

UPDate



A Project Update from
The Douglas Company



Viking Ice Arena

Hazel Park, Michigan

Architect Siegal/Tuomaala Associates

Features Olympic size rink
NHL size rink
In-line skating rink
Fitness facility
Pro Shop
Game room
Multi-purpose / party rooms

Completion 5 1/2 months



Viking Ice Arena

Hazel Park, Michigan

The City of Hazel Park, Michigan wanted a dual-use ice arena to showcase their great progress, draw people into their community, and redevelop their attraction as an entertainment destination in Southeastern Michigan. The chosen location was immediately south of the giant Hazel Park Horse Racing Facility, on Woodward Heights Boulevard. There were a number of problems to be solved:

- The assemblage of small parcels of homes was difficult.
- The cost of financing for these specialty facilities was prohibitive.
- The need to design, finance, and build this complex project by September 1, 1999 to capitalize on the hockey season was critical.

After three developers had failed in this endeavor; they needed someone with the

unique abilities to accomplish all of this, and called Richard Flaum of LD Realty.

Mr. Flaum quickly assembled a team of professionals who could meet the challenges, including ice arena guru Jack Vivian of JRV Management, Siegal/Tuomaala Associates Architects, and The Douglas Company. Mr. Flaum quickly negotiated all of the land assemblages necessary, and worked with bonding entities to arrange for tax-exempt financing at a favorable rate. All of this was done in concert with the City of Hazel Park, through the development of a "General Building Authority" that could facilitate these efforts in a private sector-like manner.

Budgeting and design were critical factors. This was to be a signature project for the City, so it needed to be attractive, functional, energy efficient, and cost effective. In working

with Al Tuomaala and the project team, design parameters were established, a pre-construction schedule set, schematic drawings developed, and firm pricing provided. When the firm pricing came in lower than previous budgets, the project was a go, and final drawings were prepared with the start of demolition in February.

There were several obstacles to overcome, including the discovery of a 78-inch storm sewer line under the proposed location of the building, discovery of prior landfill activities on site, working through environmental issues, and time. Steel was awarded on a design/build basis early in the process so that fabrication could occur in time for the March delivery that was needed to hit the September 1st opening date.

Actual construction had its unique aspects, including the logistical issues of the delivery of 125-foot long steel bar joists, a continuous

pour of the 285-foot by 100-foot Olympic size rink (the pour began at 4:00 a.m. and continued through finishing at 11:00 p.m.), the necessities of obtaining a refrigeration system from Canada that would be a proven performer and the heart of the facility, installation of “Low E” ceilings, dasher boards, an in-line skating rink, infrared ice temperature detection systems, a desiccant dehumidification system, sophisticated ammonia detection systems, two Zambonies, and other specialties.

Through a great team effort of all parties involved, including LD Realty, the City of Hazel Park, JRV Management, Siegal/Tuomaala, and The Douglas Company, the facility was open on time for hockey, figure skating, recreational skating, and other activities for the community to enjoy. The facility also included multi-purpose/party room, a fitness facility, snack bar, pro shop, and a game room.

