

**Item:** 9(a) – Concession Building/Plaza Schematic Design  
**Date:** August 16, 2021  
**From:** Bruce Chamberlain, Project Facilitator and Kristi Luger, City Manager  
**Action:** Approve the schematic design

---

## Summary

The Council appointed a Project Advisory Committee (PAC) to lead the concession building/plaza design process and hired Bruce Chamberlain of HKGi to facilitate the process. The PAC, with the guidance of Bruce Chamberlain, has been diligently working on a schematic design since April. At the City Council meeting, members of the PAC will be presenting the schematic design for the concession building/plaza and requesting authorization to proceed to the design development phase.

## Background

The schematic design phase of a design process is intended to determine the project's program or scope, baseline design framework, and budget. This phase is also intended to uncover key design issues and alternatives needing detailed analysis in the next phase of the design process, which is called design development. The core ingredients of schematic design are:

- **Program/Scope.** Determination of the edges of a project area or site. The basic elements and spatial allocation of each element (e.g., the rooms of a building and the square footage of each).
- **Baseline Design Framework.** Assembly of all the intended spaces into a coherent plan. Preliminary determination of materials, 3-dimensional forms, design character, and key elements.
- **Budget.** Schematic design provides enough information about what the project will be to determine a budget for the hard costs (construction) and the soft costs (services, fees, and contingencies). Setting a budget at this stage is viable as long as the scope remains as identified, construction market trends are consistent with the recent past, and something unpredictable is not uncovered in later phases (e.g., unknown soil contamination).

## Program/Scope

After much consideration, the PAC is recommending that the concession building not include a full kitchen for a restaurant tenant, but instead include a food prep room for caterers to use with food

trucks serving as the main mechanism for offering food. The following is a summary of the PAC meetings and their decision-making process:

- April 22 – An overview of the previous concept design for the concession building is presented to the PAC.
- May 6 – The PAC asks VJAA to study a full kitchen for a restaurant tenant, a traditional concession model, and food truck options.
- May 25 – VJAA provides an overview of the site/floor plan and budget for each option. After hearing feedback from the baseball association, the PAC agrees to no longer pursue the traditional concession model. The PAC is also unsure of the viability of a restaurant tenant due to limited traffic and potential conflict with local food vendors but wants to understand the full cost before deciding.
- June 23 – The PAC concludes its cost prohibitive to incorporate a restaurant tenant into the building and agrees to focus on the food truck option.

### **Baseline Design Framework**

Included in the packet is a Schematic Design Scoping Document that outlines the proposed concession building/plaza. In general, the project includes:

- Concession replacement building to house public bathrooms, storage, green room/food prep room and roof extension over outdoor plaza
  - Complimentary design character and materials to the new pavilion
  - Green roof
  - Four-season use (new building will be heated and insulated)
  - Fixtures, furnishings, and equipment (FFE)
- Plaza space adjacent to new building
  - Patio with landscaping and lighting amenities
  - Multiple food truck stations with electrical hook-ups
  - New drive access from Lake Street
  - Targeted use of structured turf to reduce pavement
  - FFE
- Stair repair/replacement adjacent to ballfield seating
- Site landscape improvements near Lake Minnetonka
- New sewer, water, and electrical utility services from Lake Street

- New stormwater utility extension from Lake Street and green infrastructure elements
  - Drain tile throughout the Great Lawn
  - Underground rainwater capture and reuse cistern (connected to an irrigation system)
  - Stormwater filtration system for reduced, clean discharge into Lake Minnetonka.

**Budget**

The project budget (hard and soft costs) is estimated at \$3 million for the full scope of improvements except stormwater. The stormwater/green infrastructure improvement budget is generally identified at an additional \$210,000. The following is the proposed funding sources for each item:

Item	Budget	Funding Sources
Concession Building and Plaza	\$3,000,000	Sales tax and C4C fundraising (\$55,000 for furnishings)
Stormwater Infrastructure	\$210,000	Surface water fund balance and/or sales tax

**Future Considerations**

The schematic design was presented at the August 10<sup>th</sup> Park and Recreation Commission meeting. The Park and Recreation Commission, along with other stakeholders, have identified a number of topics needing further analysis in the design development phase. Those items include:

- Format and quantity of interior bathrooms
- Location and potential screening of portable bathrooms
- Staging of electrical service improvements given future ballfield lighting improvements
- Number and location of food truck stations
- Construction staging to ensure summer 2022 event use of the Great Lawn
- Extent and format of green roof
- Size and access configuration of interior storage
- Extent of vehicle access to the pavilion
- Pavement alternatives
- Type and extent of plaza amenities and furnishings

**Options**

1. Approve the schematic design for the concession building/plaza and authorize the PAC to proceed to the design development phase with an estimated project budget of \$3.21 million.
2. Take no action.
3. Provide staff with alternative direction.

