

# DECC BONDING REQUEST

## THE HOME OF OLYMPIANS AND NATIONAL CHAMPIONS

### PROJECT DESCRIPTION

The Duluth Entertainment Convention Center (DECC) is Minnesota's premier regional public event center on the shore of the great Lake Superior, welcoming all to one of the state's most visited and popular tourist areas. The state, region, and city have invested to create and expand these facilities since 1966, and now our key infrastructures need repair and improvements—HVAC/MEP improvements—to extend the life of the facilities for the next generation. No new square footage will be added—only needed repairs for asset preservation and energy improvements of the DECC facility. The request is for \$8 million, a modest but necessary amount for facilities totaling 980,000 square feet valued at \$184 million that will improve energy efficiency, cut utility costs, and improve critical life safety issues while preserving the investment Minnesotans have made in these unique facilities.



### WHO USES THE DECC?

- 2011, 2018, and 2019 National Champion UMD Men's Hockey
- 2001 2002, 2003, 2008, 2010 National Champion UMD Women's Hockey
- Duluth Superior Symphony Orchestra
- Minnesota Ballet
- Home curling rink of TEAM USA
- Youth and High School Girls and Boys Hockey Programs
- Host of Duluth's 9-11, December 7th, and Veterans Day
- Nationally-Recognized Concerts and Performances
- Business and Entertainment Conventions
- Port of Call for the Great Lakes Cruise Ship Industry
- Vaccine and COVID Testing Facilities for the Region
- American Red Cross Blood Drive Location
- Emergency Public Health Facility – Temporary ICU Facility
- Hundreds of Other State, Region, and Local Events

*Left: UMD Men's Hockey team National Champions, photo courtesy of B105. Right: John Schuster, 2018 Olympic Gold Medalist and 2022 Olympian, seen on a curling ice sheet, photo courtesy of Getty Images.*

The investment in creation of the DECC has enabled other state and regional institutions, most notably UMD, to forgo investments in similar facilities, avoiding duplication and additional capital expenditures. The DECC delivers the best in the arts, entertainment, sports, commerce, tourism and events to the region and the state!



## DECC DESCRIPTION

The Duluth Entertainment Convention Center contains over 980,000 square feet built in 1966 and was the first convention center facility in Minnesota. The DECC was constructed as two large facilities, the Auditorium and the Arena, with a connection between the two buildings. Today, both spaces remain as premier facilities. Little alteration has happened over the last 60 years. This mid-century modern facility is now an historic space, with a uniqueness in design, but utilities and operating infrastructures are past their prime.



Top: ice chiller plant, middle: air handling unit, bottom: electric transformer.

In addition to the original 1966 buildings, later in the 1970s the 45,000 sq ft Pioneer Hall was added. In the 1990s, the City Side Convention Center was added, which features one of the largest ballrooms in Minnesota. Most recently, in the early 2000s, the Harbor Side Convention Center was added. With the addition of each new building, the mechanical and HVAC were all pulled from the old structure and systems, creating a very inefficient internal infrastructure building system.

