



CITY OF GRAND RAPIDS

Meeting Agenda Full Detail

City Council Work Session

Wednesday, April 3, 2019

4:00 PM

Conference Room 2A

CALL TO ORDER: Pursuant to due notice and call thereof a Special Meeting/Worksession of the Grand Rapids City Council was held on Wednesday, April 3, 2019 at 4:00 p.m. in City Hall Conference Room 2A, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

CALL OF ROLL: On a call of roll, the following members were present:

Discussion Items

1. 19-0193 Review and discuss needs at the IRA Civic Center

ADJOURN

Attest: Kimberly Gibeau, City Clerk



**CITY OF
GRAND RAPIDS**
IT'S IN MINNESOTA'S NATURE

CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 19-0193 **Version:** 1 **Name:** IRA Civic Center needs
Type: Agenda Item **Status:** CC Worksession
File created: 3/28/2019 **In control:** City Council Work Session
On agenda: 4/3/2019 **Final action:**
Title: Review and discuss needs at the IRA Civic Center

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Review and discuss needs at the IRA Civic Center



MEMORANDUM

Date: April 3, 2019

To: City Council

From: Tom Pagel, City Administrator

Re: IRA Civic Center – Summary of Community Interviews

In 2017, the Grand Rapids City Council recognized a need to make improvements to the IRA Civic Center. They also suspected that there were other community needs that could possibly be addressed as part of a larger project located at the IRA Civic Center and American Legion Memorial Park. As a result, they directed City staff to prepare a master plan that would identify needs, develop concepts, and generate project costs.

The final master plan addressed the following needs:

1. Help address the daycare/early childhood shortage gap in Itasca County at around 517 slots;
2. Provide space for the recently established Boys & Girls Clubs of Grand Rapids and Greenway;
3. Create an indoor playground for people to utilize, especially for three quarters of the year;
4. Provide sports rehabilitation/training services close to student athletes;
5. Make the facility ADA compliant and mobility friendly;
6. Address critical needs of the existing facility by replacing the roof structure and refrigeration system in the west venue and upgrading locker rooms to better accommodate the mix of boys and girls athletics; and
7. Convert Legion Field to an artificial turfed field creating a multi-use facility.

To construct and fund the needs above, the City Council proposed utilizing \$28 million in local sales and use tax, along with a goal of \$3.5 million in grant funds for a total project cost of \$31.5 million.

On November 6, 2018, at the General Election, the Grand Rapids City Council asked the following referendum question:

Shall the City of Grand Rapids, Minnesota, ("the City") be authorized to establish a sales and use tax of one percent (1%) and issue general obligation bonds to which the sales and use tax shall be pledged in an aggregate amount not to exceed \$28 million, plus the cost of issuing the bonds, for the design and construction of capital equipment, buildings, utilities, and grounds improvements, known as Project Grand Rapids, at American Legion Memorial Park?

The referendum question failed on a vote of 1,758 (40.53%) Yes to 2,579 (59.47%) No.

Recognizing that support for the referendum less than anticipated, City staff reached out to Todd Rapp of Rapp Strategies, Inc., who assisted the ISD 318 with their recent passing referendum for elementary schools. Todd's recommendation was to identify twenty to forty people who act as leaders in the community and have Mayor Adams meet with them and have a listen session where they would answer twelve questions. Mr. Rapp prepared the questions. The final number of people interviewed was twenty-five.

There appears to be consistent, strong themes to all twelve questions. My summary interpretation of the interview questions are:

- The public felt that the project was too large.
- The public felt that the "ask" was too large.
- The public is acceptable to fixing what needs to be fixed at the IRA Civic Center.
- The public likes the concept of a local sales & use tax to fund the improvements.
- The public needs better education from the City Council, City Staff, and organizations that utilize the IRA Civic Center.

The general answers and input are summarized as follows:

1. Did you closely follow the community discussion about Project Grand Rapids, the proposal to improve the Civic Center, Legion Field and add other recreation amenities?
 - a. Out of the 25 people interviewed, 19 said Yes, while 2 said No, and 4 said Kind of not really.

2. What do you remember about the discussion?
 - a. How large the project became. (9)
 - b. The arena issues. (6)
 - c. Childcare portion was innovative.
 - d. Community need.

- e. Taxes. (2)
- f. Boys & Girls Club (4)
- g. Daycare (5)
- h. Nothing
- i. Marching band.
- j. Turfing of the fields.
- k. The overall concept was beneficial.
- l. Not enough communication.
- m. Too much emphasis on extra's.

3. What were the most positive parts of the plan?

- a. Replacement of the west venue roof and refrigeration. (15)
- b. ADA improvements. (10)
- c. Childcare. (7)
- d. Youth and how it would impact them. (2)
- e. Artificial turf on Legion Field. (4)
- f. Boys & Girls Club. (5)
- g. Property taxes would not increase. (2)
- h. The entire project. (5)
- i. Investing in the community.
- j. The weekend economic benefit to businesses.

