



CITY OF WASILLA

290 E. HERNING AVE.

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INFORMATION MEMORANDUM NO. 96-14

From: Mayor Stein
Date: May 15, 1996
Subject: Meridian Ice Center

Howard Nugent of Howdie Construction met with architects Marv Ungerecht and Gary Wolf and me on Tuesday, May 14. This is Howard's plan for an ice center. This is a project we could come to love!

- Two Olympic-size arenas
- Team entrance - lower level
- Public entrance - upper level
- 20-Acre site
- High efficiency mechanical plant
- Fire sprinklers
- One rink with concrete floor for non-ice uses
- Core area location outside city
- Construction to meet all safety codes and ADA

Principal players behind this proposal are Curt Menard, Ethan Williams and Rory Burghart. Private construction is estimated by Howard at \$6 million. The project could be completed this calendar year if a financing package can be developed. I believe that there are ways for the public to participate to make it feasible.

The Meridian Ice Center proposal has some exciting and positive elements:

- Private construction to avoid costly public bidding procedures and Davis-Bacon wage increment (perhaps \$3 million savings?).
- Private (perhaps non-profit) operators with incentives for ice fee revenue and cost control.
- Huge efficiency of design with side-by-side arenas and Olympic size allowing split arenas for children's use.
- Demonstrated economic development elements.

I believe that the Mat-Su Borough is the preferred agency to provide public support. Even the most conservative analysis of this proposal will show that:

- Ice skating and ice hockey have wide appeal.
- There is a high demand for ice time.

- Large, active constituencies support ice.
- Private initiative, private construction and private operation offer efficiencies and cost savings.
- We as the Borough have the financial capacity to participate.
- There is borough-wide political will to do this.
- Gratification will be rapid.

I urge that the Council study this plan and review financial information as it becomes available. The Borough management and Assembly should then be encouraged to make a deal. Let's bring this facility to the Valley!



John C. Stein, Mayor

cc: Curt Menard
Howard Nugent
Mat-Su R C & D
City of Palmer
City of Houston
Mat-Su Borough
Frontiersman
KMBQ

MERIDIAN ICE CENTER

WASILLA, ALASKA

Architectural
THE DESIGN COMPANY

Structural
F.C. KENLEY ASSOCIATES

CODE ANALYSIS

CODE: 1991 UNIFORM BUILDING CODE

OCCUPANCY: A-2.1

CONSTRUCTION TYPE: II-ONE HOUR

SPRINKLERING: THE BUILDING WILL BE FULLY SPRINKLERED THROUGHOUT IN ACCORDANCE WITH UBC STANDARDS.

AREA: ALLOWABLE: 13,500 SF
 $\frac{x2}{27,000 \text{ SF}}$ SEPARATION ON FOUR SIDES
 $\frac{x3}{81,000 \text{ SF}}$ FIRE SPRINKLERED

PROPOSED: 61,180 SF FIRST FLOOR
 11,987 SF MEZZANINE
 73,167 SF TOTAL

HEIGHT: ALLOWABLE: 65' & TWO STORIES
 PROPOSED: 30' & ONE STORY

EXITING: MORE THAN 1,000 OCCUPANTS - FOUR EXITS REQUIRED.
 MEZZANINE LEVEL HAS MORE THAN 10 OCCUPANTS. TWO EXITS REQUIRED.

LOCATION ON PROPERTY: GREATER THAN FORTY FEET TO PROPERTY LINES.
 NO PROTECTION REQUIRED.

SPECIAL HAZARDS: MECHANICAL ROOM IS REQUIRED TO HAVE ONE HOUR FIRE-RESISTIVE OCCUPANCY SEPARATION FROM THE REST OF THE BUILDING.

VENTILATION: MECHANICALLY OPERATED VENTILATING SYSTEM CAPABLE OF PROVIDING 5 CFM OUTSIDE AIR PER OCCUPANT WITH A TOTAL CIRCULATED OF NOT LESS THAN 15 CFM PER OCCUPANT.

