



**Joint City City Council and
Parks and Recreation Board Work Session
Tuesday, November 7, 2023 at 6:00 PM
Public Meeting Room**

AGENDA

- 1. Call to Order**
- 2. Items for Discussion**
 - A. Community Center Presentation from HGA
 - B. Faribault Foundation's Fundraising Campaign for Downtown (Viaduct Area) Park
 - C. Update on Downtown (Viaduct Area) Park Development Design
- 3. Future Discussion**
- 4. Adjournment**

(The Council may meet as a group for dinner)

Please contact the City Administrator's Office if you need special accommodations while attending this meeting



Council Work Session Memorandum

TO: Mayor and City Council
THROUGH: Tim Murray, City Administrator
FROM: Paul J. Peanasky, Parks and Recreation Director
MEETING DATE: November 7, 2023
SUBJECT: Community Center Presentation from HGA

Discussion:

HGA Architectural and Engineering has been working with a task force regarding the options for a new community center. The task force meetings began on April 7, 2023 and five meetings were held, with the final meeting on September 14, 2023. Beginning in April, weekly meetings were held with HGA and City staff to provide direction and answer questions about the process of building a new community center.

We are at a point now that until we are able to line up funding options, we have accomplished what we can. This meeting will provide a final report on the work that has been completed as well as to answer questions from both the City Council and the Parks and Recreation Board.

There will be a lot of work needed in the future to make the new community center facility come to fruition. City staff will continue to work through much of the process as we move forward.

Attachments:

1. HGA Presentation



HGA

**City of Faribault
COMMUNITY CENTER**

City Council and Park Board Presentation
November 7, 2023

COMMUNITY CENTER TASK FORCE



TASK FORCE MEMBERS

Tim Murray – City Administrator

Paul Peanasky – Parks and Recreation Director

Mark DuChene – City Engineer

David Wanberg – Community and Econ Director

Kevin O'Brien – Recreation Superintendent

Brad Phenow – Communications Coordinator

Lola Brand – Park and Recreation Board

Mike Ross – Park and Recreation Board

Carla Pearson – Buckham West Sr. Center

Chad Wolff – School Board/Citizen

Kevin Voracek – Mayor

Peter van Sluis – City Council

Gregg Goedde – Citizen

Eric Delgado – Citizen

CITY COUNCIL AND PARK BOARD PRESENTATION



AGENDA

1. Task Force Process
 - Process and Schedule
 - Vision/Guiding Principles
2. Engagement: Survey and Open House
3. Building Concept Development
 - Site Selection
 - Building Plan Diagram
 - Renderings
4. Market Analysis and Operations
 - Market Analysis/Benchmarking
 - Funding Strategies
 - Facility Proforma
5. Next Steps Overview
8. Q/A

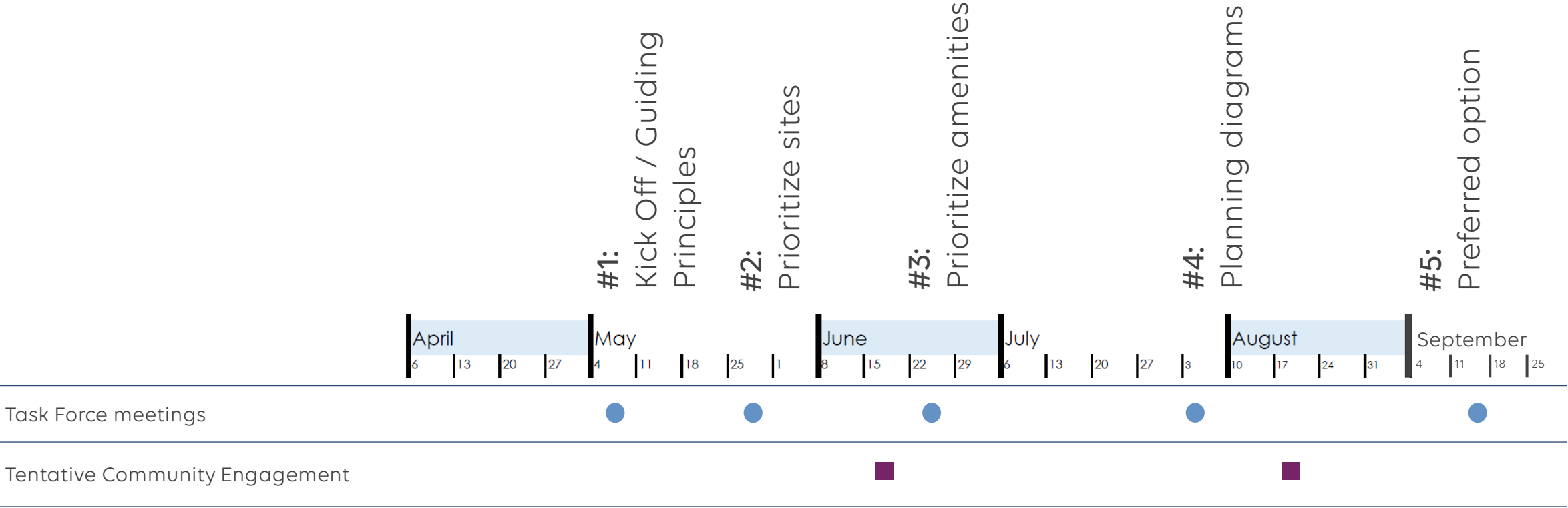
PROCESS / EXPECTATIONS

TASK FORCE PROCESS



- Determine best location in the City for the Faribault Community Center
- Recommend amenities and features for the facility
- Review and comment on conceptual design
- Support development of community engagement events

TASK FORCE PROCESS - SCHEDULE



VISIONING / GUIDING PRINCIPLES

VISIONING AND GUIDING PRINCIPLES



MAXIMIZE AMENITIES FOR FITNESS AND REC

- "Provide amenities to DO..."*
- "Variety of activities determines success..."*
- "Only three gyms is a failure"– provide for larger events and tournaments..."*

VISIONING AND GUIDING PRINCIPLES



VISIONING AND GUIDING PRINCIPLES



CREATE A LANDMARK FOR THE COMMUNITY

- Think BIG, not small...*
- Public reaction is "wow that's pretty cool"...*
- Act as a catalyst for development and growth...*
- Make it a crown jewel of the community...*

VISIONING AND GUIDING PRINCIPLES

A small, white and black propeller plane is parked on a tarmac. In the background, a person is standing on a ladder, working on the tail of the plane. The scene is set in an airfield with hangars and trees in the distance.

SHOW STEWARDSHIP GOING FORWARD

- Exhibit cost effectiveness in decision making...
- Further Faribault's sustainability initiatives...
- Have durability and longevity in mind...

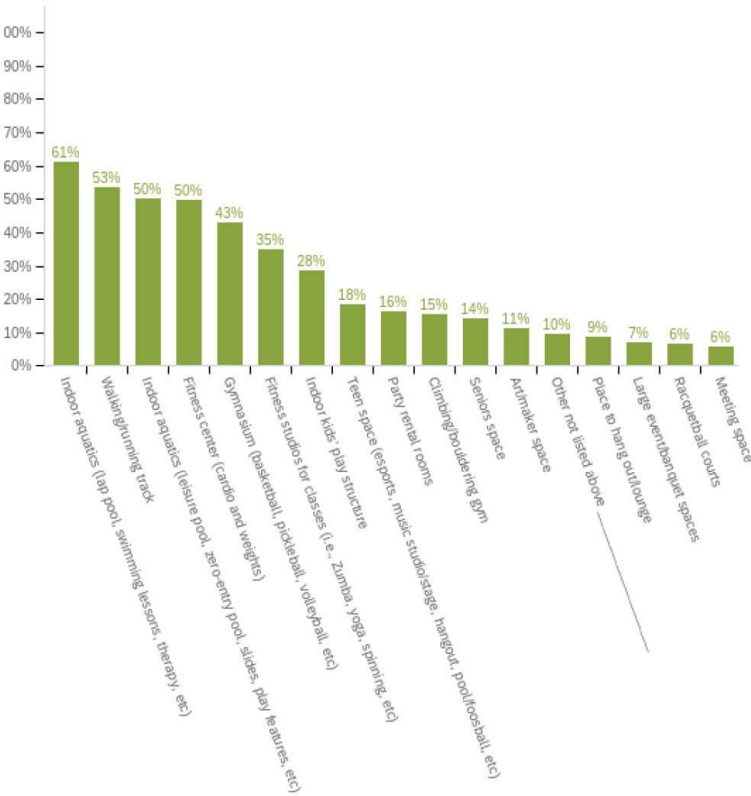
SURVEY AND OPEN HOUSE

PROGRAMMING – SURVEY RESULTS

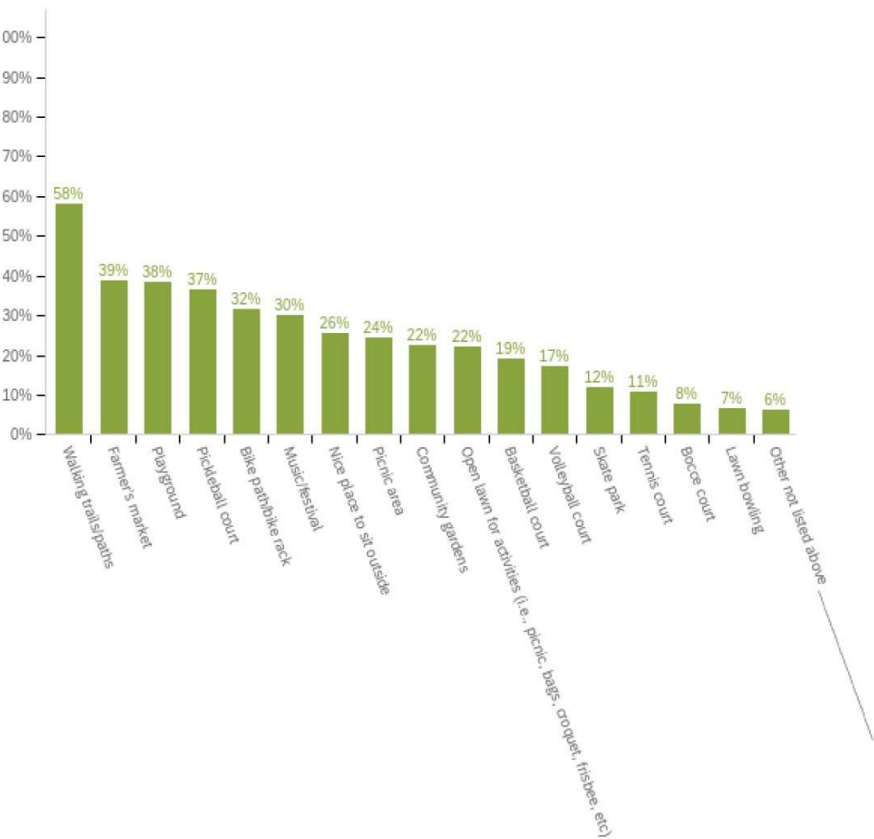
Community Survey

953 results

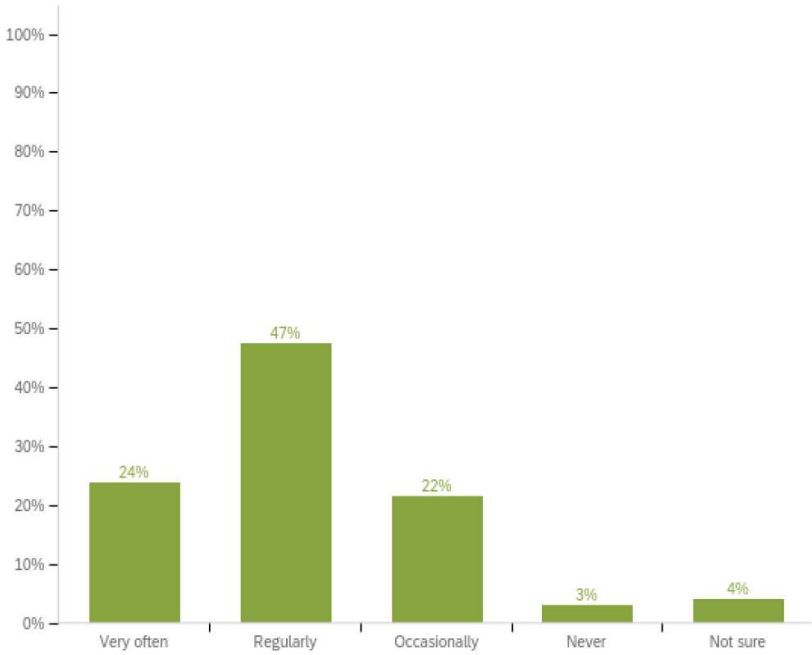
2. What type of indoor amenities would you be most likely to use in a new Community Center facility? Select up to (5) five: This question is required.



3. What type of outdoor amenities would you be most likely to use at a new Community Center facility? Select up to (5) five: This question is required.



4. How often would you use a new Community Center facility?



Very often	24%	139
Regularly	47%	277
Occasionally	22%	126
Never	3%	18
Not sure	4%	24

PROGRAMMING – SURVEY RESULTS

Faribault, MN Feasibility Study - Indoor/Outdoor Amenities							
Online Survey Results				Task Force Live Polling (Mentimeter)			
INDOOR AMENITIES	Most Likely Use	OUTDOOR AMENITIES	Most Likely Use	Active Spaces (Task Force)	Aquatic Spaces (Task Force)	Gathering Spaces (Task Force)	Outdoor Spaces (Task Force)
Indoor Aquatics (lap, therapy, swim lessons, etc.)	14%	Walking trails/paths	14%	Walking/Running Track (9)	Zero-depth Entry Rec Pool (6)	Meeting/Program Space (8)	Basketball Courts (7)
Walking/Running Track	12%	Farmer's market	10%	Indoor Kids' Play Structure (7)	Program/Fitness Pool (5)	Party/Rental Rooms (8)	Pickleball Courts (7)
Indoor Aquatics (zero-depth entry pool, etc.)	12%	Playground	10%	Fitness Center - Cardio/Weights (4)	Lap Pool (4)	Teen Space (8)	Walking Path (7)
Fitness Center (cardio and weights)	11%	Pickleball court	8%	Gymnasium Space (4)	Lazy River (4)	Large Events/Banquet Space (2)	Outdoor Events (5)
Gymnasium (basketball, pickleball volleyball, etc.)	10%	Bike path/bike rack	8%	Fitness Studios (2)	Waterslide/Plunge Pool (3)	Art/Maker Space (1)	Playground (4)
Fitness Studios for classes (Zumba, yoga, spinning, etc.)	8%	Music/festival	7%	Climbing/Bouldering Gym (1)	Therapy Pool (2)	Senior Space (0)	Bike Path/Racks (3)
Indoor kids' play structure	7%	Community gardens	6%	Racquetball (0)			Lawn Activities (2)
Teen space (hangout, pool/foosball, etc.)	5%	Nice place to sit outside	6%				Skate Park (2)
Climbing/bouldering gym	4%	Picnic area	6%				Volleyball Courts (2)
Party rental rooms	4%	Basketball court	5%				Bocce Courts (1)
Senior space	3%	Open lawn for activities (i.e., picnic, bags, croquet, frisbee, etc)	5%				Community Gardens (1)
Art/maker space	3%	Volleyball	4%				Tennis Courts (0)
Place to hang out/lounge	2%	Skate park	3%				
Large event/banquet spaces	2%	Tennis courts	3%				
Racquetball courts	1%	Bocce court	2%				
Meeting Space	1%	Lawn bowling	2%				

SURVEY - High Priority

SURVEY - Medium Priority

Survey - Low Priority

Did not see in survey results

COMMUNITY OPEN HOUSE

August 17, 2023, 5-7pm

Boards illustrated current Community Center development and offered an opportunity for the community to learn more and ask questions about the project.

- **Support of the North Alexander Park site**
 - Good connection to trail system and other park amenities like outdoor aquatics
 - Community already sees this location as a destination for events and activities
 - Park has great connection to nature
- **Multigenerational facility/programming is important**



BUILDING CONCEPT DEVELOPMENT

Site Selection

1 – Existing House & Outbuildings

15.3 acres

2– North Alexander Park

62 acres + 5.5 acres

3 – Auction House/Junkyard Site

23.8 acres

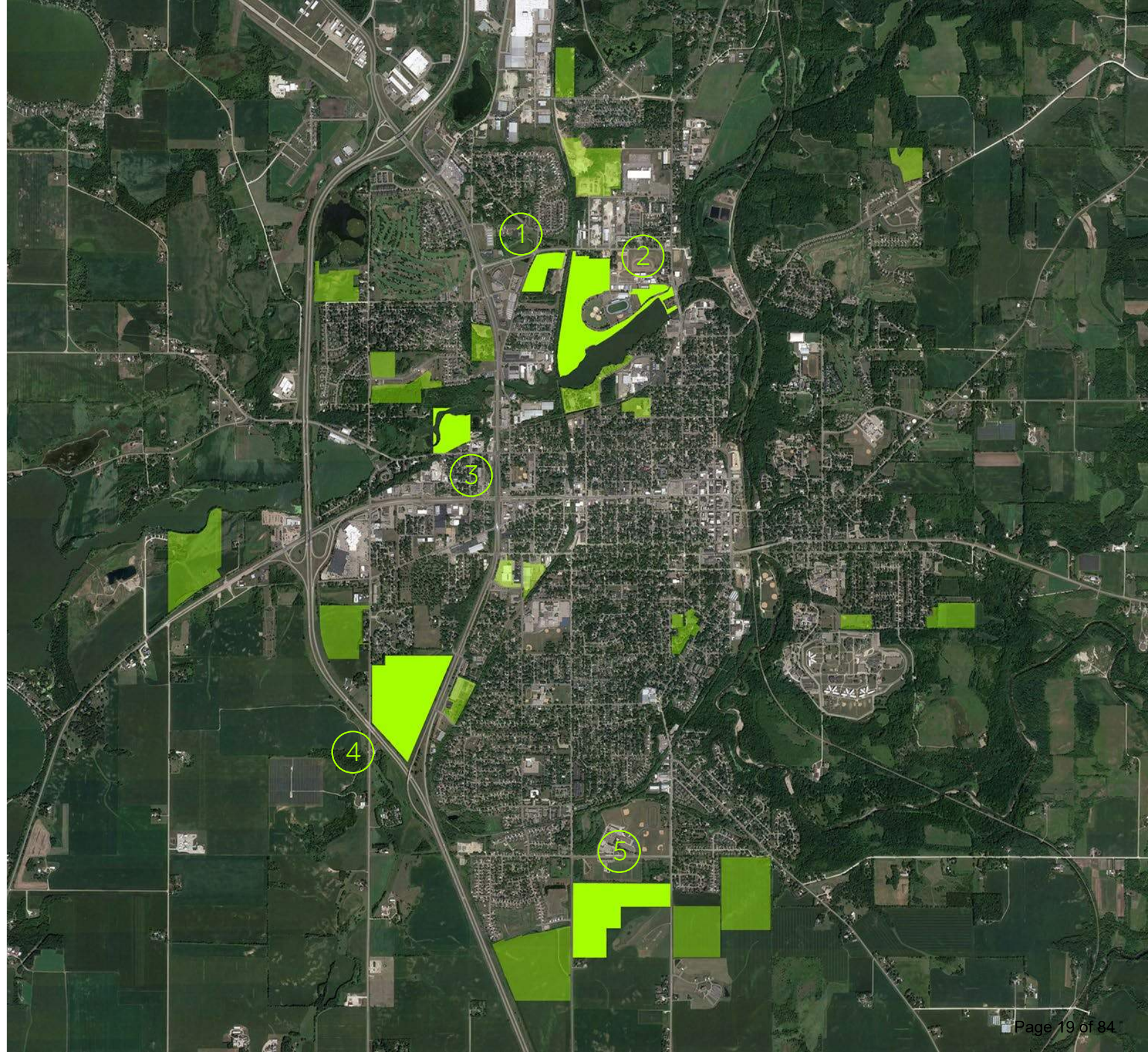
4 – Greenfield Site (I-35W & Lyndale)

