

CITY COUNCIL PROCEEDINGS
BEMIDJI, MINNESOTA
Special Meeting/Work Session – July 21, 2008

Pursuant to due call and notice, a special meeting/work session of the City Council of the City of Bemidji, Beltrami County, Minnesota, was held on Monday, July 21, 2008, at 5:00 p.m. in the Council Chambers of City Hall, Mayor Lehmann presiding.

Upon roll call, the following Councilmembers were declared present: Lehmann, Markeson, Hellquist, Johnson, Erickson, Downs, Meuers.

Staff Present: City Manager John Chattin, Community Development Director Rita Albrecht, City Clerk Kay Murphy

Others Present: Bill Merrill, Jennifer Kane - Leo A Daly Representatives and Paul Richards, WSN

Mayor Lehmann stated that the purpose of the work session was to review the revised event center plans.

Bill Merrill, Vice President of Sports and Assembly with Leo A Daly, stated that their team has revised the plans to include a two-level arena and other reductions to bring costs within budget. The square footage of the building has been reduced by approximately 30,000 square feet, reducing the budget by \$6.9 million. The previous building design was approximately 215,000 square feet. He stated that the building was changed from a three level facility to a two level facility. He stated that the target number has been reached for the building and site without sacrificing programs. They are proposing a schedule with a start date spring 2009 and move in January 2011. The height of the building remains the same in order to accommodate events/concerts.

Council discussed the following:

- Size of event center reduced from approx. 215,331 sq ft to 185,187 sq. ft.
- Space gained by telescopic seating is approximately 28,000/29,000 sq ft.
- Adequate storage.
- Energy reductions. It was noted that the building must be 30% more efficient than required by the state energy code because there are state funds involved.
- Consider geothermal field for collecting heating/cooling for the convention center.
- Exterior façade. Merrill stated that nothing that has been done with the interior should affect the cost much for the exterior.
- Parking area which will be utilized by other users not just for the event center.

Merrill stated that WSN has looked at site and mechanical costs and have identified approximately \$500,000 in savings in mechanical and electrical costs. He believed that the initial estimate was high. There may be some areas of savings on the site, including improvements for a housing development. Leo A Daly recommends the developer put in the streets and utilities. He noted that a new and improved boat launch was included in the site costs which should not have been. He stated that approximately \$1 million was saved in site work without sacrificing any of the requirements.

Chattin commented that what Leo A Daly has put together for the City demonstrates that the City has the right people leading the team. It was noted that the cost for the entire project remains at \$90.7 million.

ADJOURN

There being no further business the meeting adjourned at 6:26 p.m.

Respectfully submitted,


Kay M. Murphy
City Clerk