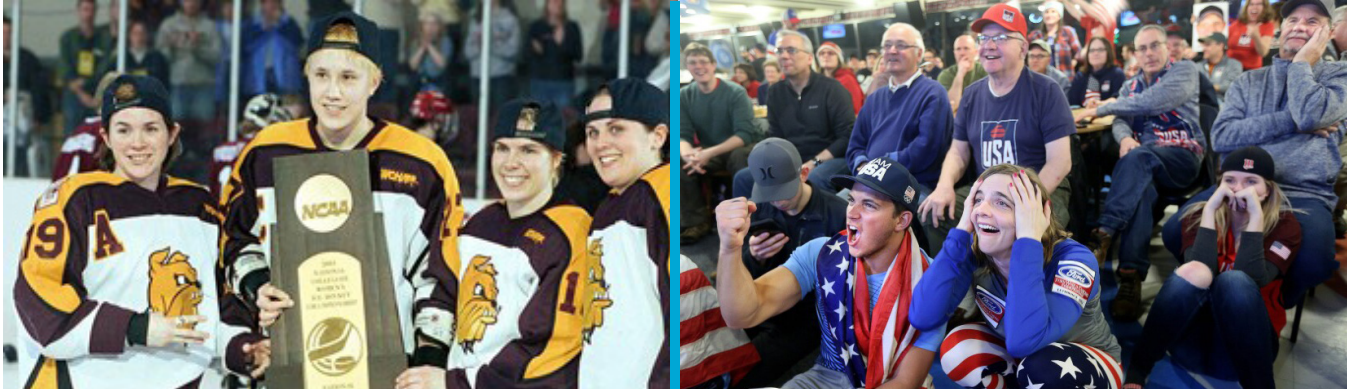
This project is needed to shore up the aging heating, ventilation, air conditioning (HVAC) and mechanical, electrical, plumbing (MEP) of the facility. New funding will create energy efficiencies that will reduce operating costs while preserving the structure for years to come. These improvements include critical life safety issues, HVAC/MEP improvements, door replacements, a new roof system, floor replacement, repairs to parking infrastructure, elevator and accessibility upgrades, wall repairs, and electrical upgrades, all of which will extend the useful life of the facility and make it more accessible for users.

## PROJECT RATIONALE

The Duluth Entertainment & Convention Center is a statewide public facility, on the shores of Lake Superior. It is a regional hub for conventions, meetings, entertainment, sports, pandemic preparedness, healthcare, commerce and more. It is used by individuals, the Duluth/Superior Symphony Orchestra, Minnesota Ballet, veterans organizations, the local boys and girls hockey teams, youth boys and girls teams throughout the Duluth area, skating school, adult hockey leagues, and summer hockey and figure skating camps, Olympic curlers, as well as teams from the University of Minnesota-Duluth men's and women's hockey programs. The facility also hosts weddings, meetings, business gatherings, concerts, seasonal exhibition shows and other public events. Beginning in 2022, it will be a port-of-call facility for Great Lakes cruise ships

visiting Duluth. Throughout the pandemic, the DECC has constantly served as a COVID testing and vaccination site and was designated as a back-up public health emergency facility. The DECC welcomes more than 300,000 visitors to the facility each year. Directly and indirectly, the DECC supports over 400 jobs annually.

In 2021 there was an ammonia leak in the aging cooling system of the DECC. This created a very dangerous situation which, thankfully, the DECC engineers and the Duluth Fire Department were able to manage without any injuries. This incident forced leadership to review and evaluate the overall safety of the facility, identifying many areas of life safety concern, and drive investments to these repairs rather than expansion or new facilities.



Left: UMD Women's Hockey National Champions, photo courtesy University of Minnesota Duluth. Right: Fans cheer on the US Men's Olympic Curling Team during a watch party at the Duluth Curling Club in the DECC, photo courtesy of the Duluth News Tribune.

## PROJECT TIMELINE

*\*May change depending on phasing of project.*

Predesign/Design - September 2022  
Construction - October 2022-July 2023

## IMPACT ON STATE OPERATING SUBSIDIES

None.

## WHO WILL OWN THE FACILITY?

Duluth Entertainment & Convention Center Authority

## WHO WILL OPERATE THE FACILITY?

Duluth Entertainment & Convention Center Authority, appointed by the Governor and Mayor

## WHO WILL OCCUPY THE FACILITY?

Duluth Entertainment & Convention Center, Duluth Curling Club, University of Minnesota-Duluth Men's and Women's Hockey Programs, Duluth Superior Symphony Orchestra, Minnesota Ballet, and the General Public.

## PUBLIC PURPOSE

The Duluth Entertainment & Convention Center (DECC) serves as a hub of cultural, sports, arts and business activities. Its mix of events attracts people from all over the State of Minnesota and beyond. The DECC is a valuable facility for the people of Minnesota and positively impacts the health of the economy and contributes to the vibrancy of the region.

