

Item: 10(a) – Concession Building/Plaza Design Development Plans

Date: January 3, 2022

From: Kristi Luger, City Manager

Action: Approve proceeding to construction drawings

Summary

In the early part of 2021, the Council appointed a Project Advisory Committee (PAC) to lead the concession building/plaza design process and hired Bruce Chamberlain of HKGi to facilitate. Since October, the PAC has been working on the design development stage of the project and has been addressing a number of topics identified by the Council as needing further analysis/refinement. At the City Council meeting, Bruce Chamberlain will be presenting the PAC's recommendations along with current project plans and an updated cost estimate. The PAC is requesting the Council's authorization to proceed with the preparation of construction documents.

Background

The concession building/plaza project is the second endeavor to be undertaken as part of The Commons Master Park Plan. The PAC has put significant consideration into design refinements as evidenced in their current recommendations. Current plans were presented to the Heritage Preservation Commission (HPC) at their December 20th meeting; their comments are included in the packet. Also included in the packet are current design development plans, along with a detailing of the PAC's recommendations and corresponding design presentation.

Budget Considerations

At the December 20th City Council meeting, a long-term financial plan for The Commons was presented and the Council authorized moving forward with selling a sales tax bond. The concession building/plaza project is proposed to be funded with the bond at the estimated cost at or below \$3.25 million.

Options

1. Approve the design development plans for the concession building/plaza and authorize the PAC to proceed with the preparation of construction drawings.
2. Take no action.
3. Provide staff with alternative direction.

Recommended Council Action

Approve the design development plans for the concession building/plaza and authorize the PAC to proceed with the preparation of construction drawings.

Next Steps

The design schedule anticipates the Council reviewing the construction documents and authorizing advertisement of bids at the March 21, 2022 City Council meeting. Staff will likely be back to the Council earlier than that date for consideration of a construction management agreement and to authorize bidding of the steel and masonry sub-components of the project.

Attachments

1. Excelsior Commons Concessions/Plaza DD Presentation (dated 12-20-21)
 - Recommended design development plans
2. HPC Comments on Concession Building Proposal
3. PAC Recommendations to the Excelsior City Council
4. Excelsior Commons Concessions/Plaza Design Development Packet (dated 12-15-21)
 - Presentation that correlates with the PAC's recommendations



Excelsior Commons Concessions / Plaza DD Presentation

20 December 2021

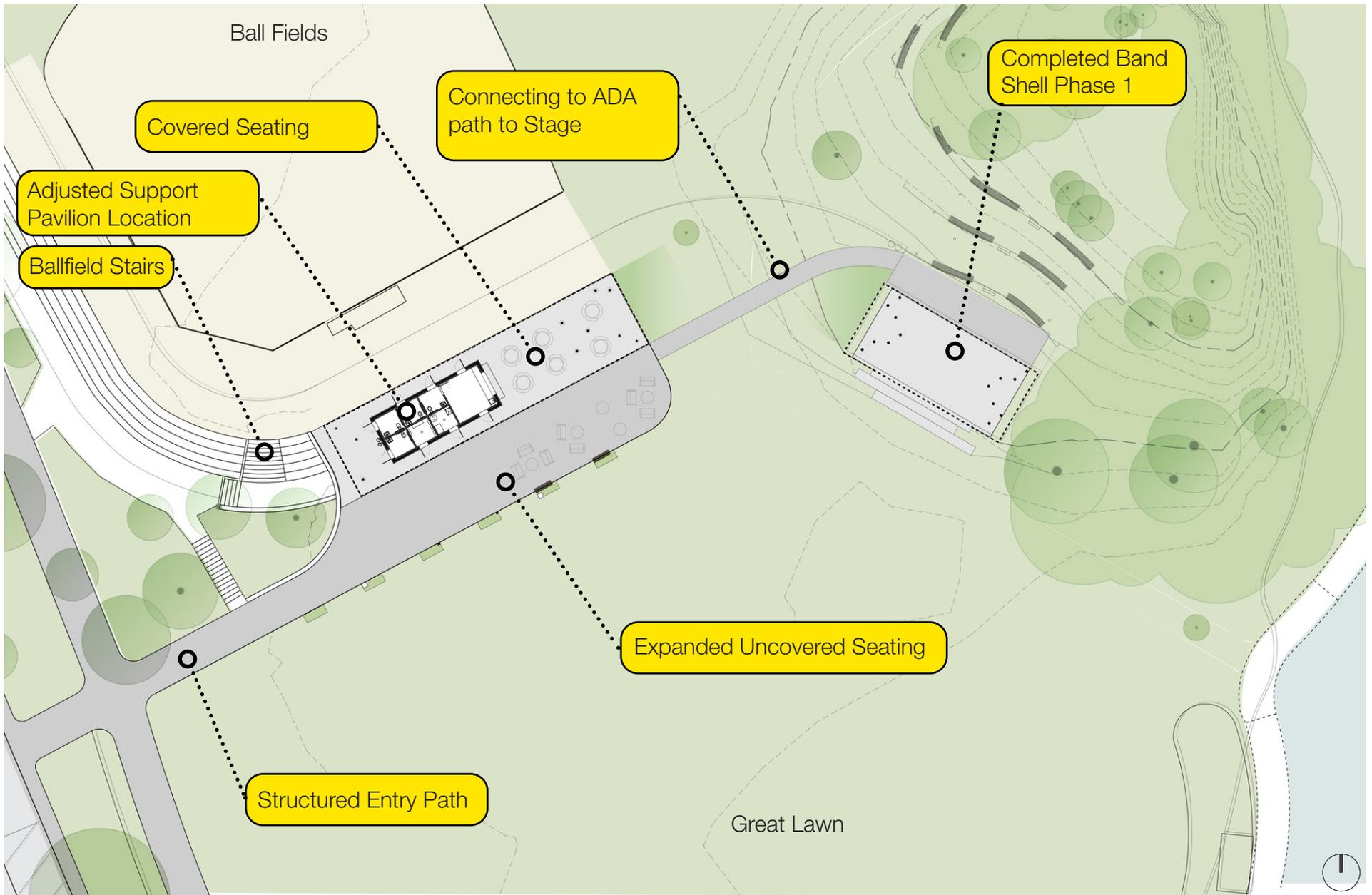
V J A A + **DF/** DAMON FARBER LANDSCAPE ARCHITECTS

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Aerial View of Concessions / Plaza



