



Legislation Text

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Resolution to Approve a 2024 Land and Water Conservation Grant Application to the Michigan Department of Natural Resources Grants Management for Improvements at the Buhr Park Ice Arena and Commit \$500,000.00 in Local Matching Funds if the Grant is Awarded

This resolution authorizes a grant application to the Michigan Department of Natural Resources Grants Management (MDNRGM) for accessibility and sustainability improvements to the Buhr Park Ice Arena and commits \$500,000.00 in local matching funds if the grant is awarded.

Grant Description: The Land and Water Conservation Fund (LWCF) is a National Park Service grant that is administered in part through the Michigan Department of Natural Resources. The Land and Water Conservation Fund was established by Congress in 1964 to safeguard natural areas, water resources and cultural heritage, and to provide recreation opportunities to all Americans. Grant amounts range from \$30,000.00 to \$500,000.00 and require a 50% match from local funds.

In 2023, City Council approved resolutions R-23-084 and R-23-315, which supported the City's 2023 LWCF grant application for the project described here. Due to heavy grant competition, the City did not receive a grant award for the 2023 cycle. Staff hope to resubmit in the 2024 cycle with some improvements to enhance grant scoring.

Background: The Buhr Park ice arena is an outdoor covered rink, and one of two ice arenas owned by the City Parks, the other being Veterans Memorial Park ice arena. The Buhr Park arena is open November through February (weather permitting) and offers public ice skating, drop-in hockey and rental hours, and provides locker rooms, vending machines, restrooms and skate rentals and sharpening services.

The facility is located in the southeast part of the city which is characterized by higher racial diversity and lower median incomes. It is located adjacent to the Hikone neighborhood which is one of the Ann Arbor Housing Commission public housing communities, as well as the Hikone Community Center operated by the Community Action Network which provides support to families in need.

The Buhr Park ice arena functions as a neighborhood gathering place providing outdoor recreation opportunities at low cost during Michigan's long winter season. The ice arena has experienced increased usage since the beginning of the COVID-19 pandemic when community members sought ways to recreate and gather safely outdoors.

The Buhr Park ice arena original floor and refrigeration plant were constructed in 1991 and the chiller system is an indirect R22 system. R22 refrigeration systems were constructed from the early 1970s through approximately the year 2000, and were known for low energy usage and their capability to produce high quality ice surfaces. However, their use was effectively eliminated when the EPA determined that R-22 is a major contributor of greenhouse gas emissions and ozone depletion, and instituted regulations to curtail its use. As of January 1, 2020, U.S. production and import of R-22 ended, forcing existing systems to use recycled or stockpiled sources. The EPA noted that supply will

decline over the next few years, and prices are likely to increase, making planning for replacing these systems important. While switching to alternative refrigerants can significantly improve energy efficiency, it necessitates retrofitting or replacing equipment at significant cost.

Project Description: Applying for a Land and Water Conservation Grant would provide the necessary capital to replace the entire refrigeration system, significantly reducing energy consumption and operating costs. Additionally, as part of the refrigeration replacement project, the City would undertake additional improvements related to accessibility and operations. This would include work related to Americans with Disabilities Act (ADA) requirements, as well as going beyond those minimums towards the principals of Universal Design. The arena will be evaluated for opportunities to improve access for all to this important public ice arena. Additional improvements such as adding rubber flooring around the rink to better accommodate circulation on skates will be considered as well.

The preliminary concept for improving the Buhr Park ice arena include:

- Demolition of old refrigeration plant and new refrigeration plant \$830,000.00 to \$1,210,000.00
- New dasher boards and accessories \$ 250,000.00 to \$ 300,000.00
- Rubber Flooring around rink \$150,000.00 to \$ 225,000.00
- ADA and Universal Design Improvements \$65,000.00 to \$100,000.00
- Project contingency (20%) \$250,000.00 to \$350,000.00
- Engineering fees \$120,000.00 to \$165,000.00

Based on the scope above, the total cost of the project could vary between \$1,665,000.00 and \$2,350,000.00 depending on the options chosen and market conditions at the time of bidding.

