

**“Special” Parks and Recreation Board  
of the City of Onalaska**

Tuesday, May 12, 2015

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1 The Special Meeting of the Parks & Recreation Board of the City of Onalaska was called to  
2 order at 6:30 p.m. on Tuesday, May 12, 2015. It was noted that the meeting had been announced  
3 and a notice posted at City Hall.

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5 Roll call was taken with the following members present: Gretchen Newhouse, Andrea Benco,  
6 Brian Udermann, Victor Hill, Andrea Vogler, Sue Peterson, Ald. Jim Binash

7  
8 Also Present: Parks and Recreation Director Dan Wick, Buildings Manager Brian Babiash

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10 **Item 2 – Approval of minutes from the previous meeting**

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12 Motion by Andrea Benco, second by Brian, to approve the minutes from the previous meeting as  
13 printed and on file in the City Clerk’s Office.

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15 On voice vote, motion carried.

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17 **Item 3 – Public Input (Limited to 3 minutes/individual)**

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19 As there was no one from the public present, Item 4 was addressed next.

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21 **Consideration and possible action on the following items:**

22  
23 **Item 4 – Approval of Omni Center Chiller Project #1 – Ice System Replacement**

24  
25 Dan noted that board members had received a copy of a memo created after bids for the Omni  
26 Center chiller were opened at 11 a.m. Tuesday. Dan noted the bid has been split into prime  
27 contracts – one addressing the ice system replacement, and other addressing building  
28 renovations. Item 4 addresses the ice system replacement, which involves removal of the current  
29 chiller and installation of a new chiller. Dan noted that four bids had been submitted Tuesday,  
30 with Minnesota Ice submitting the lowest bid at \$414,924, and Rink Tec International, Inc.  
31 submitting the highest bid at \$562,647. Dan noted he had met with representatives from Stevens  
32 Engineering earlier Tuesday and said they had had a telephone conversation with representatives  
33 from Minnesota Ice. Dan said Minnesota Ice’s representatives expressed confidence in the bid it  
34 had submitted, but also noted that the Omni Center project is the third project Minnesota Ice has  
35 received recently. As a result, Minnesota Ice may be competitive with its price because it will be  
36 purchasing three systems. Dan said the Omni Center project is the third on Minnesota Ice’s  
37 schedule as the company first will do projects in New York and Michigan. Dan said he  
38 recommends that the Parks and Recreation Board recommend Minnesota Ice for ice system  
39 replacement at the Omni Center at a cost of \$414,924.

40  
41 Andrea Vogler asked if there is a sense of urgency to complete this project as soon as possible.

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42  
43 Dan said yes, noting that Minnesota Ice needs approximately 15 weeks – three weeks for  
44 submittals, and 12 weeks to construct the chiller system. Dan also noted that Minnesota Ice will  
45 need approximately two weeks to install the system. Dan said there would be approximately  
46 three or four weeks of lead time before it would be challenging to meet the goal of installing ice  
47 by October 15.

48  
49 Ald. Binash said he understands that this is a budgeted item and asked if this item is under or  
50 over budget.

51  
52 Dan said this item is below budget and noted the total budget is \$614,200. Dan noted the city  
53 already has signed a contract with Stevens Engineering at a cost of \$48,400 and said when the  
54 two bid packages are added together there is a balance of \$27,073. Dan said Stevens  
55 Engineering has recommended keeping a 10-percent contingency when making modifications or  
56 renovations to a building. Dan noted the balance of \$27,073 is approximately a 5-percent  
57 contingency and reiterated the budget to replace the chiller is \$614,200. Dan noted there is a  
58 budget of \$200,000 to replace the boards and some of the Omni Center flooring. Dan suggested  
59 keeping \$25,000 of this total in a reserve for the project.

60  
61 In response to a question by Victor, Dan said Rink Tec International had built the current system  
62 in the Omni Center, adding TCI was the general contractor when the current system was  
63 constructed. Dan noted Stevens Engineering had worked with all companies that had submitted  
64 bids and said Stevens Engineering feels “very confident” the Omni Center would receive a  
65 quality project from any of the four companies.

