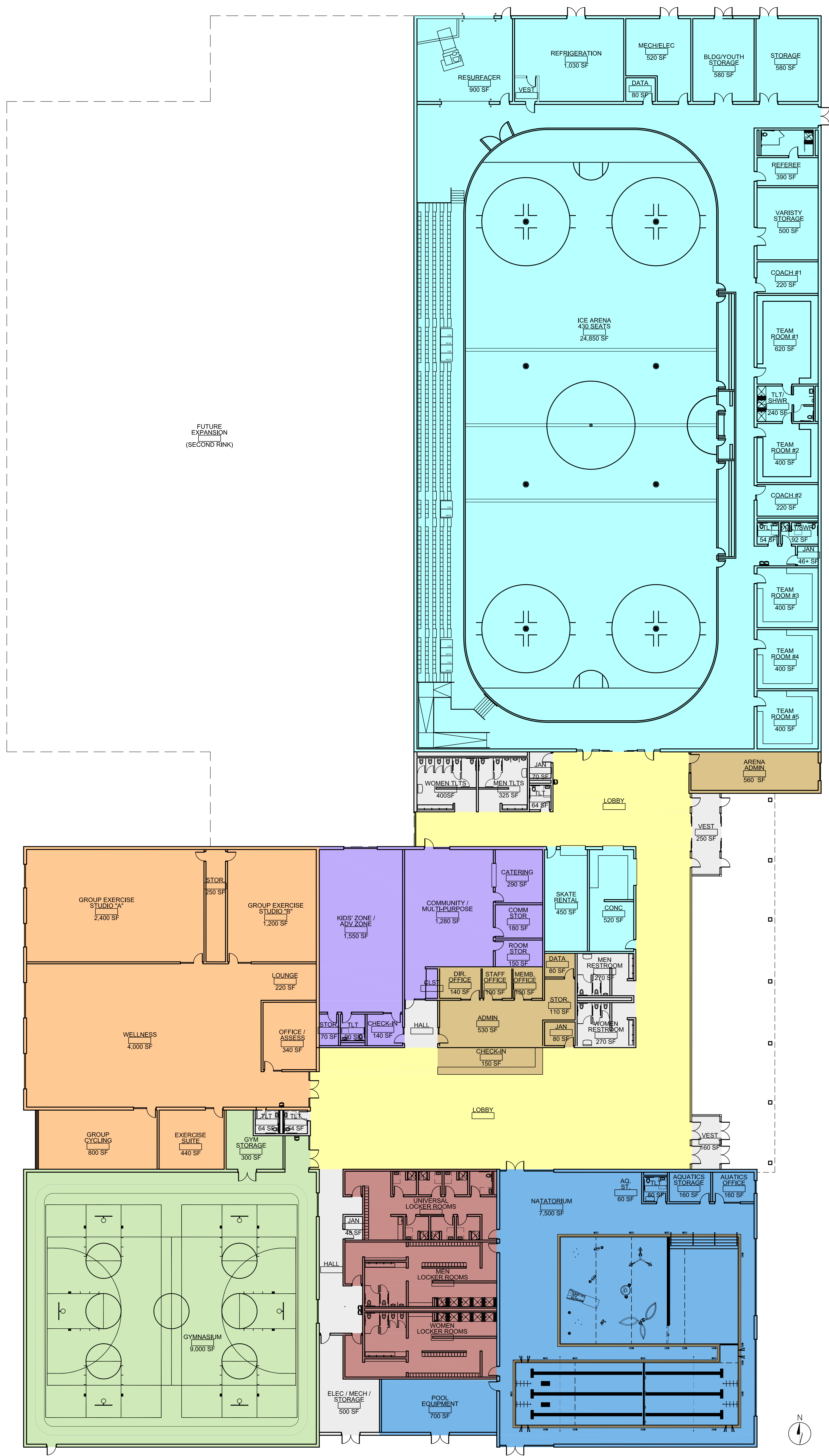


Joint Work Session
City Council, Fairmont Community Center Foundation,
Fairmont Youth Hockey Association, Fairmont School District
November 9, 2022
5:00 – 7:00 PM
SMEC,115 Park Street, Fairmont, MN
Room 012