91.4 acres

5 – Greenfield Site (Adj to Soccer Complex)

72.5 acres

**Sites not in order of preference.*



PREFERRED SITE

Site Option 2

North Alexander Park

62 acres + 5.5 acres

PROS

- Trail system connected to site
- Connection to Faribault Family Aquatics Center
- Co-located with park amenities
- Site access off secondary road
- Good sun/wind access
- Existing municipal utilities
- City-owned property

CONS

- Irregular site limits location/expansion
- May impact wooded area
- Adjacent to electrical substation
- Limited neighborhood pedestrian connection



PREFERRED SITE

Site Option 2 – UPDATED LAYOUT

North Alexander Park

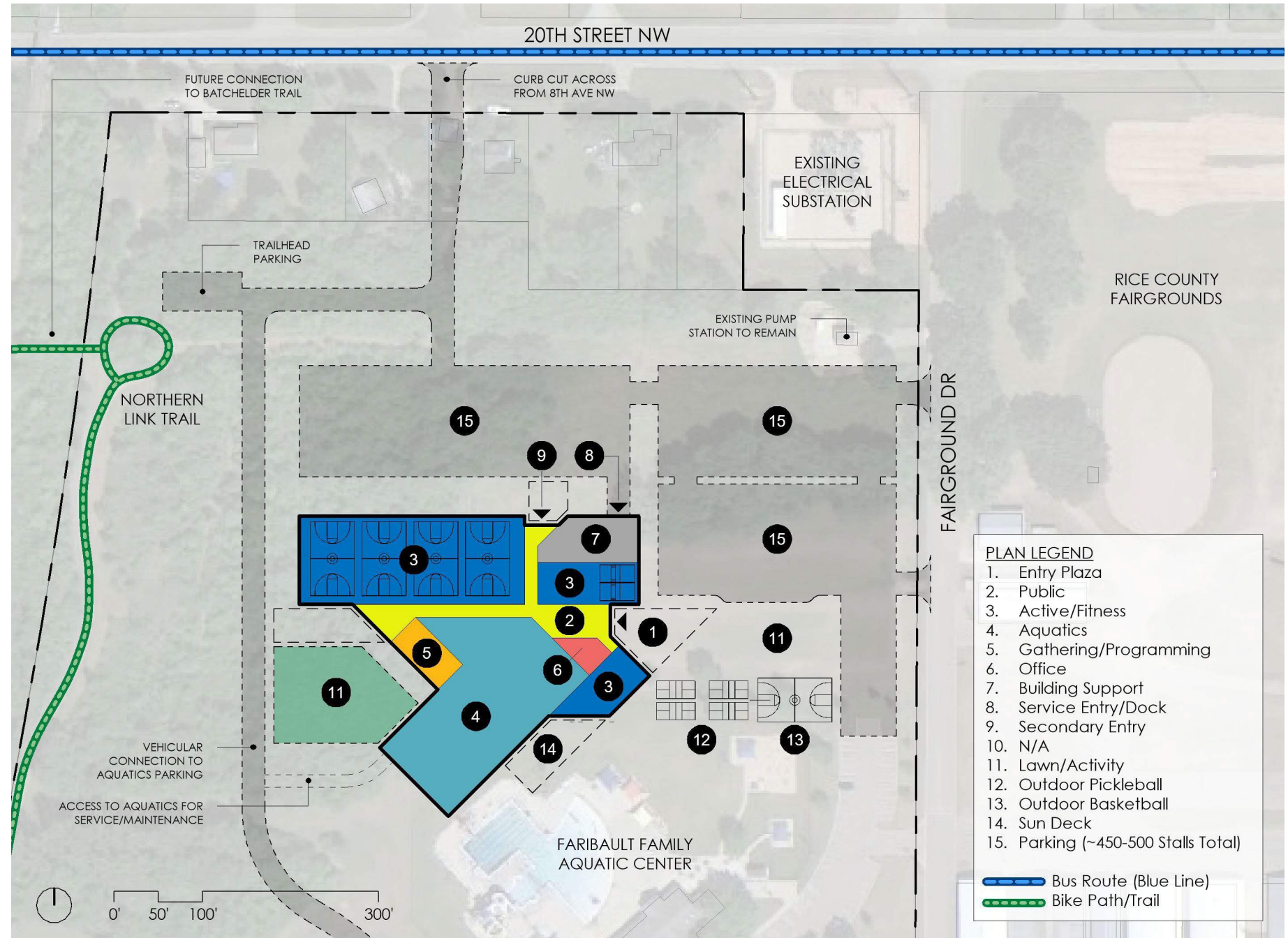
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CONS

- Irregular site limits location/expansion
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FLOOR PLANS – TEST FIT

Site Option 2

North Alexander Park

Approx 110,000 gsf

Main Level

- Lobby
- 4-Gym Flexible Fieldhouse
- Indoor Aquatics Center
- Indoor Play Structure
- Racquetball Courts
- Small Fitness Studio
- Child Watch
- Multipurpose Program/Meeting Spaces
- Parks and Rec Office w/ Reception
- Building Mechanical & Service

Upper Level

- Walking Track overlooking Fieldhouse
- Fitness Area w/ Cardio, Press, Weights
- Large Fitness Studio
- Roof Terrace
- Building Mechanical & Air Handling



FLOOR PLANS – TEST FIT

Site Option 2

North Alexander Park

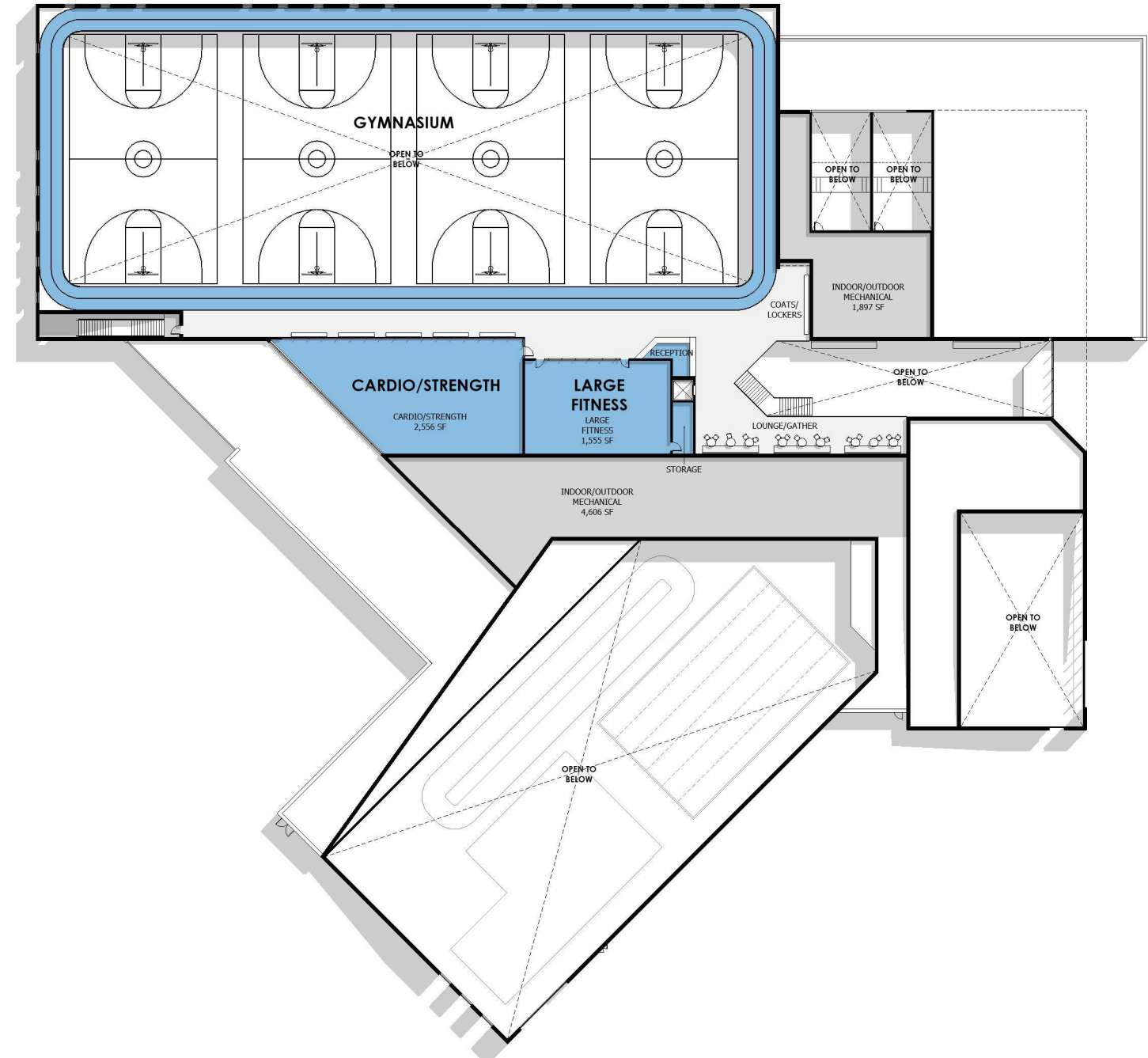
Approx 110,000 gsf

Main Level

- Lobby
- 4-Gym Flexible Fieldhouse
- Indoor Aquatics Center
- Indoor Play Structure
- Racquetball Courts
- Small Fitness Studio
- Child Watch
- Multipurpose Program/Meeting Spaces
- Parks and Rec Office w/ Reception
- Building Mechanical & Service

Upper Level

- Walking Track overlooking Fieldhouse
- Fitness Area w/ Cardio, Press, Weights
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MATERIAL PRECEDENTS



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



CONCEPTUAL COST ESTIMATE

PROGRAMMING OPTIONS – FULL OPTION LOW/HIGH RANGE

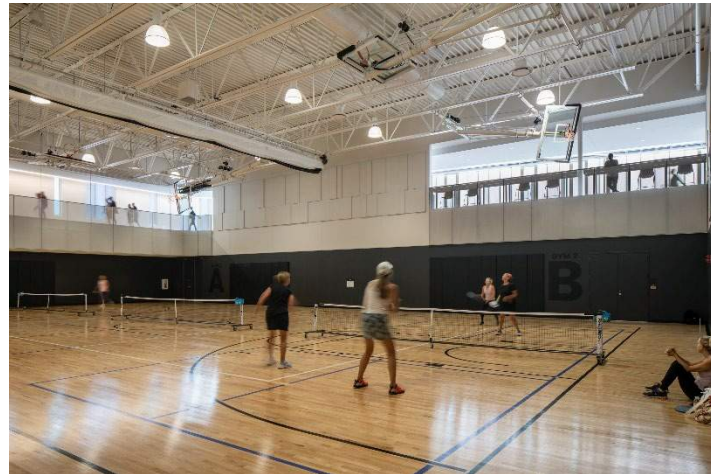
		FULL PROGRAM			
SUMMARY		CONSTR. COST			
<u>Program Space</u>		\$/GSF	108,794 GSF		
Public	3,020 sqft	\$650	\$1,963,000		
Active/Fitness	41,616 sqft	\$450	\$18,727,200		
Aquatics	26,227 sqft	\$750	\$19,670,250		
Gathering/Programming	4,580 sqft	\$575	\$2,633,500		
Office	1,100 sqft	\$485	\$533,500		
Building Support	7,145 sqft	\$420	\$3,000,900		
Grossing Space (30%)	25,106 sqft	\$404	\$10,154,494		
TOTAL CONSTR COST (2027) - HIGH		\$521	\$56,682,844	\$599	\$65,185,271
PROGRAMMING, PLANNING & DESIGN FEES	12.0%		\$6,801,941		\$7,822,233
INSPECTIONS, PERMITS, PLANNING & MANAGEMENT COSTS	5.0%		\$2,834,142		\$3,259,264
FF&E	\$45.00 /sf		\$4,895,748		\$4,895,748
OWNERS OVER-ALL PROJECT CONTINGENCY	5.0%		\$2,834,142		\$3,259,264
TOTAL PROJECT COST (2027)		30.64%	\$74,049,000	29.51%	\$84,422,000

PROGRAMMING OPTIONS – FULL OPTION LOW/HIGH RANGE

SUMMARY		CONSTR. COST		
<u>Sub-Division</u>	<u>Scope Notes</u>		<u>\$/GSF</u>	<u>108,794 GSF</u>
DEMO/MAKE-READY	per site specifics	allowance	\$3	\$300,000
SUB-STRUCTURE	spread footings, slab on grade		\$22	\$2,393,468
SUPER-STRUCTURE	steel braced frame, precast @ dble ht spaces		\$60	\$6,527,640
ENCLOSURE	30% glass, masonry/precast, metal panel	52,000 sqft	\$85	\$4,420,000
ROOF	flat roof, membrane	100,000 sqft	\$28	\$2,800,000
INTERIORS	resilient finishes, typical		\$65	\$7,071,610
SPECIALTIES & EQUIP	millwork, pool/play equipment, specialties	allowance	\$23	\$2,500,000
CONVEYING	elevators & stairs	allowance	\$3	\$350,000
MECHANICAL	fire protection		\$5	\$543,970
	plumbing		\$22	\$2,393,468
	HVAC		\$68	\$7,397,992
ELECTRICAL	power		\$18	\$1,958,292
	lighting		\$16	\$1,740,704
	systems - FA, comm, sec, AV		\$14	\$1,523,116
SITework	grading, utilities, hardscape, landscaping	allowance	\$28	\$3,000,000
CONTRACTORS GR/GC, OH&P		10.0%		\$4,492,026
ESCALATION	4%/yr	14.7%	Q1-2027	\$7,270,558
TOTAL CONSTR COST (2027) - LOW			\$521	\$56,682,844
DESIGN & CONST CONTINGENCY		15.0%		\$0
TOTAL CONSTR COST (2027) - HIGH				\$56,682,844
PROGRAMMING, PLANNING & DESIGN FEES		12.0%		\$6,801,941
INSPECTIONS, PERMITS, PLANNING & MANAGEMENT COSTS		5.0%		\$2,834,142
FF&E		\$45.00 /sf		\$4,895,730
OWNERS OVER-ALL PROJECT CONTINGENCY		5.0%		\$2,834,142
TOTAL PROJECT COST (2027)			30.64%	\$74,049,000

\$521	\$56,682,844
	\$8,502,427
\$599	\$65,185,271
	\$7,822,233
	\$3,259,264
	\$4,895,730
	\$3,259,264
29.51%	\$84,422,000

COST BENCHMARKING



Plymouth Community Center

- GSF: 114,995 SF (29,310 SF Reno)
- Const Cost: \$41.7 M (2021)
- Const Cost Adjust: \$62.9 M (Q1-2027)
- Cost/SF: \$548

Brookview Community Center

- GSF: 37,280 SF
- Const Cost: \$12.5 M (2016)
- Const Cost Adjust: \$21.4 M (Q1-2027)
- Cost/SF: \$575

Eden Prairie CC Aquatics

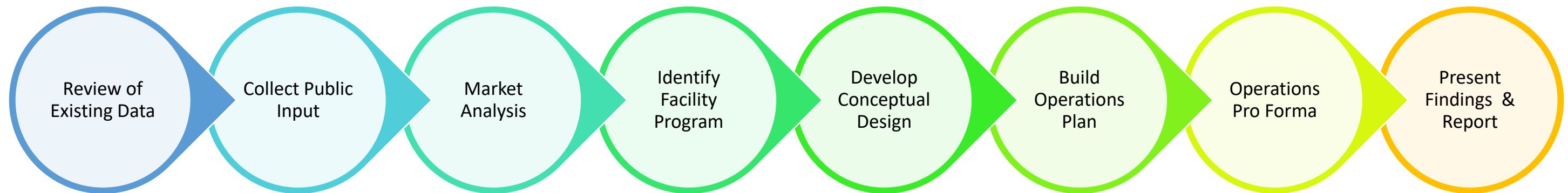
- GSF: 47,000 SF
- Const Cost: \$16.7 M (2018)
- Const Cost Adjust: \$28.2 M (Q1-2027)
- Cost/SF: \$599

