

RAMSEY COUNTY BUILDING AND GROUNDS CONDITION REPORT

Updated April 2015

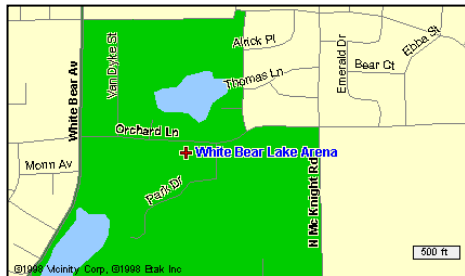
WHITE BEAR ICE ARENA

2160 Orchard Lane
White Bear Lake, 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: 4.91 Acres
2. Parking On-Site: 65 General Spaces; 2 Accessible
3. Site Description: This site includes a large tract of land, surrounded by park land. Although not shown on the map above, the Northeast Branch YMCA is just south of the Arena.

◆ ADJACENT LAND USES:

The surrounding land use is mainly park land with some single family residential homes to the north and east. The Northeast Family YMCA is on the west, and recreational softball fields to the southeast.

◆ ACCESS TO MAJOR ROADWAYS:

Orchard Lane west to White Bear Avenue, or east to McKnight Road. White Bear Avenue provides access to east/west I-694 and the Maplewood Mall area.

◆ ACCESS TO PUBLIC TRANSIT:

Metro Transit Routes No. 15 and 20 provide service along White Bear Avenue, approximately 2 blocks west of the Arena.

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: Exterior is pre-cast rake finish masonry panels. Roof is metal decking supported by clear span bar joists with exterior support structure. Roof material is bituminous built-up.

- ◆ Ice Arena Use: October - March.

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	Built-up	Good Condition
Interior Steel Roof Decking	Metal	Good Condition
Interior Partitions	Block	Good Condition
Flooring	Skate Tile	Good Condition
Main Entrance Doors		Good Condition
Foundation Landscaping		Poor Condition

◆ ENGINEERING SYSTEMS STATUS

Refrigeration system (1999)	R-22/Indirect	Good Condition
Plumbing	Copper	Good Condition
General Electric	480/277	Good Condition
Furnaces (2)	Gas	Good Condition
Radiant heaters	Gas	Fair Condition

◆ LIFE SAFETY/ SECURITY SYSTEMS STATUS

Security System	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 Roof Deck Repainted
 - 1998: Replaced interior Zamboni overhead door and opener
 - 1999: Freon Distribution Retrofit Project
 - 2000: Exterior steel roof support system painting
 - 2005: Replaced built-up roof and flashings
 - 2008: Replaced furnace (2 Trane units)
 - 2008: Interior Roof Deck Repainted
 - 2009: Replaced water heater
 - 2010: Replace exterior lobby door
 - 2010: Upgraded security system
 - 2010: Replace scoreboard
 - 2010: Replace hockey dasher boards
 - 2010: Installed puck stop netting on both rink ends
 - 2010: Replace skate tile
 - 2010: Replace three exterior exit doors
 - 2012: Replaced two rink refrigeration compressors
 - 2012: Replaced sound system and speakers in rink area
 - 2012: Replaced exterior Zamboni overhead door
 - 2013: Replaced toilet partitions, toilets, sinks and urinal
 - 2013: Replaced skate tile
 - 2014: Exterior lights replaced with LEDs
 - 2014: Re-sealed exterior precast joints

- ◆ ADDITIONS:
 - 1998: Team rooms added
 - 2010: Reconfigure two team rooms

- ◆ ALTERATIONS:
 - 1996: Replaced rink lighting with 400 watt metal halide fixtures
 - 2002: Retrofit bleachers to meet state and local codes
 - 2005: Replaced rink lights with fluorescent fixtures
 - 2009: Low emissivity ceiling installed in rink area

AVAILABLE BUILDING REPORTS AND STUDIES

Electrical Heat Scan Report; D-Tech, 1997, 2000, 2002, 2004, 2006
Energy Audit Report; Sam Stewart & Associates, 1996
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 parking lot built (very poor condition)
 - 2007: Replaced bituminous walkway and entrance driveway

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