AGENDA

- 1. Introductions (5 minutes)**
- 2. Master Plan/Site Plan for Full Community Center (5 minutes)**
 - a. Concept Design (JLG)**
 - b. Conceptual Price Model (KA)**
- 3. YMCA Only (5-10) minutes)**
 - a. Concept Design (JLG)**
 - b. Conceptual Price Model (KA)**
 - c. Conceptual Operating Cost Pro Forma (Foundation/YMCA)**
- 4. Ice Arena Only (5-10 minutes)**
 - a. Concept Design (JLG)**
 - b. Conceptual Price Model (KA)**
 - c. Conceptual Operating Cost Pro Forma (Fairmont Hockey Association)**
- 5. Martin County Arena – Ice Arena Upgrades (5-10 minutes)**
 - a. Concept Design (JLG)**
 - b. Conceptual Price Model (KA)**
- 6. Financing Options (5-10 minutes)**
 - a. City Bonding**
 - b. State Bonding**
 - c. New Market Tax Credits**
- 7. Questions and Answer Session (30 -45 minutes)**



CONCEPTUAL COST MODEL

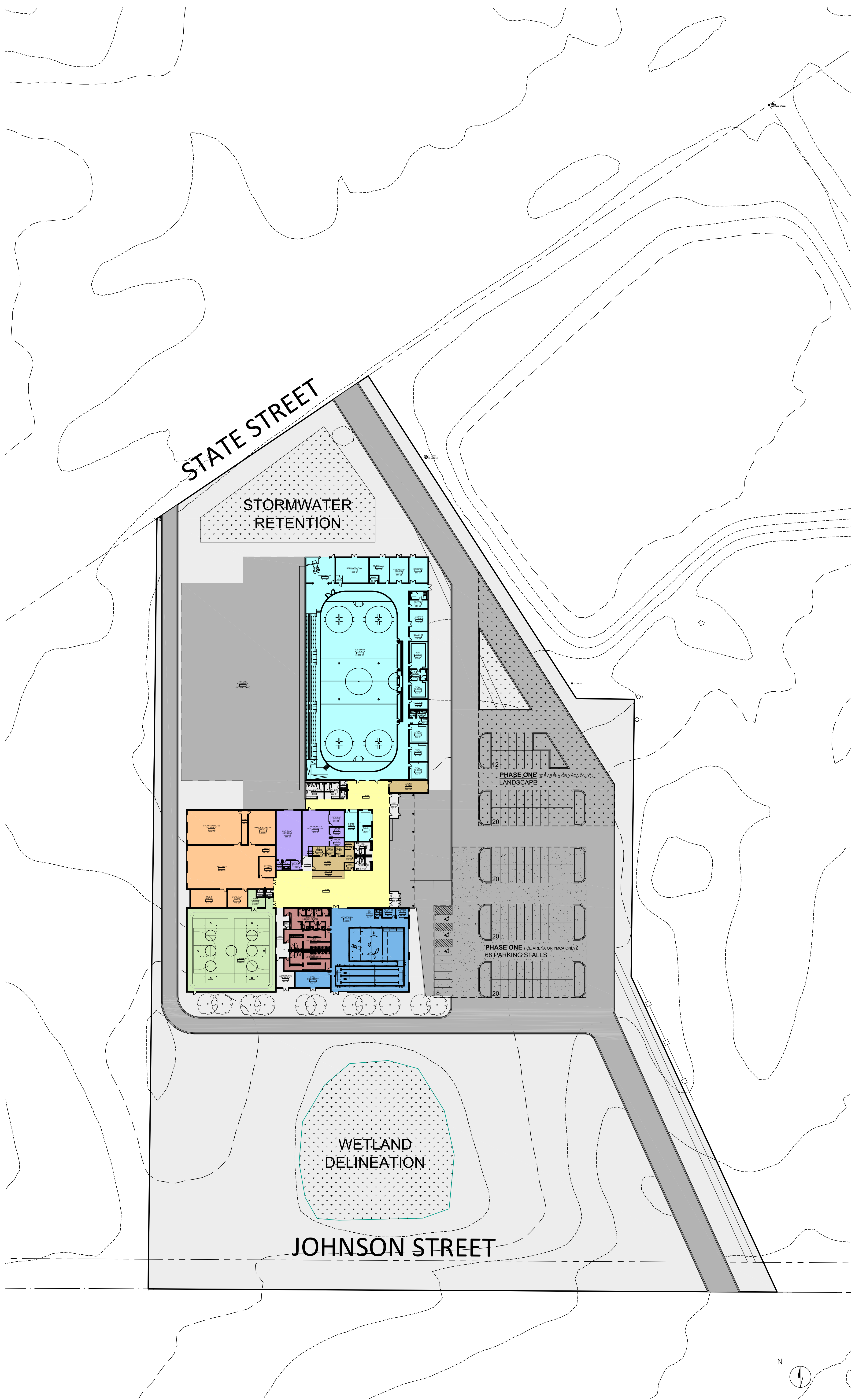
Construction Cost	\$ 37,300,000
Professional Fees	3,250,000
FF&E	950,000
Owner Contingency	2,100,000
Conceptual Project Costs	\$ 43,600,000