MINIMUM PLUMBING FACILITIES

CODE: 1991 UNIFORM PLUMBING CODE

LOUNGE/COMMUNITY ROOM : 136 OCCUPANTS

MALE - 1 TOILET, 1 URINAL, 1 SINK
 FEMALE - 2 TOILETS, 1 SINK

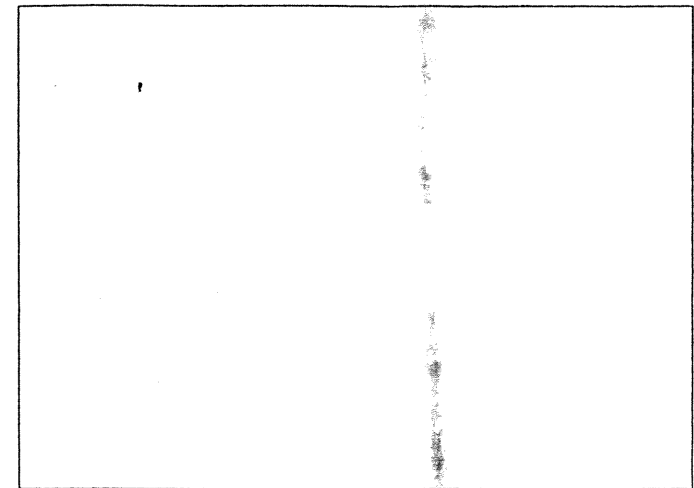
BLEACHERS : 968 OCCUPANTS

UPPER LEVEL
 MALE - 1 TOILET, 1 URINAL, 1 SINK
 FEMALE - 2 TOILETS, 1 SINK

LOWER LEVEL
 MALE - 3 TOILETS, 3 URINALS, 2 SINKS
 FEMALE - 10 TOILETS, 3 SINKS

LOCKERS: 1 TOILET, 1 URINAL, 1 SINK (EACH ROOM)

CHANGING: 1 TOILET, 1 SINK



 VICINITY MAP
1" = 2000'

INDEX OF DRAWINGS

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SHEET A-5	ELEVATIONS
SHEET A-6	BUILDING SECTIONS



PROJECT TITLE
MERIDIAN ICE CENTER
 WASILLA ALASKA

THE DESIGN COMPANY
 BOX 520189
 BIG LAKE, ALASKA 99652
 (907)892-9022 FAX 907-7977

PROJECT NO. _____

DATE JAN 27, 1996

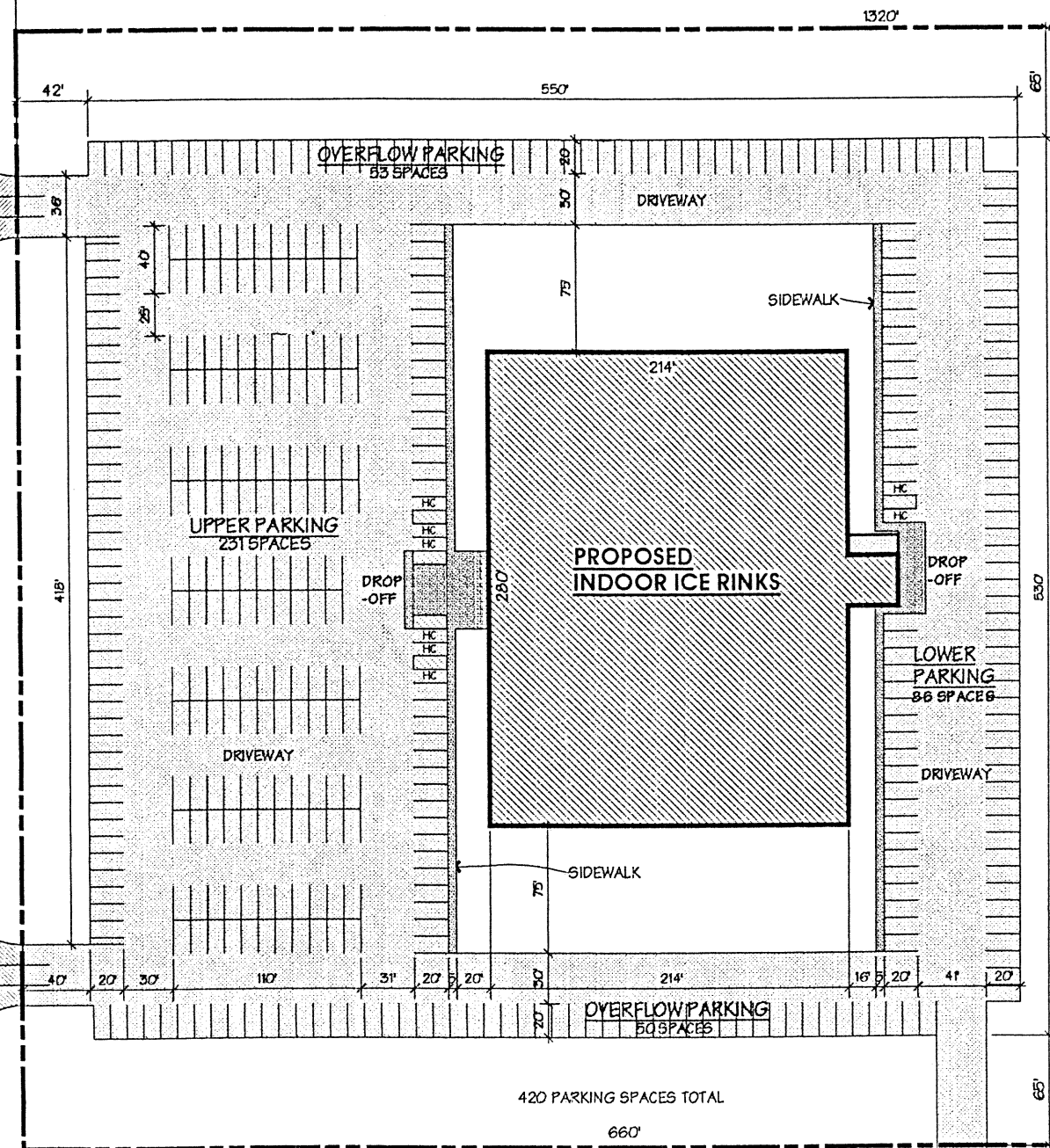
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SHEET TITLE
 TITLE SHEET

