

**CITY OF BEMIDJI
PUBLIC WORKS COMMITTEE**

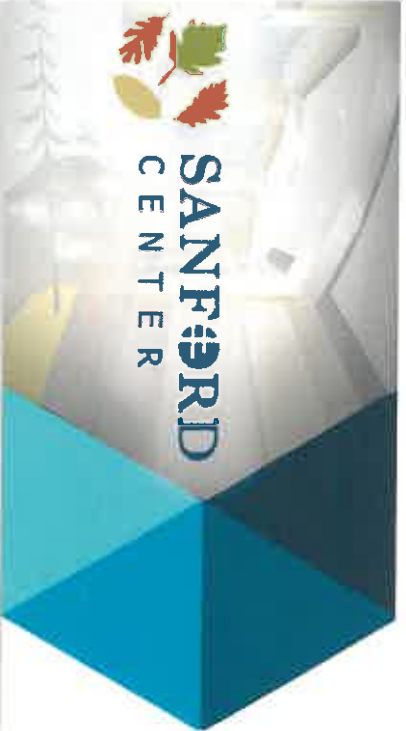
AGENDA

MEETING DAY/DATE: MONDAY, MAY 21, 2018

LOCATION: CONFERENCE ROOM

TIME: 5:00 P.M.

1. Call to Order
2. Ice Study
3. Sanford Center CIP
4. Adjourn



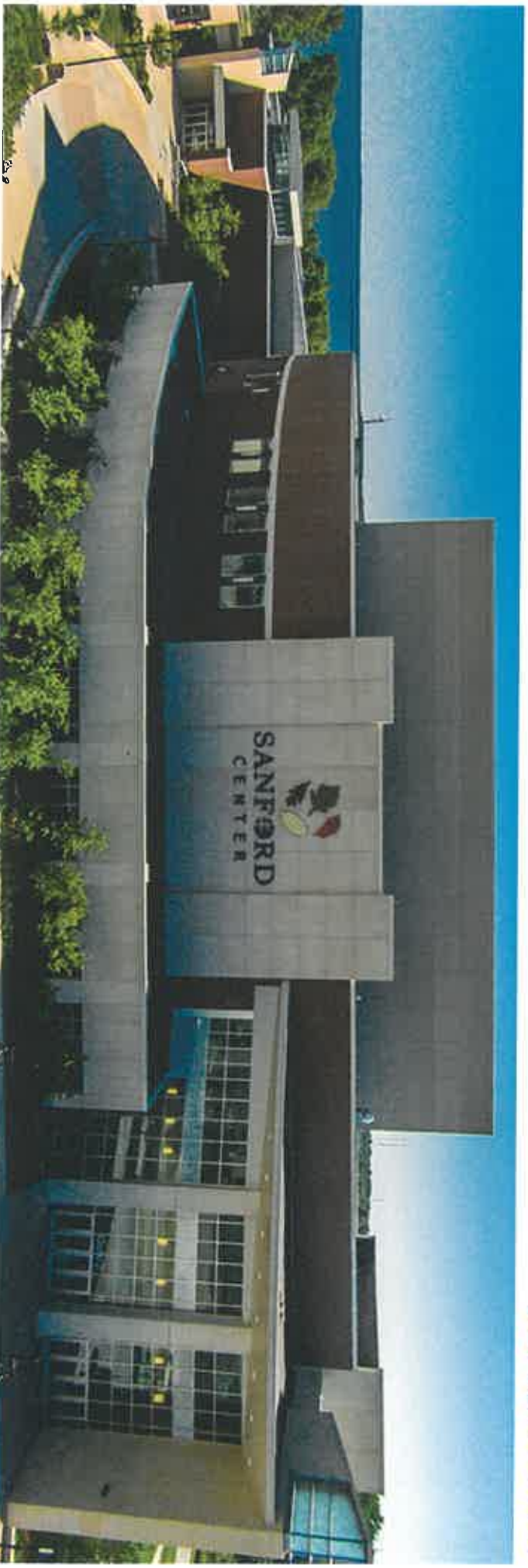
Sanford Center

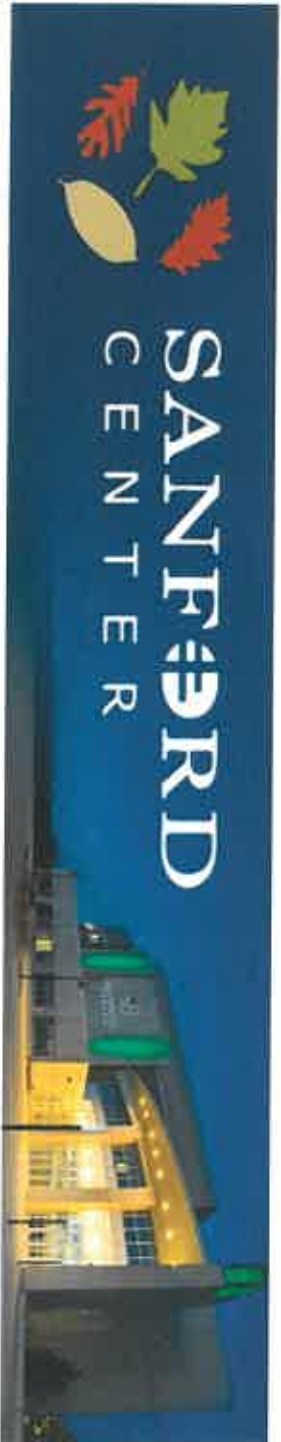
Capital Improvement Plan

Executive Summary

April 2018

PROUDLY MANAGED BY





April 2, 2018

City Council Members
317 4th St. NW
Bemidji, MN 56601

Dear City Council Members,

We were asked to do research on and complete a 50-year Capital Improvement Plan for the Sanford Center. We have compiled a lot of data on the different systems and equipment of the facility and put it into this report. This report was created based on today's dollar value as of 3/30/18. The sole purpose of this report is to create a CIP for the city so that they can plan out the next fifty years of funding. This is a living and breathing document and is not to act as the only solution.

The first thing we did was go through the facility and create a list of all the different systems and equipment. Once we compiled this info we then used existing information provided to us from the original construction of the building to determine a life cycle for that specific item. If this information was not found in those documents, we conducted online research on the life cycles of comparative equipment or systems. We made the best determination of the life cycle of the equipment that we could with the information that was provided to us or found from research. Once we found out the life cycles of the equipment or systems then we found out costs of replacing and or repairing them from original purchase documents provided by the city and or research. We grouped the different equipment and systems by category.

The following spreadsheet was assembled in good faith and is based on current information gathered from either documents provided to us by the city or through our research.

Sincerely,

A handwritten signature in black ink that reads "Robert Anderson".

Robert Anderson
Director of Operations
218.441.4005
randerson@venuworks.com



1111 Event Center Dr. NE Bemidji, MN 56601
218.441.4000
www.thesanfordcenter.net



