

RAMSEY COUNTY BUILDING AND GROUNDS CONDITION REPORT

Updated April 2015

OSCAR JOHNSON ARENA

1039 DeCourcy Drive
Saint Paul, MN 55105

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: 2.47 Acres
2. Parking On-Site: 65 General Spaces; 4 Accessible
3. Site Description: Located in the "Energy Park" area of Saint Paul, this site features easy access via Snelling Avenue from north or south.

◆ ADJACENT LAND USES:

The Energy Park area of Saint Paul includes a mixture of office, light industrial, recreation, shopping, and multi-family residential.

◆ ACCESS TO MAJOR ROADWAYS:

Snelling Avenue, one block west, provides excellent access to I-94 to the south and/or Hwy 36 to the north.

◆ ACCESS TO PUBLIC TRANSIT:

Metro Transit Route No. 4 provides public transportation along Energy Park Drive and Snelling Avenue.

◆ SEATING CAPACITY: 75 people

BUILDING HISTORY

- ◆ YEAR BUILT 1971
- ◆ OWNERSHIP STATUS county-owned
- ◆ OVERALL SIZE 26,400 square feet

BUILDING DESCRIPTION/USE

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ARCHITECTURAL DESCRIPTION:

This building has a block base with metal Armco steel panel walls on the exterior. Interior has clear span I-beam joists. Nova brand brick was added to the south and east sides of the building.

- ◆ Ice Arena Use: October - March
- ◆ Dry floor Events: April – September

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.

BUILDING CONDITION SYNOPSIS

- ◆ ARCHITECTURAL SYSTEMS STATUS

Exterior Walls	Block	Fair Condition
Exterior Walls	Armco Metal Panels	Fair Condition
Interior I-Beam Support	Steel	Good Condition
Windows	HM Frame	Good Condition
Roof	Armco metal	Poor Condition
Interior Partitions	Block	Good Condition
Flooring	Skate Tile	Good Condition
Exterior Doors	Metal	Good Condition
Foundation Landscaping		Fair Condition
Dasher Board/Spectator Shield	Wood/Plexiglas	Good Condition
Scoreboards	Daktronics	Good Condition
- ◆ ENGINEERING SYSTEMS STATUS

Refrigeration	R-22/indirect	Good Condition
Refrigeration Condenser	R-22/Air	Good Condition
Plumbing	Copper	Good Condition
General Electric	277/480	Good Condition
Furnace (1)	Gas	Good Condition
Radiant Heaters (4)	Gas	Fair Condition
- ◆ LIFE SAFETY/ SECURITY SYSTEMS STATUS

Security System	Fire/Burglar	Good Condition
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- ◆ ACCESSIBILITY STATUS

Barrier Removal		Good Condition
Signage	Throughout	Non-Compliant

RECORD OF BUILDING UPGRADES AND ADDITIONS

- ◆ SYSTEM UPGRADES:

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1990: Interior structural steel painted
1996: Replaced scoreboard
1998: Replaced furnace
1998: Nova facing brick added to South and East exterior
2000: Freon distribution system retrofit
2009: Replaced rink refrigeration condenser (from Pleasant Arena)
2009: replaced water heater
2010: Upgraded security system
2010: Replaced scoreboard
2010: Replaced dasher boards
2010: Installed puck stop netting on rink ends
2010: Replaced interior Zamboni overhead door and opener
2011: Replaced skate tile
2011: Replaced toilet partitions
2012: Painted structural steel beams in rink area
2012: Replaced sound system and speakers in rink area
2012: Replaced Exterior Zamboni room overhead door
2012: Replaced overhead door in rink area
2013: Replaced condenser
2013: Installed player & penalty modules on scoreboard (Hamline)
2014: Exterior lights replaced with LEDs

♦ ADDITIONS:

1999: Team Room Addition

♦ ALTERATIONS:

1996: Replaced rink lighting
2002: Retrofitted bleachers to meet State and Local codes
2004: Replaced lobby doors
2005: Replaced rink lighting
2011: Repaired north exterior block wall
2011: Replaced exterior steel doors
2012: Low emissivity ceiling in rink area
2013: Installed temporary bleachers (Hamline)
2013: Installed temporary power hookup for mobile locker room (Hamline)
2014: Installed temporary power hookup for 2nd mobile locker room (Hamline)

AVAILABLE BUILDING REPORTS AND STUDIES

Electrical Heat Scan Reports; D-Tech Inc., 1997, 2000, 2002, 2004, 2006, 2008
Energy Audit and Report; Sam Stewart & Associates, 1996
ADA Compliance Report and Transition Plan; RC Risk Management, 1997
Energy Audit and Report; Franklin Energy, 2012

RECORD OF GROUND UPGRADES AND ADDITIONS

- ♦ BITUMINOUS/PATHWAYS: (contractual agreement for maintenance Merrill Corporate)
 - 1971: Original lot built
 - 1998: Paved (overlay) parking lot and installed lights
 - 2009: Oil and chip seal lot

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2009: Crack seal/sealcoat (Ramsey County section) south lot
2013: Restripe lot (Merrill Co.)