / vacancy sensors.

4. Communication Systems
    a. Structured cabling for voice / data systems will be provided for wireless network access points throughout the facility. This is intended for general use Wi-Fi.
    b. Consideration will be given to providing fan facing wi-fi system. We consider this system a much more robust than normal system that will allow large numbers of connected devices simultaneously.

5. Fire Alarm
    a. A new voice evacuation fire alarm system will be provided for the facility.

6. Site Lighting and Power
    a. Parking lot lighting will be replaced complete with new concrete bases, poles, and LED luminaries.

7. Access Control
    a. Provide 2 doors of card access. The card access control system will be the same system at the Civic Arena, VFW, and Blueline arenas. It will be store system information at the door controllers on each site and not require off-site communication to function properly. Remote access to the system via system software will be part of the system.

8. Video Surveillance
    a. Provide 5 Cameras. Video surveillance will be the same system at the Civic Arena, VFW, and Blueline arenas. The system will be similar to the Hanwha wave VMS system and Hanwha cameras.

1.3. BLUELINE ARENA

1. Power Distribution
    a. The electrical service equipment is in fair condition and does not need to be replaced. Currently the facility is set up for general and controlled (e.g. off-peak) electrical service. The off-peak equipment is not currently in use and can be re-purposed to serve new additions.

2. Convenience Power
    a. New branch circuit wiring will be provided throughout renovated areas as well as additions.

3. Lighting
    a. Lighting is to be replaced at renovated / remodeled areas within the facility with new LED type light fixtures. Vandal resistant or tough service light fixtures will be used in public locker rooms and hockey corridors.
    b. Emergency lighting will be provided at the building's exit doors. Emergency lighting will be provided via wall mounted battery packs throughout the interior. Emergency lighting for the ice surface will be provided using remote battery inverters powering the overhead lighting.
    c. Existing LED building mounted light fixtures will remain.
    d. Automatic lighting controls will be provided throughout the building except for above the ice surface, mechanical rooms, electrical rooms and other areas where automatic lighting controls could be a safety concern. These controls will be stand alone occupancy / vacancy sensors.

4. Communication Systems
    a. Structured cabling for voice / data systems will be provided for wireless network access points throughout the facility. This is intended for general use Wi-Fi.
    b. Consideration will be given to providing fan facing wi-fi system. We consider this system a much more robust than normal system that will allow large numbers of connected devices simultaneously.

5. Fire Alarm
    a. A new voice evacuation fire alarm system will be provided for the facility.

6. Access Control
    a. Provide 2 doors of card access. The card access control system will be the same system at the Civic Arena, VFW, and Blueline arenas. It will be store system information at the door controllers on each site and not require off-site communication to function properly. Remote access to the system via system software will be part of the system.

7. Video Surveillance
    a. Provide 5 Cameras. Video surveillance will be the same system at the Civic Arena, VFW, and Blueline arenas. The system will be similar to the Hanwha wave VMS system and Hanwha cameras.

1.4. VFW BLUELINE ARENA ADDITION

1. Power Distribution
    a. Power for the addition between the two buildings will be derived from the Blueline Arena. Plan for branch circuit panel at 200Amps 480/277V, one 75 kVA transformer and 200A, 208/120V branch panel. Plan for a larger 100-200A circuit from the Blueline arena for HVAC loads.

2. Convenience Power
    a. New branch circuit wiring will be provided throughout addition to serve general convenience concessions equipment, fitness equipment and multi-purpose community room. Floorboxes will be needed in the community room, a high density of

dedicated circuit receptacles will be needed in the concession and fitness rooms.

3. Lighting
   a. Lighting is to be new LED type light fixtures. The seating / viewing area will have a higher level of finish when compared to typical open structure community youth hockey arenas. For example, linear recessed or suspended LED fixtures.
   b. Emergency lighting will be provided at the building's exit doors. Emergency lighting will be provided via wall mounted battery packs throughout the interior.
   c. LED building mounted light fixtures will be provided to enhance the exterior aesthetic of the facility.
   d. Automatic lighting controls will be provided throughout the building except for mechanical rooms, electrical rooms, and other areas where automatic lighting controls could be a safety concern. These controls will be stand-alone occupancy / vacancy sensors.

4. Communication Systems
   a. Structured cabling for voice / data systems will be provided for wireless network access points throughout the facility. This is intended for general use Wi-Fi.

5. Fire Alarm
   a. A new voice evacuation fire alarm system will be provided for the facility.

6. Access Control
   a. Provide 2 doors of card access. The card access control system will be the same system at the Civic Arena, VFW, and Blueline arenas. It will be store system information at the door controllers on each site and not require off-site communication to function properly. Remote access to the system via system software will be part of the system.

7. Video Surveillance
   a. Provide 5 Cameras. Video surveillance will be the same system at the Civic Arena, VFW, and Blueline arenas. The system will be similar to the Hanwha wave VMS system and Hanwha cameras.

ICE NARRATIVE

PROVIDED BY B32 GROUP

1.1. INTRODUCTION

This narrative is for the ice system replacement in the VFW Memorial Arena. The ice system includes the refrigeration system, ice rink floor system, waste heat recovery system and dasher board system. The Blue Line Club ice system was not included in this scope and will remain in place. The Civic Center ice system was not included in this scope and is being replaced under a separate project.

1.2. VFW ARENA

The VFW arena is a smaller ice arena facility with minimal spectator seating. The existing ice system is a direct R-22 refrigeration system manufactured by Holmsten Ice Rinks. This system will be removed in its entirety including the refrigeration package and all associated equipment and materials. The existing concrete ice rink floor will be removed including the dasherboard system, concrete rink floor, insulation below the floor, and transmission mains between the rink floor and refrigeration system.

The season of operation for this system is somewhat seasonal (October 15 – March and sometimes the month of June). Permafrost can build up under an ice rink floor that does not have a subfloor heating system after 5-6 months of continuous operation depending on the soil conditions. There were no reported signs of permafrost such as heaving, cracking of walls or slab, etc. and we did not observe any signs of permafrost during our walkthrough. There is reportedly slight settling of the rink floor in some areas. For additional assurance, the City could perform a soil boring sample through the existing concrete rink floor to sample the soils under the rink floor for permafrost or investigate the soil during construction after the rink floor is has been removed. However, if frost is discovered during construction, it may likely have significant impacts on the schedule and budget.

The new refrigeration system will include an industrial grade ammonia-based refrigeration system with a motor control center, condenser system, multiple screw compressors, pumps, life safety systems and a control system with remote monitoring capabilities; and a waste heat recovery system to serve the existing snow melt pit for VFW and a new snow melt pit for the Blue Line Club including two new stainless steel heating coils, subfloor heating system and preheating the existing boiler system. The system will be sized to serve the ice rink facility for a 12-month operation and for space conditions of 50F and 55%RH.

The existing refrigeration room will be reused to house the new ammonia refrigeration system. Modifications to the room will be completed to meet current code requirements, as described in the architectural section, including sealing the room, relocating the existing gas fired water heaters and/or boilers, installing a rated ceiling to isolate the existing air handling unit, etc.

The new ice rink floor will be a full-sized NHL regulation (200'x85') x 28' radius floor. Its location may be shifted slightly from its existing location. See architectural section for location and perimeter concrete requirements. The rink floor system will consist of a reinforced concrete cold floor with high density polyethylene (HDPE) pipe and header system, floor insulation, expansion joint, subfloor heating system with HDPE and header system. The transmission mains to the refrigeration system will be insulated HDPE piping with fusion welded connections. All HDPE pipes will have fusion welded connections.

The new dasher board system will be a community level system with steel or aluminum framing; polyethylene facing backing, kickplate, and caprail; standard boxes and dimensions for players, penalty and officials; standard players, access, and equipment gates, 6-foot-high tempered glass shielding with aluminum supports; and protective netting systems on ends and radius of rink floor.

