



## REQUEST FOR COUNCIL ACTION

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**MEETING DATE:** October 16, 2023  
**PREPARED BY:** Chuck Stifter, Parks and Recreation Director  
**AGENDA ITEM:** Community Center Renovation and Expansion -  
phase one - arena schematic design

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### **PREVIOUS ACTIONS:**

Following the November 2022 General Election, City Council approved Ordinance No. 22-20 at its December 5, 2022, meeting, imposing a local option sales tax to fund the Community Center Renovation and Expansion project.

January 17, 2023, Council approved Resolution No. 23-017 Community Center Renovation and Expansion Project – design process governance.

April 17, 2023, Council approved an agreement for architectural services with JLG Architects to complete the Community Center Renovation and Expansion project including all design and construction administration phases.

October 5, 2023, Park Board recommended the approval of the Community Center Renovation and Expansion Project – phase one schematic design and budget estimate, and to direct staff to proceed with the design development phase.

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### **RECOMMENDED COUNCIL ACTION:**

Motion to approve the Community Center Renovation and Expansion, phase one arena schematic design and budget estimate, and to direct staff to proceed with the design development phase.

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### **COMMENTS:**

Staff and consultant team will present the schematic plan for phase one of the Community Center Renovation and Expansion project that includes the addition of a third sheet of ice and improvements to the existing arena and site.

Schematic design is the stage in the design process where the building program is confirmed and presented spatially. All building systems are defined in narrative that set the direction of

the design intent for each area. Schematic design also explores the look of the building architectural design with direction on building materials. The consultant has defined a palette of materials based on their study of like public buildings on the civic campus and nearby park facilities. The final selection of building materials and building look will continue to be studied in a design charette during the design development stage.

On September 5, 2023, City Council and Park Board met in work session to review the updated schematic design and some new look building concepts. The presentation focused on the third ice sheet and lobby layout, future high school locker improvements, site layout and traffic flow, and the new building look.

On October 5, 2023, the Park Board reviewed the schematic design for the phase one arena portion of the project. The board provided feedback on;

- A desire to have the exterior design/look of the Community Center be reflective of the neighboring civic campus buildings and the new architecture in the park system.
- A better understanding of the preferred location for site amenities – playground, restroom/pavilion, skate park, and farmers market.
- A desire to have physical (verbal) separation from the second rink catwalk and the players bench to control ambitious parents who may disrupt coaches and players.
- The need to firm up capital contribution agreements with OMGHA, Hockey Boosters, and to submit for Hennepin Youth Sports Program grant funding.

The review this evening includes a refinement of the arena schematic design and site layout based on previous Council and Park Board review. The schematic design cost projections show the full project divided into phase one (arena) and future phase cost projections.

**Project Cost Projections**

Phase 1 - Ice arena / existing rink / west site improvements.....	\$31,521,687
Phase 2/3 - Community Center.....	\$62,000,000
Phase 2/3 – Future renovation and expansion... ..	<u>\$17,000,000</u>
Total project estimate.....	\$110,521,687

Since the September 5, 2023, work session staff has worked to secure additional funding resources per the funding strategy previously shared.

- Staff has been meeting with Osseo Maple Grove Hockey Association (OMGHA) to confirm their commitment and define the terms of their capital investment for the phase one ice arena. OMGHA is finalizing terms with their board and membership based on the historical 20% contribution of capital costs. Staff has also discussed OMGHA naming rights and advertising revenue opportunities in the third ice sheet which could generate \$30K annual to support their capital obligation. OMGHA has also been offered any grant award as a result of the Hennepin Youth Sports grant

application requesting \$300K. An agreement has been drafted by the city attorney for review by council at an upcoming meeting.

- Staff has been meeting with the school district and they are finalizing the Crimson Hockey Booster contribution for future locker room improvements. An agreement will be drafted for review by council at an upcoming meeting.
- Staff has prepared and will submit (Oct 17) a grant application to the Hennepin Youth Sports Program requesting \$300K for the arena phase one project. Awarded funds will be used as part of the OMGHA capital obligation.

**Project Funding**

Sales tax revenue.....	\$90,000,000
2023 State bonding (design only).....	\$6,000,000
2024 State bonding (\$16.5M requested, \$10M anticipated).....	\$10,000,000
Sports association/high school booster contribution .....	\$4,521,687
 Total funding estimate.....	 \$110,521,687

Adam Barnett from JGL Architects will provide a short presentation to the City Council. Brad Barickman from RJM Construction will be available for questions.

Following a positive review by Council of the schematic design for phase one, staff will work with the design team to advance design development. As design development proceeds on the arena phase, the design team will host a design charette to help define the Community Center’s exterior design/look.

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**ATTACHMENTS:**

Attachment A: Community Center Renovation and Expansion – Phase One – Arena Schematic Design

Attachment B: Presentation slides