PRELIMINARY & CONCEPTUAL

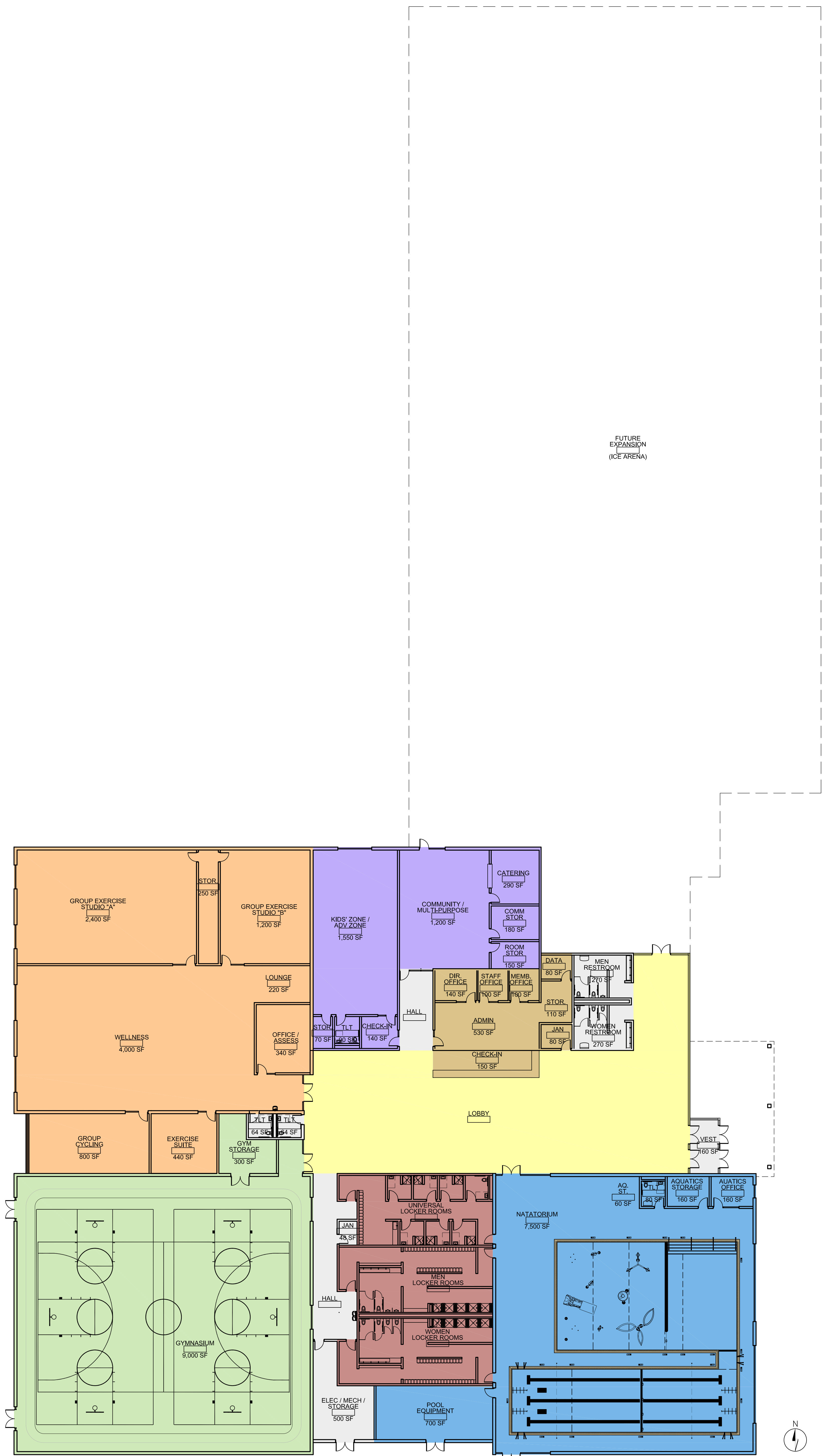
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Fairmont Community Center
CONCEPT FIT PLAN - Combined YMCA + Ice Arena (86,000 GSF)



