

## Subject: Ice Arena Expansion Project

<b>Meeting Date:</b> March 14, 2022
<b>Submitted/Presented by/Department:</b> Nate Burkett, City Manager
<b>Action Type</b>
<input type="checkbox"/> Consent Item <input checked="" type="checkbox"/> Discussion/Direction <input type="checkbox"/> Public Hearing <input type="checkbox"/> Informational Only <input type="checkbox"/> Action/Motion <input type="checkbox"/> Report <input type="checkbox"/> Resolution <input type="checkbox"/> Other:
<b>Action</b>
NA
<b>Background</b>
<p>The council was previously presented a plan to lease the WSP Ice Arena to the Hockey Association so they would be able to construct new locker rooms and a dryland training facility addition.</p> <p>After further review, staff believes the best course of action is to have the city retain operational control of the ice arena and to manage the project ourselves. After meeting with the construction manager and review of the plans, it appears as though this option is feasible.</p> <p>The approach would be to engage in a contract with CoBeck Construction for the company to serve as our representative and agent. CoBeck would prepare all of the bid packages, review them for accuracy, recommend contractors and then oversee the work as it is ongoing. All trade contractors would be contracted directly with the city. This is in contrast to the city hall renovation project where the city awarded one contract to Century Construction, and all of the sub-contractors engage in contracts for the work with Century. (FYI - all bid packages for the ice arena project are being prepared with a prevailing wage requirement).</p> <p>If a contract with CoBeck is approved, we will begin the process of obtaining bids for the work, with contract awards expected at the first council meeting in april. If bids do not come in within budget, we can pause the project and figure out next steps without incurring cost.</p> <p>In addition to getting all of the processes in place for construction management, staff is working with the Booster Club and Hockey Association to work out how this project will be funded. In order to proceed, staff expects that the parties will have to engage in agreements to ensure that the city is not at risk for project shortfalls, and that sufficient funding will be in place to do the project at all.</p>
<b>Attachments</b>
<b>Previous Relevant Actions</b>

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<b>Alternatives</b>	
<b>Financial</b>	
Budgeted: <input type="checkbox"/> Yes	<input type="checkbox"/> No Financial Impact
Fund:	
Department:	
Account:	
Amount:	