Lakeville
ARENAS

LAKEVILLE ARENAS BOARD MEETING

September 20, 2023

HASSE PAVILION RINK CONSTRUCTION

6/20/23

9/18/23

Lakeville Arenas Board Meeting Agenda

Wednesday September 20, 2023

3:30 p.m. Hasse Arena Lobby Conference Room

1) Meeting Call to Order

2) Consent Agenda

1. Approval of Lakeville Arenas Board Minutes for June 21, 2023.
2. Receipt of Lakeville Arenas Financial Report for June 2023.
3. Receipt of Lakeville Arenas Budget Report for June 2023.
4. Receipt of Lakeville Arenas Check Register for June 2023.
5. Receipt of Lakeville Arenas Portfolio Holdings for June 2023.
6. Receipt of Lakeville Arenas Financial Report for July 2023.
7. Receipt of Lakeville Arenas Budget Report for July 2023.
8. Receipt of Lakeville Arenas Check Register for July 2023.
9. Receipt of Lakeville Arenas Portfolio Holdings for July 2023.
10. Receipt of Lakeville Arenas Financial Report for August 2023.
11. Receipt of Lakeville Arenas Budget Report for August 2023.
12. Receipt of Lakeville Arenas Check Register for August 2023.
13. Receipt of Lakeville Arenas Portfolio Holdings for August 2023.
14. Receipt of Lakeville Arenas Current Aging Summary

Action(s) Needed: Motion to approve the consent agenda for the June 2023, Board Meeting.

3) Arenas Manager's Report

a) **Arenas Manager Report Review/Discussion.**

b) **Acknowledgements/Approvals detailed in Managers Report.**

i) Receipt of original notice of non-conforming work from JLG Architects.
ii) Receipt of follow up letter of non-conforming work recommending removal and replacement of the perimeter slab.
iii) Receipt of Braun's original letter of inspection and patching recommendation.
iv) Receipt of Letter from Sheehy Construction regarding patch recommendation.
v) Receipt of letter from Rink Tec regarding the importance of the perimeter slabs construction to the rink slabs construction and longevity.
vi) Acknowledgment of the purchase of a 2007 pickup truck from the city.
vii) Acknowledgment of the hiring 2 Full-time Facility Supervisors as budgeted.
viii) Acknowledgment of the promotion of Nick Ames to Operations Manager in October 2023 as budgeted.

Action(s) Needed: Motion to reject the proposed patch repair to the perimeter slab and instruct Sheehy Construction to remove it and replace it with a new slab that conforms to specifications at no additional cost to the city.

Action(s) Needed: Motion to accept the Arena Managers Reports, Acknowledgements and Approvals as submitted.

4) Other Business

a) **Arena Managers Annual Review** – Justin Miller

5) Signatures Required

a) Lakeville Arenas Board Meeting Minutes for June 21, 2023.

6) Adjourn

Lakeville Arenas Board of Directors Meetings

Every 3rd Wednesday of the month at 3:30pm, Hasse Arena Lobby Conference Room, 8525 215th Street. Lakeville MN 55044

LAKEVILLE ARENAS

SEPTEMBER 2023 MANAGER'S REPORT

Date: **September 18, 2023**

To: **Lakeville Arenas Board of Directors**

Fr: **Joe Bergquist – Lakeville Arenas Manager**

Re: **Lakeville Arenas Managers Report - September 2023**

I. OPERATIONS

A. Customer News & Updates

1. **LHA –** We are partnering with LHA to replace the sound systems on the main rinks at Ames and Hasse. LHA has agreed to purchase the equipment and pay for the final installation and setup while the Arenas will be providing the labor and equipment to pull all the wire. The old systems will be repurposed and used in Rink 2 and the new pavilion rink.
2. **High Schools –** We are also partnering with the North Boys Booster Club for a new light show for the Lakeview Bank Rink at Ames. The Booster club is purchasing the equipment and the Arenas will be providing the labor and equipment to pull the wire and install all the equipment.
3. **Heritage Figure Skating Club –** We will once again be working with Heritage Figure Skating Club to help staff our concessions stands during varsity games and tournaments.
4. **Events**
   a. Hockey Day Lakeville has been scheduled for Saturday January 13th.
   b. The Girls North High School Team has been selected to participate in Hockey Day Minnesota in Warroad on January 24th where they will play in a televised game against the Class A defending champion Warroad.

B. Arena Programs

1. **Learn To Skate –** Fall LTS classes are currently ay 191 registered and three weeks to still go. Last fall we had 191 and are expecting more.
2. **Aspire Program –** Our Learn to skate program is starting a new program this fall. The U.S. Figure Skating Aspire program is the bridge between Learn to Skate USA® group classes and U.S. Figure Skating membership. Aspire offers skaters an affordable, comprehensive package program in a safe and supportive group training environment. Skaters will learn proper skill development and training techniques while sampling different skating opportunities and fine-tuning their fundamental skating skills. Sessions are $200 per skater, and we currently have 7 skaters registered.
3. **Mite Power Skating Clinics –** Lakeville Arenas is hosting fall pre-season Mite & Girls 8U skating clinics which we started last year. The clinics are operated by our Learn to Skate Directors and Instructors. We are currently at 70 skaters with only 6 spots remaining.
4. **Tournaments –** Lakeville Arenas will be hosting an Adult Coed Tournament over New Years.

C. Ice Usage

ICE HOURS	Aug-23	AUG-23 YTD	AUG-22	AUG-22 YTD
Public Activities	216	1270	314	1143
LHA	0	993	0	944
Summer Camps	142	572	141	574
Other Ice	109	461	145	569
ISD 194	0	432	0	434
HFSC	28	242	21	252
Adult Hockey	36	201	26	124
Misc Pickup Ice	1	56	10	36
Total Hours	**532**	**4227**	**657**	**4076**

D. Welcome Centers

1. **Concessions –** Both concessions are being upgraded with all stainless-steel counters and work surfaces, various new equipment, new digital menu screens, improved workflow layouts and storage areas. The Hasse concession renovation is completed. Ames will be completed over the next three weeks.
2. **Pro Shop –** Both pro-shop areas of the welcome centers have also been renovated by building partitions between the concession's equipment and pro shop areas. Our new skate sharpeners have been moved from the back rooms to the customer facing counters next to the pro-shop products.
3. **Public Activities –** Public Open Skating will be moving back to Hasse and will remain their year-round now that Hasse will be open year-round.

E. Staffing

1. **Full Time Staffing**
   - **a.** Kaitlyn Sorvari has been promoted from a seasonal temporary Driver Lead Worker to a Full Time Facility Supervisor. Kaitlyn will be stationed at Hasse for the winter.
   - **b.** We have also filled the second Facility Supervisor position. James Hauger has accepted the position and is starting this week.
   - **c.** Nick Ames will be promoted to the Arenas Operations Manager on October 2nd as previously planned and budgeted.
   - **d.** We did not have any applicants for the full-time driver position. It has been reposted through the end of the month.
2. **Part Time Staff**

   We have multiple people returning from last season and are actively recruiting to fill the positions of those will not be returning. We are still very short on operations workers for the upcoming season and are advertising and marketing regularly.

   - **a. Returning Operations Staff**

     Anthony Peterson, Bennett Walczak, Catriona Patterson, Charles DeGenaro, Elliot Jensen, Laelyn Sather, Jenna Lambert, Josh Sarych, Rachel Todorovich, Taylor Zukaitis.
   - **b. Returning Drivers**

     Jeff Carlson, Neil Hardie, Patrick Gast, Cory Mogen, Ryan Larkin.

F. Other Operations News

1. The city finally had a used pickup truck become available which we purchased for $7,000. The truck will be used for Hasse Operations.
2. We are starting spring and summer scheduling and will also be starting marketing for our new tournaments and camps.

