

FACILITIES COMMITTEE MEETING NOTES

Wednesday, June 29, 2022; 8:00AM

Depot Board Room

Attended: Commissioner Vicki Dawson, Commissioner Aaron Hill, Commissioner Dawn Morgan, Commissioner Joe Deutsch, Dave Leker, Carolyn Boutain, Dave Bietz, Broc Lietz, Brian Arett, Kevin Boe, Luke Evenson, Katie McCormick, Kelly Kuntz, Rob Remark (JLG), Michael Vetter (JLG), Cindy Boettcher

Continue Discussion on a two-sheet ice facility in collaboration with Angel Hockey and Fargo Youth Hockey Association. Dave Leker, presenter.

We would like to continue discussing future ice facility needs for the Fargo community. A kickoff meeting was held on June 1, 2022 with representatives from the Fargo Park District, Fargo Youth Hockey Association and Angel Hockey. The focus of this meeting was to gather information from each group and discuss working together on a facility, associated with the new Fargo Parks Sports Complex, that will benefit everyone's needs.

Discussion items included:

1. Number of Ice sheets for replacement and future needs
2. Design scope for future facility
3. Potential public and private funding
4. Construction timeline

At the Park Board meeting on June 14, 2022, the Board directed the staff to secure a proposal for a pre-design study and bring initial findings to the June 29 Facilities Committee Meeting and options to move forward with constructing a two-sheet ice facility connected to the Fargo Parks Sports Complex. The pre-design study will include two parts, a pre-design layout and a pre-design estimate as part of part one. We will need to discuss these very preliminary numbers of part one and how best to move forward with part two.

We will also need to discuss participation numbers, programming options, operational expenses, funding options and timeline.

A preliminary pre-design layout and estimate along with potential programming options are still being worked on and will be brought to the Facilities Committee for discussion.

Discussion today began with the JLG architects presenting their first pre-design study of three different possible layout options for two sheets of ice and the amenities included for each. JLG was asked to keep the price within \$20-\$22 million budget range including parking, and design seating for 200, instead of 500. JLG stated the building would need to be less than 60,000 sq ft to stay within the budget.

The first option would include 8 locker rooms, shower/changing rooms, coaches and ref space, storage, concessions, and vestibule area. The items being removed is mostly the spectator seating and the

mezzanine considerations. The lobby would be north facing. This plan is very similar to SWYA. The center core is the locker rooms. There would only be one rink with connection to the FPSC. There is an option for a 2nd level mezzanine space that could be built at a later time, and it could also be a smaller mezzanine.

The second option would have the locker rooms close to the entrance and ice with an efficient layout. This option would have access from one ice rink into the FPSC. This option provides good access to service entrance, and mechanical area. This is about 55,000 sq. ft.

This third option has an East West configuration compared to option 1 and 2 that are North South. The main entry distance to the parking lot is much larger. The two-story concourse could extend all the way across to connect and allow people to see into both rinks. This option is just over 60,000 sq. ft.

Commissioner Deutsch suggested that SWYA could be used as a multifunctional facility for other sports outside the hockey season. Currently, there is a \$66,000 loss at the SWYA.

JLG suggests choosing one of the design options first then if we move to the next pre-design phase the budget and pricing can be focused on in more detail. The consensus seems to be option #3 with the majority at the meeting today.

Paul Noah (Angels Hockey) was at the meeting today and expressed that this would also help the Angels Hockey as they are losing their ice in the very near future. They also have donor(s) willing to make contributions/matches to the cost of the ice.

Commissioner Morgan stated that there was a sense of urgency and asked how long would the Angels Hockey organization be willing to wait for our answer on moving forward. Paul Noah stated that they would like a decision within 30-60 days.

Potential Funding Scenarios - Two Ice Sheets at Fargo Parks Sports Complex

Project Scope: Addition of two sheets of ice at Fargo Parks Sports Complex. Preliminary estimate of project cost ranges from \$20.5 - \$24.5 million, cost share estimates of 65-70% park district, 30-35% private.