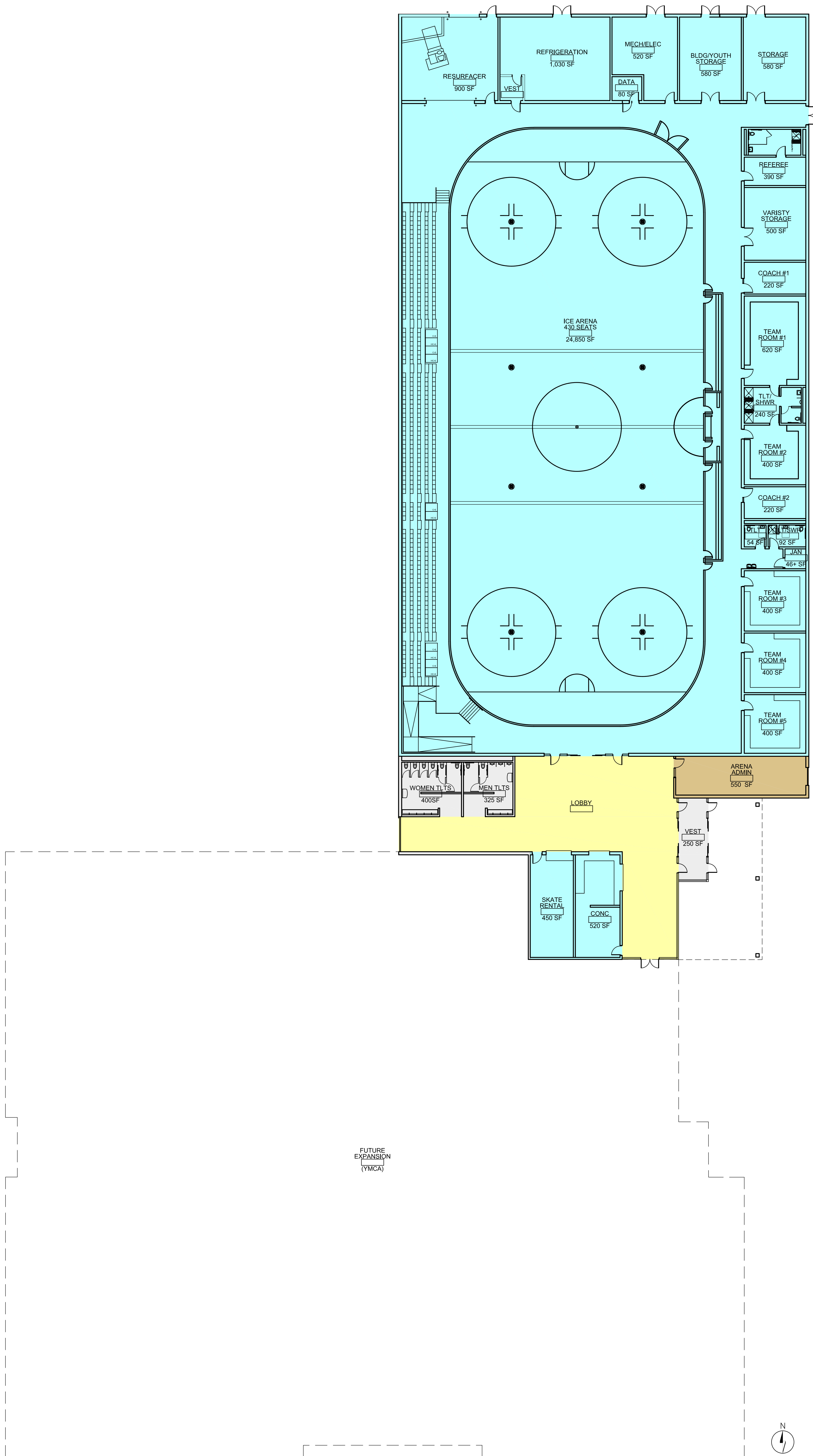


PRELIMINARY & CONCEPTUAL



CONCEPTUAL COST MODEL

Construction Cost	\$ 20,300,000
Professional Fees	2,150,000
FF&E	750,000
Owner Contingency	1,200,000
Conceptual Project Costs	\$ 24,400,000