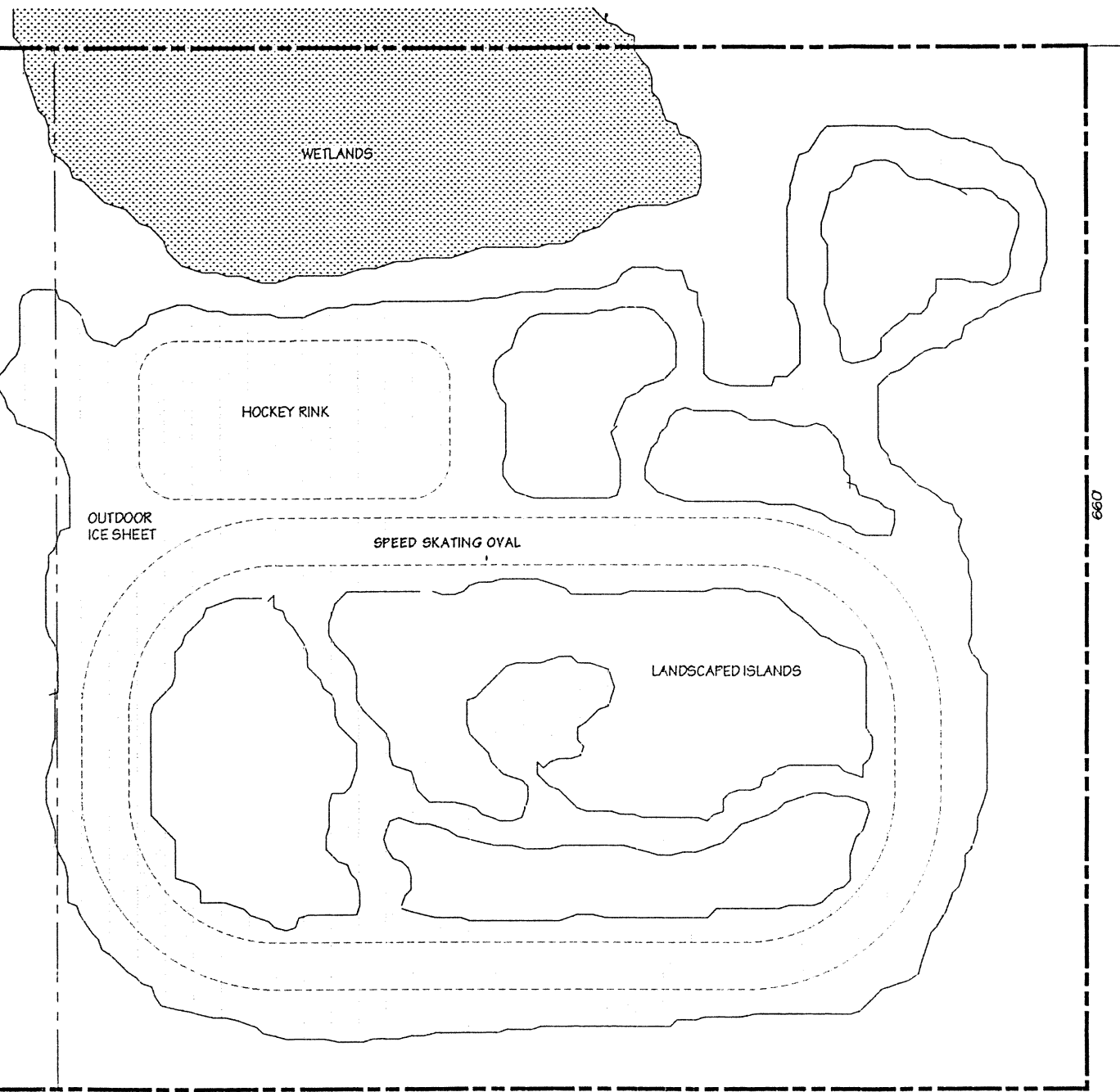
SHEET
A-1
 OF _____

SEWARD-MERIDIAN PARKWAY



420 PARKING SPACES TOTAL

PROPOSED PROPERTY LINES



SITE PLAN

1" = 100'

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MERIDIAN ICE CENTER

