

Waterways – HOBBS REPORT FOR 2016

March 27, 2017

Overview/History

Hobbs Ice Center is a year-round ice skating facility with three indoor sheets of ice. Originally constructed in 1974, it was expanded to a two sheet indoor facility in 1985. In 2009 Hobbs was expanded again adding a 2/3 full size indoor rink, expanded lobby and restrooms, additional locker rooms, and a new office area for the Parks and Recreation Administrative offices which consolidated City buildings and services for continued departmental savings.

Major users include the Eau Claire Youth Hockey Association, the Eau Claire Figure Skating Club, UW-Eau Claire, the Eau Claire Area School District's three varsity hockey teams, the F1 and Bucks AAA summer hockey program, and the City of Eau Claire Parks and Recreation Department. There are also several summer hockey camp groups that call Hobbs their home. These organizations utilize the facility extensively and are the foundation for continued financial success at Hobbs Ice Center. Additional Revenue is generated through private ice rentals, public open skating and open hockey, vending commissions, advertising sales, and concession operations. Hobbs Ice Center also hosts dry floor events which utilize the facility's 'dry' rink floors in the off season months.

Facility Events and Usage

In 2016 Hobbs Ice Center hosted one major figure skating competition, 3 figure skating testing sessions, 69 varsity level high school and college games, 3 major youth hockey tournaments, and one high school hockey tournament. The rest of the facility's ice usage comes from public open skating and hockey, figure skating and hockey practice time, and private rentals. The meeting rooms at the facility are used for various Recreation Division programs, staff orientations and trainings, user group meetings and events, and also for private rentals. Hobbs was also the host for 5 dry-floor events held in April and September. Open skating attendance for 2016 totaled 8,414 participants for all drop-in offerings. Overall, Hobbs Ice Center had 7,131.5 reserved hours of use combined between its 3 ice sheets and meeting rooms.

2016 Major Facility Projects

Major facility projects in 2016 started with completion of a comprehensive evaluation of the facility's major components including mechanical equipment and refrigeration systems. Operational practices were also evaluated during this process. Results of the study will be used to plan future replacements and upgrades to the facility's equipment. Initial priorities to address from the study include the condenser towers for the O'Brien & Akervik rink refrigeration system, additional locker rooms and enhancements to the existing rooms, the construction of an indoor resurfacers garage between the O'Brien & Akervik rinks including a snow melt pit, and additional storage space. Discussion on the condition and replacement timeline of the ice rink floors for the O'Brien & Akervik rinks was also included in the study.

Other 2016 projects included new space heaters in the Akervik Rink as well as new scoreboards and a new snow melt coil for the Akervik & Hughes rinks. In the O'Brien Rink, polyaspartic flooring was installed in the club room area and the press box was also remodeled to increase capacity, upgrade amenities, and eliminate sight line issues. Lastly, as recommended in the facility evaluation, discharge duct work was installed on the main condenser towers to prolong their life until replacement in 2018.

Preliminary Revenues/Expenses

Revenues in 2016 totaled \$826,992 while operational expenses reached a total of \$681,998 leaving the operation with a net profit from operations of \$144,994. This is the 7th consecutive year the facility has shown a profit from operations. Of note are stabilized utility costs through various operational changes and the adoption of a regular preventative maintenance program as well as consistently strong ice revenues due to the strength of the local fall/winter user groups and the best energy usage performance since the major renovation in 2009. In addition, the concessions operation had its 2nd ever year clearing \$80,000 in sales revenue.

Budgetary Performance and Debt Service

While preliminary revenues exceeded operational expenses by \$144,994 Hobbs operations did fall short of the budgetary income projection of \$216,200. Revenues were under budget projections by \$67,608 or 7% of the overall projection. There are two main contributors to this revenue shortfall. First, the vending & concessions operations at Hobbs brought in less revenue than projected although the concession stand operation did still recover 133% of its expenses.

Another contributing factor to the revenue shortfall was a decrease in ice use during the summer. The ice arena in Chippewa falls had ice available during the summer of 2016. This is the second year that any other area facility had available ice in the summer. That facility is privately owned and operated with volunteers, enabling them to charge significantly lower hourly ice rental rates. As such, some summer usage that traditionally happened here at Hobbs moved to Chippewa Falls. Summer ice rental rates are being analyzed to determine a future strategy to ensure the most summer usage possible at Hobbs.

2016 expenses came in at \$3,598 more than the original projection, less than 1% over the budgeted amount. Continued energy efficiency measures and preventative maintenance to the facility's major mechanical equipment are paying off significantly. Proper ice maintenance causes significant savings from the ice refrigeration equipment not having to work as hard to maintain the temperature of ice that is kept thinner than in the past. Also, continued efforts to increase the building's operational efficiency while still getting busier are paying off and significant decreases in the cost of natural gas have also helped immensely.

As a result of the shortfall in budgeted income from operations, the 2016 General Fund investment for debt service will increase from the projected \$90,800 to \$155,056. An appropriation adjustment for Hobbs will be included with the quarterly adjustments in April. Future year debt service amounts will remain at approximately \$310,000.

Future

The future for Hobbs Ice Center continues to be strong. The major user groups in the fall and winter seasons are utilizing the facility a great deal and there is significant potential for more growth in future seasons. While efforts to attract an NAHL team to the facility were ongoing during 2015, discussions with the league have shown that locker amenities need to be upgraded and more weekend icetime needs to be available before Hobbs can be seriously considered for a team. Attracting an NAHL team to the Eau Claire market is desired, but not at the expense of icetime to the local major user groups. That said, it would be prudent to address the locker room amenities in the facility should more icetime become available in the future. This is planned to be addressed in 2017/2018.

Another area of focus for increasing usage at the facility is during the summer months. The availability of icetime at the facility in Chippewa Falls has caused some smaller summer groups to leave Hobbs for lower cost icetime. Because of this, ice rates for the summer months are being decreased in an effort to stay competitive within the market and gain back groups that chose to skate elsewhere in 2015 and 2016. People want to skate at Hobbs, but the cost has to be factored into their decisions.

For September 2017 - August 2018, there are no planned rate increases at Hobbs Ice Center. The 6% rate increase in 2013 along with improved preventative maintenance practices and decreased energy usage have helped to stabilize the financial situation at the facility. However, rental rates will continue to be analyzed to ensure strong financial performance at the facility.

Major projects for 2017 include architectural & mechanical design work for facility upgrades based on the results of the 2016 facility evaluation. A lighted facility entrance sign will be installed on the front face of the facility, parking lot lighting will be replaced with new LED fixtures and the parking lot surface will be chip sealed and repainted. Lastly, retractable bleachers will be installed in the O'Brien Rink.

Economic and Community Impact

In 2013 and 2014, Visit Eau Claire conducted an economic impact study on events that occur at City facilities operated by Eau Claire Parks, Recreation, and Forestry. The results of that study have shown a tremendous amount of impact on the Eau Claire economy directly resulting from events such as the Eau Claire Youth Hockey tournaments and the Eau Claire Figure Skating Club competitions. The study's results also show the significant value that facilities like Hobbs have for the City as a whole. As an example, the study concluded that the 2014 Michael Hughes youth hockey tournament had an overall impact of approximately \$565,000 to the Eau Claire economy. Hobbs hosts three major youth hockey tournaments each year as well as a major figure skating competition, all of which bring large numbers of people to Eau Claire who stay in hotels, eat in restaurants, and go shopping while they are here. Because of the impact from these kinds of events, it is clear that Hobbs Ice Center is a benefit to more than just the facility's user groups. The Eau Claire community as a whole also receives significant value on its investment in Hobbs Ice Center and operations at the facility will continue to take the overall community benefit into account.

Hobbs Ice Center Total Reserved Hours

UWEC MEN & WOMEN	2013	2014	2015	2016
January	85.75	83	75.75	82
February	55.25	56.5	69	74.5
March	32	12.75	6	4
April	10	9	10.5	16
May	4	9	10.5	8
June	4			
July	4			
August				
September	13	19	16	18
October	50.75	49	58.5	60.5
November	62.75	68	85.75	88.5
December	42.75	55.25	61.75	63.25
TOTAL HOURS RESERVED	364.25	361.5	393.75	414.75

EAU CLAIRE AREA SCHOOL DISTRICT	2013	2014	2015	2016
January	109.25	90	108.75	119.5
February	58.5	87.25	100.5	104.5
March	3	6.5	3	
April	21.25	9	2	5
May	12	6.5	8	5
June	7.5	14	8	13.25
July	4.5	17.75	15.5	31.75
August	4	11	5	8
September	13	10	4	7
October	14	14	26	16
November	108.75	90.75	107.25	154.75
December	110.25	118.25	129.75	159
TOTAL HOURS RESERVED	466	475	517.75	623.75

EAU CLAIRE YOUTH HOCKEY	2013	2014	2015	2016
January	210.25	203	250.5	284.25
February	152.5	208.5	196.25	183.5
March	11	67	106.25	76.5
April			10	
May				
June				
July				10
August				
September				2
October	48	36	40	48.5
November	101	97.5	104.75	102
December	150.25	150.25	136.75	175.5
TOTAL HOURS RESERVED	673	762.25	844.5	882.25

EAU CLAIRE FIGURE SKATING CLUB	2013	2014	2015	2016
January	57	53.75	59.75	53.75
February	55.75	54	48.75	48
March	134.5	182.75	179.75	165.75
April	89.5	74.5	71.75	65.75
May	54.25	62	48.5	41.75
June	39.25	58	58.75	55.75
July	53.25	58.75	49.5	35.25
August	55.25	68.25	60	68.75
September	53.25	62.5	45.5	44.5
October	57.25	61.75	53.75	55.25
November	65	101	92.75	87.5
December	55.75	56.25	45.5	41.5
TOTAL HOURS RESERVED	770	893.5	814.25	763.5

F1/BUCKS SUMMER HOCKEY	2013	2014	2015	2016
March	10	10	0	
April	59.75	51	11.5	
May	53	32	43.5	9
June	68	45.75	38	54
July	52	39.5	42.25	42
August	43.5	28	44.25	21.5
September	48	53	48	41
October	66.5	44	48.5	46
November	6	3	4.5	0
TOTAL HOURS RESERVED	406.75	306.25	280.5	213.5

PARKS AND RECREATION	2013	2014	2015	2016
January	177.75	167	148.25	187.5
February	155.5	154	143.25	175.5
March	115.25	121	124.25	165.75
April	52	65.5	81	82
May	60	56	68	70
June	58	76	72	81
July	74	95.5	76	64
August	74	90	76.75	63.5
September	116.5	131	75	79.5
October	134	116.5	110.5	115
November	138.5	158.75	178.75	128
December	150.5	169	212	164.25
TOTAL HOURS RESERVED	1306	1400.25	1365.75	1376

Individual Renters Combined Total 962.5

Combined Facility Total 5236.25

Hobbs Municipal Ice Center Reserved Hours

	2012	2013	2014	2015	2016
O'Brien Rink	1765	1695	1879	2046	1909.5
Akervik Rink	1718	1878	2177	1907	1807
Hughes Rink	1309	1388	1569	1511	1519.75
Conference Room	374	502	605	558	643.5
Meeting/Party Room	176	233	110	316	279.75
Club Viewing Room	416	288	419	711	583
Mezzanine Spaces	0	0	30	30	0
Lobby	0	0	0	15	27
Parking Lot	0	26	20	27	0
Fitness Room	220	248	225	425	362
	5978	6258	7034	7546	7131.5

Hobbs Municipal Ice Center Reserved Days

	2012	2013	2014	2015	2016
Dry Floor Space	18	54	45	24	18
Conference Room	129	146	172	169	161
Meeting/Party Room	42	43	73	64	58
Club Viewing Room	101	75	135	142	130
	290	318	425	399	367

Hobbs Municipal Ice Center

Hobbs Municipal Ice Center Operating Budget

	2016 Preliminary	2015	2014	2013	2012	2011	2010	2009*	2008	2007	2006
Revenues	\$826,992	\$834,412	\$825,857	\$762,821	\$778,563	\$713,159	\$652,249	\$558,867	\$514,447	\$482,171	\$477,225
Expenses	\$681,998	\$674,597	\$658,224	\$681,838	\$633,740	\$631,533	\$619,833	\$566,137	\$545,895	\$524,059	\$556,105
Net	\$144,994	\$159,815	\$167,633	\$80,983	\$144,823	\$81,626	\$32,416	(\$7,270)	(\$31,448)	(\$41,888)	(\$78,880)

