



FNSB CAPITAL IMPROVEMENT PROGRAM

For official use only:

2019 Project Nomination Form

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: Steve Taylor, Recreation Superintendent DATE: 8/20/2019

ORGANIZATION (IF APPLICABLE): FNSB Parks & Recreation, Recreation Division

AFFECTED DEPARTMENT: Parks & Recreation, Facilities Maintenance

PHONE: (907) 459-1068 EMAIL: staylor@fnsb.us

Name of Proposed Project: Big Dipper Ice Arena Renovation & Expansion

Project Scope/Description:

This project involves renovating the Big Dipper Ice Arena to provide a second sheet of enclosed ice with minimal spectator seating, a de-humidifier to control the building environment, improved air filtration system, a water purifier to clarify the ice, renovation of the south side lower level of the building to provide additional locker rooms, replace the bleacher seating, replace the mezzanine plexiglass, increase storage capacity, provide office space, and create event rooms (birthday parties, etc). Other necessary structural, electrical, civil, architectural upgrades could be incorporated at the same time.

The Dipper Renovation project could be a stand alone project, or incorporated into a larger, phased re-development of the Hez Ray complex to house a joint Aquatics/Ice facility, 4-season indoor playground and commercial/retail space. Co-locating recreation facilities on the Hez Ray complex will minimize staffing requirements while providing a feature rich sports, athletic and wellness facility.

FNSB CAPITAL IMPROVEMENT PROGRAM

SAFETY AND CODE COMPLIANCE

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

Yes No

Please explain:

Providing opportunities for youth to engage in active pursuits and start forming habits of a healthy lifestyle will reduce future health care costs for our community. Children who choose to be active at a younger age will likely reduce the occurrence of mental health and obesity issues.

An air filtration system will provide clean air within the facility during poor air quality events in the winter and summer. Many people, both elderly and young, use the facility for walking, so this would help reduce the incidence of respiratory problems associated with poor air quality events.

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

Poor This is a new facility
 Fair
 Good
 Excellent

Please explain:

The Dipper has a strong ice plant, and is well designed for the intended use. The building is an old airplane hangar which was re-purposed as an ice rink. There are some inherent shortcomings of this facility. Storage is lacking; during high use periods, there are an insufficient number of locker rooms. The spectator seating is reaching the end of life. Ventilation in the locker rooms could be improved and seasonal arena moisture condensation causes increased labor, reduced availability of ice and adverse effects to the structure.

Depending on priorities chosen for other community ice assets (Carlson Center, Patty Ice Rink), a increase in demand for indoor ice could materialize, having a second, practice sheet would be valuable.

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:

I believe the building currently meets current standards for accessibility.

FNSB CAPITAL IMPROVEMENT PROGRAM

FACILITY CONDITION

4. How old is the facility since original construction?

- 41+ years This is a new facility
 31 - 40 years
 21 - 30 years
 11 - 20 years
 0 - 10 years

5. Does the project replace an existing facility?

- Yes No

If yes, please identify the building it would replace and any other supporting information, including the condition of the existing facility (poor, fair, good, excellent):

N/A

PROJECT FUNDING

6. What is the status of project funding?

- Fully funded
 Partially funded
 No funding

Please identify the source and amount of any funding that is already secured in support of this project:

A local hockey organization has some funding for improvements for hockey facilities. I believe the amount is approximately \$300,000. In the past conversations with their board president it was suggested the funds could be invested in improvements to the Big Dipper.

FNSB CAPITAL IMPROVEMENT PROGRAM

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

Yes No

- a. If yes, is there a match requirement?

Yes No

- b. If a match is required, how much? Please choose the most applicable option.

- 1 - 10% match required
 11 - 20% match required
 21 - 30% match required
 31 - 40% match required
 +41% match required

Please identify the potential funding sources, how the project is eligible for such funds, any work done to commit such funds (i.e., application or proposal submitted and/or approved), and any additionally relevant information:

The Rasmuson Foundation has historically looked favorably on projects at the Big Dipper. An application to the Foundation could be successful. While the Foundation does not have a specific match requirement, they typically serve as a capstone funder, coming into a project once a majority of the funds have been secured.

