



EAST GRAND FORKS FACILITY REINVESTMENT

PRE-DESIGN SUBMITTAL
UPDATE JULY 2024



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ACKNOWLEDGMENTS

CITY COUNCIL

Clarence Vetter, First Ward
Ben Pokrzywinski, Second Ward
Tim Riopelle, Third Ward
Dale Helms, Fourth Ward
Mark Olstad, Fifth Ward
Karen Peterson, At Large
Brian Larson, At Large
Steve Gander, Mayor

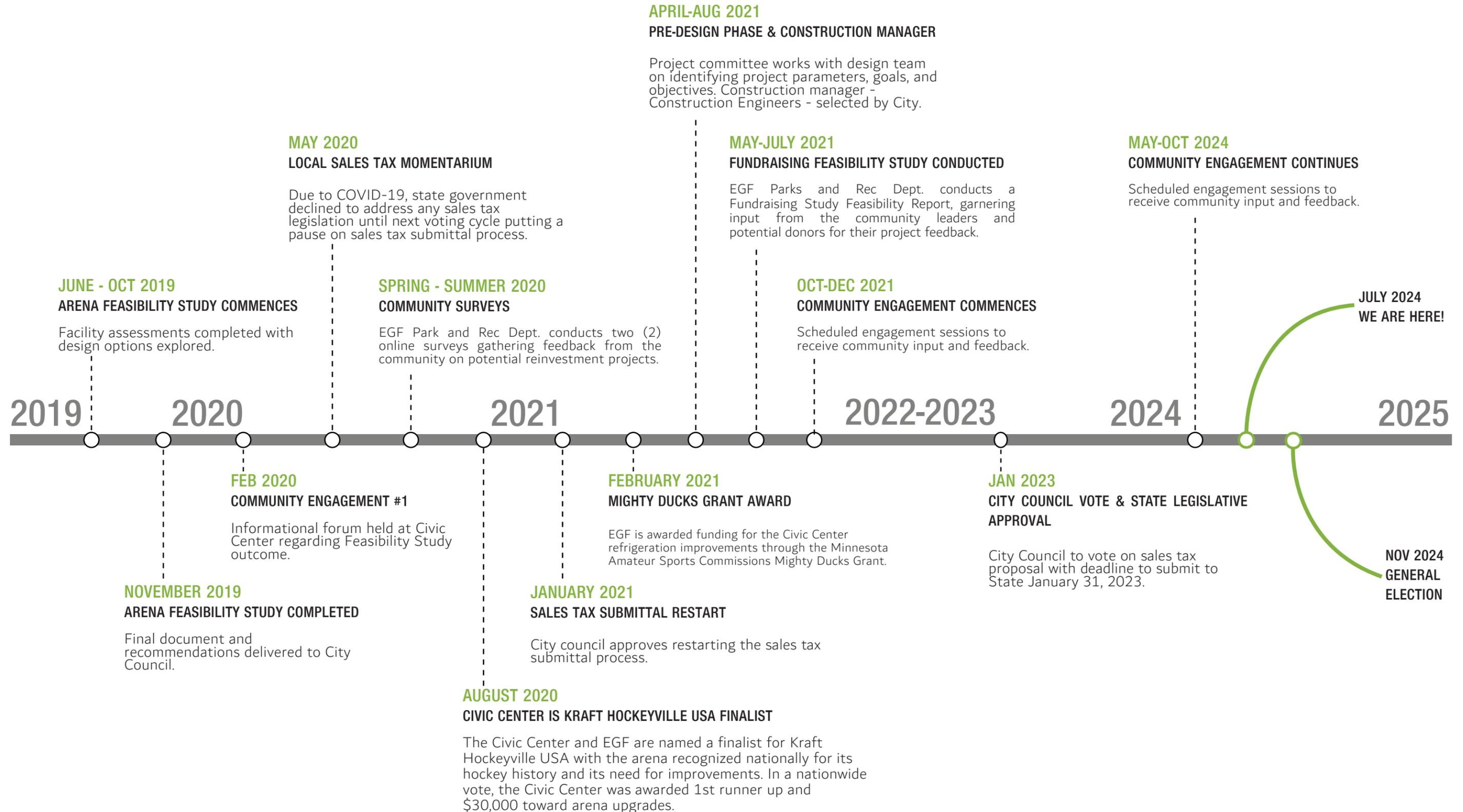
EGF CITY LIAISON

Reid Huttunen, City Administrator
Jeremy King, Parks & Recreation Superintendent
Brenden Jones, Arena Supervisor
Mark Dragich, Recreation Coordinator