Concession / Plaza Site Plan

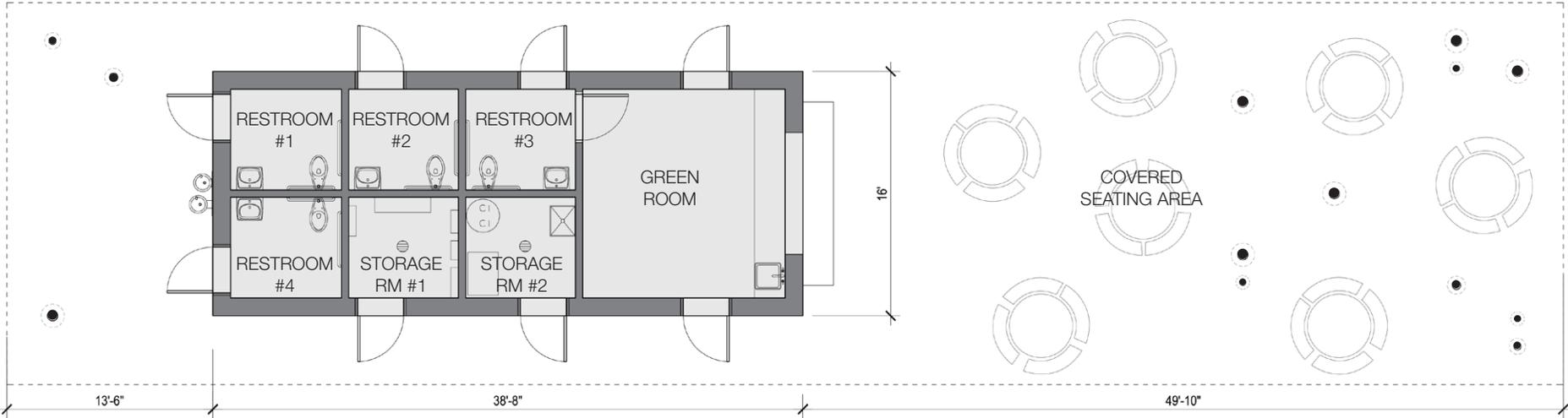


Concessions Building from Across Great Lawn



Concessions Floor Plan

BALL FIELD SIDE



PLAZA / GREAT LAWN SIDE



Concessions / Plaza from Lake Street Entry



Concessions Plaza View



Pavement Layout: Non Event



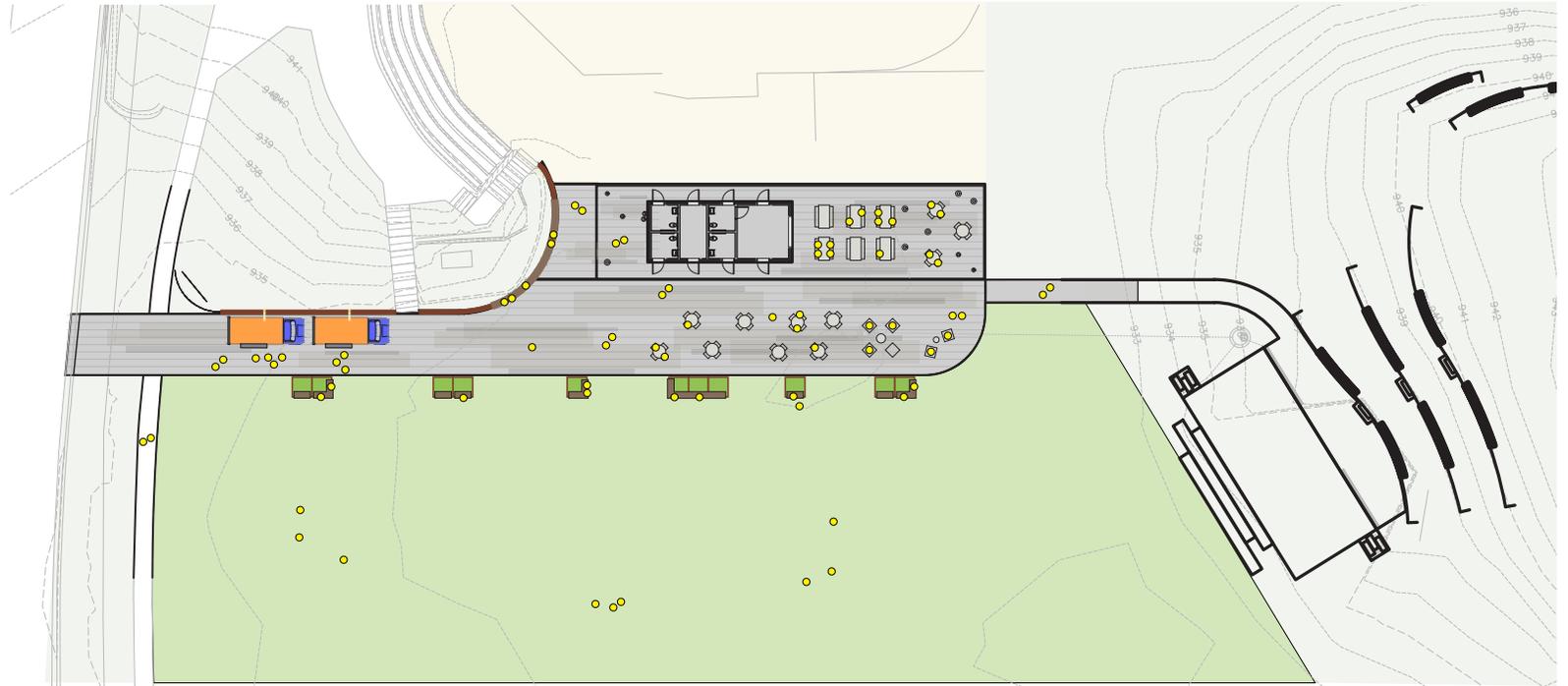
1. CONCRETE



2. CORTEN STEEL & WOOD



3. SANDBLAST CONCRETE



Pavement Layout: Event



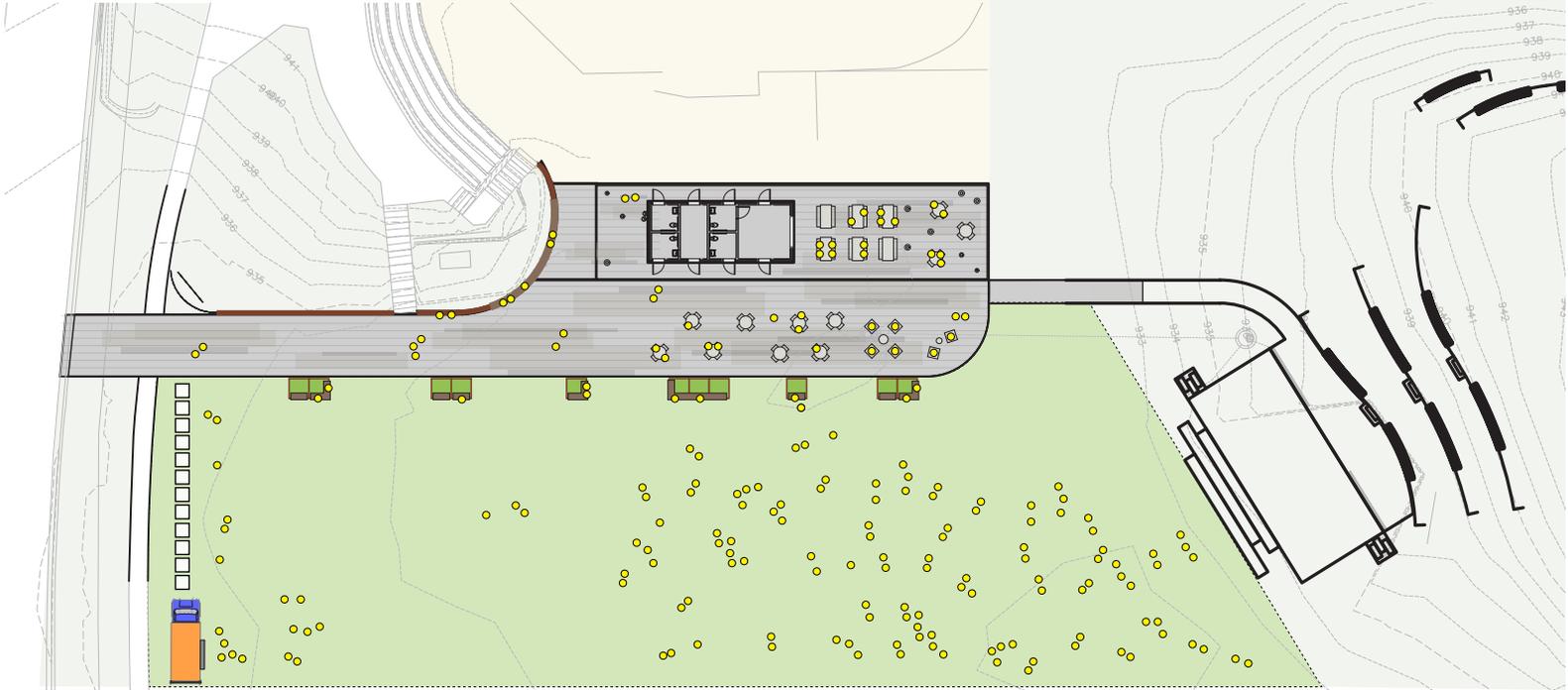
1. CONCRETE



2. CORTEN STEEL & WOOD



3. SANDBLAST CONCRETE



Concessions / Plaza View from Ballfield Seating



THANK YOU.



HPC Comments on Concession Building Proposal

1. Building design: it will be similar to the pavilion and is therefore appropriate; will fit within the historic context of The Commons

2. Green Roof

- Questioned whether the green roof is appropriate in the historic context of The Commons
- Discussion included: Creates a “softer look” for the building; helps soften the structure visually; adds to the greenery and openness of The Commons
- Concluded that it is appropriate
- Questioned whether the cost of the green roof is worth it; could that money be better spent elsewhere on the project
- Want to be sure that the green roof will function over time as expected; would be useful to look at the green roof at the Arboretum to understand maintenance requirements and how it functions over the long term

3. Other Questions raised:

- Is enough storage area being provided?
- If one of the goals is to reduce the number of portapotties, should there be more permanent toilets?
- Will the style of the furniture be appropriate to the historic context of The Commons?
- Will circulation in the plaza area and connections to sidewalk on Lake Street work well?

4. Comments

- Overall, the Commissioners liked the plans; they fit within the historic context of The Commons
- See The Commons as a “pearl” in Excelsior; very important resource in the City; an undeveloped, parkland area, that is unique on Lake Minnetonka

RECOMMENDATIONS TO THE EXCELSIOR CITY COUNCIL

From

Excelsior Commons, The Plaza Project Advisory Committee (PAC)

Below are PAC recommendations reached by consensus on December 9 for ten open design questions identified since the conclusion of the schematic design stage of the project.

1. Portable bathroom strategy for events.

PAC recommendation. Follow design team recommendation to cluster portable toilets along walkway paralleling Lake Street. Portables are anticipated to be needed only for large events.

PAC member	Support	Oppose
Ann Hersman	x	
