

CASE FILE #PL201900104

**City of Bloomington
Dred Scott Wheelhouse**

Date: June 12, 2019

Address: 10820 Bloomington Ferry Road, Bloomington, MN.

The existing softball Wheelhouse Building is located on a 48.5 acre site with a variety of other athletic fields. The existing site has multiple parking lots and other buildings.

The original Wheelhouse Building was built in 1975 with an addition in 1985 and is 1,419 sf in size (1st floor 992 sf + 2nd floor 427 sf). The existing wheelhouse provides very little protection from sun, rain and fly balls as it has no roof overhangs. The existing building is 27 ft in height. The concessions and restrooms are outdated. The second floor is also not ADA compliant. The chain-link fence surrounding the outfield is locked during the winter months, so the building has only seasonal use. It is used during the softball league and tournaments from spring through fall.

SCOPE OF WORK:

Site work - The project will consist of up-grading the damaged paving leading to the wheelhouse. Stormwater runoff concerns around the wheelhouse will be addressed. Additional covered areas (or shelters) to help protect visitors from the sun, rain and flyballs between the fields are also being added. A noisy electrical transformer is being relocated from the central location wheelhouse area to the outfield. The flagpole is being replaced with a slightly taller pole and located it outside the central location so other fields can use it during the national anthem.

New building – Replacing the outdated building will be a new 1,775 sf building which will consist of restrooms, park support areas, concessions, and a covered lobby. Independent restroom stalls are proposed which will allow the maximum flexibility during women’s tournaments or men’s tournaments. The covered lobby will protect visitors from sun, rain and fly balls during games. The layout also makes it easy for parents to order food from the concession while watching their kids enter and exit the restrooms. The overhead coiling doors will allow the City to shut down the facility during the winter months and after hours – the covered lobby is not proposed to be heated. The Concessions, Umpire and Mechanical room are proposed to be nominally heated and cooled. The restrooms will have minimal heat for the early spring and fall games. Peak height is at 20’-4” above grade.

Code Review – Our initial conversations with the building official is that the building has a “B” occupancy. The new building is under 2,000 SF, so it will not require to be fired sprinkled due to size. The number of occupants using the building is also under 50. Because we’re under 50 occupants we’re only required to have one means of egress when the overhead coiling doors are closed at the covered lobby. Other restrooms are provided on the site. The project includes eight restrooms with 4 of them being accessible. The Concession, Umpire and Mechanical rooms are proposed to be heated, so these spaces will meet the energy code.

Materials on the building - Two colors of burnished block will compose the exterior walls, metal standing seam roof panels, red cedar wood at the covered lobby ceiling, metal exterior soffit panels, wood columns and concrete bases. Conventional wood trusses are proposed due to project budget. Separate canopies shelters will be made out of wood trusses with metal standing seam roof panels, with red cedar wood at the ceiling to keep birds from nesting and metal soffit/fascia panels.

Other scope of work by owner - Relocate the field light controls and upgrade the field lighting. Bleacher are also being replaced by the Owner under a separate contract.

The above project will allow the users to continue to use the site for many years. The city keeps the site very well maintained and takes pride in doing so. Thank you for taking the time to review this project.

