

City of Alexandria

Runestone Community Center Expansion



292DesignGroup

Request for Proposal:
Architectural/Engineering Services
March 22, 2021

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March 22, 2021

Marty Schultz
City Administrator
City of Alexandria
704 Broadway
Alexandria, MN 56308
mschultz@alexandriamn.city

RE: Request for Proposals for Runestone Community Center Expansion

Dear Marty and Selection Committee:

292 Design Group is pleased to submit our proposal and hope to work with the City of Alexandria on the Runestone Community Center Expansion project. We believe the following are unique qualifications of our team:

Team Continuity: For this project, we have assembled an exceptionally strong, proven team of experts to assist you: 292 Design Group, B32 Engineering Group, and Nelson Rudie & Associates. This is the same team that just completed the Elk River Event Center and Andover Community Center Ice Arena Expansion — projects very much like yours in schedule and complexity.

Specific Expertise: Pam Anderson, with 292, has expansive understanding and knowledge of the State of Minnesota Pre-Design procedures and required documentation. Pam will be an invaluable member of the project team because of this experience.

Project Understanding: Because of 292's history with projects of this scope and our experience of designing over 35 ice arenas across the country — along with multiple community center projects — we have the expertise to deliver first-class facilities. Through our experience, we have learned the importance of working closely with city staff and stakeholders in the development of community facilities, and understand the need for these facilities to operate at the highest level to provide the best service to the community.

Competitive Fees: Because of our extensive experience with community recreational facilities we understand the scope of services required to deliver a successful project and can provide these services for a competitive fee. The 292 Design Group team does not want to lose a contract based on fee; therefore, if a competitor's fee is lower than our proposed fee, the 292 team is prepared to match the competitor's fee and scope of services. 292 would like to review and discuss the scope with the City prior to committing to this adjustment to ensure an equivalent and appropriate level of service.

Our team is ready to start on this important project, and each team member is committed to providing the City of Alexandria with the personal dedication it deserves. We know our team's relevant experience and passion for this project type will make this project a true success. We appreciate the opportunity to submit our qualifications and look forward to discussing how we can assist you in this significant effort.

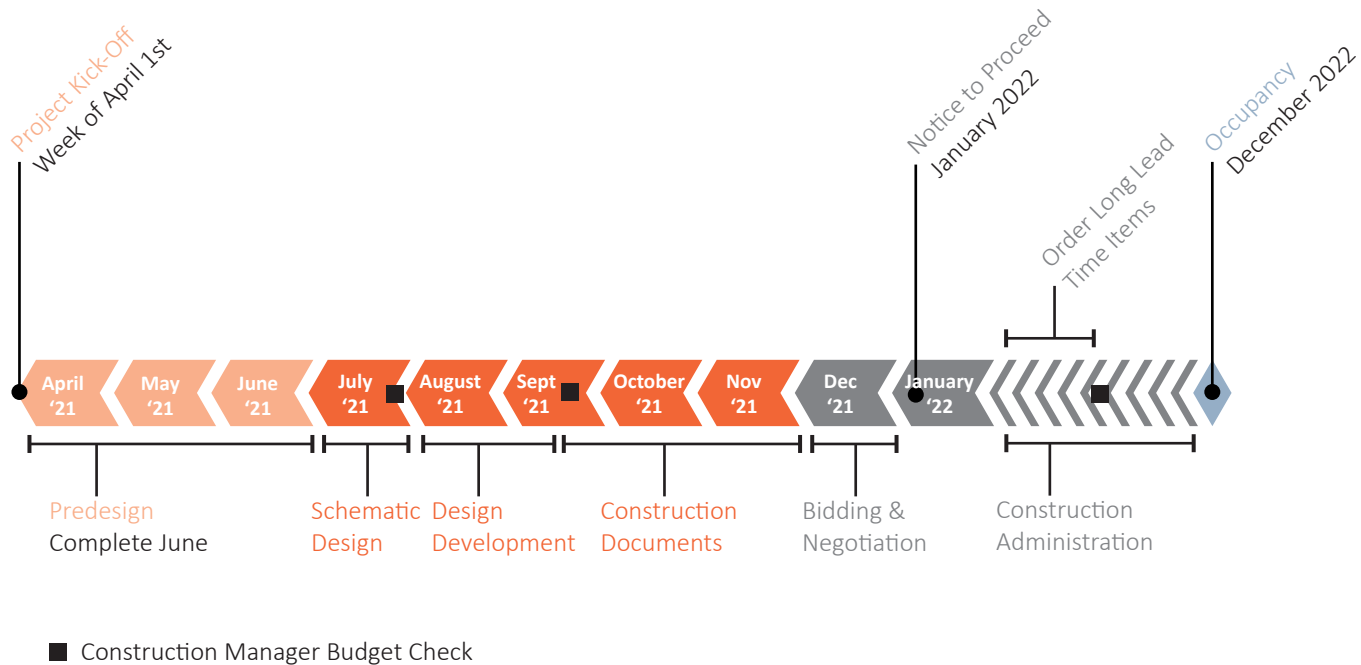
Sincerely,

A handwritten signature in black ink that reads "T. Betti". The signature is stylized with a large, bold "T" and a cursive "Betti".

Tom Betti, AIA / NCARB Partner
292 Design Group

Schedule & Workplan

We believe a successful project begins with a well-designed work plan. The 292 team proposes the following work plan and time frame based upon the City’s proposed milestone timeline. The graphic below illustrates the timeframe in which a complete design and construction package needs to be prepared. Details for each stage of the work scope are included on subsequent pages.



Zambonis & Construction Cost

The construction industry is currently experiencing escalation in construction cost so every month the schedule slides in the design and permitting phases, a project of this size can lose upwards of \$25,000. To put that into perspective, every month the project slides, the project loses 1/6 of a Zamboni!

Alternative Schedule

We believe that our experience with compressed-schedule projects, and a team with a proven track record on such projects allows us to develop an alternative schedule that is much more aggressive. Refer to the Alternative Schedule outlined in “Other Information” (page 33) for 292’s approach to potentially starting construction this Fall 2021.

Scope of Services Work Tasks

Work to be performed by the 292 team for each stage of the work scope is outlined below.

Schematic Design & Preliminary Cost Estimating

- Meet with project stakeholders to review and verify the proposed project program
- Visit the site to identify natural constraints/opportunities that may affect the proposed project & gather data from the City and Watershed District, as applicable
- Prepare/update program document outlining spaces, square footages and special requirements
- Prepare schematic design options to define the overall layout, mechanical and electrical systems, technology, FFE requirements, and architectural character
- Prepare schematic site plan to address traffic, grading, storm water, irrigation and utilities
- Assist CM/CMaR in preparation of a schematic cost estimate
- Outline a preliminary phasing approach to accommodate staff and patron accessibility
- Address/outline potential sustainability items utilizing the Minnesota B3 Guidelines checklist
- Help City acquire site surveys, including wetland delineation if necessary, and soil borings analysis
- Ensure that City requirements and processes are followed, including submittals and presentations to Parks and Recreation Commission, Planning Commission, City Council and Watershed District as required

Design Development

- Upon approval to proceed by the City, further refine major building systems — architectural, structural, mechanical and electrical — including materials and construction methods
- Assist CM/CMaR in preparation of cost estimates
- Update phasing approach as necessary
- Address/outline potential sustainability items utilizing the Minnesota B3 Guidelines checklist
- Ensure that City requirements and processes are followed, including submittals and presentations to Parks and Recreation Commission, Planning Commission, City Council and Watershed District as required

Construction Documents

- Prepare detailed drawings and specifications for the construction of the project.
- In consultation with CM/CMaR Identify/prepare multiple bid packages (if necessary) to fast-track and minimize impacts at ice arena
- In consultation with CM/CMaR identify lead time concerns
- Assist CM/CMaR in preparation of cost estimates
- Update phasing approach as necessary
- Address/outline potential sustainability items utilizing the Minnesota B3 Guidelines checklist

Bidding and Negotiation | Construction Administration

- Process will be managed by the CM/CMaR
- 292 will be available for questions or interpretation of drawings and specifications
- Observe the construction work for conformance to drawings and specifications
- Process shop drawings
- Assist CM/CMaR throughout construction with questions relating to interpretation of drawings and specifications
- Address phasing issues as necessary
- Assist with project closeout
- Prepare as-built drawings for arena and site including all modifications made during

Occupancy & Phasing

The 292 team, in collaboration with Runestone Community Center project representatives and the selected CM/CMaR will develop a project phasing approach to minimize impact to arena operations, staff, and patrons.