* Renovation in 2009

* Consolidated Operation Savings - not applicable in 2009

* Consolidated Operation Savings Beginning 2010 = \$180,000

HOBBS MUNICIPAL ICE CENTER FEES

LINE #	FEES	LAST INCREASE	2015-2016 ADOPTED FEES (09-01-15 to 08-31-16)	2016-2017 ADOPTED FEES (09-01-16 to 08-31-17)	2017-2018 ADOPTED FEES (09-01-2017 to 08-31-18)
Hobbs-1	Hobbs Ice Rental - F/W Prime Time - O'Brien & Akervik Rinks - Per Hour. Weekdays 1pm to 12am, AND all weekends. September 1 through April 30.	2014	\$175.00	\$175.00	\$175.00
Hobbs-2	Hobbs Ice Rental - F/W Prime Time - Hughes Studio Rink - Per hour weekdays 1pm to 12am, AND all weekends. September 1 through April 30.	2014	\$143.00	\$143.00	\$148.00
Hobbs-3	Hobbs Ice Rental - F/W Non Prime Time - All Rinks - Per hour weekdays 12am to 1pm, September 1 through April 30.	2014	\$143.00	\$143.00	\$115.00
Hobbs-4	Hobbs Ice Rental - Summer Ice - O'Brien & Akervik - Per hour May 1 through August 31	N/A	N/A	N/A	\$148.00
Hobbs-5	Hobbs Ice Rental - Summer Ice - Hughes - Per hour May 1 through August 31	N/A	N/A	N/A	\$126.00
Hobbs-6	Hobbs Event - Dry Floor Special Event - Daily Rental Per Rink, plus any additional custodial overtime related to the event.	2011	\$1,000.00	\$1,000.00	\$1,000.00
Hobbs-7	Hobbs Hourly - Dry Floor.	2014	\$125.00	\$125.00	\$125.00
Hobbs-8	Hobbs Hockey Event - O'Brien Rink - Varsity Single Game	2014	\$775.00	\$775.00	\$775.00
Hobbs-9	Hobbs Hockey Event - O'Brien Rink - JV/Varsity Game Combined	2014	\$975.00	\$975.00	\$975.00
Hobbs-10	Hobbs Hockey Event - Akervik Rink - Varsity Single Game	2014	\$575.00	\$575.00	\$575.00
Hobbs-11	Hobbs Hockey Event - Akervik Rink - JV/Varsity Game DH.	2014	\$775.00	\$775.00	\$775.00
Hobbs-12	Hobbs Event - Birthday Party Reservation Fee (available during open skate hours only). Includes: Open skate admission (10 youth/2 adults), 12 hot dog/pizza meal deals, and room space provided. Any additional person beyond 12 is \$8.00 per person.	2014	\$125 (up to 12) plus \$8 for each add'l person	\$125 (up to 12) plus \$8 for each add'l person	\$125 (up to 12) plus \$8 for each add'l person
Hobbs-13	Hobbs Event - Food (Excludes Birthday Parties) - Per Event.	2010	\$100.00	\$100.00	\$100.00
Hobbs-14	Hobbs Drop In Program	2013	\$6.00	\$6.00	\$4.00
Hobbs-15	Hobbs Skate Rental - Skates are ONLY available to use during Open Skate Sessions at the Hobbs Municipal Ice Center.	2014	\$3.00	\$3.00	\$4.00
Hobbs-16	Hobbs Ice Resurface Charge (New Fee Effective September 1, 2014)	2014	\$42.50	\$42.50	\$42.50
Hobbs-17	Hobbs Locker Room - Cleaning Fee	2015	\$50.00	\$50.00	\$50.00
Hobbs-18	Hobbs Room Rental - Mezzanine (5 spaces available A, B, C, E, F) - No Cost.	2010	\$0.00	\$0.00	\$0.00
Hobbs-19	Hobbs Room Rental - Meeting/Party Room/Conference Room - Per Hour.	2014	\$30.00	\$30.00	\$30.00
Hobbs-20	Hobbs Room Rental - Club Viewing Room - Per Hour / Per Day	2014	\$50.00 / Hour \$250.00 / Day	\$75.00 / Hour \$600.00 / Day	\$75.00 / Hour \$600.00 / Day
Hobbs-21	Hobbs Room Rental - Club Viewing Room - Per Varsity Game	2016	N/A	\$100 / Game	\$100 / Game
Hobbs-22	Hobbs Room Rental - Kitchen (includes food fee)	2016	N/A	\$150	\$150
Hobbs-23	Hobbs Room Rental - Audio/Video	2016	N/A	\$30	\$30

Hobbs Municipal Ice Center



Facility Evaluation 2016



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All Star Arenas Profile

The staff at All Star Arenas have spent their lifetime in the rink industry in the trenches working in the ice rink business. We have the ability to address ice rink-specific, hockey-specific and figure skating-specific daily operations and ice plant needs. Having opened and operated multiple facilities and utilizing the experience gained we desire to help other facilities to grow and hone their operations.

All Star Arenas is the only consulting firm that has experience as ice technician for: multiple Olympics, multiple figure skating World Championships, the 2011 World Junior Hockey Championships, a National Hockey League team, multiple college ice rinks, the NCAA 2014 Women's Frozen Four, and many other events for USA Hockey and US Figure Skating. STAR and the ORFA use our staff not only to teach courses, but also to assemble and write the course materials.

Drawing off the experiences of the high-profile events to assist facilities to be proficient at all facets of the rink business, creating functional well performing facilities is the goal of All Star Arenas. We appreciate to opportunity to help your facility be the best it can be.

Facility Evaluation Process

The evaluation process consists of spending time at the facility to observe, take measurements and work with the facility and employees to gain the insight needed to make suggestions that will help the facility to operate efficiently, grow with purpose and spend resources in ways to help the facility grow.

Working with the staff while onsite, we make suggestions that can be used immediately to assist in the operations of the facility.

Once the time has been spent at the facility, documentation can be assembled to convey the things learned during the site visit. Research into the equipment that is currently operating to learn how to make the most of the existing equipment. Investigation into new systems and equipment that could help make the facility more efficient and functional.

Upon completion, we make recommendations and share Life-Cycle information to allow staff the create or confirm plans for facility upgrades and equipment maintenance.

Facility Overview

The Hobbs Municipal Ice Center is a unique building that has three different structures built at different times, all working to provide the patrons with the best skating facility experience possible.

The facility is well maintained, clean and friendly. The facility appears to be well utilized and management works hard to provide a good place to skate but also works to help the programs grow in the facility.

Most of the older equipment in the facility has been upgraded over time and in some cases the second-generation equipment is now ready for replacement or upgrades. The Hughes rink while the newest of the 3 phases is now at a point of needing equipment overhauls and the R22 refrigeration system will need to be addressed.

An area that is hampering some of the utilization and ability to attract some events is the lack of shower facilities in the locker room areas of the two newer rinks. Infact, skaters will walk through the facility to utilize the shower areas in the O'Brien rink after skating on the Akervik or Hughes rinks.

Overall the facility is very good and with a few items to upgrade and attention to the servicing of the equipment the Hobbs Municipal Ice Center is a great asset to the Eau Claire area.

Recommendations

1. Ice Rink Floors in the O'Brien and Akervik rinks do not have sub-floor heat systems under them. This sub-floor heat system will allow the rinks to be operated 12 months a year without fear of the ground under the rinks freezing and heaving the rinks or the buildings. The O'Brien rink floor is 42 years old and past a normal life cycle of 30 years. Estimated costs for this would be \$650,000.00 per rink.
2. Shower facilities added to the Akervik and Hughes rinks locker room areas. Cost dependent on design.
3. Expand the Zamboni garage on the O'Brien rink to allow inside snow dumping and connect to the Akervik rink to allow the Zamboni to go between buildings without going outside. Estimated costs \$150,000.00 to \$200,000.00.
4. Club Room Window Project to allow the opening of the window area for hockey games on the O'Brien rink. Estimated costs \$30,000.00
5. Replace hockey boards and glass on Akervik Rink. Estimated Costs \$200,000.00
6. Replace Olympia ice resurfacer. Estimated costs, Propane powered \$100,000.00 Battery powered \$130,000.00.
7. Replace doors on locker rooms in the O'Brien rink, bring up to code. Estimated costs \$13,000.00
8. Replace gasoline edger with battery powered edger. Estimated cost \$6,500.00
9. Electrical repairs to O'Brien rink locker rooms.
10. Lobby area changes to increase customer interaction. Cost dependent on design.
11. Kiavac cleaning tools. Estimated cost \$4,000.00

O'Brien Rink

This rink is the original rink, built to be an indoor rink and to house community events as well as the main game rink for Collegiate hockey, High School hockey and open skating. Built in 1974 the rink was not equipped with a subsoil heating system to allow for ice to be kept in on a year-round basis.

This rink has been updated several times and has a newer set of boards and glass and upgrades to the areas surrounding the rinks. The locker room areas for the public do have showers and have been kept up and while dated and small are functional.

There is a newer viewing space that was added during the 2009 expansion and is a nice compliment to the facility. The UW-Eau Clair, hockey teams utilize most of the space with a viewing area upstairs that is also used for community events and classes.

The press box area is being renovated and should be good to go for the fall 2016 hockey season. The NCAA also required Marsh style net pegs be installed in all NCAA hockey venues. These peg inserts were installed this summer to be ready for the fall season.

Since such a high level of hockey is played and viewed in this rink there is not much that requires attention now. The staff is doing a very good job keeping up with this rink area.

The area that should be addressed in this rink is the ice resurfacer (Zamboni) area. This area was originally built for one rink and one rink only and to force the dumping of snow outside. With the addition now of two other rinks this ice resurfacer area needs to be expanded to handle two (2) ice resurfacers, inside snow dump and be connected to the Akervik Rink to allow the ice resurfacers to pass between buildings without the need to go outside.

Another issue that the O'Brien rink ice resurfacer room has is the lack of a snow melt pit. Without this pit the ice resurfacer needs to go outside to dump the snow. This leads to piles of snow that the public has access to and children can play in. At some point the community will want this situation removed to prevent children from being able to climb in the snow piles that potentially can have contaminants from the skaters that use the rink.

We recommend a plan that includes the replacement of the rink floor that is now 42 years old and already past its normal life cycle of 25-30 years. The facility should install a rink floor that has subsoil heat system to allow the ice to be kept in year-round if desired with no worry of frost heave building under the rink floor. A project like this could be in the \$500,000.00 to \$750,000.00 range depending on the scope.

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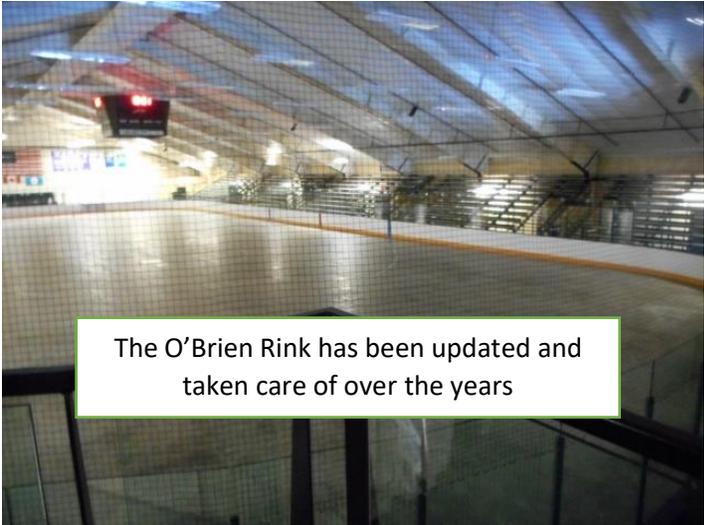
The expansion of the ice resurfer (Zamboni) room to also connect the O'Brien and Akervik rinks and provide a snow melt pit is also something that we recommend be considered soon due to the adverse effects of dumping snow outside has on the building and the ice resurfacers themselves. This project would be \$150,000.00 to \$200,000.00 to complete. This includes the gutter system and address the drainage issue.

The Permax type roofing is holding up well past its life cycle. This should be good for another 5 plus years.

Overall the building performs well for its purpose and with the mentioned renovations can be a good asset to the community for a good time to come.



