

**Minneapolis Community Planning and Economic Development Department
Planning Division Report**

**Capital Improvements
Location and Design Review**

Date: April 11, 2013

Authority for Review:

City Charter: Chapter 13, Section 4. "No public improvements shall be approved or authorized to be constructed in the City, nor indebtedness incurred therefor, until the location and design of the same have been approved by the City Planning Commission, provided in case of disapproval the Commission shall communicate its reason to the City Council, and the majority vote of such body shall be sufficient to overrule such disapproval."

State Law: Chapter 462.356 (Subd. 2). "...no publicly owned interest in real property within the municipality shall be acquired or disposed of, nor shall any capital improvement be authorized by the municipality or special district or agency thereof or any other political subdivision having jurisdiction within the municipality until after the planning agency has reviewed the proposed acquisition, disposal, or capital improvement and reported in writing to the governing body or other special district or agency or political subdivision concerned, its findings as to compliance of the proposed acquisition, disposal or improvement with the comprehensive municipal plan."

Capital Project: Rehabilitation of Parade Ice Garden and Energy Upgrades

Department Submitting the Project: Minneapolis Park and Recreation Board

Contact Person and Phone: Cliff Swenson, (612) 230-6473

CPED Planning Staff Person and Phone: Joseph Bernard, (612) 673-2422

Proposal Description: As described in the attached Capital Budget Request and supplemental materials.

Conformance with Comprehensive Plan: This capital project is in conformance with the City's comprehensive plan, as evaluated in the attached Capital Budget Request.

Recommended Finding:

Staff recommends that the project is deemed **consistent** with the comprehensive plan, with **no further review required**.

Rehabilitation of Parade Ice Garden & Energy Upgrades at Other Facilities



Project Scope

- Rehabilitation & energy upgrade of Parade Ice Garden
- Energy upgrades at:
 - Northeast Ice Arena,
 - Columbia Golf Course
 - Gross Golf Course
 - Hiawatha Golf Course
 - Meadowbrook Golf Course
 - Jim Lupient Water Park
- Computer shutdown and print management software across MPRB system

Project Scope

- Energy upgrades include:
 - Interior Lighting Upgrades – Columbia, Hiawatha, Gross Nat'l, Meadowbrook Golf Courses
 - Exterior LED Lighting Upgrades – Columbia, Hiawatha Golf Courses & Parade
 - Building Envelope Sealing – Columbia, Gross Nat'l, Hiawatha, Meadowbrook Golf



Project Scope

- Energy upgrades include:
 - Vending Machine Controls – Columbia, Hiawatha, Gross Nat'l, Meadowbrook Golf Courses, & Parade
 - Power Factor Correction at NE Ice Arena
 - Variable Frequency Drives on Jim Lupient Pool pumps
- Computer shutdown and print management software across MPRB system



Parade Ice Garden Background

- Parade Ice Garden
 - Originally Constructed in 1973 (~40 yrs old)
 - North Rink added in 1989 (20+ yrs old)
 - Existing leaky R-22 Refrigeration System
 - Currently spending \$130,000 replacing refrigerant annually
 - R-22 is being phased out due to being a greenhouse gas – becoming more expensive