PRE-DESIGN MEETING MINUTES

AGENDA-OWNER

JLG 19147 East Grand Forks City Council Meeting

Meeting Date: April 13th, 2021

Attendees/Present: (if checked)

- ☒ Reid Huttunen — EGF Parks and Recreation
- ☒ Adam Davidson — JLG Architects
- ☒ Luke Diekman — JLG Architects
- ☒ Randy Lieberg — JLG Architects
- ☐ Bobby Lukkason — Parks & Rec Commission
- ☐ Mark McDonald — Parks & Rec Commission
- ☒ Marla Wolfe — Parks & Rec Commission
- ☐ Scott Koberinski — Senior High Activities Director
- ☒ Blake Karas — Sacred Heart Activities Director
- ☒ Brandon Boespflug — EGF Blue Line Club President
- ☒ Karen Peterson — NL Figure Skating Club President
- ☒ Judd Stauss — Community Member
- ☒ Garret Hjelle — Community Member
- ☐ Dustin Frize — EGF Senior High Baseball Coach
- ☒ Mark Dragich — EGF Parks and Recreation
- ☒ Brian Larson — EGF Parks and Recreation

MEETING INFORMATION:

Date: Tuesday – 4/13/2021

Time: Noon – 1:00pm

Location: EGF Senior Center

ITEMS OF DISCUSSION:

1. Condition Assessment Review
    a. Identify existing conditions and assess needs for improvement.
    b. Civic Center Assessment Review
        i. Largest finding is replacing the ice plant & ice floor.
            1. Floor age is undetermined, it is due to be replaced. Not currently in scope of assessment, needs to be vetted out and prioritized.
        ii. Civic center needs & improvements.
            1. Accessibility needs to be updated, brought up to code.
            2. Size, quantity & location of lockers needs to be updated.
            3. Egress & fire suppression needs to be brought up to code.
            4. Mechanical & electrical items need to be improved.
            5. Site & envelope improvements were discussed; see feasibility study.
    c. Facility Needs Assessment List:
        i. Primary Users
            1. Hockey
            2. Figure Skating
            3. Walkers
            4. Senior High School Hockey Teams
            5. EGF Senior High & Sacred Heart High school baseball teams
            6. Park & Rec Summer Baseball
            7. American Legion Baseball
            8. Adult Amateur Baseball
        ii. Secondary Users
            1. Community Events (Craft/gun shows, festival/music event.

2. High school spring sports
3. Fitness classes

d. Civic Center Discussion
   i. Reviewed what was good & bad about the existing facility.
   ii. Group comments:
      1. Player benches are below average, need to be updated. Access to the players benches from the lockers is ideal. There was concern over eliminating bench space to accommodate locker access. Placement of the addition on the East or West side is under review, open to whatever is most cost effective.
         a. East side has more space for addition and future additions. It was mentioned adding parking to the south. There was concern over not having the lobby centralized; too far of a distance for accessibility if the entrance was on the East or the West.
         b. It was mentioned the East side has standing water due to lower elevation (9ft difference from grade to main level), the West side might be more feasible. (4-5ft difference from grade to main level)
         c. Basement water issues needs to be reviewed & resolved. Built on a swamp, perimeter does have drain tile, overall drainage needs to be assessed.
      2. 4 locker rooms are not enough for current standards/needs. Group prefers to have at least 6 community rooms, ref room, community coach, training room.
         a. JLG to review the size of the building to include all desired spaces.
         b. It was mentioned to repurpose the existing entry into a community room or fitness space.
      3. Current 2800sf lobby is too small. It was mentioned possibly doubling the space of the lobby.
      4. Shooting room feasible? Could be fitted out for future phasing or could be planned for VFW club. (To be discussed next week)
      5. Prefer to have community spaces located in/adjacent to other public spaces.
      6. Widening the concourse was discussed. Travel distances and capacity of distances need to be reviewed. Egress out of the building will need to be understood and possibly brought up to code. Stairs need railings.
   iii. All needs & items should be balanced with the other buildings & sites as we dive into the details. Budget will be a huge driver in decisions.
      1. Budget: $15 Million put into motion by city council.
   iv. Safety issues discussion
      1. It was mentioned to make the civic center addition a storm shelter for the community.

2. Next steps
   a. Creation of project summary
   b. Identify project goals. (back bone/mission of the project)
   c. Review VFW next week
   d. Review overall budget and cost of each line item.

END OF MEETING

Next meeting planned for next Tuesday (4/20) from noon-1:30pm at East Grand Forks Senior Center.

AGENDA-OWNER

JLG 19147 East Grand Forks City Council Meeting

Meeting Date: April 20th, 2021

Attendees/Present: (if checked)

- ☒ Reid Huttunen — EGF Parks and Recreation
- ☒ Adam Davidson — JLG Architects
- ☒ Luke Diekman — JLG Architects
- ☒ Randy Lieberg — JLG Architects
- ☒ Bobby Lukkason — Parks & Rec Commission
- ☐ Mark McDonald — Parks & Rec Commission
- ☒ Marla Wolfe — Parks & Rec Commission
- ☒ Scott Koberinski — Senior High Activities Director
- ☒ Blake Karas — Sacred Heart Activities Director
- ☒ Brandon Boespflug — EGF Blue Line Club President
- ☒ Karen Peterson — NL Figure Skating Club President
- ☒ Judd Stauss — Community Member
- ☒ Garret Hjelle — Community Member
- ☒ Dustin Frize — EGF Senior High Baseball Coach
- ☒ Mark Dragich — EGF Parks and Recreation
- ☒ Brian Larson — EGF Parks and Recreation

MEETING INFORMATION:

Date: Tuesday – 4/20/2021

Time: Noon – 1:15pm

Location: EGF Senior Center

ITEMS OF DISCUSSION:

1. VFW & Blueline Condition Assessment Review
   a. Group Discussion
      i. VFW offers the greatest flexibility. Connection between the two buildings is a large factor/desire. Figure skating competitions would require 2 sheets of ice with area for judges & spectators.
      ii. Keeping the arenas comfortable is not a huge need, having 2 sheets of ice is a greater need. The mechanical systems still need to be updated from a building maintenance perspective.
   b. JLG Schematic Sketch Review
      i. Unanimous support to pursue connecting the 2 rinks.
      ii. Upper-level seating might not achieve much but adding corridor seating is a possibility. Possible able to achieve 800-1000 seats if wrapping around the corners.
      iii. Group will identify the activities & priorities to help guide the progression of the design.
         1. Blueline just had the training corner updated. Adding an addition is something to consider.
            a. South addition/connection is tricky with the grade change. North addition/connection is preferrable. There is space between the 2 buildings to add a 10,500sf expansion.
         2. Existing parking count is close to 125-150, new parking lot layout is close to 180. Parking lot congestion is a concern. It was mentioned to make the entry more of a drop off to reduce congestion. Back parking lot gets used just as much, if not more, than the front parking lot.
         3. The best-case scenario is to have locker rooms shared or easily accessible to each arena to help with overflow and flexibility.
         4. Having one ice plant is something group wanted to pursue. (Existing model is R414A with glycol)
         5. How much work will it take to make the Blueline regulation sized? 195ft needs to be the minimum regulation size. Previous JLG projects, rink was expanded to fill the space and a walkway/corridor was added around the existing building. JLG assumes we can make the ice regulation size without expanded the building footprint.

6. Need large storage for turf if pursued.
7. Dry line baseball has worked in both arenas and has worked well. Flag football and soccer has worked well in both arenas.
8. Need an outside area to push/dump Zamboni ice for melting.
9. Expansion priorities: shared ice plant, warm viewing area/concessions/multi-purpose (possibly shared), shared/accessible lockers, shared access.
    a. 2nd level might not be plausible with circulation and cost constraints. It was decided to pursue ground level solutions.

c. Additional comments
    i. Budget/pricing document was reviewed.
        1. Base project costs are roughly $13M. (Includes contingency, inflation, soft costs) $13-20M is the budget range that is currently be targeted.
        2. All the additions included is closer to $30M.

2. Next steps
    a. JLG to send out meeting minutes and preliminary sketch.
    b. Next meeting to discuss Strauss Park Assessment.

