



MEMORANDUM

To: Dr. Paul Peterson, Superintendent & School Board Members

From: Susan MH Arntz, City Manager

Date: March 4, 2024

RE: All Seasons Arena Renovation Feasibility Report

Staff have been working with the design team on finalizing the schematic design phase of the project and preliminary costs have been assembled. The attached feasibility report has been created to evaluate the need for the project, determine the necessary improvements, provide estimate costs for the project, determine the project schedule, and determine the feasibility of moving the project forward.

On February 9, 2024, the All Seasons Arena Joint Powers Board met to review the feasibility report. The Board's recommendation was to move forward with Option #1 and requested that staff bid the project with the identified alternatives allowing for maximum flexibility at the time of consideration of bids.

Project Process

The discussions of a potential project began several years ago. A facility audit was completed in 2022 to identify the deficiencies in the systems and structure and prepare estimates for the cost of the work. In 2023, the board authorized staff to enter into a Construction Manager as Advisor agreement with Knutson Construction to further define the scope of a potential project and assist with a design request for proposals. Staff and the design team met with each of the end user groups to gather feedback on needs and the overwhelming consensus were the following project goals:

1. Ensure continued operation of 2 ice sheets for the community; and
2. Provide better flow in the facility and a larger lobby space; and
3. Provide better spectator amenities with upgraded viewing areas in the north rink and a remodeled concessions and restroom area; and
4. Ensure the separation of spectators/parents from the player spaces.

Project Feasibility Specifics

The design team has been able to incorporate some creative solutions to keep the original concept intact and ensure the project goals are met.

The scope of the project consists of the following improvements:

- Construction of a 1,200 SF addition to house the new combined Ammonia ice plant
- Replacement of the south rink concrete and cooling piping
- Replacement of the north rink concrete and cooling piping – resized to an NHL sheet (85'x200').
- Replacement of the north rink dasher boards and glass
- Addition of a spectator mezzanine and seating for 450 fans in the north rink
- Renovated and expanded lobby space by reconfiguring the skate rental and office areas

Leading the Way as a Prosperous Diverse Regional Community

• Responsive

• Efficient

• Greater Good

• Innovative

• Open

• Neighborly

- Separation of spectators and players by adding new circulation space and access in the front lobby
- Relocation of the concessions and public restroom areas to the second floor in the south rink
- Relocation of the dryland training areas and skate treadmill
- Replacement of several building mechanical systems including the west air handler, dehumidification unit, boilers, furnaces, and water heaters
- Addition of safety compliant access to mechanical spaces
- Removal of non-code compliant materials including wood studs and plywood wall covering.

The total construction cost is estimated to be \$12,291,770 if alternates 1-6 are included, identified as Option #1 in the attached feasibility report. Below is a summary of the construction costs.

Option #1	
ITEM	COST
Ice systems	\$4,540,000
Renovations	\$4,783,100
TOTAL CONSTRUCTION	\$9,323,100
Construction Contingency – 3.5%	\$326,308
Owner Contingency – 3.5%	\$326,308
Design Fees	\$577,960
Construction fees & CMA costs	\$1,384,316
Building Permit	\$73,840
Alternates 1-6	\$279,937
TOTAL PROJECT COST	\$12,291,770

Bid Alternate Strategy

Two options have been identified in relation to project scope and budget. The first option allows for the inclusion of all the previously proposed improvements but exceeds the construction budget previously set by the board. The second option includes the opportunity to remove the alternates and return the budget closer to the preliminary budget. The design team identified 8 potential alternates that are proposed to be included in the bid as additions to the base bid packages.

They include:

1. Replace entry doors into the main lobby
2. Reassemble skate treadmill and associated room modifications in the former MSU weight room location (north rink, second floor)
3. Remove windows along the south elevation of the building, exterior painting, and new exterior signage
4. Replace (6) existing electrical subpanels
5. Installation of a reclamation heat exchanger on the ice plant for domestic water use
6. South rink lobby stair configuration, second floor lobby windows, and additional concessions area windows overlooking the south ice sheet
7. Boiler installation for snow melt pits, remove piping for reclaim heat across building
8. Prevailing wage rates applied to Ice contract if Mighty Ducks grant is awarded and accepted.

The total cost of alternates 1-6 is \$279,937. Alternate 7 is still in the early design phase, but staff anticipates it will result in a deduct alternate and lower the base bid. Alternate 8 is being considered if we are awarded a grant from the Minnesota Amateur Sports Commission.

The total construction cost of the project if Alternates 1-6 are removed is \$12,011,833, identified as Option #2 in the attached feasibility report. Below is summary of the construction costs.