Old press box is being replaced



The O'Brien Rink has been updated and taken care of over the years



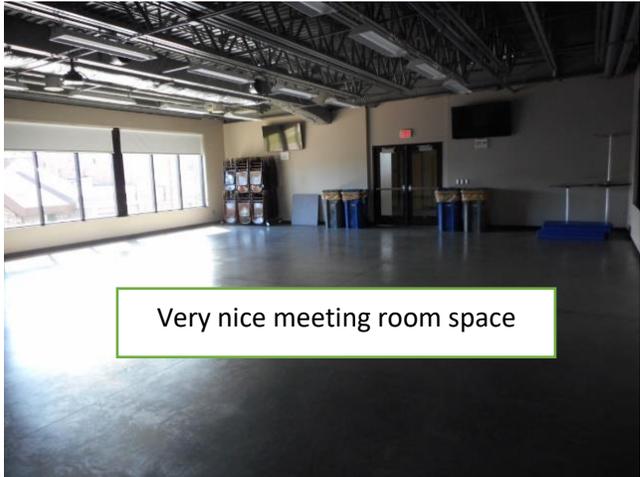
Boards and glass are in good shape



Low – Emissivity Ceiling installed



Having the capability to open the club room windows to the rink would enhance the viewing area



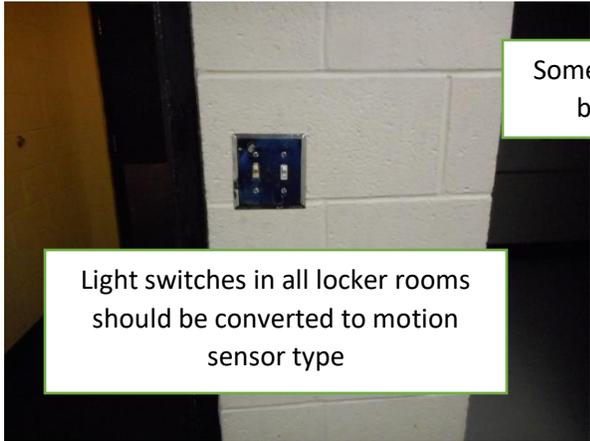
Very nice meeting room space



Locker room doors need to be replaced



Locker room doors are in poor condition



Light switches in all locker rooms should be converted to motion sensor type



Some locker rooms had broken switches



Some electrical switches and piping need attention in the locker room areas



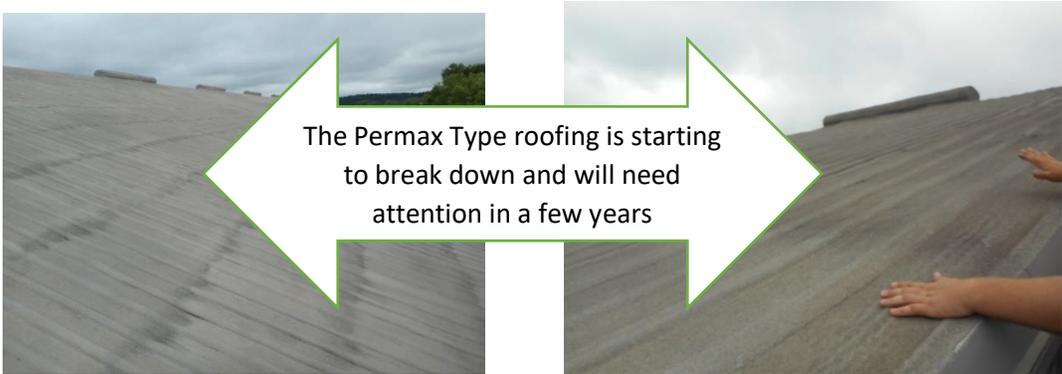
Marsh net pegs were installed during the summer



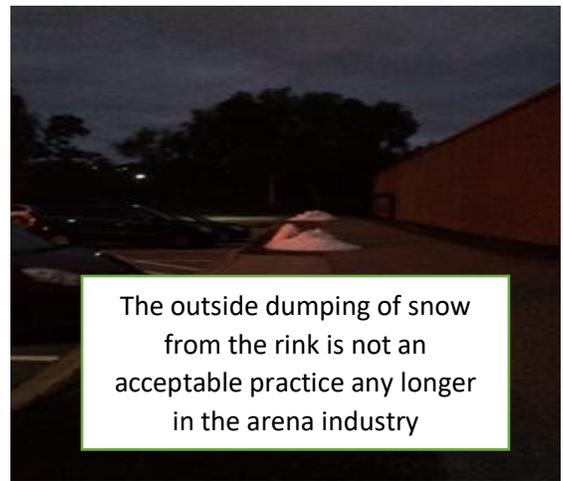
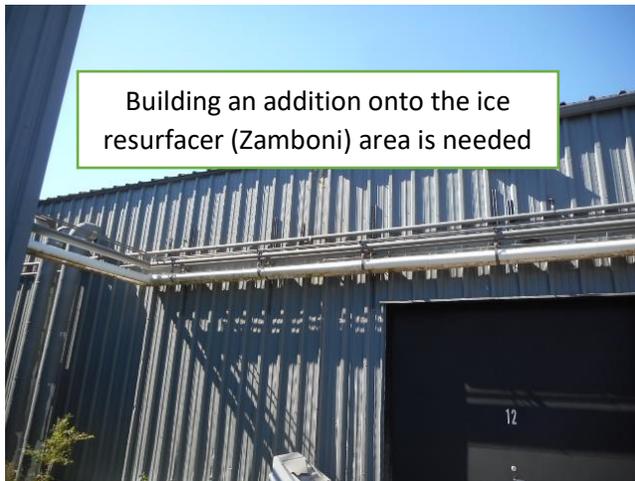
This is a potential slip hazard due to the oversized refrigerated floor. The area needs signage and restraints



Area under bleachers has been addressed



The Permax Type roofing is starting to break down and will need attention in a few years



Dehumidification, Heating and Ventilation in O'Brien Rink

This system is the same brand as in the Akervik Rink but is a more traditional design than the unit in the Akervik Rink. This is a high-quality unit that also has heating built into it for providing a comfortable temperature in the O'Brien rink during the winter.

Since the ice was out the unit was not operating however by all accounts the unit does very well and there are no issues with the air conditions in the O'Brien rink during the ice season. Keeping the unit controls set at the optimum dew point setting is critical to getting energy efficient operation. Adjusting these controls monthly is a good practice to keep up with changing outside conditions.

As with the other dehumidifiers in the building this unit has dirtier than preferred filters. The desiccant wheel on this unit has a Life Cycle of approximately 10-15 years. Keeping the unit and the filters clean will help to get the full life out of the wheel. Regular inspections of the unit need to be conducted as a few maintenance items were discovered and if kept in check will not become larger ones.

There appears to have been a bearing failure in the unit a while back as the old parts were still laying on the roof and a belt guard was not in place. Since these units are only reachable by going onto the roof it is easy to neglect them. A system of computer generated reminders is needed to help the staff remember to inspect these units regularly.



Akervik Rink

This rink started as an outdoor rink that was eventually enclosed to extend the skating season. Unfortunately, much like the O'Brien Rink there is no sub-floor heating system to prevent frost heave under the rink. While it's a nice addition to the facility the age of the rink is beginning to show.

Frost heave on the Akervik Rink

Movement of the rink floor is noticeable and needs to be addressed soon to prevent damage to the ice rink floor and the building. As of today, the rink is shut down each year to help let the ground thaw while the ice is out. Unfortunately, this has not been enough to prevent the frost from forming and lifting the concrete as seen in the pictures below.

A program of measuring how high the floor is and tracking if it is rising or falling needs to be started this year to watch and help prevent the floor from heaving to the point where it cannot be used.

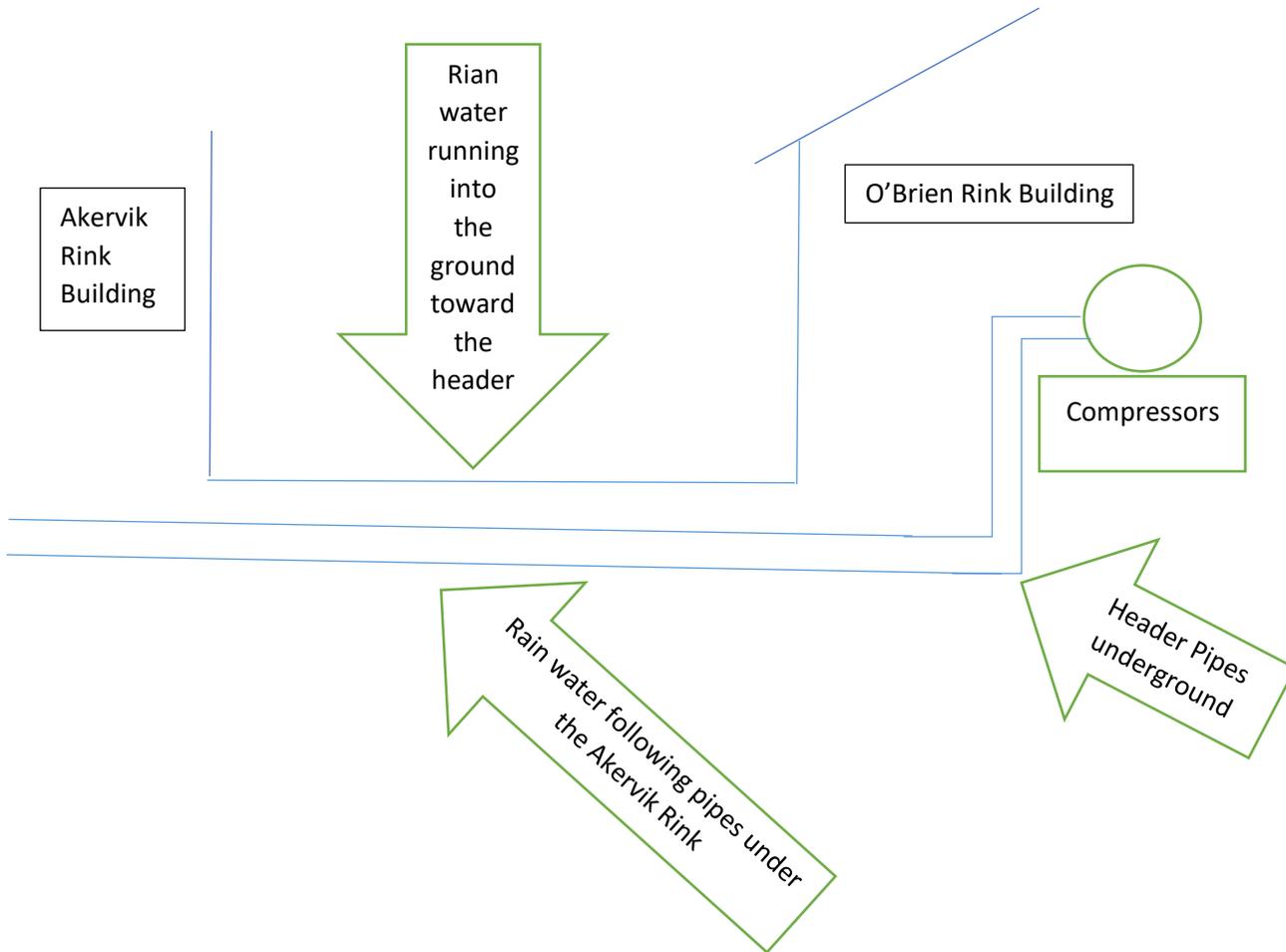


It is believed that one of the reasons that this rink continues to heave is the pooling of water in-between the original O'Brien Rink building and the new Akervik. There is no rain gutter system allowing the water to build and pool in-between the buildings and possibly adding to the building of frost under the Akervik Rink. This is shown in the pictures below.



We recommend that the project to install rain gutters on the O'Brien rink building for preventing the pooling of water in-between the rinks be done as soon as possible in 2017. The water could be running into the ground and following along the refrigeration header pipes that feed the Akervik Rink causing the heaving. The cost to gutter that section would be dependent on design.

By helping to greatly reduce the amount of rain and snow runoff this will help to keep the moisture from going under the Akervik rink as well as under any of the building foundations.



Akervik Locker Room Expansion and Zamboni Garage Project Possibility

There is an opportunity to address the Zamboni garage project and the Akervik locker room project at the same time. The space in-between the two buildings would be ideal for the expansion of the Akervik locker rooms. This would also tie into a project of expanding the O'Brien rink Zamboni garage and connecting the two buildings.

This type of project could also eliminate the drainage issue between the buildings and utilize a currently wasted space.



The boards and glass in the Akervik Rink are old boards from the O'Brien rink originally built in the early 1990's. These are old wood under plastic construction and showing signs of deterioration. We would recommend refurbishing or replacement of the boards be put on a future capital plan within the next 5 years. It would seem sensible to complete this at the same time as the Akervik rink floor if that is done soon enough.



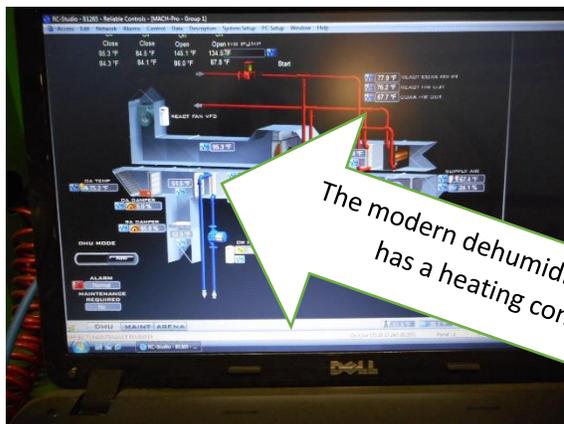
Dehumidification, Heating and Ventilation in Akervik Rink

This system is a combination of new and old technology and equipment. The old space heater units mounted on the ceiling were past their life cycle and replaced in 2016.