END OF MEETING

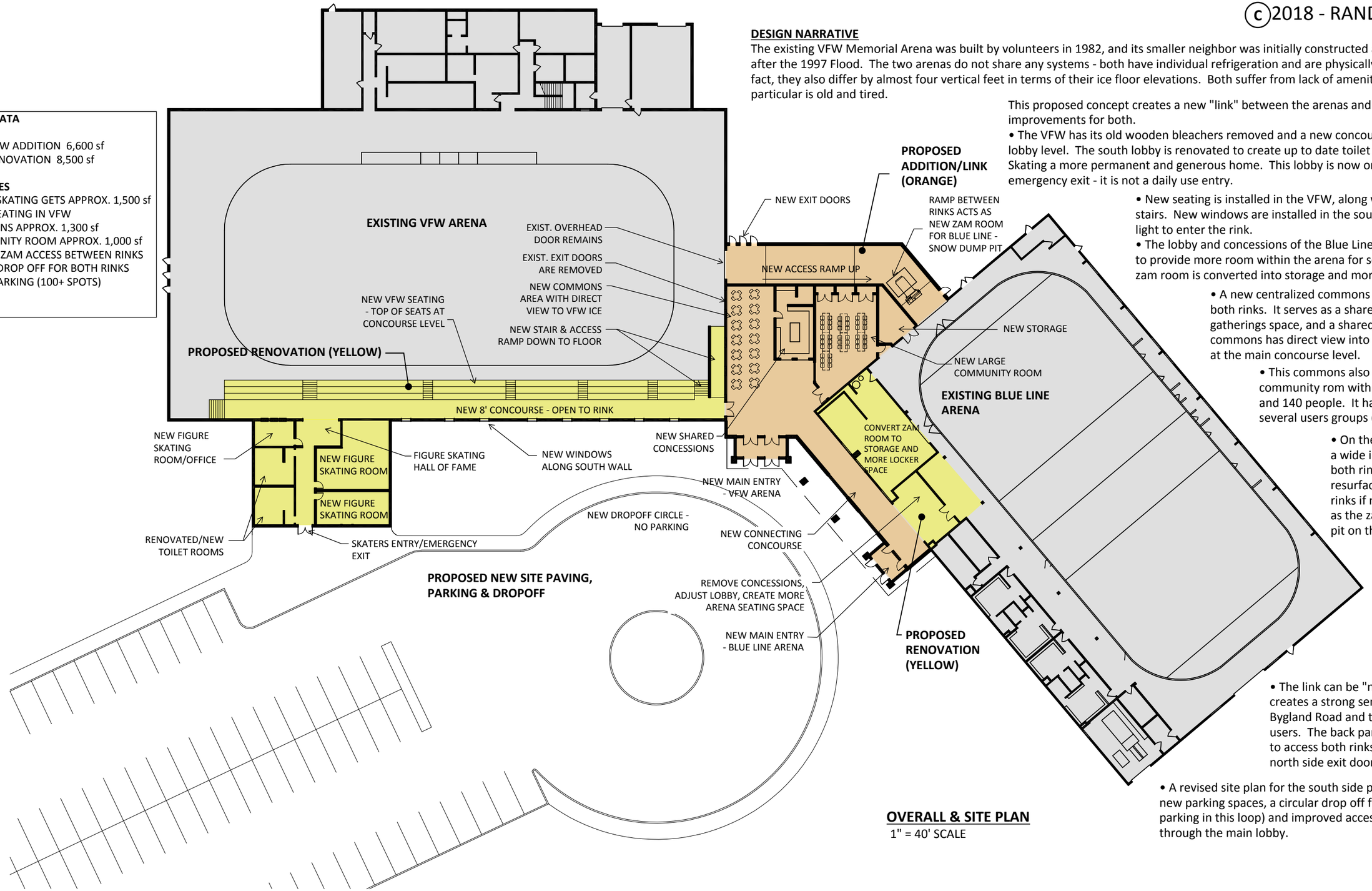
Next meeting planned for next Tuesday (4/27) from noon-1:30pm at East Grand Forks Senior Center.

CONCEPTUAL RENOVATIONS & ADDITIONS EGF VFW and BLUE LINE ARENAS

DESIGN DATA

TOTAL NEW ADDITION 6,600 sf
TOTAL RENOVATION 8,500 sf

KEY SPACES
- FIGURE SKATING GETS APPROX. 1,500 sf
- MORE SEATING IN VFW
- COMMONS APPROX. 1,300 sf
- COMMUNITY ROOM APPROX. 1,000 sf
- INDOOR ZAM ACCESS BETWEEN RINKS
- BETTER DROP OFF FOR BOTH RINKS
- MORE PARKING (100+ SPOTS)



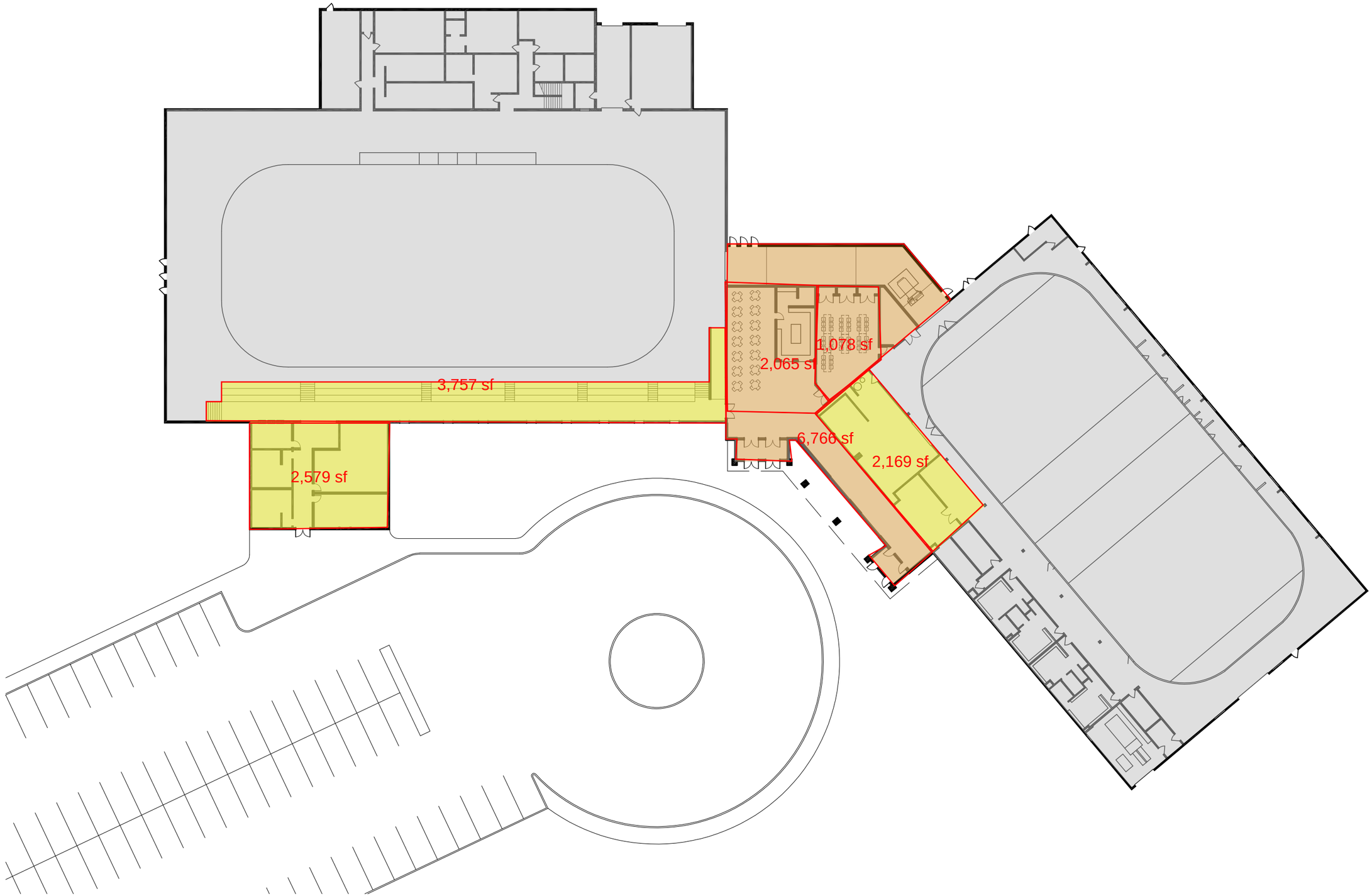
OVERALL & SITE PLAN
1" = 40' SCALE

DESIGN NARRATIVE

The existing VFW Memorial Arena was built by volunteers in 1982, and its smaller neighbor was initially constructed as a temporary school after the 1997 Flood. The two arenas do not share any systems - both have individual refrigeration and are physically separate buildings. In fact, they also differ by almost four vertical feet in terms of their ice floor elevations. Both suffer from lack of amenities and the VFW in particular is old and tired.

This proposed concept creates a new "link" between the arenas and provides a variety of improvements for both.

- The VFW has its old wooden bleachers removed and a new concourse created at the south lobby level. The south lobby is renovated to create up to date toilet rooms and gives Figure Skating a more permanent and generous home. This lobby is now only for skaters and emergency exit - it is not a daily use entry.
- New seating is installed in the VFW, along with ADA ramp and stairs. New windows are installed in the south wall to allow natural light to enter the rink.
- The lobby and concessions of the Blue Line are gutted and changed to provide more room within the arena for seating and viewing. The zam room is converted into storage and more locker room space.
- A new centralized commons area is created between both rinks. It serves as a shared entry, a large open gatherings space, and a shared concessions. The commons has direct view into the VFW area and is up at the main concourse level.
- This commons also contains a large community rom with capacity for between 65 and 140 people. It has dedicated storage for several users groups (Blue Line Club, etc.)
- On the "back" of the commons, a wide indoor ramp connects both rinks and allows ice resurfacers to travel between rinks if needed. This ramp serves as the zam location and ice melt pit on the high (Blue Line) end.
- This new entry link allows patrons to access either rink independently. It is situated so that one arena can be closed and the other still access the concessions.
- The link can be "new" architecture which creates a strong sense of entry facing Bygland Road and the majority of facility users. The back parking lot will still be able to access both rinks through their respective north side exit doors.
- A revised site plan for the south side provides 100 or more new parking spaces, a circular drop off for players (with no parking in this loop) and improved access to the arenas through the main lobby.


