

# **ARENA ADVISORY VIRTUAL MEETING MINUTES**

Thursday, June 10, 2021

8:00 A.M.

Due to the COVID19/Corona Virus crisis the Arena Advisory Committee met virtually authorized by the Governor's Emergency Order #12 pursuant to Executive Order 2020-04.

## **Roll Call**

Present: Advisory Chairperson, Nick Wallner; Mike Gfroerer Gerry Blanchette; Joe Farrelly; Dan Arndt; Chris Brown; Councilor Gail Matson; Councilor Zandra Rice-Hawkins; General Services Deputy Director Jeff Hoadley; Public Properties Superintendent Jay Burgess; Arena & Properties Manager Jeff Bardwell

Absent: Mick Mounsey

Guest: Concord Youth Hockey Treasurer/Program Director Wes Riley

Meeting called to order at 8:05 AM

General Services Deputy Director Jeff Hoadley addressed the committee and shared that during the City Managers budget presentation on the arena that the Arena Manager, Jeff Bardwell was recognized for his leadership during the COVID19 Pandemic for forming a coalition of New Hampshire Rinks to work with the State Task Force on the Hockey Rink Guidelines. The group was recognized by the North East Ice Skating Manager's Association as one of the most effective groups working with their state during the pandemic.

## **Arena Budget**

Jeff Bardwell gave an overview of the arena 2021 budget. Both revenue and expenses are down due to the arena being open at a reduced capacity because of the COVID19 Pandemic. The arena is projected to have \$134,677 loss at the end of FY2021. The arena's fund balance at the beginning of the 2021 budget was \$201,231 and is projected to be 66,554 dollars at the budgets end. In FY2022 the arena revenue is projected to be \$678,180 and the expenses to be \$704,338 leaving the arena with a \$26,158 loss at the end of the fiscal year. This is mainly attributed to a \$42,910 increase in debt service for the capital projects in fiscal year 2021. Mike Gfroerer asked what the capital project costs are for FY2021, Jeff Bardwell explained the roof project is \$195,000; the HWH replacement with condensing boilers is \$95,000 and the compressor replacement is \$215,000.

In FY2022 the arena has two capital projects, Zamboni replacement and EPA compliance updates. Dan Arndt asked what is the cost for a new Zamboni, Jeff Bardwell replied approximately \$150,000. Mike Gfroerer asked when was the last time we replaced the Zamboni, Jeff Bardwell replied in 2007. The current Zamboni is electric and will be 15 years old this coming season. The current Zamboni has lead acid batteries while the new machine will have lithium ion batteries. Jeff Bardwell explained that if we do not replace the Zamboni this season we will have to budget for a battery replacement which is approximately \$12,000 in the next fiscal year. We have already replaced the batteries once in the existing machine. Gail Matson asked how long do lithium ion batteries last, Jeff Bardwell replied the engineers at Zamboni indicate 10-12 years. Jeff Bardwell explained the advantage of the lithium ion batteries is that you can plug it in at the end of each resurfacing. With the current lead acid batteries, you cannot do that and if you do have to opportunity charge during the day it degrades the batteries faster. At the Everett we need to opportunity charge because of the number of ice makes we do each day.

## **Operations Update**

Jeff Bardwell gave an update on the arena operations this season. While this year was a challenge the arena was open during the pandemic. There were cases of COVID19 reported at the youth hockey, high school and adult league levels but all groups were quick to react quarantining and reporting to the Everett in case we needed to take any further action. The arena was never reported as a cause of any outbreaks of COVID19. This is attributed to the protocols the city had in place throughout the year and the responsiveness of the user groups of the facility.

The arena had six events this spring and even though all events reported lower attendance the promoters were happy with the protocols we had in place. The roller-skating program started on June 9th and will run through July 30th Tuesday through Friday 6:30 pm to 9:30 pm with the weekends available for private parties. The August show schedule is full and the first day of ice skating is September 7th.

