

Heritage Sports Center

by SCOTT WARD
and JOHN ERICKSON

DULUTH, MINN.



New facility in the heart of northern Minnesota

Several years ago, northern Minnesota lost one of its indoor ice arenas, Peterson Arena, to fire. Rebuilding was never in question in the State of Hockey. After evaluating many options and building sites, the old Clyde Iron Works site in Duluth was selected to rebuild a new facility.

History

Established in 1898, Clyde Iron Works of Duluth was once the world headquarters for the company famous for heavy lifting machinery that is still used on some large shipping docks. For over a century, they produced tools that allowed northern Minnesota's industry to boom onto the Iron Range. Clyde Iron's fame begins in the early 1900s with the McGiffert Log Loader — a railroad-mounted steam-fired log loading beast built in Duluth. The McGiffert helped clear forests from Maine to Washington.

Over the years Clyde Iron evolved into making a lot of the equipment that was used in building the Empire State Building, the New York City subway system and the Panama Canal. In 1986 Clyde Iron closed its doors. Two smaller companies emerged to keep the industrial tradition alive on the site until 2003. At that time, Alessandro Giuliani, a former accountant and waste hauling company owner, bought the 10.5 acres and began



PHOTOS BY SCOTT WARD

An old iron works facility is the new home of the Heritage Sports Center.

his quest for a new vision for the use of the property that would retain the rich heritage of its past. Giuliani donated a large portion of the property for the Heritage Sports Center project.

“A 100-year-old Brownfield site that's a blight on the community will turn a major portion of lower Lincoln Park into a place and a destination point which will draw people, families and kids, and give a boost to our tourism industry,” says Dick Loraas, President of the Duluth Heritage Sports Center Corporation.

About the Facility

The Duluth Heritage Sports Center — when construction of Phase II is fully completed this fall — will be a 100,000 square foot facility that will be the home for DAHA (Duluth Amateur Hockey Association) and ISD 709 Duluth School

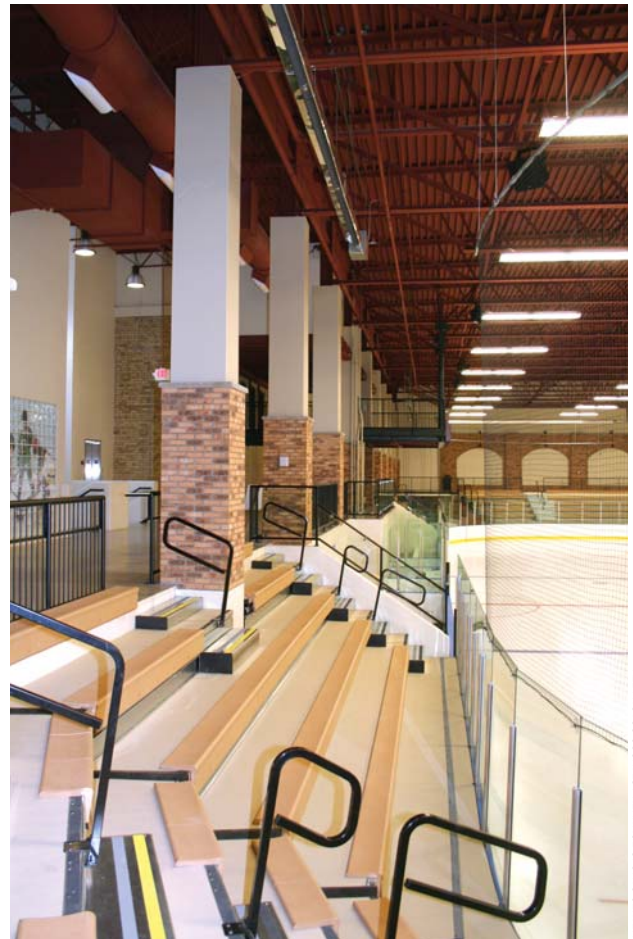
District Hockey. It will serve as a practice facility for other school sports programs and for City of Duluth Parks and Recreation programming for ice activities. It will also house a Boys and Girls Club outreach center.