ALASKA

WASILLA

THE DESIGN COMPANY

807 520189
BIG LAKE, ALASKA 99652
(907)892-9022 FAX 892-7977

PROJECT NO. _____

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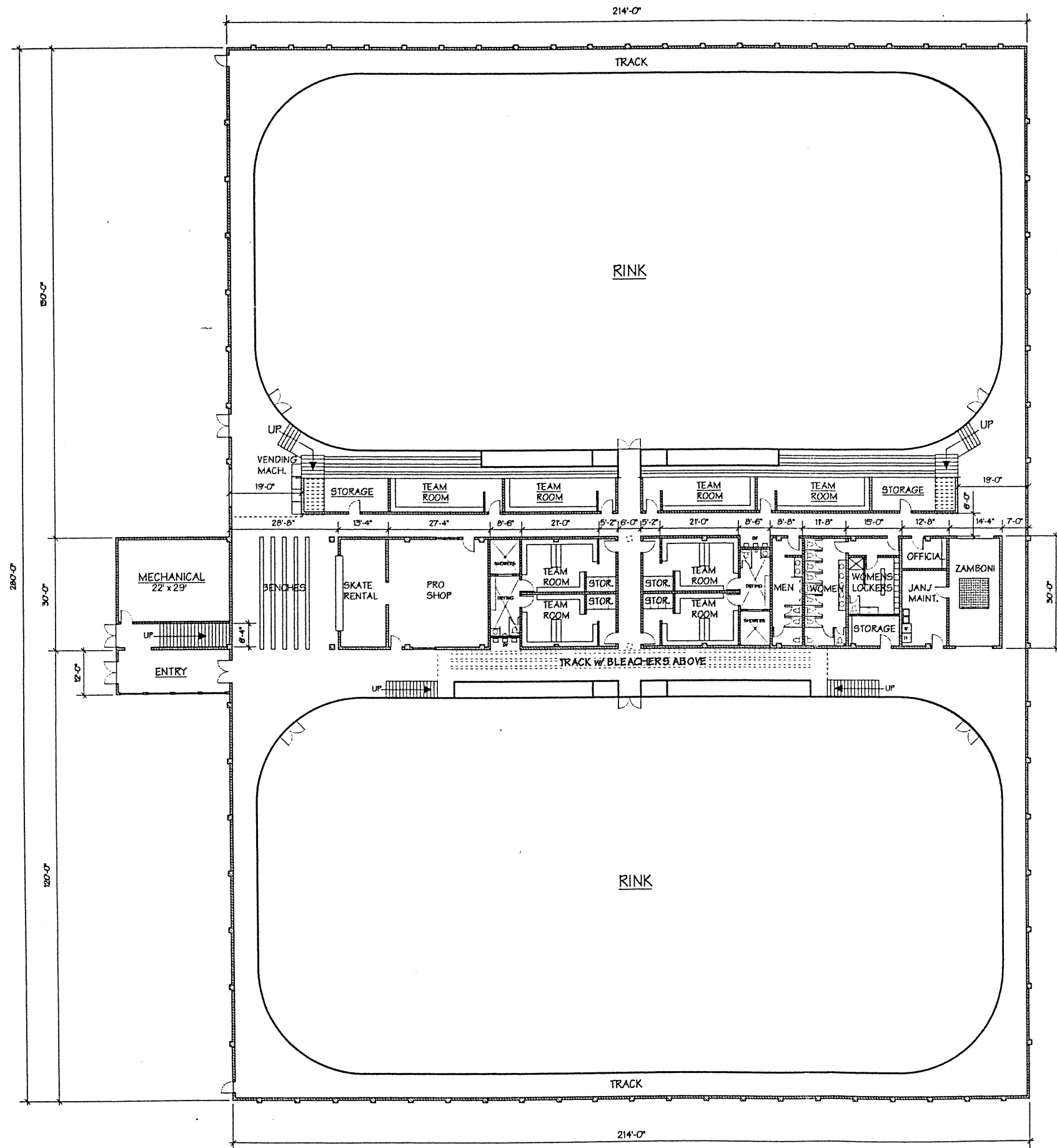
SHEET TITLE

