

RAMSEY COUNTY BUILDING AND GROUNDS CONDITION REPORT

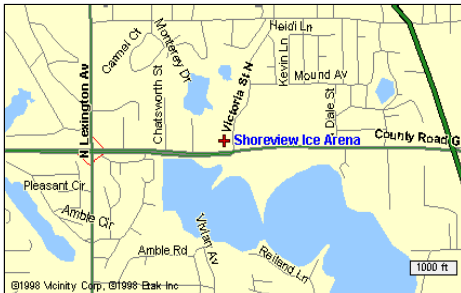
Updated April 2015

SHOREVIEW ICE ARENA

877 West Highway 96
Shoreview, MN 55126

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: 2.53 Acres
2. Parking On-Site: 75 General Spaces; 2 Accessible
3. Site Description: Located in the "Shoreview Commons" area of Shoreview, this site features easy access via Hwy 96.

◆ ADJACENT LAND USES:

The "Shoreview Commons" area of Shoreview surrounds this site and includes a Ramsey County Library, Shoreview Public Works Department, Shoreview Water Pumping Station, and Hwy 96/Snail Lake on the south.

◆ ACCESS TO MAJOR ROADWAYS:

Hwy 96 is a major thoroughfare providing access to/from I-35W 5 miles to the west, and I-35E approximately 6 miles east.

◆ ACCESS TO PUBLIC TRANSIT:

Metro Transit Routes No. 101 and "RICE" provide public transportation service to this area. Several regional transportation systems also provide service to the Commons area.

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BUILDING HISTORY

- ◆ YEAR BUILT 1971
- ◆ OWNERSHIP STATUS county-owned
- ◆ OVERALL SIZE 26,400 square feet
- ◆ SEATING CAPACITY 500 people

BUILDING DESCRIPTION/USE

ARCHITECTURAL DESCRIPTION:

This building has a block base with metal Armco steel panel walls on the exterior. Interior has clear span I-beam joists. In 1998, two “team rooms” were added, expanding the use of the block base on the building exterior.

- ◆ Ice Arena Use: October - March
- ◆ Ramsey County Parks and Recreation Division Maintenance Shop: Summer

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 Block	Poor Condition
Exterior Walls	Armco Metal Panels	Poor Condition
Windows	HM Frame	Good Condition
Roof	Armco metal	Poor Condition
Interior Partitions	Block	Good Condition
Flooring	Skate Tile	Good Condition
Exterior Doors	Metal / Lexan	Good Condition
Foundation Landscape		Poor Condition
Dasher Board/Spectator Shield	Metal/Tempered	Good Condition
Scoreboards	Daktronics	Good Condition

◆ ENGINEERING SYSTEMS STATUS

Refrigeration (retrofit 2001)	R-22/Indirect	Good Condition
Plumbing	Copper	Good Condition
General Electric	277/480	Good Condition
Furnace (1)	Gas	Good Condition
Radiant Heaters (6)	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:

- 1991: Interior structural steel repainted
- 1998: Replaced Furnace
- 2001: Rink Refrigeration Retrofit Project
- 2002: Replaced bleacher system (500 seats)
- 2002: Replaced Scoreboard
- 2008: Replaced dasher boards and spectator shielding
- 2008: Installed puck stop netting on both ends and bleacher side
- 2009: Replaced water heater
- 2010: Upgraded security system
- 2011: Replaced skate tile
- 2011: Replaced toilet partitions
- 2012: Modified Zamboni snow melt spray bar assembly
- 2012: Reconfigure rink entrance door mullion and panic hardware
- 2012: Painted structural steel beams in rink area
- 2012: Replaced two rink refrigeration compressors
- 2012: Replaced three exterior service doors in rink area
- 2012: Replaced exterior compressor room service door
- 2012: Replaced all three overhead doors and openers

◆ ADDITIONS:

- 1998: Team Rooms Addition
- 2004: Artificial turf (Seasonal March – June)
- 2012: Low emissivity ceiling in rink area

◆ ALTERATIONS:

- 1996: Replaced rink lighting
- 2003: Installed bleachers (seats 500 people)
- 2004: Converted First Aid Room into a Concession Area (packaged items only)
- 2005: Replaced rink lighting
- 2006: Replaced transformer 480/120 volt

AVAILABLE BUILDING REPORTS AND STUDIES

Electrical Heat Scan Report; D-Tech Inc, 1997, 2000, 2003, 2005, 2006.
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

- 1971: Original parking lot built
- 2002: Overlay of parking lot
- 2009: Crackseal, sealcoat and stripe parking lot
- 2009: Patch, crackseal fire lane of north side of building