Our team recognizes that the community center will have to remain operational during renovation/construction.

292DesignGroup

Tom Betti, Mark Wentzell and Pam Anderson established 292 Design Group in 2009 after many years together as partners in a previous firm. 292's long list of community-focused projects is a testament to their commitment and the firm's responsive and respectful character. With a full-service architecture, planning and interior design staff, 292 has expanded its client base from Minnesota to Connecticut to Arizona to California. Projects and services range from feasibility studies to the design of complex community-focused buildings.

Community involvement and collaboration, from visioning through occupancy, is central to 292's design philosophy. Each project truly becomes a "community center" where citizen interests and ideas are heard and incorporated. The facilities reflect their surrounding communities, meet critical operational requirements, promote a welcoming environment, and accommodate growth and change.

A specialty of 292 is ice projects—diverse ice projects such as the Elk River Multi-Sport Center, Missoula Ice Arena Study, Proctor Ice Arena or the Great Park Ice & Sports Complex for the Anaheim Ducks. 292 appreciates the issues particular to these facilities and understands that these projects are frequently born of partnerships between different entities such as city governments, private and nonprofit organizations. 292 understands that the long-term success of these projects relies on the ability to pool the collective strengths of these various entities, and on a thorough planning and studying effort done early in the design process—long before drawing a single line.



Address

3533 East Lake Street
Minneapolis, MN 55406

Phone Number

612.767.3773

Fax Number

612.767.0349

Email

tbetti@292designgroup.com

Years in Industry

11

Corporate Structure

S-Corp





Tom Betti, AIA, NCARB

292 Design Group
Lead Project Architect
Time Available: 60%

Tom is an ice arena expert on a regional and national level. He's designed small ice arena additions and renovations, new ice arena facilities with community spaces for gathering and fitness, and multi-sheet complexes for NHL teams. Tom has a keen understanding of the issues that communities face with pursuing expanded or new opportunities. His knowledge and approach help public-funded entities, community groups and private organizations create efficient, attractive, and popular venues.

Years of Experience
35 years

Education
Bachelor of Architecture: University of MN

Project Experience
Braemar Ice Arena Renovation, Edina, MN
Burnsville Ice Center Study and Renovation, Burnsville, MN
Centennial Ice Arena Study and Renovation, Circle Pines, MN
Elk River Multi-Sport Facility, Elk River, MN
Great Park Ice & Five Point Arena (Anaheim Ducks Practice Facility), Irvine, CA
Hopkins Ice Pavilion, Hopkins, MN
Ice Den Scottsdale (Phoenix Coyotes Practice Facility), Scottsdale, AZ
Ice Den Chandler, Chandler, AZ
Parade Ice Garden Upgrades, Minneapolis, MN
Shakopee Ice Arena & Community Center, Shakopee, MN
St. Luke's Sports & Event Center, Proctor, MN



Erik Olson, RA

292 Design Group
Project Architect
Time Available: 70%

For more than 15 years, Erik has been working with on the design and construction of commercial, hospitality and community facilities. Erik is experienced in all phases of architecture and his strong skills in construction administration ensure that project and client goals are realized, and that unforeseen issues are resolved in a timely and effective manner.

Years of Experience
15 years

Education
Master of Architecture: University of MN

Project Experience
Andover Community Center, Andover, MN
Centennial Ice Arena Study, Circle Pines, MN
Chaska Curling & Event Center, Chaska, MN
Elk River Multi-Sport Facility, Elk River, MN
Great Park Ice & Five Point Arena (Anaheim Ducks Practice Facility), Irvine, CA
Hopkins Ice Pavilion, Hopkins, MN
Ice Den Chandler, Chandler, AZ
Mahtomedi Ice Arena, Mahtomedi, MN
Parade Ice Garden Upgrades, Minneapolis, MN
Shakopee Ice Arena & Community Center, Shakopee, MN



Pam Anderson, AIA, LEED AP

292 Design Group
Bonding Bill Resource
Time Available: 30%

Pam Anderson, at 292, has extensive experience with projects that have been funded through bonding bills and will provide as an invaluable resource when it comes to this type of funding.

Years of Experience
35 years

Education
Bachelor of Architecture: University of MN

MN Capital Bonds Experience
Normandale Community College Activities Building Addition/Renovation
Normandale Community College Fine Arts Building Addition/Renovation
MSU-Mankato Student Athletic Facilities (3 phase)

Rochester Community College Regional Recreation Center

Predesign Capital Bonding Experience
YWCA of Minneapolis

Riverland Community College Student Services Predesign

Minnesota West Community & Technical College Nursing, Law Enforcement & Student Services Predesign

Normandale Community College College Services Building Renovation (funded)

Pine Technical & Community College Technical/Trades Predesign (design phase funded)

Normandale Community College Partnership Center Building (funded)



Berry Holz

292 Design Group
Interior Designer
Time Available: 40%

Berry Holz has over 25 years experience in creating interior spaces that engage and support building users. She has worked on a variety of project types—recreation, government, healthcare, education—and is known for thoughtful and novel approaches to interior design. The resulting spaces are respectful of cost, integral to the building architecture and welcoming for those who use them.

Years of Experience

27 years

Education

Interior Design: Dakota County Technical College

Project Experience

Andover Community Center, Andover, MN

Burnsville Ice Center Study and Renovation, Burnsville, MN

Chaska Curling & Event Center, Chaska, MN

Elk River Multi-Sport Facility, Elk River, MN

Hopkins Ice Pavilion, Hopkins, MN

Ice Den Scottsdale (Phoenix Coyotes Practice Facility), Scottsdale, AZ

Ice Den Chandler, Chandler, AZ

Shakopee Ice Arena & Community Center, Shakopee, MN

St. Luke's Sports & Event Center, Proctor, MN



Zach Finstrom

292 Design Group
Architectural Illustrator
Time Available: 40%

In addition to being a registered architect, Zach specializes in architectural illustrations. His works brings a project to life through convincing imagery. His technical knowledge, management skills, and graphic abilities allow him to create images that help the project team work through design issues and that help the community understand the project and get excited about proposed facilities.

Years of Experience

10 years

Education

Master of Architecture: Pratt Institute

Bachelor of Science: University of MN

Project Experience

Andover Community Center, Andover, MN

Elk River Multi-Sport Facility, Elk River, MN

Great Park Ice & Five Point Arena (Anaheim Ducks Practice Facility), Irvine, CA

Hopkins Ice Pavilion, Hopkins, MN

Missoula Ice Facility Study, Missoula, MT

Rosemount Recreation Facilities Study, Rosemount, MN

St. Luke's Sports & Event Center, Proctor, MN

Waterloo Curling & Ice Arena, Waterloo, IA



Scott Ward, PE

B32 Engineering Group
Ice Rink Specialist Engineer
Time Available: 30%

Scott has over 24 years of experience in civil and mechanical engineering fields. His education and engineering experience uniquely qualifies him for the specialized design requirements of ice systems. With his experience in fluid hydraulics, pumping and piping systems, heat transfer, refrigeration, thermodynamics, structures and materials, Scott has developed a specialty in designing ice systems.

