

RAMSEY COUNTY BUILDING AND GROUNDS CONDITION REPORT

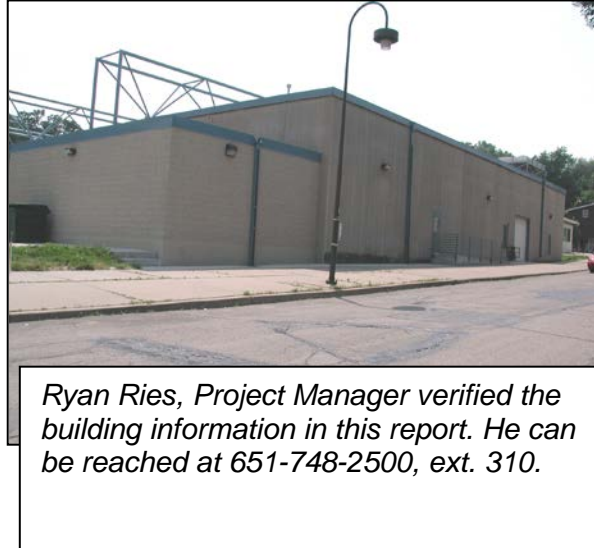
Updated April 2015

KEN YACKEL – WEST SIDE

44 East Isabel Street
Saint Paul, MN 55107

Facility Manager:

Ryan Ries, Project Manager



SITE LOCATION

◆ SITE FEATURES

1. Overall Size: 1.48 Acres
2. Parking On-Site: 40 General Spaces; 2 Accessible
3. Site Description: Located just off Concord Street at Isabel Street on Saint Paul's West Side. This arena is named in memory of Ken Yackel, a local promoter of youth hockey in the West Side area.

◆ ADJACENT LAND USES:

Commercial and residential area surround this ice arena. The Boca Chica Restaurant and West Side fire station are situated across Concord Street.

◆ ACCESS TO MAJOR ROADWAYS:

Concord Street (Wabasha) north to Downtown Saint Paul; Concord Street east to Robert Street and Hwy 52.

◆ ACCESS TO PUBLIC TRANSIT:

Metro Transit Route No. 8, 11, and 29 along Robert Street provides service between downtown and West Saint Paul. Service along Wabasha/Concord to resume upon completion of new Wabasha Bridge.

BUILDING HISTORY

- ◆ YEAR BUILT 1973

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- ◆ OWNERSHIP STATUS county-owned
- ◆ OVERALL SIZE 25,920 square feet
- ◆ SEATING CAPACITY 75 people

BUILDING DESCRIPTION/USE

Architectural Description: Walls are deep-rake pre-cast concrete panels. Roof is supported by clear span bar joists with exterior support structures. Roof is built-up bituminous.

Ice Arena Use: October - April.

Ramsey County Public Health Household Hazardous Waste Site (parking lot).

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 Roof Deck	Metal	Good Condition
Interior Partitions	Block	Good Condition
Flooring	Skate tile	Good Condition
Compressor Room Door Frame		Good Condition
Dasher Board/Spectator Shield	wood/Plexiglas	Good Condition
Scoreboards	Daktronics	Good Condition
Grounds, drainage	Turf	Poor Condition

◆ ENGINEERING SYSTEMS STATUS

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

RECORD OF BUILDING UPGRADES AND ADDITIONS

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◆ SYSTEM UPGRADES:

- 1991: Interior Roof Deck Repainted
- 1996: Replace Scoreboard
- 1999: Freon Distribution System Retrofit
- 1999: Exterior steel support structure repainted
- 2007: Replaced furnace (2 Trane units)
- 2009: Interior Roof Deck Repainted
- 2009: replaced water heater
- 2009: Replaced bituminous roof with a membrane roof
- 2010: Upgraded security system
- 2010: Replaced exterior compressor room door
- 2010: Replaced scoreboard
- 2011: Replaced dasher boards
- 2011: Installed puck stop netting on rink ends
- 2011: Painted exterior steel doors and super structure
- 2012: Replaced both OH doors in Zamboni room and interior door opener
- 2012: Replaced two rink refrigeration compressors
- 2012: Replaced sound system in rink area
- 2012: Replaced radiant heaters in Zamboni / Compressor room
- 2013: Replaced toilet partitions, toilets, sinks and urinals
- 2013: Replaced (3) sets of exterior doors & hardware
- 2013: Replace skate tile in restrooms & lobby
- 2014: Replaced radiant heaters
- 2014: Replaced skate tile in locker rooms
- 2014: Re-sealed exterior precast joints
- 2014: Exterior lights replaced with LEDs

◆ ADDITIONS:

- 1998: Team Room Additions

◆ ALTERATIONS:

- 1996: Replaced rink lighting
- 2002: Upgrade Bleachers to be in compliance with State and Local codes
- 2005: Replace rink lighting
- 2009: Reconfigured two team rooms
- 2009: Low emissivity ceiling installed in rink area
- 2012: Added low volume exhaust fan in compressor room
- 2014: Installed skate tile in rink area

AVAILABLE BUILDING REPORTS AND STUDIES

- ◆ Electrical Heat Scan Report; D-Tech, 1997, 2000, 2002, 2004, 2006
- ◆ ADA Compliance Report and Transition Plan; RC Risk Management, 1997
- ◆ Energy Audit Report; Franklin Energy, 2012

RECORD OF GROUND UPGRADES AND ADDITIONS

◆ BITUMINOUS:

- 1972: Original lot built and pathways

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1992: Seal coated

2009: Remove curb and install asphalt to expand lot, excavate for drainage install new guard rail along east side of lot

2009: Sealcoat and stripe lot

2009: Remove sidewalk install asphalt