The purpose of the Sanford Center Capital Improvement Plan is to evaluate the future capital maintenance and improvement needs of the facility and to evaluate the capability of capital escrow funds to support those costs.

The Beginning

- A Community Action Team comprised of city and college officials, business leaders and other community members met regularly for over four years to solidify a vision and plan for making the event center a reality.
- The Sanford Center broke ground in April 2009 and opened October 2010.
- Originally the facility was named the Bemidji Regional Events Center (BREC) but later became the Sanford Center after Sanford Health purchased naming rights for \$2 million over 10 years.
- Construction of the Sanford Center cost \$67 million, with the city of Bemidji utilizing \$44 million in sales tax bonds and \$23 million from state bonding.

Facts you can Measure

- The 193,000-sq. foot venue includes an arena, convention center and support areas.
- The Convention Center includes 10,000 sq. feet of dividable ballroom space, four 1,000 sq. foot dividable lake-view meeting rooms, and 24,000 sq. feet for trade shows.
- A 17,000-sq. foot terrazzo floor concourse features brass inlays of indigenous animals and vegetation (bear, walleye, beaver, pine trees, maple trees, etc.).
- The arena holds 4,700 seats for hockey games and up to 6,000 for concerts and other events.
- There is a 200' x 85' ice sheet for hockey.
- Backstage areas include two dressing rooms, four team locker rooms, one green room, one meeting room, two loading dock bays and a drive-in loading ramp.
- There are three concourse-level concession stands, one concession/bar area on the club level with 25 suites and 1 press box.
- Public parking accommodates 1,200 cars with additional employee and backstage parking spaces available for cars, trucks and buses.

Fun Facts

- The first event at the Sanford Center was BSU Women's Hockey vs Mercyhurst followed by BSU Men's Hockey vs North Dakota on October 15, 2010.
- Little Big Town performed in October 2015 as the highest attended show to date, with 4,681 attendees making it a sold-out show.
- A geothermal heating system taps heat from 120 wells drilled 200 feet beneath the earth's surface of the building.