SITE PLAN

SHEET

A-2

OF _____



OVERALL LOWER LEVEL PLAN

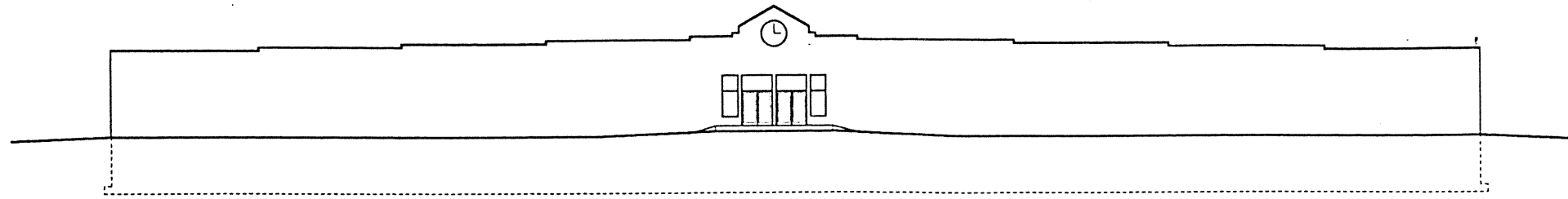
61,037 S.F.

1/32" = 1'-0"

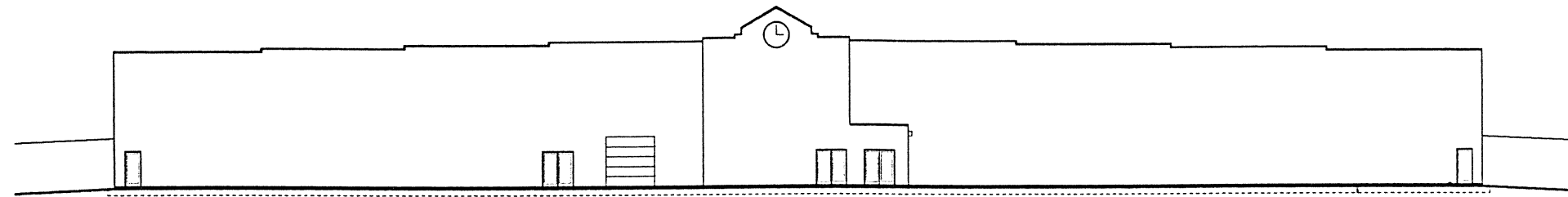
PROJECT TITLE
MERIDIAN ICE CENTER
 WASILLA
 ALASKA

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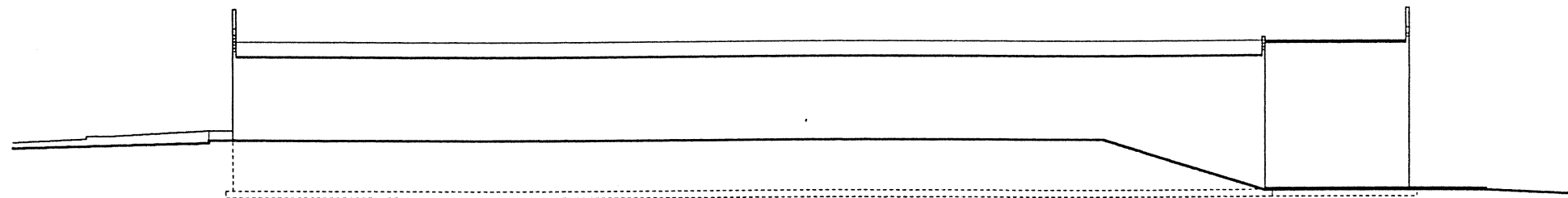
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 SHEET TITLE
 OVERALL LOWER LEVEL PLAN
 SHEET
A-3
 OF _____