New Ulm CC Expansion

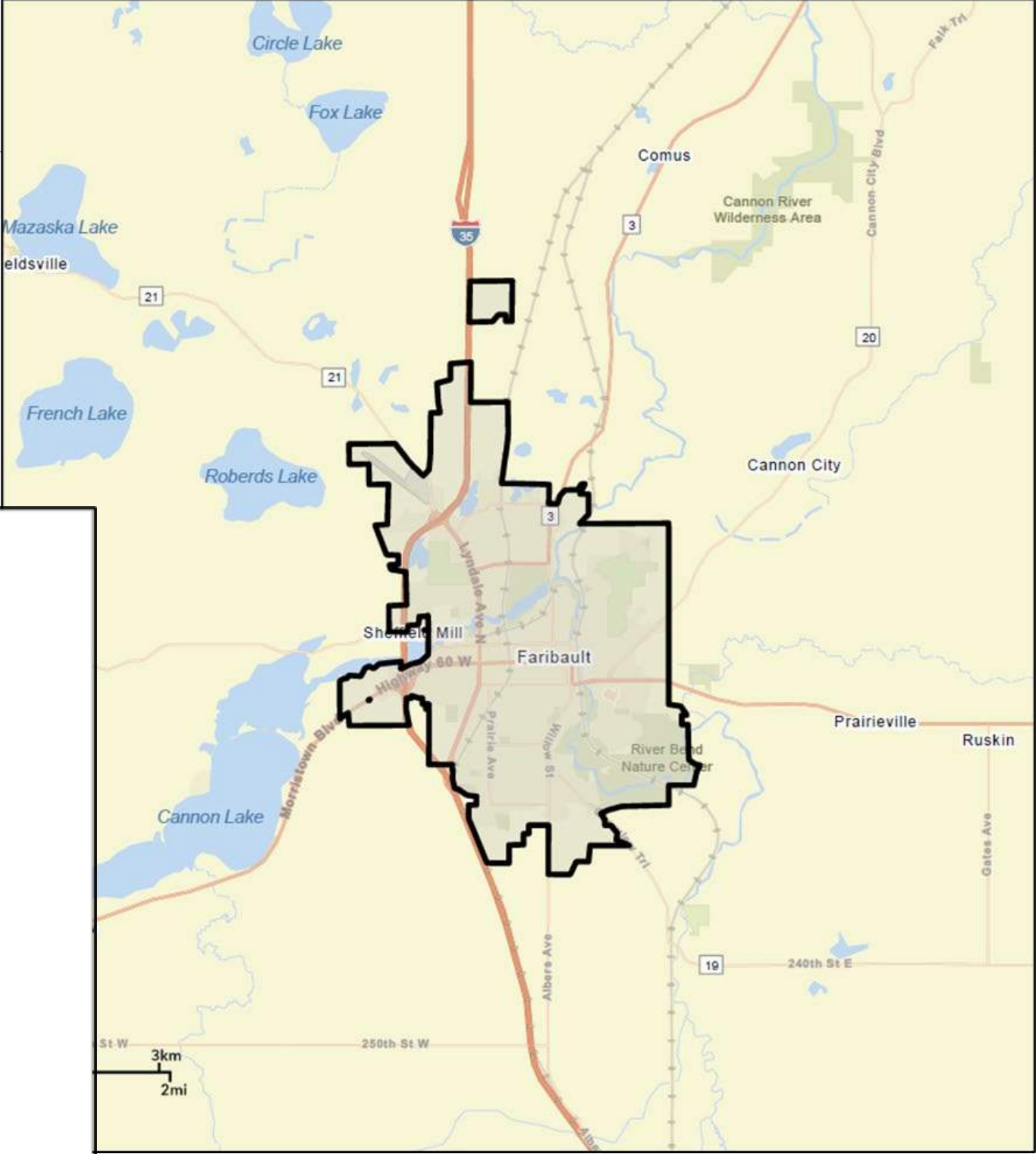
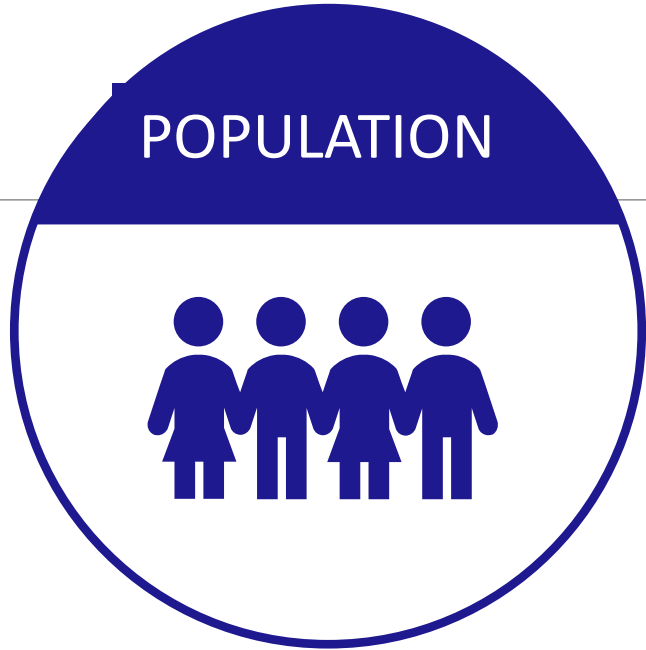
- GSF: 30,000 SF
- Const Cost: \$11.5 M (2021)
- Const Cost Adjust: \$18.6 M (Q1-2027)
- Cost/SF: \$620

MARKET ANALYSIS / BENCHMARKING

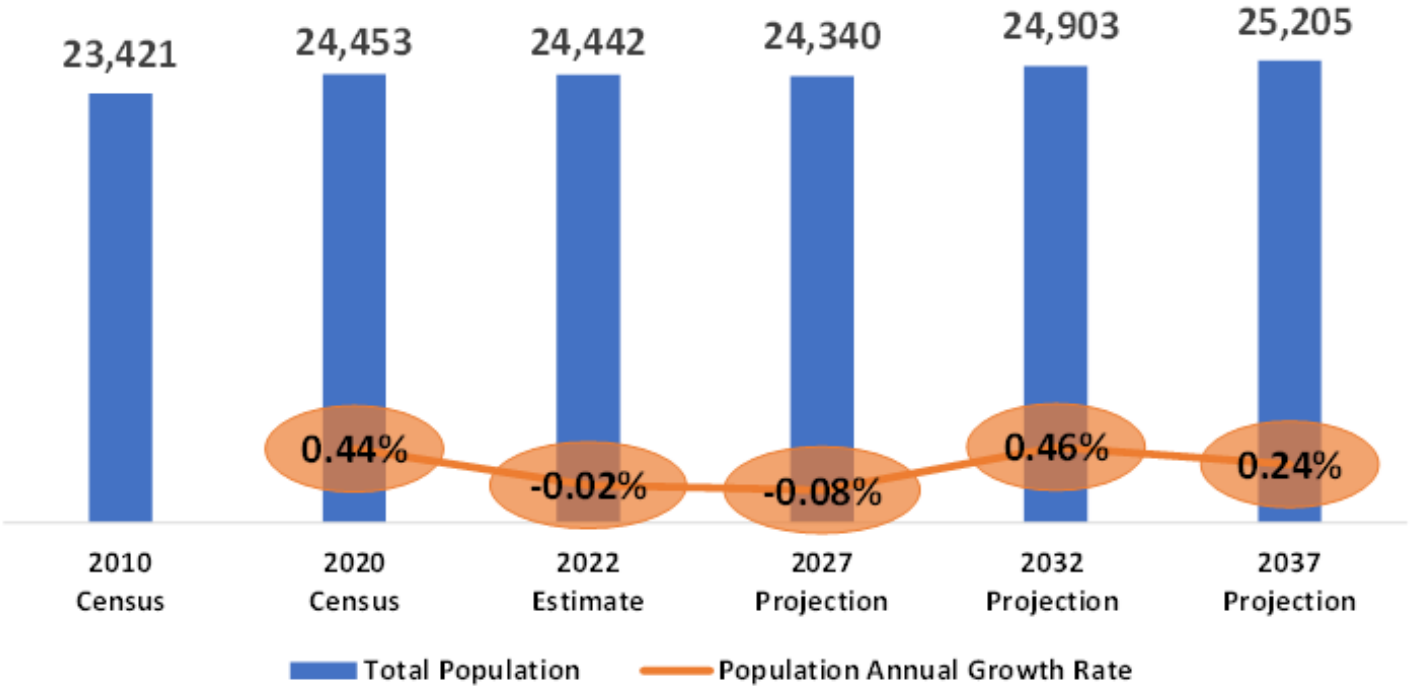
THE PROCESS



MARKET ANALYSIS



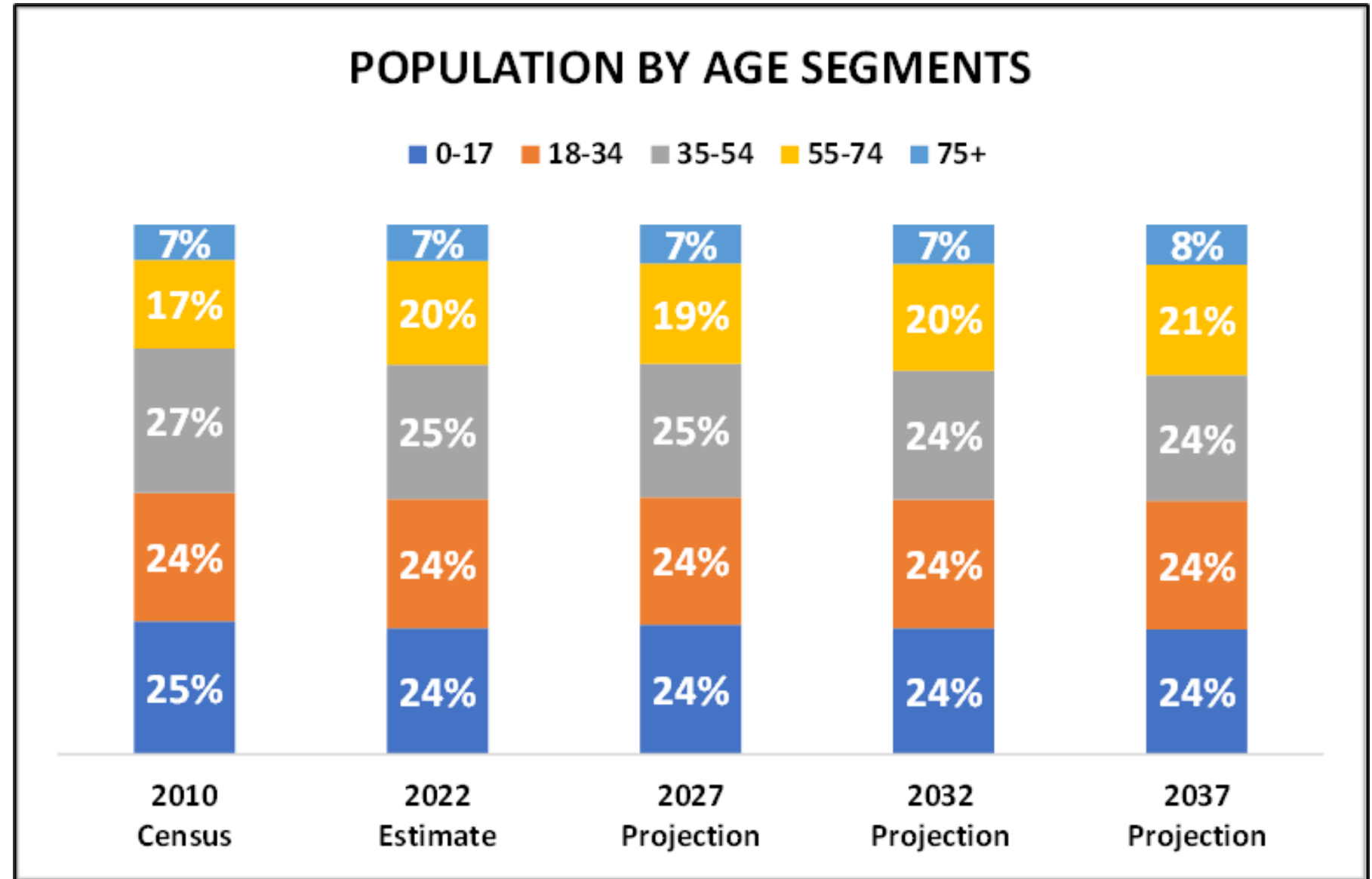
POPULATION



MARKET ANALYSIS



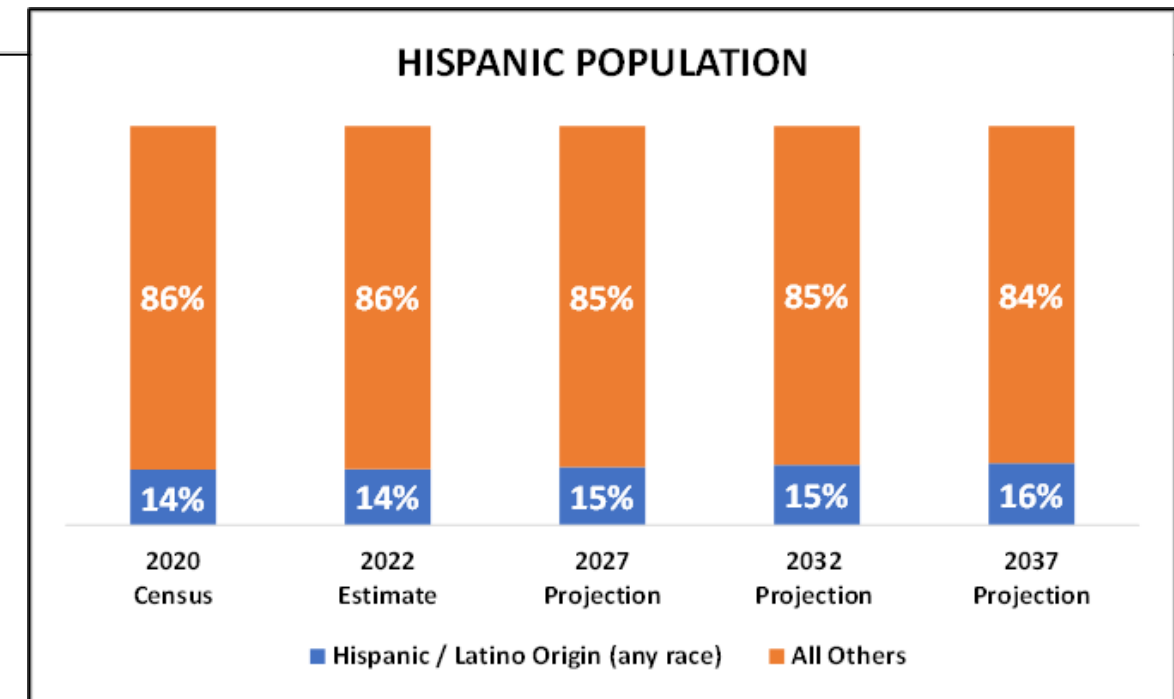
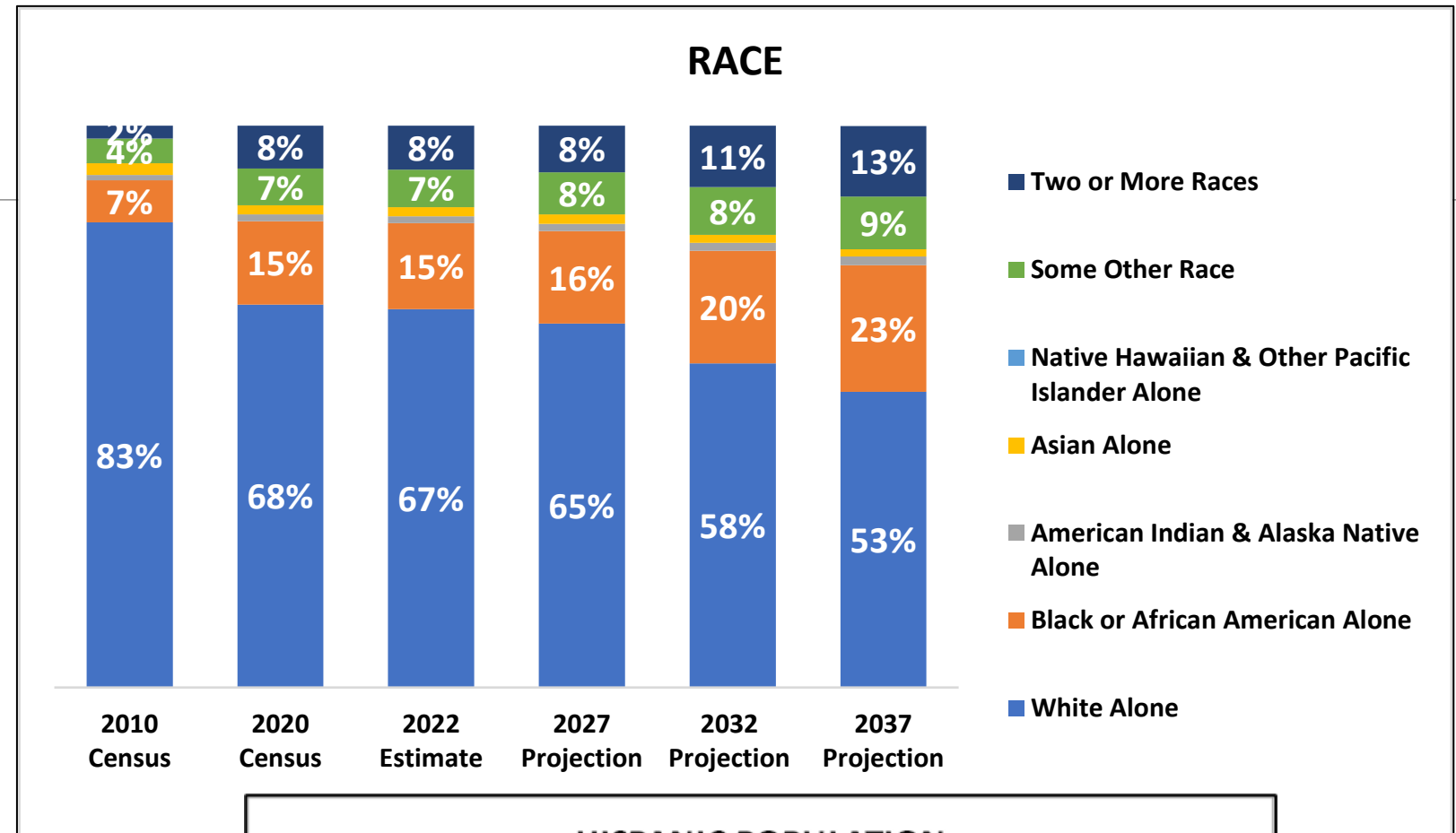
Ages 55+ make up 27% of the population