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

Yes No

If yes, please identify the amount and source of funds planned in contribution of this project:

The Borough has the option to contribute voter-approved bond money, capital money, matching funds and/or maintenance funding.

FNSB CAPITAL IMPROVEMENT PROGRAM

ENVIRONMENTAL

9. Will the project clean up contamination (such as lead, asbestos, fuel contamination, etc.)?

Yes No

Please explain:

Unsure, there is likely some asbestos in the building.

10. Does the project improve air quality?

Yes No

Please explain:

11. Will the project reduce storm water runoff?

Yes No

Please explain:

FNSB CAPITAL IMPROVEMENT PROGRAM

12. Will the project improve groundwater quality?

Yes No

Please explain:

13. Will the project improve energy efficiency?

Yes No

Please explain:

If evaluating this project as a replacement for the Carlson Center ice plant, then yes, i would believe it would be more efficient to operate two sheets of ice at one facility using one ice plant. The ambient temperature of the practice sheet could be set lower than that of the main rink at the Dipper.

PUBLIC USE

14. Will the project improve the customer experience?

Yes No

Please explain:

Having more ice time available at the Dipper would significantly improve activity scheduling. Families participating in competitive hockey would spend less time shuttling children to one of the four other rinks in town. It would allow for more public recreational skating opportunities. A dehumidifier would reduce ice maintenance time and make available more ice time during the wetter/humid summer months.

Having dedicated event rooms would provide birthday parties a more defined and exclusive space.

FNSB CAPITAL IMPROVEMENT PROGRAM

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

Yes No

Please explain:

The Big Dipper is currently served by the MACS transit Orange Line, with a stop directly in front of the building.

16. Will the project improve facility capacity?

Yes No

Please explain:

Yes, the addition of a second sheet of ice and expanded locker room space would solve many scheduling issues that are a constant source of frustration for staff and users. Additional ice would allow for more general public programming and additional time slots for user groups not currently using the facility (figure skating, etc).

ONGOING MAINTENANCE COST

17. Will the project reduce utility expenses on a cost per square foot (\$/SF)?

Yes No

Please explain:

If evaluated in conjunction with closure of the Carlson Center ice plant, and assuming the goal for the borough is to offer two sheets of ice, then yes, the utility cost per square foot to operate two sheets out of the Big Dipper facility should be reduced per square foot. Efficiency can be gained from operating a shared ice plant (reduction in electricity); energy efficient lighting (reduction in electricity); and a lower ambient air temperature in the practice sheet (reduction in oil/natural gas).

FNSB CAPITAL IMPROVEMENT PROGRAM

18. Will the project reduce maintenance expenses on a cost per square foot (\$/SF)?

Yes No

Please explain:

If evaluated against the closure of the Carlson Center ice plant, i would imagine that the cost per square foot would be reduced.

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

Yes No

x

Please explain:

An expansion and rennovation of the Big Dipper would extend the life of the facility, as areas requiring updates/fixes could be addressed at the same time.

PLANNING AND DESIGN

20. Does the project have complete designs?

Yes No

Please explain:

No designs have been completed yet. See attachments for inspiration and ideas, represented in rough concept diagrams.

FNSB CAPITAL IMPROVEMENT PROGRAM

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

Yes No

If yes, please explain all work that has been done on this project to date. Please attach and submit all relevant information as part of the project nomination packet.

Public Works has contracted with a consultant to complete a structural analysis of the Big Dipper. Results from this analysis can be used to guide required structural upgrades.

BUDGET IMPACT

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

- Increase the operating budget
 Maintain the operating budget
 Decrease the operating budget

Please explain:

Additional utility costs would be incurred by adding a second sheet of ice (electric, natural gas/heating oil, water). Moving the Parks Maintenance shop to another location would likely lead to an increased the operating budget.

FNSB CAPITAL IMPROVEMENT PROGRAM

POPULATION REACHED

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

- Regional areawide users
- Single community
- Multiple neighborhoods
- Single neighborhood

Please describe the area, population served, and the need that will be met by this project:

The Big Dipper Ice Arena currently serves a large segment of the borough population. Ice Dogs hockey team generally attract 2,000 spectators per game. The competitive hockey community draws families from all across the borough and other interior/statewide Alaska communities. Recreational skating events can attract upwards of 100 people during prime times. School groups (both public and private) regularly book time for children to skate.