EGF DESIGN COMMITTEE

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PROJECT OVERVIEW - PROJECT PROCESS



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. A 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

Three (3) 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 shortcomings that have been documented in the East Grand Forks Feasibility Study, conducted in November 2019. Stauss Park also has identified deficiencies and 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. Improved functionality and building flexibility that promotes expanded recreation offerings for the 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. Upgraded spectator experiences through enhanced viewing and seating areas.

1. VFW 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.
- c. Spectator enhancements through improved viewing and seating areas.
- d. Improved community access to arena spaces for year-round health and wellness programming.
- e. 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 Opportunities from Competitive Sports Teams



PROJECT OVERVIEW - PROJECT BUDGET

EGF FACILITY REINVESTMENT PRELIMINARY COSTS			
	SALE TAX FUND SOURCE (FACILITY IMPROVEMENTS)	FUNDRAISING FUND SOURCE (FACILITY ENHANCEMENTS)	TOTAL COSTS
CIVIC CENTER ARENA	\$4,745,000	\$7,900,000	\$12,645,000
BALLFIELDS	\$2,000,000	\$3,900,000	\$5,900,000
VFW ARENA	\$8,000,000		\$8,000,000
OVERALL PROJECT COST	\$14,745,000	\$11,800,000	\$26,545,000
<ul style="list-style-type: none"> • Estimates assume 2025 building season. • Estimates include construction and design contingency. • Estimates include proposed design, engineering, and project management fees. • Estimates include Owner Soft Costs estimated at 10% 			

FACILITY IMPROVEMENTS

1. Parking/Site Safety Infrastructure
2. Building Efficiency/Public Safety
3. Building Code/ADA Compliance
4. Exterior Building Envelope
5. Interior Building Finishes
6. Mechanical/Electrical/Indoor Air Quality
7. Ice Rink Slab Replacement
8. Ice Refrigeration System Replacement
9. Synthetic Turf Installation & Field Lighting

FACILITY ENHANCEMENTS

1. Building Additions
2. Full Lobby Renovations
3. Interior Building Remodels
4. New Spectator Bleachers
5. New Ballfield Complex adjacent and accessible to Civic Center addition
6. Full Rebuild of Parking/Site Infrastructure
7. New Parking

DEFINE THE “VISION” - TRIPLE BOTTOM LINE



HUMAN EXPERIENCE

Awe-inspiring environments that embody health, well-being, and resiliency of people.



