

Idaho Falls Events Center: Meeting Minutes – 60% Design Development Presentation

Date: July 19th, 2016

Meeting Location: IFAD Conference Room

Meeting Attendance:

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|--------------------------------------|--------------------------------------|
| Cindy Ozaki (IFAD - Board) | Mark Jensen (Hogan) |
| Allan Woolley (IFAD - Board) | Dave Anderson (Hogan) |
| Terri Gazdik (IFAD - Board) | Dwight Packard (Hogan) |
| Mike Lehto (IFAD) | Chris Hogan (Hogan) |
| Mark Fuller (IFAD Legal Counsel) | Paul Henderson (Idaho Falls Chukars) |
| Jennie Weitzel (IFAD Support) | Kevin Greene (Idaho Falls Chukars) |
| Rebecca Casper (City of Idaho Falls) | Kevin Bruder (Centennial) |
| Doil Clements (Bateman Hall) | Kevin DeKold (CRSA) |
| Vanessa Josephson (Bateman Hall) | Brandon Pullin (CRSA) |
| Mike Clements (Bateman Hall) | Kelly Gillman (CRSA) By Phone |
| Robert Clements (Bateman Hall) | Mike Harvey (SCD) |
| Aaron Johnson (Bateman Hall) | Leith Sheets (Horrocks) |
| | Eric Isom (Ball Ventures) |

Discussion

Responsibility

Design Presentation

A. Introduction of meeting.

1. Intro discussion of plans and design of 60% DD.

B. Site, Landscape, and Civil.

1. Leith spoke to the Canals and major features of the site. Key factors... Lava rock, trying to minimize cutting into the rock. Keep building high enough to stay out of rock. 1,443 parking stalls for parking. 266 stalls required for banquet area per city standards. Shared parking possibilities. Have to demonstrate peak demand does not correlate with each other. A parking study will be required. \$2500 a stall on the high end. 1,443 seems to be a good number for the operator. They can always use more.
2. Storm water – evaluating a shared use pond. Water and Sewer are being worked out to bring it into the site.
3. Snow storage? Possible to put on the perimeter landscaping. May have to be hauled off.
4. Landscaping – Placeholder plant materials. 16' access road for maintenance, East of Battle Creek. Gravel will be provided. Fire lane on the West side of Battle Creek. Ground cover to soften the length of the canal. Remainder of the parking lot would have standard shade trees with lower level shrubs and ground cover. Perimeter of the building, turf grass and shade trees. Decorative landscape scheme around the main entries. Along the interstate, screened with evergreen trees to help minimize view to back of

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house. Plaza areas – pavers between parking and main entrance.
Banding – seating walls, grass areas. Areas for tents for events.

5. Security? Barriers for the building to harden it to withstand a blast or vehicular access. This is not in the scope but needs to be discussed further.
6. Marquee, currently not designed but will be roughed in for utilities to accommodate it.

C. Exterior Building Update

1. Comparing schematic design image with the developed DD image. Less glass and no spandrel. Storefront system instead of curtainwall. Building now has more of a business look as it is a multipurpose type space and not just a sports function. Colors are currently being proposed with Snake River Landing guidelines but not final.
2. A decision needs to be made regarding which direction to take on schematic design aesthetic vs. DD aesthetic. Struggle with the entry vs. the remainder of the building not being tied together. Does not flow like it did before. Positive feedback on less cost in glass.
3. Brick color may help to tie the whole building together. Flow is the struggle. The previous model the river flowed into the entry. The entry now has a blocky feel to it. Cost is the main driver for where the design is at. What is that cost difference? Is it millions of dollars or tens of thousands?
4. Tone down the column elements at the sides of steel structure. The middle soldier course band may be a little too heavy. See if we can bring the river into the entry. Can the mass at the top be broken down a little? Have the two columns at the entry remain more dominant. Bring down the secondary columns at sides. The river curve is good.
5. Security for building can be done as an add on or a separate allowance so it can be considered.

D. Interior Arena Discussion

1. Mike Harvey reviewed the interior arena design and function. Handicap accessibility is becoming more required by sponsor groups with elderly / retired patrons. Data can be received from the parks and recreation. Needs further discussion on where they should be located. Seating price points also a topic to discuss further.
2. Additional study may need to be done to see if ice would be used all year round. Depends on the market.
3. Camera and video options all depend on budget. Add alternate for rigging is the only add alternate in the project for now.
4. It would be good to plan to rough in a second scoreboard for future purposes. Less cost to do now than latter.
5. Concessions need to be worked out as soon as possible. Another meeting to discuss this with the operator to be set up.
6. Interaction with city and code need to addressed. Impact on cost.

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7. Need to set up a meeting to discuss FFE budget for conference center vs. arena.
- E. **End of our meeting minutes... With board adjourned.**