

ICE RINK Fact Sheet

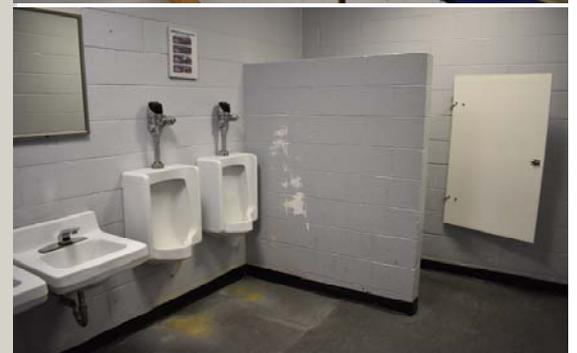


Current Snapshot: Facilities



The rink is over 40 years old and has exceeded its useful life. The rink and its systems, along with the roof and accessory spaces are in poor to very poor condition.

- The underground heating has a leak and is not working properly, so that permafrost has built up and heaved the rink up in certain areas, causing the rink boards to heave and the pipes to shift closer to the surface of the ice.
- The pipes that freeze the ice are as old as the building and have metal u-bends that snake through the entire sheet of ice. During maintenance work, the u-bends were found to have significant wear, so it is a matter of time before they fail.
- The roof is leaking, thoroughly soaking the interior insulation and causing some to fall. The failed insulation and holes in the roof have caused dehumidification issues creating dangerous bumps in the ice and fogged glass. The resulting climate has stressed the HVAC unit that dehumidifies the rink, working it beyond its useful life and becoming an equipment item requiring regular repair.
- Drainage has been compromised. City crews investigating found that one pipe collapsed and the other was too blocked to get through. The camera became stuck and part of the parking lot had to be torn out behind the building to recover it.
- The rink boards are composed of wood with metal supports that are rotting and molding. The flooring on the exterior of the rink and the warming area has been heaving, which we attribute to the humidity and constant dampness.
- The locker rooms do not meet our needs. They are inadequately sized, and several have been converted from storage rooms out of necessity. Only one includes a restroom.



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Current Snapshot: Programming

North Olmsted's ice rink is heavily used for activities and events including the following programs.

- The **Learn to Skate** program teaches over 400 lessons to students of all ages each year. It has been featured in US Figure Skating's monthly magazine several times for our annual National Skating Day program.
- The **Cleveland Ice Storm Skating Club** calls North Olmsted ice rink home. This club of both residents and non-residents has over 100 figure skaters which compete nationally on seven teams and also as individuals.
- **Open Skate** is offered all year. Sessions are open to all for a daily entrance fee. In 2016 open skate became a benefit of fitness membership.
- Friday nights have always been the place to be if you are between the ages of 10 and 16. Friday night **DJ Skate** is an institution in North Olmsted.
- The annual **Ice Show** features around 125 skaters ranging in age from 18 months to over 60 years old. Beginners and experts alike come together to showcase their talents in four performances reaching over 1,000 spectators.
- The rink is filled to capacity with **special events** such as National Skating Day and our annual Santa skate. We are host to **summer training camps** for figure skating and hockey and also offer learn to skate week long camps. Spruce, Pine, and Chestnut schools all have annual group skates. Multiple scout groups, day cares and other organizations come to the rink for group outings.
- A list of open times is maintained in order to sell every last usable hour of ice for **private rentals**.



The rink relies more heavily on non-resident users than any other program area for revenue. For example, 28% of participants in Learn to Skate are residents, 22% of members of the Hockey Club are residents and just 13% of Ice Storm skaters are residents.



The **North Olmsted Hockey Club** has a long-standing reputation for teaching kids how to play hockey. They continue to offer one of the best introduction programs in the area for young kids. Teams travel to other cities and states as well and the club brings visiting teams and their spectators to our building.

North Olmsted, Westlake and Avon **Varsity Hockey** call our rink home. Westlake and Avon pay for practices once per week and weekend games and would take more time if it were available. North Olmsted practices four days per week for free, paying only for their weekend games for which they collect the gate admissions.



Future Vision: Ice Rink Rehabilitation

In addition to replacing the ice rink itself, the proposed rink renovation includes construction of new locker rooms, renovation of existing locker rooms and renovations to storage, office and team waiting areas. The bleachers will be renovated to be made accessible.

Other building improvements will make the facility more comfortable and energy efficient including a new roof system with insulation, new lighting and new HVAC systems.

The arena will get a facelift including painting, new flooring and other cosmetic improvements.



Master Plan Action Item

- ◆ Reimagine the Existing Recreation Center

Project Objectives

- ◆ Address the failing physical condition of the ice rink structure and equipment.
- ◆ Provide added support facilities--such as locker rooms, an improved warming area and storage--to make the rink marketable and desirable for rentals.
- ◆ Maximize revenues by leveraging the facility's ability to draw users from across the region for ice skating.

Expected Outcomes

- ◆ **Better quality, higher rates.** Improved ice features result in better quality conditions serving current patrons. With no dripping ceiling, bumpy or uneven ice, the hourly rental rate can rise.
- ◆ **Additional events.** With improved locker rooms, our figure skating and hockey clubs will be able to host competitions and tournaments. This allows for revenue for the clubs to stay strong and for additional city revenue. Tournaments outside the clubs would be attracted to book ice as well.
- ◆ **More capacity.** There's room to grow. An attractive lobby area and quality ice will bring more skaters to the sessions.
- ◆ **Preserve our legacy.** Each year the city hosts the North Olmsted Alumni Hockey Game where dozens of players return each year with their families who are now skating in our programs.