Owner: City of Bemidji

Management Team: VenuWorks of Ames, IA

Construction Manager: Kraus-Anderson

Architect: Leo A. Daly

Engineers: WSN

Sources:

https://www.krausanderson.com/wp-content/uploads/2015/08/KAQ_Winter2010.pdf
https://en.wikipedia.org/wiki/Sanford_Center
<http://www.bemidjionlineer.com/news/local/4149026-more-layoffs-sanford-center-venuworks-makes-additional-staff-changes>
<http://www.bsubeavers.com/facilities/regionaleventscenter/>

Disclaimer: The following information is a reference document only. To the best of our knowledge, the information contained herein is accurate and reliable as of the date of publication; however, we do not assume any liability whatsoever for the accuracy and completeness of the above information. VenuWorks of Bemidji makes no warranties which extend beyond the description contained herein.

	Total	2018-2027	2028-2037	2038-2047	2048-2057	2058-2067
Administrative Offices	2018 to 2067					
File Cabinets	49,128	-	24,564	-	-	24,564
Modular Office Furniture	241,634	-	120,817	-	-	120,817
Payroll System, Time Management	45,000	5,000	10,000	10,000	10,000	10,000
Personal Computers	340,000	60,000	80,000	60,000	60,000	80,000
Printers	12,750	2,250	3,000	2,250	2,250	3,000
Administrative Offices Subtotal	688,512	67,250	238,381	72,250	72,250	238,381
Basketball						
Basketball Floor	108,000	21,600	21,600	21,600	21,600	21,600
Basketball Goals	60,000	20,000	-	20,000	20,000	-
Basketball Subtotal	168,000	41,600	21,600	41,600	41,600	21,600
BUILDING, EXTERIOR						
Doors and Hardware	600,000	200,000	-	200,000	-	200,000
Masonry, Repair	600,000	-	300,000	-	-	300,000
Overhead Doors	1,212,676	40,000	40,000	1,052,676	40,000	40,000
Roof Flat	2,025,352	1,012,676	-	-	1,012,676	-
Signage	225,405	45,081	45,081	45,081	45,081	45,081
Windows	210,000	-	105,000	-	-	105,000
Building, Exterior Subtotal	4,873,433	1,297,757	490,081	1,297,757	1,097,757	690,081
BUILDING, INTERIOR						
Carpet	1,078,000	308,000	154,000	154,000	308,000	154,000
Custom Casework	60,000	-	20,000	20,000	-	20,000
Doors and Hardware	600,000	200,000	-	200,000	-	200,000
Expansion Joints, Main Floor	250,000	50,000	50,000	50,000	50,000	50,000
Finish Carpentry	250,000	50,000	50,000	50,000	50,000	50,000
Finishes, Ceilings	50,000	10,000	10,000	10,000	10,000	10,000
Finishes, Floors	50,000	10,000	10,000	10,000	10,000	10,000
Terazzo Floor	105,000	15,000	15,000	30,000	15,000	30,000
Finishes, Walls	75,000	15,000	15,000	15,000	15,000	15,000
Hand Rails	100,000	20,000	20,000	20,000	20,000	20,000
Meeting Rooms	600,000	150,000	75,000	150,000	75,000	150,000
Painting	150,000	30,000	30,000	30,000	30,000	30,000
Waterproofing	18,000	3,000	4,500	3,000	4,500	3,000
Building, Interior Subtotal	3,386,000	861,000	453,500	742,000	587,500	742,000

	Total	2018-2027	2028-2037	2038-2047	2048-2057	2058-2067
Coach Rooms	2018 to 2067					
Chairs	5,000	-	-	2,500	-	2,500
Desks	42,000	-	-	21,000	-	21,000
Coach Rooms Subtotal	47,000	-	-	23,500	-	23,500
Dressing room						
Furniture	56,000	16,000	8,000	16,000	8,000	8,000
Dressing Room Subtotal	56,000	16,000	8,000	16,000	8,000	8,000
Electrical						
Audio/Visual Sound System	5,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Ballasts	51,000	12,000	9,000	9,000	12,000	9,000
Computers, Non-administrative	85,000	15,000	20,000	15,000	15,000	20,000
Concert Needs	240,000	60,000	-	60,000	60,000	60,000
Environmental Control systems	60,000	15,000	-	15,000	15,000	15,000
Fire Alarm System	40,000	-	20,000	-	20,000	-
Portable Radio/Headsets	50,000	10,000	10,000	10,000	10,000	10,000
Power Towers	50,000	10,000	10,000	10,000	10,000	10,000
Replace Batteries,generators, Carts	50,000	10,000	10,000	10,000	10,000	10,000
Spotlights	80,000	-	-	80,000	-	-
Telephones	40,000	-	20,000	-	20,000	-
Electrical Subtotal	5,746,000	1,132,000	1,099,000	1,209,000	1,172,000	1,134,000
Employee Lounge						
Lockers	7,500	1,500	1,500	1,500	1,500	1,500
Furnishings	30,000	6,000	6,000	6,000	6,000	6,000
Employee Lounge Subtotal	37,500	7,500	7,500	7,500	7,500	7,500

