



# EAST GRAND FORKS FACILITY REINVESTMENT

PRE-DESIGN DRAFT SUBMITTAL  
SEPTEMBER 2021





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# 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

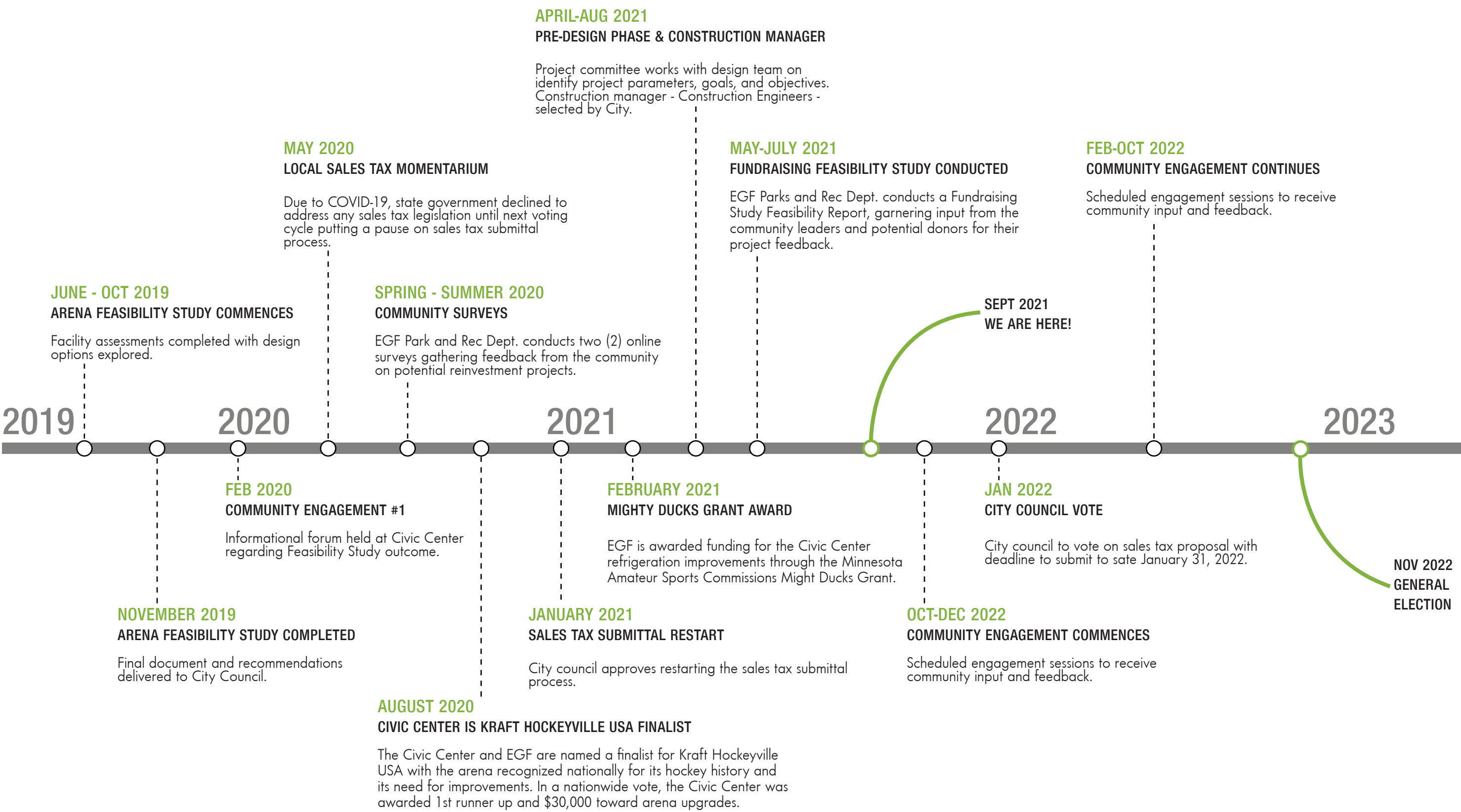
## EGF PARKS & REC DEPARTMENT

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



# 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
<ul style="list-style-type: none"><li>All estimates are preliminary</li><li>All estimates include construction and design contingency</li><li>All estimates include Owner Soft Costs estimated at 10%</li></ul>			