4. Were there any parts of the plan that didn't seem to be a need, and maybe could have been left out of the proposal?

- a. Some of the new spaces (example: proposed clinic) (2)
- b. All of the new spaces. (6)
- c. No. (2)
- d. Artificial turf on Legion Field. (11)
- e. Boys & Girls Club. (8)
- f. Daycare. (6)
- g. Arena.
- h. Indoor Playground.
- i. Clinic

5. What did you like and dislike about financing the proposal with bonding, backed with a 1% local sales tax, rather than using property taxes?
 - a. Liked that it did not require a property tax increase. (12)
 - b. Liked that a larger population rather than just residents would pay it. (9)
 - c. I am neutral on the funding options.
 - d. It may disproportionately affect lower income families.
 - e. I am not in favor of a local sales and use tax. (2)

6. Do you believe the City staff did a good job of communicating with residents?
 - a. There were opportunities but meetings were lightly attended.
 - b. No. (14)
 - c. Yes. But still need more buy-in around community. (9)

7. Do you believe the City Council members were vocal about their support for the project?
 - a. No (22)
 - b. Some (2)
 - c. Yes

8. If possible, can you identify one or two people or organizations who were most effective in their support for the proposal?
 - a. GRAHA was mixed. (5)
 - b. Chamber was mixed.
 - c. No. (14)
 - d. School board members.
 - e. Mayor
 - f. Administrator
 - g. Justin Lamppa
 - h. City
 - i. Boys & Girls Club

9. How about one or two people or organizations who were most effective in their opposition?
 - a. Tax Payers Alliance/GR Voice. (10)
 - b. No. (8)
 - c. Senior population.
 - d. GRAHA (2)
 - e. Chamber
 - f. There was no opposition.
 - g. Non-Residents

10. Were there some people or groups who should have been more active in the discussion (if needed, prompt them with “Parks and Rec staff, hockey boosters, Chamber, etc.”)?

- a. GRAHA (15)
- b. School District (10)
- c. Chamber (2)
- d. Lions
- e. Non-School District and Non-City Employees
- f. Listening sessions to recruit ambassadors.
- g. Boys & Girls Club (8)
- h. IASC (6)
- i. Park & Recreation Board (6)
- j. Key Club

11. Can you pinpoint the primary reason you believe the referendum failed?

- a. High project cost. (6)
- b. Adding the artificial turf to Legion Field. (2)
- c. The scope of the project was too large. (9)
- d. Total cost for residents is too high.
- e. Another Tax. (3)
- f. Too close to prior elementary school referendum. (5)
- g. Information to support not strong enough.
- h. Daycare (2)
- i. Not seen as a full community benefit.
- j. Confusion over price tag.
- k. It should have been proposed in phases.
- l. People too distracted with general elections.
- m. People thought replacement cost should be budgeted.
- n. Did not listen to citizens

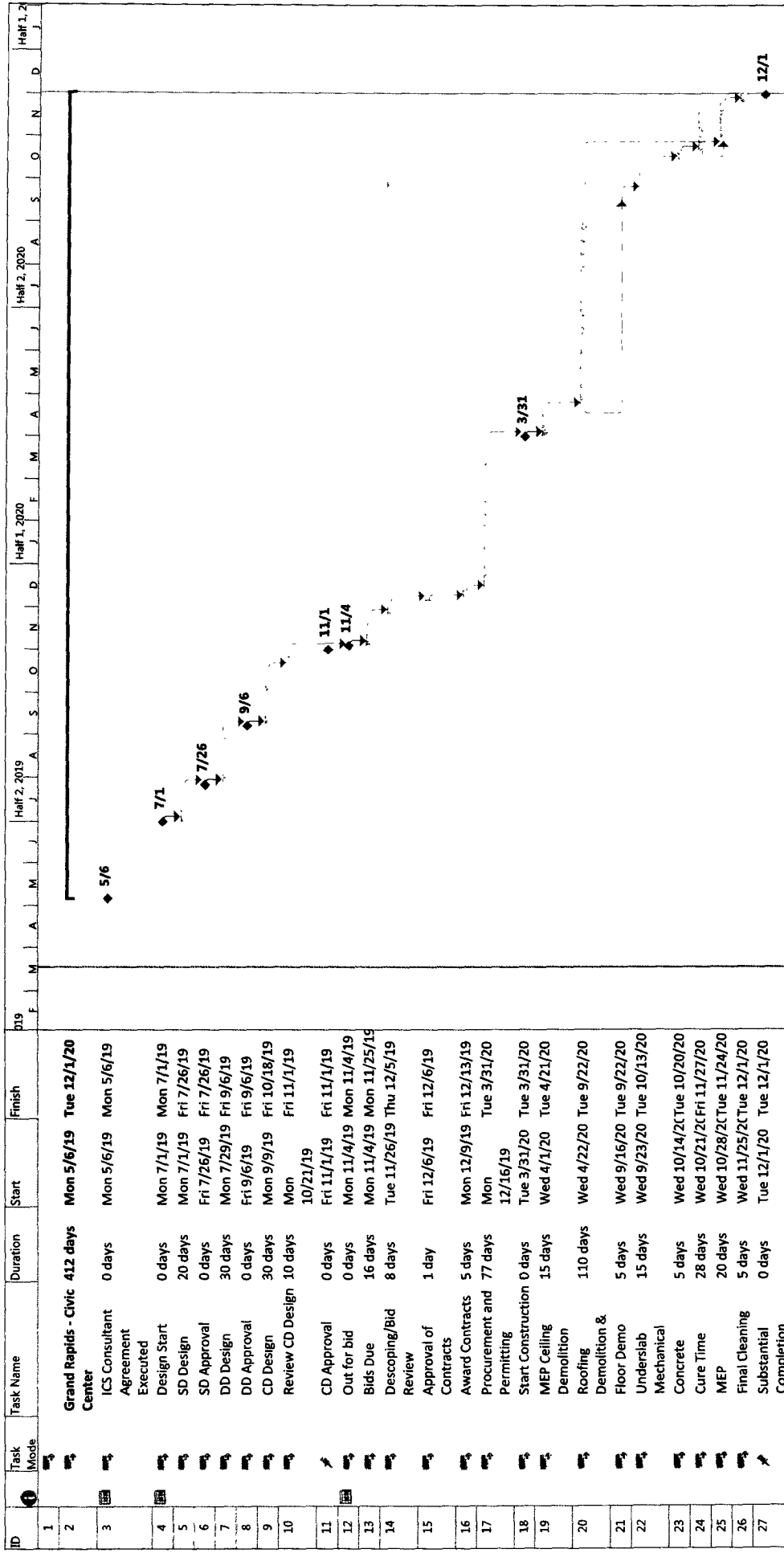
12. Anything else that you want to share about this?