## DESCRIPTION OF PREVIOUS APPROPRIATIONS

The DECC has not had an appropriation in the last ten years.

## PROJECT CONTACT PERSON

Dan Hartman, Executive Director  
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## PROPOSED BUDGET AND PHASING

Project budget - \$8 million

# PROJECT LIST **Total Request \$7,964,000**

## HEATING AND COOLING | \$2,452,000

### **Pioneer Hall Chiller-A/C for City Side, Pioneer Hall & Harbor Side-1976**

Budget: \$1,200,000 | Vendor: Johnson Controls

Needed for cooling public spaces after failure of Pioneer Hall cooling system. Previous system was the most energy intensive piece of equipment and original to the 1976 portion of the complex. New system will reduce energy usage, bring down facility peak power threshold and provide for adequate cooling which will allow expanded usage in summer months.

### **Johnson Controls Upgrades**

Budget: \$100,000 | Vendor: Johnson Controls

Replacement of existing software to allow for building-wide operating systems to function efficiently. Extant software system is past end of life and requires additional software to function

### **Auditorium Controls, Damper and Valve Replacement**

Budget: \$100,000 | Vendor: Johnson Controls

Original (circa 1966) system requires repairs and replacement of components to continue functioning of air handling in Symphony Hall.

### **DECC Arena Controls, Damper and Valve Replacement**

Budget: \$250,000 | Vendor: Johnson Controls

Original (circa 1966) system requires repairs and replacement of components to continue functioning of air handling in DECC Arena.

### **Dehumidification for AMSOIL Arena**

Budget: \$500,000 | Vendor: Commercial Refrigeration

High humidity during summer months is causing mold issues, rusting of metal components and undue wear and tear on electrical/mechanical systems.

### **Paulucci Hall Air Handler Replacement - 1966**

Budget: \$75,000 | Vendor: A.G. O'Brien

Original (circa 1966) system requires complete replacement and is well past its end of life. Increased energy efficiencies, higher airflow and less maintenance make this a priority.

### **AMSOIL Heat Exchanger Repair**

Budget: \$25,000 | Vendor: A.G. O'Brien

Existing unit is leaking and impacts heating of AMSOIL Arena.

### **Symphony Hall Cooling Coil Replacement - 1966**

Budget: \$25,000 | Vendor: In-House

Original (circa 1966) cooling coil requires replacement in order to cool Symphony Hall.

### **City Side Air Handler Damper Controls**

Quote: \$7,000 | Vendor: Johnson Controls

Original (circa 1991) controls are non-functioning and need replacement in order to provide proper airflow to public spaces in Cityside Convention Center.

### **Replace DECC Arena Original Chiller**

Quote: \$150,000 | Vendor: Commercial Refrigeration

Original (circa 1966) system requires complete replacement and is well past its end of life.

### **DECC Arena Ice Floor Antifreeze Conversion**

Quote: \$20,000 | Vendor: Commercial Refrigeration

Replace calcium chloride antifreeze with glycol. This will extend the life of the ice floor for an additional 10 years and prevent corrosion of piping within the floor.

## **DOOR REPLACEMENT | \$225,000**

### **Replace Garage Door 6**

Quote: \$25,000 | Vendor: Phil's Garage Door

The door is currently out of service and needs to be replaced. It is situated on the south face of the building and exposed to weather off of Lake Superior continuously.

### **Replace Garage Door 7**

Quote: \$25,000 | Vendor: Phil's Garage Door

The door has mechanical issues and needs to be replaced. It is situated on the east face of the building and exposed to weather off of Lake Superior continuously.

### **Entrance F: Entry Doors - 1966**

Quote: \$40,000 | Vendor: Superior Glass

These glass and metal doors are original to the facility (circa 1966) and need replacement in order to function properly.

### **Entrance A: Entry Doors - 1976**

Quote: \$40,000 | Vendor: Superior Glass

These glass and metal doors are original to the facility (circa 1976) and need replacement in order to function properly.