Bruce Noll	x	
Eric Snyder	x	
Rob Tyler	x	
Tom Wolfe	x	

Discussion:

- Will it be necessary to widen walkway for this approach to function (not part of current scope)?
- Which side of tree line will toilets be placed?
- Should observe how siting functions and be prepared to modify walkway as necessary in the future.



2. Format & quantity of interior bathrooms.

PAC recommendation. Follow design team recommendation on quantity (4) and format (gender-neutral) of bathrooms. Direct design team to conduct further analysis of door placement and storage room location – PAC accepts results of that analysis as their recommendation.

PAC member	Support	Oppose
Ann Hersman	X	
Bruce Noll	X	
Eric Snyder	X	

Rob Tyler	X	
Tom Wolfe		X

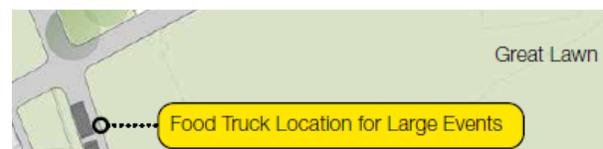
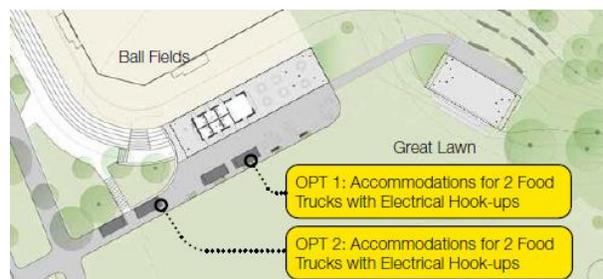
Discussion:

- Concern expressed about men & women sharing the same bathrooms. Idea raised for temporary event signage on permanent bathrooms for women & families only, asking men to use portable toilets during events.
- Helpful to hear analysis by design team that suggests four toilets are adequate for crowds up to several hundred.
- Concern expressed about two doors facing ballfield and two facing plaza. Concern that bathroom doors on the ballfield side will not function well for events.
- Need appropriate door hardware to lock off either public access or green room access depending on green room reservations.
- Recognition there is a nation-wide trend away from gender-specific public bathrooms.
- Concern expressed about confusion for men and women bathrooms being in different locations.
- Concern expressed that women may be uncomfortable waiting in line with men for same bathroom.
- Concern that more portables (because of fewer permanent toilets) will raise event costs.
- Good signage will be important.
- Consensus layout opinion: cluster bathroom doors on west and south sides.

3. Number and location of food truck stations.

PAC recommendation. Follow design team recommendation to establish different food truck parking locations for events (numerous spots paralleling Lake Street) and day-to-day service (2 spots on the plaza). For plaza spots, provide electrical conduit to two alternate clusters and electrify the cluster as recommended, closest to Lake Street.

PAC member	Support	Oppose
Ann Hersman	X	
Bruce Noll	X	
Eric Snyder	X	
Rob Tyler	X	
Tom Wolfe	X	



Discussion.

- Concern expressed about conflict between bathroom and food truck lines.
- Additional food truck electrical hookup from the building wall could be helpful.