The demand for a second indoor ice sheet is approximately 6-7 months per year (Oct-Apr). During the remaining months the space could be used for other activities such as roller skating, tennis, pickleball, soccer, events, programs etc.

SUPPORT

24. Please select all applicable form of support this project has:

- Resolutions of support (agencies, governments, etc.)
- Letters of support (groups, businesses, organizations, etc.)
- General public support or letters from residents

Please explain levels of support identified above and provide specific examples:

Public comments received from a Parks & Recreation survey conducted in the spring of 2019 are attached to this proposal.

Survey respondents ranked "indoor facilities" as the second most important priority (29% of all survey respondents) for the parks and recreation department behind "trails" (44%).

FNSB CAPITAL IMPROVEMENT PROGRAM

25. Does this project meet any goals or objectives that are identified in any Borough plans (such as the Comprehensive Plan)?

Yes No
x

If yes, please identify which goals and objectives in specific plans that this project meets:

Borough Comprehensive Plan (2005)
Community and Human Resources:
Goal 1, Strategy 2, Action A: "Consider special needs of individuals and groups in the development of public and private facilities, programs, and social support services."
Goal 1, Strategy 3, Action A: "Support activities for youth by supporting new opportunities for youth-centered activities; support creating additional indoor youth facilities."
Goal 1, Strategy 4, Action B: "Provide quality and economical public services facilities that: Fully utilize and maintain existing facilities; replace antiquated and wasteful facilities; build new space to accommodate needs; improve accessibility to all public facilities."

Borough Parks and Recreation Plan (1990)
Goal 1, Obj D: Provide facilities and programs which meet the special needs of youth, senior citizens and persons with disabilities."
Goal 2, Obj B, Policy 1: "Establish maintenance of existing recreational facilities as a priority in Capital Improvement Project requests."
Goal 2, Obj B, Policy 2: "Include safety and accessibility improvements in all budget proposals."
Goal 2, Obj E: "Promote and develop multi-use areas and facilities."

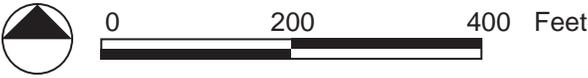
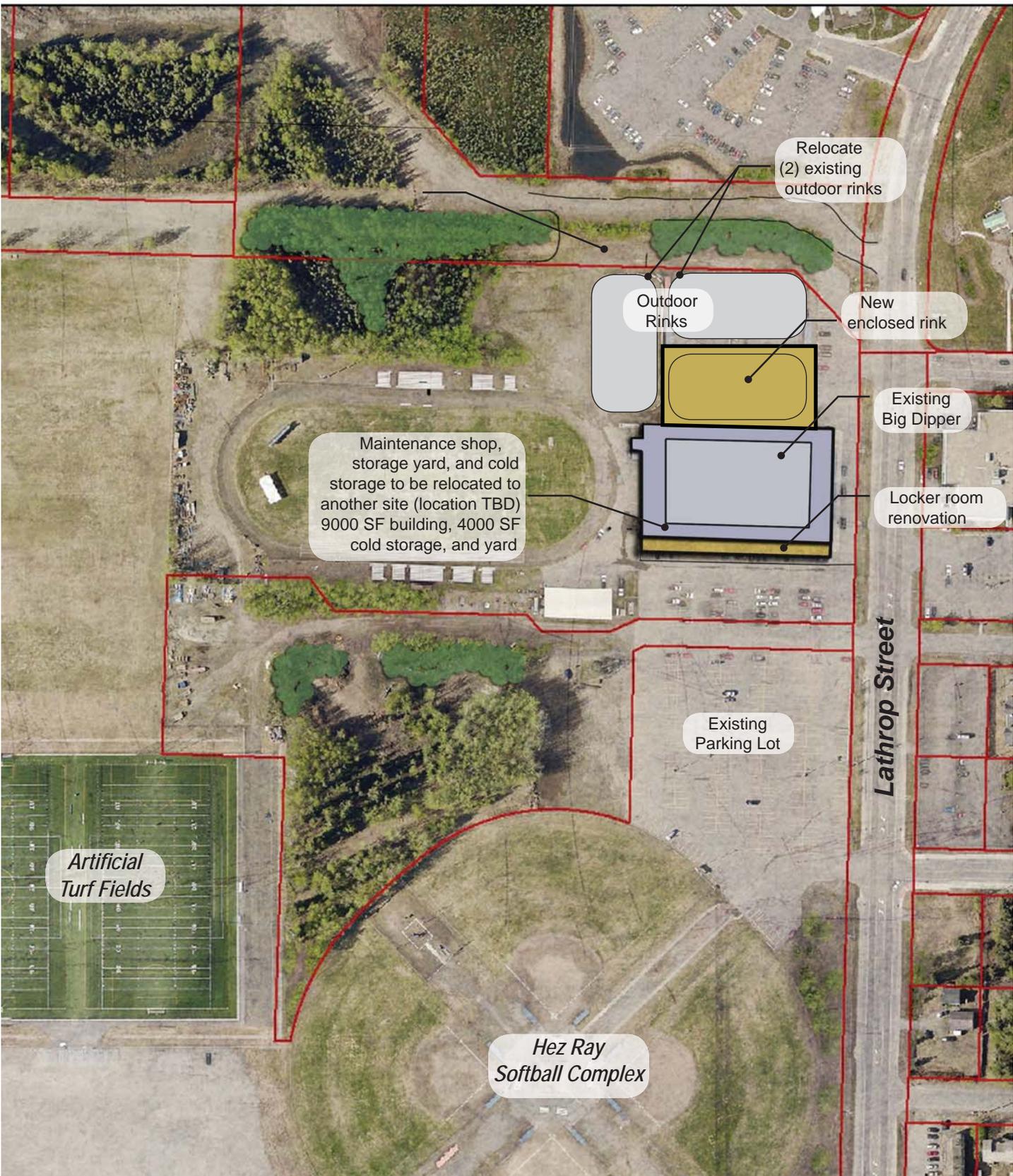
PROJECT COST