## **Project Updates**

Jay Burgess updated the committee on roof replacement project. A1 Roofing was awarded the bid and there is a preconstruction meeting on June 11th. Mike Gfroerer asked what portion of the roof was being replaced, Jay explained that the shingle portion was being replaced. The membrane roof on top of the arena was replaced in 2014 and the shingle portion was last replaced in 2003. There are two layers of shingles that will be removed and particular attention will take place where the membrane ends and the shingles begin. The cost of the project is \$175,000 and the budget is \$195,000 to cover engineering and any unforeseen repairs. Dan Arndt asked if there was any update on solar at the arena. Jeff Bardwell reported that staff had several meetings with Revision Energy over the winter and provided them with information requested on energy use and roof drawings. Revision Energy reported back the end of April that their solar engineering team indicated that the curved roof presents some challenges for the racking system and the curvature is too much of a hurdle to solve at this time. They did note that if there was future expansion with an addition to the facility it would be worth revisiting the project.

Jeff Bardwell updated the committee on the HWH replacement with condensing boilers in the 2001 addition. Northern Peabody will be performing the work, the project cost is \$95,000. Gerry Blanchette commented that NPI does very good work. The HWH's have already been replaced twice since 2001 with in kind replacements which have only lasted about seven years. Gail Matson asked what is the life expectancy of the condensing boilers, Jeff Bardwell responded 15 plus years. Dan Arndt asked what type of boilers were to be installed, Jeff Bardwell responded they are Lochinvar stainless steel boilers. Mike Gfroerer asked how many boilers were being installed, Jeff Bardwell responded there are two and the FHA furnace will also be replaced as part of this project. The arena should be receiving an energy incentive rebate from Liberty Utilities for approximately \$15,000 once the work is complete.

The third project from the FY2021 CIP is the replacement of the two compressors. American Refrigeration Company is performing the engineering this summer; the project will go out to bid in the fall with replacement in the spring of 2022. Mike Gfroerer asked how old the compressors are, Jeff Bardwell explained that they are 70 years old. The company that manufactured them is no longer in business and currently there is only one company in Massachusetts where refurbished parts can be found. Discussion took place as to the age of the compressors and that they were used when the arena was built in 1965. Gerry Blanchette asked if there would be any additional space gained in the compressor room, Jeff Bardwell responded that is being considered as part of the engineering.

Jay Burgess updated the committee on the arena addition status. HL Turner completed the conceptual plans and gave an estimated cost based on square footage of 8.2 million. Milestone has completed a detailed costing of the project with a cost of 7.9 million. In the current construction environment Milestone recommends a 15% escalator each year. The next step will be to develop a proforma for the project which includes an RFI for the restaurant and for a semipro team or junior team. Dan Arndt asked how an additional team would fit into the current arena schedule. Jeff Bardwell explained that the practice time would not be an issue as there is ice available weekdays before 3:00 pm. Game ice would be the challenge and we would need to work with the current arena customers with any impact on their schedules. Mike Gfroerer asked if the project was in the capital plan, Jeff Bardwell responded that the final engineering was in year 2025. Chris Brown asked where does the project stand with the City. Jay responded that we are currently waiting for Recreation to complete the master plan for the park.

Councilor Zandra Rice-Hawkins updated the group that the skate park will be discussed at the next RPAC meeting. She has met with the skate board group and they want to be involved in the master plan. Dan Arndt asked about the location of the skate park, was it still going to be in Riverfront Park. Discussion took place on various locations and Nick Wallner commented that the committee recommended it be located closer to Loudon Road in previous meetings. Councilor Zandra Rice-Hawkins suggested it would be good to have an arena advisory member on the Skate Board Park sub group if it is formed by RPAC. She will be attending the next meeting and report back to arena advisory. Gerry Blanchette commented that the master plan will be important to develop complimentary elements in the park not competing for the same space use.

CYHA Program director Wes Riley reported that CYHA has 433 kids in their program this season and only had 7 reported cases of COVID-19. Wes Riley appreciated Arena Manager Jeff Bardwell's help this season and all the arena staff for their efforts during the pandemic.

Mike Gfroerer made a motion to adjourn, Gerry Blanchette 2nd, motion passed unanimously.

Meeting adjourned 9:05 AM.

Respectfully Submitted

Jeffrey R. Bardwell, Arena & Properties Manager