3,757 sf
2,579 sf
1,078 sf
2,065 sf
6,766 sf
2,169 sf

AGENDA-OWNER

JLG 19147 East Grand Forks City Council Meeting

Meeting Date: April 27th, 2021

Attendees/Present: (if checked)

- ☒ Reid Huttunen, EGF Parks and Recreation
- ☒ Adam Davidson, JLG Architects
- ☒ Luke Diekman, JLG Architects
- ☐ Randy Lieberg, JLG Architects
- ☒ Bobby Lukkason, Parks & Rec Commission
- ☒ Mark McDonald, Parks & Rec Commission
- ☐ Marla Wolfe, Parks & Rec Commission
- ☒ Scott Koberinski, Senior High Activities Director
- ☒ Blake Karas, Sacred Heart Activities Director
- ☒ Brandon Boespflug, EGF Blue Line Club President
- ☐ Karen Peterson, NL Figure Skating Club President
- ☒ Judd Stauss, Community Member
- ☒ Garret Hjelle, Community Member
- ☒ Dustin Frize, EGF Senior High Baseball Coach
- ☒ Mark Dragich, EGF Parks and Recreation
- ☒ Brian Larson, EGF Parks and Recreation

MEETING INFORMATION:

Date: Tuesday – 4/27/2021

Time: Noon – 2:00pm

Location: EGF Senior Center

ITEMS OF DISCUSSION:

1. Stauss Field Condition Assessment Review
    a. Improvement Needed
        i. Field drainage
        ii. No changing rooms/facilities for teams
        iii. Field safety concerns (fencing, light poles in field, lighting, gopher holes, uneven playing surface)
        iv. Poor flow through park
        v. Security; lack of common entrance for ticketing
        vi. No covered seating
    b. Site access review/discussion
        i. Main entrance is on the west adjacent to the residential neighborhoods.
        ii. Site access is the biggest issue, access on both sides makes it hard to charge tickets. Would like to have everyone come through the west through a single point of access.
        iii. No residential complaints; would like to slow down traffic.
        iv. It was mentioned using the north lot and bussing back and forth.
        v. Crystal sugar owns lots on the East side, city would need to negotiate. Parking can be extended on the West side if Crystal Sugar does not allow use of their land for parking.
        vi. Private parking for players and staff on the west, public parking & ticketing on the East with pedestrian access between the fields. Access roads proposed to connect staff/player parking & amenities.
        vii. Discussed having a bus drop-off on the East side. Currently a 15-20ft distance from field to road.
    c. Grandstand case study review
        i. West Fargo prefab grandstand.
        ii. Grand Forks Kraft field prefab grandstand and dugouts with block enclosed exterior.
    d. Clubhouse discussion

i. Group mentioned they would like indoor batting cages. Possibly have covered outdoor cages.
ii. To include all the amenities the entire building will be close to 4000-5000sf.

e. Stauss Field priorities
i. Returfing each field is needed. (Synthetic turf lasts 25-30yrs) Concern was mentioned if the city would have enough money to returf in the 20-30 years.
1. Could do a highbred solution, turf the infield, and do grass/drainage on the outfield.
2. Turfing the fields would give opportunities to host tournaments and generate revenue.
ii. Reorientating the south field is not a priority, rotating the north is a priority.
iii. Parking on the East. Dedicated staff & public parking.
iv. Site access control & pedestrian crossing safety.
v. Not disturbing the neighborhoods.

2. Project Development Summary Reviewed
3. Budget Summary Draft Reviewed
4. Next steps
a. Group to confirm East lot usage with Crystal Sugar.
b. JLG to calculate the number of parking spots needed.
c. JLG to create site options; option with parking on East & parking on west.
d. JLG to send group Project Development Summary & budget summary draft.
e. Group meetings to break for 2 weeks to review information and provide feedback to JLG.

END OF MEETING

Next meeting to be determined.

AGENDA-PROJECT MEETING #4

JLG 19147 EGF

Meeting Date: May 13, 2021

Issue Date: May 14, 2021

MEETING INFORMATION:

Date: May 13, 2021

Time: 12:00 pm CT

Location: EFG Senior Center/MS Teams

Attendees/Present: (if checked)

- ☒ Reid Huttunen, EGF Parks and Recreation
- ☒ Adam Davidson, JLG Architects
- ☒ Luke Diekman, JLG Architects
- ☒ Randy Lieberg, JLG Architects
- ☒ Bobby Lukkason, Parks & Rec Commission
- ☒ Mark McDonald, Parks & Rec Commission
- ☒ Marla Wolfe, Parks & Rec Commission
- ☒ Scott Koberinski, Senior High Activities Director
- ☐ Blake Karas, Sacred Heart Activities Director
- ☐ Brandon Boespflug, EGF Blue Line Club President
- ☒ Karen Peterson, NL Figure Skating Club President
- ☒ Judd Stauss, Community Member
- ☒ Garret Hjelle, Community Member
- ☐ Dustin Frize, EGF Senior High Baseball Coach
- ☒ Mark Dragich, EGF Parks and Recreation
- ☒ Brian Larson, EGF Parks and Recreation

ITEMS OF DISCUSSION:

1. PROJECT DEVELOPMENT SUMMARY
   a. **Reinvest in OUR community.**
   Primary athletic and recreational facilities in the City of East Grand Forks are failing in their functional effectiveness to provide safe, healthy, and active environments for the community at large. Growing needs and demands have been identified by community members that better meet expectations in providing environments with a wider range of athletics and activities, while promoting a better quality of life for all citizens. Time has come to reinvest in OUR community to ensure a lasting legacy of health and well-being for the City of East Grand Forks and beyond.

   b. **Overall Project Goals:**
      1. Long-term building and ice plant viability.
      2. Improved safety and access for ALL participants and spectators.
      3. Improved functionality and operating efficiency.
      4. Improved flexibility and potential to host tournaments, special and regional events that provide an economic driver for the community.
         a. Group discussion/Comments:
            i. Reid to send over some comments received from Karen. JLG encourages the group to give feedback to ensure the document accurately captures the voices of the committee.

   c. **Project goals as they relate to each facility:**
      1. Civic Center
         a. ~~Refrigeration system replacement.~~ (Omit)
         b. Improved participant experience and performance through upgraded athletic amenities.
         c. Interior environment enhancements through building system replacements and upgrades ~~including dehumidification unit~~ to support year ice availability.
         d. Overall safety and access improvements to all areas of the facility.
         e. Site and parking improvements promoting accessibility, safety, and building maintainability.
            i. Group Discussion/comments
               1. The Refrigeration system doesn't seem like it fits as a project goal.
               2. "Player" experience was changed to "participant" experience.

JLG Architects | Linda McCracken-Hunt, FAIA
322 First Avenue North, Suite 600 | Minneapolis, MN 55401 | p.612.314.4749 | m.612.801.2196 | lmccrackenhunt@jlgarchitects.com

3. Does the boards and dasher system need to be replaced right now? Can be replaced down the road with the floor replacement.
    a. The group agreed to keep this goal at a high level.
    b. Sub floor heat would only be considered if the rink were used all year round.
    c. If the ice was removed for 30-60 days, the frost should be eliminated. Dehumidification unit would extend the sport season.
4. No changes made to goal D.
5. No changes made to goal E.

d. Project success Metrics:
1. Updated and improved ice facilities providing year-round ice events and activities.
2. Building expansions at Civic Center, VFW and BLC Arenas that provides upgraded amenities and increased multi-purpose space.
3. Improved Stauss Park to allow for longer seasonal use, maximizing competitive surface and safety for participants.
4. Reduced operation costs and increased revenue generation potential.

2. CIVIC CONCEPTS REVIEW

a. Option 1 – West
- i. Biggest weakness of current building is that there is no grand entry into the arena, does the new design and community room solve this current problem?
    1. Community room discussion: currently included as a marketing aspect of the proposal, didn't have a particular function or program in mind.
        a. It was mentioned the public desired a community fitness center.
        b. Lobby game viewing area is desired. After a game there is not a gathering area. Roseau arena was mentioned as a nice example of a lobby area with trophy displays. Bemidji arena was mentioned as a good case study example.
        c. Community weight room is difficult to manage, could be a liability issue. It was mentioned that the VFW was a good location for the community fitness room instead of the Civic Center.
- ii. Boys' lockers would be relocated in addition area #1 (See attached PDF sketches). The design challenge is to reconfigure the number of locker rooms and figure out the use of the East side. It was mentioned that teams like to keep their equipment bags overnight, would prefer having 8 locker rooms to accommodate, possibly need to consider using the East side for locker rooms as well.
    1. East locker rooms could be repurposed for other functions during the summer.
    2. It was mentioned that is would be preferred to eliminate east entrance entirely.

b. Option 2 – East
- i. Cost equivalent to Stauss Park was questioned. The Civic center field option would include more site improvements, but the amenities are a higher gain with the Civic center option.
- ii. Reducing parking at the Civic Center is not a concern.
- iii. Positive feedback on this option: solves any scheduling conflicts, shared locker rooms is appreciated, community "wow factor". Unlike Stauss Park, Civic center land is currently owned & parking conflicts are eliminated. This option would increase the "yes" vote.
    1. It was discussed adding another large ball field mirrored below the proposed new field. Might not be able to have 2 fields right away, would be master planned for future field addition. Field dimensions from home plate should be 350ft minimum; JLG to confirm plausibility of including a 2nd field.
    2. Stuass Park was discussed on being repurposed as little league fields. It was discussed that Stauss cannot be abandoned and still needs to be maintained.
- iv. Future ice rink addition is still a possibility on the West side. Currently don't need another sheet of ice. Concern was mentioned that some of the hockey community might be disappointed.
- v. Batting cages could be located along the East side of the Civic center outdoors.
- vi. JLG to do a cost analysis.
- vii. Committee to make a decision on which direction they would like to go.
    1. Committee would like to suggest one option, all other options will be vetted internally.