Park District Share:	65%	70%
\$20,500,000	\$13,300,000	\$14,350,000
\$24,560,000	\$15,900,000	\$17,100,000

Funding Options:

- Allocate cash reserves
- Allocation if 1 general fund mill for debt service
- Issue General Obligation Debt – Increase mill levy for debt service

Financial Commitment to Fargo Parks Sports Complex (FPSC):

Staff continue to work toward a 50/50 funding model for the FPSC. To date, the district has \$52.4M committed to the complex; private funds are \$25.2M. The current breakdown is 67% district, 33% private. This leave \$13.6M short of private funds to achieve the 50/50 funding model desired, a position reiterated by the park board at the June 14, 2022, meeting.

Commissioner Morgan asked about the other projects that are in the works that need to be completed and how those will get completed like Yunker Farm and Johnson Park. Broc stated that funding the study was put into the annual operating budget. The Island Park master plan implementation will need to be funded over time.

Commissioner Dawson asked what the number is where the funds are too low. Luke stated we have a fund balance ratio and like to have 30% of the funds in a general funds reserve. Right now we have approximately \$2M in reserves.

Commissioner Morgan asked how much it would cost to hire the two Deputy Directors. It would be approximately \$125,000 to \$150,000 range for each. There is also currently 13 new staff positions listed as a priority and HR will be doing a market match on these positions and could cost anywhere from \$750,000 to \$1M if all are to be hired.

Commissioner Morgan asked Dave Bietz how his projects are affected in his department. It will delay some projects if ice is chosen as a priority at this time. Our goal is to be more proactive and less reactive and do more planning.

Commissioner Dawson stated that we have two user groups willing to contribute to the ice at the FPSC and this would service over 1000 kids. We need to find a path. Are we going to turn away this potential opportunity?

Brian will be meeting with Paul Noah to find out some more details regarding any outside contributions to fund the two sheets of ice at the FPSC, and Finance will bring some possible options on funding the FPSC.

Review consideration of Gift Agreement between Cass Clay Disc Golf Club and the Fargo Park District. Dave Bietz, presenter.

Staff has been working with the Cass Clay Disc Golf Club on a gift agreement. The disc golf club desires to donate 18 new DGA Mach 5 Disc Golf Baskets for Trollwood Park. The cost of the donated Golf Baskets is \$7695.82. The agreement includes specific language to address the request of the disc golf club to donate the old golf baskets to the Casselton Park Board for the establishment of a disc golf course in Casselton.

The Park District will agree to install the improvements under the terms and conditions of the gift agreement attached to this memo. The Park District shall notify the Cass Clay Disc Golf Club at least fourteen (14) days prior to the removal of the existing 18-disc golf baskets at Trollwood. Cass Clay Disc Golf Club, or Casselton Park Board, will be obligated to pick up the existing baskets from Trollwood after removal.

The Park District agrees it will use its best efforts to maintain the Disc Golf Baskets for a period of not less than ten (10) years.

The Committee recommends bringing this agenda item to the consent agenda on July 12th, 2022.

Review request to solicit for bids for the Sports Arena Roofing Project Dave Bietz; presenter.

The roof on the Sports Arena has been planned to be replaced. In alignment with our Procurement Policy, Policy No. 390, we are requesting permission to publicly bid the Sports Arena Roofing project. Funds for this project were budgeted in the 2022 capital budget. Staff is still working out the details of the design of the roof replacement, so we do not yet have a timeline for a bid opening.

Part of this project could be done in 2022, and the remainder in 2023.

The Committee recommends bringing this agenda item to the consent agenda on July 12th, 2022.

Review request to solicit for bids for the Metro Recreation Center Roofing Project Dave Bietz; presenter.