4. Extent and format of green roof.

PAC recommendation. Follow design team recommendation to establish green roof across entire extent of roof.

PAC member	Support	Oppose
Ann Hersman	X	
Bruce Noll	X	
Eric Snyder	X	
Rob Tyler	X	
Tom Wolfe	X	

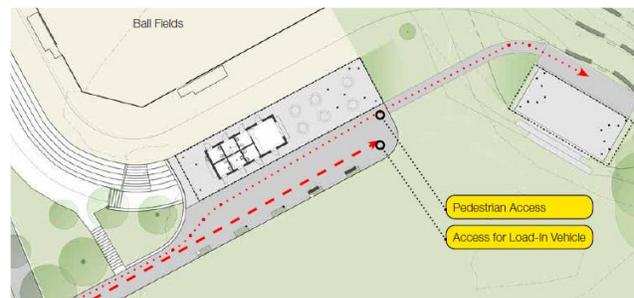
Discussion.

- A question about whether green roof can be removed in the future w/o damaging roof integrity? Yes.
- Question about added costs? Green roof capital cost is a line item in the project budget. There are annual plant maintenance costs. Green roof substantially extends the life of roof membrane, resulting in reroofing savings.

5. Extent/route of vehicle access to performance pavilion.

PAC recommendation. Follow design team recommendation to extend vehicle access only as far as the edge of the plaza and as deemed necessary for circulation, install structured turf adjacent to the plaza. Movement of equipment beyond the plaza would be done by hand or cart.

PAC member	Support	Oppose
Ann Hersman	X	
Bruce Noll	X	
Eric Snyder	X	
Rob Tyler	X	
Tom Wolfe	X	



Discussion.

- Driving on great lawn has become a problem.
- Use landscaping to discourage driving on great lawn.
- Analyze vehicle circulation related to food truck and bathroom lines.
- Team will study emergency vehicle needs as part of code review.

6. Evaluation of pavement alternatives.

PAC recommendation. Follow design team recommendation to primarily use concrete pavement with varied surface treatments on the plaza in addition to provision for a paver donor-recognition program.

PAC member	Support	Oppose
Ann Hersman	X	
Bruce Noll	X	
Eric Snyder	X	
Rob Tyler	X	
Tom Wolfe	X	

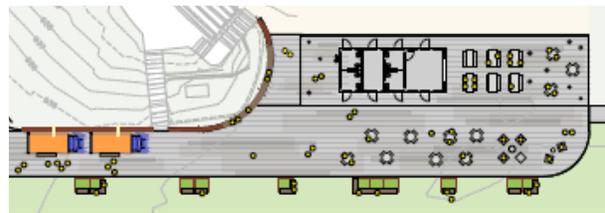
Discussion.

- Provision needed for paver program including location.

7. Type and extent of plaza amenities and furnishings.

PAC recommendation. Follow design team recommendation to furnish plaza with picnic tables under the canopy and movable furnishings on the open-air portion of the plaza. Use planters and landscaping at plaza edges to control vehicle circulation.

PAC member	Support	Oppose
Ann Hersman	X	
Bruce Noll	X	
Eric Snyder	X	
Rob Tyler	X	
Tom Wolfe	X	



Discussion.

- Locate planters to discourage driving on great lawn.
- Analyze how food trucks circulate.

8. Recent design team recommendation to alter (twist) the roof design to more closely reflect the performance pavilion.

PAC recommendation. Follow design team recommendation to design a slight “twist” into the roof design and place support columns in random pattern.

PAC member	Support	Oppose
Ann Hersman	X	
Bruce Noll	X	
Eric Snyder	X	
Rob Tyler	X	
Tom Wolfe	X	X

Supports column placement, prefers non-twist.



Discussion.

- Concerned raised about overall length of roof while others expressed excitement about the amount of covered seating.
- Twist is so slight, it doesn't call overdue attention or detract from pavilion.

9. Recent design team recommendation to add a band of clerestory windows to the perimeter walls.

PAC recommendation. Follow design team recommendation to create a continuous band of clerestory windows around perimeter of building.

PAC member	Support	Oppose
Ann Hersman	X	
Bruce Noll	X	
Eric Snyder	X	
Rob Tyler	X	
Tom Wolfe	X	



Discussion.

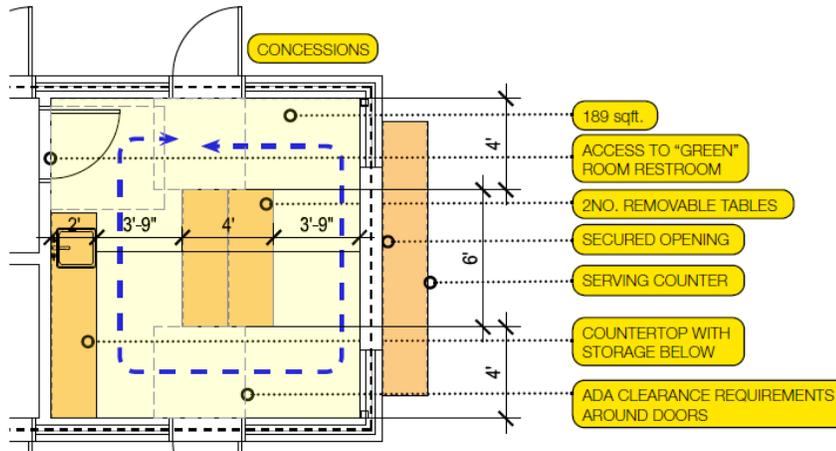
- None.

10. PAC desire for greater green room program and layout scrutiny/evaluation.

PAC recommendation. Follow design team recommendation to design green room as flexible space and include some minor storages features.

PAC member	Support	Oppose
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Ann Hersman	X	
Bruce Noll	X	
Eric Snyder	X	
Rob Tyler	X	
Tom Wolfe	X	



Discussion.

- Maybe too much space dedicated to green room.
- We don't know how this space will be used.
- Keep the space flexible. Make as multi-use as possible.
- Storage is an ongoing request by partners/users. Need countertop space and under-counter locked cabinets.

