

Bloomington Ice Garden Modernization Project Narrative

The Bloomington Ice Garden Modernization Project is a comprehensive building project with the purpose of improving the current conditions of the Bloomington Ice Garden (B.I.G.). The goal of these improvements is to extend the lifespan of the facility, upgrade to current life safety codes, and enhance the experience of patrons and staff at the Bloomington Ice Garden.

Building History

The Bloomington Ice Garden has been a staple of the surrounding community since the first of its three rinks was built in 1969. A second and third rink were added in 1975 and 1992 along with additional program spaces serving visitors, regular patrons utilizing the space for hockey and for figure skating, and for staff members working at the facility. Other smaller projects have also happened during that time that have not included new rinks but have had other purposes such as adding to staff space, renovating ice rinks, and upgrading the systems serving the building. The very latest project was done in 2019 which included a new entry addition to the building, providing some ADA upgrades, as well as locker room renovations for the rink 1 and 2 locker rooms.

Project Goals / Scope*

In 2023, an initial facility assessment was done to not only identify the existing conditions of the building, but to help clarify the extent of work that is necessary to achieve the goals of this project. To assist with future decision making on scope to include in the project, a hierarchy was outlined that lays out the level of importance put on the planned work. Below is an outline of the scope items that were identified for this project, in an order aligned with the hierarchy determined:

1. Rinks / Dashers / Ice Systems (*higher priority*)
 - New ice systems for all three rinks that are in a centralized room that includes addition to the building
 - o Replacement of existing R22 refrigeration system with new ammonia system
 - New ice rinks and dasher systems
2. New Roof
 - All the existing roof areas that are as old as 1969 will be replaced with a new EPDM roof. Will be designed to handle future PV panels.
3. Updated ADA Accommodations
 - A goal with this project is to evaluate user experience for ADA patrons and renovating to provide a better and more inclusive experience. This will include the introduction of 2 lifts or elevators, one that will be used for rinks 1 & 2 and another for rink 3. Platforms for ADA seating are planned to be added in both the rink 1 and rink 2 spaces as well as an ADA accessible path from the East side of rink 1 to the West side using an elevated walkway accessed by ADA accessible ramps.
4. Mechanical / Electrical Upgrades
 - Upgrade existing dehumidification, mechanical and electrical systems both for the building and surrounding site

5. Site Work / Parking /Lighting

- Revise North parking lot layout
- Repaving of North lot, East drive and parking spaces, and South line of parking
- Revision to site around East side building addition
- Work associated with new sanitary line location and lift station design
- Other work associated with requirements from building code and site impact
 - o Integration of underground storage
 - o Inclusion of fire hydrant

6. Facility Enhancements

- New scoreboards
 - o Replace rinks 2 & 3 scoreboards with 2 new wall-mounted scoreboards for each rink
- New sound system
 - o New system that serves all areas of the facility with a central area for control
- Exterior door / access / security
 - o Exterior door/access/security system is outdated and will be replaced with newer system
- Building management system
 - o Upgrade the existing building management system (with ability to report back to city)

7. Architectural Upgrades (*lower priority*)

- Interior and exterior refreshing
 - o Existing interiors could use some freshening up, mostly cosmetic work, new paint, new ceilings, new flooring, etc.
- Projects associated with moving high school rink from rink 1 to rink 3
 - o Adding second side of bleachers and high school locker rooms underneath
 - o Edits to existing rink 3 seating
 - o Revision of concessions area
 - o Adding of unisex restrooms
- Renovations to the youth locker room areas throughout building
- Renovations to the rest of connector on the West side of rinks 1 and 2 including widening of the circulation path, inclusion of an accessible family restroom, new office spaces for the Ice Garden staff and renovated spaces for figure skating
- Renovations to the back of house maintenance areas
- Renovations to the upper level between rinks 1 & 2 to enclose space and create programming spaces like a dryland training area and multipurpose space

Sustainability

An overarching goal of the project is to integrate sustainable measures into the project. Along with the facility assessment done in 2023, the team investigated sustainability requirements for the project. The team consulted with a member from the Center for Sustainable Building Research,

who deals with B3 throughout the state of Minnesota. Due to the 2023 Minnesota budget surplus this is a unique year in which many projects have been cash funded in lieu of bond funded. The B.I.G. is one of those cash-funded projects. The State has specifically noted that cash funded projects are exempt from B3 requirements at the municipal level. B3 requirements will not apply providing the following remain true:

- If there has not been any other state funding besides the \$2.5 (approx.) million state fund, the BIG project can proceed with the path that B3 is not a requirement.
- No additional state funding is applied to this project or another future project at the B.I.G. while this is an active and open project.