The newer Dehumidification System has a heating component that was originally designed to assist in heating the space. Unfortunately, the design did not take into account the compressor system being repaired so that the compressors do not operate for long periods. When the system was designed the compressors system condenser towers were not operating correctly causing the compressors to run more than normal.

Since the compressor system condenser towers were cleaned and repaired the compressor system is operating much less. This is great for the reduction of the utility usage but cuts down on the waste heat that was thought to be enough for heating the space with the dehumidification unit.

This heating system could be enhanced to provide more heating control in the Akervik Rink to rely on instead of the space heaters. However, the replacement of the space heaters is a quicker and less expensive fix for now.

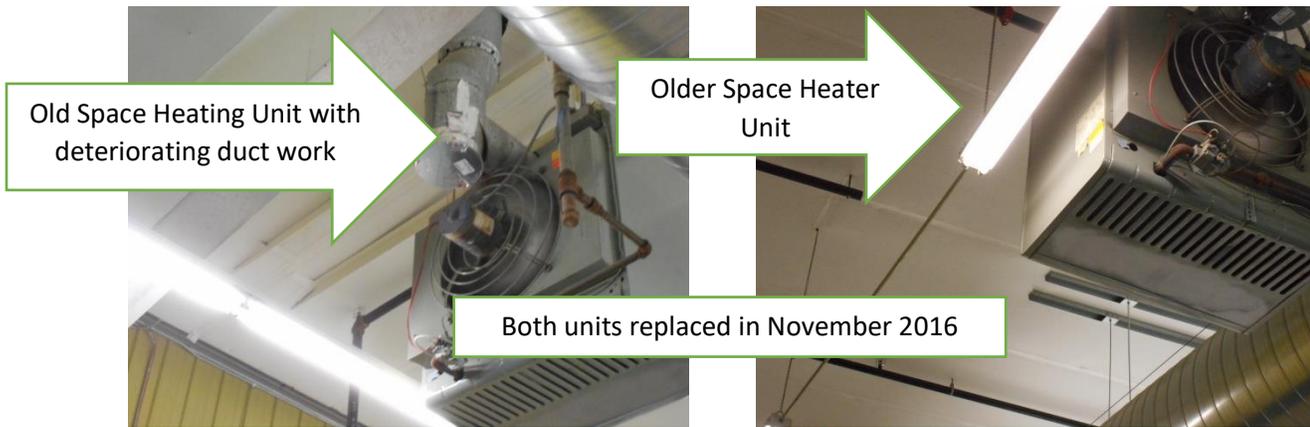


The modern dehumidification system has a heating component



Dehumidifier controls

Adding a system to enhance the heat made available through the new dehumidifier is a good way to utilize the waste heat from the compressors and when that free heat is not enough the system could still provide heat providing a good alternative to the space heaters.



Akervik Rink Building Envelope

The age of the building and the lack of a good vapor barrier and insulation makes the building harder to cool and dehumidify. Summer ice was not a priority when the construction was completed so the buildings are not as tight as would be desired. This certainly cuts down on the efficiency of the ice compressors and dehumidification systems.

The building envelope on the Akervik Rink has been compromised by the pushing of snow into the tin part of the building. This snow is part of the ice shavings from the O'Brien rink that are dumped outside. This damage can allow moisture to infiltrate the building requiring the dehumidifier and ice plant to operate more than is already required.



The outer shell of the metal building on the Akervik Rink has been damaged from snow removal equipment. Steps need to be taken to help prevent this. Obviously just telling the snow equipment operator to be careful is not working. A reinforcement shield could be constructed to stop the equipment from getting too close to the building. Completing the project to expand the O'Brien rink Zamboni area and have inside snow dump will eliminate the potential for this damage.

The Permax type roof coating is still holding up but showing signs of age. Keeping the roof repaired each summer is critical to getting more life out of it.



The locker rooms in the Akervik Rink

These rooms are not complete, they lack a ceiling, heat and showers. It was observed that players will go through the lobby of the facility either to shower or to use the locker rooms in the O'Brien rink.

By adding a drop ceiling and showers in the Akervik Rink locker rooms the facility can be considered for more high-profile tournaments not to mention the safety of not having players going through the main lobby to get to locker rooms and showers that are located on the other side of the facility. Adult leagues, College, Junior, High School and AAA hockey tournament operators will shy away from using a facility with inadequate locker rooms. High level figure skating competitions are looking for better dressing room facilities as well.

It is certain that the lack of proper locker rooms in this rink is deterring certain groups from using the facility. The cost to upgrade these rooms would be worth the investment.



General Items Found in Akervik Rink

There are more housekeeping issues than usual in this rink space, due to a lack of storage space in the building. With a building that was retrofitted sometimes items are out in public space that normally are not. Adding the recommended Zamboni garage space will help to alleviate this issue. In these cases, steps need to be taken to ensure that children and the public do not have access to these areas.





The Ice Making Refrigeration System for O'Brien and Akervik Rinks

This system is utilized by both rinks and has some redundancy built into it. The system is made up of two (2) Carrier brand chiller units consisting of four (4) compressors and two (2) water cooled condensers. While there is evidence of past neglect to the system, these items have been addressed and the room is clean and all appears to be functioning normally.

The staff has a good understanding of the system and has a relationship with a service company that understands the equipment and is conducting preventive maintenance on a regular basis. This preventive maintenance will help to get the full life expectancy out of the system while also increasing the reliability.

It is obvious that the evaporative condensers used in the system are a poor design for this application. The units were installed in 2001 when the entire ice plant was replaced.

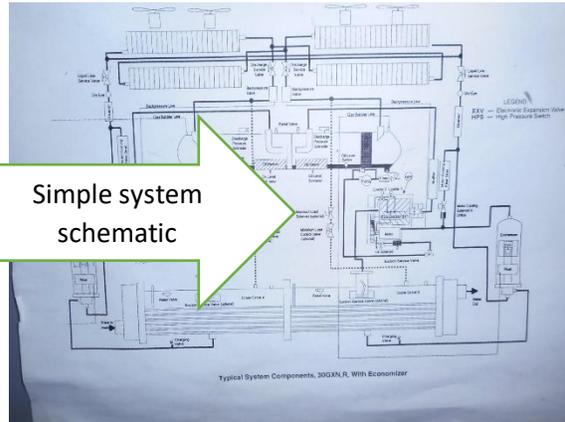
It is certain that the problems related to the condensers were the reason for several premature compressor failures that have occurred. The evaporative condensers are now cleaned up and functioning as well as possible considering the neglect they have had in the past. This is good news for the compressors as the heat generated by the compressors is now being properly removed allowing them to function normally and efficiently.

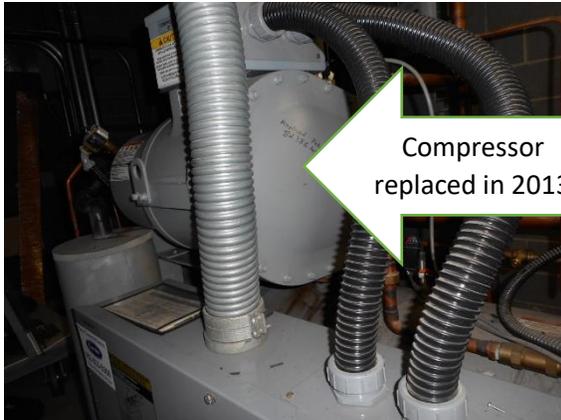
The compressor part (Carrier) of the refrigeration system should have a life cycle of 25 years so we anticipate many more years before you will need to worry about replacing it. Unfortunately, the condenser towers have already had their life shortened. It was mentioned that the condensers are in a capital plan to be replaced in 2018. All condenser designs should be considered including air cooled to lower maintenance issues. If water cooled condensing, an indoor sump is necessary.

The staff has made themselves familiar with the Carrier part of the system and have learned to operate it correctly for both regular operation and during Varsity Hockey games and tournaments. This knowledge and inspection of the system along with a preventive maintenance program by an outside contractor will keep this part of the system through its full life cycle. Replacement costs of these compressor units would be \$150,000.00 - \$300,000.00 each.

The system utilizes a package system built by Carrier and delivered to the facility ready to run. This is a lower maintenance type system and can be serviced easily by most Carrier refrigeration service people. The system utilizes R-134A refrigerant that is readily available and not scheduled to be phased out.

The current staff has a good understanding of the system and by keeping an eye on the operating parameters can help to keep the system running efficiently and work with the service vendor to get the full 25 year life cycle out of the system.

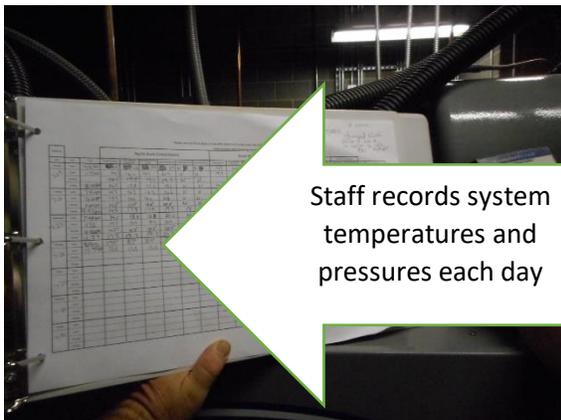




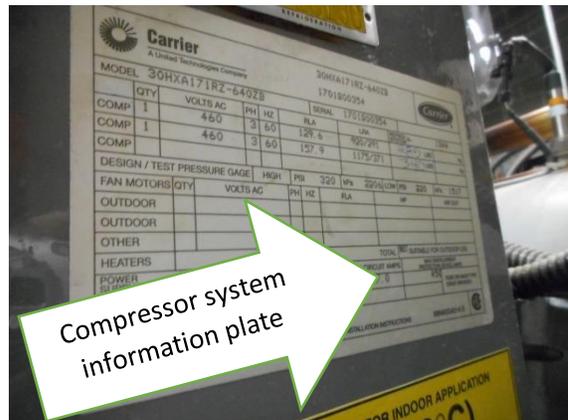
Compressor replaced in 2013



Controller for compressor system diagnostics



Staff records system temperatures and pressures each day



Compressor system information plate

Evaporative Condensers are the piece of equipment in a refrigeration system that removes the heat from the system. If the condensers do not work correctly, they cause excess pressure in the system making the compressors work harder causing the electric bill to climb.

The design of the condensers picked for this application was not a good choice and the installation layout of the units compounded the poor choice of design. The units chosen have a water reservoir that is directly under the unit and outside in the elements. Also by placing the units on the ground the airflow was not allowed to go above the building roof line causing the moist air to be drawn back into the unit which caused corrosion and freezing problems.

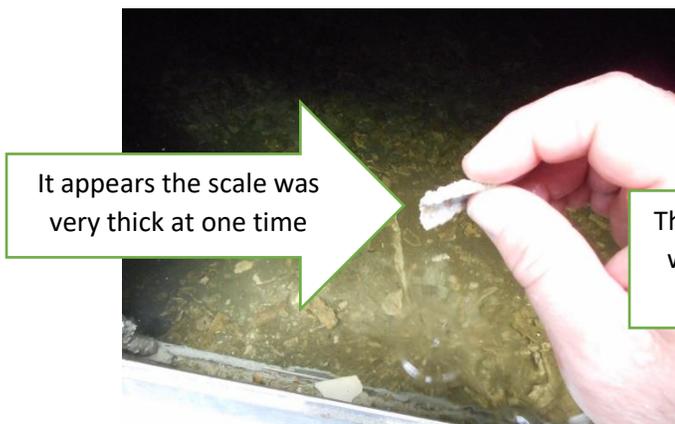
For years, the staff has fought the freezing issues associated with the units as well as the scale and dirt that accumulates in them. As you can see in the pictures the units are leaking and corroded. These units should be good for 15-20 years if installed and taken care of properly.

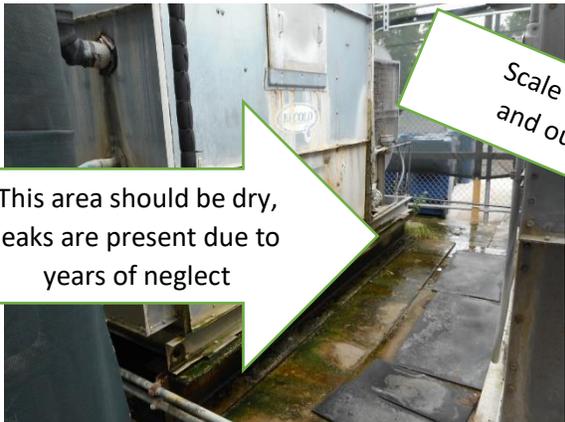
Scale is a bad thing when it comes to evaporative condenser towers and these two units were at one time was covered in a very bad scale. Just 1/32" of scale drops efficiency 25%. The scale in these units was at 1/4". The staff has recently cleaned out the scale and the system will operate much more efficiently. It is a hope that the scale has not done permanent damage to the units.

