

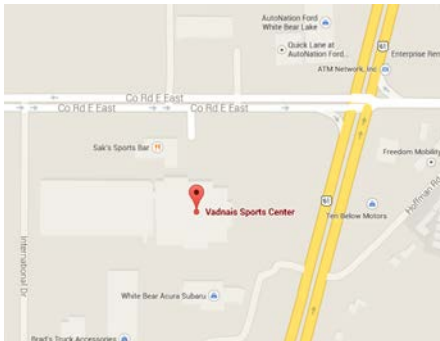
RAMSEY COUNTY BUILDING AND GROUNDS CONDITION REPORT

Updated April 2015

VADNAIS SPORTS CENTER

1490 E. County Road E.
Vadnais Heights, MN 55110

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: 16.4 Acres
2. Parking On-Site: 498 stalls total. 176 on NW side by Saks, 244 on NE side by Hwy 61, and 69 on south side behind buildings.
3. Site Description: This site features two (2) ice sheets and a dome. The facility is easily accessible from County Road E or southbound Highway 61.

◆ ADJACENT LAND USES:

The surrounding land use is primarily retail. Sak's Sports Bar is attached to the facility but independently owned and operated. The County has 2 outlots on the site they are offering for sale. There are car dealerships to the north and south of the facility. Tousley Motorsports is to the west. There is a small industrial park to the south and west.

◆ ACCESS TO MAJOR ROADWAYS:

The site borders Highway 61 on the west. Highway 694 is one mile to the south.

◆ ACCESS TO PUBLIC TRANSIT:

Route 265 bus stops at White Bear Avenue and County Road E, approximately 1.2 miles from the facility.

BUILDING HISTORY

- | | |
|--------------------|---------------------------------------|
| ◆ YEAR BUILT | 2010 |
| ◆ OWNERSHIP STATUS | county-owned (purchased July 1, 2014) |

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- ♦ OVERALL SIZE 179,053 square feet
- ♦ SEATING CAPACITY 1,100 (arenas, approx..)

BUILDING DESCRIPTION/USE

ARCHITECTURAL DESCRIPTION: Exterior is a pre-cast rake finish precast panel.
Roof is metal decking supported by clear span bar-joists with exterior support structure.
Roof material is bituminous built-up.

- ♦ Ice Arena Use: year round (2 sheets)
- ♦ Dome use: September-April, as requested off-season

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 Concrete	Good Condition
Windows	HM Frame	Good Condition
Roof	Built-up	Good Condition
Interior Roof Decking	Metal	Good Condition
Interior Partitions	Block	Good Condition
Flooring	Skate tile	Good Condition
Dasher Board/Spectator Shield	Wood/Plexiglas	Good Condition
Scoreboards		Good Condition

♦ ENGINEERING SYSTEMS STATUS

Refrigeration system	R/507 Indirect	Good Condition
Plumbing	Copper	Good Condition
General Electric	480/277	Good Condition
Furnace (1)	Gas	Good Condition
Radiant Heaters (3)	Gas	Good Condition

♦ LIFE SAFETY/ SECURITY SYSTEMS STATUS

Security System	Burglary	Good Condition
Fire Alarm	Simplex	Good Condition
Fire Sprinkler	Wet System	Good Condition
Video System	Security	Fair Condition

♦ ACCESSIBILITY STATUS

Barrier Removal		Compliant
Signage	Throughout	Compliant

RECORD OF BUILDING UPGRADES AND ADDITIONS

♦ SYSTEM UPGRADES:

- 2014: Roof leaks at dome link repaired (prior to purchase)
- 2014: Dome insulation/membrane repairs (prior to purchase)
- 2014: Rink compressor (1) replaced (failure)
- 2014: Stair treads (interior stairs to dome) replaced

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2014: Zambonis (2) batteries replaced

♦ ALTERATIONS:

AVAILABLE BUILDING REPORTS AND STUDIES

- ♦ Recommissioning Study, KFI, 2014

RECORD OF GROUND UPGRADES AND ADDITIONS

♦ BITUMINOUS:

♦ GROUNDS

2014: Sprinkler system tested/repared (prior to purchase)