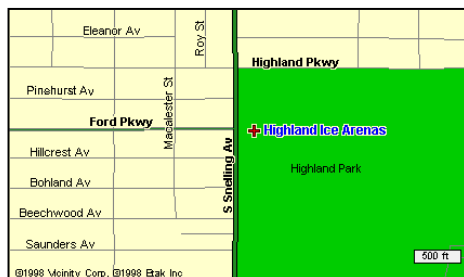


RAMSEY COUNTY BUILDING AND GROUNDS CONDITION REPORT

Updated April 2015

**CHARLES M. SCHULZ-
HIGHLAND ARENA - NORTH**
800 S. Snelling Avenue
Saint Paul, MN 55116

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: 4 Acres
2. Parking On-Site: 164 General Spaces; 10 Accessible
3. Site Description: The Ramsey County Board recently renamed this arena as the **Charles M. Schulz – Highland Ice Arena Complex**, in honor of the Peanut's character founder. This site features two (2) ice arenas; Highland Arena South and Highland Arena North. These arenas are easily located by surrounding landmarks including the Saint Paul Water Utility's two large water towers and underground water storage facility.

◆ ADJACENT LAND USES:

The surrounding land use is exclusively city-owned land with Highland Park Golf Course to the north/east, and Saint Paul Water Utility on the north, west, and east.

◆ ACCESS TO MAJOR ROADWAYS:

Snelling Avenue is one block west, and Ford Parkway heading east terminates at the Arena parking lot.

◆ ACCESS TO PUBLIC TRANSIT:

This arena has several Metro Transit routes providing service including routes No. 94J, 94H, 52F, and 4 along Snelling Avenue, and routes No. 9, 49, 94H, and J along Ford Parkway.

BUILDING HISTORY

- ◆ YEAR BUILT 1998
- ◆ OWNERSHIP STATUS county owned

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- ◆ OVERALL SIZE 31,200 square feet
- ◆ SEATING CAPACITY 500

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 is membrane with rock ballast. Concrete slabs sinking.

- ◆ Indoor ice arena open year round.
- ◆ Ramsey County Parks and Recreation weight room.
- ◆ Ramsey County Parks and Recreation synthetic ice surface.

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	Pre-cast Masonry	Good Condition
Windows	HM Frame	Good Condition
Roof	Membrane	Good Condition
Interior rink ceiling	Steel	Good Condition
Interior Partitions	Block	Good Condition
Flooring	Skate tile	Good Condition
Exterior Doors	Metal	Good Condition
Dasher Boards/Spectator Shield	Steel/Plexiglas	Good Condition
Scoreboard	Daktronics	Good Condition

◆ ENGINEERING SYSTEMS STATUS

Refrigeration system	R-22/Indirect	Good Condition
Fire Suppression	Sprinklered	Good Condition
Plumbing	Copper	Good Condition
General Electric	480/277	Good Condition
Furnace – roof top (3)	Gas	Good Condition
Radiant Heaters (4)	Gas	Good Condition
Dehumidifier	Gas/Desiccant	Fair Condition

◆ LIFE SAFETY/ SECURITY SYSTEMS STATUS

Smoke Detectors	Hard Wired	Good Condition
Security System	Fire/Burglary	Poor Condition

◆ ACCESSIBILITY STATUS

Barrier Removal		Good Condition
Signage	Throughout	Compliant

RECORD OF BUILDING UPGRADES AND ADDITIONS

◆ SYSTEM UPGRADES:

1998: Replaced scoreboard

2004: Replaced radiant heat system over bleachers

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2005: Replace rink light with T-5 fluorescents
2008: Replaced Sterling Heater on mezzanine for team rooms
2009: Replaced Lockingvar hot water heater
2009: Replaced the Vilter 357 compressor
2011: Replace two York compressors with Vilter compressors
2012: Replaced skate tile in lower lobby and team rooms
2012: Replaced carpeting in weight lifting room with rubber flooring
2012: Replaced skate tile in lobby and team rooms
2013: Replaced skate tile in rink area
2013: Removed Ice sheet, leveled glycol header & added additional sub floor heat pipes under penalty box area
2013: Replaced Daktronics Scoreboard
2013: Re-coated epoxy floors in; meeting room, office, break room & lobby stairs
2013: Replaced freezer in concession room
2013: Replaced sound system
2014: Repaired drains and parapet on roof
2014: Replaced compressor controller
2014: Installed epoxy flooring on rink concourse and upper lobby
2014: Roof joists spot-painted
2014: Low emissivity ceiling installed
2014: Skate tile in player benches replaced
2014: Exterior wall packs replaced with LED

AVAILABLE BUILDING REPORTS AND STUDIES

1998: Construction drawings and specifications.
Electrical Heat Scan; D-Tech, 2000, 2001, 2002, 2003, 2004, 2005, 2006 and 2007
Energy Audit, Franklin Energy, 2012
Site Survey, Anderson Engineering, 2014

RECORD OF GROUND UPGRADES AND ADDITIONS

- ♦ BITUMINOUS:
 - 1972: Original lot built
 - 1998: Lower lot built with north arena addition
 - 1999: Original lot repaired (overlay)
 - 2009: Patch, crack seal, sealcoat main parking lot
 - 2011: Replaced damaged concrete and exterior main entrance stairway
 - 2014: Parking lot lights replaced with LEDs and wireless controller

- ♦ SIGNS:
 - 1998: Installed an Electronic Marquee on Snelling Avenue