In an attempt to help cut down their time spent removing ice from the condensers a crude wind break screen was constructed in house. While it did help somewhat the fact was the moist air from the tower was still not being dissipated properly into the atmosphere.

Now the units have properly constructed metal exhaust hoods to direct the moist air up and away from the units. These hoods will not only assist in the preventing of freezing of the towers but also extend the life until new units are installed.

The metal exhaust hoods are currently working as designed to prevent the towers from freezing and having staff spend time addressing it. If the freezing issue in the bottom reservoir of the units returns, a possible solution would be to construct a sump system inside the compressor room to keep the operational water warm and flowing.





This area should be dry, leaks are present due to years of neglect



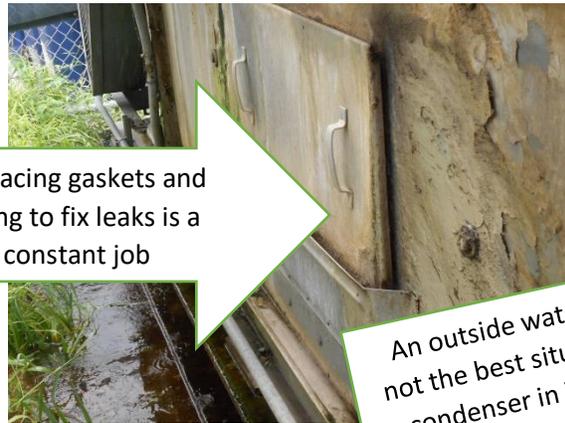
Scale damage inside and out of the unit



Double check that lubrication is getting to the bearings



One of the bearings seems noisy and all of them should be checked



Replacing gaskets and trying to fix leaks is a constant job



An outside water tank is not the best situation for a condenser in Wisconsin



Hughes Rink

The most modern of the three rinks this rink is in good shape and is utilized properly for its size. The locker room area would be better with showers to help draw more patrons that would like to utilize the facility and shower afterward.

The rink is sized well to capitalize on the recommended USA Hockey small area games for the younger age groups. This rink also works for the small public skating sessions that the facility hosts during the week. One problem that was noticed with this rink set up was the parents access to the hockey benches while youth players were skating during a stick and puck session. The problem with this is the parents not being protected behind spectator shielding.

The spectator shielding (Glass) on the sides of the rink is low and below the ASTM recommendation for ice hockey venues (4'). The placement of safety netting should be considered. This netting will not only provide more protection for spectators but also wear and tear on the walls around the rink from flying pucks. There is a plan in place for 2018 to install higher 5' glass and netting. Bleachers are planned for 2019.

The small size of the rink does increase ice maintenance since the ice resurfacers cannot get into the corners as well as desired. The staff does a good job maintaining the ice and has learned to adapt to the special needs of the rink. The Olympia ice resurfacer does not seem to be as good for the small rink as the smaller Zamboni ice resurfacer. If a replacement ice resurfacer is considered a Zamboni machine would be a better choice for this rink.

Hughes Rink Dehumidification System

This system is of a different make than the dehumidification units on the other two rinks. One design difference is the thinner desiccant wheel that will use more energy to dehumidify and produce a hotter exiting air stream into the rink space. While this extra heat in the air is not a problem it does make the ice plant work a little harder.

The system seems to be functioning well with dirtier than preferred filters being the only item that was observed being an issue. The desiccant wheels on these units have a life cycle of approximately 10-15 years. Keeping the unit and the filters clean will help to get the full life out of the wheel. Regular inspections to the unit are recommended.





Hughes Rink Refrigeration System.

The system used on this rink is of a different design style than the ice plant for the other two rinks. This is a built-up type of system comprised of different parts being assembled onsite. This system utilizes a flooded type chiller, two reciprocating compressors, two glycol pumps and evaporative condenser on the roof with proper inside condenser water tank located in the compressor room.

This is a higher maintenance type of unit and having a regular service visit by an industrial refrigeration company will help to keep it running trouble free. The staff is doing a good job doing visual inspections and keeping a log of the readings. This is an important part of the overall maintenance for this type of system.

The reciprocating compressors used in the system are a very common type and do require regular maintenance to ensure the full life cycle of the compressors and keeping them running efficiently. The top end of the compressors should be rebuilt every 5000 hours or in the case here about every two years. Then a full compressor rebuild should be considered at 25,000 hours for each compressor.

Lead – Lag setting on the compressors can also be used to help keep the hours similar on each one. One compressor has 26,000 hours on it and the other compressor has 17,000 hours on it. Since one compressor is a 6 Cylinder and the other a 4 Cylinder the Lead - Lag may have to be done so that the smaller compressor is the lead during the winter months.

If a compressor oil analysis has not been done recently we would recommend this first to see if there are any issue with the compressors now. Then a complete maintenance program should be implemented to keep the reliability, efficiency and life of the compressors at a maximum. The 6 cylinder compressor should have full rebuild and the 4 cylinder compressor top end serviced.

This system appears to be working well but is starting to show signs of aging. We recommend that drip pans be installed to catch the normal dripping of water off the compressors. Keeping the floor clean and dry will always help to notice any new leaks or issues that may arise. The painting and identification of the piping was never completed during original construction and should be done to help with the trouble shooting of the equipment and the safety of staff.

One issue that the facility will need to address is the use of R-22 Freon refrigerant in this refrigeration system. While not an immediate concern, R-22 Freon will be made, and imported until January 1st 2020, after that existing stocks and reclaimed R-22 can be used until gone. The issue here will be cost. There has already been spikes in the price of R22 and just in the last year the price has been a low of \$7.00 per pound to a high of \$35.00 per pound. This system holds 800 pounds of R22 so one major leak could cost tens of thousands of dollars to repair.

Some replacement refrigerants are being considered for replacing the R-22, unfortunately this system utilizes a flooded chiller system and therefore eliminates some of these replacements. We recommend the staff start exploring replacement refrigerants and try to have one picked out by 2020. In the meantime, if there is a period when R-22 refrigerant prices were to drop for some reason purchasing a bulk of it for emergencies would be advised.

The Subfloor heating system is of a unique design that uses the compressor oil cooling as the heat source for the subfloor system. While this type of system eliminates the second heat exchanger for utilizing heat from the hot compressors gas, it does need to be watched more closely since the heat source will not always be consistent.

We recommend adding a floor return thermometer to watch the temperature of the fluid coming back from the rink floor. This thermometer along with the supply thermometer that is already on the system can give the staff a picture of how well the system is working. Cleaning the pump strainers on the subfloor system annually to make sure the flow stays consistent is recommended also.

While at the facility in the summer, the subfloor was supplying fluid at 42 degrees F showing an indication at how cold the area under a rink can be. This also indicates why adding a subfloor heat system to the 2 older rinks at some point will be important to prevent frost from forming in the area. The Subfloor piping needs to be insulated as it does sweat causing dripping in the room and rusting of other components.

The snowmelt pit for this rink utilizes waste heat from the compressors to melt the snow. This type of snow melting system should be a priority for the other ice resurfacer garage.

Hobbs Municipal Ice Center Evaluation | 2016

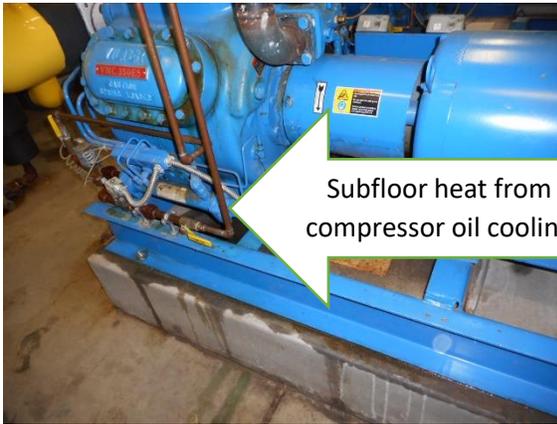
The glycol pumps are being rotated monthly to keep the backup pump in working order. One of the pumps has a piece of insulation missing that needs to be replaced. Glycol pump 1 has a louder than normal noise and needs to be watched. If the noise increases have the pump inspected to prevent an unexpected failure.



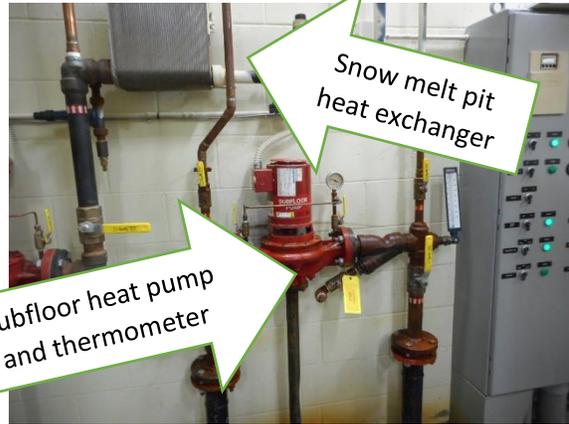
Install drip pans under suction service valves



Keep watch on the oil pot if frost recedes drain oil



Subfloor heat from compressor oil cooling



Snow melt pit heat exchanger

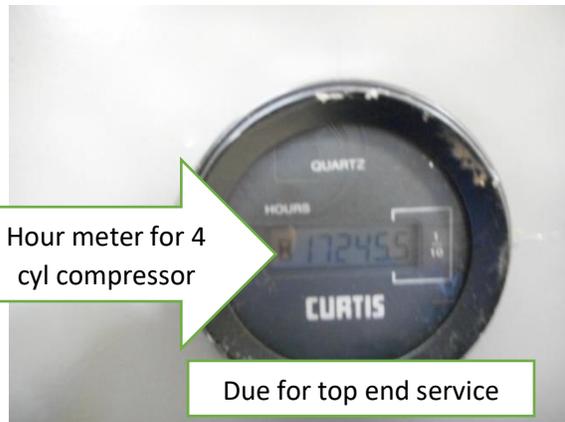
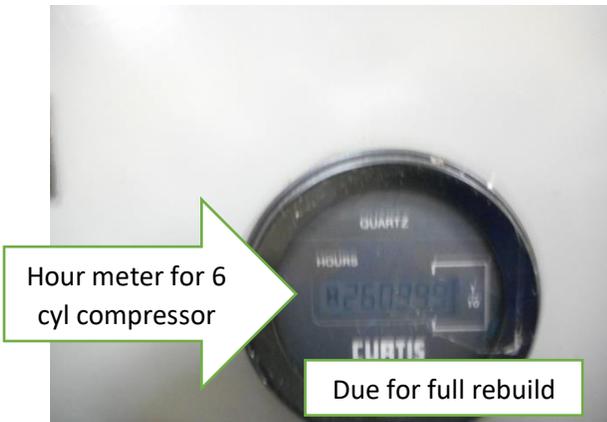
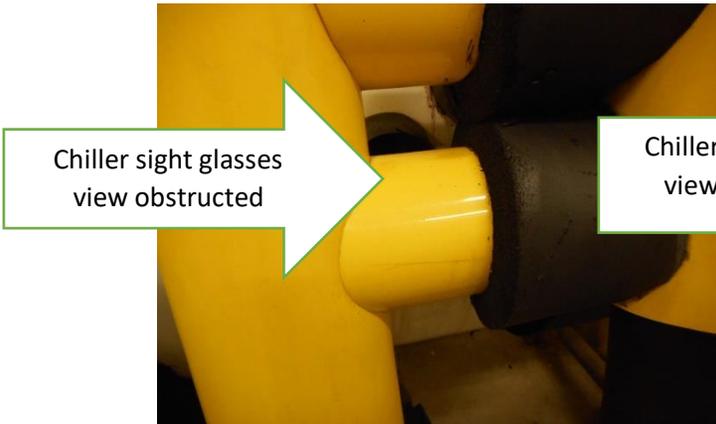
Subfloor heat pump and thermometer