Option #2	
ITEM	COST
Ice systems	\$4,540,000
Renovations	\$4,783,100
TOTAL CONSTRUCTION	\$9,323,100
Construction Contingency – 3.5%	\$326,308
Owner Contingency – 3.5%	\$326,308
Design Fees	\$577,960
Construction fees & CMA costs	\$1,384,316
Building Permit	\$73,840
Alternates 1-6	\$0
TOTAL PROJECT COST	\$12,011,833

Project Timing

The project is currently on track for the finalization of construction documents in preparation for bid on February 27th.

Preliminary schedule:

February 9, 2024 – Feasibility Report presentation and request authorization for bidding to the All Seasons Arena JPB, followed by presentations to the respective member boards and councils

February 27, 2024 – Release project for bids

March 19, 2024 – Bid opening

March 22, 2024 – Bid award recommendation presented to the All Seasons Arena JPB, followed by presentations to the respective member boards and councils

April 2024 – Start construction on south rink renovation and building expansion

October 2024 – Complete construction on south rink, concessions, and ice plant room expansion; operate south rink on temporary chiller for season

March 2025 – Ice equipment delivery and installation

April/May 2025 – New ice plant ready for startup

May 2025 – North Rink and lobby renovation begins

September 2025 – North Rink and lobby renovation complete

The proposed schedule allows for two ice sheets during the height of the season from October-April with a rear round sheet continuing to be available throughout the project.

Approval Timing

Below is the proposed schedule for council/board action in relation to both the project feasibility acceptance and bid award.

Feasibility Report Review

February 9, 2024	All Seasons Arena Board
February 20, 2024	Blue Earth County Board
February 20, 2024	North Mankato City Council
February 26, 2024	Mankato City Council
March 4, 2024	Mankato Area Public Schools School Board – general project overview

Consideration of Bids and final approval

March 22, 2024	All Seasons Arena Board
April 1, 2024	North Mankato City Council
April 8, 2024	Mankato City Council
April 9, 2024	Blue Earth County Board
April 15, 2024	Mankato Area Public Schools School Board

Attachments:

- ASA Apportionment Breakdown Spreadsheet
- Architectural Renderings
- Project Feasibility Report

Scenario #1		
FUNDING SOURCE	AMOUNT	PERCENT
All Seasons Arena Partners	\$ 10,836,240	88.2%
Mankato Area Public Schools	\$ 1,135,530	9.2%
Mankato Area Hockey Association	\$ 180,000	1.5%
R-22 Refrigerant Sale	\$ 140,000	1.1%
TOTAL FUNDS	\$ 12,291,770	100%

Updated Cost & Rate - \$12.3 million; 3.7%									
Jurisdiction	2020 Census Population	% of Total	Project Cost Apportionment	ISD 77 / MAHA / R-22 Contributions	Net Project Cost Apportionment	Initial Cash Contribution	Bonding Amount	Annual Bond Payment	Total Cash & Bond Payments
City of Mankato	44,468	69.82%	\$8,581,506	(\$1,016,179)	\$7,565,327	\$ 6,009,000	\$1,556,327	(\$137,057)	\$8,064,860
City of North Mankato	14,275	22.41%	\$2,754,812	(\$326,211)	\$2,428,601		\$2,428,601	(\$213,874)	\$3,208,108
Blue Earth County	4,951	7.77%	\$955,452	(\$113,140)	\$842,312	\$842,312			\$842,312
ISD 77				\$1,135,530	\$1,135,530		\$1,135,530	(\$100,000)	\$1,500,000
MAHA Contribution				\$180,000	\$180,000	\$180,000			\$180,000
Sale of R-22				\$140,000	\$140,000	\$140,000			\$140,000
Total	63,694	100.00%	\$12,291,770	\$0	\$12,291,770	\$7,171,312	\$5,120,458	(\$450,931)	\$13,935,280

Scenario #2 - No alternates		
FUNDING SOURCE	AMOUNT	PERCENT
All Seasons Arena Partners	\$ 10,556,303	87.9%
Mankato Area Public Schools	\$ 1,135,530	9.5%
Mankato Area Hockey Association	\$ 180,000	1.5%
R-22 Refrigerant Sale	\$ 140,000	1.2%
TOTAL FUNDS	\$ 12,011,833	100%

Alternative Cost & Rate - \$12 million, 3.7%									
Jurisdiction	2020 Census Population	% of Total	Project Cost Apportionment	ISD 77 / MAHA / R-22 Contributions	Net Project Cost Apportionment	Initial Cash Contribution	Bonding Amount	Annual Bond Payment	Total Cash & Bond Payments
City of Mankato	44,468	69.82%	\$8,386,068	(\$1,016,179)	\$7,369,889	\$ 6,009,000	\$1,360,889	(\$119,846)	\$7,806,692
City of North Mankato	14,275	22.41%	\$2,692,073	(\$326,211)	\$2,365,862		\$2,365,862	(\$208,349)	\$3,125,232
Blue Earth County	4,951	7.77%	\$933,692	(\$113,140)	\$820,552	\$820,552			\$820,552
ISD 77				\$1,135,530	\$1,135,530		\$1,135,530	(\$100,000)	\$1,500,000
MAHA Contribution				\$180,000	\$180,000	\$180,000			\$180,000
Sale of R-22				\$140,000	\$140,000	\$140,000			\$140,000
Total	63,694	100.00%	\$12,011,833	\$0	\$12,011,833	\$7,149,552	\$4,862,281	(\$428,195)	\$13,572,476