The roof at the Metro Recreation Center has sustained damage during a wind event on the 13th of May. Staff has worked with local contractors to secure the roof membrane temporarily but have been told the roof needs replacement and it should be replaced prior to the winter season. In alignment with our Procurement Policy, Policy No. 390, we are requesting permission to publicly bid the Metro Recreation Center Roofing project. Funds for this project have not been budgeted, but we are planning to utilize the dollars saved from the reduction of the Osgood Slope Project as well as funds saved because of the grant from ND Parks and Recreation Park District Revitalization Grant.

Potential Timeline: Bid opening	August 4th
Review Bids at Facility Meeting	August 31st
Consideration of bids at Board Meeting	September 6th

We will be using this building for future use for storage, concessions.

The Committee recommends bringing this agenda item to the consent agenda on July 12th, 2022.

Other

Island Park mind mixer handout (see attached)- Carolyn Boutain

Commissioner Dawson inquired on the Memorial Tree at Island Park- There are ornaments hanging on it and this does not look very nice. We may need to have some kind of criteria regarding memorials moving forward.

With no further questions, the meeting adjourned at 11:18 AM

Notes submitted by: Cindy Boettcher, Administrative Specialist

Reconsider location of proposed "Gathering Space"

1. The presented rationale for locating the proposed "Gathering Space" at edge of the park is to accommodate vendor "hardscape"; and isolate "quiet" interior of park from "activity" of community events.
2. As a frequent park visitor and observer, I found this summer's activities (Kid fest and Roger Maris Summer Night) a welcome intrusion in the center of the park.

Revise description of picnic shelter materials

1. Revise description and illustrations of proposed picnic shelters from rustic "natural" construction to designs that compliment existing Island Park structures.
2. Design all new structures to be compatible with existing Greek Revival Gazebo and WPA concrete. (picnic shelters, swimming pool bath house, toilets, and FMCT)
3. Retain right of design approval for proposed FMCT amphitheater.

Retain DILL HALL open space

1. Retain open space for neighborhood and "pick-up" soccer, baseball and softball.
2. Tennis players prefer shade and wind protection provided by existing trees.
(Consultant's suggestion that trees could be planted immediately in anticipation of 15-20 year phased tennis court relocation would destroy current open space use)

Pedestrian bridge over 4th street.

The parking area at Dike West needs attention, but could accommodate more cars if redone. Putting parking in the Dike West area would be a better option than adding another parking lot to the main park. A pedestrian bridge over 4th street would connect Dike West to the main park and provide parking for the new outdoor amphitheater.

Including shading structures over the playground.

I have seen this in other cities, but not at any of the playgrounds in Fargo. Shade would make the playground more enjoyable for the kids and keep them safe from sunburn.

The Island Park tennis courts are protected from the wind.

If the tennis courts are moved, please ensure they are protected from the wind. Island Park is one of few options for playing tennis outdoors on a windy day.

Locate the tennis courts where they are protected from the wind. Currently Island Park is the only place to play on a very windy day.

Tennis Court Changes

I have been the head coach at Shanley high school for 13 years now. I feel moving the tennis courts basically out of the park across the street would be a very bad idea. The tennis courts at Island Park are iconic and historical. I feel it is the best site in the state to play. Also by moving them across the street you lose the tree coverage for wind. It also seems we are losing a tennis court from 7 to 6. I like some ideas but changing this in such a way I feel is a terrible idea.

Fountain seating area, food truck spots, sculpture garden

The expanded parking lot should have electricity for food truck events as everyone loves food truck food, the new fountain should have a small seating area around it, and the sculpture garden should be spread apart with the option for an audio tour, I imagine the art students at NDSU would love to walk through the sculptures as a class!

I adore the idea of a sculpture garden, there is a huge art presence in downtown Fargo. Parking lots should have electricity for food trucks

You need more than one set of bathrooms at island park. Especially since the only one is at the end of the park and not very convenient.

Changing the orientation of the lap pool is not ideal! Competitive swimmers and spectators will have issues with the sun during meets.

More Pickleball courts should be added than tennis courts. Very popular and growing sport everywhere. Fargo is behind...