II. REPAIR & MAINTENANCE

6/6/2023	60.00	R & R SPECIALTIES INC	ZAM BLADE SHARPENING
6/6/2023	4,950.26	R & R SPECIALTIES INC	2023 HASSE ZAM MAINT PROGRAM
6/6/2023	10,954.60	R & R SPECIALTIES INC	HASSE ZAM BATTERY REPL
6/20/2023	785.20	RINK TEC INTERNATIONAL INC	BATTERY BACKUP PUMP REP5/24/23
6/20/2023	206.53	MEI TOTAL ELEVATOR SOLUTIONS	JUNE 2023 SERVICE
7/5/2023	941.22	SCHADEGG MECHANICAL	2023 RPZ TESTING AMES
7/5/2023	941.22	SCHADEGG MECHANICAL	2023 RPZ TESTING HASSE
7/5/2023	40.00	R & R SPECIALTIES INC	ZAM BLADE SHARPENING
7/18/2023	1,781.96	SCR INC	BLDG R&M FREEZER REPR 6/20/23
7/18/2023	400.00	AZ SECURITIES LLC	FRONT DOOR REPAIR 6/26/23
7/18/2023	206.53	MEI TOTAL ELEVATOR SOLUTIONS	JULY 2023 SERVICE
7/18/2023	203.00	NARDINI FIRE EQUIPMENT CO INC	FIRE EXTINGUISHER INSP 6/26/23
8/1/2023	90.00	R & R SPECIALTIES INC	ZAM BLADE SHARPENING
8/15/2023	1,281.04	RINK TEC INTERNATIONAL INC	ICE PLANT PUMP SEAL KIT REPR
8/15/2023	2,381.00	RINK TEC INTERNATIONAL INC	REBUILT COMP3 MOTOR INSTALL
8/15/2023	115.00	R & R SPECIALTIES INC	BLADE SHARPENING 7/27/23

III. CONSTRUCTION & STAFF PROJECTS

A. Pavilion Rink

1. **Roof & Sitework**
   a. **Perimeter Slab** - We hit a major roadblock last week in construction of the Pavilion Rink. We received a non-conforming work notice from our architects, and they are recommending removal and replacement of the slab.

   The perimeter slab is crucial to the construction, integrity, and overall protection of the rink slab that gets put in after the perimeter slab. There is significant honeycombing (air pockets) throughout the lower portion of the slab, which will be a problem when the rink floor is built as they need to connect fasteners to it for the expansion joint that will protect the rink slab. In addition, and a much more serious concern the risk of water migrating and filling these voids in the future and freezing and thawing causing damage to the perimeter slab which would continue to worsen with each passing year. Eventually this could cause a substantial pathway for water to eventually build large enough volumes that could freeze and heave during thawing and potentially damage both slabs. Damage to the rink slab which costs approximately a million dollars to construct would be catastrophic.

   The honeycombing was most likely a result of Sheehy's subcontractor not vibrating the concrete to consolidate it and prevent voids and honeycombing. In addition, the perimeter slab

is much thicker where it meets the rink floor slab and therefore needed reinforced forms to support and hold the concrete in place during pouring and curing. After this was realized by the contractor, they made the decision to change the slump of the concrete to a stiffer consistency on the lower two thirds of the slab to help keep the concrete holds it form on its own and not put as much pressure on the forms. They then poured the top part of the slab with the standard looser consistency slump. There is a visible difference between the two slump pours where the top portion shows nearly no honeycombing, and the lower portion has substantial honeycombing.

Also, while the two different slumps were poured in the same pour period, there is concern that because of the extreme heat on the day of the pour the stiffer lower portions poured were setting up too fast before the top portion was poured. In addition to the hot conditions the trucks were backed up on site, which was also increasing the setup time of the stiffer slumps before the looser mix was poured. We believe this also created a cold joint condition, which started to form before the two slump mixes could be consolidated properly.

The architects also noted unusual early cracking around the piers away from the stress cuts that would normally absorb the cracking. These cracks continue to increase and grow and is consider strange for this soon after a pour. In addition, they have noted multiple elevation differences of up to one inch within 10' intervals that exceed the ¼ "specs of the slab.

Sheehy is recommending patching the face of the slab as a correction for the nonconforming slab and are referencing a recommendation by Braun who is the city's engineer who first inspected the slab and recommended the patching as a solution. Braun's original first report references the perimeter slab as a sidewalk and walkway and that the slab was poured without vibrating, like other standard slab on grade pours that which is common in the industry. Unfortunately, this slab is not a standard slab on grade like a sidewalk. This slab is thicker reinforced element and is essential to the long-term integrity, protection, and stability of the interior rink slab and need to outlast the interior slab to protect it. Also, the patching only solves the issue of the need to drive fasteners into it for constructing the rink slab and expansion joint between the slabs. It does nothing to address the honeycombing and cold joint conditions that can cause the collection of water resulting in freezing and thawing each winter season and the eventual failure of the slab and damage to the rink slab.

Arena management agrees with the architects and would like Sheehy to remove and replace the slab. We are expecting a fight but believe removal and replacement is the correct decision to ensure the longevity and integrity of both slabs. Management is asking for a motion by the board to reject the proposed patch repairs to the perimeter slab and instruct Sheehy Construction to remove it and replace it with a new slab that conforms to the intended specifications, at no additional cost to the city.

Unfortunately, we are now at a point in construction that the rink floor slab will not be able to

be poured this year. The interior slab takes approximately 5-6 weeks to construct before the concrete can be poured. Then the concrete must go through a 30-day wet cure where it must be kept wet and covered with plastic during the cure. Therefore, the outdoor rink will not be ready for ice sales in December as originally planned.

2. **Refrigeration & Rink Construction**
   a. **Ice Plant –** The ice plant is moving ahead as planned. All the equipment with exception of the motor control center is in place and welding of the vast piping system is underway.
   b. **Rink Floor –** As mentioned above the rink floor construction is being postponed until next spring and summer.
   c. **Dasher Boards –** The dasher boards have been built and completed. We will be asking Becker to store them until next spring or summer when the rink is completed.

3. **Pavilion Rink Other Items for Completion–** The project is on trending to come in below budget so we will be getting quotes and estimates this winter for the finishing item that were originally cut form the project. We are receiving a credit for the sprinkler system that should be approximately $155,000. We are also receiving a credit from Rink Tec for moving the trash enclosure out back as it is no longer needs to be moved. We only used $113,000 of the contingency on Sheehy's portion of the project for the Soil corrections that we were expecting but were unknown at the time of bidding. We plan to use the credits to complete the items that were removed from the original budget to include the following.
   a. Warming House Locker Rooms.
   b. Covered walkway between the buildings.
   c. Radiant Heaters above the player benches, official's boxes, and bleachers.
   d. Wind Screens along the north and northwest walls.
   e. Perimeter fencing to control access and prevent vandalism.
   f. Bleachers, Scoreboard, & Sound System (repurposing old speakers from inside)
   g. Storage shed and covered Zamboni Area.
   h. Landscaping for public gathering area with possible fire pits with radiant type heat.
   i. Shooting and warmup area or a studio rink.

B. Hasse Staff Renovations

1. **Indoor Boards** – Staff removed the old board and Becker installed the new dasher boards on schedule in time for flooding and ice installation.
2. **Painting & Branding** – Staff completed the painting and branding Hasse by painting all the brown walls South's cardinal red. A red stripe was also added around the inside of the rink and down the hallway.
3. **Vestibule** – Staff installed new Waterhog carpet squares in the entrance vestibule.
4. **Concessions** – The concessions renovations were competed and are ready for the season.
5. **Sound System** – Staff will be pulling the wire for the new sound system this week or next.

C. Ames Projects

1. **LHA Rink 2 –** Staff removed the ice in rink 2 and performed bi-annual maintenance, which included painting locker room doors, steam cleaning the bleachers, painting the exit doors, adding some red stripes around the rink and lobby with LHA's updated red accent they added to their logos and brand color. The ice when then reinstalled with a fresh paint job.
2. **Lakeview Bank Rink –** Staff also removed and reinstalled the ice in the Lakeview Bank Rink over the 4th of July week and repainted it as the previous paint job was getting bad.
3. **Concessions –** New passage doors were cut between the concessions storage rooms so staff no longer needs to go through the meeting room for supplies. Renovations will continue starting this week or next with the stainless-steel trim for the new doorways getting installed. The old laminate counters will be getting removed and replaces with stainless steel and a new dishwasher will be installed.
4. **Sound & Light Show –** Staff will begin pulling wires and installing the new sound and light system at Ames soon so that it is ready before the season.