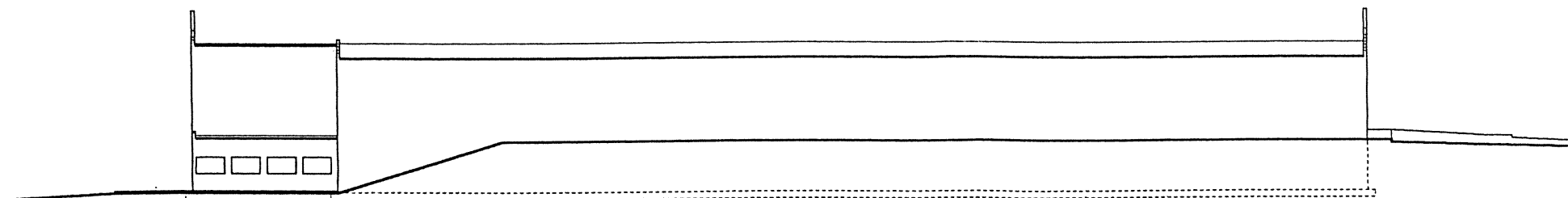
1 WEST ELEVATION
1/32" = 1'-0"



2 EAST ELEVATION
1/32" = 1'-0"



3 SOUTH ELEVATION
1/32" = 1'-0"



4 NORTH ELEVATION
1/32" = 1'-0"

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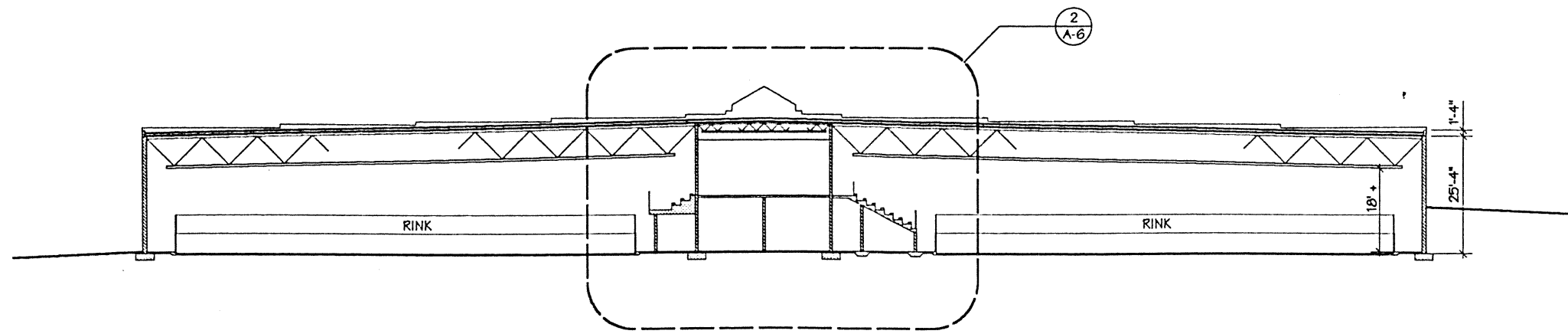
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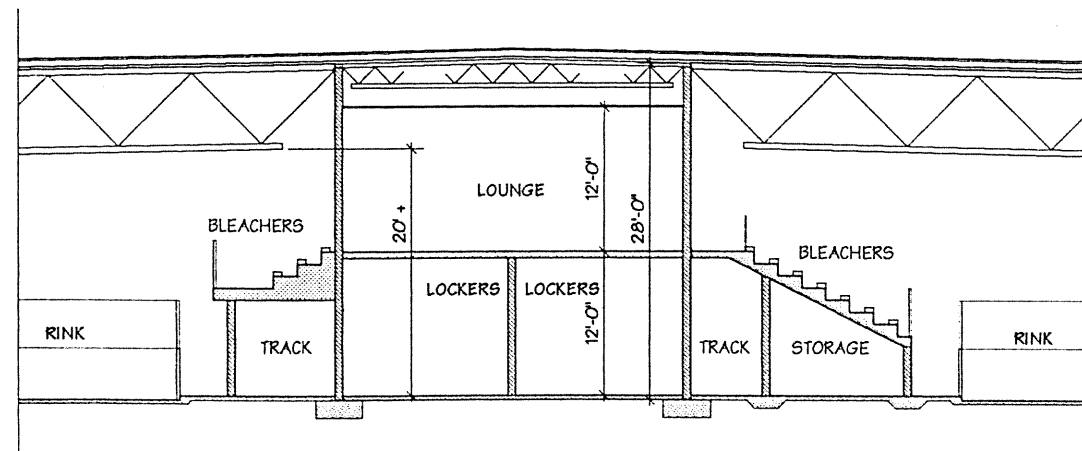
SHEET TITLE
ELEVATIONS