66  
67 Motion by Victor, second by Ald. Binash, to approve awarding the bid to Minnesota Ice for the  
68 Omni Center Chiller Project #1 – Ice System Replacement at a cost not to exceed \$414,924.

69  
70 Dan said change orders could come through the Parks and Recreation Board or the Board of  
71 Public Works and promised to keep the board apprised of what is happening.

72  
73 On voice vote, motion carried.

74  
75 **Item 5 – Approval of Omni Center Chiller Project #2 – Building Renovations**

76  
77 Dan noted that three bids had been received for this project and said the base bids ranged from  
78 \$97,804 from Olympic Builders General Contractors to \$226,000 from R.J. Jurowski  
79 Construction. Dan said he recommends approving Olympic Builders at a cost of \$97,804 and  
80 noted that four alternates had been listed. Dan noted that the chiller system, from a capacity  
81 standpoint, is a 100-ton unit and approximately more than 60 percent the size of the current  
82 system. Dan said it will be necessary to move walls and noted the zamboni room and the chiller

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83 room will become one room. The zamboni will enter onto the ice from behind the net and the  
84 large garage doors. Dan said there will be new “coil-up” doors rather than doors on large hinges.  
85 There would be the potential to utilize this area as storage. Dan noted Add Alternate No. 1 is for  
86 a new power-operated insulated coiling door at the exterior door location of the new resurfacer  
87 room. Add Alternate No. 2 is for a new power-operated coiling door at the interior overhead  
88 door location of the new resurfacer room. Add Alternate No. 3 is for a standalone air quality  
89 monitoring system for Arena No. 2. Dan noted a number of individuals had suffered carbon  
90 monoxide-related illnesses at a rink in Wisconsin Dells, and also noted there are no air quality  
91 monitoring systems at the Omni Center. Dan noted the base bid of \$97,804 includes an air  
92 quality monitoring system for Arena No. 1 and said both he and Brian Babiash believe now is the  
93 time to place such a system in Arena No. 2 as well as the zamboni room for Arena No. 1. Dan  
94 said the total cost (base bid and four add alternates) would be \$123,803 and that he recommends  
95 approving Olympic Builders General Contractors.

96  
97 Andrea Benco asked if there are any concerns about having too much tonnage by transitioning to  
98 a 100-ton unit and thus having efficiency problems.

99  
100 Dan said he is not concerned, noting the facility is significantly under tonnage. Dan also noted  
101 that there is a 100-ton unit in Arena No. 2, which is smaller than Arena No. 1.

102  
103 Brian Babiash pointed out that the current system in Arena No. 1 consists of two 50-ton units and  
104 noted that there is only 40 tons of cooling due to the manner in which the system is installed.

105  
106 Dan said the only noticeable difference with the project will be the outside condensing cans,  
107 noting there are 16 fans on Arena No. 2, but only four fans on Arena No. 1. The new unit will  
108 have 20 fans.

109  
110 In response to a question by Sue, Dan said he comfortable with Olympic Builders and noted the  
111 company has done past work at the Omni Center. Dan also noted that Olympic Builders has  
112 signed a contract with the city to construct a new well house at a cost of more than \$3 million.

113  
114 Motion by Andrea Benco, second by Andrea Vogler, to approve awarding the base bid and four  
115 add alternates to Olympic Builders General Contractors for Omni Center Chiller Project #2 –  
116 Building Renovations at a cost not to exceed \$123,803 at this time.

117  
118 Ald. Binash asked that the contingency be accounted for.

119  
120 On voice vote, motion carried.

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122  
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124 **Item 6 – Discussion on date and time for May Parks and Recreation Board Meeting**

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126 Dan said that he does not believe there is a need to hold another meeting in May. Dan noted that  
127 the board typically meets the fourth Monday of the month, but the regularly scheduled meeting  
128 date falls on Memorial Day. If the board chooses to reschedule this meeting, it would be held  
129 Monday, May 18. However, Dan suggested that the board meet again on Monday, June 22 and  
130 said the board may meet if there are matters to discuss.

131

132 **Adjournment**

133

134 Motion by Andrea Benco, second by Brian Udermann, to adjourn at 6:45 p.m.

135

136 On voice vote, motion carried.

137

138

139 Recorded By:

140

141 Kirk Bey