IV. FINANCIALS

Total summer revenue increased 35,473 over 2022. Overall YTD total revenue is exceeding 2022 by 139,512 and budget by 51,003. Total salaries & benefits YTD are on track and just slightly over budget by 3k. Our percent of revenue target measure is at 38% which is 2% better than 2022 and the budget target of 40%. Overall commodities are below budget by approximately 50k due to staff renovation expenses that are currently behind the budgeted timeline. Electric is up 30k YTD and we are expecting electric to be up this fall due to the temp chiller in place at Hasse that is being used to make ice while the ice plant is under construction. We will be monitoring it closely and cutting in other areas if needed. The Rink 1 Zamboni batteries failed so we will have an additional 12k in capital outlay for replacing them and 7k from the purchase of the pickup truck from the city. The budget will need to be amended at the end of the year as we have done in the past to account for the additional capital outlay, electric, and any other line items that may go budget. We also plan to add contract janitorial cleaning back in the budget to ensure restrooms are cleaned regularly during the busy season, and to help ensure our high school staff are off at a reasonable hour each evening.

Forecasting has been added to the P&L report so help keep us on track for the remainder of the year. Monthly budget numbers are used to forecast the remaining months and will be updated with expected forecast changes as they are known.

A. **Managers P&L-Forecasting Report Attached with more comments and explanations.**

Manager's Report Respectfully Submitted by

Joe Bergquist 9/18/23
Lakeville Arenas Manager

Lakeville ARENAS

Managers P&L Statement
(Preliminary and Unaudited)
- Operations Use Only

	August 2022 Actual	August 2023 Actual	August 2023 Budget-2	August 2022 YTD Actual	August 2023 YTD Actual	August 2023 YTD Budget-2	COMMENTS	September Budget - 2 Forecast Change	October Budget - 2 Forecast Change	November Budget - 2 Forecast Change	December Budget - 2 Forecast Change	PE 2023 Forecast	PE 2023 Budget
OPERATING REVENUE													
Ice & Facility Rentals													
5211 Ice Rental - LHA	-	-	-	225,044	244,260	244,260		3,780	61,100	102,635	99,775	**511,550**	**511,550**
5212 Ice Rental - ISD 194	-	-	-	105,431	109,288	109,287		-	1,300	42,640	56,551	**209,779**	**209,778**
5213 Ice Rental Other	54,827	60,053	58,320	271,227	275,076	266,077	Summer ice revenues were up 12,637 over 2022 and 15628 over budget, which made up for a weaker spring season. YTD is up 15,904 over 2022 and 9,838 over budget.	43,020	69,875	25,038	25,285	**438,294**	**429,295**
5216 ISD 194 HS Game Gate Share	-	-	-	31,444	26,268	26,604		-	-	-	12,506	**38,774**	**39,110**
5223 Dry floor Rentals	(197)	3,856	-	15,522	9,680	8,506		600	-	-	643	**10,923**	**9,749**
Total Ice & Facility Rentals	**54,630**	**63,909**	**58,320**	**648,668**	**664,572**	**654,734**		**47,400**	**132,275**	**170,313**	**194,760**	**1,209,320**	**1,199,482**
Programing & Public Events Revenue													
5214 Learn to Skate	(78)	17,624	-	38,157	61,727	43,864	The LTS spike in Aug & YTD is due to registration opening earlier for fall and revenue being booked in Aug rather than Sep. Our Mite fall power skating program that we started last year is sold out with 10k compared to 3k in 2022. YTD programming & public activities revenue is up	2,536	-	-	22,520	**86,783**	**86,544**
5215 Admissions-Public Skating	3,352	3,772	5,028	20,593	27,087	38,121		3,838	3,539	4,435	4,317	**43,216**	**54,250**
5221 Arena Programming	2,016	9,496	4,032	14,106	24,180	24,063		3,078	500	1,500	500	**29,758**	**29,641**
Total Programing & Events Revenue	**5,290**	**30,892**	**9,060**	**72,856**	**112,994**	**106,048**		**9,452**	**4,039**	**5,935**	**27,337**	**159,757**	**170,435**
Concessions Sales													
5218 Net Food & Beverage Sales	4,068	(659)	1,500	40,810	81,875	75,469	Aug concessions has an inventory correction due to expired product and lagging July invoices paid in Aug. The summer season overall is comparable to 2023 and up slightly by 2k. Total YTD revenue however has doubled and is up 41 k over 2022, and exceeding the 2023 budget by 6k.	900	9,000	12,000	14,400	**118,175**	**111,769**
Concessions Net Revenue	**4,068**	**(659)**	**1,500**	**40,810**	**81,875**	**75,469**		**900**	**9,000**	**12,000**	**14,400**	**118,175**	**111,769**
Pro Shop Products & Services													
5219 Net Pro Shop Product Sales	332	145	250	858	1,069	1,859	Our new Point of Sale software needs to be corrected, skate sharpening and skate rental were set up with the wrong GL code and are in product sales. YTD is slightly above 2022 by 2k, but under budget by 8k.	150	350	1,000	1,373	**3,942**	**4,732**
5220 Skate Sharpening	376		432	2,477	4,363	4,688		616	764	846	1,001	**7,590**	**7,915**
5222 Skate Rental	238	-	274	3,275	3,117	3,791		32	508	796	899	**5,352**	**6,026**
Total Pro Shop Products & Services	**946**	**145**	**956**	**6,610**	**8,549**	**10,338**		**648**	**1,272**	**1,642**	**1,900**	**12,942**	**13,941**

Lakeville ARENAS

Managers P&L Statement (Preliminary and Unaudited) - Operations Use Only	August 2022 Actual	August 2023 Actual	August 2023 Budget-2	August 2022 YTD Actual	August 2023 YTD Actual	August 2023 YTD Budget-2	COMMENTS	September Budget - 2 Forecast Change	October Budget - 2 Forecast Change	November Budget - 2 Forecast Change	December Budget - 2 Forecast Change	PE 2023 Forecast	PE 2023 Budget
Other Misc. Arena Revenues													
5022 Games-Vending Machines	-		250	939	2,266	2,577	Other revenue continue to have a strong year lead by advertising revenue. Investments are again positive after a couple years of negative returns primarily in future values.	250	250	442	333	**3,541**	**3,852**
5217 Advertising Sales / Other	2,645	3,855	2,645	19,744	33,588	22,961		2,646	2,645	2,645	11,467	**52,991**	**42,364**
4390 Rebates & Dividends			-	-	-	-		-	-	-	-	**-**	**0**
5026 Donations/Other Misc.	-	761	-	1,599	1,242	1,154		337	-	-	4,266	**5,845**	**5,757**
4910 Interest on Investments	472	1,723	472	2,045	13,167	4,106		474	468	557	773	**15,439**	**6,378**
4912 Net Change in FV of Investments	759	552	721	(12,399)	2,131	(8,006)		(4,306)	(1,203)	(86)	2,361	**(1,103)**	**-11,240**
5024 Cash Over/(Short)	-	-	-	-	-	-	Total summer revenue increased 35,473 over 2022. Overall YTD total revenue is exceeding 2022 by 139,512 and budget by 51,003.	-	-	-	-	**-**	**0**
Total Other Arena Revenues	**3,876**	**6,891**	**4,088**	**11,928**	**52,394**	**22,792**		**(599)**	**2,160**	**3,558**	**19,200**	**76,713**	**47,111**
TOTAL OPERATING REVENUE	**68,810**	**101,178**	**73,924**	**780,872**	**920,384**	**869,381**		**57,801**	**148,746**	**193,448**	**257,597**	**1,576,907**	**1,542,738**
OPERATING EXPENDITURES													
PERSONNEL SERVICES													
Employee Salary Expenses													
6012 Salaries - Full Time	20,633	13,713	15,838	147,607	128,991	129,097	2023 marks the first year over the past three years that we have been fully staffed overall. However FT vacancies most of the year have been covered by PT staff and overtime. YTD we are currently over budget by 20k due to overtime and an extra labor expense from staff performing renovations & projects at Hasse that are coinciding with the other construction.	22,477	30,614	29,706	29,923	**241,711**	**241,817**
6015 Salaries - Full Time - Overtime	715	2,132	-	7,370	18,050	11,022		324	972	979	1,640	**21,965**	**14,937**
6030 Salaries - Part Time/Temporary	8,020	17,550	13,514	86,871	146,409	134,758		8,099	7,459	15,216	19,748	**196,931**	**185,280**
Total Employee Salaries	**29,368**	**33,395**	**29,352**	**241,848**	**293,450**	**274,877**		**30,900**	**39,045**	**45,901**	**51,311**	**460,607**	**442,034**
Employee Benefit Expenses													
6041 Pera (State Retirement Pension)	1,830	1,836	1,188	14,453	15,611	12,009		1,710	2,369	2,301	2,367	**24,358**	**20,756**
6051 Hospitalization Insurance	518	-	984	16,244	4,580	10,793		3,935	3,935	3,935	3,933	**20,318**	**26,531**
6052 Life and Disability	(58)	144	11	194	73	91		44	44	44	44	**249**	**267**
6053 Long Term Disability	39	26	38	300	240	302		152	152	152	154	**850**	**912**
5057 FSA Plan	7	-	10	55	30	68		40	40	40	40	**190**	**228**
6054 Dental Insurance	53	-	107	1,024	161	803		428	428	428	428	**1,873**	**2,515**
Total Employee Benefits	**2,389**	**2,006**	**2,338**	**32,270**	**20,695**	**24,066**	Benefits are down due FT staff vacancies.	**6,309**	**6,968**	**6,900**	**6,966**	**47,838**	**51,209**
Employee Withholdings-Other Expenses													
6044 FICA	2,244	2,557	2,245	18,475	22,455	21,928		2,364	2,987	3,511	3,918	**35,235**	**34,708**
6056 Unemployment Compensation		678	-	10,034	678	10,034		-	434	-	-	**1,112**	**10,468**