Years of Experience

24 years

Education

Master of Mechanical Engineering: University of MN

Bachelor of Civil Engineering: University of MN

Project Experience with 292

Andover Community Center Expansion, Andover, MN

Chaska Curling & Event Center, Chaska, MN

Elk River Multi-Sport Facility, Elk River, MN

Great Park Ice & Five Point Arena (Anaheim Ducks Practice Facility), Irvine, CA

Hopkins Ice Pavilion, Hopkins, MN

Mahtomedi Ice Arena, Mahtomedi, MN

Shakopee Ice Arena & Community Center, Shakopee, MN

Braemar Ice Arena, Edina, MN

Ice Den Scottsdale, Scottsdale, AZ

Other Project Experience

Runestone Community Center, Alexandria, MN

and many more



Mike Woehrle, PE, P.Eng, LEED AP BD+C

Nelson-Rudie & Associates
Mechanical Engineer
Time Available: 40%

Mike is a licensed professional engineer and LEED accredited professional. Mike is a principal and chief mechanical engineer responsible for all mechanical engineering functions and assists in company operations.

Mike has worked on over 70 ice rink projects including new construction, additions, renovations, and studies. Mike has gained national recognition for his expertise and leadership in ice arena dehumidification design.

Years of Experience
35 years

Education
Bachelor of Mechanical Engineering:
University of MN

Project Experience with 292
Andover Community Center Expansion, Andover, MN
Chaska Curling & Event Center, Chaska, MN
Elk River Multi-Sport Facility, Elk River, MN
Hopkins Ice Pavilion, Hopkins, MN
Mahtomedi Ice Arena, Mahtomedi, MN
Plymouth Ice Arena Addition, Plymouth, MN
Shakopee Ice Arena & Community Center, Shakopee, MN
Ice Den Scottsdale, Scottsdale, AZ
and many more



Jeff Piehl, PE, P.Eng, LEED AP BD+C

Nelson-Rudie & Associates
Electrical Engineer
Time Available: 50%

Jeff is a licensed professional and LEED accredited professional with more than 24 years of experience in electrical engineering. Jeff is a principal and chief electrical engineer overseeing the electrical department operations.

Jeff has worked on over 40 ice rink projects involving new construction, additions, renovations, and studies.

Years of Experience
24 years

Education
Bachelor of Electrical Engineering:
University of North Dakota-Grand Forks

Project Experience with 292
Andover Community Center Expansion, Andover, MN
Chaska Curling & Event Center, Chaska, MN
Elk River Multi-Sport Facility, Elk River, MN
Hopkins Ice Pavilion, Hopkins, MN
Mahtomedi Ice Arena, Mahtomedi, MN
Plymouth Ice Arena Addition, Plymouth, MN
Shakopee Ice Arena & Community Center, Shakopee, MN
Ice Den Scottsdale, Scottsdale, AZ
and many more



Joe Pearce, PE

Nelson-Rudie & Associates
Structural Engineer
Time Available: 50%

Joe has been working at Nelson-Rudie since graduation and is now in charge of the structural engineering department and a principal in the firm. Joe's experience includes various types of buildings: ice arenas, municipal, commercial, educational, retail, and industrial.

Years of Experience
35 years

Education
Bachelor of Mechanical Engineering:
University of MN

Project Experience with 292
Andover Community Center Expansion, Andover, MN
Chaska Curling & Event Center, Chaska, MN
Elk River Multi-Sport Facility, Elk River, MN
Hopkins Ice Pavilion, Hopkins, MN
Mahtomedi Ice Arena, Mahtomedi, MN
Plymouth Ice Arena Addition, Plymouth, MN
Shakopee Ice Arena & Community Center, Shakopee, MN
Ice Den Scottsdale, Scottsdale, AZ
and many more



Trevor Gruys, PE

Loucks

Civil Engineer

Time Available: 50%

Trevor has eight years of experience in civil engineering, and draws upon his expertise in stormwater management, site planning, and erosion control to successfully manage projects from concept design through construction administration.

Trevor works closely with project teams and city staff to effectively meet schedules and budget requirements. His design expertise includes stormwater management systems, urban stormwater treatment techniques, site layouts, grading, utilities, and erosion control.

Years of Experience

8 years

Education

Bachelor of Science in Civil Engineering:
Iowa State University

Project Experience

Holy Family Academy, Minneapolis, MN

Minnehaha Academy, Minneapolis, MN

HealthPartners Neuroscience Center, St. Paul, MN

Tomah Health & Wellness Campus, Tomah, WI

Park Nicollet Lakeville Clinic, Lakeville, MN

Anoka County Bunker Beach, Anoka County, MN

Valley Creek Park, Woodbury, MN



Nate Ekhoft, ASLAm PLA

Loucks

Landscape Architect

Time Available: 50%

Nate is a landscape architect with over 13 years of experience. His design expertise covers a wide variety of project types including recreation, park, healthcare, brownfield redevelopment, site planning, streetscapes, public plazas, and green infrastructure.

Nate has a passion for working with clients to develop meaningful and dynamic gathering spaces. His ability to produce a variety of graphics, including 3D renderings, sections, and illustrative plans makes it easy for stakeholders to understand the proposed plans.

Years of Experience

13 years

Education

Bachelor of Environmental Design:
University of MN

Project Experience

Bielenberg Sports Complex Improvements, Woodbury, MN

Coon Rapids Ice Arena & Community Center, Coon Rapids, MN

Valley Creek Park Master Plan, Woodbury, MN

Bunker Hills Activity Center, Anoka County, MN

Crooked Creek Park, Plymouth, MN

City Campus Master Plan, Andover, MN

Arboretum Master Plan, Maple Grove, MN

Anoka County Bunker Beach, Anoka County, MN

292/NRA/B32 Ice Facilities

292, NRA, and B32 have teamed together on many successful projects. A few are listed below:

Burnsville Ice Center Renovation, Burnsville, MN

Elk River Multi-Sport Facility, Elk River, MN

Great Park Sports Complex, Irvine, CA

Hobbs Municipal Ice Center, Eau Claire, WI

Hopkins Ice Pavilion Upgrades, Hopkins, MN

Ice Den-Third Sheet Addition, Scottsdale, AZ

New Hope Ice Arena Renovation, New Hope, MN

Parade Ice Gardens Upgrades, Minneapolis, MN

Pasadena Ice Arena, Pasadena, CA

Shakopee Ice Arena, Shakopee, MN

St. Michael-Albertville Arena Renovation, St. Michael, MN

Bud King Ice Arena Renovation & Outdoor Recreation Rink, Winona, MN

Chaska Ice Arena Renovation, Chaska, MN

Ice Midwest, Overland Park, MO

Lakeville Ice Arena, Lakeville, MN

Maple Grove Ice Arena, Maple Grove, MN

Rogers Activity Center, Rogers, MN

Plymouth Ice Arena Addition, Plymouth, MN

St. Louis Blues Training Facility, St. Louis, MO



Current 292 Workload

Tom Betti

- Braemar Ice Arena Upgrades: Bidding
- Willmar Park Shelters: Bidding
- Missoula Ice Arena VE Study: 95% Complete
- Blue Pearl Veterinary Clinic: 75% Complete

Erik Olson

- Willmar Park Shelters: Bidding
- Missoula Ice Arena VE Study: 95% Complete
- Blue Pearl Veterinary Clinic: 75% Complete

All other 292 team members availability is indicated on their resumes (pages 8-11).



