



FNSB CAPITAL IMPROVEMENT PROGRAM

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2019 Project Nomination Form

MAYOR'S OFFICE

Nominations will be accepted from **August 12 to October 11**. Please fill out the nomination form as completely as possible. If a section does not apply to the project you are nominating, please leave that section blank. Please attach additional relevant information to this nomination packet as appropriate. There is no limit to the number of projects that can be submitted.

Completed nomination forms can be submitted:

In person at:

Fairbanks North Star Borough
Attn: Mayor's Office
907 Terminal Street
Fairbanks, AK 99701

By mail to:

Fairbanks North Star Borough
Attn: Capital Improvement Program
PO Box 71267
Fairbanks, AK 99707

NOMINATOR'S NAME:	<u>Randy Zarnke</u>	DATE:	<u>September 4, 2019</u>
ORGANIZATION (IF APPLICABLE):	_____		
AFFECTED DEPARTMENT:	<u>Parks + Rec</u>		
PHONE:	<u>452-6857</u>	EMAIL:	<u>itrapp2@pci.net</u>

Name of Proposed Project: Carlson Center Ice Plant

Project Scope/Description:



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SAFETY AND CODE COMPLIANCE

1. Does the project reduce or eliminate a health or safety risk?

- Yes No

Please explain:

2. In your opinion, what is the current condition of the facility?

- Poor This is a new facility
 Fair
 Good
 Excellent

Please explain:

3. Does the project improve accessibility compliance? (For example: parking lot design, doorway design, counter height, floor access, restroom access, etc.)

- Yes No

Please explain:

1. Does the project reduce or eliminate a health or safety risk?

Yes. R-22 coolant causes depletion of the earth's ozone layer. This coolant is being phased out, under federal regulation. Availability is decreasing and cost is increasing.

R-22 is considered toxic for humans.

In addition, melting ice around the periphery of the rink is un-safe for skaters.

2. In your opinion, what is the current condition of the facility?

Poor to fair. The ice plant was installed in 1991. We were told at that time that it had a 25 year life-span. The plant operated well for many years, but has begun to have minor break-downs in recent years. We anticipate that the problems will increase if nothing is done to the plant.

3. Does the project improve accessibility compliance?

No, not in any way that we can think of.

4. How old is the facility since original construction?

21-30 years

5. Does the project replace an existing facility?

Yes/No. All discussion up to this point has focused on replacement of the piping in the floor and replacement of the compressor itself. We have no objection to that plan, but we're concerned that the cost may preclude it being approved. We believe that new piping could be laid over the existing floor and embedded in a new layer of concrete. We also believe that the compressor could be re-built for a fraction of the cost of purchasing and installing a new unit.

6. What is the status of project funding?

No funding sources have been identified for this project.

7. Are there grant, foundation, sponsorship or other alternative sources of funding available for this project?

Based on past experience, we believe that the Rasmuson Foundation would be receptive to a grant request. We're confident that local hockey organizations would donate, as well. Perhaps UAF could contribute a modest amount to the project. Local legislators might be able to a modest amount of State funds. Large Interior corporations (Fort Knox, for example) could be approached for naming rights ("the Fort Knox rink at the Carlson Center").

Due to the early stage of this phase, match requirements are unknown.

8. If applicable, does your organization plan on contributing any funds?

I'm submitting this nomination form as an individual. I am unable to contribute a significant amount to the project. I serve on the Carlson Center Advisory Board. Our group supports the project, but we do not control any funds which could be shifted for this purpose. I also serve as president of the Fairbanks Hockey Hall of Fame. I am confident that our Board of Directors would approve a donation for this project.

9. Will the project clean up contamination?

By eliminating R-22 coolant and replacing it with an approved coolant, we will be helping to preserve the earth's ozone layer.

10. Does the project improve air quality?

Yes, see answer to question #9.

11. Will the project reduce storm water run-off?

No.

12. Will the project improve ground-water quality?

Not that we know of.

13. Will the project improve energy efficiency?

We are not engineers, but we assume that a new or re-built compressor unit will require less fuel. Similarly, new piping should allow the coolant to flow more easily, also reducing fuel consumption.

14. Will the project improve the customer experience?

Hockey games at the Carlson Center are sometimes delayed while waiting for ice to freeze after being re-surfaced or repaired. Presumably, a new or re-built compressor would reduce or eliminate these delays.

More complete freezing around the perimeter of the rink will reduce the need for repairs and reduce the likelihood of injuries to skaters.

15. Is the project served by a fixed transit route?

Yes, the Carlson Center is on one of the Boro bus routes.

16. Will the project improve facility capacity?

No.

17. Will the project reduce utility expenses on a cost per square foot basis?

Yes. A new or re-built compressor will use less fuel.

18. Will the project reduce maintenance expenses on a cost per square foot basis?

Yes. SMG staff members tell us that they have invested countless hours addressing thawed areas of ice where presumably there are small coolant leaks in the piping. Boro staff has also been required to perform repairs on the compressor.

19. Will the project extend the life of the existing facility?

Yes. In our opinion, the utility of the Carlson Center will be greatly diminished if the ice plant is not repaired or replaced. We are not aware of any activities which would replace current usage by youth hockey and the Nanook program. To the contrary, if the ice plant is repaired or replaced, usage levels will probably increase.

20. Does the project have complete designs?

The Boro's Dept of Public Works informed us that no design work has been conducted.

21. Have there been any project scope and/or engineering studies done?

Once again, the Boro's DPW tells us that no engineering studies have been completed.

22. How will the project impact the operation budget for the affected department?

We assume that a new or repaired compressor will use less fuel. Thus, there may be a minor decrease in the facility's overall budget.

23. What type of population will be served by the proposed project?

Regional area-wide users.

Youth hockey players and Nanook fans come from all walks of life and all areas of the Boro. Without repair or replacement of the ice plant, the Carlson Center will no longer serve as a viable venue for the Interior's favorite sport.

24. Please select all applicable forms of support this project has.

We have only recently become aware of the need for this project. Thus, there has been no widespread effort to generate public support. We will begin this phase now. We anticipate that the Boro will receive numerous letters of support by the time the committee begins its evaluation process.

25. Does this project meet any goals or objectives that are identified in any Boro plans?

Not that we are aware of.

26. What is the estimated cost of the project?

The Boro's Dept of Public Works estimates the full replacement of the piping and compressor will cost \$7,000,000. We believe that the cost could be cut in half by:

- (a) laying pipe and pouring new concrete over the existing floor, and
- (b) re-building the compressor, rather than replacing it.