Lakeville ARENAS

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6055 Workers Compensation Insurance	1,355	1,331	936	8,031	10,646	8,582	Total salaries & benefits YTD are on track and just slightly over budget by 3k. Our percent of revenue target measure is at 38% which is 2% better than 2022 and the budget target of 40%.	985	1,244	1,463	1,631	**15,969**	**13,905**
6058 Salary Contingency	-	-	881	-	-	5,571		927	1,171	1,377	1,536	**5,011**	**10,582**
Employee Withholdings/Other	**3,599**	**4,566**	**4,062**	**36,540**	**33,779**	**46,115**		**4,276**	**5,836**	**6,351**	**7,085**	**57,327**	**69,663**
Total Salary & Benefit Expenses	**35,356**	**39,967**	**35,752**	**310,658**	**347,924**	**345,058**		**41,485**	**51,849**	**59,152**	**65,362**	**565,772**	**562,906**
Percent of Revenue	**51%**	**40%**	***48%***	**40%**	**38%**	**40%**							
COMMODITIES													
6110 Office Supplies / Equipment	278	5	281	2,440	2,400	2,536	Operating supplies are down YTD from budget as not all of the equipment for the concession renovations at Hasse and Ames are orders or accounted for yet.	279	297	430	297	**3,703**	**3,839**
6120 Operating Supplies & Equipment	1,164	3,199	10,950	8,049	18,217	31,799		10,000	950	650	950	**30,767**	**34,999**
6121 Motor Fuels	-	-	150	636	605	811		150	100	100	130	**1,085**	**1,291**
6123 Cleaning Supplies / Equipment	400	92	500	4,613	6,178	7,811		1,000	1,000	1,000	1,000	**10,178**	**11,811**
6124 Clothing	-	-	2,500	36	-	2,500		-	2,500	-	-	**2,500**	**2,500**
6126 Chemicals (Condensing Towers)	-	565	500	-	3,458	4,000		500	700	700	700	**6,058**	**6,000**
6127 Safety Supplies & Equipment	36	-	100	577	929	979		100	100	100	100	**1,329**	**1,379**
6131 Equipment Parts & Supplies	9	-	100	224	1,391	800	Building repair supplies are also well below budget due to later than planned stat on renovations projects at both Ames and Hasse. Remaining expenses will hit in Sep & Oct.	100	100	100	100	**1,791**	**1,200**
6132 Tires		-	-	-	-	-		-	-	-	-	**-**	**0**
6133 Building Repair Supplies & Equipn	2,618	3,039	500	6,687	15,643	30,005		10,000	500	500	500	**27,143**	**32,005**
6134 Parking Lot Maintenance Supplies		-	-	-	-	-		-	-	-	-	**-**	**0**
6135 Landscaping Materials & Equipment		-	-	-	-	6,000		1,000	-	-	-	**1,000**	**7,000**
6136 Signs (Advertising Sales Sign Expenses)		-	500	-	264	4,000		500	500	500	500	**2,264**	**6,000**
6140 Small Tools/Equipment	-	-	500	-	7,494	9,500		500	500	500	500	**9,494**	**11,500**
6180 Computer Supplies	-	-	-	-	381	105	Overall commodities are below budget due to staff renovations expenses and work lagging behind the budget.	-	-	3,963	318	**4,662**	**4,386**
Total Commodities	**4,505**	**6,900**	**16,581**	**23,262**	**56,961**	**100,846**		**24,129**	**7,247**	**8,543**	**5,095**	**101,975**	**123,910**
OTHER CHARGES & SERVICES													
Admin & Overhead													
Professional Services Expenses													
6210 Professional Fees		-	-	-	-	-		-	-	-	-	**-**	**0**
6211 Attorney Fees		-	-	-	-	-		-	-	-	-	**-**	**0**
6214 Fiscal Management Fee	3,049	3,276	3,276	24,392	26,208	26,208		3,276	3,276	3,276	3,276	**39,312**	**39,312**

Lakeville ARENAS

Managers P&L Statement (Preliminary and Unaudited) - Operations Use Only	August 2022 Actual	August 2023 Actual	August 2023 Budget-2	August 2022 YTD Actual	August 2023 YTD Actual	August 2023 YTD Budget-2	COMMENTS	September Budget - 2 Forecast Change	October Budget - 2 Forecast Change	November Budget - 2 Forecast Change	December Budget - 2 Forecast Change	PE 2023 Forecast	PE 2023 Budget
6218 Bank Charges	1,466	1,829	1,466	10,572	16,274	11,641	Bank charges are up from additional credit card fees from doubled concession sales and more online payments of ice bills.	1,581	921	939	2,557	**22,272**	**17,639**
6221 Audit	-	-	-	6,695	7,300	6,746		-	-	-	-	**7,300**	**6,746**
6255 Advertising (Old Dashers/New Mec	2,079	-	-	6,968	225	-		-	-	-	-	**225**	**0**
6261 Insurance	2,094	2,935	2,158	16,758	23,480	18,818		2,158	2,158	2,158	603	**30,557**	**25,895**
6277 Postage & Shipping	-	-	-	-	19	-		-	-	-	-	**19**	**0**
Total Professional Expenses	**8,688**	**8,040**	**6,900**	**65,385**	**73,506**	**63,413**		**7,015**	**6,355**	**6,373**	**6,436**	**99,685**	**89,592**
Training & Education Expenses													
6308 Tuition Reimbursement		-	-	-	-	-		-	-	-	-	**-**	**0**
6311 Schools and Conferences	142	-	156	347	886	4,976		-	347	-	-	**1,233**	**5,323**
Total Education Expenses	**142**	**-**	**156**	**347**	**886**	**4,976**		**-**	**347**	**-**	**-**	**1,233**	**5,323**
Other Admin & Overhead Expenses													
6231 Travel Expenses		-	-	-	-	250		1,200	-	-	-	**1,200**	**1,450**
6234 Use of Personal Auto	-	-	-	122	-	384	Dues and subscription up due to new POS platform that invoices annually and new equipment for it.	328	-	-	-	**328**	**712**
6312 Misc. - Meetings (Commissions-Dor	-	-	-	-	146	-		-	-	-	4,236	**4,382**	**4,236**
6313 Dues/Subscriptions	692	-	150	6,742	13,561	7,506		351	3,298	270	520	**18,000**	**11,945**
6314 Licenses & Taxes	-	-	-	-	128	-		-	-	-	-	**128**	**0**
Total Other Admin Expenses	***692***	***0***	***150***	***6,864***	***13,835***	***8,140***		1,879	3,298	270	4,756	**24,038**	**18,343**
Total Overhead Expenses	**9,522**	**8,040**	**7,206**	**72,596**	**88,227**	**76,529**		**8,894**	**10,000**	**6,643**	**11,192**	**124,956**	**113,258**
Contracted Expenses													
6280 Other Contractual	1,831	16	153	37,828	21,038	27,424		153	153	2,128	457	**23,929**	**30,315**
6281 Contract Auto Repair		-	-	-	-	-		1,500	-	-	-	**1,500**	**1,500**
6282 Equipment Repair and Maintenance	-	-	500	9,670	7,166	11,845		500	500	500	500	**9,166**	**13,845**
6283 Building Repair and Maintenance	2,375	1,812	3,707	47,838	29,974	38,456		3,707	3,707	6,307	3,701	**47,396**	**55,878**
6285 Contract Landscaping		-	-	-	225	-		-	-	-	-	**225**	**0**
6286 Contract Cleaning		-	-	-	1,922	-		-	2,500	2,500	2,500	**9,422**	**0**
6322 Snow Removal	-	-	-	10,063	16,995	18,530		-	-	3,300	7,500	**27,795**	**29,330**
Total Contracted Expenses	**4,206**	**1,828**	**4,360**	**105,399**	**77,320**	**96,255**		**5,860**	**6,860**	**14,735**	**14,658**	**119,433**	**130,868**