- a. You need to improve communications. (2)
- b. Educate the residents on the basic needs of the arena. (2)
- c. Moving forward the project needs to be smaller. (6)
- d. You need to get the right individuals/groups advocating for the project. (3)
- e. Add alternatives to future referendum questions.
- f. It should be brought forward again with better communication of what is being proposed.
- g. You need to show clearly that the local sales & use tax ends when the project is paid off.
- h. You need to get GRAHA on board to support the project.

- i. Follow the model that the school district utilized to pass the elementary school referendum.
- j. I don't believe government belongs in the proposed expanded areas.
- k. Nobel Hall Field needs to be turfed first. Then people will see the benefit and support Legion Field.

Difference Between Option A & B

	Budget	Emergency Roof Replacement	Refridgeration Replacement	ADA Improvements	Health and Safety Improvements	Convention Upgrades
Option A	\$11,251,628	\$5,131,105	\$2,591,294	\$627,497	\$2,901,732	\$0
Option B	\$13,785,043	\$5,020,809	\$2,538,158	\$1,629,607	\$2,925,559	\$1,670,909
Increase/Decrease	\$2,533,415	(\$110,296)	(\$53,136)	\$1,002,110	\$23,827	\$1,670,909
Funding Option A						
State Bonding	5,488,000	2,744,000	2,570,550	173,450		
Blandin/IRRRB/Other	1,076,390	207,000	0	419,390	450,000	0
Capital Campaign	0	0	0	0	0	0
Local	4,687,238	2,180,105	20,744	34,657	2,451,732	0
Total	11,251,628	5,131,105	2,591,294	627,497	2,901,732	0
Funding Option B						
State Bonding	5,465,496	2,744,000	2,520,395	77,496	100,000	23,605
Blandin/IRRRB/Other	1,700,000	200,000	0	1,400,000	0	100,000
Capital Campaign	0	0	0	0	0	0
Local	6,619,547	2,076,809	17,763	152,111	2,825,559	1,547,304
Total	13,785,043	5,020,809	2,538,158	1,629,607	2,925,559	1,670,909
Local Difference A-B	1,932,309					



ID	Task Name	Duration	Start	Finish
1	Grand Rapids - Civic Center	412 days	Mon 5/6/19	Tue 12/1/20
2	ICS Consultant Agreement Executed	0 days	Mon 5/6/19	Mon 5/6/19
3	Design Start	0 days	Mon 7/1/19	Mon 7/1/19
4	SD Design	20 days	Mon 7/1/19	Fri 7/26/19
5	DD Design	30 days	Fri 7/26/19	Fri 9/6/19
6	CD Design	30 days	Fri 9/6/19	Fri 10/18/19
7	Review CD Design	10 days	Mon 10/21/19	Fri 11/1/19
8	CD Approval	0 days	Fri 11/1/19	Fri 11/1/19
9	Out for bid	0 days	Mon 11/4/19	Mon 11/4/19
10	Bids Due	16 days	Mon 11/4/19	Mon 11/25/19
11	Descoping/Bid Review	8 days	Tue 11/26/19	Thu 12/5/19
12	Approval of Contracts	1 day	Fri 12/6/19	Fri 12/6/19
13	Award Contracts	5 days	Mon 12/9/19	Fri 12/13/19
14	Procurement and Permitting	77 days	Mon 12/16/19	Tue 3/31/20
15	Start Construction	0 days	Tue 3/31/20	Tue 3/31/20
16	MEP Ceiling Demolition	15 days	Wed 4/1/20	Tue 4/21/20
17	Roofing	110 days	Wed 4/22/20	Tue 9/22/20
18	Demolition & Floor Demo	5 days	Wed 9/16/20	Tue 9/22/20
19	Underslab Mechanical	15 days	Wed 9/23/20	Tue 10/13/20
20	Concrete	5 days	Wed 10/14/20	Tue 10/20/20
21	Cure Time	28 days	Wed 10/21/20	Fri 11/27/20
22	MEP	20 days	Wed 10/28/20	Tue 11/24/20
23	Final Cleaning	5 days	Wed 11/25/20	Tue 12/1/20
24	Substantial Completion	0 days	Tue 12/1/20	Tue 12/1/20