SHEET

OF **A-5**



1 BUILDING SECTION
 1/32" = 1'-0"



2 PARTIAL BUILDING SECTION
 1/16" = 1'-0"

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MERIDIAN ICE CENTER

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WASILLA

THE DESIGN COMPANY

BOX 520199
 BIG LAKE, ALASKA 99652
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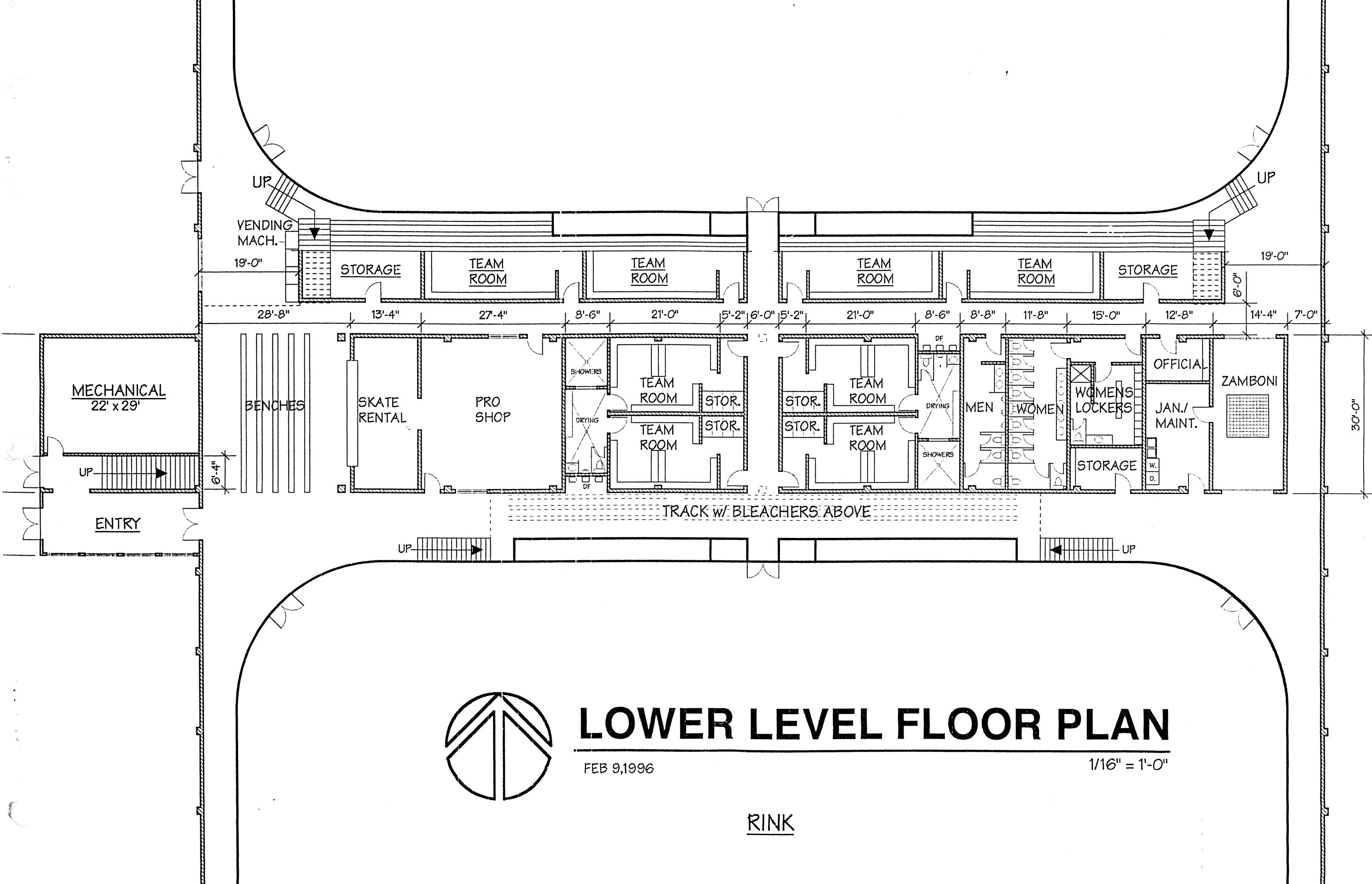
REVISED _____

