

# Frisco Ice Study

Town Council Meeting  
#1



# Agenda

1. Introductions
  1. SE Group
  2. Ballard\*King Associates
  3. 292 Design Group
2. Progress Update
3. Community and Municipality Interview Recap
4. Map of Facilities in the Summit County Colorado Region
5. Needs Assessment
6. Typologies to Study
7. Next Steps

# Completed to Date

- Conducted Stakeholder Interviews
- Conducted Municipality Interviews
- Regional Ice Facility Map
- Completed Needs Assessment
- Brainstormed list of initial Typologies

# Community and Municipality Interviews

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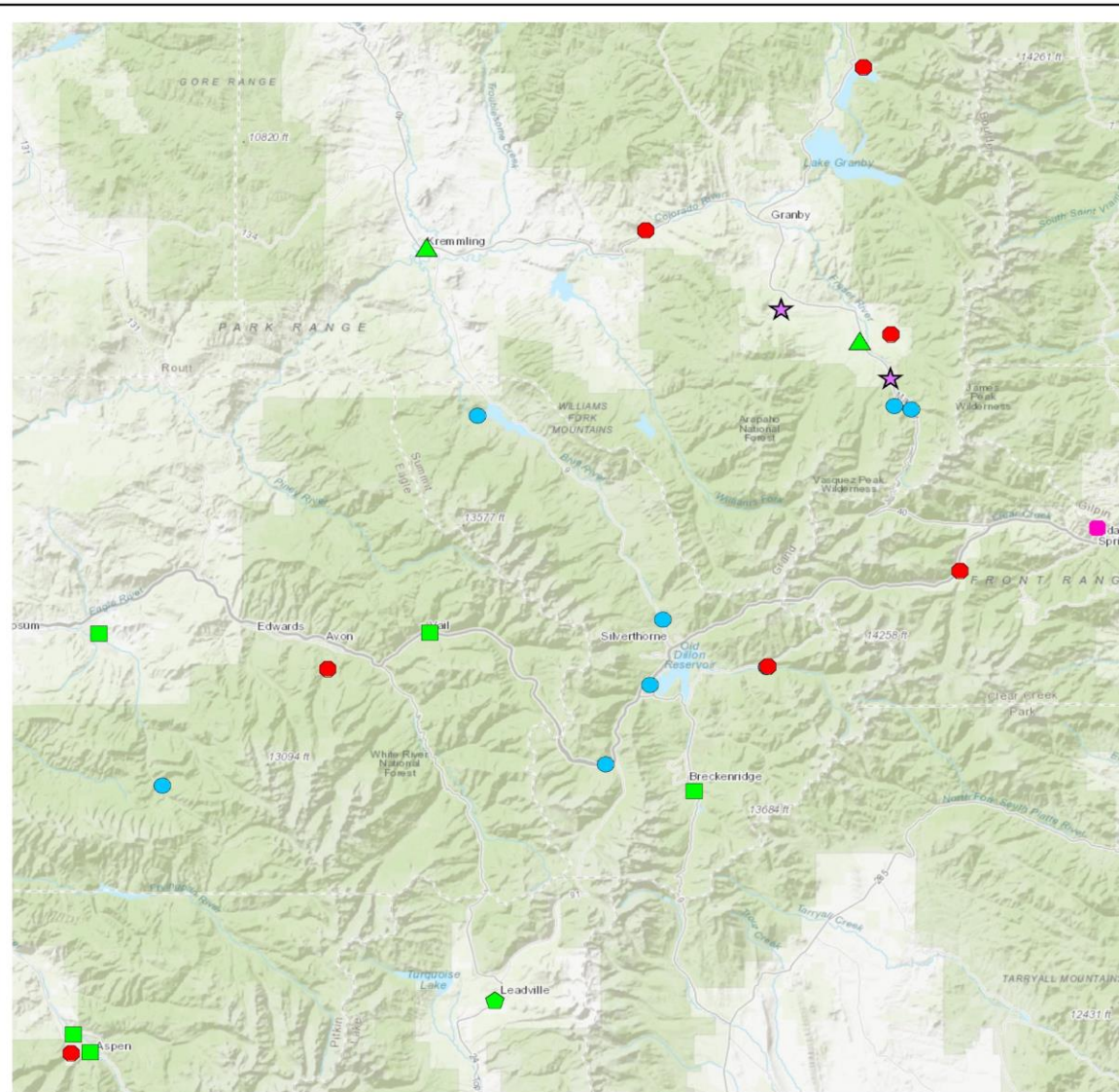
# Community Interviews

- Breckenridge Ice Arena
  - Have 2 sheets of ice – indoor and outdoor
  - Ice rink is highly subsidized, allowing for minimal club fees
- Summit Skating Club
  - 12 members total – most commute to Breck 5-6 times a week for practice
  - A facility in Frisco would be ideal for Learn to Skate, Youth Hockey, and Figure Skating
- Summit Youth Hockey
  - Would love a facility in Frisco for Mites league (U8) – closer to schools for morning and after school practice
  - Want to provide another skating venue for residents that isn't expensive