Task	Project Summary	Manual Task	Start-only	Deadline
Split Milestone Summary	Inactive Task	Duration-only	Finish-only	Progress
	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
	Inactive Summary	Manual Summary	External Milestone	

ICS Services – Dependent on actual contract

PHASE I – Assessment and Plan Development

1.0 Listening Workshops:

1.1 ICS shall facilitate a series of Listening Sessions with key stakeholder groups to gather their input. If applicable, the stakeholder groups may include the City Council, City Administration, Civic Center Staff, Community Organizations and Members. During the workshops, participants will complete safety, Operational and need prioritization using a variety of ICS's tools. The output of these meetings is to define a collective vision for the City, from safety needs to facility improvement needs. ICS includes seven to nine (6-8) total listening sessions as part of this agreement. (City Council, City Administration, Civic Center Staff, (2) two community at large, two to four (2-4) community civic groups)

2.0 Data Gathering and Analysis

Data gathering and analysis during the Assessment Phase will focus on the following areas as needed and agreed to by ICS and the City:

- Communications Planning
- Facility Assessment Summary Including
 - Annual Energy and Operational Overview
 - Architectural and Aesthetics needs
 - Building Component and Systems Review
 - Site
 - Building Envelope
 - Building Hardware and Equipment
 - Interior Surfaces
 - Mechanical Systems
 - Plumbing Systems and Fixtures
 - Electrical Systems and Fixtures
 - Life Safety Systems (excluding full code compliance review)
 - Building Utilization
- Safety Adequacy Assessment

To help control costs during the Assessment Phase, the City agrees to provide access to City personnel and any internal information to the extent permitted by the law. To keep costs down, it is both ICS and the City's intent to utilize past assessment information as part of the Facility Assessment Summary.

3.0 Deliverable: A comprehensive report containing assessment findings.

PHASE I – Assessment and Plan Development – Continued

Plan Development

Utilizing the report generated from 2.0 above, ICS will assist the City to formulate its Facility Plan. It is expected the Plan shall be objective and identify potential financial resources necessary to execute it. ICS's services during Phase I shall include:

1.0 Presentation and Revision of Preliminary Plans

- 1.1 Identify needs including cost estimates**
- 1.2 If new or replacement facilities are desired, provide budgets and justification**
- 1.3 Prepare financial solutions, including identification of funding sources**
- 1.4 Based on feedback, provide recommendations and revise plans, as needed**

2.0 Communication

- 2.1 Facilitate up to two City Council and/or Community Work Sessions**
- 2.2 Supporting the City with local media/communications as needed**
- 2.3 Provide updates to the City Council, as requested**

Once a preliminary Facility plan ("Preliminary Plan") is developed, ICS and the City may provide formal opportunities for the community to review and comment on the Preliminary Plan. Ultimately, the outcome of Phase I will be a Facility Plan the Board can act on. It is expected the City Council will officially consider the plans in the Winter/Spring of 2020

3.0 ICS Deliverables during Phase I shall include:

3.1 Deliverables included:

A Facility Plan that the City Council can act on to address needs with a financial solution options.

3.2 Deliverables NOT included:

Renderings and/or scale models are NOT included.
Full engineering and architectural drawings are NOT included.

If a Sales Tax Referendum is called

1.0 Upon City Council approval, ICS will assist the City to communicate the facility plan to the public prior to the election date.

2.0 ICS Deliverables during Phase I if a Sales Tax Referendum is called shall include:

2.1 Fast Facts informational flyer

2.2 Microsite

2.3 FAQ

2.4 City Mailer

2.5 Referendum Presentation

2.6 Weekly Coordination/Communication Meetings with the City

PHASE II – Implementation/Construction

Implementation/Construction

1.0 Renovations and updates included in the Facility Plan may begin immediately following Council/Voter approval. As the owner's partner for the Plan, ICS may utilize the services of sub consultants. The City will have the right to reject the selection of these or any sub-consultants. It is the City's intent to utilize ICS for professional services as described below:

2.0 Professional Services

2.1 Upon Development of the final project scope and schedule, ICS proposes to provide construction phase representation services with compensation to be structured as a lump sum fixed fee. Our role during this phase of the process is to provide full program management services including design, construction management, and commissioning. This lump sum fixed fee will be finalized with the City following determination of the project scope and timeline.