### **Pioneer Exterior**

Quote: \$50,000 | Vendor: Northern Door

These doors are original to the building (circa 1976) and need to be replaced. They are situated on the east face of the building and exposed to weather off of Lake Superior continuously.

### **Skywalk Security Doors**

Quote: \$25,000 | Vendor: St. Germain's

These doors are needed to secure the facility when not programmed for occupancy and overnight.

### **Security Doors at Kitchen/Skywalk**

Quote: \$20,000 | Vendor: Superior Glass

Installation of new doors will allow our facility to secure access from the skywalk and protect infrastructure and assets when not programmed for occupancy

## **PARKING | \$575,000**

### **Parking Ramp Structural Repairs**

Quote: \$100,000 | Vendor: Terrazzo Floor and Concrete

Critical parking ramp structural repairs that were recommended from LHB Engineering in 2019.

### **Parking Lot Full Replacement**

Movie Theatre Lot | Quote: \$106,000 | Vendor: Northland Paving

Vista Lot | Quote: \$112,000 | Vendor: Northland Paving

Ten Minute Lot | Quote: \$47,000 | Vendor: Northland Paving

Replacement of surface material that has rapidly deteriorated due to heavy usage, construction excavation and freeze/thaw cycle issues.

### **Sealcoating of North Cityside, UMD and Other Asphalt Parking Lots**

Quote: \$60,000 | Vendor: Hinnenkamp Striping

Preventative maintenance to extend the life of asphalt surfaces.

### **Equipment/Snow Removal/Scrubber**

Budget: \$150,000 | Vendor: In-House

Replacement of failing maintenance equipment

## **ROOF SYSTEM | \$2,100,000**

### **DECC Arena and Symphony Hall, Ticket Lobby**

Budget: \$2,100,000 | Vendor: Roof Spec. Inc.

Each roof had a 20 year life cycle and we are currently on year 25 for each roof and will need imminent replacement to prevent damage to the interior of the facility.

## CARPET REPLACEMENT/FLOORS | \$116,000

### **Symphony Hall**

Quote: \$98,000 | Vendor: Contract Carpet and Tile

Carpet (circa 1991) is in need of replacement after 30 years of high volume traffic in Symphony Hall.

### **Sand and Refinish Gooseberry Hardwood Floor**

Quote: \$18,000 | Vendor: Lakeview Flooring

Original hardwood floor (circa 1991) needs refurbishment.

### **Harbor Side Carpet**

Budget: \$116,000 | Vendor: Contract Carpet and Tile

Original carpeting (circa 2001) is in need of replacement after 20 years of high volume traffic in Harbor Side convention center.

## ELEVATORS | \$1,345,000

### **Repairs and Upgrades**

Budget: \$1,345,000 | Vendor: All City Elevator

Required safety upgrades from MN State Elevator Inspection.

## PARTITION WALLS | \$465,000

Pioneer Sound Wall - 1976 | Budget: \$300,000 | Vendor: W. Hall Company

Paulucci 5 Sound Wall - 1966 | Budget: \$40,000 | Vendor: W. Hall Company

Paulucci Accordion Doors - 1966 | Budget: \$75,000 | Vendor: W. Hall Company

Fitzgerald Hall/Deli Fire Doors - 1991 | Budget: \$50,000 | Vendor: W. Hall Company

These tracked wall partitions are in need of replacement and do not function as intended. Replacement parts are non-existent for potential refurbishment.

## ELECTRICAL UPGRADES | \$570,000

### **DECC Power Transformer: Original Equipment - 1966**

Quote: \$120,000 | Vendor: Belknap Electric

Original oil fed transformer (circa 1966) must be replaced due to life safety concerns and age of components.

### **LED Lighting Upgrades**

Budget: \$450,000 | Vendor: Frontier Energy

Replace incandescent, fluorescent and other high energy consumption systems with LED technology to realize greater energy efficiency and reduced maintenance replacing light bulbs/ballasts.