Although B3 is not a requirement for this project as it is currently funded, that does not mean that sustainability measures are ignored. The project is potentially integrating geothermal with the new ice systems as well as preparing roof areas for future PV panel integration.

Project Schedule*

The construction timeline for this project has been of utmost importance. To meet the schedule laid for the project, the project documentation is being grouped into different packages to allow enough time for design and coordination for some parts of the project and for other parts of the project, speed up the process of ordering the items with longer lead times. The City of Bloomington has given informal approval on the phased approach to construction. The project documentation has been organized into the following packages:

- Ice Systems Procurement Package
 - o This package includes the Ice Systems equipment as well as work associated with the replacements of all 3 rinks, their flooring, and their dasher boards
 - o The City of Bloomington has a contract with Sourcewell. Sourcewell's vendor All-American will be taking care of ordering product and their vendor Rink-tec will be taking care of installation of product.
- Bid Pack #1
 - o This Bid Pack includes all the work associated with the East-side addition housing the Ice Systems room and rink 2 resurfacer space. It also includes all site/civil work on the site.
- Bid Pack #2
 - o This Bid Package includes the rest of the arena work outside of the scope outlined in Bid Pack #1

The timeline for the drawings, bid dates and construction starts is the following:

- Ice Systems Procurement Package
 - o Initial package sent to client - March 25
 - o Revised package sent to client – April 29
- Bid Pack #1
 - o Planned date for construction documents to be sent to and reviewed by owner – June 14th
 - o Bid Pack #1 Planned bid dates – June 17-July 12 with award on July 15

- Bid Pack #1 Construction Start – Breaking ground in late September/ early October
- Bid Pack #2
 - Planned date for construction documents to be sent to and reviewed by owner – September 27th
 - Bid Pack #2 Planned Bid Dates – November 18th – December 13th
 - Bid Pack #2 Construction Start – Beginning of 2025
 - Facility to be reopened by Oct. 1st, 2025
 - Project to go out to Bond
 - Bonding would happen in November 2024 if in the fall, city will need a decision 90 days in advance which makes for an August deadline
 - Team will target a second round of estimating in July to have more refined numbers before the August Go/No-Go decision on when to bond.

Project Meetings

During the timeline listed above there are important meetings the design team will be having along the way to make sure the appropriate parties are involved in the design process. The design team will be having meetings as required with the DRC to review the documentation of the project so that the look and function of the design meets their standards. The DRC will determine if the project needs to go before the Planning Commission or if a less formal process would be acceptable. Also, during that meeting, the team will get introduced to the important utility and city departments to support ongoing communication as the project develops. The Building Department will have representation at the DRC meeting and the project team will have dialogue with them to make sure that the team is proactive and planning for the proper timelines with the permitting process. This project is also taking advantage of the Xcel Energy Design Assistance program so the project team will be meeting with the Xcel Energy design staff as well as providing them with project documentation.

The project process will also include regular meetings with the city of Bloomington and staff of the Ice Garden to have them fully integrated into the project design process. Bi-weekly meetings will be had with the city and Ice Garden staff with intermediate meetings as needed. There will be strategically scheduled meetings with other user groups of the Ice Garden like the leadership from the high school hockey teams and the leaders of the skate school / figure skating programs.

The unique site that the Ice Garden sits on will also inform the measures taken during the project's design and construction process. The building sits on a site that is surrounded by wetlands. The project will have soil borings and well as wetland delineation done in order to make sure that all work done is in compliance with requirements for stormwater treatment and wetland boundaries. Meetings will also be held during the project process with the Nine Mile Creek watershed district to assist with this.

Conclusion

The Bloomington Ice Garden Modernization Project is an effort that will comprehensively bring the existing Ice Garden up to modern building standards and will allow it to continue being a staple of the surrounding community for many years to come.

*The project scope and schedule are subject to change during the project design and construction process