

RAMSEY COUNTY BUILDING AND GROUNDS CONDITION REPORT

Updated April 2015

HARDING ICE ARENA

1496 East Sixth 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 (estimated)
2. Parking On-Site: 65 General Spaces; 4 Accessible
3. Site Description: Located at the northwest corner of Harding High School. Site features berm wall on three sides of the structure.

◆ ADJACENT LAND USES:

Harding Senior High School on the east, State of Minnesota open land to the west, residential on the north, and Harding practice soccer field to the south.

◆ ACCESS TO MAJOR ROADWAYS:

Sixth Street west to Johnson Parkway to Barclay Street 3 blocks south to Third Street.

◆ ACCESS TO PUBLIC TRANSIT:

Metro Transit Route No. 3 provides service along Third Street, 3 blocks south of the arena.

BUILDING HISTORY

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|--------------------|--------------------|
| ◆ YEAR BUILT | 1975 |
| ◆ OWNERSHIP STATUS | county-owned |
| ◆ OVERALL SIZE | 28,560 square feet |
| ◆ SEATING CAPACITY | 125 |

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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 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 immediate repair or replacement is warranted.

COMPLIANT/NON-COMPLIANT – American Disability Act.

♦ ARCHITECTURAL SYSTEMS STATUS

Exterior Walls	Masonry	Good Condition
Interior I-Beam Support	Steel	Good Condition
Interior Doors		Good Condition
Windows	HM Frame	Good Condition
Roof	Membrane	Good Condition
Interior Partitions	Block	Good Condition
Flooring	Skate Tile	Good Condition
Exterior Doors	Metal	Good Condition
Dasher Board/Spectator Shield	Steel / Tempered	Good Condition
Scoreboard	Daktronics	Good Condition
Landscape, spillway		Poor Condition

♦ ENGINEERING SYSTEMS STATUS

Refrigeration system	R-22 /Indirect	Good Condition
Rink Floor Piping	PVC	Good Condition
Fire Suppression	Sprinkled	Good Condition
Plumbing	Copper	Good Condition
General Electric	480/277	Good Condition
Furnace (2)	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: Interior structural steel painted
 - 1996: Replaced scoreboard
 - 2004: Replaced Refrigeration Condenser
 - 2008: Replaced rink piping and glycol refrigeration system
 - 2008: Replacement rink dasher boards and spectator shielding
 - 2009: Replaced lobby furnace (2 Carrier units)
 - 2009: Replaced hot water heater
 - 2009: upgraded security system
 - 2010: Replaced scoreboard
 - 2010: Replaced exterior Zamboni overhead door
 - 2011: Replaced skate tile
 - 2011: Replaced toilet partitions
 - 2012: Painted structural steel beams in rink area
 - 2012: Replaced two rink refrigeration compressors
 - 2012: Replaced radiant heaters over bleachers
 - 2012: Replaced sound system and speakers in rink area
 - 2012: Replaced interior Zamboni overhead door and opener
 - 2012: Replaced Zamboni/comp room unit heater with radiant heaters
 - 2013: Roof spot repairs
 - 2014: Replaced roof with membrane system

- ◆ ALTERATIONS:
 - 1996/2005: Replaced rink lighting
 - 2002: Updated bleachers to be in compliant with state and local codes
 - 2004: Replaced lobby doors
 - 2011: Replaced hockey dasher boards
 - 2011: Installed puck stop netting on rink ends
 - 2011: Replaced exterior steel doors
 - 2011: Replaced interior team room doors
 - 2011: Added two team rooms and expanded two existing team rooms
 - 2012: Low emissivity ceiling in rink area
 - 2012: Constructed wall on mezzanine and added heat for that space
 - 2012: Added new exhaust fan and intake air in Zamboni room

AVAILABLE BUILDING REPORTS AND STUDIES

- ◆ Electrical Heat Scan Report; DTech, 1997, 2000, 2002, 2003, 2005, 2007
- ◆ Energy Audit Report; Sam Stewart Assoc., 1996
- ◆ ADA Compliance and Transition Plan; RC Risk Management, 1997
- ◆ Energy Audit Report; Franklin Energy., 2012

RECORD OF GROUND UPGRADES AND ADDITIONS

- ◆ BITUMINOUS: (shared and used by school district)
 - 1975: Original lot built
 - 1995: Expanded parking lot
 - 2008: Overlay parking lot

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2008: Construct new retaining wall by entrance
2008: Replaced entrance sidewalk
2008: Added irrigation to front grass area
2012: Community Gardens added to west end of building