CONCEPTUAL COST MODEL

Construction Cost	\$ 20,050,000
Professional Fees	2,050,000
FF&E	200,000
Owner Contingency	1,100,000
Conceptual Project Costs	\$ 23,400,000

Date: 11/02/2022
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Fairmont Community Center
 CONCEPT FIT PLAN - Ice Arena (40,000 GSF)

PRELIMINARY & CONCEPTUAL

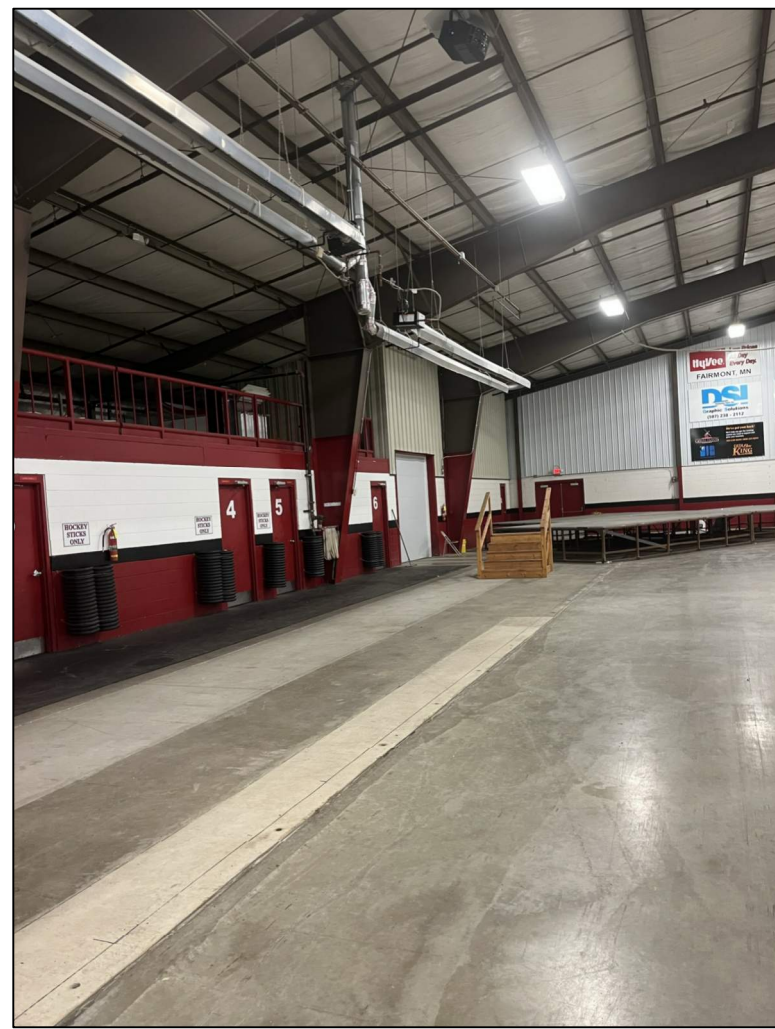




EXISTING MARIN COUNTY ARENA



ARENA



ARENA



RESURFACER ROOM



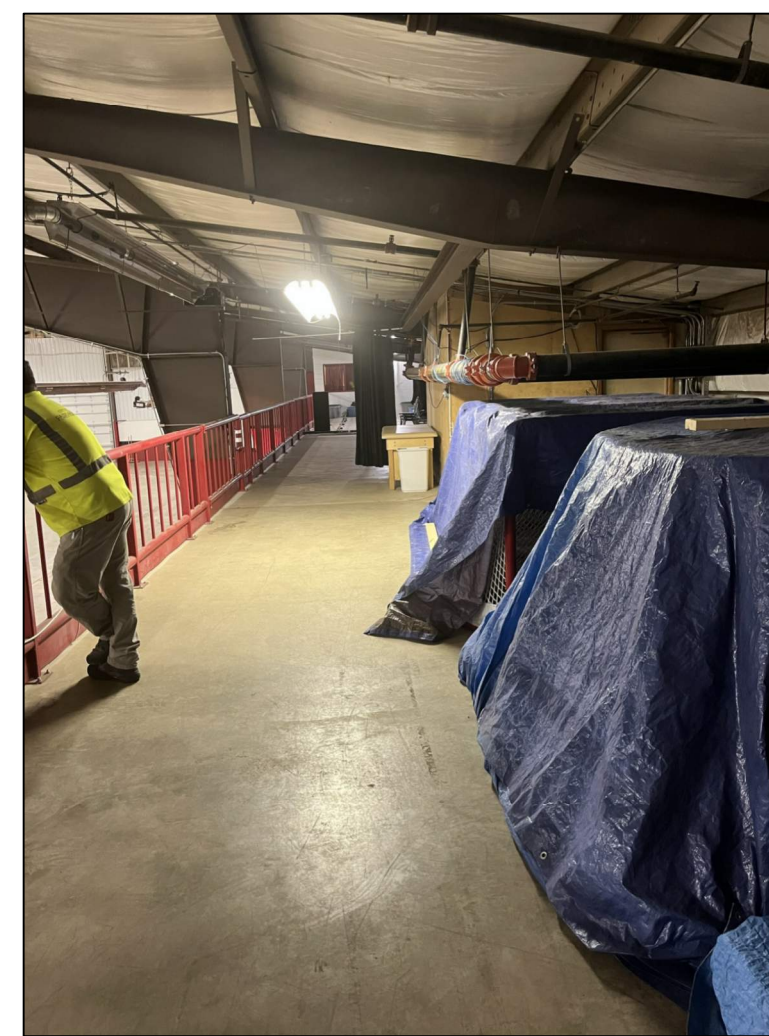