26. What is the estimated project cost? \$22,500,000

Please explain why this cost is reasonable and should be allocated to this project:

The Big Dipper is a highly utilized recreational facility. Ther facility has annual visitation of approximately 190,000 and approximatley 30,000 visits per year for the walking track. May of those walking are elderly people who are trying to improve or maintain their health and wellness. The proposed improvements will allow the facility to better serve our community and users, diversify the available uses, and provide a space for safe recreation during poor air quality incidents.

Data from the US Census Bureau shows that 14% of the Borough population is 60 years or older and 9% of the population under 65 years has a disability.
(<https://www.census.gov/quickfacts/fairbanksnorthstarboroughalaska>)



Big Dipper Ice Arena Renovation and Expansion

Public Comments regarding the Big Dipper Ice Arena received in the Community Engagement Survey, Spring 2019

1. I would like to see a combined rec center where indoor activities could happen. A walking/running track, an ice rink, gym for basketball and volleyball and indoor soccer field.
2. Indoor facility with turf fields, ice rink and work out area for youth.
3. Indoor ice rink
4. It would be really nice to have a multi-sport facility in town. One that has an indoor soccer field, indoor track, indoor space to rent, new pool. Along with other options.
5. One centrally located pool for seniors and disabled another large (think Bartlett) for families and swim team with multiple courts for soccer basketball tennis with large ice arena walking paths attached to multiple outdoor soccer baseball fields.
6. A place for the kids to play roller hockey in the summer! I wish the outdoor rinks at the dipper could be used for that instead of the nets and parking
7. I think indoor activities are especially important over the long winter. I appreciate the opportunity to walk indoors at the Dipper when it is too cold and slippery outside. "
8. Large multi-use indoor sports facility like Whitehorse has. Soccer field, multi level swim pool, hockey, speed skating, gymnastics, running, exercise equipment.
9. We need an indoor facility for winter use to keep people healthy.
10. If you build a larger facility to your best to make it centrally located in Fairbanks.
11. Newer facilities with more modern offerings. Lets invest in the future of our community!!
12. Not enough options. We need more indoor sport areas for the winter that are accessible to local teams, families, and individuals!