3. WORKPLAN/SCHEDULE

May – August 2021:

- May –
    - ~~CM interviews and Council Recommendation~~
    - ~~Focus Group Meeting #4 – Civic Project Development Summary and Concept Review~~
        - ~~Development of program and diagrams for purposes of aligning with project summary and budget.~~
    - Focus Group Meeting #5 – Stauss Project Development Summary and Concept Review
        - Development of program and diagrams for purposes of aligning with project summary and budget.
    - Focus Group Meeting #6 – VFW/BLC Project Development Summary and Concept Review
        - Development of program and diagrams for purposes of aligning with project summary and budget.
- June –
    - City Council approval of CM consultant
    - Fundraising Consultant Coordination
    - Project Team Meeting #1 – Civic
        - Pre-Design Review and development of design options for consideration & approval
    - Project Team Meeting #2 – Stauss
        - Pre-Design Review and development of design options for consideration & approval
    - Project Team Meeting #3 – VFW/BLC
        - Pre-Design Review and development of design options for consideration & approval
- July –
    - Project Design Team Meeting #4 – All Projects
        - Discuss project outcomes/goals
        - Finalize project pre-design package
            - Graphics/Images/Budget/Schedule
- August – TBD

September – October 2021:

- September - Community Forum #1 - Present 2020 survey results and Pre-Design package for community feedback
- October - Community Forum #2 - Present final revisions/updates based on project committee and community feedback

November 2021 – January 2022:

- Present Pre-Design Package to City Council
- City Council approve/reject local sales tax proposal
- Deadline to submit local sales tax to State – January 31, 2022

February – October 2022:

- JLG to assist with the development of community messaging in February – October – Community Forums TBD.

November 8th, 2022 – General Election

4. NEXT STEPS:

a. Committee to confirm recommendations for Project Development Summary.
b. Committee to confirm recommendations for Facility Reinvestment List.
    i. Base Project and Alternates
    ii. Budget
c. Review and comments to JLG on Civic Concept Review
d. Next meeting to be held *Tuesday (5/18) @ noon* to discuss Project Development Summary and Concepts for Stauss Park. (Meeting location TBD)

END OF MEETING

AGENDA-PROJECT MEETING #5

JLG 19147 EGF

Meeting Date: May 18, 2021

Issue Date: May 20, 2021

MEETING INFORMATION:

Date: May 18, 2021

Time: 12:00 pm CT

Location: City Hall Training Room/MS Teams

Attendees/Present: (if checked)

- ☒ Reid Huttunen, EGF Parks and Recreation
- ☒ Adam Davidson, JLG Architects
- ☒ Luke Diekman, JLG Architects
- ☐ Randy Lieberg, JLG Architects
- ☐ Bobby Lukkason, Parks & Rec Commission
- ☐ Mark McDonald, Parks & Rec Commission
- ☒ Marla Wolfe, Parks & Rec Commission
- ☒ Scott Koberinski, Senior High Activities Director
- ☒ Blake Karas, Sacred Heart Activities Director
- ☒ Brandon Boespflug, EGF Blue Line Club President
- ☒ Karen Peterson, NL Figure Skating Club President
- ☒ Judd Stauss, Community Member
- ☒ Garret Hjelle, Community Member
- ☐ Dustin Frize, EGF Senior High Baseball Coach
- ☒ Mark Dragich, EGF Parks and Recreation
- ☐ Brian Larson, EGF Parks and Recreation

ITEMS OF DISCUSSION:

Committee to send JLG all comments & revisions for final draft.
Red marks/text indicate revisions made to the draft.

1. PROJECT DEVELOPMENT SUMMARY
   a. **Reinvest in OUR community.**
   Primary ~~athletic and~~ recreational facilities in the City of East Grand Forks are failing in their functional effectiveness to provide safe, healthy, and active environments for the community at large. Growing needs and demands have been identified by community members that better meet expectations in providing environments with a wider range of ~~athletics and~~ activities, including athletics, while promoting a better quality of life for all citizens. Time has come to reinvest in OUR community to ensure a lasting legacy of health and well-being for the City of East Grand Forks and beyond.

   b. **Overall Project Goals:**
   ~~1. Long-term building and ice plant viability.~~
   2. Improved safety and access for ALL participants and spectators. (Priority 3)
   3. Improved functionality and operating efficiency. (Priority2)
   4. Improved flexibility ~~and~~ with potential to host ~~tournaments,~~ special and regional events that provide an economic driver for the community. (Priority 1)

   c. **Project goals as they relate to each facility:**
   1. Stauss Park
      a. Improved ~~field drainage~~ park access and ~~player~~ participant safety.
      b. Improved ~~field~~ park amenities to support reginal events and tournaments.
      c. Improved spectator experiences through enhanced viewing and seating areas.

   d. **Project success Metrics:**
   1. Updated and improved ice facilities providing year-round ice events and activities.
   2. Building expansions at Civic Center, VFW and BLC Arenas that provides upgraded amenities and increased multi-purpose space.
   3. Improved Stauss Park to allow for longer seasonal use, maximizing competitive surface and safety for participants.
   4. Reduced operation costs and increased revenue generation potential.

JLG Architects | Adam Davidson, AIA
124 N 3rd Street | Grand Forks, ND | p.701.738.0923 | m.701.306.5733 | adavidson@jlgarchitects.com

2. STAUSS PARK CONCEPT REVIEW
    a. Existing Site Reviewed
        i. It was mentioned that the site has a gopher problem. The undeveloped lot across the street owned by Crystal Sugar is huge factor with this problem.
            1. The city has a signed agreement to use the Crystal Sugar parking lot. Making improvements has not been discussed.
    b. Stauss Park Option 1 – West Parking
        i. Alternates & cost were discussed, phasing construction is a concern to the group. Once construction starts the other phases might not take off for a while (20 years down the road), it is important that everything gets done at once. Grandstands are not included in the base priority.
            1. Committee will present one option, if budget cannot allow that option, then we have a backup option that we can propose.
            2. Need to have a "wow" factor, cannot propose an option that does not seem appealing to the community.
            3. It was mentioned that the new turf is the highest priority for Stauss Park.
    c. Stauss Park Option 2 – East Parking
        i. It was critiqued that if 2 completely new fields were pursued there are better sites that the city could use for these fields. The group does not think option 2 is a feasible option to pursue.
        ii. Cost of the new parking lot was questioned, JLG to calculate the numbers for this option if pursued.
            1. Fund raising was discussed and the plausibility of raising enough money to consider option 2. It was mentioned the largest donation is not even close to 7 figures.
    d. Civic Center Option Discussion:
        i. Group would like to pursue the Civic Center field option and keep the Stauss Park Option 1 as the backup option. Alt Priority 5 was added to the budget spreadsheet. (See attached document)
            1. Reducing/combining the number of projects from 3 to 2 is easier to fund raise for the Civic center ball field addition.
            2. Stauss Park would still have minimal upkeep. (Improved south infield only)
        ii. What is the group's perception of Stauss Park? Would pursuing the Civic Center option be a deterrent to the community?
            1. Stauss isn't going to be "Abandoned", Stauss' north field can be practice only, Stauss' south field would need minimal upkeep. It was mentioned turfing the south field at Stauss for programs such as Dream Catchers.
        iii. Would like to pursue the south parking lot to reduce the distance from the west parking lot to the ball field.
        iv. Cost escalation is 3-5% per year, possibly 9% increase by the time the project goes out for bid.
    e. Action Items:
        i. JLG to update cost of Alt Priority #5.
        ii. Committee to send JLG all comments & revisions for final draft.

WORKPLAN/SCHEDULE

May – August 2021:

- May –
    - Focus Group Meeting #5 – Stauss Project Development Summary and Concept Review
        - Development of program and diagrams for purposes of aligning with project summary and budget.
    - Focus Group Meeting #6 – VFW/BLC Project Development Summary and Concept Review
        - Development of program and diagrams for purposes of aligning with project summary and budget.
- June –
    - City Council approval of CM consultant
    - Fundraising Consultant Coordination
    - Project Team Meeting #1 – Civic
        - Pre-Design Review and development of design options for consideration & approval
    - Project Team Meeting #2 – Stauss
        - Pre-Design Review and development of design options for consideration & approval
    - Project Team Meeting #3 – VFW/BLC

        - Pre-Design Review and development of design options for consideration & approval
- July –
    - Project Design Team Meeting #4 – All Projects
        - Discuss project outcomes/goals
        - Finalize project pre-design package
            - Graphics/Images/Budget/Schedule
- August – TBD

September – October 2021:

- September - Community Forum #1 - Present 2020 survey results and Pre-Design package for community feedback
- October - Community Forum #2 - Present final revisions/updates based on project committee and community feedback

November 2021 – January 2022:

- Present Pre-Design Package to City Council
- City Council approve/reject local sales tax proposal
- Deadline to submit local sales tax to State – January 31, 2022

February – October 2022:

- JLG to assist with the development of community messaging in February – October – Community Forums TBD.

