

MEMORANDUM

TO: Soldotna Parks and Recreation Advisory Board
DATE: 7-18-2019
FROM: Andrew J Carmichael
RE: Soldotna Regional Sports Complex Update/Remodel

The City Council has identified funding for the hiring of a consultant to review and provide a conceptual outline to address “what needs to be done at the Soldotna Regional Sports Complex” to: repair items needing attention and identify structural changes/addition(s) warranted. With this memo is a summary list of prior consultant reviews the prologue to which are some items not identified or highlighted prior. These are the aspects we will be reviewing with the Consultant.

Maintenance items not include on consultant reviews

- Replace the “popcorn” ceiling above the bleachers
- Renovate showers in team rooms
- Create ADA parking near main entrance and eliminate sidewalk “island”
- Replace Movable walls in conference rooms

Improvements to the Exciting Soldotna Regional Sports Complex

1. New public entrance with lobby, administration offices, public information counter.
2. Expanded conference room to accommodate banquet events for 250-400 people (8000 sq. Feet).
3. Bathrooms for conference/event area.
4. Kitchen expansion and upgrades to make it functional.
5. Handicap accessible seating in arena. (lift being installed Summer 2019)
6. Improve arena office to including new window/sight lines.
7. Concessions on upper mezzanine

Market Demand Study – Summary Report and Presentation of Findings

LW Hospitality Advisors

January 16th, 2015

Based on the analysis summarized in this report, we have proposed the following facility program. Note, this proposal represents the total rentable square footage of the remodeled/expanded Soldotna Regional Sports Complex, and excludes the ice rink.

Proposed Facility Plan

Space	Total Square Feet	Total Banquet Capacity*
Ballroom (Divisible into 4 Spaces)	5,000 (4280 currently)	313
Flexible Break-out Space	3,000	188
Total Rentable Space	8,000	
Estimated Gross Building Area**11,429		
<i>*Estimated at 16 SF per person</i>		
<i>**Estimated at 30%; fnculsfve of restrooms, corridors, administrative offices</i>		

**City of Soldotna Recreation & Trails
MASTER PLAN**

Casey Planning & Design. Anderson Land Planning
January 2014

Recommendations:

- New public entrance with lobby, administration offices, public information counter, concessions, and tenants.
- Expand conference rooms, with restrooms, storage and a larger kitchen
- Outdoor patio, sitting area
- Expand parking and trails access to Centennial Park
- Large multi-use (field house) area for recreational and social events.

**Soldotna Sports Center
Facility Condition Assessment and Master Plan Concept**

Casey Planning & Design & Bettisworth North
September 5, 2013

Soldotna Sports Center Goals

This is a list of facility goals to take into consideration for any facility improvements or new additions to the Sports Center facility.

1. Provide a safe and secure environment for public spectators, athletes, conference attendees, campers and staff.
2. Increase amount of storage space adjacent to the conference area.
3. Sky boxes or standing room observation for arena, connected to mezzanine level at the westside. An additional exit stair will be needed for exiting.
4. Concessions area serving the upper (mezzanine) level.
5. Integrated accessible seating options on both the floor and mezzanine levels.
6. Handicap accessible access to the mezzanine level or elevated seating area (elevator or accessible lift).
7. Separation of common shared areas (hallways and restrooms) for conflicting uses (hockey and conferencing)
8. Additional restrooms desired adjacent conference spaces (existing restroom facilities are less than required under current codes).

