Approved

Council Meeting

Minutes

3 May 2000

Cache County Council Meeting Minutes
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The Cache County Council met in a regular session on 3 May 2000 in the Cache County Council Chamber, 120 North 100 West, Logan, Utah 84321

Attendance

Council Chairman: Darrel L. Gibbons
Council Vice-chairman: H. Craig Petersen
Council Members: C. Larry Anhder, Layne M. Beck, Guy Ray Pulsipher, Sarah Ann Skanchy, Cory Yeates
Cache County Executive: M. Lynn Lemon
Cache County Clerk: Daryl R. Downs

The following individuals were also in attendance: Pat Parker, Jim Smith, Mark Daines, Janet Borg, Stanley Kane, Greg Foley, Mike Hogan, Jimmy Moore, Dave Kooyman, Rick Hill, Tom Kerr, Jack Draxler, Gordon Younker, Elaine Nelson, Bruce Holmquist, Nancy Potter, Trent Wentz, Mike Weibel (Herald Journal), Jenny Christensen (KVNU).

Call to Order

Chairman Gibbons called the meeting to order shortly after 5:00 p.m.

Chairman Gibbons stated that the purpose of the meeting was to gain knowledge about the current bid for the proposed construction of the Bridgerland Ice Area. The council felt that it would be very useful to find out additional information and to have the opportunity to ask questions of the contractors.

Mike Hogan from Hogan and Associates began the presentation. He said that Hogan and Associates has been involved in building ice rinks for several years in the Intermountain area. The first facility that they built was the twin rink at Seven Peaks. The Seven Peaks projects represented an extreme budget challenge, and Hogan worked with them for many months to resolve some of the problems. When the Seven Peaks facility was designated an Olympic facility, the budget situation changed significantly.

The second facility they built was Murray Ice Arena. Salt Lake County has a lot of money and Mr. Hogan indicated that they built a very nice facility. He suggested that for comparison sake the council could compare the Seven Peaks rink with the Murray facility.

In the case of the Seven Peaks facility, an Olympic sponsor donated the refrigeration system for the ice. This did present some equipment related problems due to the need to work with the donated materials.

The Bridgerland Ice Arena would be comparable to the smaller rink portion of the Seven Peaks facility. Hogan said that Stanley Kane has developed a good design for dealing with the structural questions on the Bridgerland Ice Arena. Kane said that he would coordinate a deferred submittal process This would allow the Kane to coordinate the work of many subcontractors and would work better with the given budgetary constraints. Kane discussed this option with Lynn Lemon and a county building official. The building code would allow this. Kane would serve as the Project Management Consultant as well as the architect. Hogan and Associates devised a scheme to build a 5.1 million dollar project and later evaluated the possibility of the 3.8 million dollar design.

Tonight, the contractors are here to discuss the potential 3.8 million design. Kane said that they wanted to build the whole exterior shell and then work to complete the additional design work as the funds become available. The initial construction would include public restrooms, an entrance, and tiered bleachers. Mr. Hogan said that the costs are itemized behind tab 8. The RFP was written for the 3.8 million design, but they have also included the projection for the 5.1 million facility.

Hogan said that Kane had a different idea than Hogan for this particular proposal. With the smaller budget, certain areas of the facility would be left vacant, but the original footprint would all be built. Two team rooms are included. Restroom stalls under this proposal would be sufficient for 1,000 patrons. The other elements could be built later.

Kane's plan would include seats, but it would remove the front portion of the building. His proposal would include 934 seats. The tiered area would be made from concrete. Anhder asked how much clearance existed from the rink to the outside walls. Kane responded that it would be about 30 feet. If the front area remained, Petersen asked, is there enough budget left to put into seating. Kane said they could afford 200 seats and also suggested that bleachers could be hauled in. Kane said that the concrete for the tiered area could be constructed later. There is space there that could have seats built. The 5.1 million proposal would accommodate the 2000 seats. Hogan said that the retractable seating is not included in the 5.1 million proposal. The seats that are planned are stadium seats and will be permanently affixed.

Gibbons asked the contractors to discuss the 3.3 million option. Mr. Hogan asked the council if the $500,000.00 endowment requirement meant that the real budget was 3.3 million. Both Beck and Anhder answered that this might be a possibility.

Hogan is confident that the building will be profitable within a two-year period. This has been his experience with other projects. Hogan's company is willing to defer payment up to $500,000.00 for a two-year, run-in period. They would ask that interest be paid on the money, however.