November 8th, 2022 – General Election

3. NEXT STEPS:
    a. Committee to confirm recommendations for Project Development Summary.
    b. Committee to confirm recommendations for Facility Reinvestment List.
        i. Base Project and Alternates
        ii. Budget
    c. Review and comments to JLG on Stauss Park Concept Review
    d. Next meeting to be held *TBD (Reid to Coordinate)* to discuss Project Development Summary and Concepts for Stauss Park.

END OF MEETING

AGENDA-PROJECT MEETING #6

JLG 19147 EGF

Meeting Date: June 1, 2021

Issue Date: June 7, 2021

MEETING INFORMATION:

Date: June 1, 2021

Time: 12:00 pm CT

Location: City Hall Training Room/MS Teams

Attendees/Present: (if checked)

- ☒ Reid Huttunen, EGF Parks and Recreation
- ☒ Adam Davidson, JLG Architects
- ☒ Luke Diekman, JLG Architects
- ☐ Randy Lieberg, JLG Architects
- ☒ Tom McDonald, Construction Engineers
- ☒ Bobby Lukkason, Parks & Rec Commission
- ☐ Mark McDonald, Parks & Rec Commission
- ☒ Marla Wolfe, Parks & Rec Commission
- ☒ Scott Koberinski, Senior High Activities Director
- ☒ Blake Karas, Sacred Heart Activities Director
- ☐ Brandon Boespflug, EGF Blue Line Club President
- ☒ Karen Peterson, NL Figure Skating Club President
- ☒ Judd Stauss, Community Member
- ☐ Garret Hjelle, Community Member
- ☐ Dustin Frize, EGF Senior High Baseball Coach
- ☒ Mark Dragich, EGF Parks and Recreation
- ☐ Brian Larson, EGF Parks and Recreation

ITEMS OF DISCUSSION:

1. PROJECT DEVELOPMENT SUMMARY REVIEW

2. VFW AND BLC CONCEPT REVIEW
   a. Option 1 & 2 discussion
      i. Priorities:
         1. Is a connection between the buildings the highest priority? From a figure skating perspective, it is necessary to reduce the number of officials needed. ($25K per official) Group agreed that this is still a priority.
         2. BLC has great locker rooms; group does not feel like the locker rooms need to be added to the connection addition.
         3. Dehumidification not needed for both arenas. VFW to stay online all year if Turf can be included in the scope.
         4. Group would like to keep viewing areas as a priority. Talked about 2nd floor viewing and community rooms acknowledging there would be an increase in cost. (Elevator is $200K alone)
         5. Group preferred to have glass viewing into the Blueline on the main level instead of storage. It was critiqued that you probably will not be able to see the ice from ground level vantage point. It is possible to push the viewing area out closer to the ice, JLG to review and provide schematic option for group to review.
      ii. There will be 2 Zambonis; a backup is needed if one breaks down. Discussed different locations to house the Zambonis and accessories. Zamboni corridor connections to be previously located on the back of the connection addition, group preferred to eliminate the Zamboni path to include a back door entry. Zambonis currently do not have a path connecting them.
         1. Placing the BLC Zamboni room on the south side is preferred from a maintenance & layout perspective. Existing Zamboni room can be re-purposed into a community or shooting room. The best location for the shooting room is adjacent to the curved boards.

JLG Architects | Adam Davidson, AIA
124 N 3rd Street | Grand Forks, ND | p.701.738.0923 | m.701.306.5733 | adavidson@jlgarchitects.com

iii. It was critiqued that the existing shooting area will need to be relocated in the VFW due to a proposed SW entrance. NE corner of the VFW to be considered, would like to keep it away from the main entrance.
iv. 6000sf link connection planned for option 1. Connection link floor level to match the VFW floor level and ramp down to the Blue Line. (Long ramp proposed on the West side)
v. West parking has been difficult to maneuver during events, it was mentioned to explore making the East side parking the main entrance; better parking and avoid exiting on the busy Bygland Road. It was critiqued that the neighborhoods might be bothered by heavy traffic during events. It was mentioned making the addition accessible from both sides, giving flexibility. Cross traffic of Zamboni eliminated.

b. Option 3 discussion
   i. Cost difference between option 1 & option 3 is roughly $5M more.
      1. People sometimes get tentative when you pitch a new arena. Option 2 is roughly $10M. The difficultly with updating the existing arenas, there is not a lot of change that the public will see.
      2. It was mentioned that the committee pushed for a new arena 2 years ago that was similar in dollar amount ($24M) and it was rejected because the city wanted the existing facilities to be taken care of. The critique was made at what point to build new on a green site.
         a. The city needs 3 arenas, city would prioritize keeping the Civic center and possibly demolishing the VFW & Blue Line in pursuit of 2 new sheets.
      3. The primary objective was to determine the amount that can be done with a $13M - $20M budget. 2 options, present what it will cost for upkeeping the existing buildings, and what it would cost to build new.
         a. 2 sides of the argument: upkeep existing vs not wasting money patching old buildings.

c. Budget
   i. City has calculated to receive about $15M in sales tax. Base priority needs to be dialed back to get it to $15M. Present options to community that shows what you can get for 3 levels of pricing to gauge community interest. The base priority needs to have a wow factor, something the community will pursue, keep a bare bones plan in the back pocket. The committee determined it was best to not recommend the cheapest option, but what they really need.

d. Action items:
   i. JLG to revise the base priority and a couple alternate options with Reid.
   ii. JLG to provide programmatic list for next meeting.

3. WORKPLAN/SCHEDULE

- June –
  - ~~City Council approval of CM consultant~~
  - ~~Focus Group Meeting #6 – VFW/BLC Project Development Summary and Concept Review~~
    - ~~Tuesday, June 1st~~
    - ~~Two (2) hour duration~~
    - ~~Development of program and diagrams for purposes of aligning with project summary and budget.~~
  - Two-Week break
  - Project Team Meeting #1 – Civic
    - Tuesday, June 15th
    - Two (2) hour duration
    - Pre-Design Review and development of design options for consideration & approval
  - Project Team Meeting #2 – Stauss
    - Tuesday, June 22nd
    - Two (2) hour duration
    - Pre-Design Review and development of design options for consideration & approval
  - Project Team Meeting #3 – VFW/BLC
    - Tuesday, June 29th
    - Two (2) hour duration
    - Pre-Design Review and development of design options for consideration & approval
  - Two-Week break
- July –
  - Fundraising Consultant Deliverable Due

        - Tuesday, July 13th
    - **Project Design Team Meeting #4 – All Projects**
        - **Tuesday, July 13th**
        - Four (4) hour – half day
        - Discuss project outcomes/goals
        - Finalize project pre-design package
            - Graphics/Images/Budget/Schedule
    - Pre-Design Deliverable Package Due
        - Tuesday, July 27th – *Tentative*
- August – TBD

September – October 2021:

- September - Community Forum #1 - Present 2020 survey results and Pre-Design package for community feedback
- October - Community Forum #2 - Present final revisions/updates based on project committee and community feedback

November 2021 – January 2022:

- Present Pre-Design Package to City Council
- City Council approve/reject local sales tax proposal
- Deadline to submit local sales tax to State – January 31, 2022

February – October 2022:

- JLG to assist with the development of community messaging in February – October – Community Forums TBD.

November 8th, 2022 – General Election

4. NEXT STEPS:

a. Committee to confirm recommendations for Project Development Summary.
b. Committee to confirm recommendations for Facility Reinvestment List.
    i. Base Project and Alternates
    ii. Budget
c. Review and comments to JLG on VFW/BLC Concept Review
d. Next meeting to be held ***Tuesday, June 15th*** to discuss Civic Center Pre-Design.