MARKET ANALYSIS



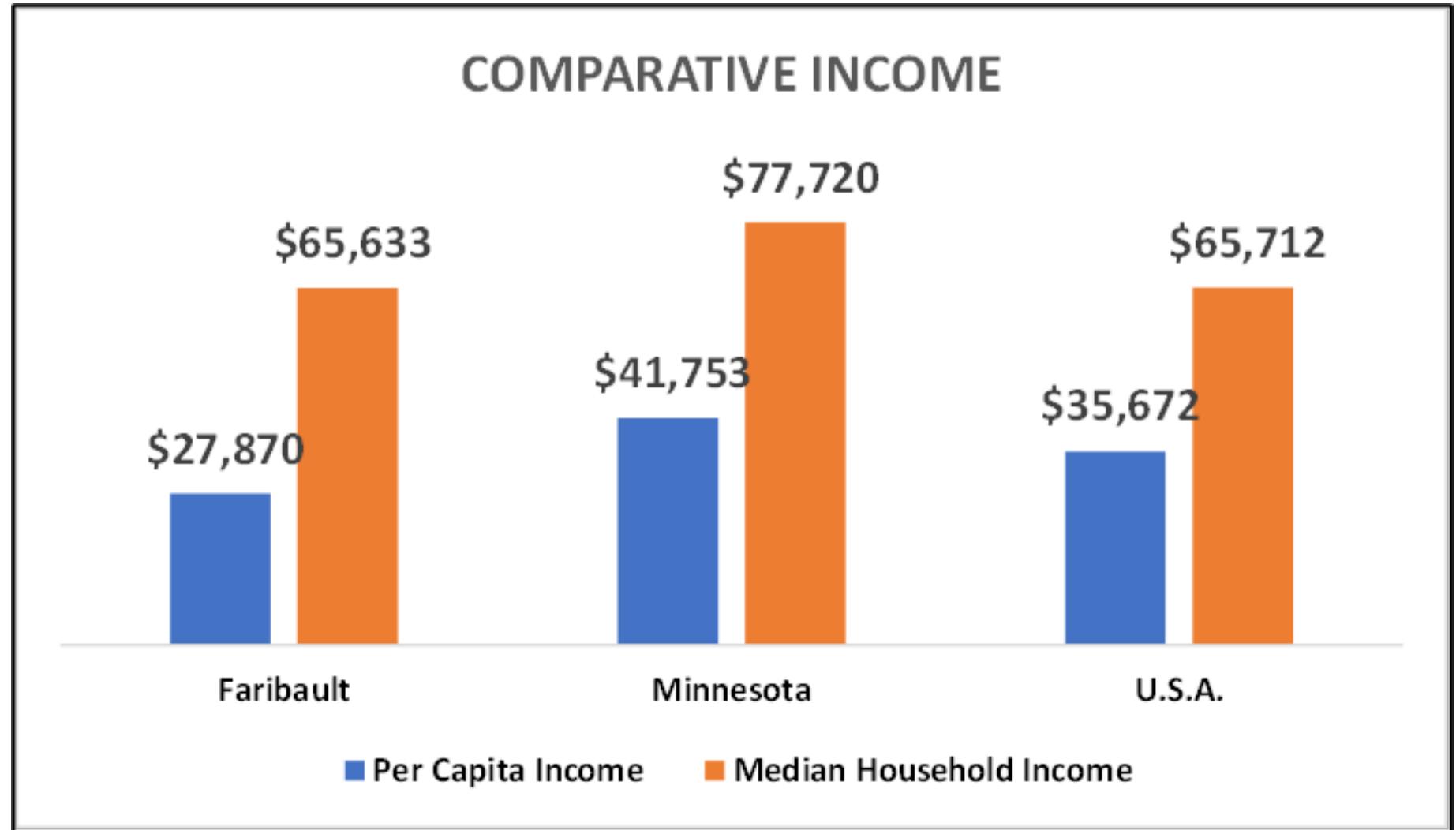
White Alone
makes up 67% of
the population



MARKET ANALYSIS



Incomes are below
State & United
States Levels



RECREATION TRENDS ABOVE NATIONAL AVERAGE



Baseball



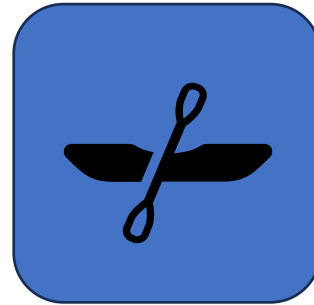
Zumba



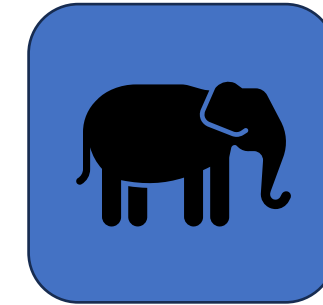
Gaming



Football



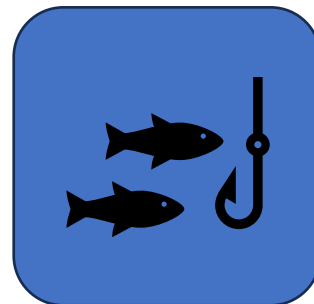
Kayaking



Zoo



Volleyball

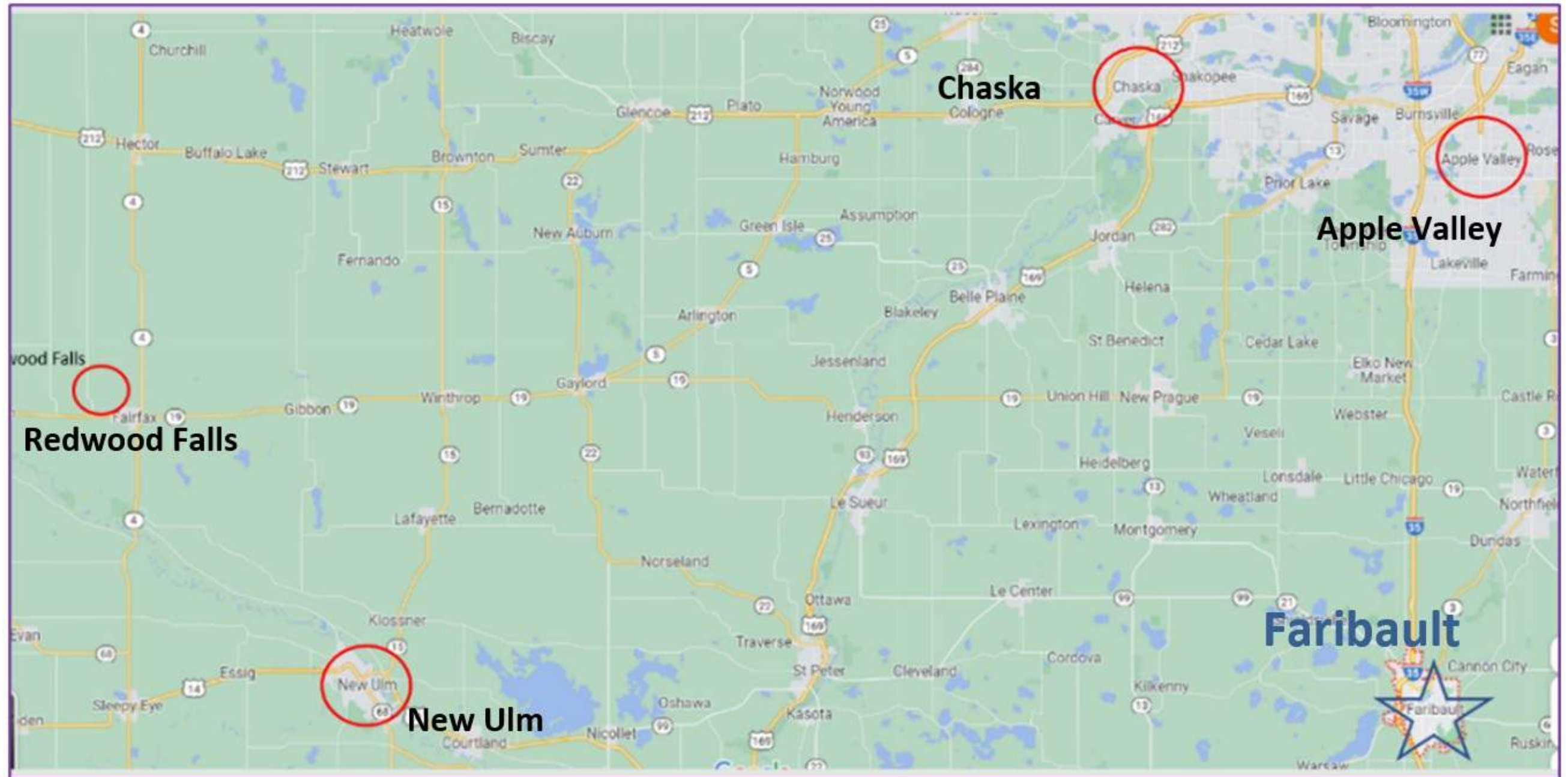


Fishing



Camping

BENCHMARK COMMUNITY CENTERS



PHYSICAL ASPECT OF COMMUNITY CENTERS

AGENCIES	Size of Community Center (Total Sq. Ft)	Age of the Facility
Chaska P&R	210,000 sq. ft.	32 years old
Redwood Falls Rec Dept	110,000 sq. ft.	22 years old
New Ulm P&R	83,000 sq. ft.	45 years old
City of Apple Valley P&R	47,000 sq. ft.	32 years old
Faribault P&R	25,000 sq. ft.	45 years old

The **largest** Community Center: Chaska P&R with 210,000 sq. ft (second in population 28,260)

The **smallest** Community Center: Faribault P&R with 25,000 sq ft. (third in population 25,453)

Age: New Ulm P&R and Faribault P&R Community Centers are 45 years old (**oldest of all benchmark agencies**)

FINANCIAL DATA OF THE COMMUNITY CENTERS

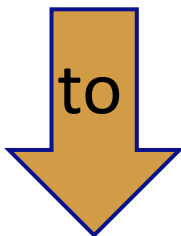
The Largest Operational Budgets
Community Centers in the
Benchmark Cities:
coincide with:

- **Largest Centers** have the highest budgets
- They have the **most spaces** for programs
- They provide the **most programs**
- They are **located** in or near a large city or metropolitan area.

2023 Operational Budget

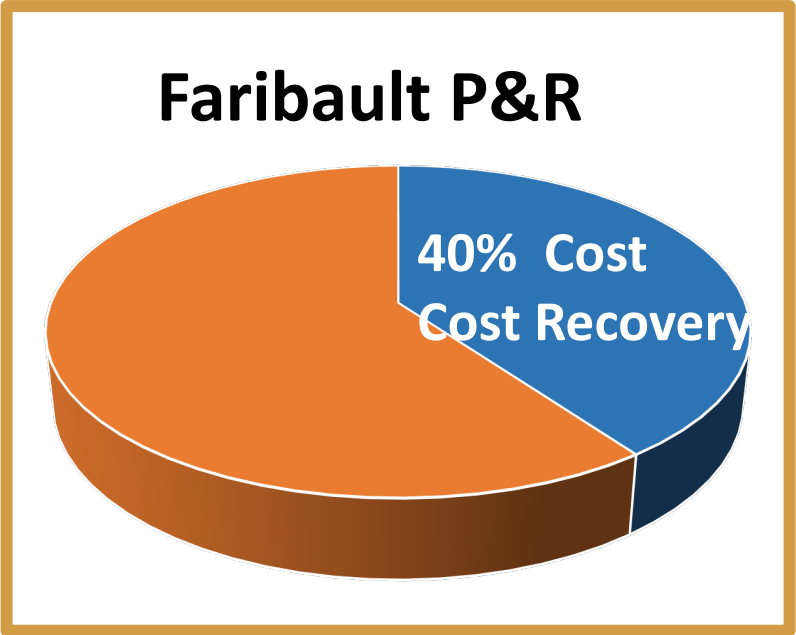
Revenue and Expenses

Highest.....	Chaska	\$8,000,000
	Redwood Falls	\$1,057,175
	Faribault P&R	\$825,000
	Apple Valley P&R	\$216,910
Lowest.....	New Ulm P&R	\$181,000

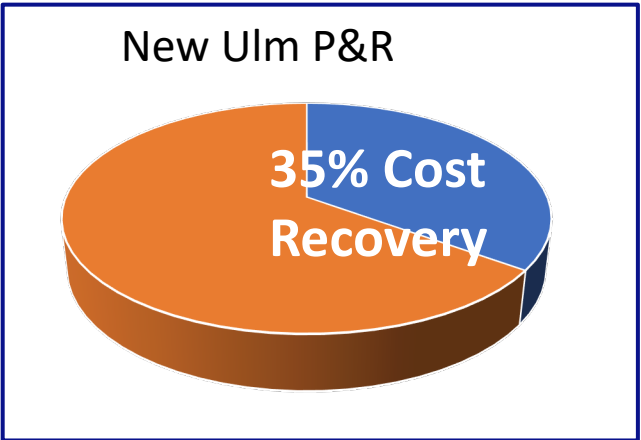
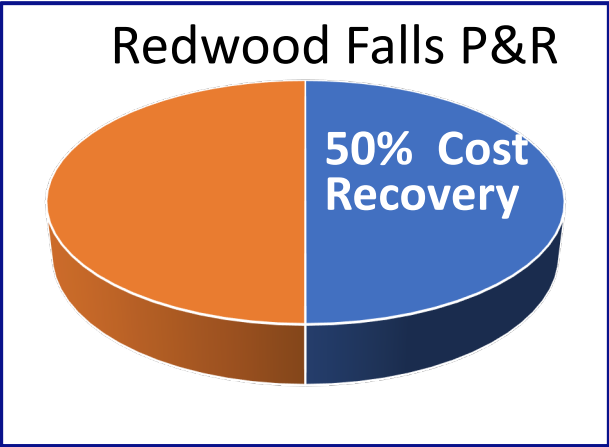
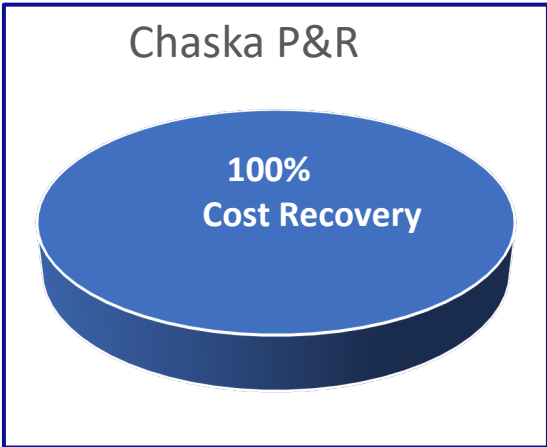


COST RECOVERY

Note: *Cost Recovery is based on the Revenue and Expenses of the Community Center only – **not** the entire agency.*



Note: *70% and above is considered to be an acceptable cost recovery for a Community Center.*



** The City of Apple Valley did not provide data for this metric*

OVERALL SUMMARY OF BENCHMARK COMMUNITY CENTERS

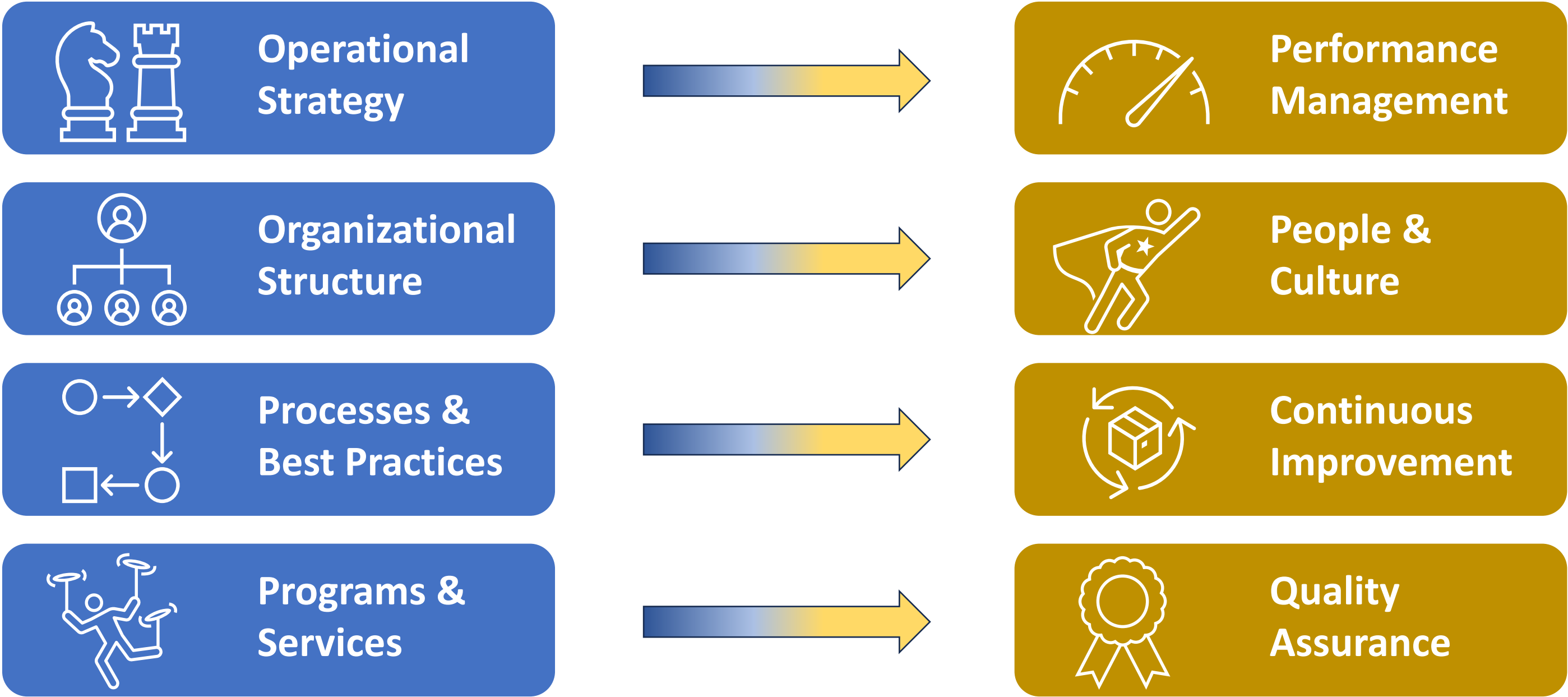
- ✓ The size of a Community Center is related to the size of the community it serves
- ✓ Only 1 benchmark community center was above the optimum Cost Recovery of 70%
- ✓ Programs and activities activate spaces
- ✓ Memberships vary for the programs provided
- ✓ Not just old Community Centers are upgraded
- ✓ Partnerships were not common with the benchmark agencies' Community Centers
- ✓ Full Time staff is supplemented by part time and seasonal staff