Time and hot water wasted melting snow while snow melt pit was down



New snow melt coil installed October 2016

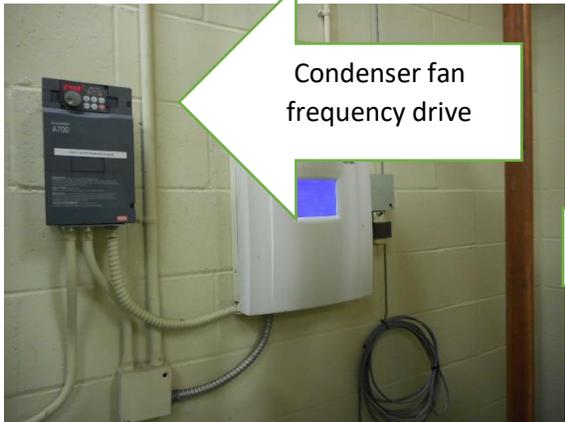




The filter drier needs service annually



Condenser fan and pump control



Condenser fan frequency drive



Freon Detector



Coalescing Oil Separator may need service in the future



Piping should have been painted and identified when installed



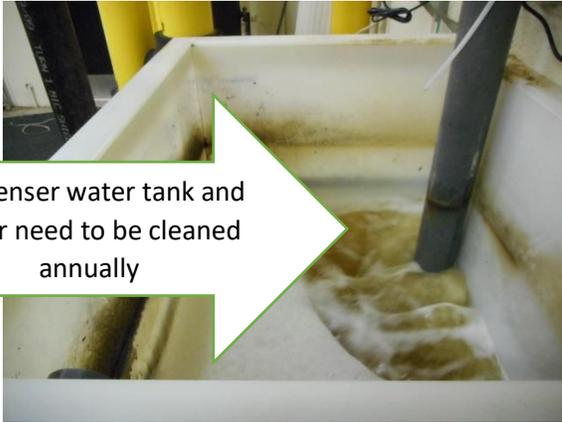
Piping on condenser not painted or identified



Gasket on inspection door leaking



Loose belts on condenser fan

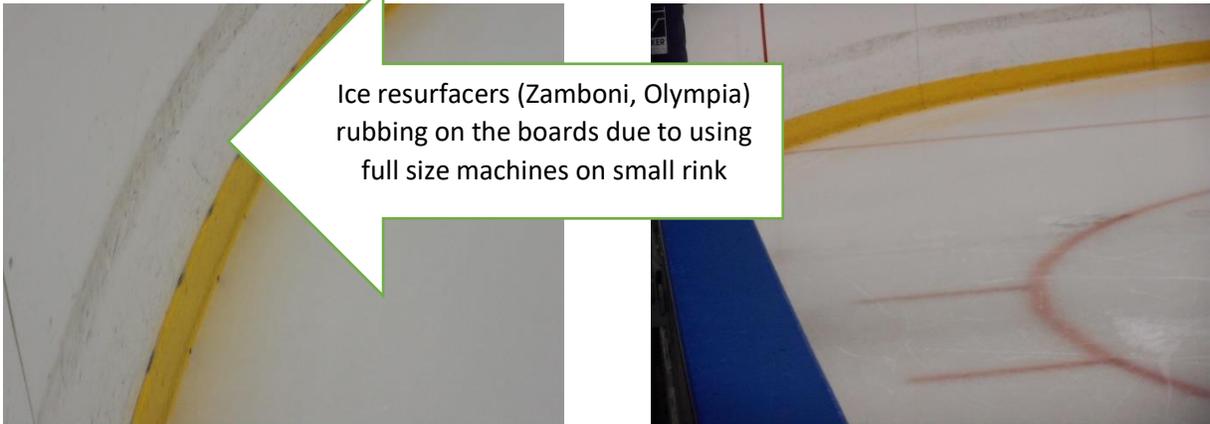


Condenser water tank and tower need to be cleaned annually

Hughes Rink Boards and Glass



Higher side glass and netting are in 2018 plan





Ice Resurfacers (Zamboni & Olympia)

The ice resurfacers in the facility are two different brands. It would be good to consolidate to one brand and cut down on spare part inventories as well as different service and part suppliers.

The Zamboni machine is the newer of the two and is in very good shape. The Olympia machine is older and has signs of age on it. Also, the Olympia machine is larger and harder to maneuver in the Hughes Rink. The Olympia machine is 13 years old and has the equivalent of 250,000 miles on it.

The Olympia machine is due for replacement in 2017, that would be advised. If the new machine is a Zamboni brand machine all the parts can be shared between machines except for the engine parts.

The rooms that the ice resurfacers reside in are hugely different with the ice resurfacer room in the O'Brien rink being small and not designed for inside snow dumping, forcing the operator to take the machine outside each time it is used, as many as 15 times per day.

The ice resurfacer room that serves the Akervik Rink and the Hughes Rink is the modern version of this type of space. With a snow melt pit the machine does not have to go outside to dump the ice shavings saving much wear and tear on the machine.

It is obvious the staff is working to keep each machine lubricated and inspected as much as possible. Lubrication and inspection of these machines is very important due to the wet nature of the environment these machines are in.

After watching the operators on the ice resurfacers we offered some suggestions for operating the machines differently to improve consistency. The staff was very receptive to learning new things.

We recommend adding timers to the water fill valves as an economical way to automatically shut off the water while filling the machines. Since the operators have other duties sometimes they will not shut off the water in time before the machines are full. Water and gas savings would pay for the cost of the timers. Since these operational changes, ice conditions have improved.

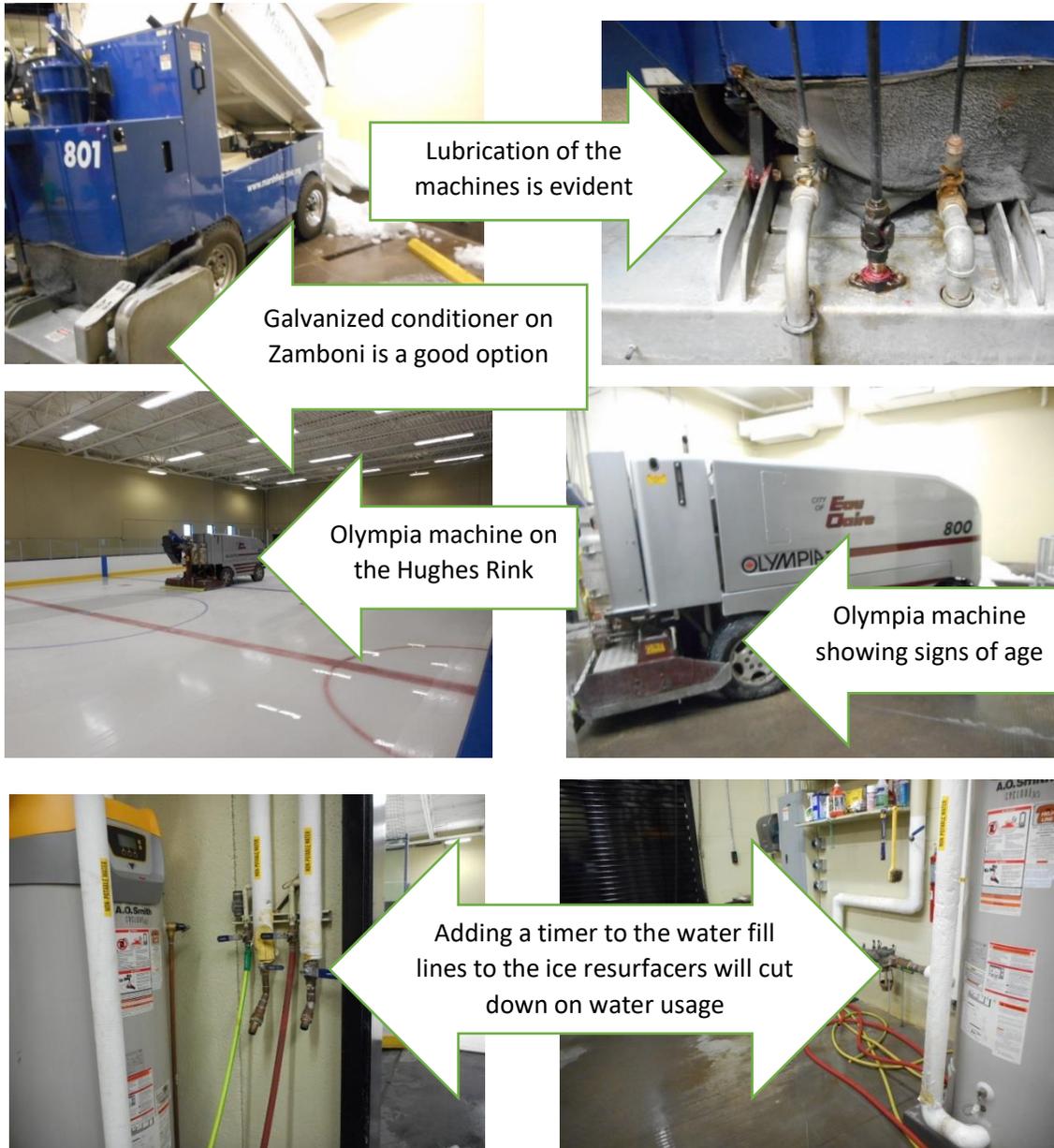
Enclosing the ice resurfacer room from the O'Brien rink to prevent outside dumping is a good way to get more life out of the ice resurfacers and less potential for issues especially in very cold weather.

The replacement timeline for the Zamboni Machine purchased in 2009 would be about 2020 depending on the condition of the machine and the hours used. 8 years and or 8000 hours are a couple of benchmarks to begin the replacement process of ice resurfacers.

The rebuilding of the conditioner section of the ice resurfacer including the lift bar, bushings, arms and bearings is also important. By rebuilding these conditioners every three years the wear parts will be replaced and the main components stay in good shape keeping the cost of rebuilding low. Maintaining the conditioner is critical to providing quality ice sheets.

When replacing ice resurfacers the battery powered machines should be considered. The machines do have a higher initial cost but lower operating and maintenance costs that can offset the higher purchase price. These machines also eliminate the need for extra ventilation while operating or the possibility of air quality issues in the rink.

The only requirement for the ice resurfacer garage to house a battery-operated machine is the ventilation system needs to be running during the charging process. This should be addressed in both garages if battery machines are desired.

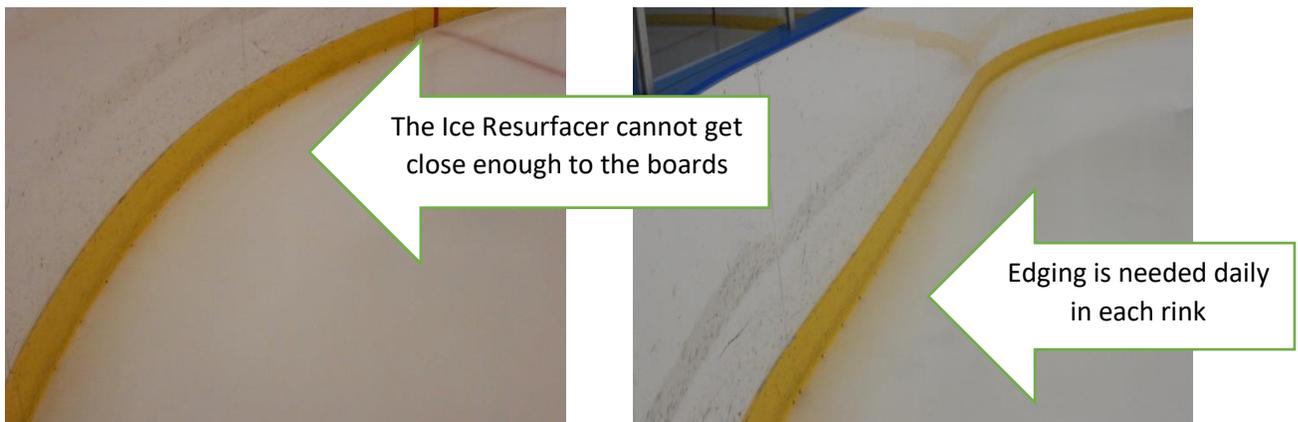


Ice Edgers

The ice edgers are used to keep the edges of the rink level with the rest of the ice. The ice resurfacers cannot get tight up against the boards and will leave extra water in those areas especially the corners of the rinks. It is extremely important to keep the ice at the correct thickness to save on utility costs.

Using the ice edger is similar to a lawn mower with blades that cut the ice down flat. The machines the facility currently uses are gasoline powered and will leave Carbon Monoxide fumes in the room. Because of this issues with the fumes the edgers can only be used when few or no people are in the building.

We recommend purchasing battery powered edger for use in the rinks to allow the edging process to be done at any time of day and with no risk of Carbon Monoxide fumes. The battery edges are more reliable and require less maintenance. They do cost a 1/3rd more than gasoline units. However, the extra cost is more than made up with usage and reliability increases.



