

RAMSEY COUNTY BUILDING AND GROUNDS CONDITION REPORT

Updated April 2015

BIFF ADAMS ICE ARENA

743 North Western Avenue
Saint Paul, MN 55104

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: 2.21 Acres
2. Parking On-Site: 100 General Spaces; 8 Handicapped Accessible
3. Site Description: Located near the intersection of Western and Como Avenue in Saint Paul's "Frog Town" area.

◆ ADJACENT LAND USES:

Light industrial to the north and west. Single-family residential homes border the south and east sides of this location.

◆ ACCESS TO MAJOR ROADWAYS:

Western Avenue south to University Avenue, or north 1 block to Como Avenue. I-94 is approximately 3 miles south via Dale Street or Rice Street.

◆ ACCESS TO PUBLIC TRANSIT:

Metro Transit Routes No. 5 and 95E provide service along Como Avenue approximately 1 block north of the arena.

BUILDING HISTORY

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|--------------------|--------------------|
| ◆ YEAR BUILT | 1973 |
| ◆ OWNERSHIP STATUS | county-owned |
| ◆ OVERALL SIZE | 25,920 square feet |
| ◆ SEATING CAPACITY | 75 |

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BUILDING DESCRIPTION/USE

ARCHITECTURAL DESCRIPTION: Exterior is a precast rake finish masonry panel. Roof is metal decking supported by clear span bar-joists with exterior support structure. Roof material is bituminous built-up. The arena base is sand, thus preventing dry-floor events during the summer. Ice arena use: October – March

BUILDING CONDITION SYNOPSIS

GOOD CONDITION indicates no upgrade required.

FAIR CONDITION indicates significant upgrade required within 5 years.

POOR CONDITION indicates immediate repair or replacement is warranted.

COMPLIANT/ON-COMPLIANT – American Disability Act.

♦ ARCHITECTURAL SYSTEMS STATUS

Exterior Walls	Pre-cast Masonry	Good Condition
Exterior Doors & Frames		Poor Condition
Windows	HM Frame	Good Condition
Roof	Built-up	Good Condition
Exterior Steel Supports	Tube Steel	Good Condition
Exterior Steel Supports repainted in 2000		
Interior Roof Deck	Metal	Good Condition
Interior roof deck in need of painting		
Interior Partitions	Block	Good Condition
Flooring	Skate Tile	Poor Condition
Dasher Boards/Spectator Shield	Wood/glass	Poor Condition

♦ ENGINEERING SYSTEMS STATUS

Refrigeration system	R-22/Indirect	Good Condition
Plumbing	Copper	Good Condition
General Electric	480/277	Good Condition
Furnace (2)	Gas	Good Condition
Radiant Heat	Gas	Good Condition

♦ LIFE SAFETY/ SECURITY SYSTEMS STATUS

Security System	Burglary	Poor Condition
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♦ ACCESSIBILITY STATUS

Barrier Removal		Fair Condition
Signage	Throughout	Non-Compliant

RECORD OF BUILDING UPGRADES AND ADDITIONS

♦ SYSTEM UPGRADES:

1991	Interior Roof Deck Repainted
1996:	Rink Refrigeration System – Indirect
1998:	Replaced interior Zamboni overhead door and opener
2000:	Exterior Steel Roof Support Structures Repainted
2001:	Replace Scoreboard
2005:	Replaced built up roof and roof flashings
2008:	Replaced Furnace (2)
2008:	Replaced radiant heaters over bleacher area

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2009: Interior Roof Deck Repainted
2012: Replaced three exterior doors on south side
2012: Replaced exterior Zamboni overhead door

♦ **ADDITIONS:**

1998: Team Room Additions
2012: Curling club modified restroom entrance area

♦ **ALTERATIONS:**

1996/2005: Replaced rink lighting
2002: Updated bleachers to meet State/Local codes
2005: Replaced rink lighting with fluorescent fixtures
2009: Installed Low Emissivity ceiling in rink area
2012: Curling club modified the size of the refrigerated floor

AVAILABLE BUILDING REPORTS AND STUDIES

- ♦ Electrical Heat Scan Report; D-tech, 1997, 2000, 2002, 2003, 2004 and 2006
- ♦ Energy Audit Report; Sam Stewart Assoc., 1996
- ♦ ADA Compliance Report and Transition Plan; RC Risk Management, 1997

RECORD OF GROUNDS UPGRADES AND ADDITIONS

♦ **BITUMINOUS:**

1972: Original lot built
2003: Expand parking lot and added exterior parking lot lights
2009: Crack seal, sealcoat side parking lot