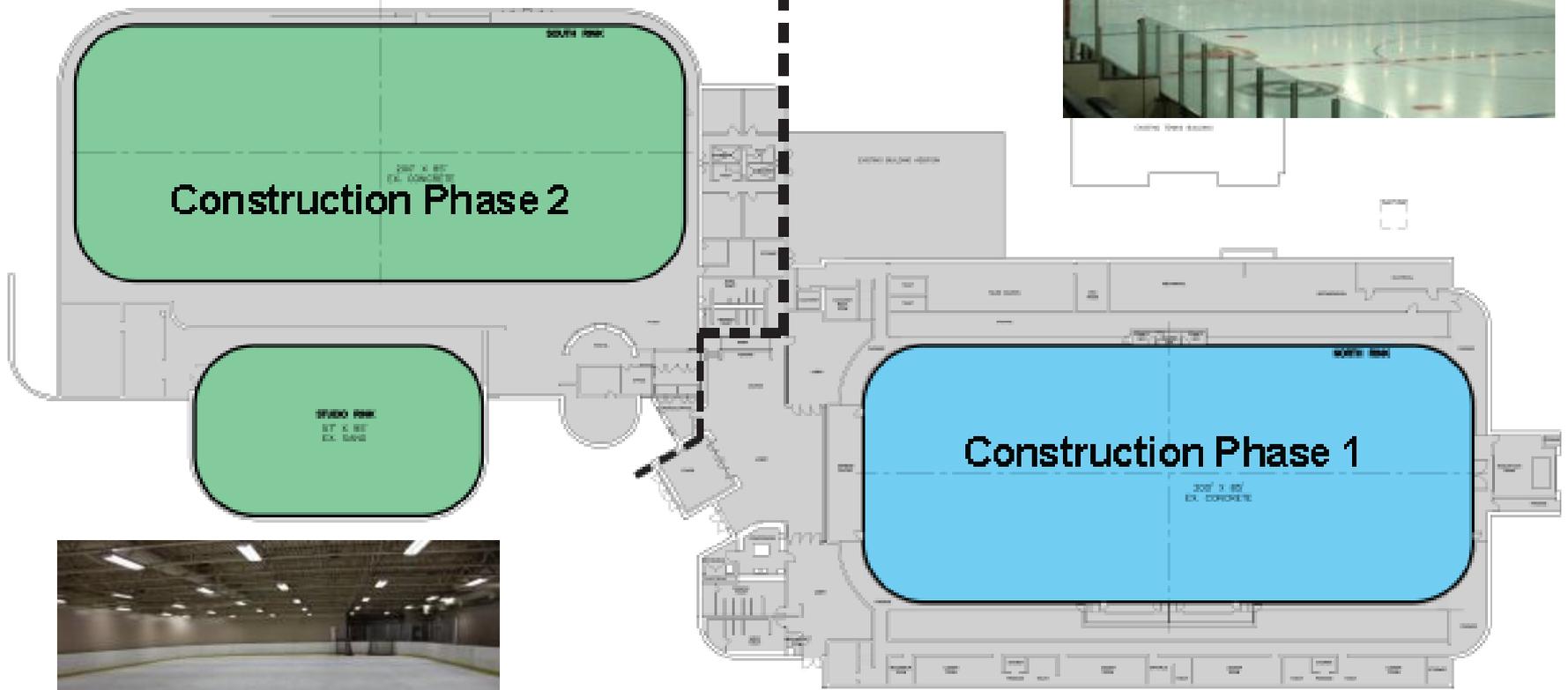


Project Features

- Parade Ice Garden
 - Replace R-22 with Ammonia refrigerant system
 - Replace existing rink floors with new concrete floors
 - Replace rink boards on south rink & refurb north rink
 - Replace HVAC & dehumidification systems
 - Advanced heat reclaim for energy efficiency
 - Renews all major systems for next 30+ years

Project Scope

← Phase Two | Phase One →



Project Outcomes

- Parade Ice Garden
 - Eliminates use of R-22 refrigerant
 - Offers year-round use of all three ice sheets
 - Improves user and visitor experience
 - Reduces annual budgeted operating costs by \$150,000
 - Reduces anticipated annual rehab costs by \$280,000
 - Increases annual revenue projections by \$150,000
 - Extends life of facility
 - Roof: 40+ years
 - Rink floors: 40+ years
 - Refrigeration system: 30+ years

Project Outcomes

- Overall Project
 - Decreases annual energy cost by \$93,000
 - Project pays for itself well within the life of the equipment being installed
 - Reduces annual carbon emissions by 800 metric tons
 - Equivalent to 170 cars off the road

Describe status and timing details of secured or applied for grants or other non-City funding sources: **Not applicable**

Operations & Capital Asset Maintenance:

Is this request for new or existing infrastructure? **Existing**

What is the expected useful life of the project/improvement? **30 to 50 years**

What is the estimated annual operating cost increase or (decrease) for this project? **Decrease of operational expenses by \$430,000 annually and \$93,000 of annual energy savings.**

Describe how operating cost impacts were determined. If new infrastructure, also discuss how the department/agency will pay for the increased annual operating costs: **Operating costs are directly decreased by the amount currently spent of purchasing and replacing R22 refrigerant; other repair and maintenance costs have been projected to decrease over the life of the new improvements. The energy savings will result from operating high efficient HVAC and ice refrigerant systems designed to capture the excess heat and use it in ice melt pits and arena heating requirements.**

