

Meeting Minutes

Date: October 4, 2023
 Project: Tioga Library Expansion & Warming House
 Tioga Community Center
 Tioga, North Dakota
 Project No: 20213241

 Attendance: Sandy Clark, Haley Felber-TCC; Dan Larson-Tioga Codes; Cristin Buhlman,
 Shelby Davis, Kelci Hanson, Nathan Germundson, Robert Harms, Roxy
 Uhlich, Pat Alberts, Wendy Lenzen, Jeremy Wallin, Joe Shaffett, Randi Raan,
 Ben Johnson, Scott Hayes, Matt Lierz-FCI; Gloria Larsgaard, Burton Youngs-
 EAPC

This report states our understanding of the matters and decisions and / or status reached. Each person receiving a copy of this report is asked to review it promptly and notify the contact person from Hulsing Associates & Architects of any errors or omissions.

DISCUSSION:

GENERAL:

- Committee Members introduced themselves followed by FCI and EAPC personnel.
- Matt L. discussed the necessity of being able to start construction in early May for the ability to use most of the “non-winter” portion of the year for construction, (winter conditions are additional costs). FCI wishes to bid on the project in January or February 2024 at the latest.
- Matt L. discussed the approved estimate for the project, (see attached). Estimated Construction Costs-Base Bid Building w/ Site stated on June 30th, 2023, are \$13,275,845.00, with the following add alternates:

○ Gym Floor (wood) & base:	+\$ 247,703.00
○ Bleachers, (1,130 seats):	+\$ 393,229.00
○ Extend East Parking Lot:	+\$ 749,071.00
○ Extend West South Parking Lot:	+\$ 749,071.00
○ Warming House:	+\$ 352,015.00
○ Total Alternates:	<u>+\$ 2,225,291.00</u>
○ <u>Total Project Cost w/ Alternates:</u>	<u>\$15,501,136.00</u>

- Not including Design fees, Material Testing fees, and Building Permit.



- Alternates can be selected at time of bidding whether approved or disapproved.
- Matt L. stated that in order to continue with this estimated amount, it is imperative that construction start as soon as possible. There is a need for urgency. This is due to the continued rise in costs of materials that has been seen throughout the last couple of years and resources have become strained both in materials and contractors willing to work on the project. Matt L. is concerned about how these meetings will go in relation to the schedule. Need to stay on track.
- The baseball field relocation is being handled now by the City of Tioga and is no longer a part of the project.
- Burton Y. provided an in depth walk-thru of the current proposed plan for the expansion and the proposed Warming House.
 - **EXPANSION:**
 - The Gymnasium's actual square footage is approximately 12,000 square feet.
 - Think there is too many bleachers seating. May be take half the seats out and use space for other uses and bring in roll-in bleachers which the city already have. High School holds 1, 000 seats.
 - Wondered if the Gymnasium is required with the new school Athletic Complex, not including the potential new school Gymnasium.-General agreement is yes, but as a multipurpose space.
 - Haley F. presented a list of current events held at the center.
 - Discussed extending the existing Great Room instead but do to the cost of relocating existing structural walls would inhibit remodeling and would not provide less instead of more. The idea of two "multi-purpose spaces capable of handling bigger events or allowing one of the spaces still being used for a gymnasium.
 - Discussed the gym floor and want a true gym wood floor with potential of a protective covering when not used as a basketball court. Also want this new basketball court to remain regulation size.
 - There will be a portable stage capable of being used in both spaces.



- Asked if the Audio/Video Room would be connected to the entire facility-Yes.
 - Locker Rooms have 32 single lockers each or 64 two tier lockers.
 - Locker Rooms are 373 square feet each.
 - Asked how much square footage is there in storage.-2,507 square feet.
 - Asked what the small concessions Kitchen would be used for.-Pop Corn, candy, drinks, not cooking. Think Concessions is too small.
 - Could open up the new Multipurpose Room by the Great Room and use a sliding wall to allow more additional space to the Great Room.
- **Warming House:**
- Discussed taking one bay away from the garage portion of the Warming House and making the space available for skates/seating area and additional storage for skating equipment, liners, etc.

BUILDING:

- The following are considered essential spaces:
 - All storage.
 - Youth Activities Room.
 - Library.
 - Golf Simulator Room.
 - New Director's Office.
 - Laundry Room.
 - Garage.
 - Existing Kitchen.
 - Existing Great Room.
 - New overhead door at Great Room east exterior side.
 - Existing Playroom.
 - Existing Toilets.
- Discussion followed discussing the various spaces.
- Change the name of the Gymnasium space to "Multipurpose Space".
- Response to questions from prior meeting:
 - *What would the cost of a dome look like (similar to the Minot College dome) instead of the gym in our most recent concept? (Liability insurance in mind). **Matt L. contacted dome manufacturers and most companies stated this facility would be for the smallest sizes used and would be very expensive. The companies***



did not recommend doing a facility of this size in a dome. A committee member also researched the option and found it would probably be 5 more million than already budgeted.