Building Roof Top HVAC Equipment

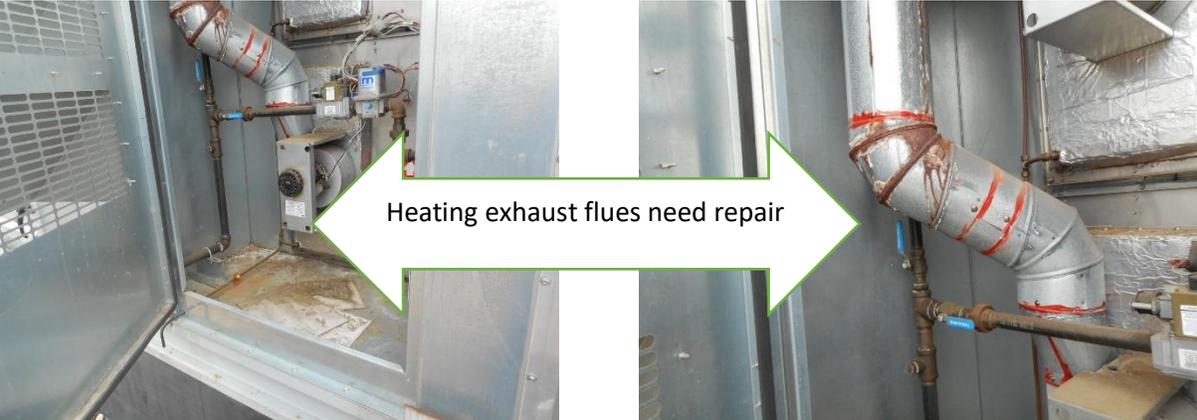
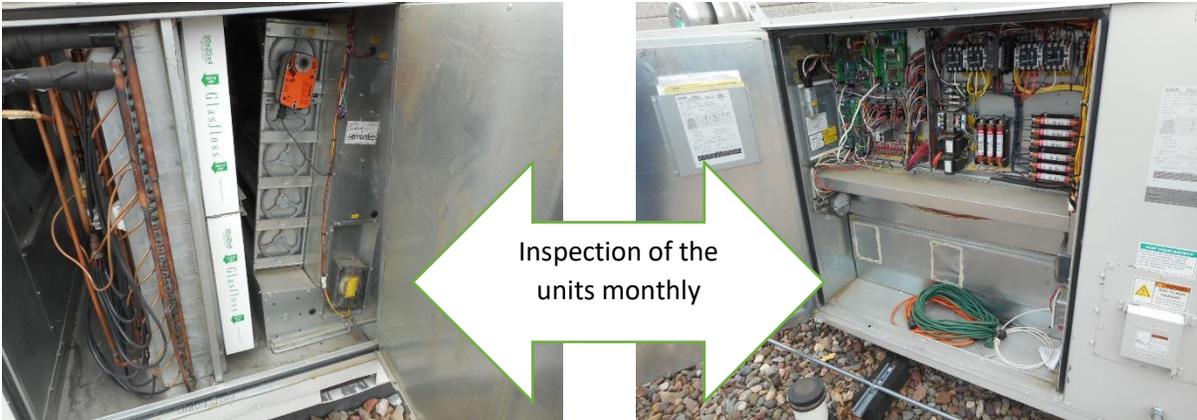
During the 2009 expansion, there was a lot of HVAC equipment installed on the rooftop of new building areas. Prior to the expansion there was no equipment up on the roof.

These units are all suffering of the need to provide regular inspection and maintenance of the units. Most units needed filters replaced, the units vacuumed out and even some maintenance items such as belts needing replacement.

The staff is aware of the equipment however with lower staff numbers the time required to conduct regular inspections becomes hard to schedule. With the equipment now over 5 years old if the full life cycle of 15-20 years is to be reached the inspection and servicing of this equipment needs to become a priority.

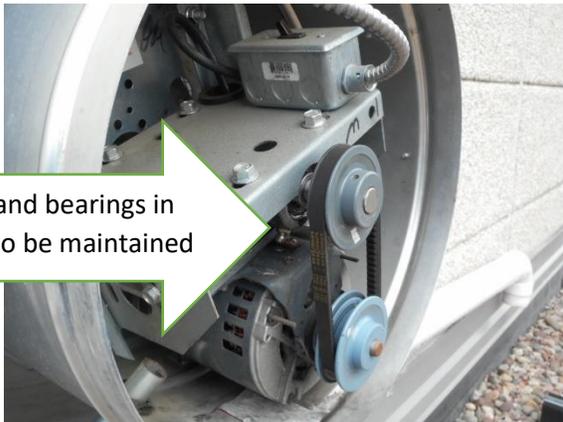
A scheduling system utilizing a computer calendar may be a good way to accomplish this. It will also be very important to keep written logs of the inspections and service done on these units. Increasing energy efficiency will cover the expense of maintenance staff needed to complete the inspections and preventive maintenance in a timely manner.







Exhaust fans have moving parts



There are belts and bearings in the exhaust fans to be maintained



Keep roof drains clean

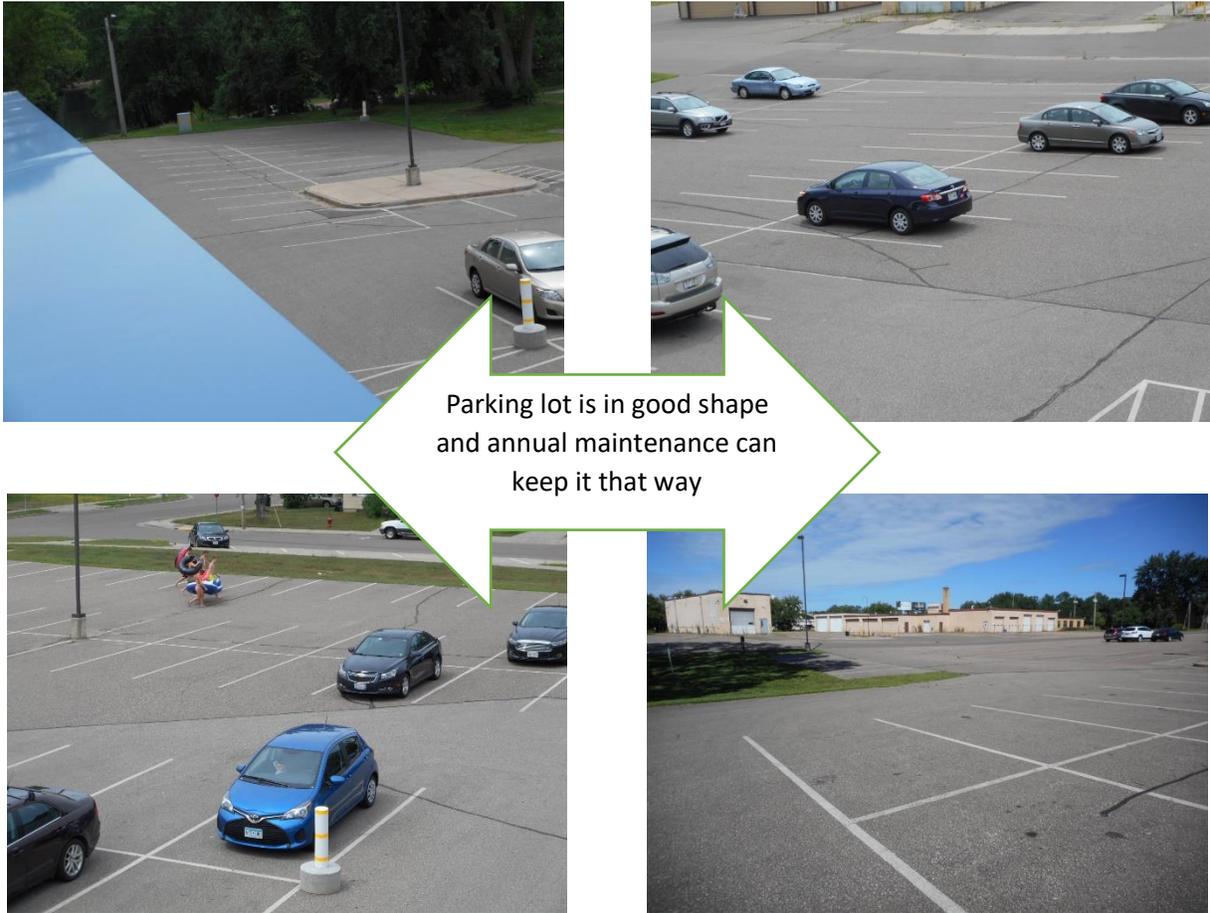


Keep debris off the roof and inspect the roof regularly

General Building Items

The parking lot is in fair shape and if the cracks are filled each year with tar as they appear to be the lot should have many years of life left. There are signs of plowing damage here and there so a reminder to the plow operators is needed each year to take care when clearing the parking lot and sidewalks.

The lighting appears adequate with some light poles that have slight damage that needs to be repaired before it gets worse. Lighting upgrades to LED lighting are in the plan for 2017.





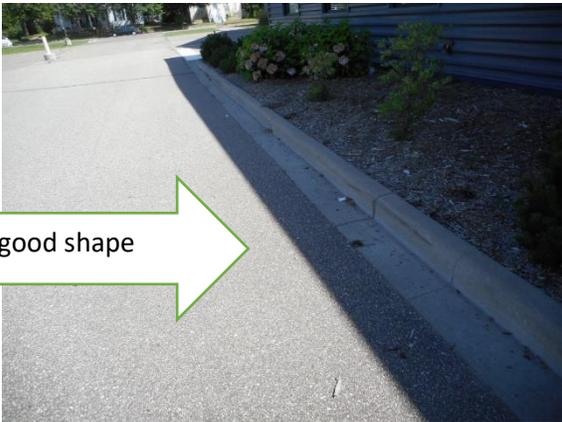
A nicer lighted entrance sign is needed

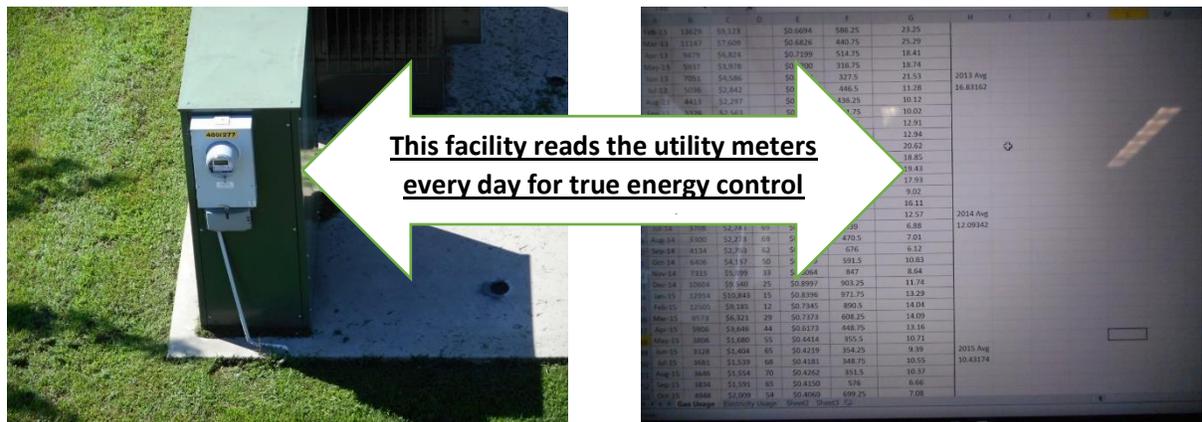


Bases on some of the parking lot lights are broken and need repair



Landscaping is in good shape





Building Signage

The facility needs much more skate at your own risk type of signage in the facility. The staff needs to work with the city risk management group and create signage that will let patrons know that ice skating can be a risky sport.

The signage needs to be large enough to ensure its viewing and done professionally for building aesthetics. Directional signage throughout the facility is lacking. It should be easy for new patrons to navigate the building.



Concessions and Vending

The concessions area was not in use during the visit however an inspection of the area shows that the equipment is there to provide a good service for the patrons. Keeping a good handle on product shrinkage can be a challenge in those areas.

The vending area was accessible easily and had the items needed to provide items that skating patrons would use.



Housekeeping

The Hobbs staff keeps the facility very clean and the older areas looking as new as possible. The entire staff seems to know that everyone cleans as part of their duties. There is regular cleaning staff as well but as in most ice rinks the entire rink staff must chip in. There are approximately 60 part time staff each year, all participate in cleaning.

The daytime custodial staff that are involved with the cleaning of the facility contribute to the facility with friendliness as well. The facility staff's use of cleaning checklists is always a help to things like this. Kiavac cleaning machines are a big help in a building like this, saving time during the cleaning process.

There are not too many facilities this old that look as well taken care of as things are here at Hobbs. There were no issues to speak of in this department.