// Exterior Rendering



Architecture + Engineering + Environmental + Planning | ISGInc.com

ALL SEASONS ARENA RENOVATION

Mankato, MN | 2024-02-01 | Project #29969



// Lobby Rendering



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ALL SEASONS ARENA RENOVATION

Mankato, MN | 2024-02-01 | Project #29969



// Concessions Rendering



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ALL SEASONS ARENA RENOVATION

Mankato, MN | 2024-02-01 | Project #29969



// Rink Rendering



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ALL SEASONS ARENA RENOVATION

Project Feasibility Report

City Project Number 11075

February 5, 2024



Project Feasibility Report

All Seasons Arena Renovation

City Project Number 11075

All Seasons Arena

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II. PROJECT CONTACTS

TITLE	NAME	PHONE	EMAIL
Board Chair	Dennis Dieken	507.720.1817	ddieken@mankatomn.gov
Board Member	Sandra Oachs	507.382.8394	sandraoachs@northmankato.com
Board Member	Mark Piepho	507.327.4161	mark.piepho@blueearthcountymn.gov
City Manager	Susan Arntz	507.387.8695	sarntz@mankatomn.gov
Admin Services Director	Parker Skophammer	507.387.8640	pskophammer@mankatomn.gov
Facilities Manager	Jim Tatge	507.387.8504	jtatge@mankatomn.gov
Project Manager	Luke Pederson	507.387.8634	lpederson@mankatomn.gov

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III. EXECUTIVE SUMMARY

All Seasons Arena was constructed as a privately owned one sheet ice rink in 1973 with ownership shifting to a Joint Powers Board made up of several local governments within the first few years of operation. An expansion was undertaken in 1998 to add a second sheet of ice on the north side of the building as well as an ice plant replacement project on the original, or south rink, in 2005. There have been no recent capital investments in the building and many of the spaces and finishes date back to the original construction. A facility audit was completed in 2022 to identify the deficiencies in the systems and structure and prepare estimates for the cost of the work. In 2023, the board authorized staff to enter into a Construction Manager as Advisor agreement with Knutson Construction to further define the scope of a potential project and assist with a design request for proposals. Staff and the design team met with each of the end user groups to gather feedback on needs and the overwhelming consensus was formed to improve the ice systems to ensure continued ice availability, identify improvements to the lobby and spectator experiences, and clearly define the separation of players and spectators. The recommended improvements will advance each of these goals.

Suggested improvements include expansion of the building to house a new combined ammonia ice plant, new ice floors and systems for both the north and south rinks, new spectator seating and mezzanine in the north rink, relocated and expanded public restrooms and concessions area, renovated spaces for dryland training and the Mankato Figure Skating Club, expanded lobby area, and new building mechanical systems.

The estimated cost of these necessary improvements is approximately \$12,291,770. A detailed cost estimate can be found in Figure 1.

From an engineering standpoint, the proposed improvements are necessary, cost effective, and feasible. This can best be accomplished by letting competitive bids for the work. It is recommended that the board accept this project feasibility report and authorize staff to advertise for bids in accordance with the requirements of law.

IV. PROJECT INTRODUCTION

The recommended improvements are proposed to begin in spring of 2024 with anticipated completion in fall of 2025. In accordance with Minnesota Statutes, Chapter 429, the All Seasons Arena Joint Powers Board has authorized the preparation of a project feasibility report to define the scope and determine the reasonableness of the project. The specific objectives of this preliminary feasibility report are to:

- Evaluate the need for this project.
- Determine the necessary improvements.
- Provide information on the estimated costs for the proposed project.
- Determine the project schedule.
- Determine the feasibility of the proposed project.

Specific items that will be included in the construction are as follows:

- Construction of a 1,200 SF addition to house the new combined Ammonia ice plant
- Replacement of the south rink concrete and cooling piping
- Replacement of the north rink concrete and cooling piping – resized to an NHL sheet (85'x200').
- Replacement of the north rink dasher boards and glass
- Addition of a spectator mezzanine and seating for 450 fans in the north rink
- Renovated and expanded lobby space by reconfiguring the skate rental and office areas

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- Separation of spectators and players by adding new circulation space and access in the front lobby
- Relocation of the concessions and public restroom areas to the second floor in the south rink
- Relocation of the dryland training areas and skate treadmill
- Replacement of several building mechanical systems including the west air handler, dehumidification unit, boilers, furnaces, and water heaters
- Addition of safety compliant access to mechanical spaces
- Removal of non-code compliant materials including wood studs and plywood wall covering

V. EXISTING CONDITIONS

A. ICE PLANTS AND SYSTEMS

The south rink ice plant was replaced in 2005 with an R-22 direct system. The system holds roughly 6,000 pounds of R-22 refrigerant which is piped directly to the ice floor to produce the cooling needed to maintain the ice sheet. The operation of directly sending refrigerant to the floor is outdated and vulnerable as any leak in the system can cause catastrophic damage both ecologically and financially in the attempt to restore the product which is expensive and difficult to source.