# DEFINE THE “VISION” - TRIPLE BOTTOM LINE



## HUMAN EXPERIENCE

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



## POSITIVE PERFORMANCE

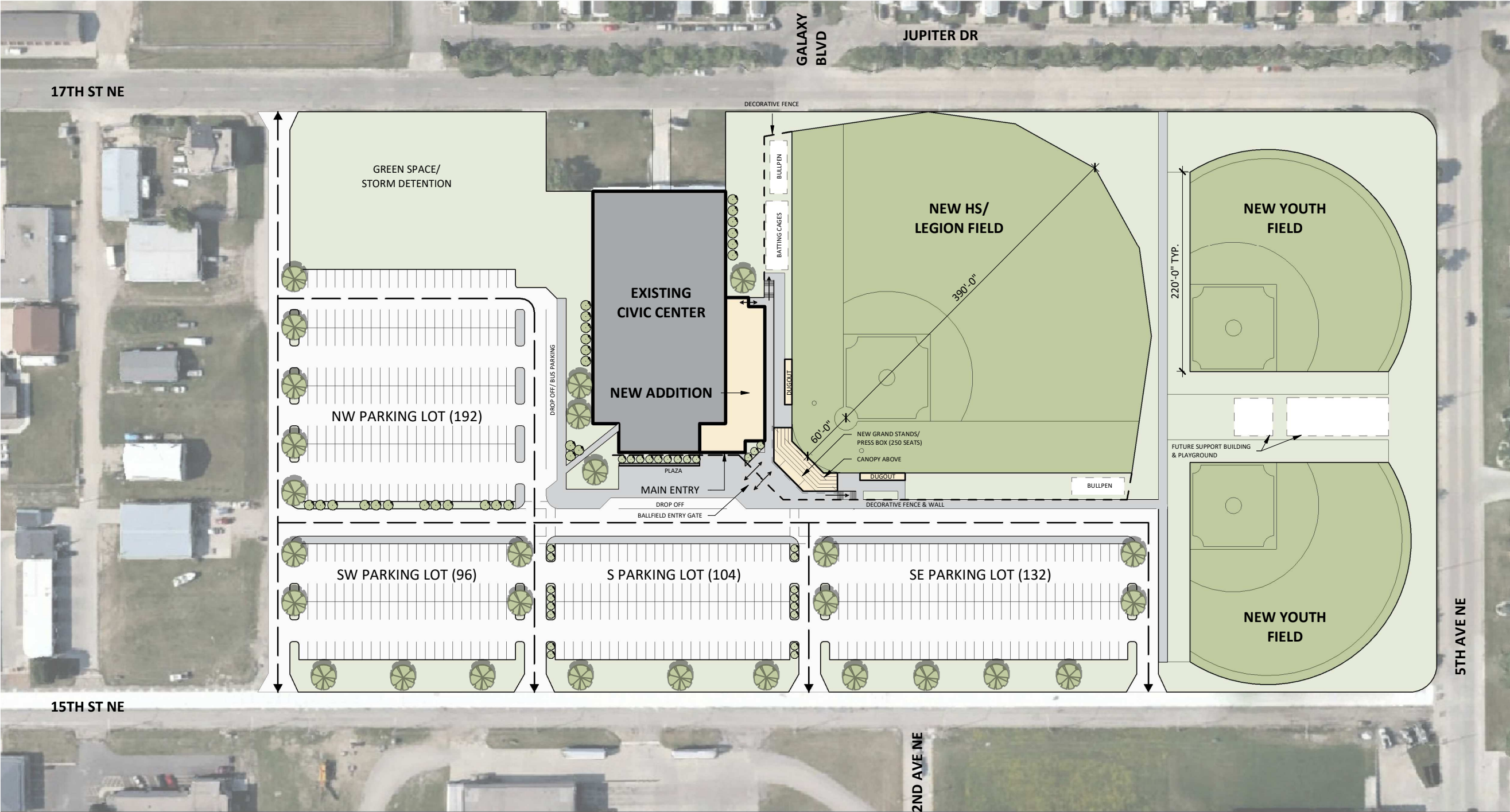
Achieve robust and enduring environments that have a lasting, positive impact.