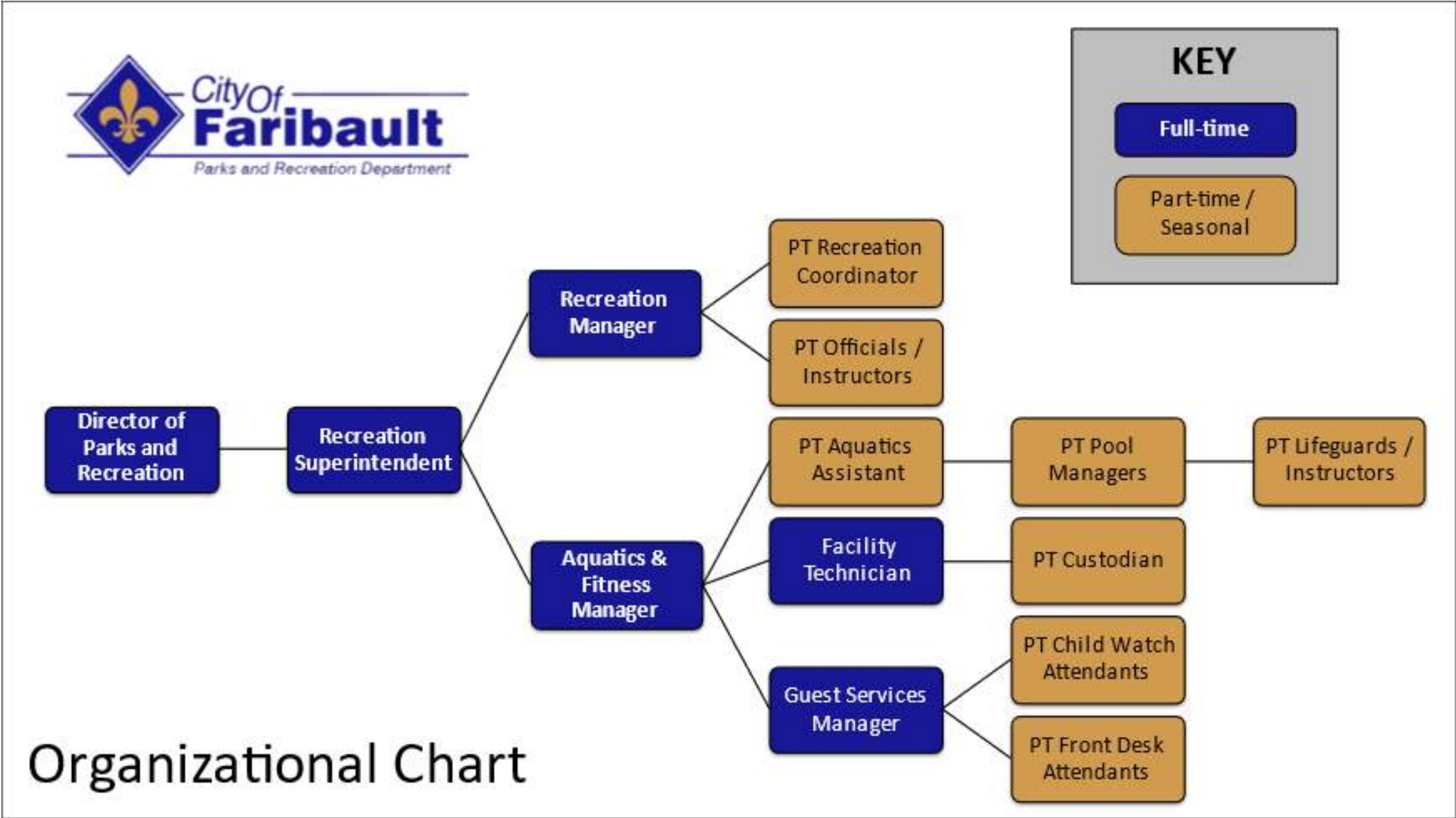
FACILITY PROGRAM DEVELOPMENT MATRIX

Faribault, MN Community Center Feasibility Study Indoor Facility Amenities Matrix																		
Citizen Survey Ranking	Amenity	Age Segments Served											Guiding Principles			Costs		Partnership / Sponsorship
		YOUTH				ADULT				SENIOR			Maximize Fitness & Rec	Hub for Interaction & Gathering	Landmark for Community	Cost to Develop	Cost to Operate	Partnership / Sponsorship Potential
		2-5 years	6-8 years	9-12 years	13-15 years	16-18 years	19-30 years	31-45 years	46-60 years	61-70 years	71-75 years	77 + years						
➡ 1	Indoor Aquatics (lap,therapy, swim lessons, etc.)	•	•	•	•	•	•	•	•	•	•	•	High	High	High	High	High	High
➡ 2	Walking/Running Track	•	•	•	•	•	•	•	•	•	•	•	High	High	Medium	Low	Low	Medium
➡ 3	Indoor Aquatics (zero-depth entry pool, etc.)	•	•	•	•	•	•	•	•	•	•	•	High	High	High	High	High	High
➡ 4	Fitness Center (cardio and weights)						•	•	•	•	•	•	High	High	Medium	Medium	Medium	Medium
➡ 5	Gymnasium (basketball, pickleball volleyball, etc.)	•	•	•	•	•	•	•	•	•	•	•	High	High	High	Medium	Medium	High
➡ 6	Fitness Studios for classes (Zumba, yoga, spinning, etc.)					•	•	•	•	•	•	•	High	High	Medium	Medium	Medium	Medium
➡ 7	Indoor kids' play structure	•	•	•			•	•	•	•			High	High	High	High	Low	High
➡ 8	Teen space (hangout, pool/foosball, etc.)			•	•								Low	Medium	Low	Medium	Low	Medium
➡ 9	Climbing/bouldering gym		•	•	•	•	•	•	•				Medium	Low	Low	Low	Low	Low
➡ 10	Party rental rooms	•	•	•	•	•	•	•	•	•	•	•	Low	High	Low	Low	Low	Medium
➡ 11	Senior space								•	•	•	•	Low	High	Medium	Medium	Medium	Low
➡ 12	Art/maker space			•	•	•	•	•	•	•	•		Low	Medium	Medium	Medium	Low	Low
➡ 13	Place to hang out/lounge			•	•	•	•	•	•	•	•	•	Low	High	Low	Low	Low	Low
➡ 14	Large event/banquet spaces	•	•	•	•	•	•	•	•	•	•	•	Low	High	Medium	Medium	Low	Medium
➡ 15	Racquetball courts							•	•	•			Medium	Medium	Low	Low	Low	Low
➡ 16	Meeting Space	•	•	•	•	•	•	•	•	•	•	•	Low	High	Low	Low	Low	Low

OPERATIONAL STRATEGY



ORGANIZATIONAL STRATEGY



TECHNOLOGY STRATEGY

- **Building automation systems:** Building automation systems should be used to control the Fieldhouse 's HVAC, lighting, and other systems (i.e., irrigation system). This can help to improve efficiency and comfort.
- **Energy management systems:** Energy management systems can be used to monitor and optimize Fieldhouse 's energy consumption. This can help to reduce energy costs and improve sustainability.
- **Security systems:** Security systems can be used to protect the Fieldhouse from unauthorized access, theft, and vandalism.

CUSTOMER SERVICES STRATEGY

- Internal and External Communication
- Telephone Etiquette
- Voicemail
- Email
- Training
- Key Performance Indicators
- Onboarding and Offboarding



FUNDING OPTIONS

FUNDING STRATEGY

Dedicated Funding Sources are the best way to fund the project and operations

 Potential Funding Sources Faribault Parks and Recreation - Community Center Feasibility Study					
Capital Funding Sources	Taxes	Grants	User Fees	External Funding Sources	Franchise/Licenses
Park Foundation/Friends of Parks and recreation	Income Tax	American Rescue Plan Act	Admissions / Membership	Corporate Sponsorship	Advertising Sales
	Local Option Sales and Use Tax	Community Clinic Grant	Equipment Rental	Foundations / Gifts	Interlocal Agreements
	Property Tax	USDA - Rural Community Development Initiative Grants in Minnesota	Fees & Charges	Private Donations	Naming Rights
			Reservations	USDA - Community Facilities Direct Loan & Grant Program in Minnesota	

NAMING RIGHTS CAPITAL CAMPAIGN

Example

Pro Forma Capital Asset Revenues

EXAMPLE - Sponsorship / Naming Rights Calculator

Faribault Parks and Recreation - Community Center Feasibility Study



Facility/Amenity	Units	Low Range	Mid-Range	High Range	Total Potential 5-Year Income*
Community Center	1	\$ 50,000.00	\$ 100,000.00	\$ 150,000.00	\$ 500,000.00
Hardcourts	4	\$ 20,000.00	\$ 40,000.00	\$ 60,000.00	\$ 800,000.00
Fitness Rooms	2	\$ 10,000.00	\$ 20,000.00	\$ 30,000.00	\$ 200,000.00
Multi-Purpose Room	1	\$ 5,000.00	\$ 12,500.00	\$ 20,000.00	\$ 62,500.00
The Teen Space	1	\$ 1,500.00	\$ 3,000.00	\$ 4,500.00	\$ 15,000.00
Walking Track	1	\$ 1,000.00	\$ 2,000.00	\$ 3,000.00	\$ 10,000.00
Sponsorship Opportunity Total		\$ 87,500.00	\$ 177,500.00	\$ 267,500.00	\$ 1,587,500.00

Notes:

Mid-range amount is used for the purpose of this Pro Forma

This is an example, not market rate

Best practice is to use a consult a firm with capital campaign experience, incentivize revenue generation

PRICING STRATEGY

- **Increase access:** By offering a variety of price points, the Fieldhouse can make it more accessible to people of all income levels.
- **Improve utilization:** By offering different prices for different times of day and days of the week, it encourages people to use the Fieldhouse during off-peak hours.
- **Increase revenue:** By charging different prices for different types of users and activities, the Fieldhouse can generate more revenue than a flat rate. This increases the sustainability of the Fieldhouse.
- **Increased customer satisfaction:** By offering a variety of pricing options, it can give customers more control over how they spend.

PRICING STRATEGY

- Pricing in line with existing pricing implemented by the Department for memberships, admissions, programming and reservations

 CityOf Faribault Parks and Recreation Department Pricing Model Faribault Parks and Recreation - Community Center Feasibility Study			
DIVISION	ACCOUNT TITLE	PRICE	
REVENUES			
Pass	All Around Pass - Monthly Individual	\$42.00	each
Pass	All Around Pass -Annual Individual	\$370.00	each
Pass	All Around Pass - Monthly Couples	\$69.00	each
Pass	All Around Pass - Annual Couples	\$570.00	each
Pass	All Around Pass - Monthly Senior (65+ years old)	\$37.00	each
Pass	All Around Pass - Annual Senior (65+ years old)	\$325.00	each
Pass	All Around Pass - Monthly Household (2 adults/kids under 19)	\$80.00	each
Pass	All Around Pass - Annual Household (2 adults/kids under 19)	\$630.00	each
Pass	Cardio/Weight Room - Monthly Individual	\$36.00	each
Pass	Cardio/Weight Room - Annual Individual	\$255.00	each
Pass	Cardio/Weight Room - Monthly Couples	\$55.00	each
Pass	Cardio/Weight Room - Annual Couples	\$350.00	each
Pass	Cardio/Weight Room - Monthly Senior (65+ years old)	\$25.00	each
Pass	Cardio/Weight Room - Annual Senior (65+ years old)	\$175.00	each
Pass	Cardio/Weight Room - Monthly Household (2 adults/kids 16-19)	\$62.00	each
Pass	Cardio/Weight Room - Annual Household (2 adults/kids 16-19)	\$400.00	each
Pass	Lap Swim - Monthly Individual	\$28.00	each
Pass	Lap Swim - Annual Individual	\$300.00	each
Daily Admission	All Around Daily Admission - Individual	\$10.00	daily
Daily Admission	Cardio/Weight Room - Individual	\$5.00	daily
Daily Admission	Lap Swim - Individual	\$5.00	daily
Daily Admission	Aqua & Group Fitness - Individual	\$5.00	daily
Daily Admission	Open Swim - Ages 3 and up	\$5.00	daily
Daily Admission	Open Swim - Family	\$15.00	daily
Daily Admission	Indoor Playground - Youth	\$5.00	daily
Daily Admission	Racquetball - Individual	\$5.00	hourly
Daily Admission	Child Watch	\$3.00	Daily Drop-in

FACILITY PROFORMA

FACILITY PROFORMA

Based on identified assumptions including:

- Hours of operation
- Cost recovery
- Lean Management (staffing)
 - Pay scale
 - Benefits
- 4 full-time positions to handle increase in aquatics, sports, and maintenance/repair.
- Rec Coordinator to full-time
- Core Revenue Drivers
 - Membership/Admissions
 - Programming
 - Reservations
 - Other
- Rate of inflation
- Group fitness in memberships
- Existing participation numbers
- Marketing = 3.5% of expenses
- Bank Charges = 3% of revenues

5-YEAR PRO FORMA

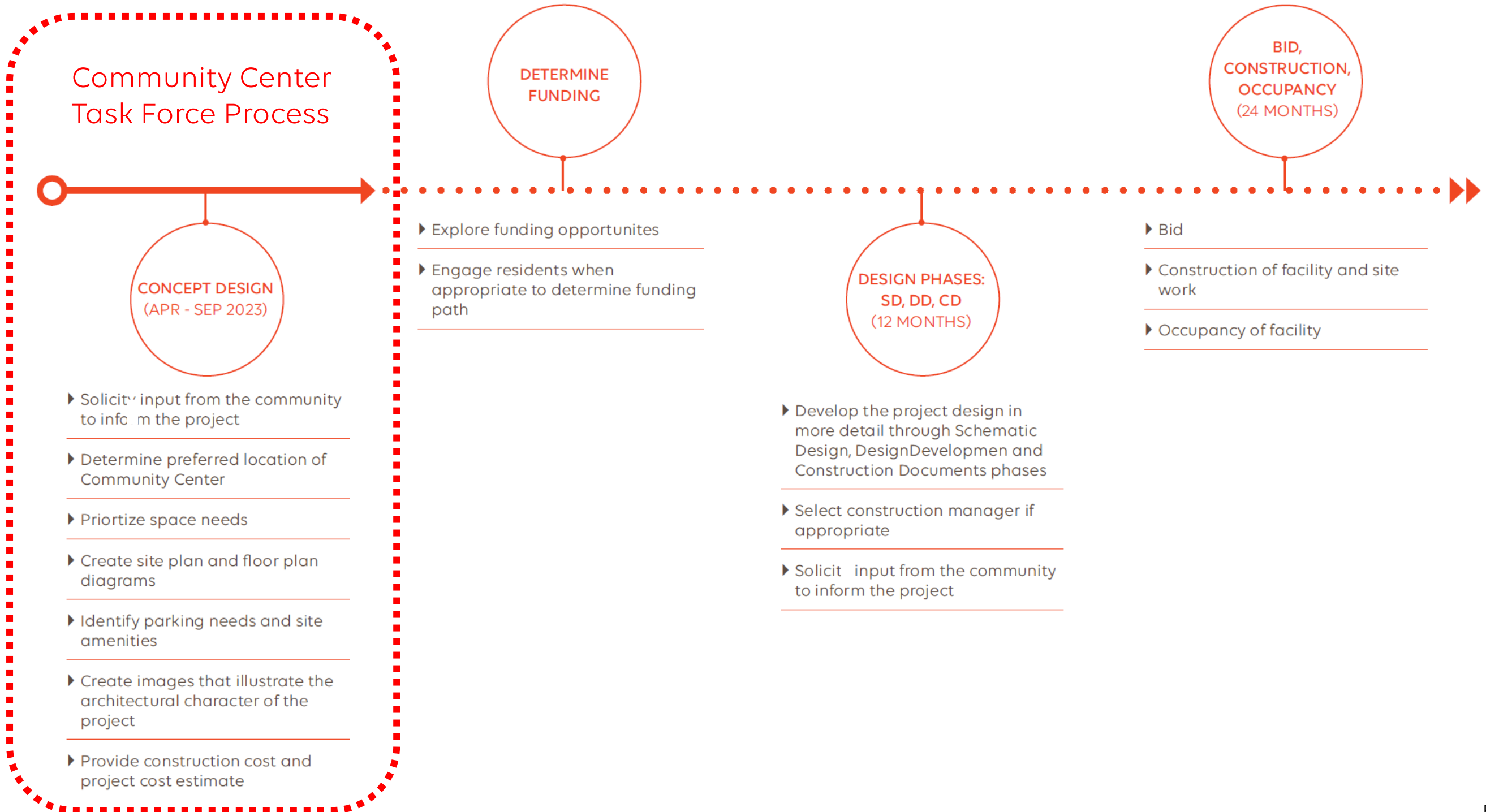
 Pro Forma Revenues & Expenditures Faribault Parks and Recreation - Community Center Feasibility Study BASELINE: REVENUES AND EXPENDITURES					
Revenues	1st Year	2nd Year	3rd Year	4th Year	5th Year
Admissions	\$696,375.30	\$759,049.08	\$804,592.02	\$820,683.86	\$820,683.86
Programs	\$145,014.68	\$158,066.00	\$167,549.96	\$170,900.95	\$170,900.95
Reservations	\$115,911.95	\$126,344.03	\$133,924.67	\$136,603.16	\$136,603.16
Other	\$17,256.70	\$18,809.80	\$19,938.39	\$20,337.16	\$20,337.16
Total	\$974,558.63	\$1,062,268.90	\$1,126,005.04	\$1,148,525.14	\$1,148,525.14
Expenditures	1st Year	2nd Year	3rd year	4th year	5th year
Personnel Services	\$749,343.56	\$771,823.86	\$794,978.58	\$818,827.94	\$843,392.77
Operations	\$598,760.46	\$628,698.48	\$660,133.41	\$693,140.08	\$727,797.08
Other Services & Charges	\$88,986.31	\$94,325.49	\$99,985.02	\$105,984.12	\$112,343.17
Total	\$1,437,090.33	\$1,494,847.84	\$1,555,097.01	\$1,617,952.14	\$1,683,533.02
Net Income	(\$462,531.70)	(\$432,578.93)	(\$429,091.97)	(\$469,427.00)	(\$535,007.89)
Total Cost Recovery	67.8%	71.1%	72.4%	71.0%	68.2%

Notes:

Accounts for current and continued inflation rates

NEXT STEPS

NEXT STEPS





THANKYOU



Council Work Session Memorandum

TO: Mayor and City Council
THROUGH:
FROM: Tim Murray, City Administrator
MEETING DATE: November 7, 2023
SUBJECT: Faribault Foundation's Fundraising Campaign for the Downtown (Viaduct Area) Park

Discussion:

The City is planning the construction of a new park in the eastern portion of downtown, adjacent to the TH 60/Viaduct Bridge, with construction scheduled to begin in 2024 and be completed in 2025. One of the potential funding sources for the park previously discussed would be private donations. As part of a 5-year funding agreement with the Faribault Foundation, the Foundation is obligated to "... formulate and conduct a fundraising campaign, including donor recognition, subject to the approval of the City ...". A copy of the 5-year agreement between the City and the Faribault Foundation is attached.

The Foundation has prepared a campaign for fund raising for the park, with a goal of just over \$3 million, and is submitting it to the City Council for discussion and approval. The Council should specifically indicate their acceptance of the funding thresholds identified for naming recognition of specific areas and components of the park. Representatives of the Foundation will be in attendance at the Work Session to present the campaign and answer any questions the Council may have.

Attachments:

1. Faribault Foundation - 2024-2028 Agreement
2. Faribault Foundation Park Fundraising Plan - Outline
3. Faribault Foundation Park Fundraising Plan - Partnership Program

Faribault Foundation – 2024 - 2028 Agreement

This is an agreement between the City of Faribault, a municipal corporation, hereinafter referred to as "City", and Faribault Foundation Inc., a nonprofit corporation, hereinafter referred to as "the Foundation".

Whereas, the Foundation's mission is to enhance and promote the quality of life in the greater Faribault community; and

Whereas, the City has a need and desire to enhance and promote the quality of life of its residents.