The ice arena's role as a community gathering place, its location providing recreation to underserved populations within our city, and the necessity to transition to a new refrigeration system, have all led to this being a high priority project for the Park System. Additionally, the City is currently undergoing an ADA Accessibility Transition Plan and has made a commitment to improving accessibility across the park system. Therefore, this project will combine necessary mechanical/refrigeration infrastructure work with improvements that will enhance the accessibility and operations of the facility.

Construction on the ice arena improvements could commence in spring of 2025.

Budget/Fiscal Impact: The LWCF Grant allows for an award of up to \$500,000.00 which would significantly ease the burden of the transfer of this refrigeration system. Additional funding beyond the LWCF Grant award amount would be drawn from a combination of fund balance and the approved FY2024 Park Maintenance and Capital Improvement budget. Due to the LWCF grant having a lower grant award, some elements like the new dasher boards, accessories, and the new rubber flooring will need to be funded separately as a secondary project.

The breakdown of estimated costs for the LWCF Grant application are as follows:

- Outdoor Ice Rink Improvements: \$900,000.00
- Paved ADA Parking Space(s): \$10,000.00
- Restroom Building Improvements: \$90,000.00

Sustainability: One of the main goals identified in the current Parks and Recreation Open Space Plan is to “ensure that the park system is comprehensive, inclusive, and engaging”. To do so the plan focuses on “providing opportunities for all” and says that “engaging the full diversity of the community is a core value developed by staff, and a goal of the Sustainability Framework Plan and of the city’s organizational strategic plan.” One of the objectives is to “Renovate and maintain parks and facilities so that they comply with the Americans with Disabilities Act, while striving for Universal Accessibility.” Additionally, this project would also meet the sustainability goal of promoting active living & learning by providing recreational opportunities the improve quality of life for all members of our community.

Prepared by: Laurie Tabachnick, Assistant Parks Planner

Reviewed by: Derek Delacourt, Community Services Area Administrator

Josh Landefeld, Parks & Recreation Services Manager

Whereas, The Buhr Park ice arena is an outdoor covered rink open November through February and offers public ice skating, drop-in hockey and rental hours;

Whereas, The Buhr Park ice arena functions as a neighborhood gathering place providing outdoor recreation opportunities at low cost during Michigan’s long winter season;

Whereas, The ice arena has experienced increased usage since the beginning of the COVID-19 pandemic when community members sought ways to recreate and gather safely outdoors;

Whereas, The Buhr Park ice arena refrigeration system was constructed in 1991 and uses R-22 refrigeration, which is a major contributor of greenhouse gas emissions and ozone depletion;

Whereas, The U.S. EPA has instituted regulations to curtail its use including ending production and import of R-22;

Whereas, Switching to alternative refrigerants can significantly improve energy efficiency but necessitates retrofitting or replacing equipment at significant cost;

Whereas, Applying for a Michigan Department of Natural Resources Land and Water Conservation Grant would provide the necessary capital to replace the entire refrigeration system, significantly reducing energy consumption and operating costs;

Whereas, The City would undertake additional improvements related to accessibility and operations at the ice arena;

Whereas, The ice arena’s role as a community gathering place, its location providing recreation to underserved populations within our city, and the necessity to transition to a new refrigeration system, have all led to this being a high priority project for the Park System;

Whereas, Grants are available through the Michigan Department of Natural Resources Grants Management to assist in funding improvements such as this project;

Whereas, A Land and Water Conservation Grant would significantly ease the burden of the transfer of this refrigeration system;

Whereas, The City commitment to the project is \$500,000.00 with funding to be drawn from a

combination of fund balance and any current year capital funding for Buhr Rink available in Park Maintenance and Capital Improvement budget at the time of the project;

Whereas, The Park Advisory Commission unanimously recommended applying for an LWCF grant for this project at their February 28, 2023 meeting; and

Whereas, City Council passed resolutions R-23-084 and R-23-315 meeting approving a 2023 grant application submission and contingent fund allocation for the same project;

RESOLVED, That City Council directs the City Administrator to apply to the Michigan Department of Natural Resources Grants Management for a 2024 Land and Water Conservation Grant for improvements to the Buhr Park Ice Arena;

RESOLVED, The City Council authorizes and confirms that \$500,000.00 is available in the Park Maintenance and Capital Improvement Fund to be committed as local match if the grant is awarded; and

RESOLVED, That the City Administrator is authorized to take all appropriate action to implement this resolution, including to execute all documents required for or incidental to the application process.