



Mayor's Ad Hoc Committee Northfield Ice Arena
Wednesday, November 1, 2016
8:00 a.m.
Washington Conference Room

Meeting Minutes

Members Present: Ben Martig, Dave Bennett, Brett Reese, Todd Bornhauser, Chris Sorenson, Jeff Hasse, Tom Graupmann, Carey Tinkelenberg, Mark Ludwig, Jimi Fischer

Members Absent: Mayor Graham, Chris Heineman, Jan Hanson, Ryan Bowles

Others present: Mark Hayes – ATS&R, Barb Neitzel, Recording Secretary

- I. Welcome and Introductions.
 - B. Reese welcomed everyone to the meeting. Introductions were made to Mark Hayes – ATS&R
- II. Any questions / follow up / updates to our meeting last week.
 - None
- III. ATS&R Facility Assessment – (Mark Hayes ATS&R)
Mark Hayes reported on the Northfield Ice Arena Facility Condition Assessment based on meetings with architects, engineers, City of Northfield representatives and various user groups. He highlighted the following:
Cost Estimate
 - Prioritized according to immediate need (0-3 years), midterm need (4-6 years) and long term need (7-10 years).
 - Current cost estimate is \$1,310,300 for all phases. 5% inflation should be added each year after that.

Architectural Assessment

- Exterior of building is satisfactory with exception of dented panels on the west side.
- \$93,000 to replace synthetic rubber roof.
- Building constraints identified by user groups
 - Small Team Locker Rooms
 - Lack of Player Toilet Facilities
 - Congested Lobby
 - Lack of Dedicated High School JV/Varsity Locker Rooms
 - Lack of Equipment Storage
 - Lack of Player Showers
 - Lack of Meeting Space
 - Dry Land/Off-Ice Training Space
 - Lack of Dedicated Staff Toilets

Rink Usage

- St. Olaf – used from 1:00-4:00 M-F for a total of 350 hours.
- 38 hrs. of St. Olaf's use is after 5:30 p.m. – prime time
- Northfield Skate School – used 24 hours a year – could use more time if rink was regulation size.
- Northfield Youth Hockey used 482.5 hours from 3:45-9:45 p.m. at Northfield Arena and 67 hours elsewhere.

Code Analysis

- Building codes have changed since original building was built. City is not required to make changes unless a repair, alteration, addition or change of occupancy occurs.
- Refrigeration Room Fire Rated Doors need closers.
- Emergency exits were a concern, especially when rink is used for exhibits and dasher boards are left in place.
- If an addition was constructed the existing building would be required to comply with building code in terms of area, height and number of stories.
- Posted occupancy loads should be reviewed by Building Official. Currently, the maximum exit width would allow for 1,036 occupants for dry floor shows. Occupancy for ice use would be 943.

Site Assessment

- Parking lot will require crack fill and seal coat in the near future.

Mechanical Systems Assessment

- Sprinkler system is not required unless addition is built.
- Water heater (priority), flush valves and faucets will need to be replaced.
- Locker room exhaust, radiant heaters (5) and rink area ventilation system need to be replaced.

Committee members agreed it was an accurate assessment of the building and commented on the following:

- Availability of R22 once discontinued – 330 pounds can be kept on site with 670 pounds off site. D. Bennett thought approximately 50 pounds per year is used.
- Building feels more like a practice facility.
- Programs have adapted to ice time with two or more teams practicing at the same time.
- Suggestion was made to include one sheet of ice with expo center that can also be used for ice.
- City Administrator Martig is still having discussions with St. Olaf.

It was decided the next step would be to have the City prepare a focused needs assessment. This step would assist in determining the need for one ice rink or two. Committee members offered to assist in any way they can.

IV. Schedule Next Meeting, Agenda Items, and Tasks to Assign.

Next meeting is scheduled for Wednesday, November 30, 2016 at 8:00 a.m.

V. Adjourn – 9:11 AM