Now, therefore, it is agreed:

City's Obligations:

1. To provide a base amount of \$250,000 in funding, payable as outlined below, for the underwriting of the direct and indirect costs of supporting the efforts of the Foundation:

Year	Amount
2024	\$ 50,000
2025	\$ 50,000
2026	\$ 50,000
2027	\$ 50,000
2028	\$ 50,000

payable on or before March 1 of each year.

2. In addition to the base amount of funding, the City shall provide additional funding to the Foundation for activities that provide a benefit to the City, as specified in the following section. Semiannual payments for any additional funding shall be made to the Foundation on or before June 30th and December 31st of the year in which donation funds for the Downtown (Viaduct Area) Park are submitted to the City.

The Foundation's Obligations:

1. The Foundation will be self-sufficient with regards to funding for programming.
2. The Foundation will be dedicated to supporting programs that help Faribault's youth and families, enhance community pride, and foster cross-cultural collaboration.
3. The Foundation shall formulate and conduct a fundraising campaign, including donor recognition, subject to the approval of the City for the Downtown (Viaduct Area) Park improvements, for which the Foundation shall be compensated an additional amount above the base funding previously specified equal to five percent of the funds raised by the Foundation.
3. The Foundation shall indemnify, defend and hold harmless the City from any and all claims made against the City resulting from this agreement.
4. The Foundation shall be responsible for privately obtaining and maintaining liability insurance for all activities, and insuring all staff and program activities. They shall furnish certificates of insurance providing public liability, Workers Compensation

including employer's liability and other coverages as may be deemed appropriate by the City naming the City as an "additional insured" at levels required by the City.

5. The Foundation will maintain their own financial accounting system.
6. The Foundation shall submit a financial report and an annual program performance report to the City on or before March 31st following the years 2024 through 2028.
7. Data provided to the Foundation under this agreement shall be administered in accordance with the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.

At all times, and for all purposes, the Foundation is acting as an independent contractor, and no employees of the Foundation shall be considered employees of the City. It is recognized that the City does not control the means or manner of performance of any Foundation employees, the setting of wages, or the right of the employer to discharge employees.

This agreement shall terminate on December 31, 2028, or earlier under one or more of the following circumstances:

1. Upon mutual agreement of the City and the Foundation
2. The Foundation ceases to be registered or operate as a non-profit corporation.
3. The Foundation ceases to perform one or more of the obligations outlined herein (City to provide 90-days' notice outlining obligation(s) not being fulfilled).

Dated: July 11, 2023

City of Faribault

DocuSigned by:

Kevin F. Voracek

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Kevin F. Voracek, Mayor

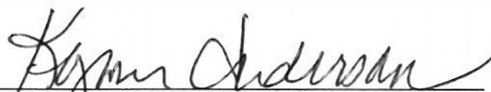
DocuSigned by:

Timothy C. Murray

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Timothy C. Murray, City Administrator

Faribault Foundation


Executive Director



Board Chair



Downtown (Viaduct-Area) Park

An all season park we can all support. A place where everyone can gather.

CONTENTS OUTLINE

- A. **Agreements**
- B. **Required Registrations**
- C. **Task Force / Role of & Committee List**
- D. **Presentation & Collateral Materials**
- E. **Fundraising Appeals & Tactics Detail**
- F. **Stewardship Plan**
- G. **Prospect List**

A. **AGREEMENTS**

- 1. City Contract (Signed, June 2023)
- 3. Special Project Fund Agreement (Pending Legal and Council approval and signatures)

B. **REQUIRED REGISTRATIONS** (All Available Upon Request)

- 1. Nonprofit Requirements
 - a. Federal IRS Determination Letter
 - b. Most recent 990 Filing
 - c. Minnesota Secretary of State – Proof of Nonprofit in Good Standing
 - d. Minnesota Attorney General’s Office – Proof of Solicitation Registration for Faribault City Downtown Park Project / Goal \$3 million.
- 2. Paid Staff / Consultant Requirements (available upon request)
 - a. Minnesota Attorney General’s Office – Professional Fundraiser Registration
 - i. Faribault Foundation Paid Consultant
 - 1. Kristi Wilfahrt, Faribault Foundation
 - 2. Kymn Anderson, Faribault Foundation
 - b. Minnesota Attorney General’s Office – Personal Solicitation Registration for Faribault City Downtown Park Project / Goal \$3 million with tactics.
 - i. Proof of Registration of paid staff / consultant persons
 - 1. Laura Bock, Executive Director
 - 2. Kymn Anderson, Contracted Fundraiser
 - 3. Kristi Wilfahrt, Consultant
 - ii. Not required by individual volunteer board & task force members

C. TASK FORCE

1. Role of Task Force
 - a. The task force is a team of community members with an interest in the downtown park. They are willing and able to open doors, make presentations, and share the opportunity to give to the park. They contribute to building and prioritizing the donor / prospect list; as well, participate in the quiet and public phases of the capital campaign.

D. PRESENTATION & COLLATERAL MATERIALS

1. Case Statement – Attached
2. Letter of Intent – Attached
 - a. The letter of intent outlines a donor’s options for giving. The Foundation highlights different ways of giving, including cash, appreciated stocks, real property, qualified IRA distributions, etc. and provides tax receipts and acknowledgements. The LOI is not legally binding.
3. Gift Graph – Attached
4. Recognition Opportunities – Attached

E. APPEALS & TACTICS

1. The details regarding the overall fundraising campaign. This includes timeline, the budget, who is responsible, the “appeal” and “tactics” used for the appeal, it also includes a prospect list that is rated considering affinity / interest to give and ability to give. In summary,
 - a. Phase I: Lead Gifts \$1 million+
 - b. Phase II: Major Gifts \$100,000+
 - c. Phase III: Large Gifts \$10,000+
 - d. Phase IV: Mid-Level Gifts less than \$10,000
 - e. Phase V: Public Phase Gifts \$1,500 or less

2. Appeals Under Consideration

- a. Community Task Force Group Challenges
 - I. Major Corporations
 - II. Service Club
 - III. Churches
 - IV. Downtown & Small Businesses Group
 - V. In-Kind Contractor
 - VI. Retired Teachers
- b. Earth Day Appeal / Groundbreaking kick off
- c. Beautiful Park Appeal
- d. Community Appeal

3. Methods of Solicitation / Tactics that may be used

- a. Direct Ask / One on One
- b. Direct Mail
- c. Publications
- d. Email / Text
- e. Social Media
- f. Website
- g. Radio
- h. Events

The campaign for the park timeline is November 2023 – December 2024. Lead gifts must be obtained in phase I. Task force leader recruitment and appeal formations are underway, and being accelerated for phase II, III and IV. Phase V, the public portion of the campaign will kick off in conjunction with a groundbreaking. We plan for a public display of intentions to support landscaping, benches and more.

F. STEWARDSHIP PLAN

- 1. For lead and major gifts recognition would be considered a legacy donation.
- 2. All other gift levels will be recognized for the life span of the feature.
- 3. Donor Wall and other methods of creative recognition are open for discussion on an as needed basis.
- 4. Recognition of Task Force members, donors, volunteers, progress, etc.

G. DONOR / PROSPECT LIST

- 1. Confidential; willing to share with city leaders on an individual basis for their review and input.

AN ALL-SEASON PARK WE CAN ALL SUPPORT



DOWNTOWN (VIADUCT-AREA) PARK PARTNERSHIP PROGRAM



A PLACE WHERE EVERYONE CAN GATHER

A TRUE COMMUNITY PROJECT

The City of Faribault is in the process of developing an all-season park within walking distance of Central Avenue that will attract people from across the area to gather, splash, ice skate, exercise, roller blade and listen to live music, among many other things.

The Downtown (Viaduct-Area) Park, which is slated to feature a skating loop, splash pad, park building/restrooms, green space, outdoor fitness equipment and many decorative touches, will become a downtown hotspot that will truly allow the community to come together. The recreational opportunities and other general public use (outside of reserved, exclusive use for private events) will be free of charge for participation. This, paired with its ideal connection to the City's extensive trail system, will result in a fully accessible regional park.

The preliminary cost estimate for the park is approximately \$9 million. The City is working to acquire state bonding funds from the Legislature to help finance the park to reduce the local share.

In addition, the City is working with the Faribault Foundation in launching a partnership program that offers an opportunity for businesses, organizations, families, and individuals to participate and be recognized as part of this important community project.

Sponsorships provide an excellent opportunity for businesses and organizations to demonstrate their community support and promote their brand.

Tax receipts are available for individual donations.



THE FARIBAULT PARK SYSTEM AT A GLANCE

45
parks
throughout
City limits

2
regional
trails with
local access

14
miles
of City-
owned
trail

387
acres of
parkland
in the
system

\$49
per capita on
park operations;
nat'l avg.: \$78

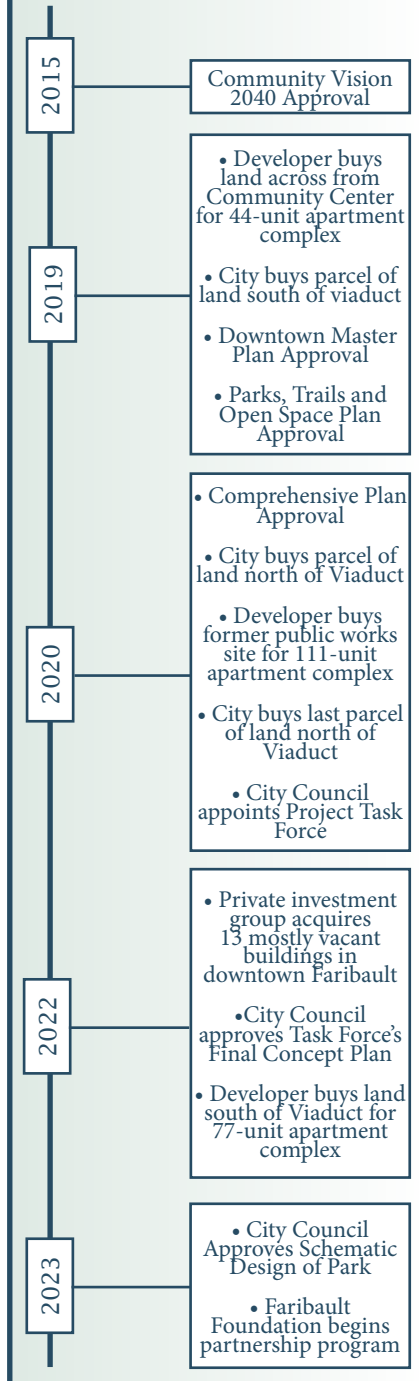
160%
more
parkland
than the
national
standard

"When combined with the ability to deliver healthier and happier communities, the powerful impact parks and recreation has on economic activity highlights the fact that park and recreation agency offerings are not merely a "nice-to-have" luxury government service. Instead, parks and recreation transforms our cities, towns and counties into vibrant and prosperous communities for all."

- National Parks and Recreation Association, 2022 Economic Impact of Local Parks

CHANGE IS IN THE AIR

For the last decade, both the private and public sector have been busy making vital decisions that have ripened the downtown area for positive growth. From planning, to land acquisition, to downtown investments, to new development and more, the revitalization of Faribault's historic district - the second largest in the state - is underway. The completion and presence of this park in the downtown area complements the work previously highlighted and is anticipated to increase the vitality of the downtown area.



HOW WE GOT HERE

The City of Faribault owns approximately 2.7 acres of property on the eastern edge of its historic downtown, and is planning for the construction of a four-season recreational park after years of strategically planning to use parkland as a catalyst for positive change within the City's Downtown Historic District.

Since the approval of the 2040 Community Vision in 2015, the City of Faribault has worked to provide the downtown area with a recreation space to serve residents and visitors, and to provide outdoor recreation opportunities to an under-served area of the community.

Along with Vision 2040 were two standalone, yet coordinated plans - the "Downtown Master Plan," and the "Parks, Trails, and Open Space Plan" - which were adopted by the City Council in 2019. Like the Vision 2040, these plans - designed with a heavy focus on community engagement - include the development of a key public park on the east side of the downtown.

As noted in the Master Plan, one key component to guiding positive future growth near the historic downtown is to "embrace the river." The unique relationship between downtown Faribault and the Straight River is critical to the community, even since the beginning of the town's establishment.

The Straight River was vital to the inception of downtown and a key factor to Alexander Faribault's decision to put roots down in Faribault.

With substantial investment being made within the downtown district, and with the welcoming of nearly 250 new apartment units within walking distance, the development of a regional park of this magnitude represents a unique opportunity: adding more people to the equation is viewed as a primary catalyst for boosting activity, and as a result, vibrancy.

Additionally, parks with a regional focus have the potential to significantly increase the number of visitors to Faribault and result in a positive economic impact. Unique features such as splash pads, skating ribbons and bridge lighting, along with unparalleled access to City and State trails, have been shown to increase visitorship in other communities, and will add immense value to Faribault's park and trail system.

This complementary relationship between both local and regional usage creates a more dynamic and vibrant area.

A development like this not only raises the standard of living in our city, but will also spark economic activity that can have a ripple effect well beyond any initial expenditure.

DOWNTOWN (VIADUCT-AREA) PARK CONCEPTS

SKATING RIBBON:

One of the biggest attractions of the Downtown (Viaduct-Area) Park will be the permanent outdoor refrigerated ice-skating surface, totaling roughly 11,000 square feet, with a skate loop of approximately 600 linear feet. The loop and open skating area will feature roughly 1,100 linear feet of a decorative railing system, and may be used for roller blading and other uses during the non-ice season.



MULTI-PURPOSE BUILDING:

Whether you're looking for a place to grab a hot cocoa and warm your toes, or perusing facilities for a birthday party, this multi-purpose building will be suitable for just about any event. In addition to housing the mechanical room for the rest of the park's amenities, it will also include restrooms for park-goers and trail users, a concession stand, skate rentals, a gathering area and party/gathering room.



SPLASH PAD:

This non-slip, open-area water feature will allow people of all ages the opportunity to take a walk under or through a variety of fountains, mists and sprays. This nature-themed splash pad will be just what the community is looking for on a hot summer day. Complementing the water features will be a designated area for a shade structure.



OPEN PLAY:

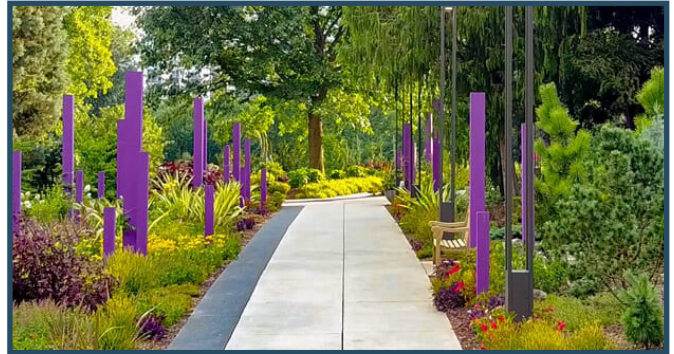
Sometimes, the most attractive feature within a park is open space, lined with beautiful landscaping, which will prominently be on display throughout the Downtown (Viaduct-Area) Park. With room for a portable stage and designated location for a shade structure, this gathering area also serves as the site for enjoying outdoor music. Grab a book, a picnic blanket and enjoy the scenes along the Straight River.



DOWNTOWN (VIADUCT-AREA) PARK CONCEPTS

LANDSCAPING, BENCHES, AND MORE:

With its location near the river, and along the City trail, there will be ample opportunity for community members to host a picnic, enjoy bird-watching or simply grab a spot on a bench and take in all of the fun around you. With flowers plentiful, permanent swinging benches and more, the Downtown (Viaduct-Area) Park will become a hotspot for all walks of life.



FUTURE ITEMS PLANNED:

OUTDOOR FITNESS EQUIPMENT:

With nearly 15 miles of City trail throughout Faribault, it's no wonder our highly active community has been requesting outdoor fitness equipment. And with the trail running just alongside this park, its accessible and convenient location will allow those novice to experienced the opportunity to begin exercising in a beautiful setting. With an array of different stations, a full-body work out is now available to everyone - no membership needed.



UNDER-BRIDGE LIGHTING:

There are few landmarks in the City of Faribault that are as recognizable as the Viaduct, and the City plans to use this feature to its fullest extent with under-lighting below the bridge to add a unique touch to the regional park. With its large presence, and well-established history, lighting will give the Viaduct a new appearance and allow the City to further embrace its rich character.



MURALS:

Only behind this town's adoration for historic features will you find a similar love for the art. Whether it's Bruce Smith donning the downtown landscape, Bishop Henry Whipple adorning the Central Park Bandshell, or the more recent LOVE mural across from City Hall, art is on display nearly everywhere you look. And with a perfect canvas awaiting an artist - so, too, will the Downtown (Viaduct-Area) Park.



FUNDING OPPORTUNITIES

MAJOR RECOGNITION DONATIONS:

Often times when proposing a park of this magnitude, organizations, businesses, families, and individuals wish to make a significant contribution to not only ensure timely development by donating towards the cost of construction, but also to partner with the City in giving back to the community through this valuable addition to the City of Faribault park system.

For this project, recognition of significant and targeted donations may be accomplished through the naming of identified facilities and major amenities being constructed in the park. Naming could include a business or organization, or be named in honor of a family or individual at the request of the donor.

The City's Facilities Naming Policy allows the City Council to use its discretion as to what dollar amount is worthy of naming rights for individual projects and/or amenities, on a case-by-case basis. The Faribault Foundation will provide general guidelines on the level of donation required to grant donors naming rights for different facilities and amenities.



SPONSOR WALL:

In addition to the Major Recognition Donations, a Sponsor Wall will be located in or near the Multi-Purpose Building. This wall will include the names of supporters for the plaza in six different categories:

COMMUNITY CHAMPION: \$250,000+

DIAMOND: \$100,000

PLATINUM: \$50,000+

GOLD: \$25,000+

SILVER: \$10,000+

BRONZE: \$1,000+



SMALL TOWN PRIDE. BIG CITY OPPORTUNITY.

City of Faribault Vision

We embrace the future and plan for positive change through our commitment to innovation and excellence, making Faribault an outstanding place to live, work, grow, invest and visit.

SENSE OF PLACE - SENSE OF COMMUNITY - OPPORTUNITY - INNOVATION - EXCELLENCE - UNITY



INVEST IN OUR COMMUNITY. SHAPE OUR FUTURE. IMPROVE OUR QUALITY OF LIFE.

92
percent of
Americans say
parks benefit their
local community.

82
percent of
Minnesotans say
outdoor recreation
is an important
part of their life.

60
percent of people
say trails influence
the neighborhood
they chose to live in.

"Outdoor recreation supports and contributes to Minnesota's local communities. Investing in parks and trails attracts employers and active workforces, ensuring our communities thrive economically and socially."