## FINANCIAL PROSPERITY

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

# DEFINE THE “VISION” - CIVIC CONCEPT SITE PLAN

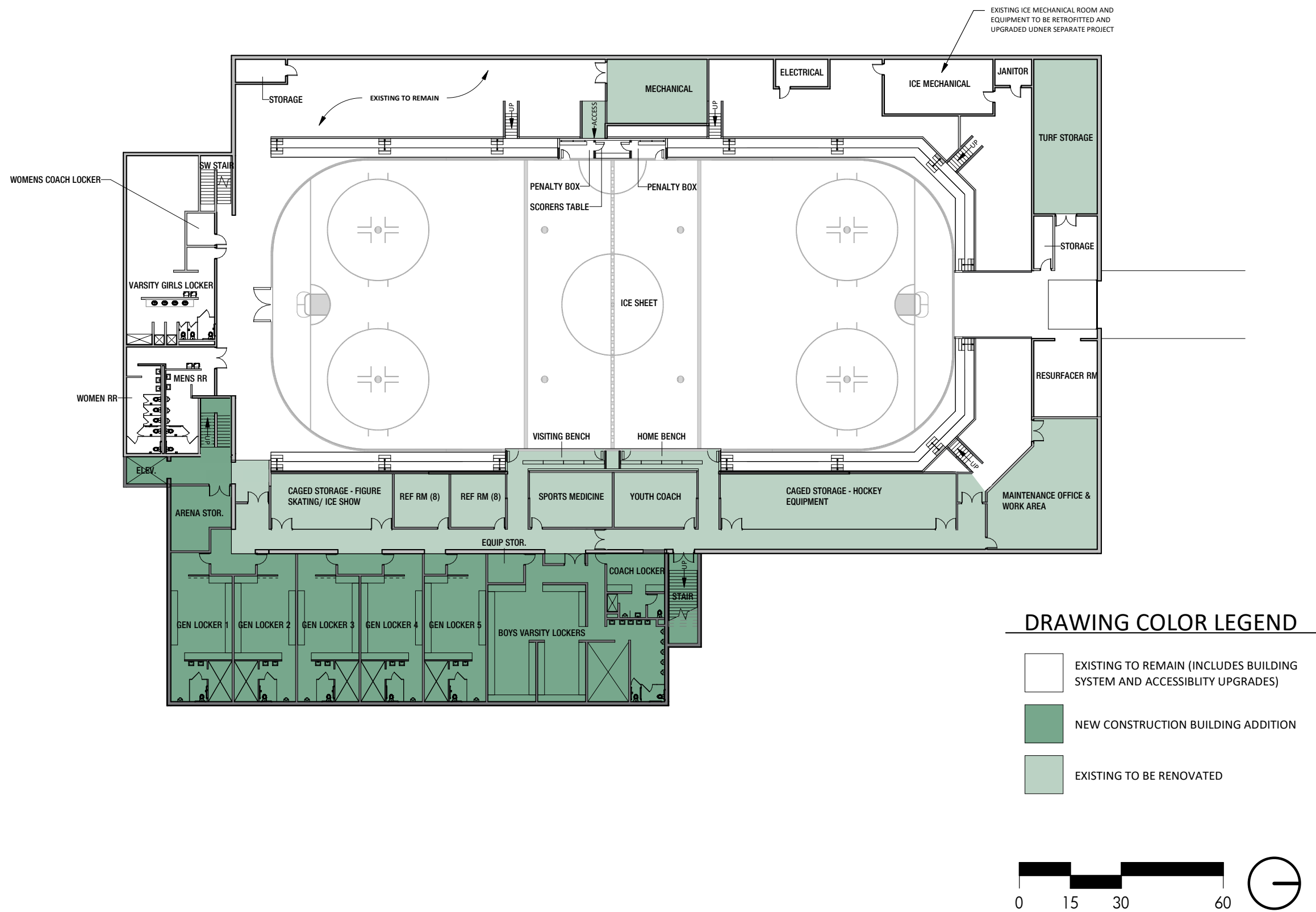