The facility is designed and constructed around an existing industrial building donated by the property owner, Alessandro Giuliani, which is now the centerpiece of the facility called Heritage Hall. This created the opportunity for the design to be influenced by the historic industrial nature of the site. The design includes unique aesthetic amenities such as an original 20-ton bridge crane that remains in place above the entry lobby, restored original brick walls and steel structure incorporated into the design of the lobby, arena and pavilion.

The design was influenced by the historic industrial nature of the site.



Spacious concourses and 1,200 seats are focal points in the historic facility.



ALL PHOTOS COURTESY HERITAGE SPORTS CENTER

The complex includes:

Heritage Hall - Main entry lobby and support facility connected to the arena and pavilion. Includes lobby, administrative offices, locker rooms, concessions, ice plant and mechanical spaces, as well as a Boys and Girls Club outreach recreation center on an upper level mezzanine.

Heritage Arena - A newly constructed addition to the existing Heritage Hall building is a year-round hockey facility with 1,200 permanent seats around the perimeter of the NHL-standard ice sheet. Concessions and toilet facilities are provided within the arena. The outer perimeter of the seating includes an open concourse that incorporates 19 large brick archways that will be used to frame large graphic displays that will tell the story and heritage of Duluth hockey.

Heritage Pavilion - Under construction and slated for completion in the fall of 2008 is a 29,000-square-foot multi-purpose recreation center with an NHL-standard ice sheet, retractable seating for 1,000 and provisions for an artificial turf flooring system for sport activities.

Site development includes parking - Spaces for nearly 650 cars will support the Duluth Heritage Sports Center as well as other Clyde Park businesses.

The non-profit organization Duluth Heritage Sports Center owns and operates the building. The facility is primarily used by the Duluth Amateur Hockey Association, the Duluth Public Schools, the Boys and Girls Club, the City of Duluth Parks and Recreation program. It will cater to local, regional and national hockey tournaments and camps.

Special Design Features

In addition to the challenges the design team faced in renovating a 100-plus-year old building, elements of sustainable design practices were implemented wherever possible. The project redeveloped an industrial Brownfield site in the City of Duluth that had contaminants of petroleum and metals. This redevelopment occurred in large part due to the receipt of two grants from the Minnesota Department of Employment and Economic Development Brownfield and Community Assistance Programs.

The City of Duluth Department of Planning and Economic Development was instrumental in securing these two grants, which provided the necessary funding for environmental cleanup and public utility infrastructure required for this project. Storm water is managed on-site through two rain garden systems.

FEATURED RINK INFO

Heritage Sports Center



- **Year building opened** – Grand opening in the fall of 2008
- **Square footage of building and land** – Building is 100,000 square feet on 10.5 acres
- **Featured tenants** – Duluth Amateur Hockey Association and Duluth School District
- **Size and number of ice surfaces** – Two NHL-sized ice rinks, concrete surface
- **Number of locker rooms/party rooms** – 8 locker rooms, several meeting and party rooms
- **Type of rink floor** – Concrete, fusion-welded ice rink piping
- **Type & manufacturer of refrigeration system** – Indirect R-22/Calcium Chloride, Commercial Refrigeration Systems, Virginia, Minnesota
- **Manufacturer of dasher boards** – Athletica
- **Height of glass & netting** – 6-foot glass, 12-foot netting
- **Type of lighting** – T5HO fluorescents in the arenas
- **Seating capacity** – 1,200 in main arena, 1,000 in second arena
- **Listing of skating programs** – Duluth Amateur Hockey Association, ISD 709 Duluth School District Hockey, City of Duluth Parks and Rec.
- **Interesting tidbit or fact about facility** – Built and designed around the old Clyde Iron Works of Duluth building, established in 1898. 19 large brick archways will frame out the rich history of hockey in Duluth.

Materials from existing buildings that were demolished were salvaged and will be reused in further development and repair of the remaining existing building. The new design included: insulating the existing building envelope; high-efficiency motors for the mechanical systems; low water consumption plumbing fixtures; and high-efficiency fluorescent lamp fixtures in the arenas and

common areas.

A central industrial-grade, refrigeration system was designed to serve the two ice rinks. Calcium chloride circulation fluid is used throughout the ice rink floors to maximize efficiency. Waste heat from the refrigeration system is used for melting snow in the snow melt pit and providing heat for the sub-soil heating system beneath the ice rink floor.