	Total	2018 to 2067	2018-2027	2028-2037	2038-2047	2048-2057	2058-2067
Exterior Areas							
Asphalt, Parking Lots	5,276,070	507,000	1,940,910	380,250	2,067,660	380,250	
Bullards & Fencing	27,000	5,400	5,400	5,400	5,400	5,400	
Flagpoles (3)	52,500	15,000	7,500	7,500	7,500	15,000	
Outside Marquee	375,000	75,000	75,000	75,000	75,000	75,000	
Plants, Trees, Shrubs	250,000	50,000	50,000	50,000	50,000	50,000	
Exterior Areas Subtotal	5,980,570	652,400	2,078,810	518,150	2,205,560	525,650	
Exterior Equipment							
Irrigation Sprinkler System	80,000	-	40,000	-	40,000	-	
Landscape Equipment	50,000	10,000	10,000	10,000	10,000	10,000	
Pickup	100,000	20,000	20,000	20,000	20,000	20,000	
Exterior Equipment Subtotal	230,000	30,000	70,000	30,000	70,000	30,000	
Hockey Equipment							
Condenser & Chillers	170,000	25,000	25,000	40,000	40,000	40,000	
Dashboards & Plexiglas	1,148,928	382,976	-	382,976	382,976	-	
ProDeck Cover	499,500	-	249,750	-	-	249,750	
Ice Floor	100,000	-	50,000	-	-	50,000	
Zamboni	200,000	-	100,000	-	-	100,000	
Ice Resurface Equipment	30,000	10,000	-	10,000	-	10,000	
Hockey Equipment Subtotal	2,148,428	417,976	424,750	432,976	482,976	389,750	

	Total	2018-2027	2028-2037	2038-2047	2048-2057	2058-2067
Interior Equipment	2018 to 2067					
POS System	800,000	160,000	160,000	160,000	160,000	160,000
ADA Door	20,000	-	5,000	5,000	5,000	5,000
ADA Ramp/Platform/Barricade	140,000	35,000	35,000	-	35,000	35,000
Air compressor	2,500	500	500	500	500	500
Barricades, Bike	30,000	10,000	-	10,000	10,000	-
Barricade, 100 ft	60,000	-	30,000	-	30,000	-
Cameras	500,000	100,000	100,000	100,000	100,000	100,000
carts	39,000	9,000	6,000	9,000	6,000	9,000
Concessions Equipment	2,000,000	400,000	400,000	400,000	400,000	400,000
Curtain Motors	72,000	-	36,000	-	-	36,000
Elevators, Freight & Passenger	200,000	-	100,000	-	-	100,000
Emergency Generator	50,000	-	-	50,000	-	-
Exhaust Fan	30,000	10,000	-	10,000	10,000	-
Exhibit Booth Drapes	50,000	12,500	12,500	12,500	12,500	-
Forklifts	120,000	-	60,000	-	-	60,000
Half House Curtain	200,000	40,000	40,000	40,000	40,000	40,000
Hand Tools	170,000	30,000	40,000	30,000	30,000	40,000
Ice Equipment Maintenance	180,000	45,000	30,000	45,000	30,000	30,000
Industrial Tools, ladders	98,000	28,000	14,000	14,000	14,000	28,000
Green Cushion Chairs	900,000	-	450,000	-	450,000	-
Rope & Stanchion	80,000	20,000	10,000	20,000	10,000	20,000
Scissors Lift, 26 ft.	40,000	-	20,000	-	-	20,000
Seating	250,000	50,000	50,000	50,000	50,000	50,000
ToolCat	80,000	50,000	-	15,000	15,000	-
Star Dressing Rooms	168,000	48,000	24,000	24,000	48,000	24,000
Suite Improvements	250,000	50,000	50,000	50,000	50,000	50,000
Tables, 18 in. by 96 in.	60,000	-	30,000	-	30,000	-
Tables, 18 in. by 72 in.	50,000	-	25,000	-	25,000	-
tables, 30 in. by 96 in.	35,000	-	17,500	-	17,500	-
tables, 30 in. by 72 in.	60,000	-	30,000	-	30,000	-
Tables, 5 ft. Round	90,000	-	45,000	-	45,000	-
Ticket Office speakers	50,000	10,000	10,000	10,000	10,000	10,000
Trash Compactor	40,000	-	20,000	-	-	20,000
Uniforms	170,000	30,000	40,000	30,000	30,000	40,000
Interior Equipment Subtotal	7,084,500	1,138,000	1,890,500	1,085,000	1,693,500	1,277,500