**PARKING COUNT**

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

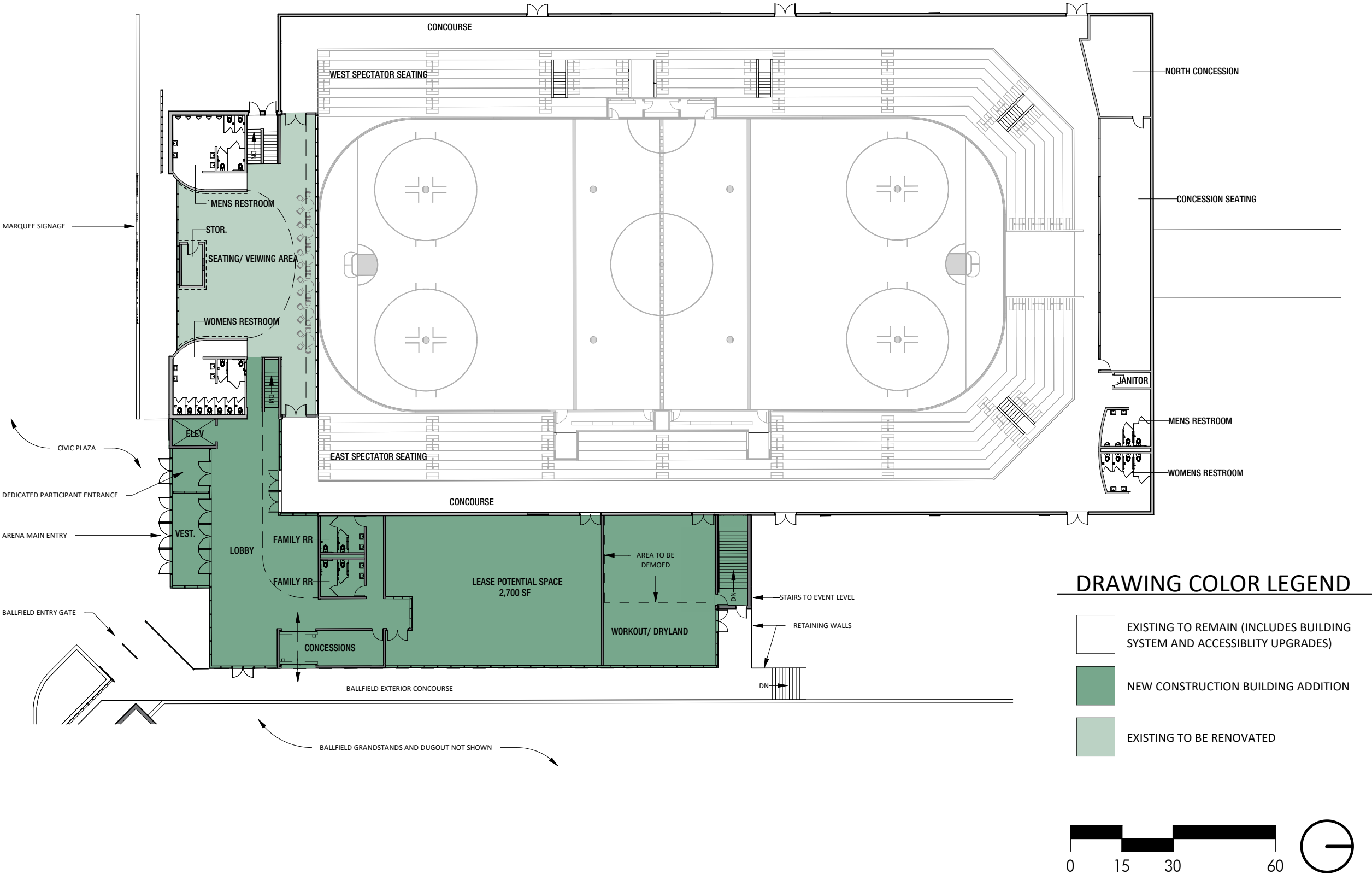


# DEFINE THE “VISION”- CIVIC CONCEPT EVENT LEVEL PLAN

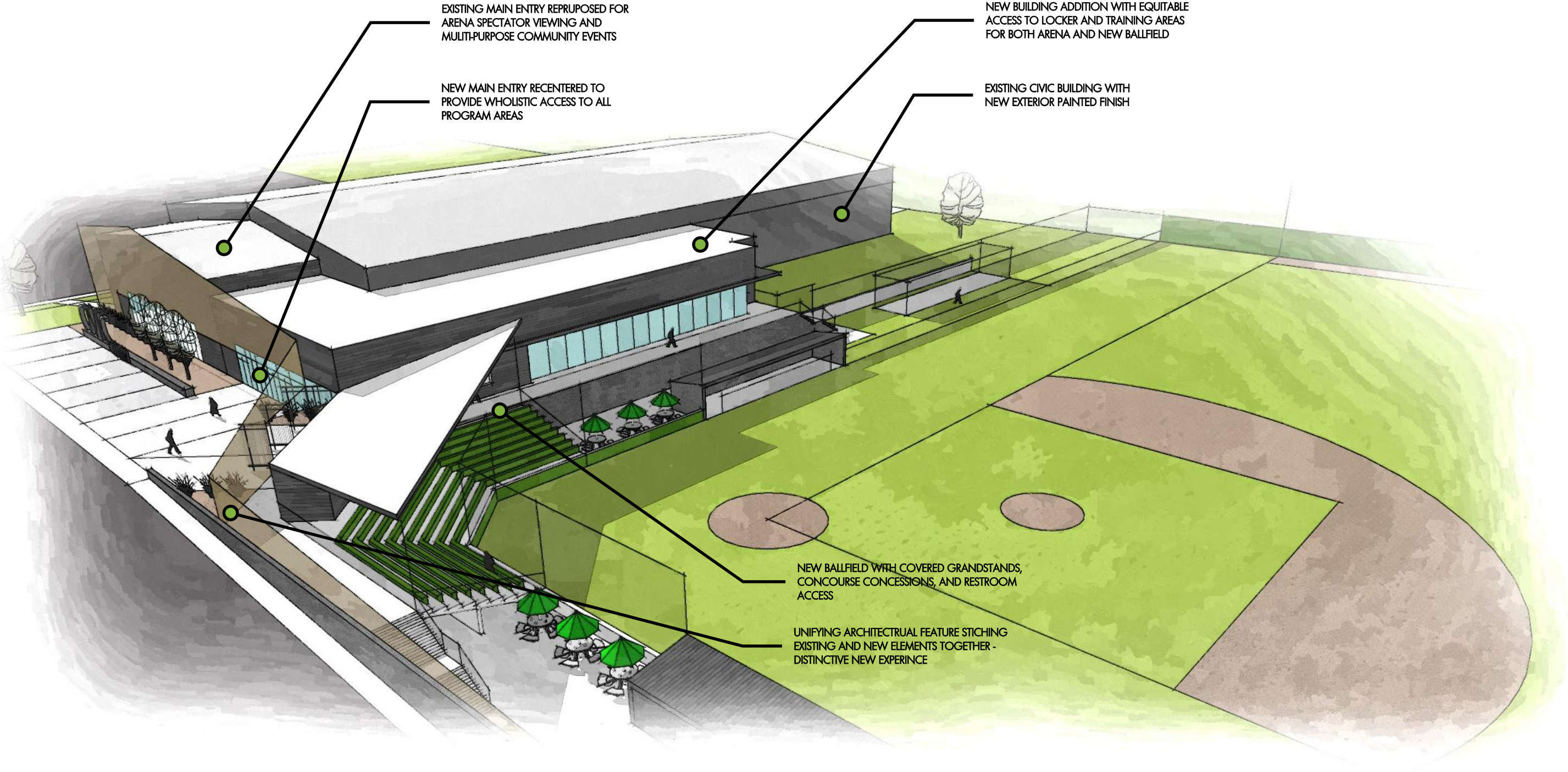