A crane used in the previous life of the building remains in the facility.

PHOTOS BY SCOTT WARD

Future Plans for the Site

Site owner and developer Alessandro Giuliani has plans to redevelop the entire Clyde Park site by adding a hotel, sports training facility and a marketplace with coffee shop, bakery, pizzeria, a microbrewery bar and a restaurant with concert/banquet hall. An adjacent sporting goods store and children's museum are also being developed within historic buildings adjacent to the site.

The cost of the Heritage Sports Center facility and site development is approximately \$15 million in addition to the donated building and land. The development is projected to produce 70 new jobs in the City of Duluth. With the development of the Duluth Heritage Sports Center, growth and revival in Duluth's Lincoln Park neighborhood has already begun. ★

Scott Ward, P.E., is Vice President of Stevens Ice Rink Consultants. Scott is a professional registered engineer with a Bachelor's Degree in Civil Engineering and a Master's Degree in Mechanical Engineering from the University of Minnesota. He has been specializing in ice rink consultation and design since 1997 and has been involved in over 100 ice rink projects throughout the United States. For information, about Stevens, call 800-822-7670. John Erickson, AIA, is with DSGW Architects. For information, call 218-727-2626.

Where are they now?

■ Each issue we'll re-visit a facility that has been highlighted in a past issue as a Featured Rink.

The Hardee's Iceplex- St. Louis, MO

Originally featured in
January/February 2002

by LLOYD NEY

Six years after being the featured rink in this publication, the former U.S. Ice Sports Complex has seen more than its share of changes, including new ownership, a new direction and a new name reflecting the familiar golden star of St. Louis-based Hardee's.

Finding a naming-rights sponsor was one of the primary targets of Clayton, MO, based Summit Ice Center Investors when they purchased the struggling Chesterfield, MO, facility in June of 2003, in addition to addressing some long-deferred maintenance problems and a less-than-happy customer base. In 2008, the Iceplex has made progress on all accounts, investing capital in the form of arena and locker updates, a full-service kitchen and grill, and a state-of-the-art athlete training center. "When we took over the facility in 2003, we wanted to invest in capital improvements and human resources with the primary goal of improving the customer experience," says Hardee's Iceplex GM Lloyd Ney. "I think it's safe to say five years later that we've accomplished what we set out to do. Securing a naming-rights sponsorship with Hardee's is allowing us to continue to invest in the facility to make sure we remain a good place for families to skate."



New owners and a new direction have revitalized the facility.



PHOTOS COURTESY OF THE HARDEE'S ICEPLEX

In addition to facility and marketing improvements, the Iceplex has become a major economic engine

for the Chesterfield, MO, business community through facility events and large youth hockey tournaments. "We're lucky to have some of the biggest tournaments in the Midwest out of our building. Every year, we generate more than 6,000 hotel room nights for the community, in addition to a significant amount of spending on meals and retail shopping," says Ney. Fresh off hosting the 2008 USA Hockey Junior A Tier II National Championships, the Iceplex staff has little time to relax, as the building is hosting both the 2009 U.S. Speedskating Championships and the 2009 USA Hockey Tier I & Tier II 16 & Under National Championships.

Since 2002, the facility has seen some users come and go, including the St. Louis Blues of the NHL. The team opened their own new practice facility in 2003. In their place, the arena has become the home of

the St. Louis Blues Alumni Association & the St. Louis Bandits of the North American Hockey League. The Alumni have a dedicated locker room facility and put on several events at the Iceplex, raising much-needed funds for local charities. The Bandits have found amazing success in "The Valley" as well, winning back-to-back Tier II Junior A National Championships. The facility's primary tenant, Chesterfield Hockey Association, remains intact. The club reached a new milestone this season when the 18 & Under team brought home a Tier II National Championship. Ney sees this on-ice success as a key to developing a good business. "Winning championships and bringing big events to the building will bring a lot of visibility, which we see as a key to attracting and retaining new participants. Running a facility like this can be a difficult business, but our staff has done a great job in making this a place where people want to come." ★