END OF MEETING

AGENDA-PROJECT TEAM MEETING #2

JLG 19147 EGF CIVIC CENTER/STAUSS PARK

Meeting Date: July 7, 2021

Issue Date:

MEETING INFORMATION:

Date: July 7, 2021

Time: 12:00 pm CT

Location: City Hall Training Room/MS Teams

Attendees/Present: (if checked)

- ☒ Reid Huttunen, EGF Parks and Recreation
- ☒ Adam Davidson, JLG Architects
- ☒ Luke Diekman, JLG Architects
- ☐ Randy Lieberg, JLG Architects
- ☒ Tom McDonald, Construction Engineers
- ☒ Lance Monson, Construction Engineers
- ☐ Bobby Lukkason, Parks & Rec Commission
- ☒ Mark McDonald, Parks & Rec Commission
- ☒ Marla Wolfe, Parks & Rec Commission
- ☒ Scott Koberinski, Senior High Activities Director
- ☐ Blake Karas, Sacred Heart Activities Director
- ☒ Brandon Boespflug, EGF Blue Line Club President
- ☒ Karen Peterson, NL Figure Skating Club President
- ☒ Judd Stauss, Community Member
- ☐ Garret Hjelle, Community Member
- ☐ Dustin Frize, EGF Senior High Baseball Coach
- ☐ Mark Dragich, EGF Parks and Recreation
- ☐ Brian Larson, EGF Parks and Recreation

ITEMS OF DISCUSSION:

1. PROJECT REINVESTMENT LIST REVIEW
    a. Committee feedback and/or recommendations regarding Facility Reinvestment List update.
        i. Base Project and Alternates, what to move forward?
            1. Owner group preferred to reduce the 3 options to 2.
            2. Concern was mentioned over showing the future inflated costs of the project without comparing it to the future sales tax revenue.
2. CIVIC CENTER & STAUSS PARK CONCEPT PLAN REVIEW
    a. Spatial layout and program identification.
        i. Access
            1. Group prefers bumping out the viewing area and take over the concourse corridor to eliminate people standing in the concourse and blocking views.
            2. Group had concern over ticketing control, JLG confirmed doors will have control access. Group to determine a flexible, movable ticketing area.
        ii. Locker Rooms
            1. Original planned for 6 general locker rooms, we are currently showing 4 in the new plan, prefer to have 6 general locker rooms plus existing boys & girls. Concern was mentioned over relocating the existing varsity room when it is functional. Owner group prefers to have the boys' varsity locker in the new addition. (Hockey benches would have to be swapped to avoid crossing paths)
                a. Most other cities do not have locker rooms for their baseball teams, group prefers to include lockers rooms in this addition.
                b. There was discussion over the location of the varsity locker room. Group preferred to keep it in the corner away from the visiting team.
                c. Group preferred to keep baseball lockers close to the ball fields to reduce the distance of dirty cleats traveling. (Gen 1 & 2 lockers)

JLG Architects | Adam Davidson, AIA
124 N 3rd Street | Grand Forks, ND | p.701.738.0923 | m.701.306.5733 | adavidson@jlgarchitects.com

2. Existing varsity room to be reconfigured into 2 general lockers. (Used for visitor hockey lockers) It was discussed to include toilets and showers for all locker rooms.

iii. Maintenance office
1. Would prefer to have it located near the south main entrance instead of hidden in the north-west corner.

iv. Parking
1. Current bus drop-off and circulation is not visible and dangerous.
2. Goal of current bus drop off layout is to increase efficacy. Could drop off and pickup at the ball field but could park near the NW corner. Design team to consider best bus route and parking locations.
a. Removing the South entry in-between the parking lots would increase pedestrian safety and eliminate neighboring people from driving through the site.
3. It was mentioned eliminating the North entry, design team to consider the pros & cons of this suggestion.

v. Baseball fields
1. Design team to consider new location for little league field that is being eliminated. Keep large field and determine if there is space for 2 little league fields as well. (Move SW field to SE corner) Design team to use a fence distance of 200ft to layout the site. Would like to keep the turfed fields at the Civic Center site and eliminate turfing fields at Stauss Park.
2. Baseball outfields to include soccer field layouts.

vi. Flex Space
1. Relabel as "Fitness Area". Could be open lease space for the community.

3. WORKPLAN/SCHEDULE

July:

- **Project Team Meeting #2 – Civic/Stauss**
  - **Tuesday, July 7th**
  - Two (2) hour duration
  - Pre-Design Review and development of design options for consideration & approval
- **Project Team Meeting #3 – VFW/BLC**
  - **Tuesday, June 20th**
  - Two (2) hour duration
  - Pre-Design Review and development of design options for consideration & approval

August:

- **Project Design Team Meeting #4 – All Projects**
  - **Tuesday, August 4th**
  - Four (4) hour – half day
  - Discuss project outcomes/goals
  - Finalize project pre-design package
    - Graphics/Images/Budget/Schedule
- Pre-Design Deliverable Package Due
  - Tuesday, August 24th – *Tentative*

September – October 2021:

- September - Community Forum #1 - Present 2020 survey results and Pre-Design package for community feedback
- October - Community Forum #2 - Present final revisions/updates based on project committee and community feedback

November 2021 – January 2022:

- Present Pre-Design Package to City Council
- City Council approve/reject local sales tax proposal
- Deadline to submit local sales tax to State – January 31, 2022

February – October 2022:

- JLG and CE to assist with the development of community messaging in February – October – Community Forums TBD.

November 8th, 2022 – General Election

4. NEXT STEPS:
    a. JLG to advance Civic/Stauss Design working with CE on updated pricing and schedule.
    b. Committee to finalize Project Development Summary and Reinvestment Project Options.
    c. Next meeting to be held *Tuesday, July 20th* to discuss VFW/BLC concept plan options.

END OF MEETING

AGENDA-PROJECT TEAM MEETING #3

JLG 19147 EGF VFW/BLC

Meeting Date: July 20, 2021

Issue Date:

MEETING INFORMATION:

Date: July 20, 2021

Time: 12:00 pm CT

Location: VFW Arena, 2nd Floor Multi-Purpose Room /MS Teams

Attendees/Present: (if checked)

- ☒ Reid Huttunen, EGF Parks and Recreation
- ☒ Adam Davidson, JLG Architects
- ☒ Luke Diekman, JLG Architects
- ☐ Randy Lieberg, JLG Architects
- ☒ Tom McDonald, Construction Engineers
- ☒ Lance Moore, Construction Engineers
- ☐ Bobby Lukkason, Parks & Rec Commission
- ☒ Mark McDonald, Parks & Rec Commission
- ☒ Marla Wolfe, Parks & Rec Commission
- ☐ Scott Koberinski, Senior High Activities Director
- ☒ Blake Karas, Sacred Heart Activities Director
- ☐ Brandon Boespflug, EGF Blue Line Club President
- ☒ Karen Peterson, NL Figure Skating Club President
- ☒ Judd Stauss, Community Member
- ☐ Garret Hjelle, Community Member
- ☐ Dustin Frize, EGF Senior High Baseball Coach
- ☐ Mark Dragich, EGF Parks and Recreation
- ☐ Brian Larson, EGF Parks and Recreation

ITEMS OF DISCUSSION:

1. DISCUSSION NOTES
    a. It was discussed including city council members moving forward. Would like to review the process and design concepts and find ways to make this project move forward.
        i. Suggested the city help in funding & financial coordination.
        ii. Deferred maintenance won't be enough to make this project move forward, group prefers to make a difference instead of patching/bandaging old buildings.
        iii. Raising 1-2% sales tax would be difficult for people to accept. (Percentages as well as number of years will be considered)
2. PROJECT REINVESTMENT LIST REVIEW
    a. Reinvestment List update.
        i. CM Review and Feedback
            1. More information on Mechanical & Electrical items would help strengthen those numbers. Consultants have been identified and will be coming on board.
            2. JLG to send over updated Excel cost estimate document.
3. VFW & BLUE LINE CONCEPT PLAN REVIEW
    a. Spatial layout and program identification.
    b. Option 1 – Connector
        i. Sand volleyball court has already been removed.
        ii. Dry land shooting room is undersized., would like to replace what is currently programmed. Room can be located somewhere outside of the link connection. Keeping the Dry land in the connection link would work best if the arenas are being used for figure skating competitions.
            1. East ramp can be removed, group did not think it would be used often and space could be used for other programming. Group prefers option without ramp moving forward.

JLG Architects | Adam Davidson, AIA
124 N 3rd Street | Grand Forks, ND | p.701.738.0923 | m.701.306.5733 | adavidson@jlgarchitects.com

2. Dry land shooting needs to be positioned correctly, JLG to reconfigure sketch to accommodate. Can the VFW community space be used for the dryland/shooting and the connection link be programmed mainly for community events?
    a. Current shooting areas are programmed in the corners of the VFW arena.
    b. Existing dryland in VFW to remain, existing shooting areas in VFW to remain, proposed dryland in connection link to be relabeled as a community room. Community room to be used for meetings, birthday parties, private events, etc. Resurfacer to remain where it is currently located.

iii. Dedicated hockey & figure skating coach's rooms needed. Discussed locating coach's room in connection link (adjacent to community room) or reprogramming one of the Blue Line new lockers.

iv. Figure skating renovation
    1. The location of the figure skating still needs to be vetted. Using the existing space has pros and cons. It is good that is consolidated into one area, safety is also a concern because of isolation.

c. Option 2 – New Build

i. Group's overall reaction was that it seemed smaller, programmatic elements missing. Dryland/shooting is missing, figure skating seems under programmed, community room is missing. 2nd floor is planned and could accommodate missing functions.
    1. JLG to revise 2nd option for group to review. New option to contain all spaces of option 1.
    2. JLG to create a second option where VFW stays and the Blueline gets replaced. Easier to market.

ii. Group prefers option 1 because of cost. ($9M difference)

iii. Planning committee to meet together and discuss goals and direction for moving forward.
    1. Need to consider what will serve the community for another 40 years.
    2. The life expectancy of the current buildings needs to be determined.
        a. Blue line was built in 1997 and the rink was added in 2008.

