# RAMSEY COUNTY BUILDING AND GROUNDS CONDITION REPORT

## GUSTAFSON – PHALEN ICE ARENA

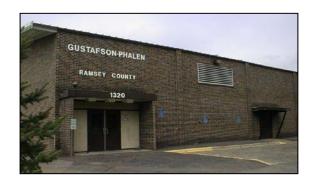
1320 Walsh Street Saint Paul, MN 55106

## **Facility Manager:**

Ryan Ries, Project Manager



Updated April 2015



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: 2.0 Acres (estimate)

2. Parking On-Site: 65 General Spaces; 3 Accessible

3. Site Description: Located on the west side of Johnson High School, this

building features a brick exterior matching that of the High

School.

ADJACENT LAND USES:

Johnson Senior High School on the east, and athletic fields to the west, with single family residential surrounding the remainder of the high school site.

♦ ACCESS TO MAJOR ROADWAYS:

Arcade Street, half block to the east, provides access to Hwy. 61/Hwy. 36 to the north, and Maryland Avenue 4 blocks to the south.

♦ ACCESS TO PUBLIC TRANSIT:

Metro Transit Route No. 15 provides service along Arcade Street, half block east of the arena.

## **BUILDING HISTORY**

♦ YEAR BUILT 1975

♦ OWNERSHIP STATUS county owned
 ♦ OVERALL SIZE 28,560 square foot

♦ SEATING CAPACITY 440

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#### **BUILDING DESCRIPTION/USE**

ARCHITECTURAL DESCRIPTION: Concrete block building featuring architectural brick exterior (matches school brick). Armco steel roof panels supported by clear span I-beams.

Ice use: September – March Dry floor use: April – August

#### **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/NON-COMPLIANT – American Disability Act

	OMPLIANT/NON-COMPLIANT — A		
•	ARCHITECTURAL SYSTEMS S' Exterior Walls Interior I Beam Supports Windows Roof Interior Partitions Flooring Exterior Doors Dasher Boards/Spectator Shield Scoreboard Landscape around foundation	Masonry Steel (rusty) HM Frame Armco Steel Block Skate Tile Metal	Good Condition Good Condition Good Condition Poor Condition Good Condition Good Condition Good Condition Good Condition Good Condition Poor Condition
•	ENGINEERING SYSTEMS STATERING SYSTEMS SYSTEMS STATERING SYSTEMS STATERING SYSTEMS SYSTEMS SYSTEMS SYSTEMS STATERING SYSTEMS SYSTEM	TUS R-22 (indirect) Desiccant Sprinkled	Good Condition Poor Condition Good Condition

Refrigeration system	R-22 (indirect)	Good Condition
Rink De-Humidification System	Desiccant	Poor Condition
Fire Suppression	Sprinkled	<b>Good Condition</b>
Plumbing	Copper	<b>Good Condition</b>
General Electric	480/277	<b>Good Condition</b>
Furnace (3)	Gas	Good Condition
Radiant Heaters (4)	Gas	<b>Good Condition</b>

♦ LIFE SAFETY/ SECURITY SYSTEMS STATUS Security System Fire/Burglary Good Condition

◆ ACCESSIBILITY STATUS

Barrier Removal - Good Condition Signage Throughout Non-Compliant

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#### RECORD OF BUILDING UPGRADES AND ADDITIONS

#### ♦ SYSTEM UPGRADES:

- 1989: Rink desiccant de-humidification system
- 1989: Interior structural steel beams painted
- 1998: Replaced furnace
- 1998: Replaced interior Zamboni overhead door and opener
- 2002: New Refrigeration condenser
- 2003: Retrofit refrigeration system
- 2004: Entrance Lobby Doors Replaced
- 2005: Replaced rink lighting
- 2005: Replaced Bleachers (440 Seats)
- 2005: Replaced southwest exit doors in rink area
- 2005: Replace skate tile
- 2005: Replaced scoreboard
- 2005: Replaced toilet partitions
- 2007: Replaced security system
- 2009: Replace hot water heater
- 2009: Replaced two rink refrigeration compressors
- 2010: Replaced three exterior exit doors
- 2012: Painted structural steel beams in rink area
- 2012: Replaced exterior Zamboni overhead door
- 2013: Replaced Team Room Doors A, B, Officials
- 2013: Repaired roof leaks

#### **♦** ADDITIONS:

2005: Expanded lobby, added additional locker-rooms, restrooms and concession stand

#### ♦ ALTERATIONS:

2005: Re-faced dasher boards, new gates and new tempered glass spectator shielding

2005: Installed puck stop netting on rink ends

2005: Added two roof top heat units for new expansion

2010: Tuck pointed exterior facing brick

2012: Low emissivity ceiling in rink area

2014: Installed snow guards on roof

## **AVAILABLE BUILDING REPORTS AND STUDIES**

Electrical Heat Scan Report; DTech, 1997, 2000, 2002, 2003,2005

Energy Audit Report; Sam Stewart Assoc. 1996

ADA Compliance Report and Transition Plan; RC Risk Management, 1997

Energy Audit Report; Franklin Energy., 2012

#### RECORD OF GROUND UPGRADES AND ADDITIONS

BITUMINOUS / WALKWAYS (Shared by school district)
 1975: Original parking lot constructed

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1999: Added employee parking lot to west side of building

2003: Overlay of parking lot/stripping

2009: Seal coated bituminous on west end of arena (near Zamboni door)

2009: Stripe main parking lot (School District paid for this)