

Ley Pavilion Maintenance and Improvements

		<u>Estimated Cost</u>
1)	Remove the existing asphalt floor and replace it with concrete.	
a)	Install piping (coils) for refrigeration system in new concrete.	
2)	Remodel and add on to the existing heated building	
a)	Create a dedicated entrance on the east end	
b)	Add locker room space	
i)	4 individual team locker rooms	
ii)	Girls' locker room for co-ed teams	\$650,000-\$900,000
iii)	Referee's locker room	
iv)	Dedicated High School team locker room	
c)	Provide a larger concession stand area	
d)	Provide a larger commons area for public space	
e)	Upgrade electrical system	
f)	Upgrade plumbing and public restrooms	\$500,000-\$750,000+
g)	Enclose building and insulate to meet code	
h)	Add a cold storage area	
i)	Install skate resistant flooring throughout	
3)	Replace roof and insulation.....	
4)	Install ceiling and vapor barrier under purlins.....	
5)	Replace sound system.....	
6)	Install overhead radiant heat tubes in spectator area....	\$150,000??
7)	Install permanent, collapsible bleachers.....	\$50,000
		\$32,000

\$10,000

\$25,000

\$110,000

\$30,000

1) and 1a:

The current asphalt floor is cracked, heaving and uneven. This creates a difficult base on which to create an ice arena. The ice ends up being 6-8" thick in some areas to achieve the minimum 2-3" to cover the coils in other areas. Thick ice is very inefficient to maintain and puts an extra unnecessary load on the chilling equipment. Installing the coils permanently in the concrete floor would allow for maintaining a layer of ice that is only 1.5-1.75" thick. Not only would this increase efficiency and save energy, it would also make taking the ice out at season's end much quicker. Currently, IWYHA must wait for all the ice to melt before we can roll up and store the portable coils that we use. Installing the coils in the floor would allow for the ice to be pushed out of the building once the rink boards are taken down where it could melt outside, reducing the amount of time it takes each spring to clear the building of the hockey setup from weeks to a matter of days.

A finished concrete floor would also make the building more aesthetically pleasing during the summer when the ice arena is not installed.

2a)

Adding a dedicated entrance and new concessions/common area onto the east end of the building would add to the curbside appeal of the building while providing an obvious point of entrance to the building at the side where there is the most parking. This would be a benefit for all events held at the pavilion throughout the year.

2b)

IWYHA currently has the poorest locker room facilities for a WAHA sanctioned ice arena in the state. The main locker room is made by dividing the large room inside the heated building in half to create 2 locker rooms of inadequate size and privacy. These are referred to as the "home" locker rooms. Two more locker room spaces are created each year out in the pavilion using modular steel panels and wrapped in insulation. These 2 locker rooms, the "visitors" locker rooms, are woefully inadequate in terms of comfort and space. The current referee's locker room also doubles as an equipment storage area and houses the skate sharpening machine. The refs often have no privacy or ability to secure their belongings because the room must be accessed throughout the day by volunteer workers. A dedicated girl's locker room for the female players on co-ed teams to utilize is becoming the norm at most arenas. An additional larger locker room dedicated for use by the high school team would be a perk for the oldest players, but it would also be a good investment to be prepared for a potential Dodgeville High School WIAA team in the future.

2c)

The current concession stand is undersized and poorly designed. If a new common area is constructed on the east end of the pavilion an upgraded concession area would be a smart addition. Presently, on the Parks and Rec page, it is advertised that the pavilion has a "kitchen" space. It does not. It has a room with a refrigerator and a sink. A new concession area could fulfill this amenity and provide a space for summer events to utilize as well.

2d)

This would complement the larger, new concession area. When hosting public skate events and tournaments, the present common area is much too small to accommodate large crowds. This would also make for a nice public space to rent during the summer months for a group that does not need or want to utilize the entire pavilion.

2e)

The electrical system for the entire facility needs to be upgraded. The present system is aging and decaying to the point of being unsafe. It is also undersized and poorly laid out, making it unable to accommodate the power needs of events in the present day.

2f)

Like the electrical system, the plumbing and restrooms are aging and in need of restoration. The hot water heater used to fill the Zamboni is still the original one that was installed in 1989. Some design changes to the layout of the current restrooms should be considered as well.

2g)

Complete enclosure and insulation of the sidewalls would keep the building more comfortable year-round. It would also deter birds and other wildlife from taking up habitat in the building.

2h)

A cold storage addition to the pavilion would be used by IWYHA to store the dasherboards and related ice arena equipment on-site during the offseason. The IWYHA would also utilize the area to store all the player equipment (pads, skates, helmets, etc.) it owns in a secure and permanent space. The equipment is offered to players through a low-cost rental program each season to help keep hockey affordable for anyone who joins the program. The association also owns several 100 pairs of rental skates that are available for the public during open skate events that could be stored in this addition.

2i)

Each season IWYHA must install and remove hundreds of 1/2" thick rubber mats to provide a surface that is suitable for skaters to walk on. This is a very labor-intensive process that could be all but eliminated by installation of permanent appropriate flooring in the public areas and locker rooms.

3)

The roof has not had any major maintenance done in its lifetime. It leaks in several spots, the ridge vents do not operate correctly, and the insulation is falling apart due to bird damage. This is an area that is long overdue for maintenance.

4)

Installation of a vapor barrier to minimize condensation inside the building is a necessary addition for a building housing an ice arena. Adding a ceiling to cover up the rust red purlins would naturally brighten the building and make it a more attractive

space. A commercially available product, Arena Shield, is a low e-ceiling that is made specifically for ice arenas.

5)

A new sound system would provide a better game-day experience for hockey. It would also enable more interaction with the crowd during public skating events. In the summer months, events such as the WI Grill Cheese championship would be able to utilize it instead of bringing in portable sound systems. Wedding parties and other events could make use of it as well.

6)

Overhead radiant heat is a common feature at most ice arenas. This is a low-cost amenity that could be installed immediately by IWYHA. The Association won an on-line vote in 2022 proclaiming the pavilion to be the “coldest rink in the state.” Making the arena more comfortable for spectators would enable us to attract more teams to return for games and tournaments.

7)

Presently the seating for a hockey game is poor at best. The bleachers that are brought in each year are not high enough to provide an adequate view of the game. After the cold, they are the second most complained about feature by visitors. The installation of permanent bleachers that would be taller and give a better view would be another way of making the pavilion more inviting. In the offseason, the bleachers could also be used during any number of events for spectator seating. When not in use, they could be collapsed against a wall to maximize floor space in the pavilion.

8)

A commercial dehumidifier would remove the moisture from the building that is generated when making and melting the ice. It would greatly add to the life span of the building by keeping it from prematurely deteriorating due to the excess humidity in the structure.

9)

LED lighting would greatly improve the atmosphere in the building. Combined with a white or reflective ceiling surface, it would make the interior much more appealing. LED lighting would also improve the energy efficiency of the building and have a very rapid ROI due to the savings on utilities.