END OF MEMO



Excelsior Commons Concessions / Plaza Design Development Packet

15 December 2021

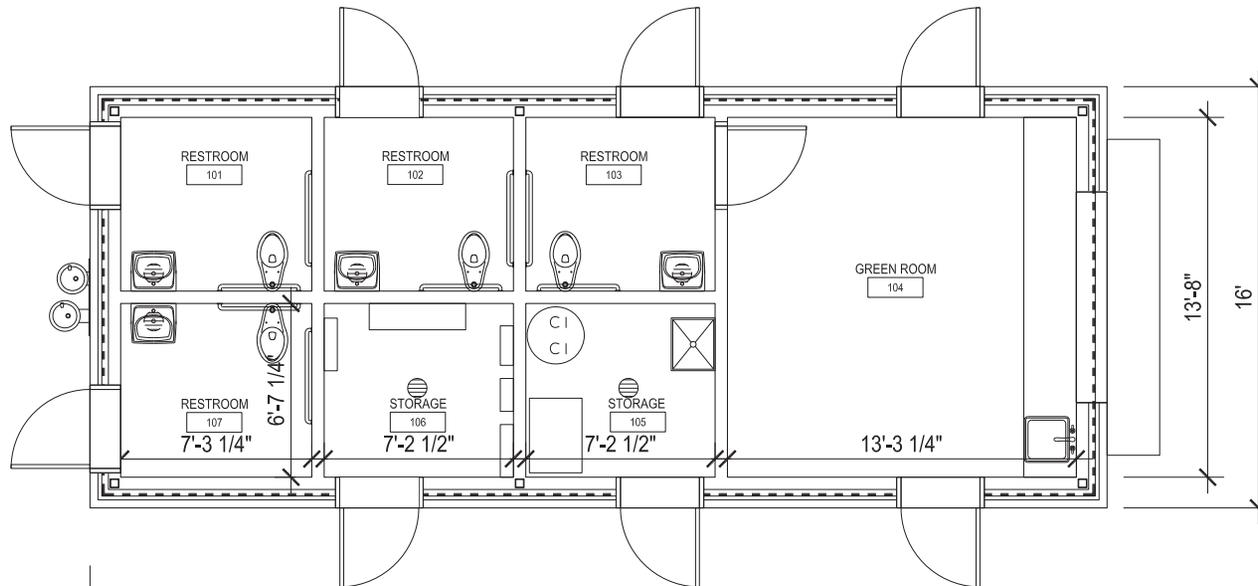
VJAA Inc.
124 Third Avenue North, Suite 301
Minneapolis, Minnesota 55401
(612) 872-6370
www.vjaa.com

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1. Portable Bathroom Strategy

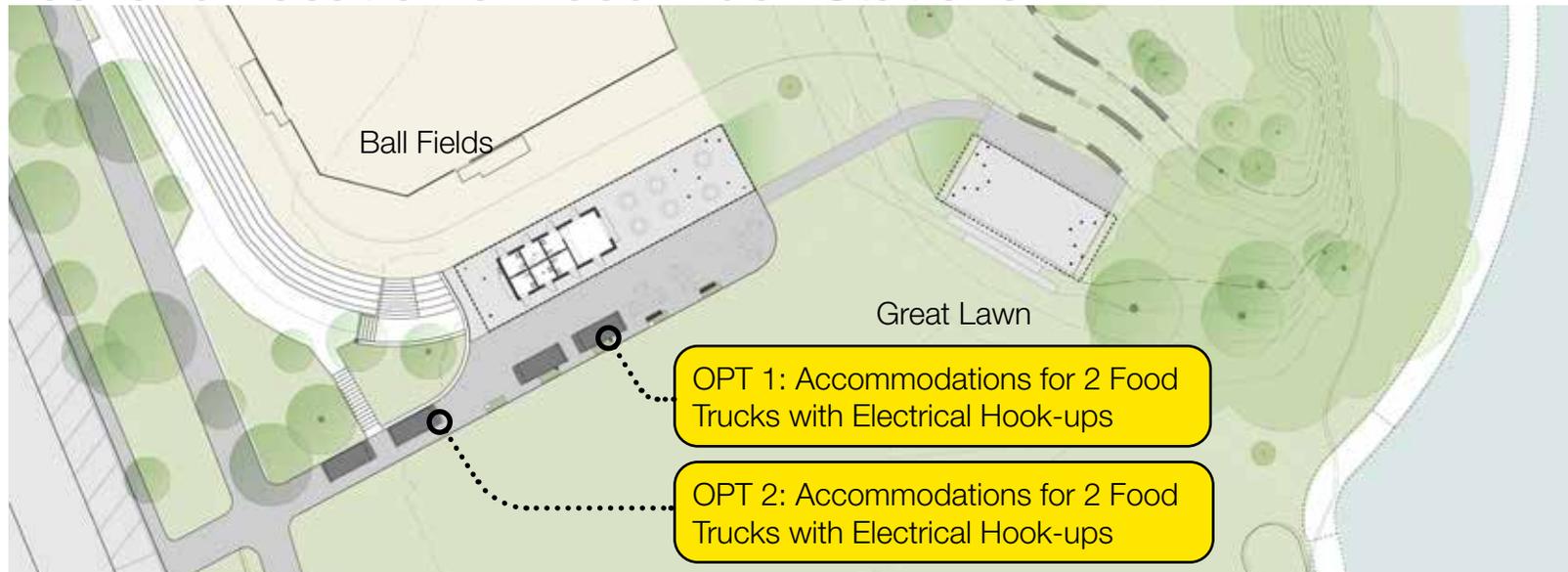


2. Format & Quantity of Interior Bathrooms. Updated

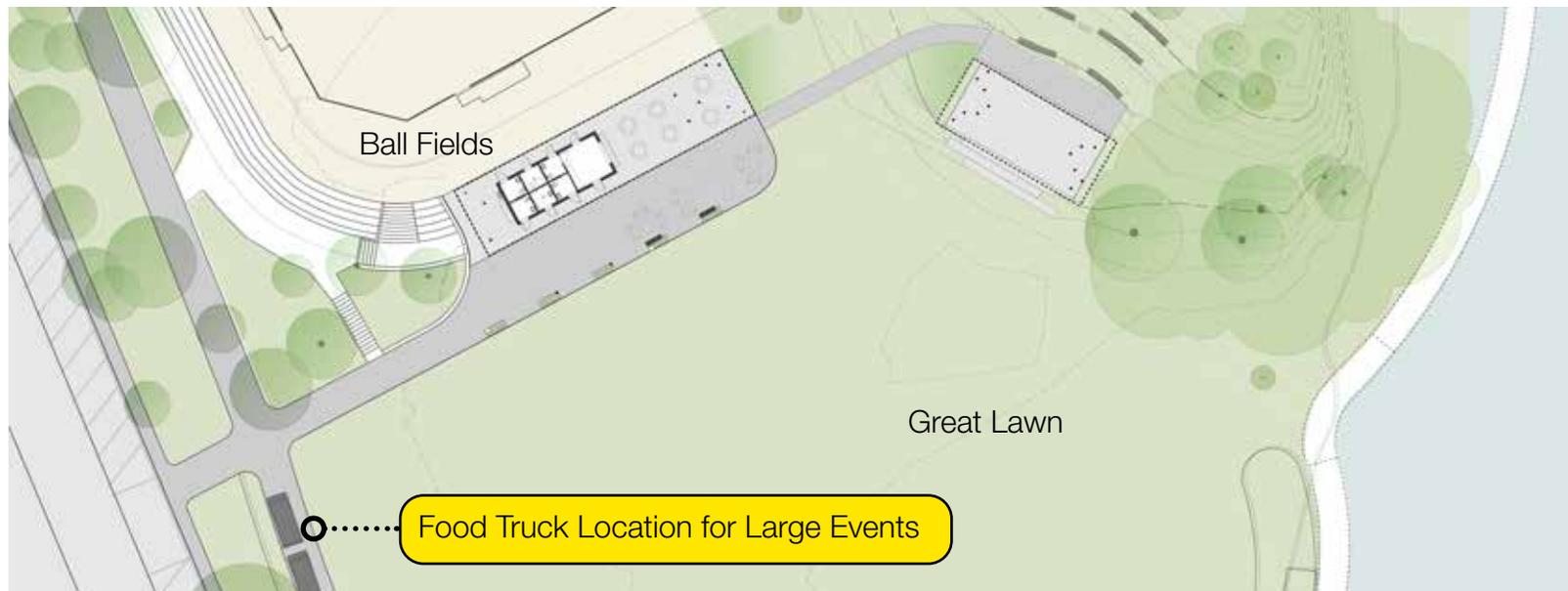


Updated design: Four separate unisex restrooms with accessible doors for two restrooms on the North, and the other two located on the West.