- *Dome would have only floor heat, could this pose an issue?* **Most domes are over large outdoor fields and keep their heat at maximum 50 degrees. A dome would require additional systems to remain comfortable year-round and are expensive.**
- *What is the current price per square foot?* **\$433.14 per square foot for base bid, \$518.78 per foot with alternates.**
- *What is the estimated wood floor cost in the new gym?* **\$247,703.00.**
- *What is the estimated cost of a one-piece gym floor covering that can be rolled out and back up (almost like wrestling mats)?* **We are not aware of a single piece floor covering that could be rolled out over the entire floor as this would be very heavy and cumbersome. We've specified 4' wide rolls of rubber floor matting (3/8" thick) that comes in various colors and lengths. This product was used in the Tioga police station, and in the new Tioga HS Athletic Complex (glued down). The material cost is around \$3.00 per square foot. Installed / glued is \$6.00 – \$7.00 per square foot. There are other widths and thicknesses of material out on the market. You would be better to put down a polyurethane permanent floor with a removable wood basketball floor when it is needed. Storage space will be needed to store the flooring. It should be noted that to install a wood court floor, it will require the concrete slab to be recessed as a true wood court is a composite material made up of a minimum of 3-4 layers of material. If put on the surface of the concrete slab, it would require a transition strip which would be a trip hazard.**
- *What is the cost of just the bleachers?* **\$393,229.00, this is both sets. Each set holds approximately 600 seats.**
- *Should the new gym be used primarily for athletics or be multi-function (athletics + events)?* **After discussion, the spaces should be multi-functional with the main gym retaining the regulation basketball court but with a protective cover. Want**



the ability to be as flexible as possible. The basketball court would include volleyball markings and inserts and pickleball markings. The new gymnasium would not house rodeos, etc.

- *Do we need 1,200 seats or can we cut some out?* It was suggested to remove the south side bleachers and use the cities roll-in bleachers instead. This would open up more space for multi-functional use. Would keep the north set of operable bleachers. If down the road the facility purchased their own rolling bleachers, storage space would be required. Make the bleachers all retractable. The amount of bleacher seats postponed to the next meeting.
- *Would tournaments ever happen here?* Yes, there is the potential of numerous tournaments such as traveling teams, elementary and junior high etc.
- *Can we push out the west wall more to the west in the existing gym to add space –* This would likely be a massive undertaking to somehow demolish this structural wall while supporting the existing roof. Possibly some openings could be cut through the wall, but this would change the current floor plan. You would have to take out the existing Library and Playroom to make the room bigger, then where do you put these spaces??
*Would be nice to have space for larger events, but this could definitely be costly and unrealistic.
- *Do we need bigger locker rooms/more showers?* After discussion, it was felt the Locker Rooms would meet all needs.
- *Use as a shelter for power outages and weather events?* Currently the High School and Hospital are designated places of refuge. The existing community center was not designed to be a place of refuge,(i.e., tornado shelter), nor is the current expansion designed that way. For use for extended periods of time, such as power outages, the spaces would work as there is enough space for cots and bathrooms. If the locker rooms had 2 tier lockers, there would be 64 lockers with showers. After discussion, it was felt the facility would meet this need.



- *Is a backup generator needed?* **If the facility is used for extended periods of time as a shelter, such as for a power outage, a backup generator would be required. It was stated during the last big power outage, backup generators were not accessible to the community. Per discussion, it was felt to add the generator as an alternate, so the facility is designed for it. There was discussion stating that there is an option of grants providing the generator.**
- *Is the concessions area big enough?* **The small concessions Kitchen would be used for Pop Corn, candy, drinks, not cooking. The existing kitchen would have concession seating also that would not detract from the Great Rooms use. Postponed till next meeting.**
- *Is wood flooring the only option for the new gym?* **Discussed the gym floor and want a true gym wood floor with potential of a protective covering when not used as a basketball court.**
- *How many events take place per year in the existing facility?* **Currently 63 plus events are held yearly in the facility. Some are already out growing spaces.**
- *Would the city be comfortable letting the school use the gym as a primary practice space M-F from 3:30-6:30ish.* **The community center is not against this but would like to remind the committee that they couldn't guarantee a set time continuously due to functions wishing to use the spaces and that this use will take away from the community using the spaces.**
- *Can we go over each new room's purpose and decide if it's worth keeping?* **Aside from the essential spaces listed above, options can be considered.**
- *Would we have enough space to add a turf room if the north bleachers were removed?* **Would prefer to remove the south side bleachers as then the space could incorporate the multipurpose space adjacent, which could have operable walls to increase the space. According to the architect on that project, the Williston turf room is 100x180 (18,000 SF). For perspective, the entire gym in the current plan is around 12,000 SF. Possible drop-down curtain to separate spaces.**
- *Access to the roof?* **Yes, we will have a stairway access to the roof.**



- *Can the walking track be enlarged?* **Depending upon decisions made concerning spaces, yes. The current walking track was just around the basketball court as one side of bleachers was stationary and the other side operable. The operable bleachers would tear up any track or turf below them.**
- *Do we need a larger conference room?* **After discussion, it was decided that a permanent conference room would be required-20 seats.**
- New garage attached to the facility would house the Zamboni and the skidsteer and allow maintenance personnel to have a workspace.
- Discussed the need for the Library and if it is used. Wondered is the Library expansion was too much for what is current usage. The library has a lot of programs that can't be facilitated in the existing space. Wanted data to confirm the size of the Library. Library is more than books. Is now a computer service with music, video, etc. checkout. Should the Library be called Media Center?
- Would like better access to the existing Kitchen to the new Gymnasium.
 - Possible use a portion of the multipurpose room for roasters, crock pots, etc.
- Do want a racquet ball court, just one. Could also house a baseball batting cage suspended from the ceiling. There are softer balls that can be used to protect the wood floor.
- Wednesday, October 18, 2023, at 5:00 pm to 7:00 pm is the next meeting. Will keep the Teams meeting also. **The meeting was changed to October 25, 2023, from 5:00 pm to 7:00pm due to scheduling issues.**

Reported By:

A handwritten signature in black ink that reads "Burton E. Youngs".

Burton E. Youngs, AIA