POSITIVE PERFORMANCE

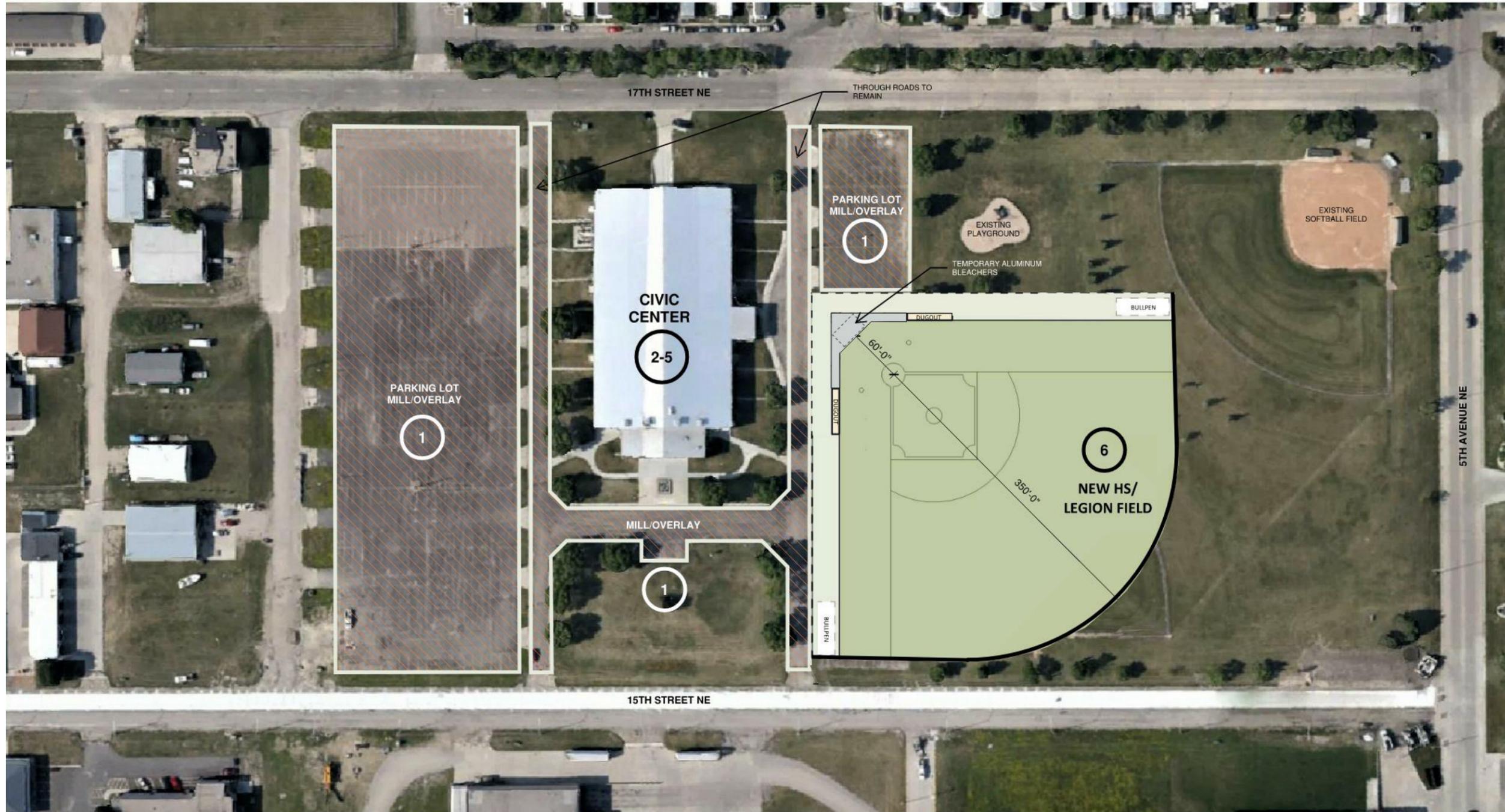
Achieve robust and enduring environments that have a lasting, positive impact.