Lakeville ARENAS

Managers P&L Statement
(Preliminary and Unaudited)
- Operations Use Only

	August 2022 Actual	August 2023 Actual	August 2023 Budget-2	August 2022 YTD Actual	August 2023 YTD Actual	August 2023 YTD Budget-2	COMMENTS	September Budget - 2 Forecast Change	October Budget - 2 Forecast Change	November Budget - 2 Forecast Change	December Budget - 2 Forecast Change	PE 2023 Forecast	PE 2023 Budget
Utility Service Expenses													
6271 Electric Service	7,709	1,602	8,480	118,634	136,588	112,201	Expecting Electric to be up this fall due to the temp chiller in place at Hasse that is being used to make ice while the ice plant is under construction.	23,323	28,310	36,819	14,384	**239,424**	**215,037**
6272 Gas Service	8,706	7,500	9,141	53,220	71,015	64,975		5,125	7,103	6,975	25,544	**115,762**	**109,722**
6274 Water	1,480	1,500	1,554	15,036	16,882	16,821		2,737	1,680	1,664	135	**23,098**	**23,037**
6275 Waste Disposal	417	377	425	5,327	4,909	4,662		289	312	330	571	**6,411**	**6,164**
6276 Telephone/IS	265	72	270	1,959	2,115	2,052		263	282	157	389	**3,206**	**3,143**
Total Utility Expenses	**18,577**	**11,051**	**19,870**	**194,176**	**231,509**	**200,711**		**31,737**	**37,687**	**45,945**	**41,023**	**387,901**	**357,103**
TOTAL OPERATING EXPENSE	**72,166**	**67,786**	**83,769**	**706,091**	**801,940**	**819,399**		**112,105**	**113,643**	**135,018**	**137,330**	**1,300,036**	**1,288,045**
Earnings before Interest-Debt-Capital	**(3,356)**	**33,392**	**(9,845)**	**74,781**	**118,444**	**49,982**		**(54,304)**	**35,103**	**58,430**	**120,267**	**276,871**	**254,693**
Interest and Debt Expenses													
6295 Debt Service Payments - Major Ma	-	-	-	7,375	12,875	6,750		6,750	-	-	-	**19,625**	**13,500**
(APEX) Energy Savings Project - Debt Commi		-	-	-	-	-		-	-	-	-	**63,460**	**63,460**
6613 Debt Service		-	-	-	-	-		-	-	-	-	**-**	**0**
6420 Bad Debts	-	-	-	-	-	-		-	-	-	-	**-**	**0**
Total Debt & Other Fiscal Expenses	**-**	**-**	**-**	**7,375**	**12,875**	**6,750**		**6,750**	**-**	**-**	**-**	**83,085**	**76,960**
Capital Expenses													
6520 Capital Outlay Buildings	-	-	-	-	8,500	19,564	The Rink 1 Zamboni batteries failed so we will have an additional 12k in September along with 7k from the purchase of a pickup truck from the city for 7k. Budget will need to be amended at the end of the year to account for these additional to capital outlay.	8,500	-	-	-	**17,000**	**19,564**
6540 Capital Outlay Machinery & Equipı	-	-	-	-	10,955	12,000		19,000	-	-	-	**29,955**	**12,000**
6541 Capital Outlay Other Improvements		-	-	-	-	-		-	-	-	-	**-**	**0**
6542 Capital Outlay Computers		-	-	-	1,564	-		-	-	-	-	**1,564**	**0**
7417 Transfer to Capital Reserve Fund	11,665	11,666	11,667	93,329	93,333	93,334		11,667	11,667	11,668	11,664	**139,999**	**140,000**
Total Capital Expenses	**11,665**	**11,666**	**11,667**	**93,329**	**114,352**	**124,898**		**39,167**	**11,667**	**11,668**	**11,664**	**188,518**	**171,564**
TOTAL EXPENSES	**83,831**	**79,452**	**95,436**	**806,795**	**929,167**	**951,047**		**158,022**	**125,310**	**146,686**	**148,994**	**1,571,639**	**1,536,569**
NET INCOME (LOSS)	**(15,021)**	**21,726**	**(21,512)**	**(25,923)**	**(8,783)**	**(81,666)**		**(100,221)**	**23,436**	**46,762**	**108,603**	**5,268**	**6,169**

From:	Erik Olson
To:	Bergquist, Joseph; Kurt Shoenecker
Cc:	Eric Nelson; Mark Rasmussen; Tom Behm; Tom Betti
Subject:	Lakeville Hasse: Perimeter concrete slab - Nonconforming Work Notice
Date:	Wednesday, September 6, 2023 7:17:13 AM
Attachments:	jlqsignaturelogo_9ece043c-3931-4f5b-8b21-9b70bd97dc94.png 21986 Lakeville Hasse_NONCONFORMING WORK NOTICE - Exterior Perimeter Slab 09.06.23.pdf

Good morning Joe and Kurt,

On August 23, photos were provided by APEX to JLG regarding the vertical edge condition of the perimeter structural slab. The photos displayed honeycombing on the rink side edge that is adjacent to the ice rink floor which brought about performance concerns by the design team. Subsequently, a conference call wall scheduled with APEX, Nelson Rudie and JLG. This meeting resulted in scheduling site visits for the structural engineer (Eric Nelson, Nelson Rudie) and a representative from Braun Intertec (Chris Kehl). Below is summary of their findings and the reasons for the Nonconforming Work Notice based on the reference standard ACI 304R in section 03300 (CIP Concrete) of the specifications.

Braun Intertec stated the following in their email dated August 28, 2023 (attached for reference):

- The contractor initially came through with a stiffer concrete and placed this in the bottom of the thickened edge, to allow it set slightly before placing the upper slab section.
- Neither of vibration nor walking through the concrete to consolidate happened in the thickened edge.
- Note: Braun noted the perimeter concrete slab as a sidewalk or slab on grade (SOG). However, the perimeter concrete is a structural slab with rebar throughout.

Nelson Rudie stated the following in their letter dated September 1, 2023:

- The slab edge was admittedly not vibrated during the pour as noted in ACI 304R as best practice for formwork along vertical edges.
- An additional concern is the unusual cracking of the slab at nearly every pier. These cracks need to be caulked, sealed and maintained for the life of the slab to prevent freeze/thaw spalling.

