

3/11/2020

5-7pm

Fire Station

Present: Invest In Willmar Rec/Event Center committee (Beth Fischer, Gretchen Otness, Vicki Davis, Mike Fagerlie, Justin Bos, Mike Negen, Rob Baumgarn and Matt Dawson), along with 2 representatives from Marcus Construction and 2 representatives from LSE Architects (including David Leschak)

David presented plan options C.1 and C.2, with edits from original Plan C. C.1 moves the potential future Curling facility to the Southeast side of the current facility and connects the Outdoor rink to the Rec/Event Center on the West side. C.2 also moves the potential future Curling facility to the Southeast side of the current facility but angles the Outdoor rink to the West of the Rec/Event Center with no connection.

After much discussion regarding the pros and cons of connecting the Outdoor rink to the Rec/Event Center, it was decided that although the future Curling center is not completely funded and isn't 100% for sure, the potential future use of a connected Curling center to the Rec/Event Center versus a connected Outdoor rink was preferred by the committee. Beth motioned to select the general idea of Site Plan C as the final layout to move forward with in regard to building placement, Gretchen seconded and the motion passed. David explained that the actual size of the future potential Curling facility would be longer and less wide than the current layout shows (it would be more like the drawing of the Curling center on plans C.1 and C.2, for reference)

The agreement between the city and the Curling Club is that the facility not be connected as that is cheaper, however a connected building is preferred by Rob and his staff from an operations standpoint. The committee agreed that made sense.

Discussion was had regarding the Rec/Event Center being used for concerts and shows and it was determined that we do not need to replicate the performing arts centers we already have in the community and outfitting this event center to the degree we would need to make it the best it could be is beyond our budget. We ultimately can't do both Rec and Events well in regard to "Events" being Concerts and Shows. There's no way to seat 1,500 and outfit the space to allow for necessary acoustics for shows that large. The 2 court facility (which is the most likely scenario) would seat a max of 1,000. There is the potential to include sound panels in the new Rec/Event center to allow for some smaller venue performances, but for now the Rec/Event Center will be more rec than event, but will still be created to allow for events like trade shows, wedding receptions, conferences, galas, fundraisers, dinners, banquets, meetings, etc. to be done in the space.

Regarding the Rec/Event Center recreational use it was discussed that in order to stay in budget we likely will need to stick to a 2 court facility rather than a 3 court. However we would still like to see the cost of a 3 court to know all of our options. We'd also like to utilize as much of the existing parking lot without removing old and also without adding new, in order to keep costs down. There is still the potential for the future Curling facility to also put in a parking lot to the West of their building.

The court floors will be multi-use with lines for Tennis, Pickleball and Basketball, and potentially Volleyball. They will not be wood. David mentioned that the ceiling height will be determined by Tennis as it has the highest requirements. If we felt we wanted to be regulation for high school we would need a 30 foot ceiling, basketball only needs 25 foot ceilings. Bringing the ceiling down just 5 feet to 25 feet could save us upwards of \$200,000. It was discussed that the purpose of this facility is community rec, not high school tournaments and there wouldn't be enough courts to hold a tournament anyway, so we'd like pricing to show a ceiling height of 25 feet. The size of the courts will have to be 120x60 for

tennis which means the entire facility will fit for that size, but not all the ceiling heights would have to be equal.

We have asked for quotes for the following 3 scenarios:

1. A 3 court Rec/Event Center with no Outdoor Rink
2. A 3 court Rec/Event Center with an Outdoor Rink unattached
3. A 2 court Rec/Event Center with an Outdoor Rink unattached

(A post-meeting email was sent by Matt to LSE describing some more details of the Outdoor Rink with an example of Grand Rapids to assist in LSE's pricing of the Outdoor Rink – concrete, metal roof, lights and boards with glass, not refrigerated, enough to keep the sun/snow/rain off of it and for ice to be on it for the 3 heaviest use months of the year Jan-March, then the ability to convert it to a turf or lines in the concrete for basketball, pickleball, soccer and special events for 8-9 months of the year. It will be staffed when rented and unstaffed when not rented, unlike the indoor facilities which would always be staffed.)

The pricing will also include pricing the potential upper level with warming area, offices and meeting space above the shared locker rooms to the north of the Cardinal Arena. David mentioned the layout of those locker rooms will be changing.

The committee also asked to see pricing differences of including only a few pull out bleachers in the Rec/Event Center, versus a large pull out bleacher (as shown in the "Performing Arts Seating Component" handout from LSE) to allow for more of the seating for events. There is the possibility to add in the future, but we would like to see all pricing options now. Same for the sound panels, pricing the Rec/Event Center both with and without them.

Other areas discussed:

Concessions/Child's Play Area: Right now the Concessions area is only gaining 79 square feet. The committee felt with the major increase of potential events happening all at once and only one concession area servicing all of those events, we'd like to see a potential shift in some square footage from the Child's Play Area to the Concession stand.

The Rec/Event Center will keep it's East to West orientation which gives the possibilities of multiple entrances into the Rec/Event Center. As C.2 shows there could be an additional entrance strictly into the Rec/Event Center. C.1 shows that space being utilized for an additional set of restrooms. It was discussed that it is optimal to have an additional set of restrooms at that end of the facility and that a second entrance was not necessary.

A lot of discussion was also had regarding the 8 locker rooms currently placed on the East side of the Rec/Event Center. The committee does not feel 8 is necessary. We would like to see pricing that includes 2 locker rooms (with no restroom or shower facilities inside), 2 flex rooms (with the potential to be used for meetings, coaches areas, storage, etc.) and one set of both Men's and Women's restrooms, removing locker rooms 5-8, with either the potential to use that space for something else, or to remove it completely.

The kitchen currently located on the West wall of the Rec/Event Center is roughly 750 square feet and could serve around 150 people. It is a Warming/Catering kitchen only. All food would be brought in. It will not have the ability for food to be prepared onsite and will not have commercial appliances.

The final discussion was had regarding the new Conference Room right off the main entrance. It is currently 600 square feet. Rob brought up that he hopes to be switching the current Warhawks offices

and the Parks and Rec offices so that the Parks and Rec could reopen the old entrance to the outside. Justin brought up that it would be beneficial for there to be a staffed presence in the main entrance and that we should consider switching the Conference Room with the Warhawks offices. Some felt the conference room being more centrally located would allow it to be usable for all events of the larger facility. A consensus was not made on the location of the Conference Room at this time and for now it will stay at the main entrance of the building. David mentioned that it was put there simply because with the new entrance there was usable space there, but it would not have to stay that way.

David explained that we are coming to the end of schematics and will soon be moving to bring this before the City Council. We then move into DD (Design Development) and at that time begin working closer with the committee and especially Rob and his staff regarding smaller details like exactly what type of flooring do we want for the courts, etc. David and his team will be taking a few weeks to take our notes and make changes at which point we will set another meeting date.

Meeting adjourned.