2.2 Professional services do not include competitively bid construction contracts. Construction contracts will be entered by the City directly with contractors utilizing Minnesota procurement statutes for competitive bidding requirement.



ICE ARENA PROJECT EXPERIENCE

Today, athletic facilities are considered multi-use event centers. Therefore, the mechanical and electrical systems installed in athletic facilities must be able to handle large-scale sporting events, events with multiple games/matches happening at the same time and yet also have the ability to handle concerts and other special events. These buildings are now often used for other programs such as hockey games, car shows, performances, graduations, etc.

ONE has completed over 100 athletic facility projects, with over 20 of them containing ice arenas. We know these systems are unique in the amount of ventilation required and the differences in occupancies they host, especially where ice is concerned. The different occupancies require flexibility within the HVAC systems. ONE has a tremendous amount of experience in providing the appropriate heating, ventilating, air conditioning, plumbing and fire protection designs.

Colorado College, Robson Ice Arena, Colorado Springs, CO

Moose Lake Arena, Moose Lake, MN

UMD, Ice Rink, Duluth, MN

Ron Castellano Ice Arena, Babbitt, MN

Iowa River Landing Arena, Coralville, IA

West Fargo Hockey Rink, West Fargo, ND

Rough Riders Center, Watford City, ND

Cedar Creek Arena, Wausau, WI

SCSU, National Hockey Center, St. Cloud, MN

Moorhead Sports Center, Remodelling, Moorhead, MN

John. E. Carlson Coliseum, Fargo, ND

Miners Memorial Building, Virginia, MN

Ralph Englestad Arena, Thief River Falls, MN

Ralph Englestad Arena, Grand Forks, ND

Betty Engelstad Arena, Grand Forks, ND

BSU, Ice Arena, Bemidji, MN

Purpur Arena, Grand Forks, ND

Swiftel Center, Arena Lighting, Brookings, SD

Alerus Event Center, Grand Forks, ND

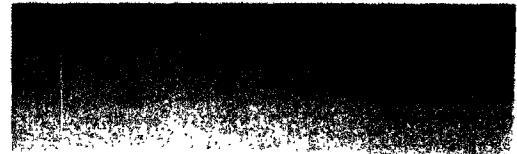
Killdeer Aquatic and Wellness Center, Killdeer, ND

Valley City Health and Wellness Center, Valley City, ND

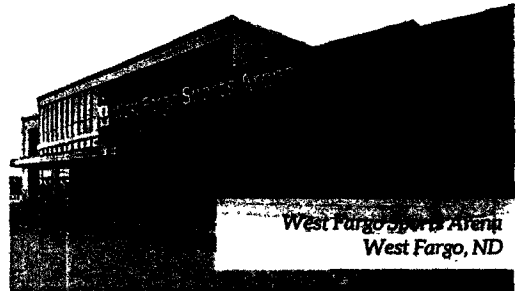
Williston Community Recreation Center, Williston, ND

NDSU, Sanford Health Athletic Complex, Fargo, ND

Community & Cultural Center, Detroit Lakes, MN



West Fargo Sports Arena
West Fargo, ND



SCSU, National Hockey Center
St. Cloud, MN



Rough Riders Center
Watford City, ND





MEMORANDUM

Date: April 4, 2019

To: City Council

From: Tom Pagel, City Administrator

Re: Legislative Update

On January 30, 2019, Council Member Blake, Matt Wegwerth, and I, met with Representative Layman and Senator Eichorn to discuss the City's legislative priorities. The focus of the meeting was on the dire need to replace the truss/roof system on the west venue of the IRA Civic Center. The outcome of the meeting was great. Both agreed to write bills that would provide State Bond funds to the City for around half of the needed improvements at the Civic Center. This would be around \$5.5 million.

On January 31, 2019, Council Member Blake, Matt Wegwerth, Loren Solberg, and I met with Representative Mary Murphy (D), Chair of the House Capital Investment, and Representative Dean Urdahl (R), a member of the House Capital Investment. Both were presented with the memorandums from Jon Aamodt, our structural engineering consultant, regarding the deficiencies of the system, and have an understanding of the urgency of the truss/roof issue replacement need. Both indicated that there could possibly be a smaller bonding bill this year.