SHEET TITLE
 BUILDING SECTIONS

SHEET

A-6

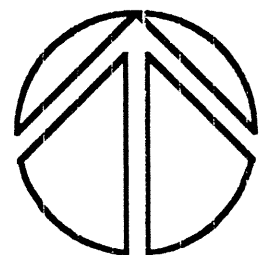
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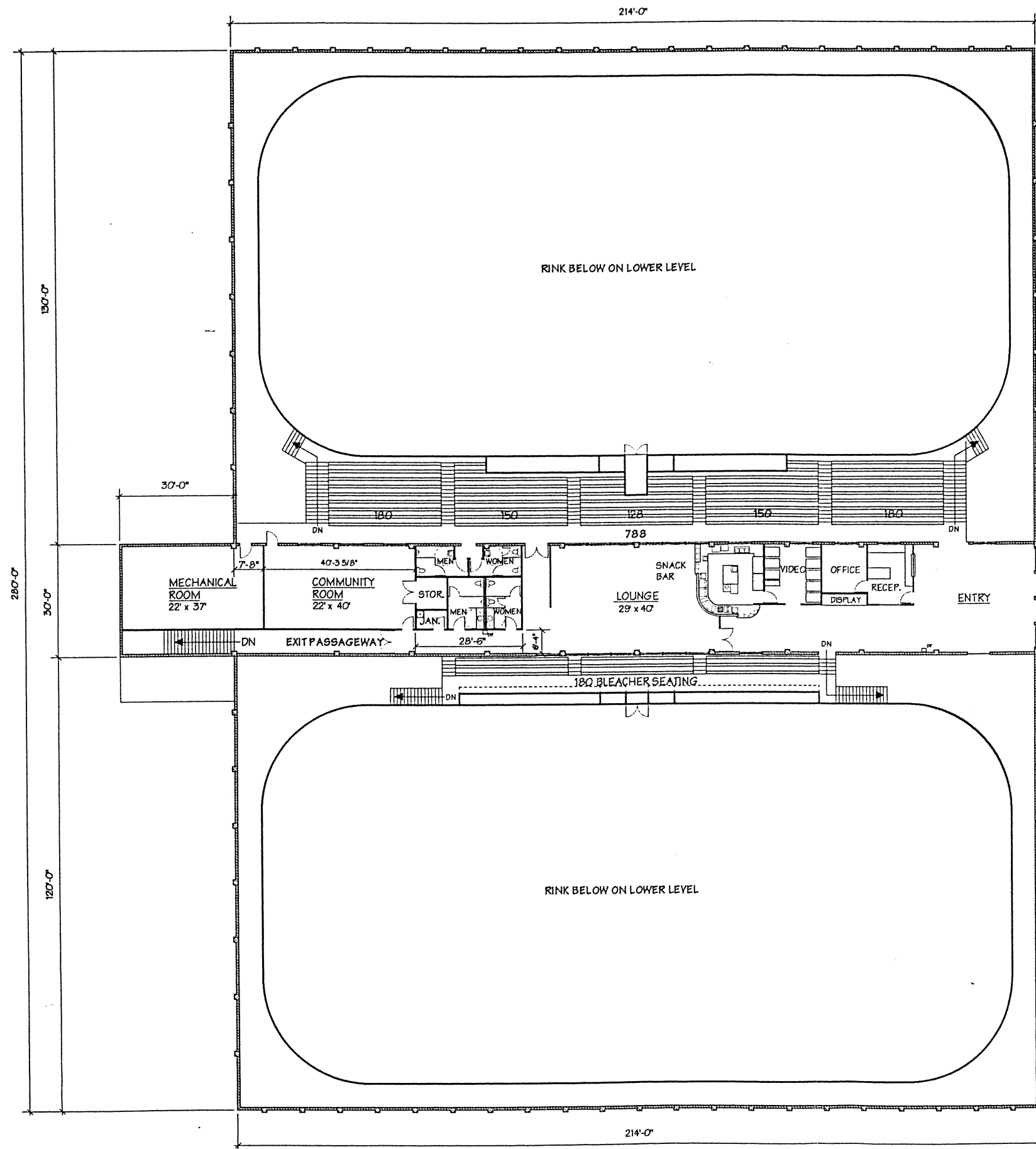
LOWER LEVEL FLOOR PLAN

FEB 9, 1996

1/16" = 1'-0"



RINK



OVERALL UPPER LEVEL PLAN

7,320 S.F.

1/32" = 1'-0"

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 SHEET TITLE
 OVERALL UPPER LEVEL PLAN
 SHEET
A-4
 OF _____