9. The addition of new convention/conference break out rooms and shared gathering, display area serving conference/banquet functions.
10. Improve staff observation and sight lines from main office into the rink entrance area.
11. Large events often have overlapping schedules; a secondary interior multi -use venue for large events is desired (conventions, sporting events, banquets, weddings, fundraisers). Currently, school gymnasiums are not an option for events that would like to serve alcohol.
12. Improve design of arctic entry at side entrance to conference hallway to minimize cold air drafts in the wintertime into the conference room.
13. Expand and redesign kitchen area to mitigate crowding of prep areas, oven, refrigerator and freezer.
14. An indoor walking track, turf, basketball and volleyball courts, and other recreation spaces areas needed during inclement weather as well as during the spring months. Possible use of a portable turf system is preferred to allow for more versatility.
15. After school activities or programs are needed for Soldotna teens, with a one-way shuttle bus from school to the sports center. Popular activities include; game rooms, TV lounge, concessions, basketball, disc golf (currently provided at school venues), rock climbing gym (currently provided at school venues), indoor skate park, karaoke, and weight lifting (duplicated in school and private operations).
16. Provide space for active adults (young and old) as well as moms with young children to work out and play in during the day.
17. The outdoor ice rink needs a cover and walls to improve its function and reliability.

Conference and Banquet Facility Design Report

Kluge & Associates

June 28th, 2001

Recommendations;

- Event hall size space with seating for at least 500 people for dinner. (7500 square feet)
- Meeting/break out rooms. One room that can be separated into 3 rooms. (2000 sq. feet)
- Kitchen with full service. (2000 sq. feet)
- Entry/exhibit/prefunction space (2500 sq. feet)
- Restrooms

Conceptual Plan and Cost Estimate for a Recreational Complex

Raven Contractors, INC

December 13, 2000

1999 survey results from public and private meetings;

- Main room is too long and narrow
- Acoustics are bad
- Rooms convey the ambiance of an "institution" with their block walls and harsh lighting

- Sound "bleeds" into the meeting rooms from activities in the sports arena
- Temperature control is inadequate
- Inability to control the intensity of lighting (dimming capabilities)
- Not enough room to handle larger meetings, especially when food is served
- Main entry to the meeting/conference rooms is through sports arena entrance
- The kitchen is not physically adequate to serve much other than as a "warming" area for food catered from off-site.
- "With no separate restroom facilities, there can be an incongruous mix of formally clad meeting or social function participants with kids and adults in sports gear"
- Need more "breakout" room capability
- Need a lobby or "social mixer" area adjacent to the meeting rooms

Suggestions from report;

Lobby/Displays/Exhibits:

The lobby is intended to present the first dramatic visual impression of the conference/meeting area. The floor-to-ceiling windows are designed to create a feeling of spaciousness and light in capturing the maximum amount of sunlight in both summer and winter. Outdoor lighting in the winter could further enhance its dramatic effect. Because of its elliptically shaped front wall, the room varies in width from twenty-eight to forty feet and spans seventy-nine feet in length. Because of its size and configuration, the room would lend itself to a number of uses in displays, exhibits, trade presentations, wedding, receptions, musical recital, lectures or simply as a lobby or social mixing area for functions held in the remainder of the meeting rooms.

Kitchen:

The new kitchen is designed to open onto the main conference hall and features a serving area from which food or beverages can be dispensed. The proposed new kitchen would more than double the working space of the old kitchen area and is designed to include a large dry storage area and a walk-in freezer.

Floor Space and Capacity:

The configuration of the existing conference/meeting area represents a usable floor space of 4,280s.f. When remodeled and expanded to the schematic design presented here, the usable floor space would be expanded to 8,477 s.f., not including the approximate 2,640 s.f. of the lobby. Including the lobby area, the total usable floor space for meeting and related functions would be increased to 11,117 s.f.,

Capacity:

A convenient "rule of thumb" used by architects in preliminary design of structures of this nature is that it will ordinarily require seven to ten square feet of floor space for an "audience-seating" configuration, and fifteen to seventeen and one half square feet for a "sit-down meal" configuration. Using the more conservative of those parameters, following is descriptive of the increase in capacity of the expanded building:

Configuration	Usable Square Feet	<u>"Audience" Seating Capacity</u>	<u>"Dinner" Seating</u>
Existing	4,280	428	245
Conceptual Design	8,477	847	484