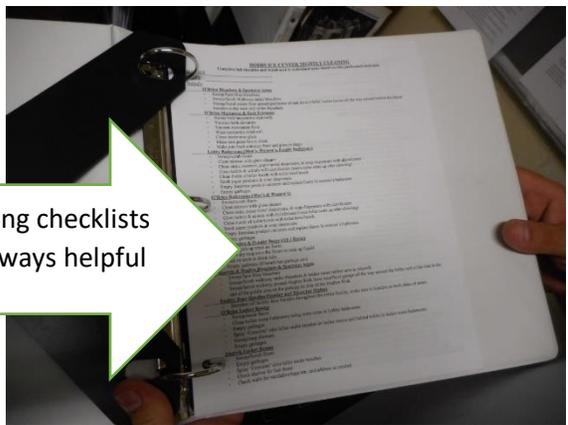
Adequate cleaning supplies were available



Bathrooms were clean and well kept



Rink areas were kept clean and tidy



Cleaning checklists are always helpful

Documentation / Communication

Management is utilizing the lessons learned during ice rink specific training to complement the education and experience already possessed. This combination has prompted management to provide employees with good situational communication.

There are the documents needed to allow employees to complete their jobs without needing to find direct supervision. These documents also provide the facility feedback on when/how things were done.

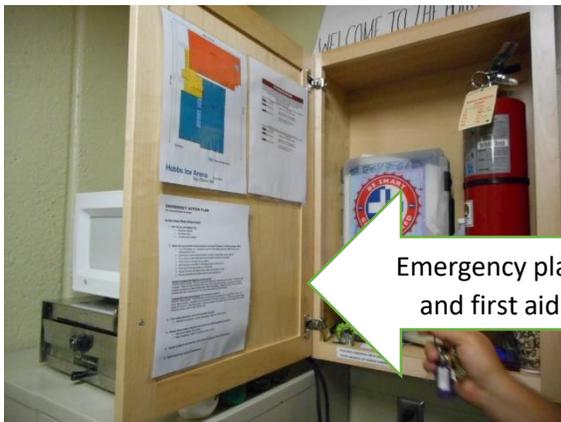
There is good emergency documentation for spectator injuries as well as Emergency Evacuation Plans in place. All this employee documentation is kept in the employee locker-room. All the OSHA and wage and hour signage is there and any in house communication to the employees is there as well.

This employee room was probably the messiest room in the building which we found amusing. The room is full of the needed communication for the staff and lockers for them to store their valuables.

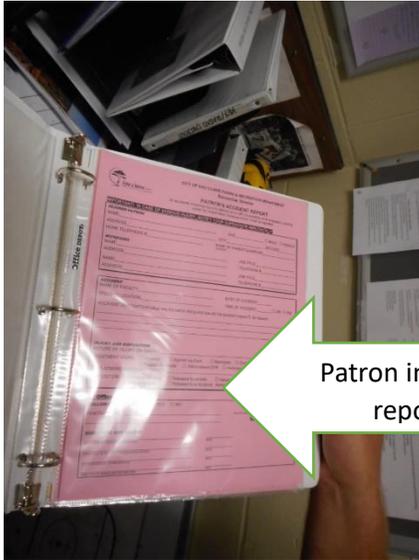
Management has created very good documentation throughout the facility including documentation for the ice resurfacers and refrigeration equipment.

The area that is ready for attention is the creation of a maintenance program that will provide reminders to give attention to the equipment that is in obscure areas and often forgotten. Getting this implemented will be the next big challenge for management.

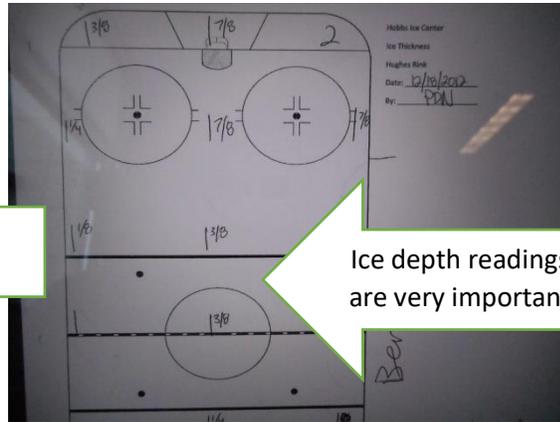
Once the maintenance program is put into effect the facility will be set up to get the most out of the building and its equipment!



Facility Documentation



Patron incident report



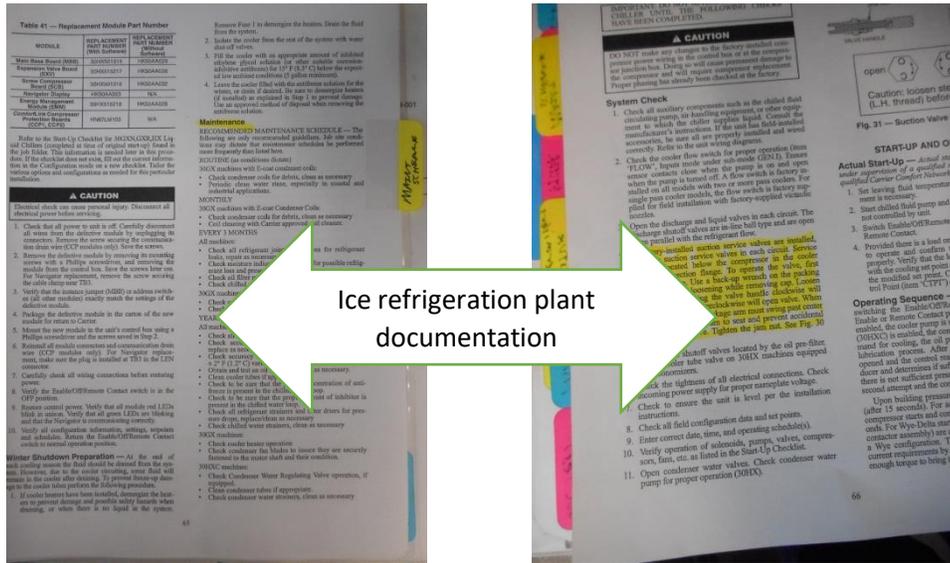
Ice depth readings are very important

DATE	AMOUNT	DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	DESCRIPTION	AMOUNT	DESCRIPTION
Feb-11	136.29	95.173	\$0.6694	588.25	23.25					
Mar-11	211.47	17.608	\$0.6831	440.25	25.29					
Apr-11	98.79	56.874	\$0.7199	514.25	18.41					
May-11	50.87	53.978	\$0.6700	316.75	18.74					
Jun-11	79.61	54.586	\$0.6504	327.5	21.53	2015 Avg				
Jul-11	10.88	50.842	\$0.5643	446.5	11.28	16.81382				
Aug-11	44.17	52.297	\$0.5205	438.25	10.12					
Sept-11	53.28	51.543	\$0.5000	511.75	10.02					
Oct-11	79.81	53.314	\$0.4761	542.5	12.91					
Nov-11	10.77	51.581	\$0.6296	219.25	12.84					
Dec-11	148.01	530.773	\$0.7132	712.5	20.62					
Jan-12	189.22	513.898	7	\$0.7922	897.5	18.45				
Feb-12	181.86	512.871	7	\$0.7952	833.25	19.43				
Mar-12	119.89	59.256	17	\$0.8049	641.5	17.53				
Apr-12	49.06	56.431	40	\$1.3108	544	9.5				
May-12	58.93	54.722	51	\$0.8013	385.75	16.5				
Jun-12	34.12	51.979	67	\$2.7342	431	12.37				
Jul-12	17.08	52.741	69	\$0.7398	539	6.88				
Aug-12	3.00	52.271	69	\$0.6888	470.5	7.01				
Sept-12	41.14	52.719	42	\$0.6884	676	6.12				
Oct-12	4.06	54.197	100	\$0.6889	593.5	10.83				
Nov-12	7.815	55.99	33	\$0.8084	847	8.64				
Dec-12	19.04	59.480	25	\$0.8997	901.25	11.74				
Jan-13	12.014	510.883	25	\$0.8196	971.75	13.29				
Feb-13	12.005	58.185	12	\$0.7345	890.5	14.04				
Mar-13	81.73	56.321	29	\$0.7173	608.25	14.09				
Apr-13	19.06	51.848	44	\$2.1173	748.75	11.14				
May-13	4.808	51.680	55	\$0.4414	955.5	10.71				
Jun-13	91.88	51.404	65	\$0.4219	354.25	9.39	2015 Avg			
Jul-13	30.81	51.339	68	\$0.4181	348.75	10.55	10.43174			
Aug-13	8.898	51.514	70	\$0.4262	333.5	10.37				
Sept-13	38.84	51.591	65	\$0.4150	576	6.66				
Oct-13	34.84	51.509	54	\$0.4060	699.25	7.08				

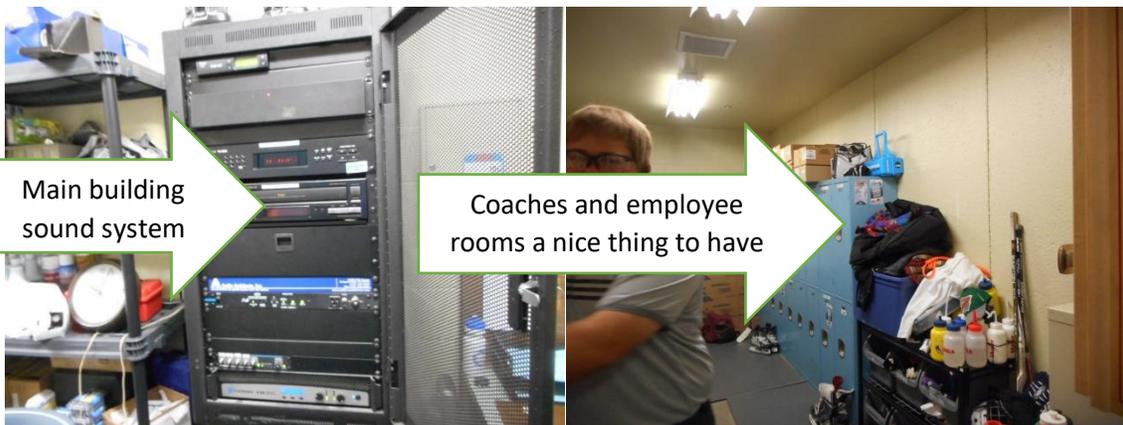
Reading of the utility meters

DATE	BY	ISSUED	DAILY	WEEKLY	MONTHLY	SEMI-ANNUALLY	ANNUALLY	REPLACEMENT COMMENTS
1/16/12	PEW	3/25/12	X	X	X			Blade / Lubric
2/17/12	PEW	3/29/12	X	X	X			Blade
3/21/12	PEW	3/29/12	X	X	X			Blade / Lubric
4/24/12	PEW	3/29/12	X	X	X			Blade / Lubric
5/17/12	PEW	3/29/12	X	X	X			Blade / Lubric
6/14/12	PEW	3/29/12	X	X	X			Blade / Lubric
7/11/12	PEW	3/29/12	X	X	X			Blade / Lubric
8/8/12	PEW	3/29/12	X	X	X			Blade / Lubric
9/5/12	PEW	3/29/12	X	X	X			Blade / Lubric
10/2/12	PEW	3/29/12	X	X	X			Blade / Lubric
10/30/12	PEW	3/29/12	X	X	X			Blade / Lubric
11/27/12	PEW	3/29/12	X	X	X			Blade / Lubric
12/24/12	PEW	3/29/12	X	X	X			Blade / Lubric

Ice resurfacer maintenance log



Ice refrigeration plant documentation



Lobby Area

This area is not laid out very well for the checking in of groups for public skating and drop in hockey events.

There is no central kiosk area that invites guests to be helped. Creating this type of area will help guests find their way and allow staff to control the entrance when groups are paying individually.

An area like this would help to create an area for staff to interact with guests and promote programs and explain how things work in the facility. Perhaps the central meeting room could be utilized to create a better guest experience.



Conclusion

The Hobbs Municipal Ice Center is a very functional facility and has the potential to be an even bigger asset to the community than it already is. The ice center is already bringing in substantial revenue to the area with the visiting hockey teams and figure skaters that come from outside the area to skate at the facility.

If renovations were done to the locker rooms in the Akervik Rink and The Hughes Rink to provide heat and showers to those locker room areas, the facility could host more tournaments and would be solicited to host more events. However, with the current rooms not being up to today's standards the facility will get passed by for better venues.

As of now the facility must schedule the yearly removal of the ice in the O'Brien and Akervik rinks due to the lack of a subsoil heating system. The Akervik rink is already experiencing frost heave. A plan to replace both rink floors in the future would be a good investment to get the best utilization out of the facility year-round. The O'Brien rink should be considered first since it is already a 45-year-old floor and past its life cycle.

The staff at Hobbs is doing a very good job keeping up with both old and new infrastructure. The facility is a large building with many moving parts that require plenty of maintenance. The current staff understands this and has completed formal rink industry training to help with their tasks. Keeping the staff at proper knowledge levels to maintain this facility is critical and will pay dividends in the long run.

A good comprehensive plan of updating and replacement will give the City of Eau Claire a great recreational facility for years to come!

David Wescott