The north rink ice plant is original to the expansion in 1998 and is an R-22 indirect system. The system holds roughly 1,000 pounds of R-22 refrigerant which is sent through a heat exchanger and transfers its energy to glycol which is then pumped out to the arena floor. The indirect systems are much more common in the industry today due to the reduced amount of refrigerant needed and the stability of a glycol system under the concrete floor. The current system has developed some leaks in the concrete floor although they have remained manageable for staff to accommodate for.

B. MECHANICAL SYSTEMS

Many of the mechanical systems in the building have exceeded their useful life and are in need of replacement. The air handler and boilers located in the north rink are original to the expansion project and are well past their expected useful life. The dehumidification unit, while still functioning, is approaching the end of its useful life and will need to be relocated due to the lobby portion of the project. The remaining water heaters and furnaces in the south rink locker room areas have all exceeded their useful lives with some dating back to the 1980s. There have been select replacements in the last few years which were the result of equipment failures.

C. BUILDING

The original portion of the building, or the South Rink, was constructed in 1973 prior to many of the modern building codes. Many areas of the building were constructed with combustible materials that no longer meet code requirements and need to be replaced. The current public restrooms on the ground level of the south rink no longer meet the needs of the users nor do they meet existing ADA requirements. The existing concessions stand is not large enough to meet the demands of the users and due to not meeting MN Department of Health code cannot be modified in its existing configuration. During the engagement with the end users, there were several examples presented in which the location of the public spaces being adjacent to the user spaces was causing several problems that needed a resolution.

VI. PROPOSED IMPROVEMENTS

A. ICE PLANT AND SYSTEMS

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Construction of a 1,200 square foot addition is proposed for the west end of the building to house a new combined ammonia ice plant that will serve both sheets of ice. Ammonia was chosen due to it being a naturally occurring substance that will not become obsolete like many of the manufactured refrigerants, is not a contributor to climate change or ozone depletion and is a relatively stable technology with a successful track record of safety in the industry. Screw compressors were chosen for their long life and ability to ramp down when appropriate to save energy, reduce operating costs, and avoid short cycling that can reduce equipment life significantly. The piping under the new rink floors will be HDPE or high density polyethylene which will be fusion welded in the field resulting in a very long expected life with a significantly reduced chance for leaks occurring over the life of the floor.

Dasher boards and glass for the north rink are planned to be purchased directly by the City of Mankato through the Sourcewell cooperative purchase program. This will result in cost savings and an extended warranty.

B. MECHANICAL SYSTEMS

Several mechanical systems were identified in the facility audit in 2022 that were in need of replacement. Included are the air handler and boilers servicing the former MSU area on the west end of the north rink. The air handler is currently piped to a condensing unit in the northwest corner of the parking lot. Along with replacement of the units, the condenser will be relocated to the roof of the new addition to allow for easier maintenance, improved curb appeal, and a shorter pipe distance resulting in improved efficiency and risk reduction for leaks developing. The dehumidification unit is required to be moved due to the lobby renovation and is nearing the end of its useful life. The replacement desiccant unit has been selected for ease of maintenance and is similar to the unit in use at the Mayo Clinic Health System Event Center. The remaining furnaces and water heaters are scattered throughout the facility in various mechanical spaces and are being replaced due to age with the new technology allowing for better control of the temperatures and increased energy efficiency.

C. LOBBY IMPROVEMENTS

Lobby improvements were one of the top priorities of our end user groups. By reducing the size of the north rink, the design team was given the opportunity to expand into this area as well as the skate rental office and add a total of 600 square feet to the lobby space. Reconfigured stairs will allow for a better flow and the new stairs to the north rink mezzanine will offer the opportunity to fully separate spectators from participants. The space was also expanded vertically by moving the dehumidification unit. The taller ceilings and the potential addition of glass facing each rink will give visitors and even greater sense of space upon entrance. A full wayfinding signage plan is being developed to aid the many visitors to the arena.

D. NORTH RINK SEATING

By shrinking the north rink, the design team was able to develop an expanded seating area for up to 450 guests with additional areas of standing room along the balcony above. The seating was elevated roughly five feet above the ground level to ensure that all spectators were able to have a full view of the ice sheet and the circulation area was moved to the back of the area to prevent any disruption to viewing. These were several of the concerns raised with the seating area in the south rink that we wanted to avoid with this new area.