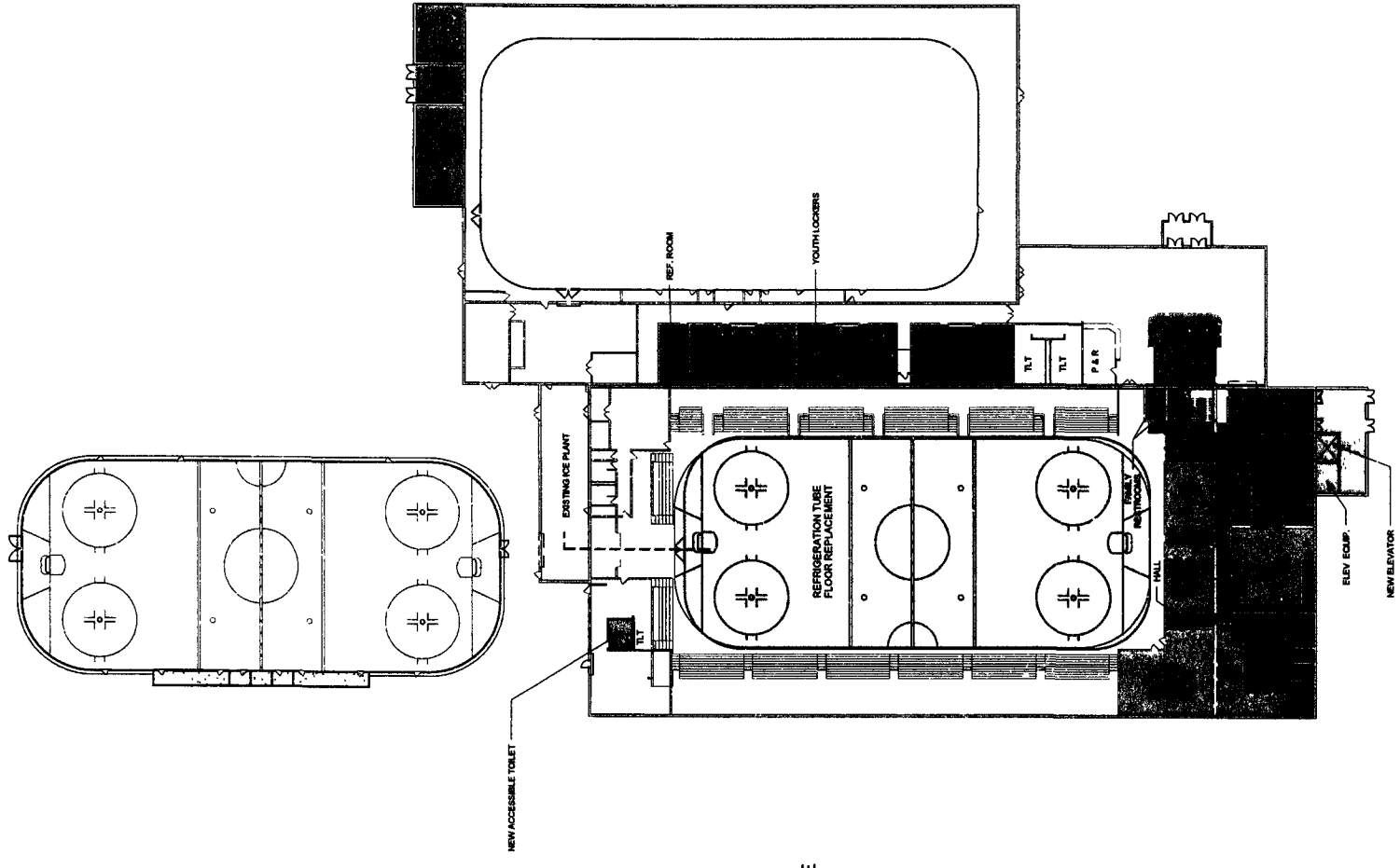
On Thursday, February 14, 2019, Council Member Blake, Loren Solberg, and I meet with the following senators and representatives:

Person	Committee
Representative Paul Torkelson (R)	Capital Investment Division
Representative Matt Grossell (R)	Capital Investment Division
Representative Jack Considine (D)	Capital Investment Division
Representative Bud Nornes (R)	Capital Investment Division
Representative Julie Sandstede (D)	Capital Investment Division
Senator Sandra Pappas (D)	Capital Investment Division (Ranking Minority)
Senator David Tomassoni (D)	Capital Investment Division
Senator David Senjem (R)	Capital Investment Division (Chair)

On Tuesday, March 2, 2019, Loren Solberg, Kent Koerbitz, and I meet with the following senators and representatives:

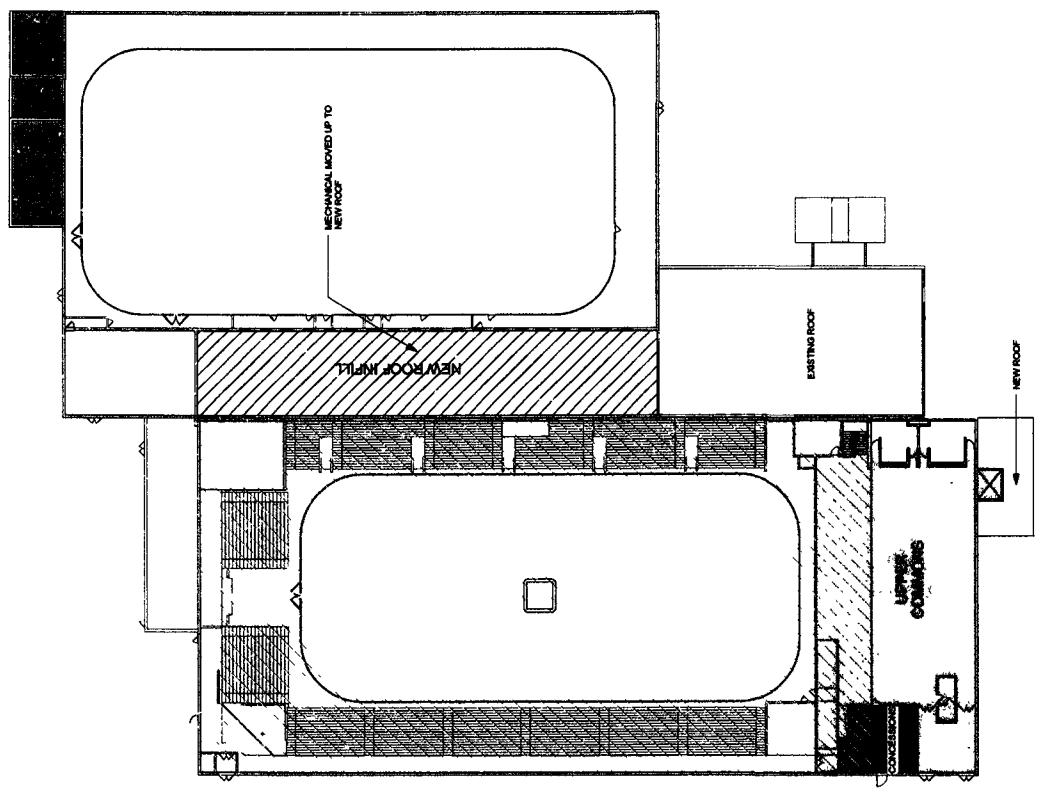
Person	Committee
Representative Nels Pierson (R)	Capital Investment Division
Representative Lyndon Carlson (D)	Ways and Means - Chair
Senator David Osmek (R)	Capital Investment Division
Senator Kent Eken (D)	Capital Investment Division
Senator Dan Sparks (D)	Capital Investment Division
Senator John Jasinski (R)	Capital Investment Division
Senator David Tomassoni (D)	Capital Investment Division
Senator Bill Ingebrigtsen (R)	Capital Investment Division

To date, we have had individual meetings with twenty members of the House and Senate. All feedback from elected officials indicate that they are supportive of our need and request for state bonding.



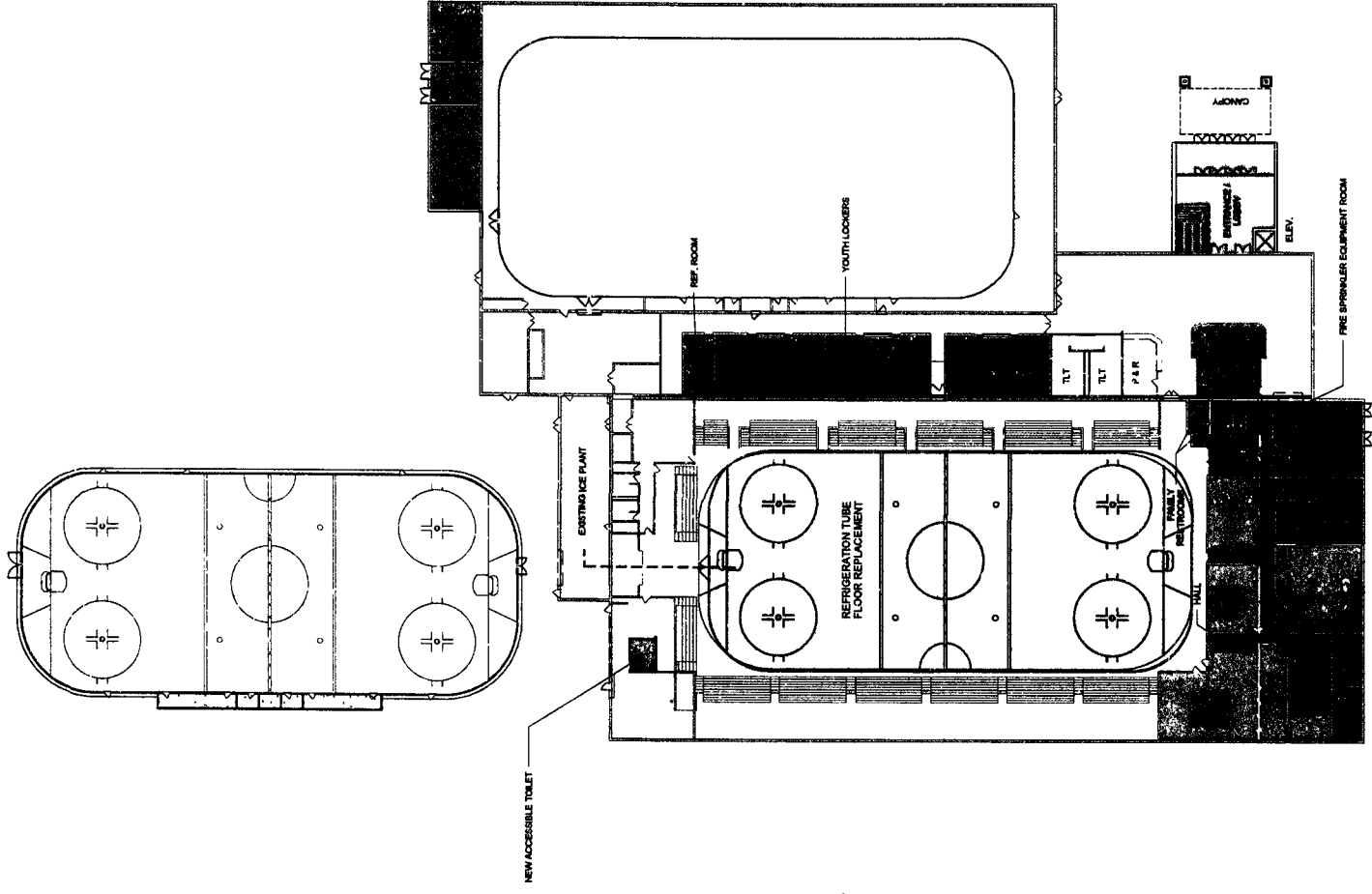
- DEPARTMENT LEGEND**
- BUILDING SERVICE
 - CIRCULATION
 - LIGHT REMODEL
 - LOCKER ROOMS
 - RINK STORAGE
 - REFRIDGERATION TUBE FLOORING REPLACED

