

# Idaho Falls Auditorium District

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Board of Directors — Work Session

Shared Conference Room, 901 Pier View Drive, Idaho Falls, ID 83402

2 August 2012

7:30 a.m.

## Minutes

**In Attendance:** Board Members: Robb Chiles, Bob Everhart, Kris Meek and Cindy Ozaki. Board Member Jeff Sayer was excused. Also present were: IFAD Legal Counsel Mark Fuller; Board Consultant Rebecca Casper; CRSA Representatives Kevin DeKold, Kathy Wheadon (by conference phone), Robert Fehrenbacher, Mike Harvey, and Don Dethlefs; Horrocks Representative Clint Boyle; and Centennial Group Representatives Craig Martin and Kevin Greene. Eric Isom of SRL arrived late and entertained questions toward the end of the meeting.

### I. Call to Order.

Conducted by Chairman Ozaki, the meeting was called to order at 7:39 a.m.

### II. Adoption of the Agenda.

*Action:* Mr. Everhart moved to adopt the agenda.

*Action:* Mr. Chiles seconded the motion.

*Result:* All members present voted in the affirmative.

### III. Building Planning & Design Committee Report.

Kevin DeKold provided an update of the project o dqate.

**A. Meeting with City of Idaho Falls Officials** confirmed that .3 parking spaces per fixed hockey seat are required—additional floor seating will not be factored in. The city will require a loop system for utilities. The city encouraged a traffic study to determine the width of Pioneer Road. (A traffic study is not included in the original CRSA contract). A study conducted by SRL was for a different site, but may be applicable. Mr. DeKold will review it and make a recommendation. Finally, the city will require a meeting with the fire marshal at a future date.

**B. Meeting space v. Banquet space.** Addressed below.

**C. Plaza Space.** Board and operator preference is to maximize usable plaza space.

**D. Canal Treatment**—The New Sweden Irrigation District requires a 16-foot easement along both sides of the canal. They are primarily concerned about landscaping that might add silt to their canal system. They are less concerned about what is done to space nearby. Later discussion of this issue centered on the possibilities for canal treatments—lining, shallowing, landscaping, etc.

### IV. Workshop #3: Schematic Design Refinement.

**A. Design Refinements and Variations.** Mr. Dethlefs initially shared an updated version of, and entertained questions and brief discussion about, a 4000-seat arena design variations before launching into more in-depth consideration. Some initial discussion areas included:

1. Full v.  $\frac{3}{4}$  concourse considerations;
2. Seating: fixed seats, telescopic seats, and space for temporary seating;
3. Team store size and options;
4. Restroom location;
5. Upper concourse considerations and design of suites, loge seating, club seating, premier seating ADA seating, etc.;
6. Location of restrooms; and
7. Break-out room space, etc.

- B. Additive and Deductive Alternatives.** Mr. DeKold clarified the nature of the design approach. The architect's goal is to start with a 24M design (w/4K seats) and offer alternatives ranging \$4M above and below the base. One option is to add additional seating. Another option is to add meeting room/banquet catering space.
- 1. Meeting Room and Banquet Space.** Board members discussed the need for and potential uses of meeting space. The discussion gravitated toward the desirability of locating the meeting space in the back-of-house. Even if this feature were added in the future, design specifications are best made now.
  - 2. Second Ice Sheet.** Board members considered the advisability of installing a larger utility room to house a larger compressor should a second sheet of ice ever be installed in the future. The possibility that the city may also be prepared to install a second sheet of ice at Tautphaus Park was introduced. Board members determined to investigate this further.
  - 3. Back-of-House Design.**
    - a. *Locker and Dressing Rooms.* The number and kind of dressing rooms was discussed. The needs for guests (Green Room) and sports other than Hockey were mentioned.
    - b. *Office Layout.* Mr. Dethlefs asked about the need for offices. Centennial Group officials expressed a desire to house the team offices in the facility.
    - c. *The IFAD Board* also considered having a small office and an option to share a conference room.
  - 4. Emergency Center Considerations.** Mr. Meek asked what kind of planning consideration need to be factored in when a site is to be designated as an emergency center. Mr. Dethlefs explained that the process starts with identifying the type of an emergency the center would be prepared for. Board members determined to investigate the possibility of obtaining grant funding to help upgrade a facility.
  - 5. Suites.** Configuration of suites and party space was discussed. Décor and furnishings of suites was discussed. The board opted to spread the suites onto opposite sides resulting in party space on each side. Modifying the loge boxes was also considered and requested.
  - 6. Concessions.** Discussion revealed that the right number of ventilation hoods would be three—on for the commissary and two for concession stands. The location of portable vendors was covered and well as the location of power outlets.
  - 7. Foot bridge(s).** Discussion centered on one vs. two bridges and location with respect to the plaza. One bridge on the south end of parking was deemed best.
  - 8. Parking.** The board considered shared vs. dedicated parking space.
  - 9. Seating Capacity.** Adding seats—a row or two at a fixed \$1.2 million per row price tag would probably not pay for itself in terms of the shows the additional seating might attract. By the same token, removing 1 row of seats to save money would result in a very narrow concourse. Removing additional rows would result in a u-shaped bowl. Board members determined that 4K seats might be the best number.
  - 10. Roof and Ceiling Height.** Options and truss loads were discussed briefly. Options will be presented in the future. Operator input will be sought.
- C.** Mr. DeKold noted that inflation is tracking at about 4% annually. This will impact available funds and it renders the schedule even more important. In this sense delays will have direct costs.

## **V. Calendar and Announcements.**

- A.** Upcoming Committee and Board Meetings. The Final Workshop, "Schematic Design Endorsement," is set for September 5<sup>th</sup>.
- B.** Other Announcements—No other announcements.

## **VI. Adjournment.**

The meeting adjourned at approximately 12:06 p.m.