E. CONCESSIONS, RESTROOM, AND TRAINING AREAS

The western portion of the south rink has seen little investment since the construction of the facility in the 1970s. To facilitate the separation of the spectators from the participants, the decision was made early in the design process to move the public restrooms and concessions areas to the second floor. This allowed for a heightened ceiling to create a larger volume and the

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potential for an expanded conditioned viewing area that is currently occupied by the dryland training room. The stairs will be opened up as will the elevator lobby to ensure guests are able to find their way. The relocation also allowed for the reconnection of the second floor to the south rink south bleachers allowing for full circulation on the west end of the facility. Restroom facilities are being brought up to code with full ADA accessibility and the addition of an inclusive restroom with an adult changing table will allow for all users to have the same ability to enjoy the facility. Finally, the first floor will be remodeled to accommodate a new dryland training area and spaces for the Mankato Figure Skating Club, referees, and the skate tying areas for the public.

F. ALTERNATES

Due to funding constraints, several project alternates have been developed that will be bid and, if the budget allows, can be considered for award. Two options have been developed for board consideration. Option #1 includes alternates 1-7 and can be found in Figure 1. Option #2, which can be found in Figure 2, does not include any alternates and was developed to bring the project back into the original project budget set by the board at the beginning of the design phase. The list of the alternates include:

1. Replace entry doors into the main lobby
2. Reassemble skate treadmill and associated room modifications in the former MSU weight room location (north rink, second floor)
3. Remove windows along the south elevation of the building, exterior painting, and new exterior signage
4. Replace (6) existing electrical subpanels
5. Installation of a reclamation heat exchanger on the ice plant for domestic water use
6. South rink lobby stair configuration, second floor lobby windows, and additional concessions area windows overlooking the south ice sheet
7. Boiler installation for snow melt pits, remove piping for reclaim heat across building
8. Prevailing wage rates applied to Ice contract if Mighty Ducks grant is awarded and accepted.

Costs for each alternate can be found in Figure 3.

VII. APPROVALS/PERMITS

Approvals and permits are required from various agencies for the construction of the project. They include:

- City of Mankato building permit
- City of Mankato land disturbance permit
- City of Mankato certificate of design compliance
- State of MN electrical permit

VIII. PROJECT COST ESTIMATE AND FINANCING

Estimated projections for the cost of this project, as presented as Option #1, are summarized below. A detailed cost estimate can be found in Figure 1.

ITEM	COST
Ice systems	\$4,540,000
Renovations	\$4,783,100
TOTAL CONSTRUCTION	\$9,323,100
Construction Contingency – 3.5%	\$326,308
Owner Contingency – 3.5%	\$326,308
Design Fees	\$577,960

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Construction fees & CMA costs	\$1,384,316
Building Permit	\$73,840
Alternates 1-6	\$279,937
TOTAL PROJECT COST	\$12,291,770

Funding for the proposed improvements is shown in the table below.

FUNDING SOURCE	AMOUNT	PERCENT
All Seasons Arena Partners	\$10,836,240	88.2%
Mankato Area Public Schools	\$1,135,530	9.2%
Mankato Area Hockey Association	\$180,000	1.5%
R-22 Refrigerant Sale	\$140,000	1.1%
TOTAL FUNDS	\$12,291,770	100%

IX. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements to All Seasons Arena:

02/09/2024	Feasibility Report presentation and request bid authorization from ASA Board
02/27/2024	Release project for bids
03/19/2024	Bid opening
03/22/2024	Bid award recommendation to ASA Board
04/22/2024	Start Construction – building expansion and south rink
10/01/2024	South Rink and building expansion complete, temp ice plant chiller
03/01/2025	Ice Plant equipment delivery and installation
05/01/2025	New ice plant ready for startup, North rink and lobby renovations begin
09/26/2025	All construction complete

X. CONCLUSION AND RECOMMENDATIONS

The existing conditions of All Seasons Arena are unfavorable with only further deteriorations to come. If these ice plant and building improvements are not made, maintenance costs will continue to be an issue and failure of the ice and mechanical systems will occur. From an engineering standpoint, this project is cost effective, necessary, and feasible. The best way to accomplish this project is by letting competitive bids for the work. Feasibility is contingent upon All Seasons Arena Board findings with respect to project financing.

We recommend the Board accept this project feasibility report, order the City Manager to prepare final plans and specifications and instruct the City Manager to advertise for bids in accordance with the requirement of law.