Capital Investment

- ◆ Estimated \$4,850,000
- ◆ Includes full renovation of arena including roof and internal systems plus spectator area, locker rooms, storage and offices

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Financial Picture

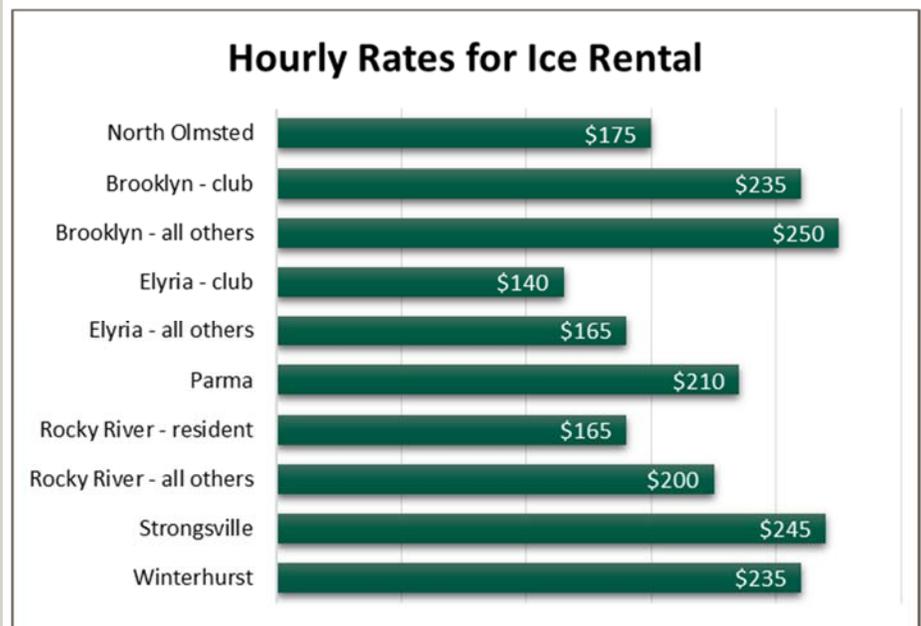
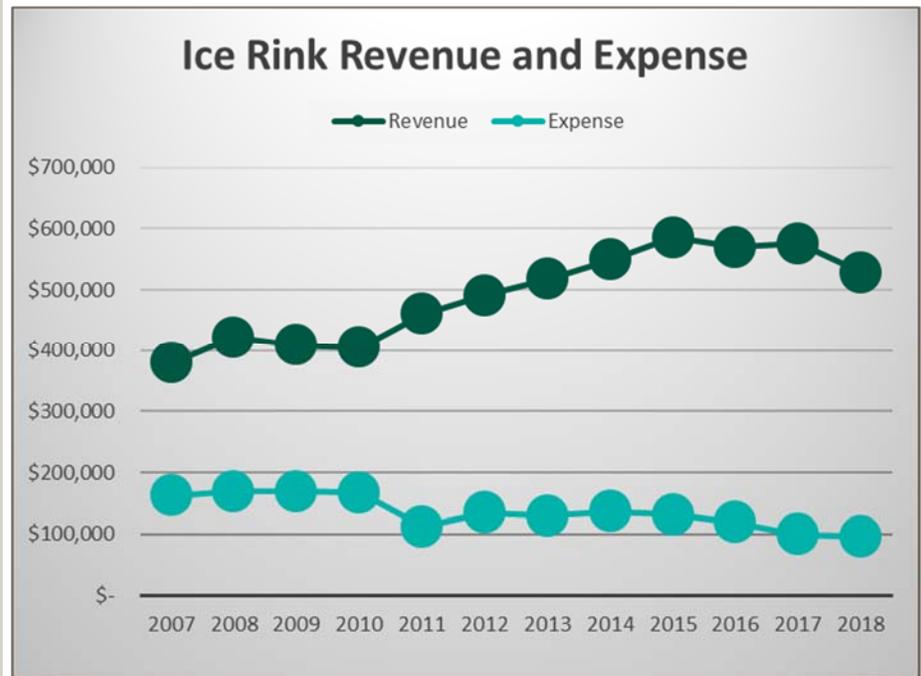
The ice rink is the highest revenue-generating facility at the Recreation Center. Revenues have steadily increased over the last decade, while efficiencies have been realized in order to reduce the cost of operations.

Revenue and Expense

Revenues and expenses directly attributable to the Ice Rink are included in the top chart. Shared expenses across cost centers, including salaries and benefits, materials and supplies and outside services for administration and building maintenance are not included here. Price increases were made in 2010, 2013 and 2018. In 2013, lights and chillers were replaced and the rink was closed for the duration of the project. In 2018, the rink closed over a month for investigation and repairs.

Regional Rate Comparison

North Olmsted's current hourly rate for ice rental compared to other rinks in the region are low to average. There is room for rate increase, which might be modest or more significant if the facility is upgraded and improved amenities are offered.



North Olmsted Schools

North Olmsted High School uses the rink for its varsity hockey program. The team uses practice ice and meeting space free of charge. The schools pay for game ice and tournament ice; however, they keep gate admissions that are collected. The table to the right shows the value of this partnership to the schools.

North Olmsted City Schools - Annual Ice Rink Usage				
	Free Hours	Paid Hours	Hourly Rate	Value
Main Ice	62		\$175	\$10,850
Studio Ice	25		\$65	\$1,625
Nest Meeting Room	185		\$25	\$4,625
Game Ice		14	\$175	\$2,450
Tournament Ice		14	\$175	\$2,450
Ice Time Donated to NOHS				\$17,100
NOHS Paid Ice Time				\$4,900