CEDAR RAPIDS
City of Five Seasons®

Ice Arena Mechanical Equipment

November 13, 2019

Background

The Cedar Rapids Ice Arena was built with the intent of establishing a hockey league franchise in the city of Cedar Rapids. Construction on the approximately 125,000 square foot Ice Arena began in 1999 and the facility formally opened in early 2000. Following completion of the ice arena, the Cedar Rapids RoughRiders, a Tier I junior hockey team associated with the United States Hockey League, established their new headquarters at this location.

Original design for the Ice Arena was provided by Hammel Green and Abrahamson (HGA) out of their Rochester, MN office. Design for the ice slabs and refrigeration systems was provided by the now defunct Ice Pro Company.

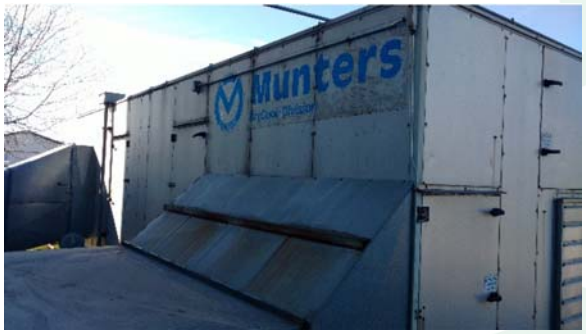
The Arena consists of two ice slabs, one based on NHL standards for the regular hockey league play. This area also accommodates approximately 4,000 spectators for league competition games. The spectator stands include both general and box seating areas.

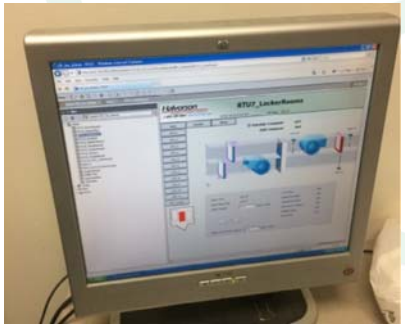
The other ice slab is based on Olympic standards and is intended for local skating events, skating practice, and ice skating classes. There is no area inside the Olympic ice arena to accommodate spectators although the east and north sides of the area are glass walls and spectators can watch the ice from either the Main Lobby/Game Room areas or from a seating area located on concourse level.

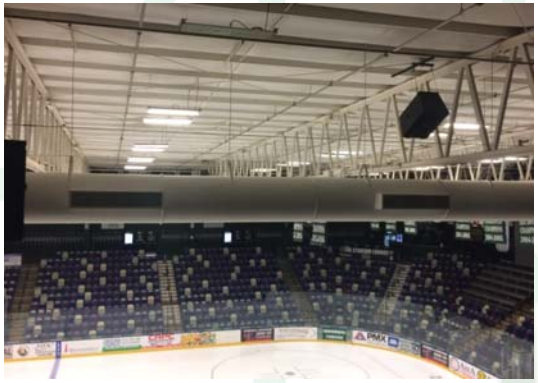
Why Now?

Although the building was placed in service 20 years ago, nearly all of the mechanical, electrical, and plumbing systems are original to the building with very little equipment replacement having occurred over the intervening years. A maintenance contract is in place and the systems have had regular maintenance the entire time. However, many of the building systems are reaching or have exceeded their expected useful life and are becoming increasingly difficult, if not impossible in some cases, to effectively service and repair.

What Equipment







In stages or all at once?

- One inclusive project - ~$3MM completed in a years timeframe

- Staged Project
  - Done over a 5 year timeframe
  - Inflation, mobilization and design cost go up
  - Old equipment still a problem until replaced

Recommendation

Our recommendation is to do the project as a whole. We believe that there are no obvious benefits to do the project in stages.

- Doing as a whole will ensure that the operations will continue with minimal interruptions.
- Energy savings will be realized immediately.
- If done in stages, maintenance on compromised equipment would need to continue, and would still have breakdowns.
- It saves dollars by having as one inclusive project.

Timing

- Critical / Long Lead Time equipment will need to be purchased soon

- 2nd Bid would go out for remaining equipment and installation of all equipment

Funding

- Funding would come from FY21 Budget
- City would provide an internal loan
- The loan would be paid back over 15 years using hotel/motel tax.

Questions?