	Total	2018 to 2067	2018-2027	2028-2037	2038-2047	2048-2057	2058-2067
Janitorial Equipment							
Carpet Cleaner (Machine)	150,000	30,000	30,000	30,000	30,000	30,000	30,000
High Pressure Washer	60,000	12,000	12,000	12,000	12,000	12,000	12,000
Riding Floor Scrubber	150,000	30,000	30,000	30,000	30,000	30,000	30,000
Trash Cans	80,000	20,000	20,000	20,000	-	20,000	20,000
Walk Behind Floor scrubber	16,000	16,000	-	-	-	-	-
Janitorial Equipment Subtotal	456,000	108,000	92,000	72,000	92,000	92,000	92,000
Laundry Room							
Carvas Hampers	4,550	1,000	1,000	1,000	1,000	1,000	550
Dryer	10,000	2,000	2,000	2,000	2,000	2,000	2,000
Washing Machine	10,000	2,000	2,000	2,000	2,000	2,000	2,000
Laundry Room Subtotal	24,550	5,000	5,000	5,000	5,000	5,000	4,550
Mechanical systems							
Air Handlers	1,050,000	-	500,000	500,000	-	50,000	500,000
Boilers	100,000	-	50,000	50,000	-	50,000	-
Chilled Water Pumps	225,000	75,000	-	-	75,000	75,000	-
Chillers	500,000	-	250,000	-	-	-	250,000
Condensate Pumps	195,000	65,000	-	-	65,000	65,000	-
Condenser Water Pumps	195,000	65,000	-	-	65,000	65,000	-
Condensers	300,000	100,000	-	-	100,000	100,000	-
Cooling Towers	1,000,000	-	500,000	500,000	-	500,000	-
Exhaust Fans	120,000	-	60,000	60,000	-	60,000	-
Glycol/ Water Pumps	105,000	35,000	-	-	35,000	35,000	-
Heating Water Pumps	120,000	-	60,000	60,000	-	60,000	-
Mechanical Systems Subtotal	3,910,000	340,000	1,420,000	340,000	1,060,000	750,000	-
Medical Area							
First Aid Cabinet	30,000	10,000	-	-	10,000	10,000	-
Medical Area Subtotal	30,000	10,000	-	-	10,000	10,000	-
Meeting Rooms							
Chairs	300,000	-	150,000	150,000	-	150,000	-
Recess Projection Screen	40,000	-	20,000	20,000	-	-	20,000
Stage 32 ft. by 24 ft.	108,000	36,000	-	-	36,000	-	36,000
Meeting Rooms Subtotal	448,000	36,000	170,000	36,000	150,000	56,000	-

	Total	2018-2027	2028-2037	2038-2047	2048-2057	2058-2067
Plumbing Systems	2018 to 2067					
Water Heaters	70,000	-	35,000	-	35,000	-
Plumbing Systems Subtotal	70,000	-	35,000	-	35,000	-
Rest Rooms						
All Partitions	75,000	-	-	-	75,000	-
Rest Rooms Subtotal	75,000	-	-	-	75,000	-
Security/Receiving						
Photo ID Machine	50,000	10,000	10,000	10,000	10,000	10,000
Security/Cameras	200,000	40,000	40,000	40,000	40,000	40,000
Door Access System	160,000	40,000	20,000	40,000	20,000	40,000
Security/Receiving Subtotal	410,000	90,000	70,000	90,000	70,000	90,000
Visiting Team Locker Room						
Bathrooms	80,000	20,000	-	20,000	20,000	20,000
Lockers	41,600	-	-	41,600	-	-
Visiting Team Locker Room Subtotal	121,600	20,000	-	61,600	20,000	20,000
Grand Total	35,991,093	6,270,483	8,574,122	6,090,333	8,955,643	6,100,512
TOTAL	36,000,000					
# of Years	50					
Annual Funding Amount	720,000					
Current Funding	(180,000)					
Additional Funding needed	540,000					