Elk River Multi-Sport Facility

Elk River, MN

This project, funded by a sale tax referendum, includes improvements and additions to multiple city facilities. The existing varsity softball field was relocated and upgraded with new turf, lights and improved drainage. An existing ice arena was converted to an indoor, multi-purpose turf field with a walking track and fitness space. Additions include two-sheets of ice with a walking track around seating in the spectator arena, a senior center, community rooms with a catering kitchen, and upgraded concessions to serve expanded menu options.

292 facilitated design workshop meetings with a multi-sport facility task force. At these interactive meetings, task force participants— who represented various sport/recreation groups—collaborated on potential options for proposed facilities. The developed options were the basis for the resulting facility design.



Relevancy

- Construction Manager at Risk
- Expedited Schedule
- Addition & Renovation
- Main Arena
- Lobby
- Locker Rooms
- Concessions
- Circulation & Viewing
- Parking Lot w/ Lighting



Shakopee Ice Arena & Community Center

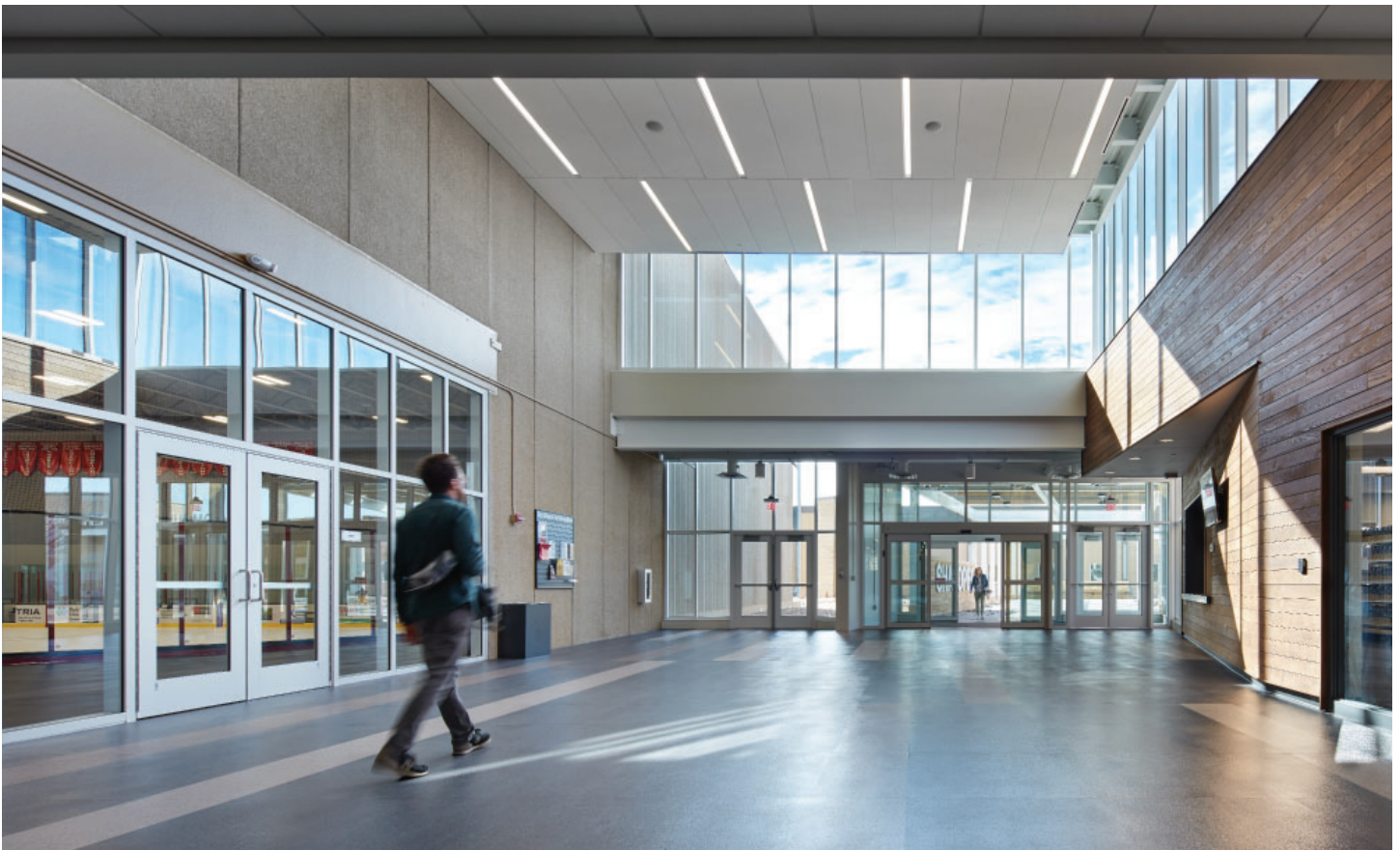
Shakopee, MN

This new ice arena is the result of a feasibility study process which determined the recreational needs and desires of the community.

The ice arena includes two NHL-size ice sheets with spectator seating, one of which includes air conditioning and can accommodate turf for use during the summer. Other spaces include team rooms, coaches/referee spaces, dryland training, a multipurpose room, ticketing, skate rental, offices, and concessions. The building is partially recessed into the site which makes it seem smaller in scale for the adjacent residential neighborhood.

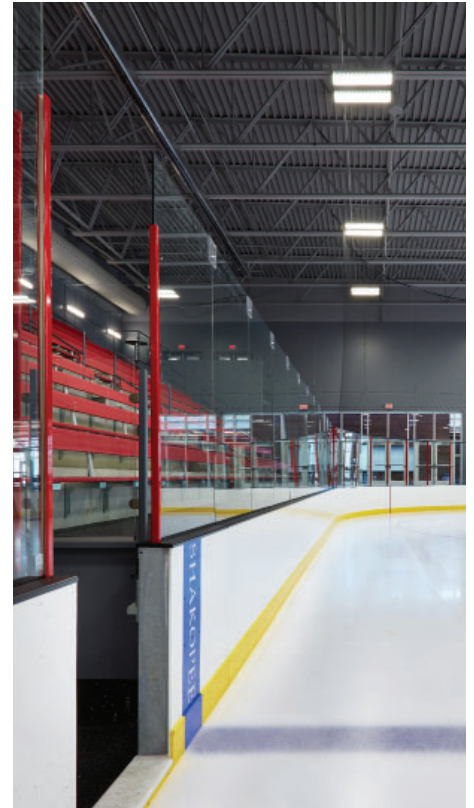
The lobby includes features and materials that give the entire building a sense of warmth and brightness. Large expanses of glass allow daylight to enter from three directions and the windows frame views to the adjacent neighborhood and community center or provide daylight into recessed spaces. The stained wood wall finishes which can be seen from the rinks create a visually warm space. A detail within the arena lobby contains a feature not readily apparent to building visitors: the rubber tile floor pattern stems from the word “Shakopee” in binary code—a series of 1’s and 0’s interpreted via color and pattern.

The new and renovated facilities provide improved spaces for increased programming opportunities. Their cohesive design and proximity to each other also create a recreational campus for the community.



Relevancy

- Construction Manager at Risk
- Expedited Schedule
- Main Arena
- Lobby
- Locker Rooms
- Concessions
- Offices
- Circulation & Viewing
- Parking Lot w/ Lighting



Ice Den Scottsdale

Scottsdale, AZ

The Ice Den is a 120,000 square foot ice facility for the Phoenix Coyotes; national and international figure skating events, shows and competitions; and community skating and entertainment. 292 partners and staff have been working with the Ice Den since its inception in 1998, renovating spaces for new retail and restaurants and adding space for more ice and dryland training.

One of the additions to the original building included a third sheet of ice that is used as a multi-sport turf facility during the summer. The addition includes an NHL-size rink, seating for 150 spectators, team rooms, a dryland training facility and large storage space for both ice and fieldhouse activities. The addition has a separate entrance to control access. The arena space includes air conditioning when in use for day camps, soccer, and other summer activities.

