

RAMSEY COUNTY BUILDING AND GROUNDS CONDITION REPORT

Updated April 2015

ALDRICH ICE ARENA

1850 N. White Bear Avenue
Maplewood, MN 55109

Facility Manager: Ryan Ries,
Project Manager



Ryan Ries, Project Manager, verified the building information in this report. He can be reached at 651-748-2500, ext. 310.

SITE LOCATION

◆ SITE FEATURES

1. Overall Size: 10 Acres
2. Parking On-Site: 900+ General Spaces; 12 Accessible
3. Site Description: Aldrich Arena, the flagship of the County ice arenas, is in Maplewood near the intersection of White Bear and Larpenteur avenues, just north of the Hillcrest Shopping Center. The arena is located on the County's White Bear Avenue Campus, a 26-acre multi-use parcel.

◆ ADJACENT LAND USES:

Mixed residential/business/recreation. Site is bounded by Goodrich Golf Course on the east, Goodrich Golf Dome and mixed business use to the south, Ramsey County Nursing Home on the north, and residential single family homes along White Bear Avenue to the west.

◆ ACCESS TO MAJOR ROADWAYS:

Major access is via White Bear Avenue which intersects with Highway 36 approximately 1 mile north, and I-94 roughly 5 miles south. North Saint Paul Road runs perpendicular to the site along the south.

◆ ACCESS TO PUBLIC TRANSIT:

Metro Transit operates bus lines numbers 20 and 15 along White Bear Avenue. Northeast Suburban Transit also provides service to this location.

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BUILDING HISTORY

- ◆ Year built: 1962
- ◆ Ownership Status: County owned
- ◆ Overall Size: 41,396 square feet (17,000 square feet of unobstructed dry floor)
- ◆ Seating Capacity: 3400

BUILDING DESCRIPTION/USE

Architectural Description: Masonry block exterior, large aluminum clad fascia, building entrance is elevated on earthen berm surrounding structure. Roof bituminous built up. Ice arena use: October – March; Dry-Floor events: April-September

BUILDING CONDITION SYNOPSIS

GOOD CONDITION indicates no upgrade required.

FAIR CONDITION indicates significant upgrade required within 5 years.

POOR CONDITION indicates repair or replacement is warranted.

COMPLIANT / NON-COMPLIANT – American Disability Act.

◆ ARCHITECTURAL SYSTEMS STATUS

Exterior Walls	Masonry	Good Condition
Windows (20 cracked windows)	HM Frame	Poor Condition
Roof (replaced 1993)	Built-Up	Good Condition
Flooring (2004)	Skate-Tile	Poor Condition
Flooring	Concrete	Good Condition
Dasher Boards/Spectator Shield	Steel/Plexiglas	Good Condition

◆ ENGINEERING SYSTEMS STATUS

Heating Plant (low pressure boiler/steam) (2 new)		Good Condition
Refrigeration Compressors	(replaced 1995)	Good Condition
Rink Floor Piping	PVC	Good Condition
Rink Dasher Boards	Poly-carbonate	Good Condition
Plumbing	Copper/Galvanized	Fair Condition
(In process of plumbing upgrade)		
General Electric		Good Condition
Air Handler Unit (4)	steam	Fair Condition
Perimeter heat		Poor Condition
Roof air conditioners / heaters (2)		Good Condition

◆ LIFE SAFETY/ SECURITY SYSTEMS STATUS

Auxiliary Power (20 KW)	Backup Generator	Good Condition
(Backup generator powers exit and aisle lights only)		
Security System	Burglary/Fire	Good Condition
(Communication system 2001)	“ “	Good Condition

◆ ACCESSIBILITY STATUS

NOTE: Access to arena floor does not meet ADA Requirements

Barrier Removal	-	Poor Condition
Signage	Throughout	Non-Compliant

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RECORD OF BUILDING UPGRADES AND ADDITIONS

◆ SYSTEM UPGRADES:

1977: Parking lot light poles painted (Allied Painting)
1987: Water heater replacements
1987: Plexiglas replacement
1990: Architectural metal fascia painted (Allied Painting)
1991/2004: Skate tile installation
1992: Interior structural steel painting (Jackson decorating)
1992: Interior wall painting/graphics
1992: Built-up roof replacement (Palmer West Roofing)
1992: Replaced roof exhaust ventilating units in rink area
1994: Replaced a portion of interior/ exterior steel doors
1995: Compressor/refrigeration equipment replacement
1996: Energy retrofit project
2001: Replace scoreboard (2)
2002: Message board / marquee
2003: Replaced heating boiler
2006: Replaced ice rink pipes and glycol refrigeration system
2006: Replaced skate tile
2006: Replaced dasher boards and rink glass
2006: Installed puck stop netting on both ends of rink
2007: Replaced glycol pumps (Arena Systems)
2007: Replaced security system
2008: Replaced two roof top A/C units (NAC)
2008: Replaced east and west exit doors
2009: Replaced rink light fixtures
2009: Water heater replacements
2010: Replaced Zamboni overhead door
2010: Replaced and redesigned Zamboni snow melt pit
2010: Replaced hot water unit heaters in four upstairs restrooms
2011: Installed two power factor correction capacitors
2011: Reconfigure office areas and replaced carpets
2011: Replaced overhead door & added a service door
2011: Replaced domestic water heater (tank type)
2012: Replaced phone system
2012: Architectural metal fascia painted (Allied Painting)
2012: Exterior Block walls, window-door frames and soffit painted
2012: Replaced sink faucets and p-traps
2012: Installed LED flag lights
2013: Replaced hot water heater
2013: Added amplifier system
2014: Epoxy flooring installed on upper concourse, restrooms, stairs
2014: Weatherstripping installed on exterior doors
2014: Replaced parking lot lights with LEDs and wireless control system
2014: Replaced skate tile in locker rooms
2014: Replaced exterior building lights with LEDs
2014: Installed skate tile, handrail, rink door in front of HM locker room

◆ ALTERATIONS:

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1993: Roof access modifications
2011: Re-constructed Zamboni snow melt pit
2014: Hill-Murray locker room constructed (James Steele Construction)
2015: *PENDING Elevator installed*

AVAILABLE BUILDING REPORTS AND STUDIES

- ◆ Energy Audit Report: Sam Stewart and Associates, 1995
- ◆ Metallurgy Report: Crane and Associates, 1989
- ◆ Heat Scan Report: D-Tech Infrared Services, 1997, 2000, 2001, 2002, 2003, 2004, 2005, 2006 and 2007.
- ◆ Energy Audit Report: Franklin Energy, 2012
- ◆ Elevator Feasibility Study, Elevator Advisory Group, 2014

- ◆ ADA Compliance Report and Transition Plan: RC Risk Management, 1997
(Note: There is an existing issue with handicapped patrons reaching the floor area of the arena for dry floor events as well as ice events. Presently, staff provide assistance to these patrons in an effort to accommodate their needs.)

GROUND'S CONDITION SYNOPSIS

2012: Replaced flag pole and base
2012: Reconfigure outside stairs, walkways and ramps

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COMPLIANT / NON-COMPLIANT – American Disability Act.

◆ TURF	Grass	Fair Condition
◆ BITUMINOUS/CONCRETE		
Parking lots	Bituminous	Good Condition
Ramps / east & west	Concrete	Poor Condition
Sidewalk/ramp	Concrete	Good Condition
Handicap ramp	Concrete	Good Condition
◆ FIXTURES		
Dumpster enclosure	Concrete Block	Good Condition
◆ SIGNS		
Marquee Sign	Metal/Fiberglass	Fair Condition
Electrical Panel		Good Condition

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RECORD OF GROUNDS UPGRADES AND ADDITIONS

- ♦ BITUMINOUS/CONCRETE:
 - 1992: Overlay parking and stripping
 - 1993: Construction of handicap accessible walkway on south side of building
 - 1997: South lot reconfigured with realignment of Van Dyke Street
 - 2007: Oil, chip seal and stripe entire parking lot
 - 2013: Oil, chip seal and stripe entire parking lot
- ♦ FIXTURES:
 - 2000: Dumpster enclosure
- ♦ SIGNS:
 - 1991: Marquee sign replacement (exterior)
 - 2003: Marquee sign replacement (exterior)
- ♦ WALKWAYS
 - 2012: Replaced steps with 4 ramps
 - 2012: Sidewalk replacement around building

PHOTO GALLERY