For new infrastructure, describe the estimated timing and amount of future capital investment required to realize the expected useful life: (idea is to capture future "capital investment" required to get the full useful life out of the improvement) **No additional capital investment will be required to realize the expected useful life of the improvements.**

Project Cost Breakdown by Major Expense Category (in thousands): (Example Included)

Major Expense Categories	2013	2014	2015	2016	2017	Totals by Category
Land Acquisition/Preparation/ROW						
Relocation Assistance						
Design Engineering/Architects	880					880
Furniture, Fixtures, Equipment						
Information Technology						
Construction Costs	5,300	2,280				7,580
Project Management	586	300				886
Contingency	150	304				454
City Administration (calc = 5%)	NA	NA				NA
Total Expenses with Admin	6,916	2,884				9,800

Goal Contributions/Comprehensive Plan Compliance: **Environment: Minneapolis will promote sustainable design practices in the preservation, development, and maintenance of its natural and built environments, provide equal access to all of the city's resources and natural amenities, and support the local and regional economy without compromising the needs of the future generations.**

Describe how this project contributes to meeting the current City and/or Park Board Goals and Objectives:

Open Space & Parks: Minneapolis will cooperate with other jurisdictions, public agencies, and the private sector to provide open space, green space, and recreational facilities to meet the short and long-term needs of the community and enhance the quality of life for city residents.

Provide equipment, programming, and other resources when possible that promote the physical and mental health of citizens.

State Law Chapter 462.356 (Subd. 2) requires review of all capital improvements for compliance with the comprehensive municipal plan. Chapter 13, Section 4 of the City Charter requires Location and Design Review for the purpose of approving the sale of bonds for these projects. Describe how the project is

consistent with the adopted City/Park Board comprehensive plans and how the project implements goals and policies as stated in the adopted plans, including specific policy references:

Dynamic parks that shape city character and meet diverse community needs: Park facility renewal and development respects history and focuses on sustainability, accessibility, flexibility, and beauty

Integrate sustainable practices, ecological design for landscapes, and green building techniques into new construction and renewal of all amenities, giving priority to those practices that meet or exceed established standards, improve ecological function, and minimize long-term maintenance and operations costs

Provide the date that Location and Design Review was conducted for the project, the outcome of that analysis and the date formal action was taken by the Planning Commission: **At scheduled MPRB meetings, the Board reviewed the project need assessment, scope, implementation schedule and overall cost. On March 20, 2013 the Board approved the Parade Ice Garden and Energy Upgrade project and contract.**

Supplemental Information:

Describe any collaborative arrangements with outside project partners, including who they are and what their role is with the project:

There are many groups metro wide that use Parade Ice Garden. One of the largest and most active users is Minneapolis Youth Hockey Association. The improvements to Parade will allow staff the ability to maintain three sheets of ice all year long; Minneapolis Youth Hockey has committed to purchasing additional ice time during the summer months.

Scalability/Funding Allocation Flexibility – discuss any flexibility to increase or decrease funding among the years in the five-year plan and the most that could be spent in a given year:

This project will be constructed over a two-year time frame.

Are there any unspent project balances from prior years? **NO** Amount of unspent balances? **NA**
(These questions are in the Project Highlights tab but any unspent balances will print on the front page of the CBR as indicated on front page as Prior Year Unspent Balances above)

Describe project completion status for ongoing projects and plans for unspent balances or if this is a new project, describe the major project phases and timing anticipated for completing the project:

Phase 1, North Rink, Refrigeration, Roof and Energy improvements at other facilities: Spring 2013 through Fall 2013

Phase 2, South Rink and HVAC system: Spring 2014 through Fall 2014

Add any additional supplemental information you feel is important for the CLIC committee, Mayor, City Council members or the general public to know about this potential project and why it should be approved:

The Parade Ice Garden is an important recreational facility serving the skating and hockey communities within the City, Metro area and State wide. If the MPRB does not renovate this great resource, in a few years it will have to be closed because R22 refrigerant will not be able to be purchased.

The guaranteed energy-savings program, authorized by State Statute, integrates sustainable mechanical design with green building techniques to create energy use and operational savings that will be used to pay back the reinvestment into Parade.