3. Number and Location of Food Truck Stations.



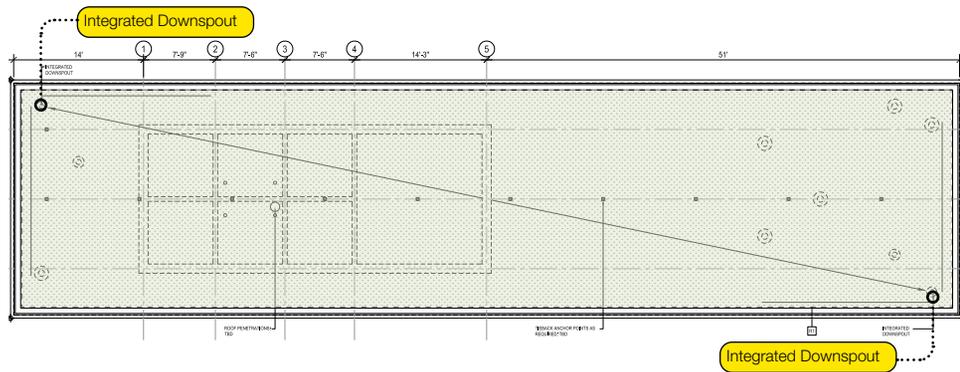
Two Food Truck Configuration: Run conduit to both locations in order to pull electrical to one locations when it appears obvious to which one will better serves the community.



Event Food Truck Configuration

4. Extent and Format of Green Roof

With the implementation of the green roof, the project is at a net zero change in impervious area. The green roof will fulfill the requirements for the watershed district and we don't need to pursue the irrigation reuse vault. PPA



Roof Plan



Cardiovascular and Cancer Research at the University of Minnesota - green roof designed by DAMON FARBER