**Recommendation**

Motion to approve the schematic design for the concession building/plaza and authorize the PAC to proceed to the design development phase with an estimated project budget of \$3.21 million.

**Attachment**

PowerPoint Presentation

# EXCELSIOR COMMONS MASTER PLAN

Concession Building / Plaza

Schematic Design Update - August 2021



# Purpose

The purpose of our presentation is to provide an update on the Concession Building / Plaza project's:

- program and scope
- general design; and
- project budget

Our recommendation is to advance the project to the **Design Development** phase.

# Background

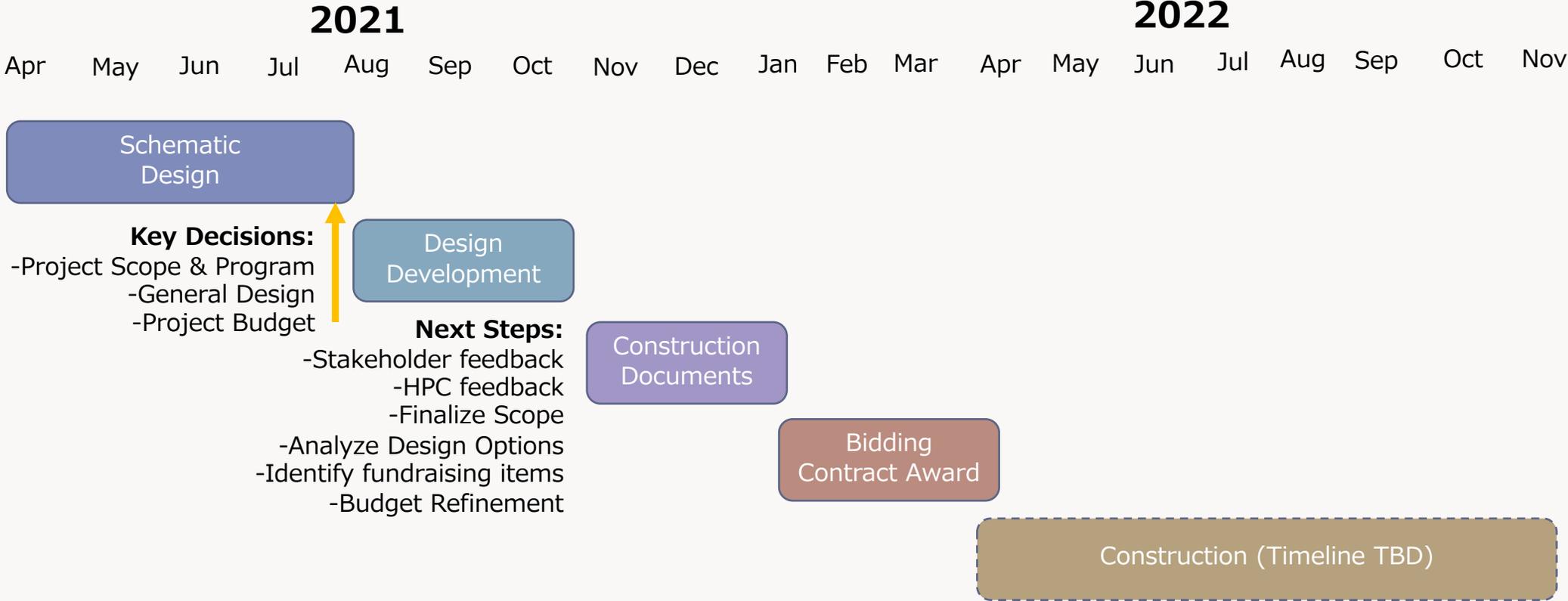
- The Commons concession building has been identified as the next capital improvement project. (The Pavilion and Concession Building were designed together and share much of the same infrastructure.)
- A Project Advisory Committee (PAC)\* was created in the Spring of 2021 to oversee the design of this new structure.
- Bruce Chamberlain from HKGI was retained to serve as the facilitator for the project, and to advise and support the PAC's work.
- The design team for the Pavilion has continued in their role to design and implement the Concession Building and Plaza. (VJAA, Damon Farber, Gardner, Pierce Pini)
- Local Sales Tax will be used to pay for the main project. Community for The Commons will raise funds for furnishing the Plaza.

\*PAC members include:

Ann Hersman, Kristi Luger, Tom Wolfe (Parks & Rec), Rob Tyler (HPC), Bruce Noll (at-large), Matt Alman (C4C) and Eric Snyder (C4C).