Performance Issues

- Noncompliance with Reference Standard ACI 304R of specification section 03300 Cast-in-Place Concrete. The concrete was not consolidated creating a cold joint between layers as observed by the honeycombing.
- The honeycombed vertical edge is susceptible to freeze/thaw through water penetration at expansion joint between ice rink floor and structural slab edge. During initial rink flooding, refrigeration cycle during use and winter operation, water penetration can freeze/thaw causing spalling of the concrete.
    - As noted above, the cracking seen at piers will have the same freeze/thaw spalling potential at the piers.
- The honeycombed edge can compromise the required amount of concrete coverage at the vertical slab edge and potential exposure of rebar to water contact. Continued water contract with rebar can lead to expansion of the steel through the rusting process. The continued

exposure of water and potential rusting over time, the concrete can experience spalling.
    - As noted above, the cracking seen at piers will have the same potential for water exposure to the rebar and potential spalling.
- The honeycombed edge can adversely affect the holding capacity of the fasteners used for the expansion joint material. Additionally, power actuated fasteners can cause additional spalling to existing concrete edge condition.
- As a result, the perimeter structural concrete work is nonconforming to the specifications.

The findings and performance issue noted above have resulted in the issuance of the Nonconforming Work Notice as attached. The contractor has been advised to present a plan and schedule to address the nonconforming work issues by September 13, 2023 for review by the Owner and Architect.

Regards,

Erik Olson
JLG Architects
710 S 2nd Street, 8th Floor
Minneapolis, MN 55401
p 612.356.5165
100% Employee Owned | CSI Environmental Stewardship Award | 50 Best Places to Work in the US

JLG architects

NONCONFORMING WORK NOTICE

Project: 21986 Lakeville Hasse Arena

Outdoor Rink Expansion (BP #2)

To: Joseph Bergquist, Arena Manager

Lakeville Arenas

Re: Exterior perimeter concrete slab

Report Number: n/a

From: Kurt Schoenecker, APEX

Date Observed: August 22, 2023

Project Number: 21986

Contract For:

Specification Section: 03 3000

Drawing Reference: S300

Detail: 1

Nature of Nonconformance:

As observed in photos and a site reports by the Engineer of Record (Eric Nelson, Nelson Rudie) and special testing agency (Christopher Kehl, Braun Intertec), the thickened slab edge is visibly honeycombed around the entire perimeter. The consensus was the thickened slab edge was not vibrated, and two (2) concrete pours of varying stiffness created the honeycombing and cold joint as shown in the photos. Reference standard ACI 304R notes vibrating during the pour as best practice for formwork along vertical surfaces.

The current state of the thickened slab edge creates the following performance issues: honeycombed concrete will limit the holding power of the powder actuated fasteners, the exterior slab is subject to moisture intrusion into the slab with potential for freeze-thaw damage (spalling).

Unusual cracking was observed at nearly every pier as noted in Nelson-Rudie's letter. Additional maintenance is recommended through the life of the slab to prevent freeze-thaw damage (spalling).

Amount of Time for Correction:

Contractor to provide a detailed plan and schedule September 13, 2023 to Owner and Architect.

☒ Attachments

Response From: Erik Olson

To: Joe Bergquist & Kurt Schoenecker

Date Ret'd:

Signed By:

Date: 09.06.2023

Copies: ☒ Owner ☒ A/E ☒ Consultants ☐ _____ ☐ _____ ☐ File

Thickened concrete slab edge. Image courtesy of APEX (08.23.2023)

Thickened concrete slab edge. Image courtesy of APEX (08.23.2023)

Thickened concrete slab edge. Image courtesy of APEX (08.23.2023)

Thickened concrete slab edge. Image courtesy of APEX (08.23.2023)

NELSON-RUDIE

STRUCTURAL
MECHANICAL
ELECTRICAL
REFRIGERATION

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September 1, 2023

Tom Betti
Principal
JLG Architects
710 S 2nd Street, 8th Floor
Minneapolis, MN 55401

RE: Lakeville Hasse Arena - Outdoor Rink Expansion
Lakeville, MN
NR Project No.: 22-004-00

Dear **Error! Reference source not found.**:

I visited the site on the morning of 8/31/2023 to observe the new outdoor rink's perimeter slab that was recently poured. This visit was scheduled at a request from Kurt Schoenecker of Apex. The visit was deemed necessary to make observations and decide how best to rectify the honeycombed concrete along the inside vertical face of the thickened donut slab edge. While on site, I was also asked to observe and comment on slab cracking that occurred at nearly every concrete pier.

As observed in photos sent prior to the site visit, the slab edge was visibly honeycombed to varying degrees around the full perimeter. The slab edge was admittedly not vibrated during the pour as noted in ACI 304R as best practice for formwork along vertical surfaces. There were also a few areas noted that appeared to bulge inward where a portion of the edge form moved during the pour.

The main concern for honeycombed concrete in an exterior face condition is freeze/thaw expansion causing the concrete edges to spall or crack in a continuing repetitive process. The contractor has submitted a patch mix to fill the voids along the edges to rectify these concerns. If properly applied, we feel this will be an acceptable repair. The repair will also require grinding all concrete bulging toward the rink slab to produce a smooth, vertical surface around the full perimeter.

The vertical surface of the rink edge will not have the impact capacity that it would if poured solid. It's our understanding that Rink-Tec intends to use powder actuated fasteners to attach material to the vertical face of the slab edge. We searched for an alternate void patch product that would accept powder actuated fasteners through thinly patched areas. We did not find an acceptable alternative; therefore, it will not be acceptable to use powder actuated fasteners on the repaired surface. Rink-Tec will need to fasten to the surface by means of adhesives or pre-drilled, screw-type fasteners. We believe that screw-type fasteners would be the least invasive penetrating fastener but it's still possible for the patching to spall when installed so the perimeter edge will need to be observed and possibly repaired after fasteners are installed.

The client is paying for a perimeter rink slab constructed free of unreasonable defects that should last for many years. This slab could be rejected by the architect but we believe a more practical solution at this time would be to patch and seal the void areas. A repaired slab edge has higher potential of breaking down and allowing water into void spaces where it can spall and crack due to freeze/thaw conditions. The owner needs to be aware of this concern and the contractor needs to make an agreement with the owner to be responsible for damage to the slab caused from this breakdown for a reasonable time period, or at least until perimeter walls are erected to enclose the structure. If the contractor does not agree to be responsible for these repairs as noted, I recommend rejecting the slab and having it replaced.

Another concern that was pointed out on my arrival was the unusual cracking of the slab at nearly every pier. It's not unusual for concrete to crack at projections through slabs but there's a control joint centered on every pier. The crack only follows the control joint in 2 locations, the remainder begin at pier corners and extend through the slab edge.

A slab control joint is intended to create a weak plane in the slab. When the concrete shrinks during the curing process, tension builds up in the slab and it will split at its weakest plane. This slab is reinforced with #3's @ 12" o.c. Note #1 on detail 1/S300 states that every other reinforcing bar below slab joints are to be cut. This ensures a weak plane and forces the concrete to crack at the control joint. If this were followed most or all cracking should've occurred in the control joints. It appears that most or all of these cracks could've been avoided had the reinforcing been cut as noted. These cracks need to be caulked, sealed and maintained for the life of the floor to prevent freeze/thaw spalling as noted previously.

If you have questions or need additional information, please feel free to contact me at 763.367.7613 or eric.nelson@nelsonrudie.com.

Sincerely,

Eric A. Nelson
Principal | Chief Structural Engineer

Enclosure: Concrete Patch Material.pdf
cc: Kurt Schoenecker – Apex & Adam Krause - Sheehy

lakeville hasse - donut concrete

Erik Olson

From: Eric A. Nelson <Eric.Nelson@nelsonrudie.com>
Sent: Friday, September 1, 2023 4:53 PM
To: Tom Betti
Cc: Erik Olson
Subject: FW: Lakeville Hasse: perimeter slab edge discussion

FYI – Braun's observation

NELSON-RUDIE

ERIC A. NELSON, PE
Principal | Practice Leader | Chief Structural Engineer
Licensed PE: DE, IA, MD, MI, MN, ND, NH, NJ, NM, NY, RI, SD, TX, VT and WI
D 763 367 7613 | O 763 367 7600

From: Kurt Schoenecker <kurts@apex-co.us>
Sent: Tuesday, August 29, 2023 5:51 AM
To: Eric A. Nelson <Eric.Nelson@nelsonrudie.com>
Subject: FW: Lakeville Hasse: perimeter slab edge discussion

This is from Braun's visit

From: Kehl, Chris <CKehl@braunintertec.com>
Sent: Monday, August 28, 2023 4:08 PM
To: Kurt Schoenecker <kurts@apex-co.us>
Cc: Schulzetenberg, Aaron <ASchulzetenberg@braunintertec.com>
Subject: RE: Lakeville Hasse: perimeter slab edge discussion

Kurt,
I went to the site this afternoon around 2pm. We have not reviewed plans specifications for the purposes of this visit. Based on discussions on site with Sheehy and Apex and our observations at the site, we noted the following:

- The sidewalk in question surrounds the actual rink and is a rectangular shape with the oval for the rink omitted in the center.
- The sidewalk was constructed with an approximately 18 inch thickened edge around the inside and outside edge.
- The contractor initially came through with a stiffer concrete and placed this in the bottom of the thickened edge, to allow it to set slightly before placing the upper slab section.
- We noted that based on the holes left in the subgrade there appeared to be 2x4 stakes in the ground that were placed every couple of feet to form the radius or the formwork. The contractor reportedly did not vibrate the concrete in part due to the challenges of the formwork.