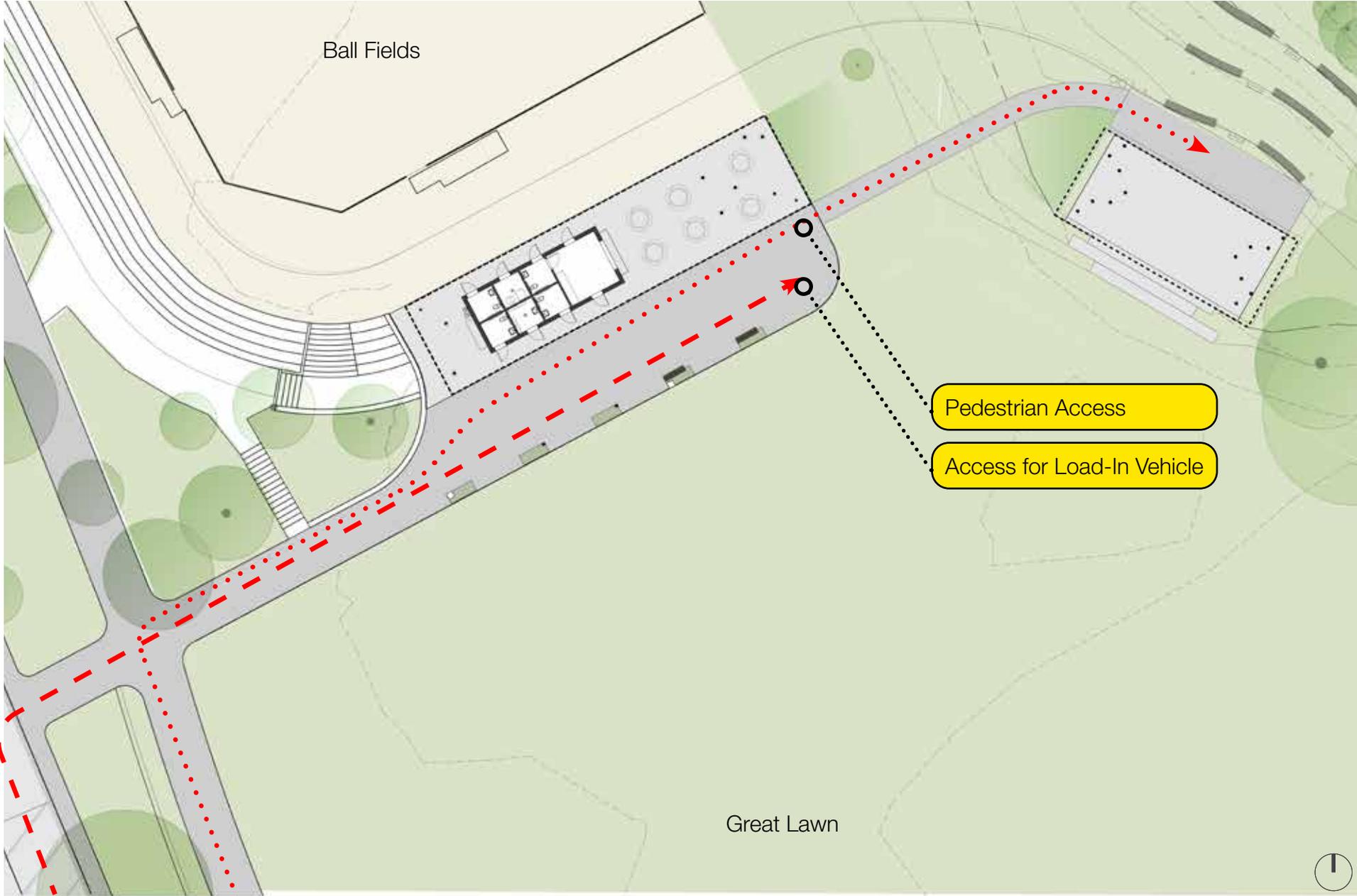


Concessions / Plaza View from WPA Seating



Concessions / Plaza View from Across Great Lawn

5. Extent/Route of Vehicle Access to Performance Pavilion



6. Evaluation of Pavement Alternatives

Plaza Concept 2 : Non Event



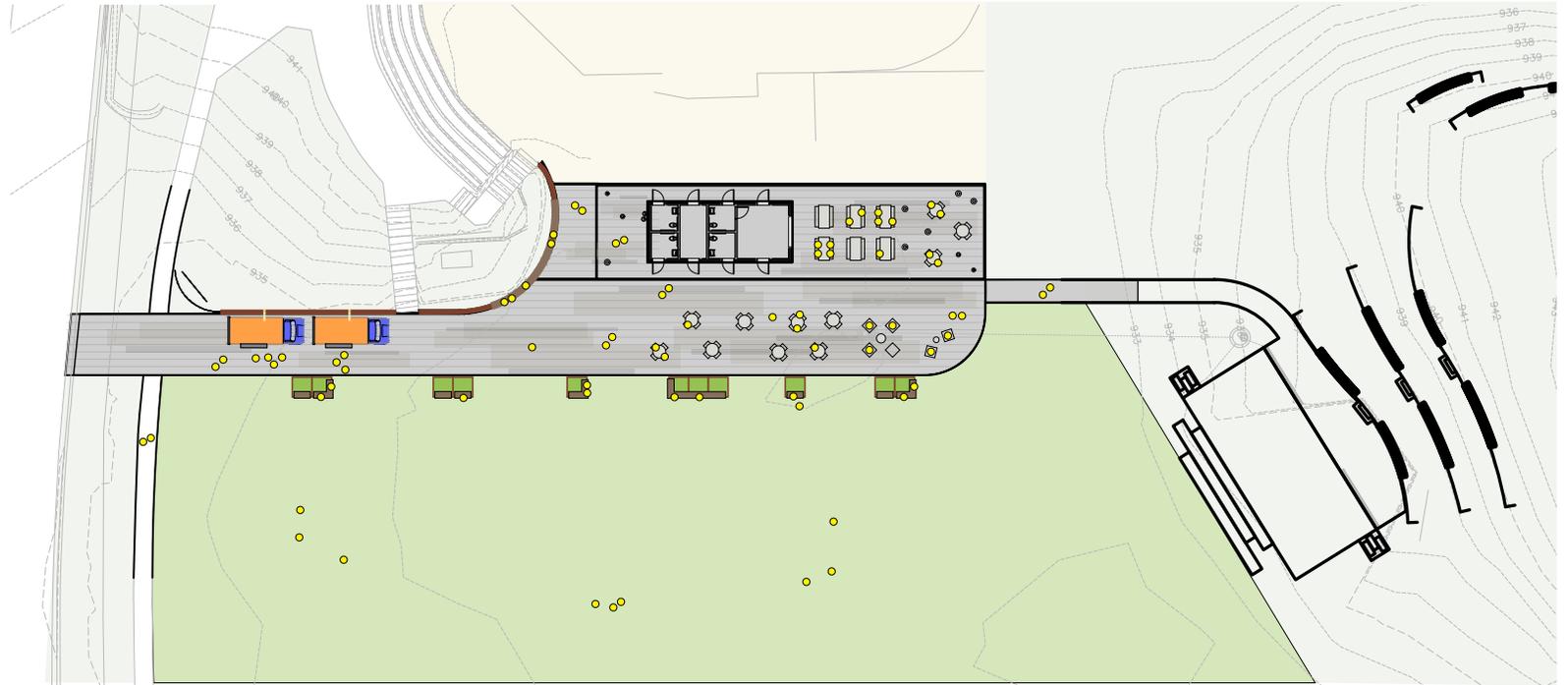
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2. CORTEN STEEL & WOOD



3. SANDBLAST CONCRETE



6. Evaluation of Pavement Alternatives

Plaza Concept 2 : Event



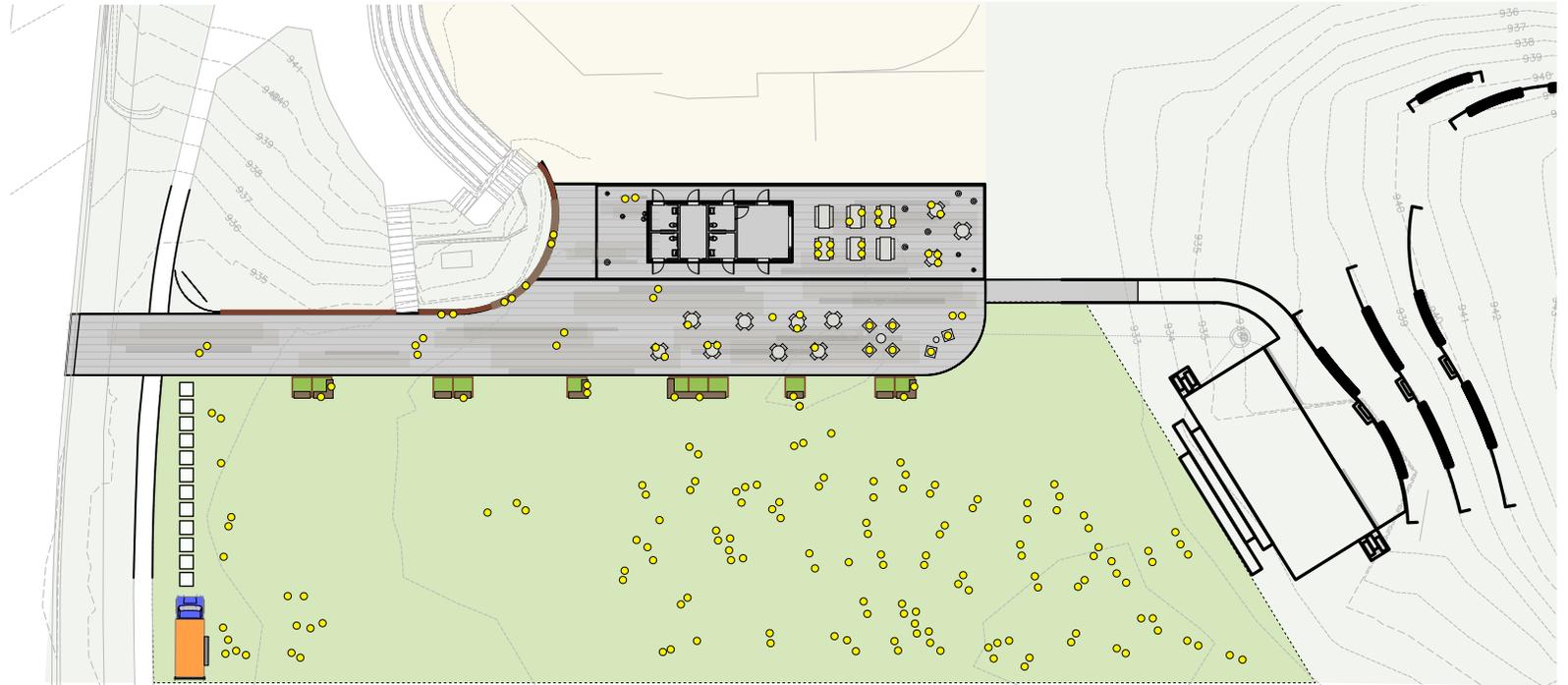
1. CONCRETE



2. CORTEN STEEL & WOOD



3. SANDBLAST CONCRETE



7. Type and Extent of Plaza Amenities and Furnishings



Option 2. Food Trucks on the paved entry neared to the retaining wall.