Relevancy

- Construction Manager
- New Build & Renovation
- Main Arena
- Lobby
- Concessions
- Offices
- Circulation & Viewing



Ice Den Chandler

Chandler, AZ

Chandler Ice Den is an existing 80,000 square foot ice arena that was purchased by Coyotes Ice, owners of the original Scottsdale Ice Den. Chandler Ice Den was in disrepair and was in need of both an aesthetic, programmatic, and operational upgrade. The facility was renovated to include a new pro-shop, fitness center, new Chilly Bean and 18 Degrees restaurant. The refrigeration system for making ice was also replaced. Exterior work included new canopies and repairing to exterior walls.

The facility will be used for figure skating, learn-to-skate, hockey, and public open skate sessions. The lobby was redesigned to create a welcoming and energetic place for the ice community to come together to socialize and enjoy ice activities. The lobby includes over 40 large screen TV's, lounge furniture, café tables, cherry wood paneling, and new rubber flooring surfaces.

Relevancy

- Construction Manager
- Expedited Schedule
- Renovation
- Main Arena
- Lobby
- Circulation & Viewing
- Parking Lot w/ Lighting



Hopkins Ice Pavilion

Hopkins, MN

The Hopkins Ice Pavilion is an addition to and renovation of an existing multi-purpose facility that was originally built in 1990. Since its addition and renovation, the facility has become the focal point of the large city park. The renovated main event space is designed to hold ice, turf, and dry land to provide the community with the ability to host a wide range of activities, including skating, lacrosse, kid's play zones, concerts, and trade shows. The addition to the facility features a new entry, large Warming House, and reorganized support spaces to accommodate the new addition. The new spaces provide a main control center that gives visitors easy access to the main event space, meeting rooms, and Warming House. The Warming House is a place where visitors can get ready for an event, game, or fun activity; warm up after an outdoor hockey or softball game; grab a snack; or use the restroom.

Relevancy

- Construction Manager at Risk
- Addition & Renovation
- Main Arena
- Lobby
- Concessions
- Offices





Chaska Curling & Event Center

Chaska, MN

The Chaska Curling and Event Center stemmed from Chaska's desire to re-energize their downtown and existing park. The City searched for a project that could stimulate economic development, provide a new recreational opportunity for the area, celebrate its traditions and history, and create an engaging community gathering space. Numerous amenities and potential activities, such as curling, were identified at a visioning session.

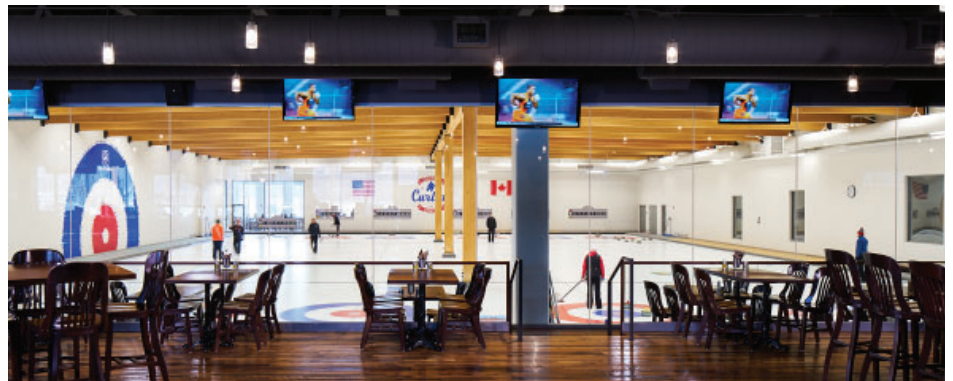
The curling and event center, the first of two phases and a primary feature within the park, was completed in December 2015. The city-owned center includes a 6-lane curling arena with associated lockers rooms and players' area; a private restaurant with views to the curling rinks and park beyond; a 320-seat banquet space and catering kitchen; and outdoor terraces that overlook the adjacent park, lake, and lakeside pavilion.

Usage of the park and center has far exceeded the city's expectations. Participation levels and city revenues are higher than anticipated and downtown redevelopment interests are growing.



Relevancy

- Construction Manager at Risk
- New Build
- Main Arena
- Lobby
- Concessions
- Circulation & Viewing



St. Luke's Sports & Event Center

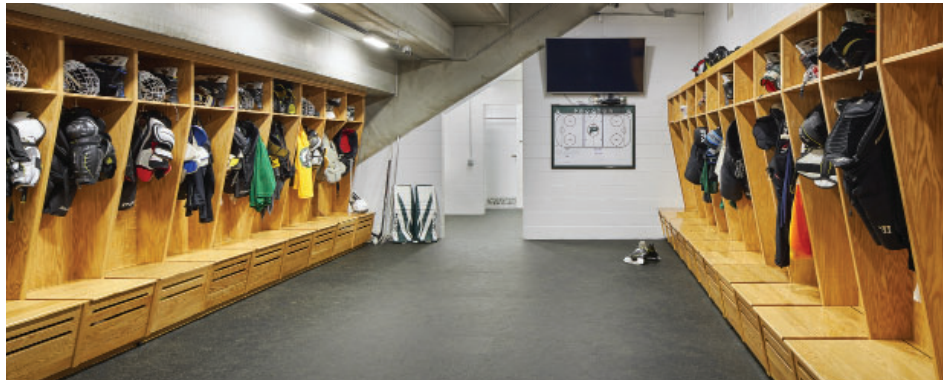
Proctor, MN

The Proctor Ice Arena is a new, single-sheet ice facility in northern Minnesota. The arena is a joint project between the school district and youth hockey association and includes an NHL-size ice sheet with seating for 1,200 spectators, a community room, walking track, and support spaces such as locker rooms, offices, and ticketing. Precast concrete panels were selected as the primary material due to its economy, efficiency as a structural system, and durability. The steel canopy and trellis structure is a reference to the area's industrial and mining heritage.



Relevancy

- Construction Manager at Risk
- Expedited Schedule
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- Parking Lot w/ Lighting



PROJECT EXPERIENCE



Predesign Capital Bonding Experience

292 Design Group has extensive experience in various situations regarding MN Capital Bonds. Please reference the lists below on our experience:

Projects Constructed w/ MN Capital Bonds

Normandale Community College Activities Building Addition/Renovation

Normandale Community College Fine Arts Building Addition/Renovation

MSU-Mankato Student Athletic Facilities Three Phase Addition/Renovation

Projects Constructed & Predesign Completed by 292

Metropolitan State University GROW-IT Center

Rochester Community College Technology Center

Rochester Community College Regional Recreation Center

Predesigns Completed to Obtain Capital Bonding

Riverland Community College Student Services Predesign (recently submitted)

Minnesota West Community & Technical College Nursing, Law Enforcement & Student Services Predesign (recently submitted)

Normandale Community College College Services Building Renovation (funded)