① Level 1 Plan Option A
1/32" = 1'-0"



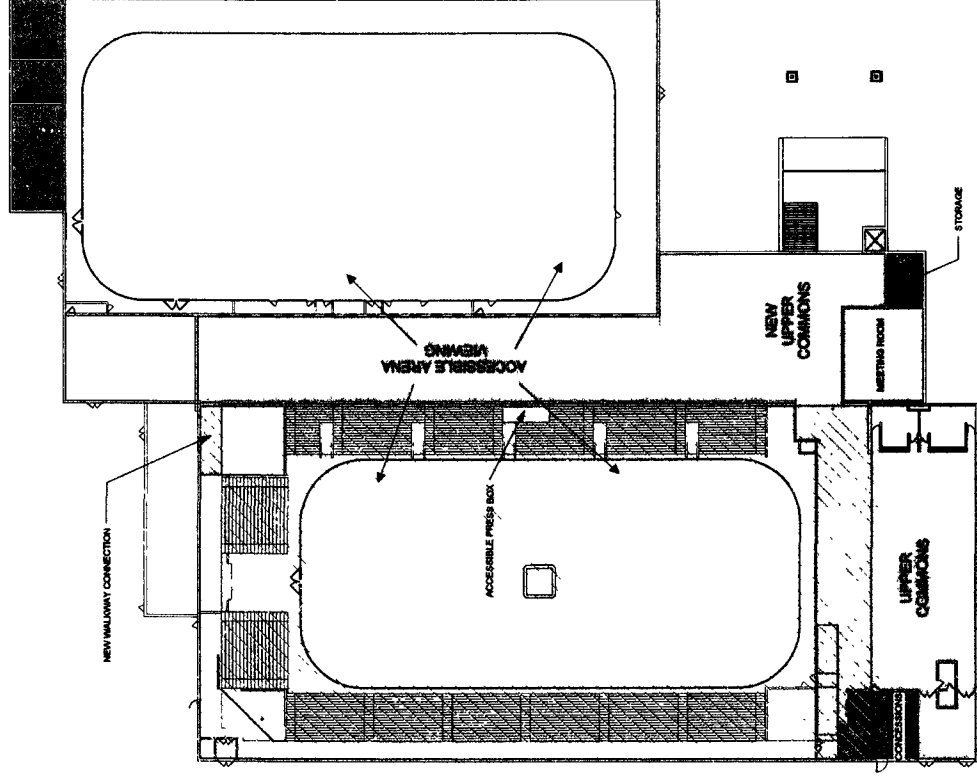
- DEPARTMENT LEGEND**
- BUILDING SERVICE
 - CIRCULATION
 - RINK STORAGE
 - NEW ROOF STRUCTURE

② Level 2 Plan Option A
1/32" = 1'-0"



- DEPARTMENT LEGEND**
- BUILDING SERVICE
 - CIRCULATION
 - LIGHT REMODEL
 - LOCKER ROOMS
 - RINK STORAGE
 - REFRIGERATION TUBE FLOORING REPLACED

① Level 1 Plan Option B
1/32" = 1'-0"



- DEPARTMENT LEGEND**
- BUILDING SERVICE
 - CIRCULATION
 - MEETING ROOMS
 - RINK STORAGE
 - NEW ROOF STRUCTURE

② Level 2 Plan Option B
1/32" = 1'-0"