Based on what we observed, we have several thoughts:

- Overall, the workmanship would probably be considered typical.

- Typical practice is not to vibrate slabs on grade. The workers walking through SOG concrete with moderate slump mixes generally consolidate the concrete. Intentionally, neither of these happened in the thickened edge. In part due to the more challenging formwork. Limited vibration from smaller pencil vibrator, would have greatly reduced the honeycombing.
- We understand one of the concerns is that powder actuated fasteners will be shot into the vertical face of the concrete to hold expansion joint material along the edge. The honeycomb will limit the holding power of these fasteners. Either patching the face of the with patching material or using suitable construction adhesive (if available) may be considered.
- There are also concerns that water could travel down the vertical face and become trapped causing freeze thaw damage. This does not seem to be a significant concern, given this vertical face would still generally drain and we anticipate given the heating and refrigeration lines there would not be significant freeze thaw cycles. If there is some damage, we anticipate the impacts are low as we are assuming the thickened edge is not there for structural purposes but is more about creating surface to construct the rink against.

If there are provision in the plans or specifications that prescribe how the work should have been done, these should be consider in the response to the contractor. However, this does not appear to be a condition that would have a significant, adverse impact on the performance of the sidewalk.

As noted, we have nondestructive techniques that could be used that could help understand if there are significant voids within the concrete. Please feel free to call me and we can discuss our initial thoughts on what we observed.

Christopher R Kehl, PE (MN, IL, MI, WI), LEED AP
Vice President, Principal Engineer

Braun Intertec Corporation
11001 Hampshire Avenue S | Minneapolis, MN 55438
612.282.6513 mobile
ckehl@braunintertec.com
braunintertec.com | Twitter: Braun Intertec |Linkedin: Braun Intertec

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From: Kurt Schoenecker <kurts@apex-co.us>
Sent: Monday, August 28, 2023 7:45 AM
To: Kehl, Chris <CKehl@braunintertec.com>
Subject: FW: Lakeville Hasse: perimeter slab edge discussion
Importance: High

From: Erik Olson <eolson@jlgarchitects.com>
Sent: Wednesday, August 23, 2023 11:21 AM
To: Kurt Schoenecker <kurts@apex-co.us>; Eric Nelson <eric.nelson@nelsonrudie.com>; Scott Ward <scott.ward@b32eng.com>
Subject: Lakeville Hasse: perimeter slab edge discussion
Importance: High

All,

Since everyone is aware of the slab edge condition (photos attached) at the donut condition, I would like to schedule a Teams call (30-min) to discuss in lieu of the site visit. Available times:

Today (Wed): after 3:00 today
Friday: anytime before 3:00

Below are concerns and possible resolutions to help guide the conversation:

- Concerns: Water penetration between slab joints (donut / rink slab)
    - Potential for water penetration between rink and donut slab joint could freeze in voids and cause spalling in the future.
    - Is there a possible epoxy product to fill voids ?
    - Extended warranty on concrete donut in case of future damage from water infiltration and freezing/expanding.
- Testing Agency
    - Has Braun investigated slab or provided their input?
    - If not, engage Braun to investigate.
- Possible option:
    - Cut and replace slab edge.
    - Epoxy fill edge – need product information.
    - Extended warrant for doing nothing or epoxy fill option.
    - Other?

Please let me know if this works.

PLEASE NOTE: I will be on PTO from August 26 – Sept 1 with limited access to email

Erik Olson
JLG Architects
710 S 2nd Street, 8th Floor
Minneapolis, MN 55401
p 612.356.5165
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JLG architects

NONCONFORMING WORK NOTICE

Project: 21986 Lakeville Hasse Arena

Outdoor Rink Expansion (BP #2)

To: Joseph Bergquist, Arena Manager

Lakeville Arenas

Re: Exterior perimeter concrete slab

Report Number: n/a

From: Kurt Schoenecker, APEX

Date Observed: August 22, 2023

Project Number: 21986

Contract For:

Specification Section: 03 3000

Drawing Reference:

Detail:

Nature of Nonconformance:

UPDATE to Nonconforming Work Notice dated September 6, 2023.

After further review of the perimeter concrete slab, Nelson-Rudie has updated their response letter dated September 18, 2023. Additional photos of concrete cracking is included for reference.

Summary recommendation to Owner for review and approval:
Given the non-adherence to the specifications, condition of the slab edge and additional long-term maintenance requirements to the Owner, it is our professional opinion and recommendation to replace the slab.

Amount of Time for Correction:
Contractor to provide a detailed plan and schedule.

☒ Attachments

Response From: Erik Olson

To: Joe Bergquist & Kurt Schoenecker

Date Ret'd:

Signed By:

Date: 09.18.2023 (Rev 1)

Copies: ☒ Owner ☒ A/E ☒ Consultants ☐ _____ ☐ _____ ☐ File

Concrete slab cracking. Image courtesy of APEX (09.08.23)

Concrete slab cracking. Image courtesy of APEX (09.08.23)

Concrete slab cracking. Image courtesy of APEX (09.08.23)

Concrete slab cracking. Image courtesy of APEX (09.08.23)

NELSON-RUDIE

STRUCTURAL
MECHANICAL
ELECTRICAL
REFRIGERATION

NELSONRUDIE • COM

September 18, 2023

Tom Betti
Principal
JLG Architects
710 S 2nd Street, 8th Floor
Minneapolis, MN 55401

RE: Lakeville Hasse Arena - Outdoor Rink Expansion
Lakeville, MN
NR Project No.: 22-004-00

Dear Tom:

I visited the site on the morning of 8/31/2023 to observe the new outdoor rink's perimeter slab. This visit was scheduled at a request from Kurt Schoenecker of Apex. The visit was deemed necessary to make observations and decide how best to rectify honeycombed concrete along the inside vertical face of the thickened slab edge prior to rink slab construction. While on site, I was also asked to observe and comment on slab cracking at concrete piers.

As observed in photos sent to me prior to the site visit, the slab edge was visibly honeycombed to varying degrees around the full perimeter. The slab edge was admittedly not vibrated during the pour as noted in ACI 304R as best practice for formwork along vertical surfaces. There were also a few areas noted that appeared to bulge inward where a portion of the edge form moved during the pour.

A concern for honeycombed concrete in an exterior condition is freeze/thaw expansion causing the concrete to spall or crack in a continuing repetitive process where water is collected. Pockets in concrete will not only collect water but the surrounding concrete is weaker, allowing it to crack easier.

After visiting the site, we were sent a report from Braun Intertec noting that the thickened slab edges were poured in two layers. As described, a stiffer mix was used for the lower portion of the thickened slab. After this pour set, the approved concrete mix was used to pour the upper portion of the thickened slab and remaining slab. As explained to us by Apex, extremely hot temperatures caused the lower section of concrete to set too quickly. They believe this concrete was cured too far along to mix with the upper level of concrete to be considered uniform. Essentially, there are 2 slab layers separated by a low bond strength between them which raises freeze-thaw concerns. This concrete is reinforced with dowels extending through both layers which will help tie them together but honeycombed concrete throughout the bottom layer doesn't ensure proper bond with these bars if there are voids around them. Also, it wouldn't be possible to keep tied dowels in the upper half clean when pouring the bottom. If these bars had a thin, dried layer of concrete on them and they were not properly cleaned before pouring the upper slab, bond strength into the upper slab would be reduced.