FINANCIAL PROSPERITY

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

DEFINE THE "VISION" - CIVIC IMPROVEMENT PLAN

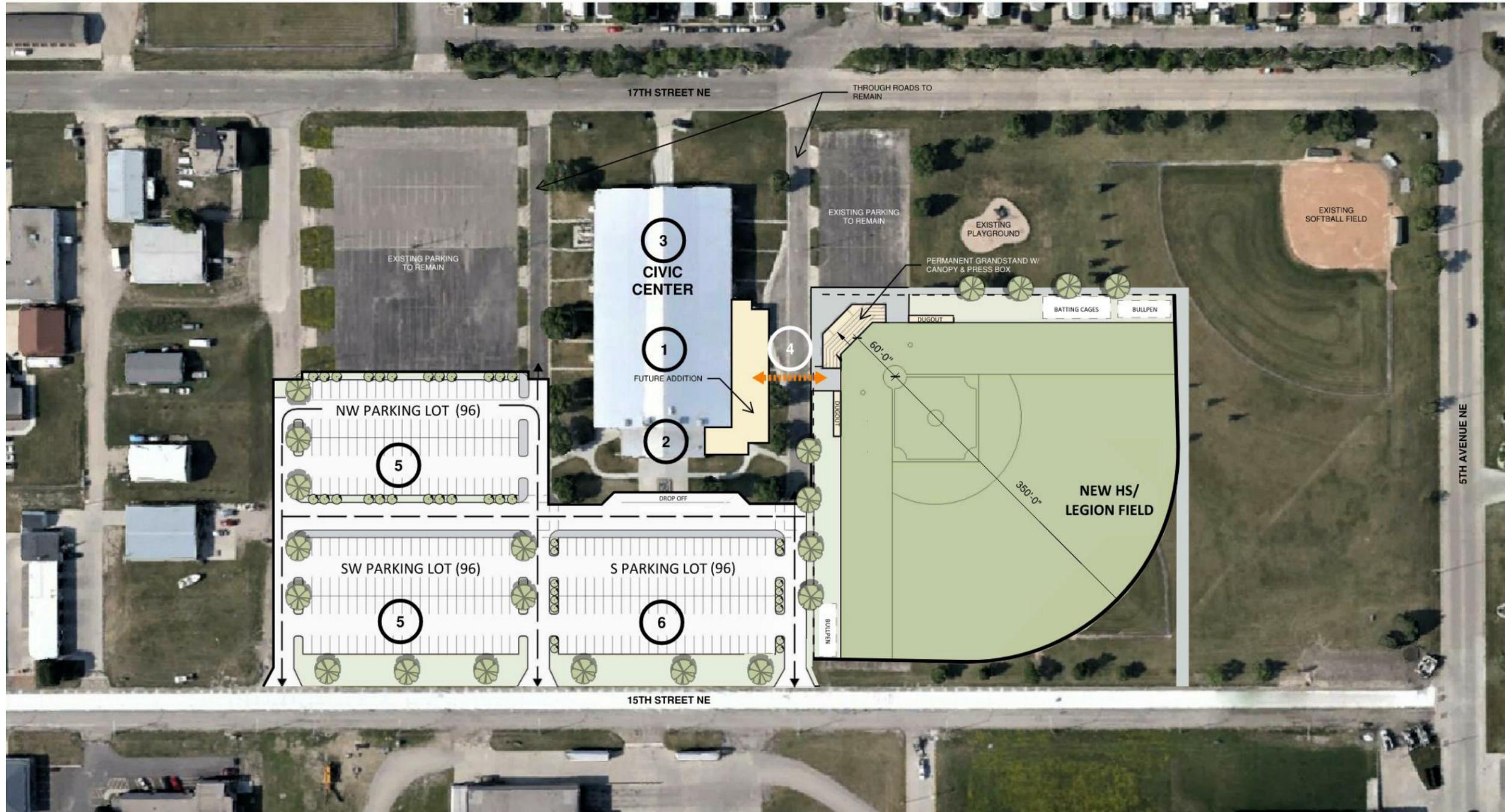


FACILITY IMPROVEMENTS

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2. Building Efficiency/Public Safety
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5. Ice Rink Slab Replacement
6. Synthetic Turf Installation & Field Lighting