- Parks and Trails Council of Minnesota, *Quality of Life Benefits of Parks and Trails*

RECOGNITION OPPORTUNITIES

DOWNTOWN (VIADUCT-AREA) PARK AMENITY RECOGNITION OPPORTUNITIES \$3,030,000

MULTI-PURPOSE BUILDING - \$1,550,000

<u>DESCRIPTION</u>	<u>GIFT AMOUNT</u>	<u>RESERVED</u>
Yet-to-be-Named Building	\$1,250,000	
Gathering Area	\$125,000	
Warming Room	\$100,000	
Concession & Skate Rental	\$50,000	
Lobby	\$25,000	
TOTAL BUILDING NAMING OPPORTUNITIES	\$1,550,000	

SKATE LOOP - \$1,080,000

<u>DESCRIPTION</u>	<u>GIFT AMOUNT</u>	<u>RESERVED</u>
Yet-to-be-Named Skate Loop	\$1,000,000	
Tractor/Ice Resurfacer	\$80,000	
TOTAL SKATE LOOP NAMING OPPORTUNITIES	\$1,080,000	

SPLASH PAD - \$300,000

<u>DESCRIPTION</u>	<u>GIFT AMOUNT</u>	<u>RESERVED</u>
Splash Pad	\$250,000	
Patio - Outdoor	\$50,000	
TOTAL SPLASH PAD NAMING OPPORTUNITIES	\$300,000	

LANDSCAPING, BENCHES, AND MORE - \$100,000

<u>DESCRIPTION</u>	<u>GIFT AMOUNT</u>	<u>RESERVED</u>
Fire Pit with Benches	\$20,000	
Swing Benches (\$10,000 each)	\$50,000	
Shade Tables (\$2,500 each)	\$15,000	
Picnic Tables (\$1,250 each)	\$15,000	
TOTAL LANDSCAPING, ETC. NAMING OPPORTUNITIES	\$100,000	

RECOGNITION OPPORTUNITIES

DOWNTOWN (VIADUCT-AREA) PARK AMENITY RECOGNITION OPPORTUNITIES

\$3,800,000

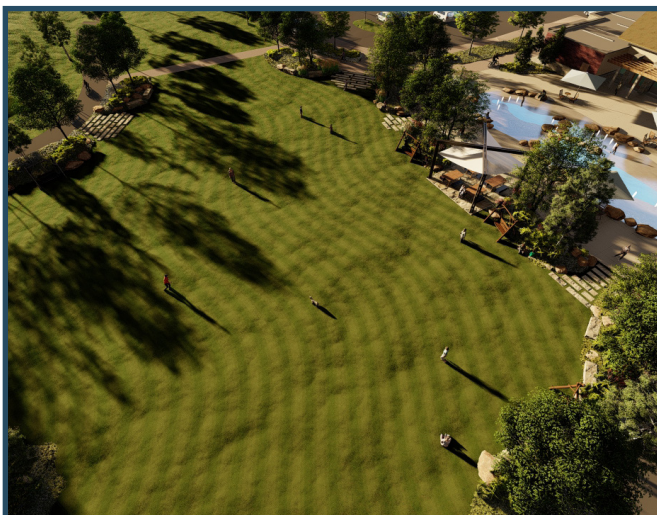
OTHER RECOGNITION OPPORTUNITIES - \$2,300,000

<u>DESCRIPTION</u>	<u>GIFT AMOUNT</u>	<u>RESERVED</u>
Shade Structure*	\$75,000	
Outdoor Fitness Equipment*	\$200,000	
Pickleball Courts*	\$100,000	
Stage Area*	\$250,000	
Raised Garden Beds*	\$125,000	
Under-bridge Lighting*	\$300,000	
Technology/Video Monitors	\$300,000	
TOTAL UNIQUE RECOGNITION OPPORTUNITIES	\$2,300,000	

LEGACY NAMING OPPORTUNITIES - \$1,500,000

<u>DESCRIPTION</u>	<u>GIFT AMOUNT</u>	<u>RESERVED</u>
Arts, Culture (sculpture, murals, etc.)*	\$1,000,000	
Programming/Arts/Culture/History*	\$500,000	
TOTAL LEGACY NAMING OPPORTUNITIES	\$1,500,000	

***Items not currently identified within the park plans, but may be added by the City Council if funded.**



Faribault Foundation Downtown Viaduct Park Campaign Gift Chart

Gift Level	# of Gifts Needed	Total	prospects needed (4:1)	Gifts Rec'd	Gift totals	Balance of prospects needed	Downtown Park Fund
\$1,250,000	1	\$1,250,000	4	0	\$0	4	Naming of Multi-Purpose Building
\$1,000,000	1	\$1,000,000	4	0	\$0	0	Naming of Skate Loop
\$250,000	1	\$250,000	4	0	\$0	2	Dedication of Space
\$125,000	1	\$125,000	4	0	\$0	11	Dedication of Space
\$100,000	1	\$100,000	4	0	\$0	4	Dedication of Space
\$80,000	1	\$80,000	4	0	\$0	4	Dedication of Space
\$50,000	2	\$100,000	8	0	\$0	8	Dedication of Space
\$25,000	1	\$25,000	4	0	\$0	4	Dedication of Space
\$20,000	1	\$20,000	4	0	\$0	4	Dedication of Space
\$10,000	5	\$50,000	20	0	\$0	20	Dedication of Swing Bench
\$2,500	6	\$15,000	24	0	\$0	24	Dedication of Shade Table
\$1,250	12	\$15,000	48	0	\$0	48	Dedication of Picnic Table
\$365	10	\$3,650	40	0	\$0	400	Donor Wall - \$1 A Day Appeal
TOTAL	43	\$3,033,650.00	172	0	0	533	

Downtown (Viaduct-Area) Park Letter of Intent



**FARIBAULT
FOUNDATION**

I/We would like to help the Downtown (Viaduct-Area) Park.

My/Our commitment is \$_____.

My/Our intention is to give _____ per year over a _____ year period.

My/Our generous gift shall be designated as follows:

- ☐ 100 % to the Downtown (Viaduct-Area) Park Fund.

Your generous gift will be recognized as a gift to the Downtown (Viaduct-Area) Park Fund, and will also be recognized within the park and/or the donor recognition wall.

Recognition Location: _____

Your gift will be published on the Faribault Foundation's website, annual report, and other media outlets, unless you choose to remain anonymous.

I/We prefer to be permanently recognized as: * (please print)

- ☐ Preferred Recognition: _____
- ☐ I would like to remain Anonymous
- ☐ I would like more information regarding donor advised funds and / or including the foundation in my will.

My/Our gift will be given in the following manner:

Type of gift:

- ☐ Cash
- ☐ Intention to give
- ☐ Stock
- ☐ Other****

Please send a statement:

- ☐ Annually beginning
on _____ (date/year)
- ☐ Quarterly beginning
on _____ (date/year)

Thank you very much.

Sincerely,

(Signature)

(Date)

Note: This is a declaration of intention and may in the event of financial change, be increased, decreased, or canceled at the option of the donor(s). For more information about including the Foundation in your estate, contact the office.



Council Work Session Memorandum

TO: Mayor and City Council
THROUGH:
FROM: Tim Murray, City Administrator
MEETING DATE: November 7, 2023
SUBJECT: Update on Downtown (Viaduct Area) Park Design

Discussion:

City staff met with the consultant team on October 31, 2023 for Project Management Team Meeting #6 for the Downtown (Viaduct Area) Park development. The Consultant Team (led by Kimley-Horn) had submitted 50% Construction Plans for the entire park on October 16, 2023 for review and comment by City staff.

I wanted to update the Council on the status of the project, to include the design of the various components, as well as the current schedule (a copy of which is attached, along with a few plan sheets).

Attachments:

1. Downtown Park Schedule - 2023-11-02
2. 50% Construction Plan Sheets



DOWNTOWN (VIADUCT AREA) PARK DEVELOPMENT

Latest Revision
11/2/2023

Design/Construction Schedules (Four Bid Packages)				
	BP 4 - Soil Strengthening	BP 1 - Multipurpose Building	BP 2 - Site Work/Splash Pad	BP 3 - Skate Loop
August 15, 2023	Review Project Status/Approach at Work Session			
October 2, 2023	PMT Meeting #5 (Finalize Site Plan)			
October 11, 2023			Submit Predesign Document to State	
October 13, 2023			Update Capital Budget System Submittal	
October 16, 2023		50% Plans for Review		
October 19, 2023			Predesign Document Approved by State	
October 24, 2023			House Bonding Tour Presentation (South Central College)	
October 31, 2023	PMT Meeting #6 (Plan Comments)			
November 7, 2023	Review Project Status/Approach at Work Session			
November 29, 2023			Senate Bonding Tour Presentation (City Hall)	
December 1, 2023	95% Plans and Specs for Final Review			
December 12, 2023	PMT Meeting #7 (Page Turn Review)			
January 9, 2024	Approve Final P&S/Authorize Bidding			
January 10, 2024	Advertisement for Bid			
February 14, 2024	Receive/Open Bids			
February 27, 2024	Award Contract (Early)		Award Contract (Early)	Award Contract (Early)
March 26, 2024	Award Contract (Late)			
April 1, 2024	Begin Construction (Early)	Begin Construction (Early)		
April 22, 2024			Begin Construction (Early)	Begin Construction (Early)
May 6, 2024	Begin Construction (Late)	Begin Construction (Late)		
May 20, 2024			Decision on State Bonding Request	
May 28, 2024	Final Completion		Award Contract (Late)	Award Contract (Late)
June 17, 2024			Begin Construction (Late)	Begin Construction (Late)
November 22, 2024			Substantial Completion - Sitework	
March 31, 2025		Substantial Completion/TCO		
May 2025			Open Splash Pad	
November 2025				Open Skate Loop
December 2025		Final Completion		

State Legislature Action

City Council Action

City Staff/Contractor Action

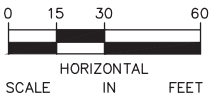
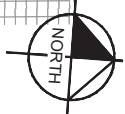
K:\TWC_Civil\City\FARIBAULT\NORTH VIADUCT PARK\CAD\Plan Sheets\Landscape Plan.dwg October 16, 2023 - 3:52pm

SHEET L1.1

SHEET L1.2

SHEET L1.3 + L1.5

SHEET L1.4 + L1.6



No.	Date	Revisions

App.	DRAWING NAME
	Landscape Plan.dwg
	DESIGNED BY: BPS
	DRAWN BY: BPS
	CHECKED BY: TPH
	DATE: 10/16/2023
	PROJECT NO. 160918001

Kimley»Horn

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

TODD P. HALUNEN, PLA
DATE: 10/16/2023 MN LIC. NO. 24900



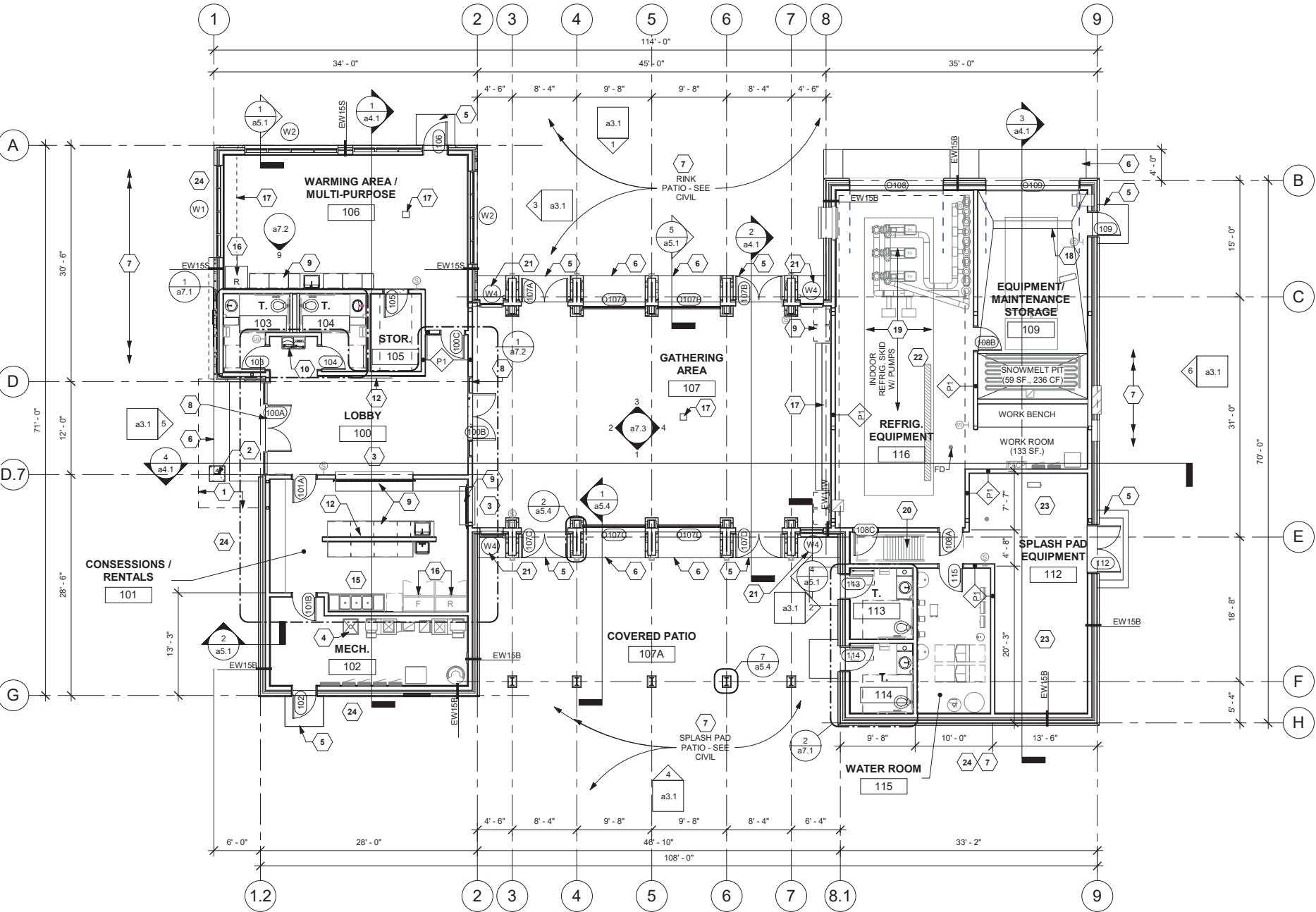
CITY OF FARIBAULT
DOWNTOWN AREA PARK
BID PACKAGE 2 - SITE IMPROVEMENTS
50% CONSTRUCTION DOCUMENTS

LANDSCAPE PLAN

SHEET NO.
L1.0

48

10/16/2023 2:51:01 PM
C:\Users\Courtesy\Documents\2342 - North Viaduct Park - Faribault, MN - P22_sheets\ANWT.rvt



1 First Floor Plan
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR FIRST FLOOR ELEVATION EQUIVALENT TO 100'-0" FOR LEVEL 1 IN ARCHITECTURAL DRAWINGS.
2. ALL PENETRATIONS THROUGH NON-RATED FLOORS, WALLS AND OTHER ASSEMBLIES SHALL BE SEALED AT BOTH SIDES WITH MATERIALS APPROPRIATE TO THE ASSEMBLY CONSTRUCTION TO REDUCE SOUND TRANSMISSION.
3. ALL PENETRATIONS THROUGH FIRE-RATED FLOORS, WALLS, AND OTHER ASSEMBLIES SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORM TO UL OR OTHER APPROVED LISTINGS AND MATCH THE RATING OF THE CONSTRUCTION BEING PENETRATED.
4. PROVIDE BLOCKING AS REQUIRED TO SUPPORT ALL WALL MOUNTED ITEMS (INCLUDING, BUT NOT LIMITED TO, MAP RAILS, MARKER BOARDS, SIGNAGE, CASEWORK, MILLWORK, AND TOILET ACCESSORIES).
5. VERIFY CLEARANCES REQUIRED FOR INSTALLATION OF ALL RECESSED OR SEMI-RECESSED EQUIPMENT AND FIXTURES (E.G. CABINETS, DISPENSERS, PANELS, ETC.). NOTIFY ARCHITECT IMMEDIATELY IF SPECIFIED WALL TYPES DO NOT PROVIDE ADEQUATE SPACE FOR PROPER INSTALLATION.
6. FLOOR PLAN DIMENSIONS ARE LOCATED FROM THE CENTER LINE OF PARTITIONS, UNLESS NOTED OTHERWISE.
7. ALL MASONRY DIMENSIONS ARE NOMINAL UNLESS NOTED OTHERWISE.
8. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN.
9. SLOPE EXTERIOR CONCRETE SLABS AWAY FROM BUILDINGS AT 1/4" PER FOOT U.N.O. - NO PONDING OF WATER ALLOWED - SEE CIVIL DRAWINGS.
10. SLOPE INTERIOR SLAB TO FLOOR DRAINS FROM CORNERS OF ROOM AT 1/8" PER FOOT, SET DRAINS SO NO LIP OCCURS AT EDGE OF THE FLOOR TILE FINISH.
11. ALL DOORS TO HAVE ADA COMPLIANT SIGNAGE.