It should be noted that our office was not informed of a 2 phase pour for the thickened slab edge, nor did we approve a second mix design. We're unclear with Braun's comment of "a stiffer mix" and why any deviations were made.

Another concern that was pointed out on my arrival was unusual cracking of the slab at nearly every pier. It's not unusual for concrete to crack at projections through slabs but there's a control joint centered on every

pier. The cracks only follow control joints in 2 locations, the remainder begin at pier corners and extend through the slab edge.

A slab control joint is intended to create a weak plane in the slab to attempt to force cracks in clean, straight lines. When concrete shrinks during the curing process, tension builds up in the slab and it will split at its weakest vertical plane. This slab is reinforced with #3's @ 12" o.c. Note #1 on detail 1/S300 states that every other reinforcing bar below slab joints are to be cut. Cutting every other bar ensures that the steel reinforcing only has half of the typical tensile strength below the joint. Cutting the concrete surface directly over the weakest steel location forces the crack into the joint. If this were followed, most or all cracking at piers should've occurred in the control joints. There's never a guarantee that cracks will follow control joints as intended but most will if a proper weak plane is created. Cracks and joints are maintenance items that need to be sealed with a flexible sealant to prevent water from entering the slab.

Another concern brought to my attention after the site visit was a survey performed on perimeter rink slab elevations. In the quality control section of the concrete specification, section 3.05A states that exposed concrete floors shall not have variations in elevation of more than ¼" in 10 feet. Multiple sections of floor around the rink have variations greater than ¼" in 10 feet. There were overall variations of over 1".

This slab is not structural in the traditional sense of supporting structure loads or clear spanning from support to support, however, this slab is reinforced for shrinkage cracking and long-term durability to protect the rink slab and refrigeration piping around the perimeter. The Owner is paying for a perimeter rink slab constructed free of unreasonable defects that should last for many years.

According to specification section 3.09, this slab qualifies as "Defective Concrete". Given the nonadherence to the specifications, condition of the slab edge and additional long-term maintenance requirements to the Owner, it is our professional opinion and recommendation to replace the slab.

If you have questions or need additional information, please feel free to contact me at 763.367.7613 or eric.nelson@nelsonrudie.com.

Sincerely,

Eric A. Nelson, PE - MN Reg. 55567
Principal | Chief Structural Engineer

Enclosure: Concrete Patch Material.pdf
cc: Erik Olson – JLG & Kurt Schoenecker – Apex

lakeville hasse - donut concrete

I HERBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAN I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Eric A Nelson

ERIC A. NELSON

DATE _____ REG. NO. 55567

City of Lakeville, MN

Attn: Joe Berquist,

Re: Hasse Arena BP2, Structural Slab-on-Grade

Joe,

Regarding the perimeter concrete sidewalk for the arena, Sheehy Construction and Dayco Concrete are confident the slab-on-grade concrete is acceptable. Below is the report from Principal Engineer Christopher Kehl from Braun Intertec. He states overall workmanship is typical of slab-on-grade concrete.

The concerns about moisture getting into the honeycombs on the face of the concrete are addressed by Braun below, where they state that the impact is not likely and minimal if they were to occur. Additionally, the patching Dayco has agreed to do at no cost to the Owner will eliminate that possibility. Christopher stated in his report that given the vertical slope, he would not be concerned with water being trapped in the concrete to cause damage. Here is the report from Braun:

I went to the site this afternoon around 2 p.m. We have not reviewed plans specifications for the purposes of this visit. Based on discussions on-site with Sheehy and Apex and our observations at the site, we noted the following:

1. *The sidewalk in question surrounds the actual rink and is a rectangular shape with the oval for the rink omitted in the center.*
2. *The sidewalk was constructed with an approximately 18 inch thickened edge around the inside and outside edge.*
3. *The contractor initially came through with a stiffer concrete and placed this in the bottom of the thickened edge, to allow it to set slightly before placing the upper slab section.*
4. *We noted that based on the holes left in the subgrade there appeared to be 2x4 stakes in the ground that were placed every couple of feet to form the radius or the formwork. The contractor reportedly did not vibrate the concrete in part due to the challenges of the formwork.*

Based on what we observed, we have several thoughts:

1. *Overall, the workmanship would probably be considered typical.*
2. *Typical practice is not to vibrate slabs on grade. The workers walking through SOG concrete with moderate slump mixes generally consolidate the concrete. Intentionally, neither of these happened in the thickened edge. In part due to the more challenging formwork. Limited vibration from smaller pencil vibrator, would have greatly reduced the honeycombing.*
3. *We understand one of the concerns is that powder actuated fasteners will be shot into the vertical face of the concrete to hold expansion joint material along the edge. The honeycomb will limit the holding power of these fasteners. Either patching the face of the with patching material or using suitable construction adhesive (if available) may be considered.*

4. *There are also concerns that water could travel down the vertical face and become trapped causing freeze thaw damage. This does not seem to be a significant concern, given this vertical face would still generally drain and we anticipate given the heating and refrigeration lines there would not be significant freeze thaw cycles. If there is some damage, we anticipate the impacts are low as we are assuming the thickened edge is not there for structural purposes but is more about creating surface to construct the rink against.*

If there are provision in the plans or specifications that prescribe how the work should have been done, these should be consider in the response to the contractor. However, this does not appear to be a condition that would have a significant, adverse impact on the performance of the sidewalk.

As noted, we have nondestructive techniques that could be used that could help understand if there are significant voids within the concrete. Please feel free to call me and we can discuss our initial thoughts on what we observed.

Christopher R Kehl, PE (MN, IL, MI, WI), LEED AP

Vice President, Principal Engineer

There is concern that the fasteners Rinktec will use to hold the expansion material between slabs might hit a honeycomb and not work, affecting the installation of the rink slab. With the vertical patch applied to the honeycomb, this possibility is minimized. To further reduce the impact of the installation of the rink slab, other fastening techniques can be used, which may cost more. We would cover any extra cost that Rink tec would have by switching fasteners so there is no impact to the Owner.

We know there is also concern with the cracks on top of the concrete. Control joints are sawed into the concrete in an attempt to get cracks to happen in that saw joint to have a cleaner look for the cracks. This sidewalk required a thickened edge around the columns due to not enclosing the building. This thickened edge makes it significantly harder to control where this cracking will happen. The slab was cut at intervals closer than required by the spec to help the situation. Even with additional cuts, the slab is not guaranteed to break where intended. Cracks will typically occur in the first 24 hours of the concrete curing process due to the shrinking of the concrete. While some cracks occurred in unintended locations, the cracks should not get worse due to the amount of rebar in the slab. If the slab had cracked in the saw cuts as intended, the risk of moisture getting in the slab or at the rebar is the same, so there is no additional risk of deterioration. Braun Intertec inspected the rebar in the concrete slab before each pour that was placed.

Respectfully,

Adam Krause

Adam Krause

Lakeville
ARENAS

CONSENT AGENDA FOR LAKEVILLE ARENAS

September, 2023, BOARD MEETING

1. Approval of Lakeville Arenas Board Minutes for June 21, 2023.
2. Receipt of Lakeville Arenas Financial Report for June 2023.
3. Receipt of Lakeville Arenas Budget Report for June 2023.
4. Receipt of Lakeville Arenas Check Register for June 2023.
5. Receipt of Lakeville Arenas Portfolio Holdings for June 2023.
6. Receipt of Lakeville Arenas Financial Report for July 2023.
7. Receipt of Lakeville Arenas Budget Report for July 2023.
8. Receipt of Lakeville Arenas Check Register for July 2023.
9. Receipt of Lakeville Arenas Portfolio Holdings for July 2023.
10. Receipt of Lakeville Arenas Financial Report for August 2023.
11. Receipt of Lakeville Arenas Budget Report for August 2023.
12. Receipt of Lakeville Arenas Check Register for August 2023.
13. Receipt of Lakeville Arenas Portfolio Holdings for August 2023.
14. Receipt of Lakeville Arenas Current Aging Summary