The 3.3 million option would shorten the building in the front. The concrete bleachers would not be built. This would reduce the price to 3.3 million. This option would not build the entire

footprint of the building as originally intended. Hogan said that there is a real plus to having the front of the building. He thinks that the function loses a great deal. Some of the amenities, like the pro shop, are very important to the facility's functioning at a professional level.

Anhder said that the problem with the interest option is that this interest was intended to accrue to cover the cost of operations and maintenance.

Lemon said some were concerned about the different ice or refrigeration options. Lemon asked if this proposal included the better refrigeration system. The better ice system would cost an additional $20,000.00 per system. Lemon said the experts thought in the long term the proven system would be the best one. The contractor's proposal included the less expensive system. The contractor liked the idea of having a local contractor involved in the process due to the continuing need for maintenance.

Mr. Beck said that the North Park Interlocal Cooperative met just prior to the meeting. Beck said that in that meeting it was proposed that the building be moved from 3300 North to 2700 North. Beck said that the different zoning requirements in Hyde Park would allow for a metal building and that this could save upwards of $350,000.00. Beck suggested that the metal building option would save enough money that the other work could be done. The contractor said that North Logan's planner was not in favor of another metal building and said that a metal building creates problems with the interior insulation when the insulation is exposed on the inside of the building. Condensation becomes a large problem in this type of building. The current planned roof system is a steel truss girder which spans from one side to the other. This is covered by a metal deck. Insulation is placed on top of the deck, and the roof then covers the insulation. The biggest change from the 3.8 million to the 5.1 million proposal is in the air conditioning system.

Petersen said that the $500,000.00 endowment reduces the actual money available for any building by $500,000.00 amount. Borg agreed. She said that the target goal for fund-raising was 5.8 million. The construction cost was listed at 5.1 million.

The council said that they are interested in a quality building which will outlast the bond.

Lemon asked which options will reduce the operating costs of the building. Kane said a low-E ceiling would reduce the energy loss costs. Pure water and a low-E ceiling are the two best cost savings elements. If the building itself is kept cooler, the cost of keeping the ice cold is diminished.

This is based on the idea that it is easier to take the cool out of the air than it is to take the cool out of the ice. The cooler the building, the easier and less expensive it is to maintain the ice.

Mayor Draxler felt that it was important to get the 900 seats in the building. He thinks the 3.8 million option is the best one. Draxler thinks the ability to watch hockey games and the French Olympic team and to take in gate receipts is crucial. He said that the modular option is still available. He thinks the seating is more important than the lobby.

Trent Wentz felt that it would be important for the building to be an appealing feature of the community. Mayor Daines agreed. The contractor suggested that something nice could be done with the austere looking front if necessary.

The contractor said that they have used value engineering on other projects. Skanchy asked the contractor to explain value engineering. He said that it is an effort to develop a good system that is the best value for the available funding. It is an appraisal of the best way to do the project.

Mayor Daines is in favor of maintaining the front facade, but would not do the finish work right away. Anhder said that individuals could then donate money to finish particular projects within the building. Anhder said that the entire footprint of the building is very important and suggested that finishing the interior area project by project would be the best idea. Daines said that he thinks that people will donate once they see the building proceeding. Hogan said the process would need to be monitored by some oversight process to ensure that the project stayed within the allocated budget.

Petersen wanted to know who gets to drive the Zamboni.

Greg Foley said that in his experience support has increased after the process begins. During his involvement with the Seven Peaks project, everyone began to get excited once the project began. Ad boards around the rink, naming of the pro shop, and support by local teams each added to the success of the project. Foley suggested that using existing seating from different cities could help alleviate the need for seating.Foley also said that there are many opportunities for advertizing revenues. The Seven Peaks facility also charges $200.00 per person to attend a Zamboni camp. Foley said that people fly in from all over the West to attend the camp.

Yeates asked for additional information on the refrigeration system. The system being proposed uses reciprocal chillers and runs a brine system. The system also uses a subterranean heating system to prevent frost from being driven into the ground. In this system, the heating coil is at the lowest level and is covered by a layer of insulation. A second coil for refrigeration is above the insulation layer and circulates the brine. The brine, after circulating beneath the ice, is circulated into a room containing a heat exchanger, and the heat from the brine is exchanged through the chillers. They are likely to use an ammonia system. The Seven Peaks system is Freon based. Ammonia is much easier to recognize when it is being lost. The contractors have studied both types of systems. The Freon based system is very expensive to recharge. The ammonia system, according to the contractor, is a low cost and highly efficient system.

Gibbons asked if there were any questions. He thanked Hogan and Associates for their presentation and then adjourned the meeting.

Daryl R. Downs
Cache County Clerk

Darrel L. Gibbons
Chairman, Cache County Council