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XI. APPENDIX

A. FIGURE 1: DETAILED COST ESTIMATE OPTION #1

Owner: All Season's Arena
 Project: Addition & Renovation
 Location: Mankato, MN
 Architect: ISG
 Estimate #: 2340015
 Date: 2/5/2024



ESTIMATE DETAIL BY DIVISION OF WORK - OPTION #1

			Refridgeration Addition & Repaint Existing Building / Signage	North Rink Mod & Replace Ice Equipment	Lobby Renovation & Spectator Seating	Mechanical Equipment Upgrade	Concessions & Traning Renovation	Dryland Area
	Cross Square Footage	Total Cost						
DIV	SUMMARY ITEM DESCRIPTION							
01	SURVEYING, DUMPSTERS	\$ 19,090	\$ 3,609	\$ -	\$ 9,945	\$ 1,750	\$ 3,786	\$ -
02	DEMOLITION	\$ 264,007	\$ -	\$ -	\$ 116,541	\$ 21,278	\$ 118,224	\$ 7,964
03	CONCRETE	\$ 357,932	\$ 104,638	\$ 54,560	\$ 168,487	\$ -	\$ 30,248	\$ -
04	MASONRY	\$ 295,839	\$ 117,302	\$ -	\$ 150,953	\$ -	\$ 27,584	\$ -
05	STEEL	\$ 268,745	\$ 60,580	\$ -	\$ 176,915	\$ 6,250	\$ 25,000	\$ -
06	ROUGH & FINISH CARPENTRY	\$ 249,165	\$ 10,511	\$ -	\$ 65,072	\$ -	\$ 171,017	\$ 2,564
07	ROOFING, SIDING, JOINT SEALANTS	\$ 174,450	\$ 152,463	\$ -	\$ 16,465	\$ 2,662	\$ 2,272	\$ 589
08	OPENINGS - GLASS, DOORS, COILING DOORS	\$ 297,663	\$ 47,927	\$ -	\$ 91,354	\$ 0	\$ 145,062	\$ 13,320
09	DRYWALL, TILE, CEILINGS, FLOORING, WALL FINISHES	\$ 724,929	\$ 21,799	\$ -	\$ 164,219	\$ 84,820	\$ 391,209	\$ 62,883
10	TOILET ACCESSORIES, WALL PROTECTION	\$ 61,361	\$ 10,350	\$ -	\$ 15,234	\$ 0	\$ 35,396	\$ 380
12	BLEACHERS & WINDOW TREATMENTS	\$ 129,456	\$ -	\$ -	\$ 129,456	\$ -	\$ -	\$ -
21	FIRE SUPPRESSION	\$ 66,352	\$ 6,045	\$ -	\$ 23,985	\$ -	\$ 26,502	\$ 9,820
22	ICE-MAKING EQUIPMENT	\$ 4,540,000	\$ -	\$ 4,540,000	\$ -	\$ -	\$ -	\$ -
23	PLUMBING, HVAC & CONTROLS	\$ 1,302,700	\$ 48,360	\$ -	\$ 210,600	\$ 565,000	\$ 431,604	\$ 47,136
26	ELECTRICAL, COMMUNICATIONS, SECURITY	\$ 425,503	\$ 32,643	\$ 10,000	\$ 175,500	\$ 39,924	\$ 143,868	\$ 23,568
31	EARTHWORK	\$ 82,403	\$ 43,984	\$ -	\$ 38,419	\$ -	\$ -	\$ -
32	EXTERIOR IMPROVEMENTS	\$ 23,664	\$ 23,664	\$ -	\$ -	\$ -	\$ -	\$ -
33	UTILITIES	\$ 39,840	\$ 39,840	\$ -	\$ -	\$ -	\$ -	\$ -
SUBCONTRACTOR TRADE SUBTOTAL		\$ 9,323,100	\$ 723,715	\$ 4,604,560	\$ 1,553,145	\$ 721,684	\$ 1,551,772	\$ 168,225
	CONSTRUCTION CONTINGENCY 3.50%	\$ 326,308	\$ 25,330	\$ 161,160	\$ 54,360	\$ 25,259	\$ 54,312	\$ 5,888
	OWNER CONTINGENCY 3.50%	\$ 326,308	\$ 25,330	\$ 161,160	\$ 54,360	\$ 25,259	\$ 54,312	\$ 5,888
TRADE AND CONTINGENCY SUBTOTAL		\$ 9,975,717	\$ 774,375	\$ 4,926,879	\$ 1,661,865	\$ 772,201	\$ 1,660,396	\$ 180,000
	ISG DESIGN FEES	\$ 370,000	\$ 92,500	\$ 92,500	\$ 92,500	\$ 92,500	\$ -	\$ -
	B32 DESIGN FEES	\$ 207,960	\$ -	\$ 207,960	\$ -	\$ -	\$ -	\$ -
	ACCEPTED ALTERNATES 1-6 (#7 TBD)	\$ 279,937	\$ 118,440	\$ 30,000	\$ 90,629	\$ -	\$ 40,868	\$ -
DESIGN FEES / ALTERNATES		\$ 10,833,614	\$ 985,315	\$ 5,257,339	\$ 1,844,994	\$ 864,701	\$ 1,701,264	\$ 180,000
	TOTAL GENERAL CONDITIONS	\$ 844,975	\$ 78,149	\$ 416,978	\$ 146,333	\$ 68,582	\$ 134,933	\$ -
	INSURANCE	\$ 132,804	\$ 12,283	\$ 65,536	\$ 22,999	\$ 10,779	\$ 21,207	\$ -
	SPECIAL INSPECTIONS & TESTING	\$ 28,379	\$ 2,376	\$ 14,281	\$ 4,805	\$ 2,577	\$ 4,339	\$ -
	SUBCONTRACTOR BONDS	\$ 113,798	\$ 9,528	\$ 57,268	\$ 19,268	\$ 10,335	\$ 17,398	\$ -
	PROJECT FEE	\$ 264,360	\$ 24,450	\$ 130,456	\$ 45,782	\$ 21,457	\$ 42,215	\$ -
	BUILDING PERMIT	\$ 73,840	\$ 14,768	\$ 14,768	\$ 14,768	\$ 14,768	\$ 14,768	\$ -
TOTALS		\$ 12,291,770	\$ 1,126,868	\$ 5,956,627	\$ 2,098,949	\$ 993,200	\$ 1,936,125	\$ 180,000
		\$ (180,000) Dryland Breakout						
		\$ (140,000) Refrigerant Sale Allowance						
TOTAL PROJECT COST		\$ 11,971,770						