FLOOR PLAN - SYMBOL KEY

- EXISTING PARTITIONS TO REMAIN
- NEW PARTITIONS, SEE PARTITION TYPES
- EXISTING DOOR TO REMAIN
- NEW DOOR
- DOOR NUMBER - SEE SCHEDULE ON SHEET a8.1
- NO WORK IN THIS AREA
- CR CARD READER
- FE FIRE EXTINGUISHER

INTERIOR PARTITION TYPE LEGEND

- P1 2"x6" STUD FRAMING @ 16" O.C. WITH 5/8" GYP. BD. EACH FACE OF WALL - FILL WALLS WITH SOUND INSULATION
- P2 SAME AS P1 EXCEPT PROVIDE 1/2" CEMENT BD. AT TILE FINISH

KEYNOTES - FLOOR PLANS	
Number	Description
1	ROOF LINE ABOVE
2	GALVANIZED STEEL COLUMN - SEE STRUCTURAL
3	SERVING WINDOW W/ COILING SECURITY SHUTTER
4	MOP SINK - PROVIDE SST SHELF W/ INTEGRAL MOP HANGERS AND HOOKS
5	CONC. STOOP - SEE STRUCTURAL
6	CONC. APRON - SEE STRUCTURAL
7	EXTERIOR PAVING BY SITE CONTRACTOR
8	GLASS STOREFRONT ASSEMBLY - WINDOWS & DOORS
9	SOLID SURFACE SERVERY COUNTERS
10	HIGH/LOW DRINKING FOUNTAIN W/ BOTTLE FILLER
11	PROVIDE 1/2" AC PLYWOOD FROM SLAB TO CEILING IN LIEU OF GYP. BD. PROVIDE CONT. SEALANT AT ALL PANEL TO PANEL JOINTS AND TO CEILING, PAINT
12	WALL MOUNTED MENU BOARD BY OWNER - PROVIDE POWER & DATA FOR A/V - SEE ELECTRICAL
13	EXTERIOR HOSE BIB - SEE MECHANICAL FOR EXACT LOCATION
14	2" DIAMETER HOSE BIB IN RECESSED CABINET FOR RINK FLOODING - SEE MECHANICAL FOR EXACT LOCATION
15	3-COMP SINK
16	REFRIGERATOR / FREEZER (2 DOOR) BY OWNER
17	SCREEN - PROVIDE POWER & DATA FOR A/V - SEE ELECTRICAL
18	TRENCH DRAIN - SEE MECHANICAL
19	12" THICK ISOLATION CONCRETE SLAB FOR EQUIPMENT
20	SHIPS-LADDER TO ROOF - DEE 5/a6.1
21	GRATE OVER CONCRETE PIT FOR DOWNSPOUT COLLECTION. CONNECT TO STORM DRAIN SYSTEM COORDINATE W/ SITE CONTRACTOR
22	REFRIGERATION EQUIPMENT UNDER SEPARATE CONTRACT - COORDINATE UTILITY AND EQUIPMENT INSTALLATION W/ RINK CONTRACTOR. SEE MECHANICAL AND ELECTRICAL FOR ADDITIONAL INFORMATION
23	SPLASH PAD EQUIPMENT BY SITE CONTRACTOR, COORDINATE UTILITY AND EQUIPMENT INSTALLATION WITH SITE CONTRACTOR. SEE MECHANICAL AND ELECTRICAL FOR ADDITIONAL INFORMATION
24	LANDSCAPING BY SITE CONTRACTOR

HAGEN, CHRISTENSEN & MCILWAIN
ARCHITECTS
4201 DEER AVENUE, SUITE 200, MINNEAPOLIS, MN 55412
TEL: (612) 904-1332 FAX: (612) 904-9366

emanuelson-podas
consulting engineers

INTERIOR DESIGN
isola design

STRUCTURAL ENGINEER
ERA
STRUCTURAL ENGINEERING

I hereby certify that this drawing was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota.
Title: XXXX
By: _____
Date: XXXX
Registration Number: XXXX

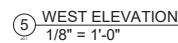
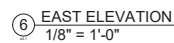
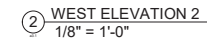
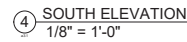
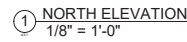
KEY PLAN
NORTH

REVISION	DATE	DESCRIPTION
	05/31/2023	DD SET
	10/16/2023	50% CD SET

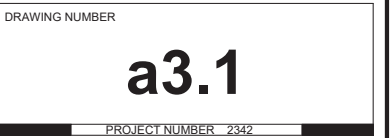
CLIENT
City of Faribault
1ST AVE NE, FARIBAULT, MN 55021
DOWNTOWN AREA PARK
Bid Package #1 - Multi-Purpose Building

DRAWING TITLE
FIRST FLOOR PLAN

DRAWING NUMBER
a2.1
PROJECT NUMBER 2342

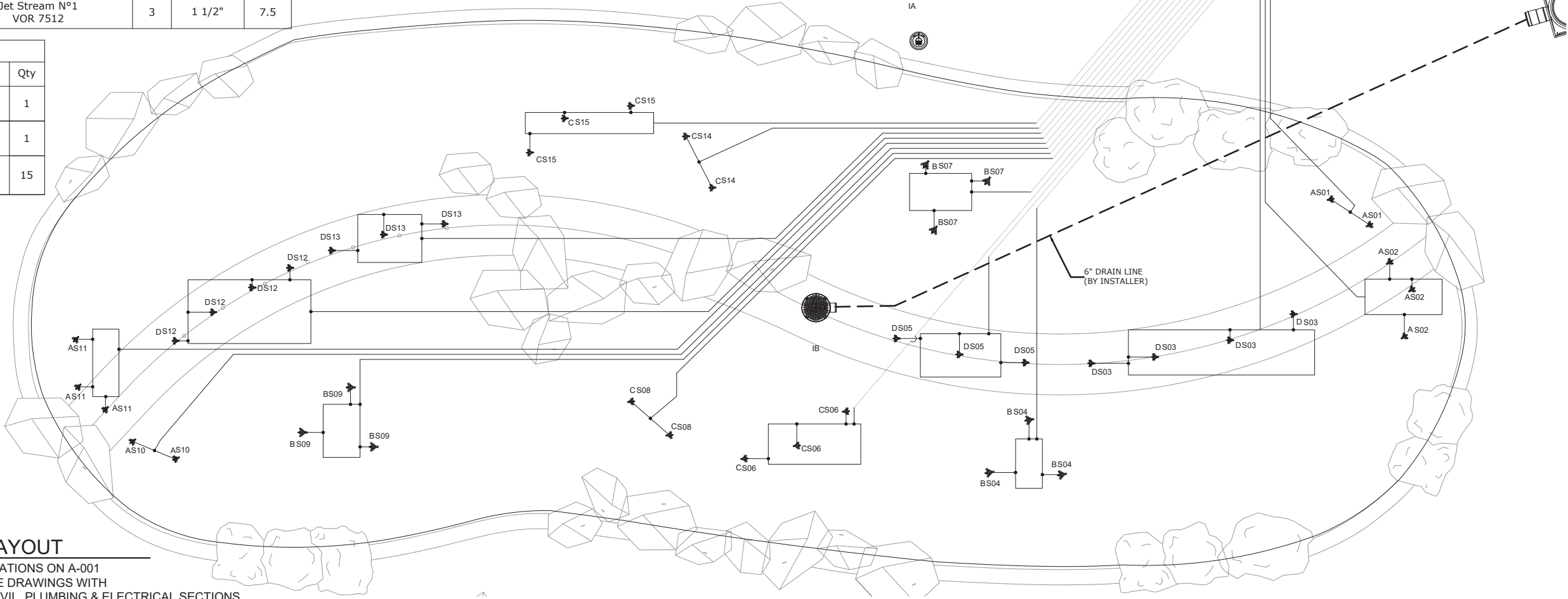


ST.1	STONE VENEER MFG: STYLE: COLOR: SIZE:	EDEN STONE COMPANY MACHINE CUT VENEER WEBSTONE RANDOM ASHLAR 2"-8" COURSING
G.1	ALUMINUM GLASS FRAMING MFG: STYLE:	LINETEC ANO-304 AE EXTRA DARK
WS.1	CEMENTITIOUS FIBERBOARD SIDING MFG: STYLE: FINISH:	HARDIE PLANK LAP SIDING 5" EXPOSED SMOOTH PAINTED
BR.1	BRICK MFG: STYLE: SIZE:	BELDEN MODULAR ROYALTY BLD STANDARD
SSR.1	STANDING SEAM METAL ROOF MFR: STYLE: COLOR:	UNI-CLAD METAL BY ELEVATE STANDING SEAM METAL ROOF AGED ZINC STEEL
WD.1	WOOD TRIM MFR: STYLE: FORMAT:	- 1" X 4" CEDAR STAIN AND SEAL TO MATCH CD.1
WD.2	WOOD TIMBERS MFR: STYLE: FINISH:	



Feature Connection Table						
Manifold Output Ref.	Solenoid Valve	Feature Ref.	Feature	Qty	Line Size	Gpm
S01	1 1/2" Std	A	Directional Jet N°1 VOR 0305	2	1 1/2"	4.0
S02	1 1/2" Std	A	Directional Jet N°1 VOR 0305	3	1 1/2"	6.0
S03	1 1/2" Std	D	Geyser N°1 VOR 0301	4	1 1/2"	28.0
S04	1 1/2" Std	B	Fountain Spray N°1 VOR 7513	3	1 1/2"	15.0
S05	1 1/2" Std	D	Geyser N°1 VOR 0301	3	1 1/2"	21.0
S06	1 1/2" Std	C	Jet Stream N°1 VOR 7512	3	1 1/2"	7.5
S07	1 1/2" Std	B	Fountain Spray N°1 VOR 7513	3	1 1/2"	15.0
S08	1 1/2" Std	C	Jet Stream N°1 VOR 7512	2	1 1/2"	5.0
S09	1 1/2" Std	B	Fountain Spray N°1 VOR 7513	3	1 1/2"	15.0
S10	1 1/2" Std	A	Directional Jet N°1 VOR 0305	2	1 1/2"	4.0
S11	1 1/2" Std	A	Directional Jet N°1 VOR 0305	3	1 1/2"	6.0
S12	1 1/2" Std	D	Geyser N°1 VOR 0301	4	1 1/2"	28.0
S13	1 1/2" Std	D	Geyser N°1 VOR 0301	3	1 1/2"	21.0
S14	1 1/2" Std	C	Jet Stream N°1 VOR 7512	2	1 1/2"	5.0
S15	1 1/2" Std	C	Jet Stream N°1 VOR 7512	3	1 1/2"	7.5

Product Legend		
Product Ref.	Product	Qty
IA	Activator N°3 VOR 0611	1
IB	Playsafe Drain No.4 VOR-4004	1
	1 1/2" Solenoid Valve with Ball Valve VOR-33921.8000	15



1
P-001

PLUMBING LAYOUT

1. REFER TO SPECIFICATIONS ON A-001
2. COORDINATE THESE DRAWINGS WITH ARCHITECTURAL, CIVIL, PLUMBING & ELECTRICAL SECTIONS.

WATER LINE —————
DRAIN LINE - - - - -



VORTEX USA Inc.
3500 South DuPont Highway, Suite EP-101
Dover, Delaware
United States 19901
Phone: +1 (877) 586-7839

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Downtown Area Park Splashpad Bid Package 2 - Site Improvements 50% Construction Documents

Project Location
MN

Project Number
40602

Order Number
VA

28/July/2023	Issued for Bid	00	MS
Date	Revision Description	No.	By

Drawing Title

Plumbing Layout

Drawn by

MS

Verified by

MAB

Scale

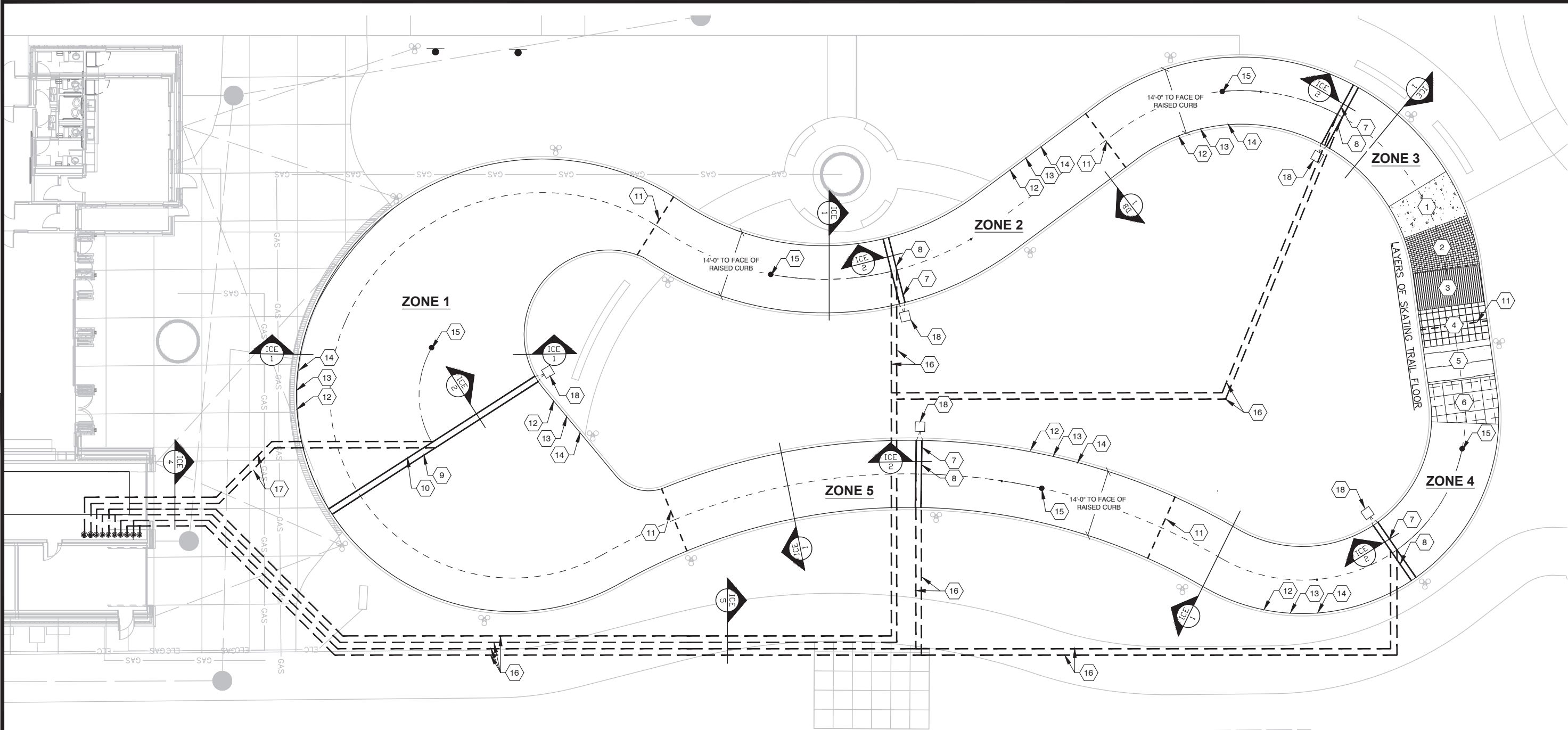
1/4" = 1'-0"

Date

28/July/2023

Page #

P-001



1 SKATING TRAIL PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSIONS.
2. PIPING SHOWN IN SCHEMATIC FORM.
3. COORDINATE INSTALLATION OF NEW DASHER/RAILING ANCHOR INSERTS IN PERIMETER CONCRETE WITH RAILING SYSTEM MANUFACTURER. TAKE CARE TO AVOID PLACING LONGITUDINAL REBAR AT INSERT ANCHOR LOCATION.
4. PROVIDE EXTRUDED POLYSTYRENE INSULATION BARRIER BETWEEN ALL STORM, WATER AND SANITARY SEWER CROSSINGS WITH 1 1/2" THICK, 4'-0" X 8'-0" SHEETS, 25 PSI.
5. CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADE CONTRACTORS FOR ROUTING OF PIPES, PENETRATIONS, ETC. SEE ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, LIGHTING, MEPT AND WATER FEATURE DRAWINGS.
6. SEE LANDSCAPE SHEET L03.01 FOR SITE GRADING PLAN.
7. PROVIDE PENETRATION SLEEVES OR CORE DRILLED OPENINGS FOR ALL PIPE PENETRATIONS. COORDINATE EXACT LOCATION OF PENETRATIONS THROUGH WALLS WITH STRUCTURAL.
8. BUILDING THE FIRST ICE SHEET BY ICE RINK CONTRACTOR AS SPECIFIED.

KEY NOTES:

1. CONCRETE: 6" THICK
2. EPOXY COATED WIRE MESH: 6" X 6" X W2.9 X W2.9. 6" MINIMUM OVERLAP BETWEEN SHEETS. TIE TO REBAR EVERY 24". TERMINATE 2" FROM RINK EDGE.
3. RINK PIPING: 1" POLYETHYLENE PIPE @ 3" O.C. FUSION WELDED CONNECTIONS.
4. REINFORCEMENT: #5 BARS @ 12" O.C. PARALLEL WITH RINK PIPING AND 12" O.C. PERPENDICULAR WITH RINK PIPING. MINIMUM LAP OF 25".
5. PIPE AND REBAR SUPPORT CHAIRS @ 2'-0" O.C. THE ENTIRE LENGTH OF THE RINK. SUPPORT CHAIR SECTIONS SHALL OVERLAP A MINIMUM OF TWO RINK PIPES. SEE DETAIL ICE-74.
6. FLOOR INSULATION: TWO (2) LAYERS OF EXTRUDED POLYSTYRENE 2" THICK, 4'-0" X 8'-0" SHEETS, 40 PSI - STAGGER JOINTS. FINISHED INSULATION THICKNESS SHALL BE 4". COVER INSULATION WITH VAPOR BARRIER.
7. 6" SDR 11 POLYETHYLENE SUPPLY HEADER. FUSION WELDED CONNECTIONS.
8. 6" SDR 11 POLYETHYLENE RETURN HEADER. FUSION WELDED CONNECTIONS.
9. 8" SDR 11 POLYETHYLENE SUPPLY HEADER. FUSION WELDED CONNECTIONS.
10. 8" SDR 11 POLYETHYLENE RETURN HEADER. FUSION WELDED CONNECTIONS.
11. ZONE EXPANSION JOINT. SEE DETAIL ICE-11.
12. EXPANSION JOINT AROUND ENTIRE PERIMETER OF EACH ZONE. SEE DETAIL ICE-81.
13. 1" POLYETHYLENE PERIMETER PIPE AROUND ENTIRE PERIMETER OF EACH ZONE (TYP 5 ZONES).
14. DASHER/RAILING SYSTEM. SEE SHEET DB01.00.
15. ICE TEMPERATURE SENSOR, BOX AND CONDUIT. SEE DETAIL ICE-83. (TYP. OF 3). 3/4" SCH. 80 PVC CONDUIT AND WIRING TO/FROM REFRIGERATION ROOM.
16. 6" BURIED INSULATED SDR 17 POLYETHYLENE TRANSMISSION MAINS TO/FROM ICE REFRIGERATION ROOM.
17. 8" BURIED INSULATED SDR 17 POLYETHYLENE TRANSMISSION MAINS TO/FROM ICE REFRIGERATION ROOM.
18. ICE RINK HEADER VENT ACCESS BOX. SEE DETAIL ICE-131. COORDINATE EXACT LOCATION WITH LANDSCAPE.

SKATING TRAIL	
ZONE	AREA (SF)
1	4,990
2	1,463
3	1,463
4	1,463
5	1,463
TOTAL	10,840

No.	Date	Revisions	App.	DRAWING NAME xBRDR_EXPORT.dwg
				DESIGNED BY: SAW
				DRAWN BY: SMH
				CHECKED BY: SAW
				DATE: 10/16/2023
				PROJECT NO. 900-22-474

332°
Engineering Group
2211 O'Neil Road - Hudson, WI 54016
Phone: (651) 256-3090
www.B32eng.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SCOTT A. WARD
DATE: TBD MN LIC. NO. 40921



CITY OF FARIBAULT
DOWNTOWN AREA PARK
BID PACKAGE 3 - SKATE LOOP
50% CONSTRUCTION DOCUMENTS
SKATING TRAIL FLOOR PLAN

SHEET NO.
R1.0