DEFINE THE "VISION" - CIVIC ENHANCEMENT PLAN

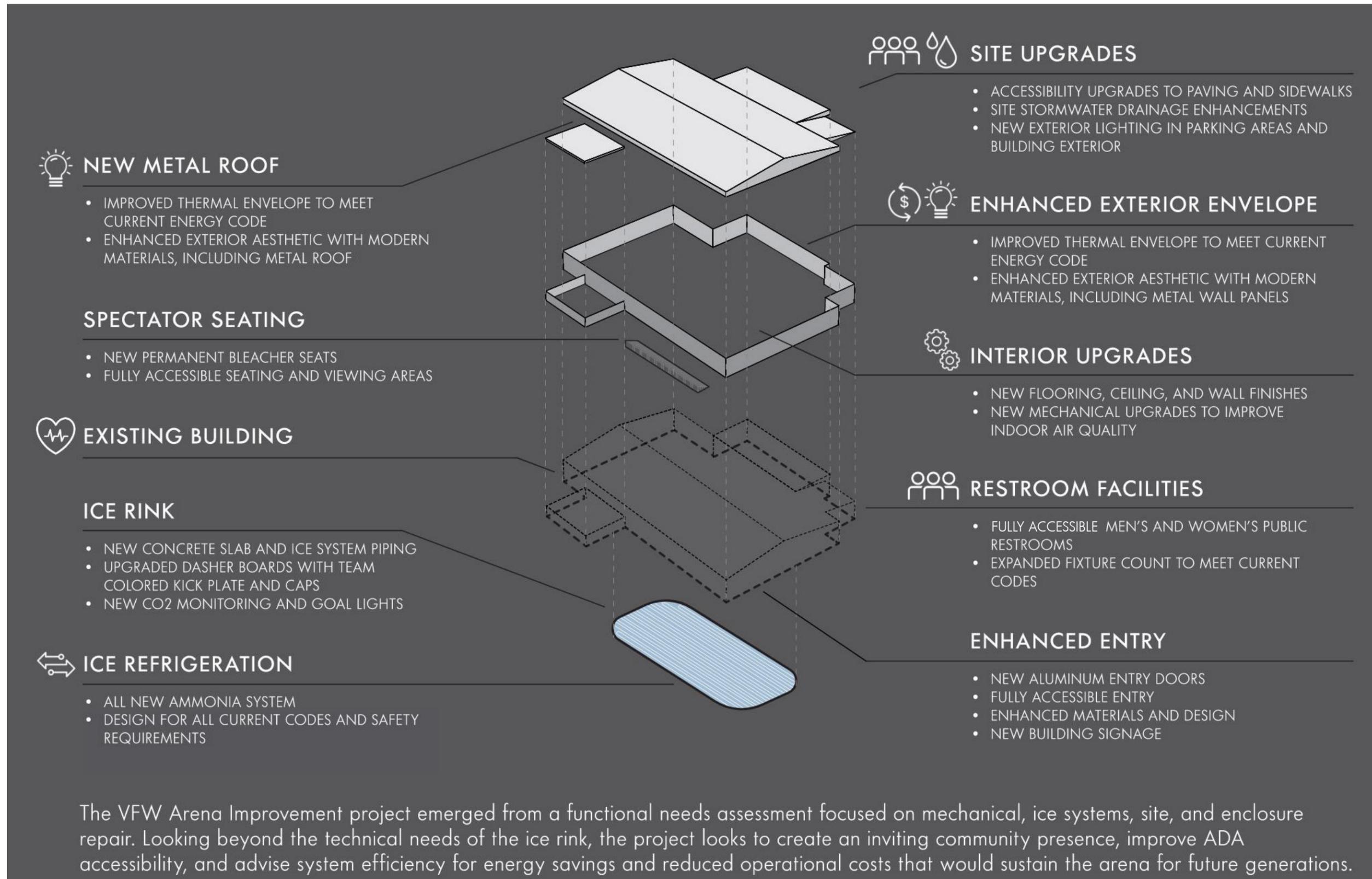


FACILITY ENHANCEMENTS

1. Building Additions
2. Full Lobby Renovations
3. Interior Building Remodels
4. New Ballfield Complex Adjacent and Accessible to Civic Center Addition
5. Full Rebuild of Parking/Site Infrastructure
6. New Parking



DEFINE THE “VISION”- VFW PROJECT PLAN



DEFINE THE "VISION" - VFW PRECEDENT PROJECT

PRECEDENT PROJECT - WHITE BEAR LAKE SPORTS CENTER

WHITE BEAR LAKE, MN

White Bear Lake Sports Center Renovation had a multitude of building system issues, including failing mechanical and refrigeration equipment, a leaking roof, and a cracked floor. Within the 38,000-square-foot facility, renovation plans included replacing the floor, replacing the original ceiling with a Low-E ceiling, adding LED lighting, and replacing the dehumidification and refrigeration systems. Work also included adding insulation, replacing the roof with a metal panel system, and upgrading the building's exterior with translucent panels to harvest natural light and illuminate the exterior's mascot.

COMPLETED IN 2018



CONCLUSION

NEXT STEPS

1. Questions, Comments, or Feedback from City Council.
2. Schedule Community Events to communicate project vision to the public.
3. Prepare for November election.