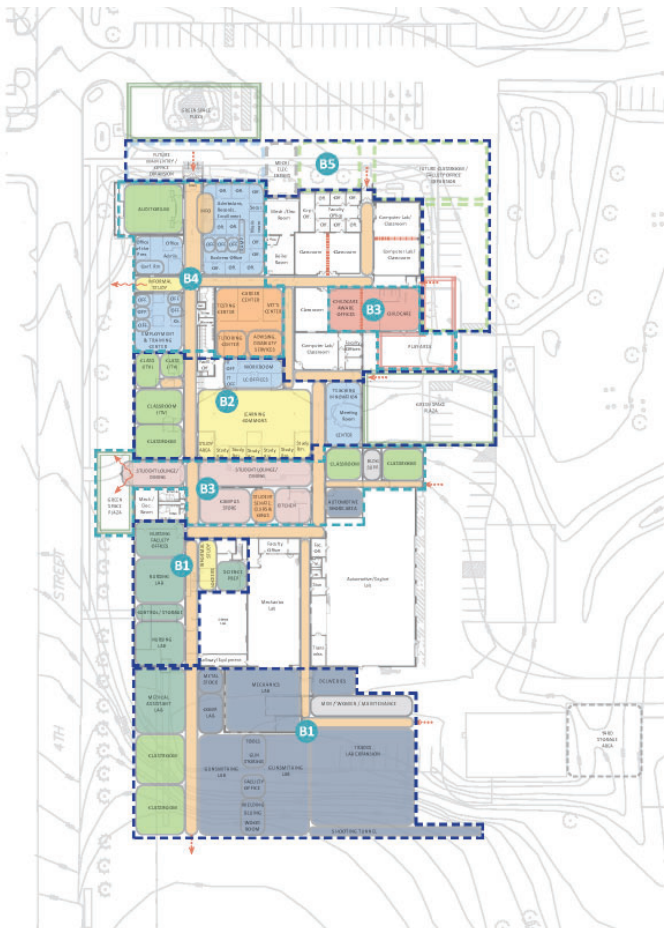
Pine Technical & Community College Technical/Trades Predesign (design phase funded)

Normandale Community College Partnership Center Building (funded)

Predesigns Completed to Obtain Revenue Bonding

Normandale Community College Kopp Student Center

Minneapolis Community & Technical College Helland Student Center



Longstanding Relationships

292 Design Group works hard on building positive and successful relationships with clients. Below are a few of 292's longstanding relationships:

- City of Chaska: 26 Years
- Ice Den: 25 Years
- The Emily Program: 12 Years
- Park Nicollet Health Services: 10 Years
- YWCA: 9 Years

Experience with Runestone

This project team of 292, NRA, and B32, has past experience providing planning concepts for the Runestone Community Center. This will allow our team to hit the road running.

Construction Manager at Risk

Construction Manager at Risk has become a very popular and proven construction delivery method for public projects. Here the Construction Manager guarantees the final cost of constructing the project and has a more prescribed involvement in the project. This method generally has the least risk for the Owner. 292's experience with this delivery method has been very positive, and believes it protects the overall project budgets, schedules, and quality of workmanship for the Owner. When designing and constructing large municipal type projects, it allows smaller contractors that typically couldn't construct a project of larger sizes to become involved. This is made possible by the Construction Manager breaking the project down to manageable scope of work pieces to take advantage of local construction trades and work capacity.

Working with Construction Management Firms

292 Design Group has recent experience with all project delivery methods, including CM Agency, CM Constructor, Negotiated Contract with General Contractor providing a GMP, Competitive Design-Bid-Build, and Design-Build.

We have worked with Construction Managers on the following projects:

Andover Community Center, Andover, MN

Chaska Community Center, Chaska, MN

Chaska Curling and Event Center & Firemen's Park Facilities, Chaska, MN*

Great Park Ice & Sports Complex, Irvine, CA*

Hill Murray Stadium Renovations & Upgrades, Maplewood, MN*

Hopkins Ice Pavilion, Hopkins, MN*

Shakopee Community Center & Ice Arena, Shakopee, MN*

Elk River Multi-Sport Facility, Elk River, MN*

Elk River Public Works, Elk River, MN*

YWCA Minneapolis Facilities Masterplan, MN*

YWCA Minneapolis Uptown Locker Room Remodel, MN*

YWCA Minneapolis Midtown Lobby Renovation, MN*

YWCA Minneapolis Downtown Facility Renovations, MN*

Chain of Lakes YMCA, Lino Lakes, MN*

Gladstone Community Center & Natatorium, Gladstone, MO

Grandview Community Center, Grandview, MO

Hastings YMCA, Hastings, MN*

Overland Park Community Center, Overland Park, KS

St. Luke's Sports & Event Center, Proctor, MN*

Washington County North Service Center/Library, Forest Lake, MN*

Washington County South Service Center, Cottage Grove, MN*

Ice Den Chandler, Chandler, AZ*

Ice Den, Phoenix Coyotes Training Facility, Scottsdale, AZ*

**indicates projects with a Construction Manager at Risk*

Team Experience

The 292 Design Team has been working together well over 15 years on ice arena design. Tom has over 25 years of experience on ice arena design and is

City of Alexandria
Runestone Community Center
Project Team

Project review & decision making team



Beyond the logistical and pragmatic aspect of our project approach (schedule, tasks, deliverables) the following outlines primary elements of our design approach to the Runestone Community Center. We believe that these elements are key to creating successful facilities that positively impact the Alexandria community.

Holistic Design Approach

The 292 team has spent countless hours in ice facilities as consultants, players, coaches, and parents. We work to design facilities and ice systems that are successful in terms of budget, program, performance, and community impact. Our team believes that a holistic approach to ice facility design— and all recreation facility design—produces facilities that meet those goals. All the components of an area— refrigeration,HVAC,building program, materials, site orientation, etc.— are interconnected and each component plays a role in creating a successful facility.



Project Featured in Diagram:
 Elk River Multi-Sport Facility
 Ice Den Scottsdale
 St. Luke's Sports & Event Center
 Chaska Curling & Event Center
 Great Park Ice & Five Point Arena
 Hopkins Ice Pavilion

Materials & Their Placement

The choice of exterior materials for aesthetics, durability and cost effectiveness will also be critical in transforming this large facility into a welcoming community building. Where those materials are located is another key component; durable materials should be utilized on the low sections of the building where there is more contact with people and equipment; less durable materials can be used in areas that are “out of reach.” Hockey sticks and pucks are an ice arena’s worst nightmare; understanding the damage they can do in the hands of a 12-year old is important.

Natural Light

The introduction of natural light and glass requires careful consideration. These facilities are typically open 18 to 20 hours a day, and the introduction of daylight can visually warm the ice arena environment during the day and enliven the building exterior at night when people can see the activity inside. The placement of glass needs to be handled carefully, however, so that the integrity of the ice is maintained. This can be accomplished by using special glass, sunscreen, and shading devices. With Revit 3D tools the building can be studied to see how sunlight impacts the interior of the building and insure that glass is placed in the correct locations.

Collaborative Design

Our collaborative design process will include the City of Alexandria and the community. The final design will not be an architect’s singular vision of a preconceived idea, but rather one that is based on sustainable principles, and integrated design philosophies that will reduce energy consumption and maintenance costs. Our team will design and detail a facility that:

- Puts function at the core of every design decision
- Is easy to construct
- Is easy to maintain and service
- Will be constructed of durable and sustainable materials
- Will have infrastructure that exceeds minimum standards



Quote by General Creighton

Integrated Approach to Energy

Our team believes in an integrated approach to the entire ice arena where engineers and designers of all disciplines work together on energy efficient elements of the following:

- Building envelope: insulation systems, radiation reduction systems, natural lighting, maximizing use of space to reduce building footprint, etc.
- HVAC systems: ventilation and dehumidification options, maximizing waste heat recovery use throughout the facility, renewable energy sources such as solar, geothermal and wind, etc.
- Lighting systems: minimizing heat generation, best use of light, etc.
- Plumbing systems: water recovery and reuse, etc
- Energy systems; peak shaving, load shedding, hybrid systems, thermal storage, etc.
- Control systems; energy and building management systems

Budget & Cost Approach

Our team will design based on some simple principles. Our building and systems designs will utilize standard, readily available materials, equipment and fixtures, not custom-designed or experimental components. This project for the City of Alexandria will not be a proving ground for untested materials or equipment where outcomes will be unknown. We intend to design this project through proven details and products where performance and results can be measured.

It’s important to note that evaluating the budget and addressing any potential cost overruns early in the programming and planning phases is vital to having a project bid within budget. The farther a design gets away from the programming and planning phases the more expensive a design change costs.

