

RAMSEY COUNTY BUILDING AND GROUNDS CONDITION REPORT

Updated April 2015

GUSTAFSON – PHALEN ICE ARENA

1320 Walsh Street
Saint Paul, MN 55106

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: 2.0 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.

♦ ARCHITECTURAL SYSTEMS STATUS

Exterior Walls	Masonry	Good Condition
Interior I Beam Supports	Steel (rusty)	Good Condition
Windows	HM Frame	Good Condition
Roof	Armco Steel	Poor Condition
Interior Partitions	Block	Good Condition
Flooring	Skate Tile	Good Condition
Exterior Doors	Metal	Good Condition
Dasher Boards/Spectator Shield	Wood/Plexiglas	Good Condition
Scoreboard	Daktronics	Good Condition
Landscape around foundation		Poor Condition

♦ ENGINEERING SYSTEMS STATUS

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

♦ LIFE SAFETY/ SECURITY SYSTEMS STATUS

Security System	Fire/Burglary	Good Condition
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♦ 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)