# DEFINE THE “VISION” - CIVIC CONCEPT CONCOURSE LEVEL PLAN



# DEFINE THE “VISION” - CIVIC CONCEPT PLAN





## DEFINE THE “VISION” - CIVIC CONCEPT EXTERIOR





## DEFINE THE “VISION” - CIVIC CONCEPT NEW LOBBY



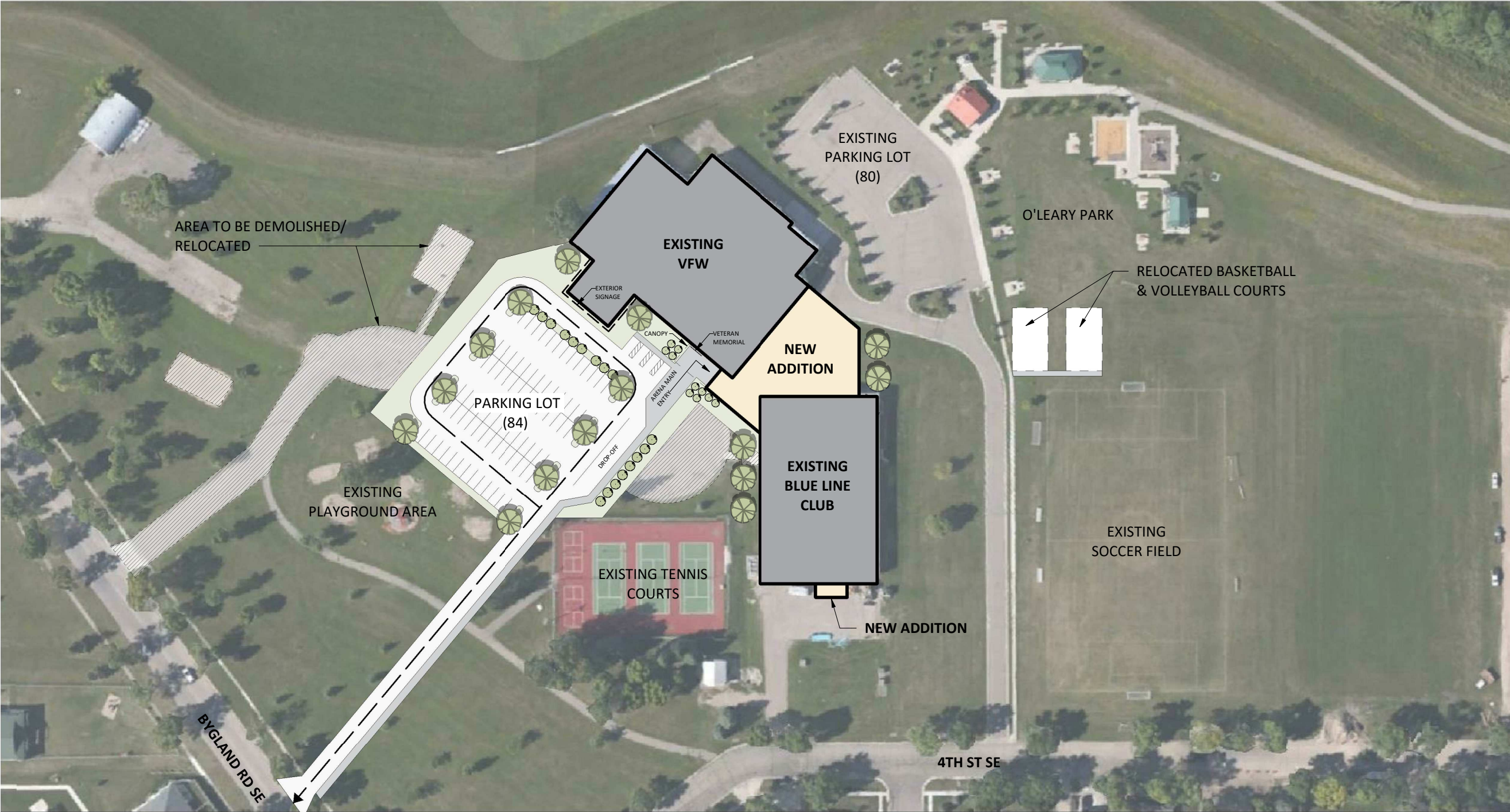


## DEFINE THE “VISION” - CIVIC CONCEPT VIEWING AREA





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



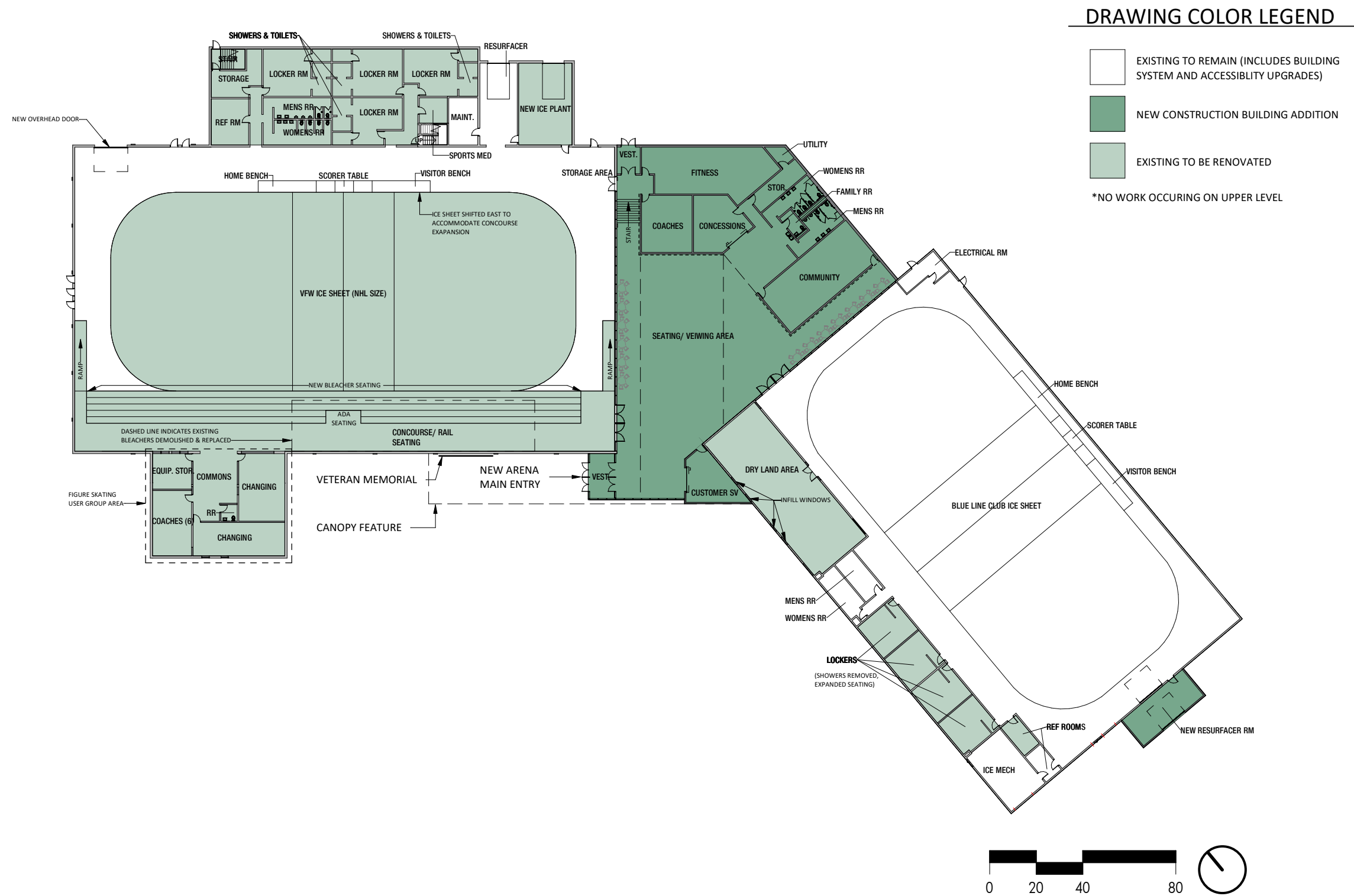
**PARKING COUNT**

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





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





## 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.