V J A A

7. Type and Extent of Plaza Amenities and Furnishings



8. Recent design team recommendation to alter (twist) the roof design to more closely reflect the performance pavilion.



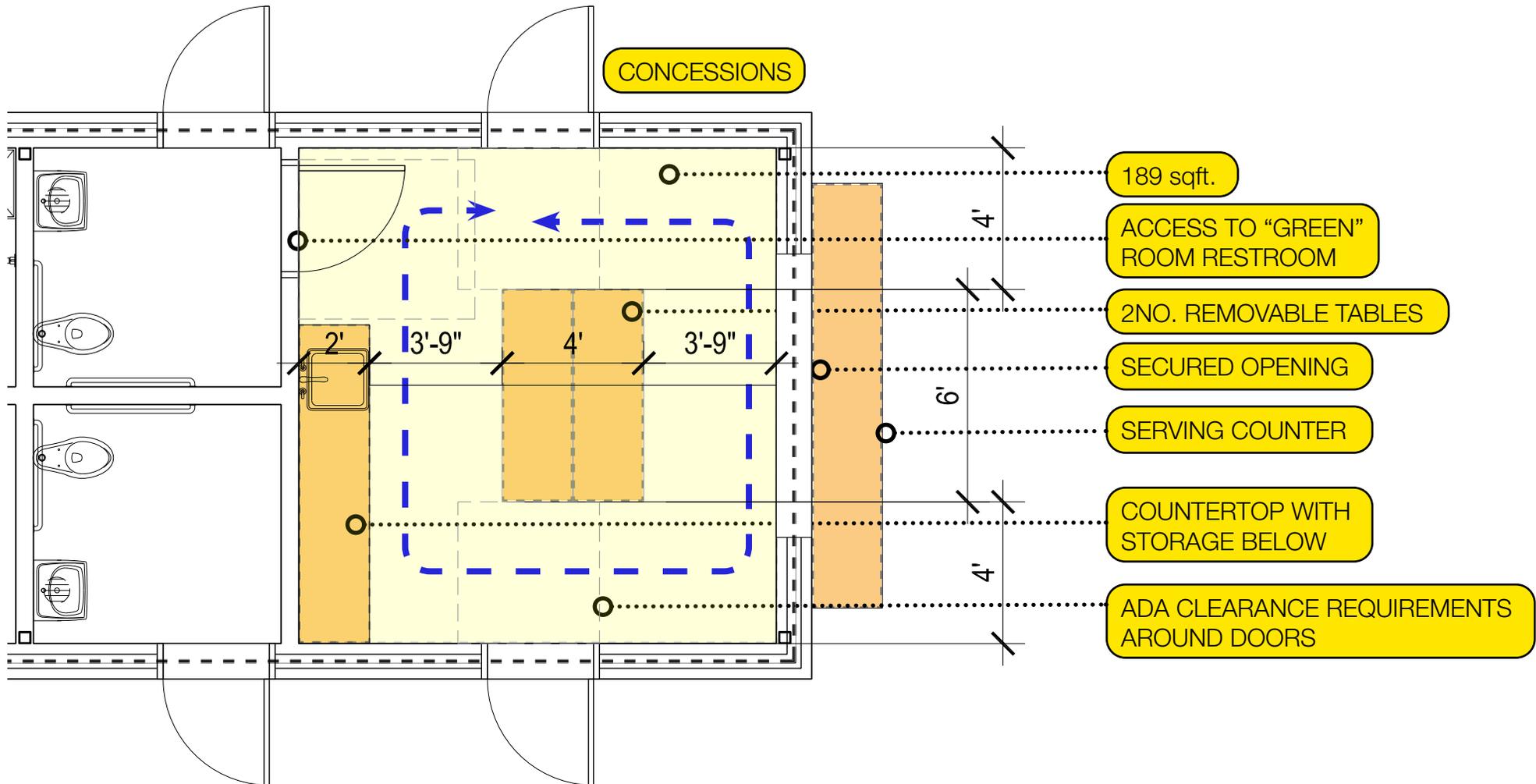
Option 1 Current Design: “Twisted” Roof with “irregular” spaced columns to match band shell, reduced overall height, and clerestory

9. Updated View with revised Door Locations



Concessions / Plaza View from Lake Street Entry

10. PAC Desire for Greater Green Room Program and Layout Scrutiny / Evaluation.



Option 1: Concessions set-up or catering operation. Pros: Increase flexibility of one larger room, currently priced and within our budget / **Cons:** Multiple uses at the same time will be difficult

Design Schedule

Excelsior Commons Concessions Design Schedule	2021									2022																
	Oct				Nov					Dec			Jan				Feb			Mar						
	4	11	18	25	1	8	15	22	29	6	13	20	27	3	10	18	24	31	7	14	21	28	7	14	21	28
Design Development (DD)	[Gantt bar from Oct 1 to Dec 27]																									
Kick Off / PMT Meeting (10/18/21)	[Diamond marker at Oct 18]																									
Design Development	[Gantt bar from Oct 4 to Nov 22]																									
TAC Meeting (10/25/21)	[Diamond marker at Oct 25]																									
DD Cost Estimate	[Gantt bar from Nov 1 to Nov 15]																									
DD Documents and Cost Estimate (11/17/21)	[Star marker at Nov 17]																									
PAC Meeting (11/17/21)	[Diamond marker at Nov 17]																									
Incorporate Review Comments / Revise DD Documents	[Gantt bar from Nov 15 to Dec 6]																									
HPC Presentation (12/21/21)	[Diamond marker at Dec 21]																									
City Council Presentation (1/3/22)	[Star marker at Jan 3]																									
Construction Documents (CD)	[Gantt bar from Jan 3 to Mar 21]																									
Incorporate DD Owner Review Comments / Documentation	[Gantt bar from Jan 10 to Feb 14]																									
PMT Meeting (1/18/22)	[Diamond marker at Jan 18]																									
CD 90% Cost Estimate	[Gantt bar from Feb 14 to Feb 21]																									
CD 90% Documents and Cost Estimate (2/15/22)	[Star marker at Feb 15]																									
TAC Meeting (2/16/22)	[Diamond marker at Feb 16]																									
PAC Meeting (2/16/22)	[Diamond marker at Feb 16]																									
Incorporate Review Comments / CD 100% Documentation	[Gantt bar from Feb 21 to Mar 7]																									
CD 100% Documents (3/15/22)	[Star marker at Mar 15]																									
City Council Authorizes Bid Advertisement (3/21/22)	[Star marker at Mar 21]																									