# Concession Building / Plaza

## Process, Phases & Timeline



# Damon Farber | Landscape and Site Plan - Scope of Work Diagram

## LEGEND

-  SITE FEATURE
-  HARDSCAPE
-  LANDSCAPE
-  01 ENTRY SIGN AND LANDSCAPE
-  02 ENTRY LANE AND PLAZA
-  03 WOOD STAIRCASE
-  04 CONCESSIONS PLAZA AND PATHS
-  05 LAWN IRRIGATION AND DRAINAGE
-  06 LANDSCAPE ENHANCEMENTS



# Site Scope

# Damon Farber | Landscape and Site Plan - Scope of Work Narrative



## 01 ENTRY SIGN AND LANDSCAPE

- Improve arrival experience with new sign and landscape material
- Replace landscape after electrical panel is moved into the concessions building
- Repair damage or disturbance to site walls at entry



## 02 ENTRY LANE AND PLAZA

- Enhance the entry drive and path system from Lake Street to the concessions structure
- Explore sustainable opportunities for stormwater management such as Netlon or other permeable materials



## 03 WOOD STAIRCASE

- Evaluate condition of existing timber stairs by WPA seating
- Repair or replace stairs that are faulty or unsafe to users
- Provide handrails for improved safety and accessibility to upper level seating

## 04 CONCESSIONS PLAZA AND PATHS

- Create accessible paths and hardscape at the new concessions plaza for event and gathering use
- Connect new plaza to ADA pathway that leads to new pavilion/plaza

## 05 LAWN IRRIGATION AND DRAINAGE

- Collaborate with Civil Engineer to develop sustainable solutions for irrigation and drainage at great lawn
- Explore the use of Netlon at the tangent of the lawn and plaza

## 06 LANDSCAPE ENHANCEMENTS

- Provide planting and site furnishing improvements within a fixed allowance
- Repair or replace picnic tables to match new picnic tables at concessions area
- Remove buckthorn at North hillside of the knoll to provide views to the lake

# Site Scope

# Building Scope

- **Public Gathering Space**
- **Emphasize Outdoor Seating**
- **Event Support**
  - Green Room with private access to rest room
  - Serving kitchen
  - Event staging
- **Food & Beverage via Food Truck(s)**
- **Rest Rooms**
- **Storage**



## Future Exploration

- Final roof design
- Electrical service
- Food truck placement
- Timber steps
- Fundraising campaign items
- Community grill
- Plaza shading options
- Landscaping options

Intended to complement, not compete with, the Pavilion



## Building Design

- Pile foundation and structured concrete slab
- Weathering steel columns and fascia
- Tongue and groove boards with wood ribs for ceiling finish
- Green roof
- Integrated recessed lighting
- Board-formed concrete / burnished block for restroom & enclosure
- Four-season, insulated structure
- Restrooms
- Get-ready/event staging room
- Serving kitchen
- Basic Storage



# Bird's Eye Perspective



# Plaza Scene

# Budget

## Concession Building & Plaza

Building	\$1,650,000
Site	\$ 310,000
Utilities	\$ 135,000
<u>Furnishings</u>	<u>\$ 55,000</u>
<b>Hard Costs</b>	<b>\$2,150,000</b>
Fees & Permits	\$ 110,000
Contingencies	\$ 235,000
Design/Admin	\$ 375,000
<u>Escalation</u>	<u>\$ 130,000</u>
<b>Soft Costs</b>	<b>\$ 850,000</b>
<b>Total</b>	<b>\$3,000,000</b>

## Great Lawn Stormwater Infrastructure

---

<b>Hard Costs</b>	<b>\$ 150,000</b>
<b>Soft Costs</b>	<b>\$ 60,000</b>
<b>Total</b>	<b>\$ 210,000</b>

# APPENDICES

# Food Service Analysis



**Community desire expressed for a dining experience in The Commons.**

**PAC analyzed & discussed:**

- Models (full kitchen, truck-scale kitchen, heat & serve, food trucks)
- Revenue generation (drivers & viability in The Commons)
- Management structures
- Spatial considerations
- Budget implications

# Food Service Conclusions



## Based on analysis, PAC determined:

- Successful brick & mortar kitchens/food vendor enjoy substantially more patron traffic than The Commons experiences.
- Revenue generation of brick & mortar food vendor in The Commons should not be anticipated to cover added capital and operating expenses.
- Brick & mortar kitchen would require at least a doubling and likely a tripling of building footprint (keeping building small is key community value).
- Brick & mortar food vendor would substantially increase project budget.
- **Food trucks will offer greatest flexibility and smallest footprint at the lowest capital cost.**