Project Feasibility Report

All Seasons Arena Renovation

City Project Number 11075

All Seasons Arena

B. FIGURE 2: DETAILED COST ESTIMATE OPTION #2

Owner: All Season's Arena
 Project: Addition & Renovation
 Location: Mankato, MN
 Architect: ISG
 Estimate #: 2340015
 Date: 2/5/2024



ESTIMATE DETAIL BY DIVISION OF WORK - OPTION #2

			Refridgeration Addition & Repaint Existing Building / Signage	North Rink Mod & Replace Ice Equipment	Lobby Renovation & Spectator Seating	Mechanical Equipment Upgrade	Concessions & Traning Renovation	Dryland Area
	Cross Square Footage	Total Cost						
DIV	SUMMARY ITEM DESCRIPTION							
01	SURVEYING, DUMPSTERS	\$ 19,090	\$ 3,609	\$ -	\$ 9,945	\$ 1,750	\$ 3,786	\$ -
02	DEMOLITION	\$ 264,007	\$ -	\$ -	\$ 116,541	\$ 21,278	\$ 118,224	\$ 7,964
03	CONCRETE	\$ 357,932	\$ 104,638	\$ 54,560	\$ 168,487	\$ -	\$ 30,248	\$ -
04	MASONRY	\$ 295,839	\$ 117,302	\$ -	\$ 150,953	\$ -	\$ 27,584	\$ -
05	STEEL	\$ 268,745	\$ 60,580	\$ -	\$ 176,915	\$ 6,250	\$ 25,000	\$ -
06	ROUGH & FINISH CARPENTRY	\$ 249,165	\$ 10,511	\$ -	\$ 65,072	\$ -	\$ 171,017	\$ 2,564
07	ROOFING, SIDING, JOINT SEALANTS	\$ 174,450	\$ 152,463	\$ -	\$ 16,465	\$ 2,662	\$ 2,272	\$ 589
08	OPENINGS - GLASS, DOORS, COILING DOORS	\$ 297,663	\$ 47,927	\$ -	\$ 91,354	\$ 0	\$ 145,062	\$ 13,320
09	DRYWALL, TILE, CEILINGS, FLOORING, WALL FINISHES	\$ 724,929	\$ 21,799	\$ -	\$ 164,219	\$ 84,820	\$ 391,209	\$ 62,883
10	TOILET ACCESSORIES, WALL PROTECTION	\$ 61,361	\$ 10,350	\$ -	\$ 15,234	\$ 0	\$ 35,396	\$ 380
12	BLEACHERS & WINDOW TREATMENTS	\$ 129,456	\$ -	\$ -	\$ 129,456	\$ -	\$ -	\$ -
21	FIRE SUPPRESSION	\$ 66,352	\$ 6,045	\$ -	\$ 23,985	\$ -	\$ 26,502	\$ 9,820
22	ICE-MAKING EQUIPMENT	\$ 4,540,000	\$ -	\$ 4,540,000	\$ -	\$ -	\$ -	\$ -
23	PLUMBING, HVAC & CONTROLS	\$ 1,302,700	\$ 48,360	\$ -	\$ 210,600	\$ 565,000	\$ 431,604	\$ 47,136
26	ELECTRICAL, COMMUNICATIONS, SECURITY	\$ 425,503	\$ 32,643	\$ 10,000	\$ 175,500	\$ 39,924	\$ 143,868	\$ 23,568
31	EARTHWORK	\$ 82,403	\$ 43,984	\$ -	\$ 38,419	\$ -	\$ -	\$ -
32	EXTERIOR IMPROVEMENTS	\$ 23,664	\$ 23,664	\$ -	\$ -	\$ -	\$ -	\$ -
33	UTILITIES	\$ 39,840	\$ 39,840	\$ -	\$ -	\$ -	\$ -	\$ -
SUBCONTRACTOR TRADE SUBTOTAL		\$ 9,323,100	\$ 723,715	\$ 4,604,560	\$ 1,553,145	\$ 721,684	\$ 1,551,772	\$ 168,225
	CONSTRUCTION CONTINGENCY 3.50%	\$ 326,308	\$ 25,330	\$ 161,160	\$ 54,360	\$ 25,259	\$ 54,312	\$ 5,888
	OWNER CONTINGENCY 3.50%	\$ 326,308	\$ 25,330	\$ 161,160	\$ 54,360	\$ 25,259	\$ 54,312	\$ 5,888
TRADE AND CONTINGENCY SUBTOTAL		\$ 9,975,717	\$ 774,375	\$ 4,926,879	\$ 1,661,865	\$ 772,201	\$ 1,660,396	\$ 180,000
	ISG DESIGN FEES	\$ 370,000	\$ 92,500	\$ 92,500	\$ 92,500	\$ 92,500	\$ -	\$ -
	B32 DESIGN FEES	\$ 207,960	\$ -	\$ 207,960	\$ -	\$ -	\$ -	\$ -
	ALTERNATES 1-7 (PENDING)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DESIGN FEES / ALTERNATES		\$ 10,553,677	\$ 866,875	\$ 5,227,339	\$ 1,754,365	\$ 864,701	\$ 1,660,396	\$ 180,000
	TOTAL GENERAL CONDITIONS	\$ 844,975	\$ 70,610	\$ 425,786	\$ 142,900	\$ 70,433	\$ 135,245	\$ -
	INSURANCE	\$ 132,804	\$ 11,098	\$ 66,920	\$ 22,459	\$ 11,070	\$ 21,256	\$ -
	SPECIAL INSPECTIONS & TESTING	\$ 28,379	\$ 2,376	\$ 14,281	\$ 4,805	\$ 2,577	\$ 4,339	\$ -
	SUBCONTRACTOR BONDS	\$ 113,798	\$ 9,528	\$ 57,268	\$ 19,268	\$ 10,335	\$ 17,398	\$ -
	PROJECT FEE	\$ 264,360	\$ 22,091	\$ 133,212	\$ 44,708	\$ 22,036	\$ 42,313	\$ -
	BUILDING PERMIT	\$ 73,840	\$ 14,768	\$ 14,768	\$ 14,768	\$ 14,768	\$ 14,768	\$ -
TOTALS		\$ 12,011,833	\$ 997,346	\$ 5,939,576	\$ 2,003,273	\$ 995,921	\$ 1,895,716	\$ 180,000
		\$ (180,000) Dryland Breakout						
		\$ (140,000) Refrigerant Sale Allowance						
TOTAL PROJECT COST		\$ 11,691,833						