ICE PLANT EQUIPMENT



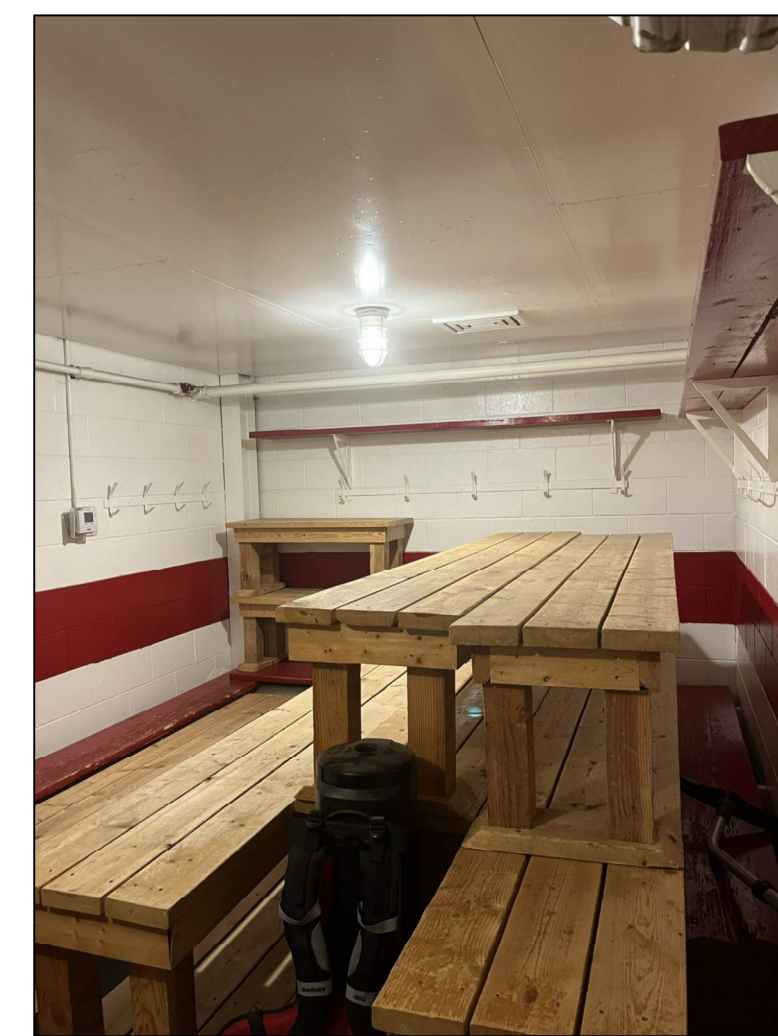
SKATE RENTAL OFFICE



CONCESSIONS



MEZZANINE STORAGE



TEAM ROOM

CONCEPTUAL COST MODEL

Construction Cost		\$ 11,500,000
• Mechanical Plant	\$ 1,500,000	
• Piping and Rink Slab	\$ 1,400,000	
• Dehumidification	\$ 2,000,000	
• Renovation/ADA	\$ 6,600,000	
Professional Fees		1,200,000
FF&E		100,000
Owner Contingency		650,000
Conceptual Project Costs		\$ 13,450,000

PRELIMINARY & CONCEPTUAL