4. WORKPLAN/SCHEDULE

July:

- ~~Project Team Meeting #2 – Civic/Stauss~~
    - ~~Tuesday, July 7th~~
    - ~~Two (2) hour duration~~
    - ~~Pre-Design Review and development of design options for consideration & approval~~
- Project Team Meeting #3 – VFW/BLC
    - Tuesday, June 20th
    - Two (2) hour duration
    - Pre-Design Review and development of design options for consideration & approval

August:

- Project Design Team Meeting #4 – All Projects
    - Tuesday, August 10th
    - Four (4) hour – half day
    - Discuss project outcomes/goals
    - Finalize project pre-design package
        - Graphics/Images/Budget/Schedule
- Pre-Design Deliverable Package Due
    - Tuesday, August 24th – *Tentative*

September – October 2021:

- September - Community Forum #1 - Present 2020 survey results and Pre-Design package for community feedback
- October - Community Forum #2 - Present final revisions/updates based on project committee and community feedback

November 2021 – January 2022:

- Present Pre-Design Package to City Council
- City Council approve/reject local sales tax proposal
- Deadline to submit local sales tax to State – January 31, 2022

February – October 2022:

- JLG and CE to assist with the development of community messaging in February – October – Community Forums TBD.

November 8th, 2022 – General Election

5. NEXT STEPS:
    a. JLG to advance VFW/BLC Design working with CE on updated pricing and schedule.
    b. JLG to advance Civic/Stauss Design working with CE on updated pricing and schedule. *(Continued effort)*
    c. Committee to finalize Project Development Summary and Reinvestment Project Options. *(Continued effort)*
    d. Next meeting to be held ***Tuesday, August 4th*** to finalize pre-design package.

END OF MEETING

AGENDA-PROJECT TEAM MEETING #4

JLG 19147 EGF Facility Reinvestment Projects

Meeting Date: August 10, 2021

Issue Date:

MEETING INFORMATION:

Date: August 10, 2021

Time: 12:00 pm CT

Location: EGF City Hall/MS Teams

Attendees/Present: (if checked)

- ☐ Reid Huttunen, EGF Parks and Recreation
- ☐ Adam Davidson, JLG Architects
- ☐ Luke Diekman, JLG Architects
- ☐ Randy Lieberg, JLG Architects
- ☐ Tom McDonald, Construction Engineers
- ☐ Lance Moore, Construction Engineers
- ☐ Bobby Lukkason, Parks & Rec Commission
- ☐ Mark McDonald, Parks & Rec Commission
- ☐ Marla Wolfe, Parks & Rec Commission
- ☐ Scott Koberinski, Senior High Activities Director
- ☐ Blake Karas, Sacred Heart Activities Director
- ☐ Brandon Boespflug, EGF Blue Line Club President
- ☐ Karen Peterson, NL Figure Skating Club President
- ☐ Judd Stauss, Community Member
- ☐ Garret Hjelle, Community Member
- ☐ Dustin Frize, EGF Senior High Baseball Coach
- ☐ Mark Dragich, EGF Parks and Recreation
- ☐ Brian Larson, EGF Parks and Recreation

ITEMS OF DISCUSSION:

1. PROJECT DEVLIERABLE OUTLINE
   a. Review and confirm contents for pre-design booklet deliverable
2. PROJECT DEVELOP SUMMARY
   a. Review and confirm project statement
   b. Review and confirm project goals
   c. Review and confirm project success metrics
   d. Review and outline phase improvement approach
3. PROJECT PROGRAM OF SPACES & PLAN REIVEW
4. CONSULTANT INVOLVEMENT & ESTIMATE UPDATE
5. SCHEDULE & NEXT STEPS

August:

- Project Design Team Meeting #4 – All Projects
  - Tuesday, August 10th
  - Four (4) hour – half day
  - Discuss project outcomes/goals
  - Finalize project pre-design package
    - Graphics/Images/Budget/Schedule
- Pre-Design Draft Deliverable Package Due
  - Friday, September 3rd
- September – October 2021:
  - September:
    - Finalize Pre-Design Booklet and Project Estimate
    - Present Pre-Design Package to City Council
    - Community Engagement - TBD
  - October:
    - Community Engagement - TBD
- November 2021 – January 2022:
  - Updates and approval of Pre-Design Package to and by City Council
  - City Council approve/reject local sales tax proposal
  - Deadline to submit local sales tax to State – January 31, 2022
- February – October 2022:
  - JLG and CE to assist with the development of community messaging in February – October – Community Engagement TBD.
- November 8th, 2022 – General Election

JLG Architects | Adam Davidson, AIA
124 N 3rd Street | Grand Forks, ND | p.701.738.0923 | m.701.306.5733 | adavidson@jlgarchitects.com

END OF MEETING

AGENDA-PROJECT TEAM MEETING #3

JLG 19147 EGF VFW/BLC

Meeting Date: August 31, 20121

Issue Date:

MEETING INFORMATION:

Date: August 31st, 2021

Time: 12:00 pm CT

Location: East Grand Forks City Hall/ MS Teams

Attendees/Present: (if checked)

- ☒ Reid Huttunen, EGF Parks and Recreation
- ☒ Adam Davidson, JLG Architects
- ☒ Luke Diekman, JLG Architects
- ☒ Randy Lieberg, JLG Architects
- ☐ Tom McDonald, Construction Engineers
- ☐ Lance Moore, Construction Engineers
- ☐ Bobby Lukkason, Parks & Rec Commission
- ☐ Mark McDonald, Parks & Rec Commission
- ☐ Marla Wolfe, Parks & Rec Commission
- ☐ Scott Koberinski, Senior High Activities Director
- ☐ Blake Karas, Sacred Heart Activities Director
- ☐ Brandon Boespflug, EGF Blue Line Club President
- ☐ Karen Peterson, NL Figure Skating Club President
- ☐ Judd Stauss, Community Member
- ☐ Garret Hjelle, Community Member
- ☒ Dustin Frize, EGF Senior High Baseball Coach
- ☐ Mark Dragich, EGF Parks and Recreation
- ☐ Brian Larson, EGF Parks and Recreation

ITEMS OF DISCUSSION:

1. CIVIC CENTER CONCEPT PLAN REVIEW
    a. Discussed including a hospitality space. Making the concourse lobby a flex space is an option.
    b. Exterior Design Review
        i. Exploring/celebrating contemporary design was acceptable to group. There is also an opportunity for city branding.
        ii. Group prefers an open fence and corner to promote visual interest and openness.
        iii. JLG to design canopy over grandstands.
        iv. Ball field dimensions to be adjusted. Home plate is 40+ft from grandstands.
2. BLUE LINE CLUB & VFW CONCETP PLAN REVIEW
    a. Storage in dry land shooting area needs to be relocated. Dry land undersized, will be shooting north and south from the center of that room. Access into the room needs to come in from the east.
        i. Dry land relocation wasn't in original scope, do we continue to include in current scope?
    b. Mechanical space to be added to back of addition in corner of coach's room.
    c.
3. WORKPLAN/SCHEDULE

July:

- ~~Project Team Meeting #2 – Civic/Stauss~~
    - ~~Tuesday, July 7th~~
    - ~~Two (2) hour duration~~
    - ~~Pre-Design Review and development of design options for consideration & approval~~
- Project Team Meeting #3 – VFW/BLC
    - Tuesday, June 20th
    - Two (2) hour duration
    - Pre-Design Review and development of design options for consideration & approval

August:

JLG Architects | Adam Davidson, AIA
124 N 3rd Street | Grand Forks, ND | p.701.738.0923 | m.701.306.5733 | adavidson@jlgarchitects.com

- Project Design Team Meeting #4 – All Projects
    - Tuesday, August 10th
    - Four (4) hour – half day
    - Discuss project outcomes/goals
    - Finalize project pre-design package
        - Graphics/Images/Budget/Schedule
- Pre-Design Deliverable Package Due
    - Tuesday, August 24th – *Tentative*

September – October 2021:

- September - Community Forum #1 - Present 2020 survey results and Pre-Design package for community feedback
- October - Community Forum #2 - Present final revisions/updates based on project committee and community feedback

November 2021 – January 2022:

- Present Pre-Design Package to City Council
- City Council approve/reject local sales tax proposal
- Deadline to submit local sales tax to State – January 31, 2022

February – October 2022:

- JLG and CE to assist with the development of community messaging in February – October – Community Forums TBD.

November 8th, 2022 – General Election

4. NEXT STEPS:
    a. –

END OF MEETING

Life Connected East Grand Forks, MN

JLG architects

CONSTRUCTION ENGINEERS