Project Feasibility Report

All Seasons Arena Renovation

City Project Number 11075

All Seasons Arena

C. FIGURE 3: SUMMARY OF PROJECT ALTERNATE COSTS

Owner: **All Season's Arena**
 Project: **Addition & Renovation**
 Location: **Mankato, MN**
 Architect: **ISG**
 Estimate #: **2340015**
 Date: **02/05/24**



PROJECT ALTERNATES

ALT #	DESCRIPTION	ACCEPTED	REJECTED	PENDING	STATUS
1	East Entrance Doors: Replacement of doors N-138A, N-138B, N-138C, N-138D, N-139A, N139B, N-139C & N-139D. Base bid: No modification to these doors.	Add		\$31,389	PENDING
2	Reassemble treadmill in weight room N-216. Include modifications to existing weight room ceiling and new interior finishes in weight room.	Add		\$27,868	PENDING
3	Exterior Façade: Includes repainting exterior, new signage & removing (4) windows on the south wall of the building. Infill openings to match adjacent walls. Infill ceiling to match adjacent ceilings.	Add		\$118,440	PENDING
4	Replace (6) existing electrical sub panels. Base bid, existing panels remain as-is.	Add		\$13,000	PENDING
5	140dF water heat reclaim in lieu of basis of design. (Spec section 13 18 15 – page 1 item D).	Add		\$30,000	PENDING
6	Cut in new lobby stair down to south rink. Add 2nd story lobby windows at catwalk viewing area. Add aluminum doors S212A & S212B with associated storefront system (on west side of building, 2nd floor) in lieu of hollow metal doors with vision glass.	Add		\$59,240	PENDING
7	Boiler heat at snowmelt pits.	Cost TBD			PENDING
8	Add prevailing wage requirements for ice-making scope of work.	Add		\$700,000	PENDING