The most detrimental thing to any project is to wait until the end of the design phase to evaluate cost estimates and make “Value Engineering” (VE) changes to the project. This brings no value to the project since making changes late in the design phase takes time out of the schedule which mitigates some or even all of the savings taken out in the VE process. Our team will control the budget by having small VE sessions in every meeting starting with the program validation and planning phases. This is exemplified by the old adage, “How does one eat an elephant? One bite at a time!” - General Creighton

Iconic Designs

292 Design Group has a history of providing iconic and award-winning designs in the recreational market – a proud achievement as the projects are typically challenged with very tight budgets and locations with limiting design standards. But from the Phoenix Coyotes Ice Den (which is recognized as one of the top 10 figure skating facilities in the nation by Kristi Yamaguchi) to the Great Park Ice & Five Point Arena (which received an Athletic Business Facilities of Merit Award), 292's design vision and expertise is apparent.

292 has produced iconic architecture, not only for ice arenas, but in other market places as well. 292 has been the recipient of AIA design awards, historical preservation awards, National School Board Association awards, and other accolades that reflect our commitment to high design standards.



Experience & Innovation in Ice System Design

B32 Engineering Group was the first in the ice rink industry to:

- Design an ice system that regenerates a desiccant system using waste heat recovered from the refrigeration system in place of natural gas (Northfield Ice Arena, 2007).
- Design a conversion (direct to indirect) of an existing Holmsten Ice Rink's direct refrigeration system that uses the existing equipment to minimize costs with little or no loss in operating efficiency. This provides the City with the widest range of options for replacing or renovating the existing ice system in the North Arena (Lund Arena, Gustavus Adolphus College, 2008).
- Design a geothermal-based ice system without a well field and using a city water source; maximizing waste heat recovery and providing superior efficiency and reliability without losing performance (Brooklyn Park Activity Center, 2009).
- Design a geothermal-based ice system that uses industrial grade refrigeration technology for a long life span and ammonia refrigerant to maximize efficiency and reduce greenhouse gas emissions (Burnsville Ice Center, 2009).
- Design the first and only three CO2 based ice systems in the United States. The first system was started and operations in December 2014, with the other following each year (Eagle River and Anchorage Alaska).
- Design the largest multi-sheet ice arena in the United States, ranging from 2 sheets up to 8 sheets.

Experience with Design Modeling Tools

292 currently uses CAD, Revit, and Building Information Modeling (BIM) software. Our team regards BIM as a process and a design partner, rather than a mere tool for documentation. BIM allows our teams to produce well-coordinated architecture that performs at higher levels of efficiency and results in lower construction and operating costs for owners. Simultaneously, BIM enables an increased attention to detail and design that contributes to making more engaging and functional architecture.

Great Park Ice & Five Point Arena: Tom Betti completed this project, in collaboration with LPA, to create a multi-use facility and home to the Anaheim Ducks, US Figure Skating Association, and surrounding community. The project represents the vision of the Ducks owners, Henry and Susan Samueli, who wanted the facility to serve as a public resource to promote ice sports and health and wellness in the region. This project received an Athletic Business Facilities of Merit Award for its iconic design and above standard appearance for a multi-use facility.

Sustainable Design: A Case Study

The Jordan Valley Recreation Ice Complex, one of Tom Betti's ice arena projects, was presented as a case study for a University of Minnesota Sustainable Design Workshop. The arena was evaluated for its performance as an environmentally friendly building and to the surprise of workshop attendees—who assumed an ice arena couldn't possibly be a "green" building—the arena performed exceptionally well. From material selection to dehumidification systems, ice arena facilities can be designed to meet and exceed energy and sustainable goals.

Sustainability elements to consider in ice arena projects include:

- **Reclaimed Energy:** Ice arena's use a lot of energy, but they can reclaim that energy for other uses, such as heating the sub-soil to prevent frost from forming under the rink, melting snow at the snow melt pit, and heating domestic water and interior support spaces and bleachers. Reclaimed heat has also been used to help dehumidify the ice arena. The waste heat generated from desiccant dehumidification can in turn be used to condition the air that is introduced back into the ice arena.
- **Alternative Energy Sources:** Ice arenas are incorporating alternative fuel sources for energy, sources that range from solar panels, to natural gas fuel cells, to wind energy. All of these technologies create excellent opportunities for energy savings.
- **Reclaimed Water:** Water that is used to make ice is reclaimed and used to cool the refrigeration system condenser, or reclaimed as gray water and used for watering landscaping. Water usage can be reduced by up to 50% with these efforts.
- **Lighting:** More glass is being used in ice arena design to allow greater amounts of natural light into the arena space itself. Increased daylight reduces the amount of artificial lighting needed during the day, and provides a better indoor environment for patrons. High efficiency lighting systems (high efficient fluorescent and LED lighting) and occupancy controls are also used for the arena's sports lighting, general lighting, and site lighting. This not only reduces the amount of energy used for lighting but also reduces the heat load on the ice rink thereby reducing refrigeration costs.
- **Mechanical Systems:** HVAC and refrigeration systems are more efficient because VFD's (variable frequency drives) are used in addition to non-ozone depleting refrigerants. Ice arena design is also incorporating greater use of geothermal systems, whether ground source, ponds, or city water mains, to minimize energy use. Air handling systems utilize energy recovery units to capture the energy in the air that is leaving the building. The energy recovery allows the exhaust air to transfer the heat or cold into the supply/fresh air stream, thereby reducing the electric or gas energy required to condition the fresh air.
- **Materials:** Most of the materials utilized in the construction of an ice arena are long-life materials — steel, concrete, rubber flooring, concrete block, and glass. They are durable and can be recycled at the end of their effective life. Ice facilities also use a higher-than-normal amount of thermal insulation in the roof and walls to create a more energy efficient structure. White roof membranes can be used to reduce heat island effect.
- **Building Site:** Ice arena sites are typically reclaimed industrial sites or underutilized urban and suburban sites. Selecting reclaimed sites for the arenas ensures that natural virgin land is not destroyed. Whenever possible, sites adjacent to schools, local government or business centers are selected as these functions can share parking. An ice arena's greatest time of use is during the evenings and weekends when the adjacent facilities are either closed or in minimal use. Shared parking allows for smaller parking lots. This reduces the amount of asphalt used and helps minimize the heat island effect.
- **Construction & Occupancy Processes:** Waste management plans for the construction process can divert up to 75% of waste from disposal. Commissioning services ensure systems are operating correctly and at optimal efficiency. The use of energy management systems greatly impacts the energy used in heating and cooling these facilities, and are commonly used in ice arenas.

Sustainable Design

Our team employs the integration of "conscientious design" in all of our planning and design work through the use of sustainable design principles. Our sustainable design perspective envisions each project as a single system made up of interdependent architectural, engineering, and environmental components.

Sustainable Guidelines

Whether or not a client chooses to pursue a formal certification or reporting process, projects can be planned and designed according to sustainable guidelines and standards. For example, a number of 292 projects have been developed in accordance with the Minnesota B3 Guidelines. The guidelines are required on all projects that receive funding from the state. The Como Park Pool in St. Paul, the Washington County Service Center in Forest Lake, and the YWCA in Minneapolis are three 292 projects which utilized the B3 guidelines. (The B3 Guidelines automatically apply the SB 2030 Energy Standard).

In Alexandria, the 292 team will utilize sustainable design principles as outlined in the Minnesota Sustainable Building Guidelines.

Alternative Schedule & Workplan

The 292 Design Group team believes that the outlined alternative schedule is achievable with focus and dedication by the Owner, Design Team, and Construction Manager. Construction would begin in fall, allowing the project to be completed as soon as possible and minimizing impact on the skating community and dryfloor activities.

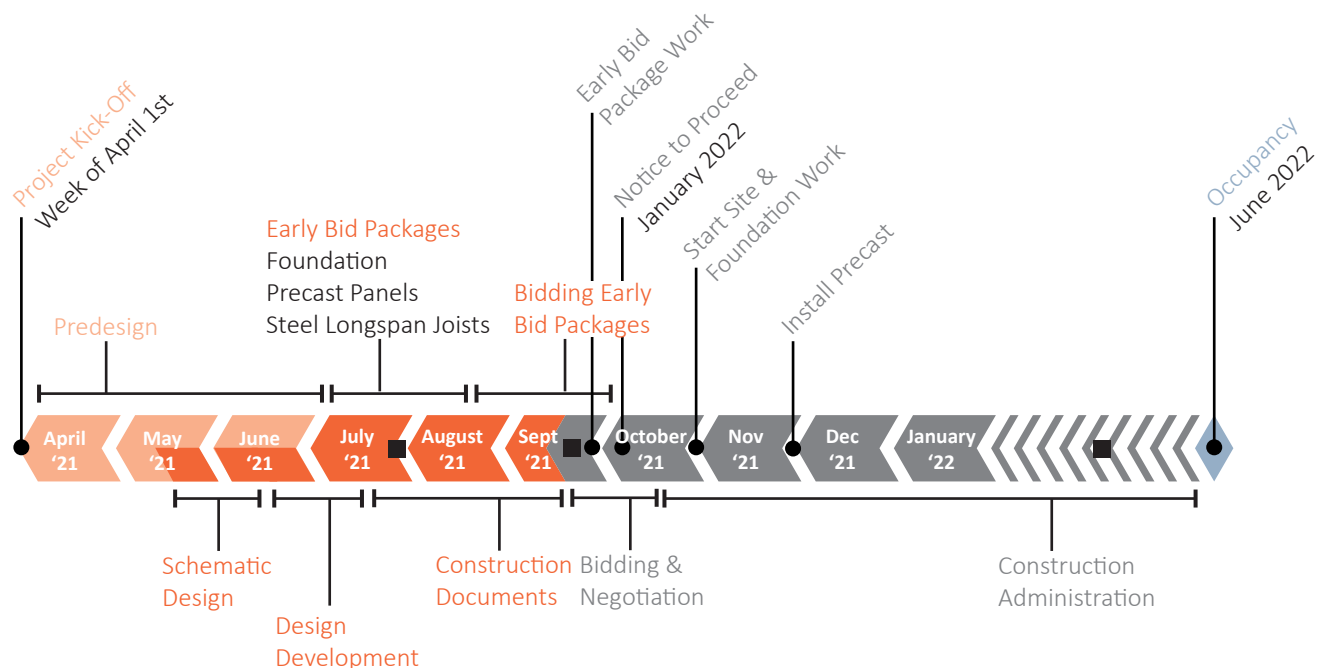
One approach to gaining more design time within a schedule is to issue multiple bid packages. Multiple bid packages provide many benefits:

- They help with acquiring long lead-time materials such as long-span bar joists, precast wall panels, site work, and refrigeration systems.
- By issuing bid packages early, the City of Alexandria has the best opportunity to get the most experienced contractors and suppliers. You get them on board before their schedules fill up.
- By issuing bid packages early and securing contractors, the most expensive items (long-span bar joists, precast wall panels, etc) are bid early and guarded against inflation.
- Because time-critical items are accounted for, additional time can be allotted to the design schedule to assist in working through the many interior details and items, giving not only the designers, but the City more time to review things and make decisions.

The 292 team would be happy to discuss the alternative schedule approach in more detail should the City be interested in this approach.

Expedited Schedule

292 and their design team have experience with fast tracking projects through design to allow for construction to start as soon as possible. This takes a commitment from the City, architects & engineers, and the Construction Manager. Quite a few of 292's community projects have had expedite schedules to allow for the facilities to open on time to meet the start of the sport season, help to generate revenue, or other factors. 292 is more than willing to sit down with the City of Alexandria and explore schedule opportunities to accelerate this project.



INSURANCE

Insurance Coverage

292 Design Group currently carries the following insurance coverages:

Worker's Compensation, including Employer's Statutory Liability Insurance:

Each Accident \$500,000

Disease- Each Employee \$500,000

Disease- Policy Limit \$500,000

Comprehensive General Liability Insurance:

Each Occurrence \$1,000,000

Damage to Rented Premises \$100,000

Medical Expenses \$5,000

Personal & Adv. Injury \$1,000,000

General Aggregate \$2,000,000

Products- Cmp/OP Agg. \$2,000,000

Automotive Liability:

Combined Single Limit \$1,000,000

Umbrella Liability:

Each Occurrence \$1,000,000

Aggregate \$1,000,000

Professional Liability Insurance:

Per Claim \$2,000,000

Aggregate \$3,000,000

Additional insurance can be obtained as required to meet coverage requirements.

Certificates of Insurance will be provided as required by contract.

The 292 team believes that our fee is competitive given the scope of services being provided. ***The 292 team does not want to lose a contract based on fee;*** therefore, if a competitor's fee is lower than our proposed fee, the 292 team is prepared to match the competitor's fee and scope of services. 292 would like to review and discuss the scope with the City prior to committing to their adjustment to ensure an equivalent and appropriate level of service.

Phase One Fee

The 292 team proposes a fixed fee of \$12,500 for the first phase of this project (predesign).

Phase Two Fee

The 292 team proposes a percentage based fee for the City of Alexandria Runestone Community Center Expansion project. The fee is based on 5.5% of construction cost, inclusive of the services identifies within.

The fee schedule below assumes a \$10M construction budget.

If the construction budget should change prior to the start of the project, the proposed fixed fee would be adjusted by applying 5.5% to the new identified budget. Potential budget changes would be determined at the conclusion of the design development phase, and the proposed fixed fee would be adjusted accordingly.

Assumed Construction Budget of \$10M	5.5%	
Schematic Design	20%	\$110,000
Design Development	20%	\$110,000
Construction Documents	35%	\$192,500
Bidding	5%	\$27,500
Construction Administration	20%	\$110,000
Total Architectural & Engineering Fee		\$550,000

Reimbursable Expenses Allowance	\$25,000
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Hourly Rates

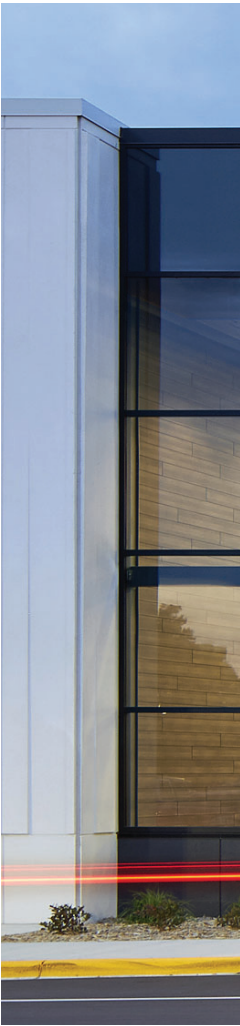
Hourly labor is to be charged to the project at 2.5 times Direct Personal Expense (DPE). The following rates reflect the billable amounts to be charged:

Architects/Landscape Architects		Engineers	
Principals	\$185	Principals	\$165/215
Project Managers	\$145	Senior Engineer	\$135/165
Project Architects	\$120/145	Engineer	\$110/135
Project Staff	\$85/120	Designer/Drafter	\$75/120
Intern Architects	\$60/75		

Reimbursable Expenses

The following are considered reimbursable expenses:

- Printing \$0.75-3.50 (varies based on size & color)
- Mileage \$0.56/mile (or current IRS rate)
- Plan Check & Permitting Fees At Cost



292DesignGroup
3533 East Lake Street
Minneapolis, MN 55406
www.292designgroup.com