# Municipality Interviews

- Silverthorne
  - Utilize North Pond Park for leisure skating – natural pond with warming hut, no skate rentals
  - Any indoor space is in high demand
  - Another ice facility would be used – supplement Breckenridge’s ice facility
- Breckenridge
  - 2 full sized sheets –outdoor is a turf field in the summer and indoor is kept year round
  - A community ice facility in Frisco would be great – they normally send people to Keystone or Peak 8 to skate (can be expensive)
- Dillon
  - Put in a proposal to Denver Water to create a facility on Dillon Reservoir – still waiting to hear back
  - Would be supportive of another ice facility in Frisco
- Frisco
  - Would be best to put it where existing winter recreational options are available – parking and restrooms are necessary
  - Creating a facility that is unique to Frisco – place for youth programming and pick-up hockey games
  - Mentioned the Tennis Court on Galena Street as a possible location





## Ice Facilities in Summit County Colorado Region

- ☆ Pavilions
- Glace
- Ice Circles
- Ponds
- Full-sized Hockey Rinks Outdoor
- ▲ Full-sized Hockey Rinks with Open Air Roof
- Full-sized Hockey Rinks

0 3.75 7.5 15 22.5 30 Miles



Prepared by:

**SE GROUP**

# Needs Assessment

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# Age Group Distribution

Ages	Population	% of Total	Nat. Population	Difference
0-5	101	3.5%	6.0%	-2.5%
5-17	307	10.0%	16.0%	-6.0%
18-24	164	5.5%	9.4%	-3.9%
25-44	939	31.4%	26.6%	+4.8%
45-54	435	14.6%	12.4%	+2.2%
55-64	421	14.1%	13.0%	+1.1%
65-74	400	13.4%	9.8%	+3.6%
75+	225	7.5%	6.8%	+0.7%

# Age Group Population Trend

Ages	2010 Census	2020 Projection	2025 Projection	Percent Change	Percent Change Nat'l
-5	103	101	105	+1.9%	+2.1%
5-17	242	307	306	+26.4%	+0.7%
18-24	196	164	206	+5.1%	+0.5%
25-44	1,020	939	898	-12.0%	+13.0%
45-54	398	435	504	+26.6%	-9.9%
55-64	431	421	401	-7.0%	+15.4%
65-74	253	400	426	+68.4%	+69.8%
75+	64	225	333	+420.3%	+50.2%

# Ice Sport Participation Rate

	Age	Income	Region	Nation	Average
Hockey (ice)	0.9%	1.2%	1.0%	1.1%	1.1%
Ice/Figure Skating	3.6%	3.5%	3.3%	2.9%	3.3%
In-Line Roller Skating	1.2%	1.9%	1.5%	1.5%	1.5%

	Average	2010 Population	2020 Population	2025 Population	Difference
Hockey (ice)	1.1%	27	30	32	5
Ice/Figure Skating	3.3%	85	94	101	15
In-Line Roller Skating	1.5%	39	43	46	7

	Average	2010 Population	2020 Population	2025 Population	Difference
Hockey (ice)	1.1%	695	781	825	130
Ice/Figure Skating	3.3%	2,106	2,364	2,500	394
In-Line Roller Skating	1.6%	997	1,120	1,184	187

# Hockey Registration

USA Hockey Registration in Colorado									
	Total	19+	17 to 18	15 to 16	13 to 14	11 to 12	9 to 10	7 to 8	6U
2020-21	12,732	3,245	943	1,337	1,657	16,421	1,620	1,330	957
2019-20	15,347	5,260	913	1,349	1,546	1,705	1,783	1,612	1,179
2018-19	15,641	5,393	911	1,374	1,505	1,758	1,813	1,690	1,197
2017-18	15,222	5,001	881	1,391	1,548	1,635	1,761	1,707	1,298
2016-17	14,181	4,517	844	1,327	1,574	1,548	1,576	1,582	1,213
2021-2017	8%	16%	8%	2%	-2%	10%	13%	2%	-3%

# Typologies to Study

# Typologies to Choose From

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- Ice Circle
- Ribbon
- Full-sized Outdoor Covered Rink
- Studio Sheet with a Pavilion



# Chosen Locations for Future Ice Facility

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- Peninsula Recreation Area (PRA)
- Frisco Bay Marina

# Typologies Initially Considered but Eliminated from Analysis

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- Traditional Full-Sized – Indoor
  - Expensive - \$8M to \$12M depending on amenities and support space
  - No need with indoor ice facility in Breckenridge
- Outdoor Rink – Uncovered
  - No capacity for summer ice use
  - Larger operating support required
- Pavilion with Studio Sheet and Ribbon
  - Larger space needed

# Ice Circle at the PRA



Grand Rapids, Michigan



DIAGRAM B.1:  
100' ICE CIRCLE

- 100'dia. Ice Circle
- Provide Rink Support Building (Refrigeration, Resurfer, etc.)
- Ticketing/ Restrooms out of Existing Day Lodge

NORDIC CENTER

LODGE BUILDING

UNIT OF WORK

TWO STORY BUILDING

TUBE STORAGE BUILDING

PROPOSED SLOPESIDE HALL

YURT

ICE CIRCLE

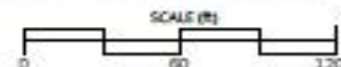
BEGINNER SKIING  
TERRAIN

CARPET

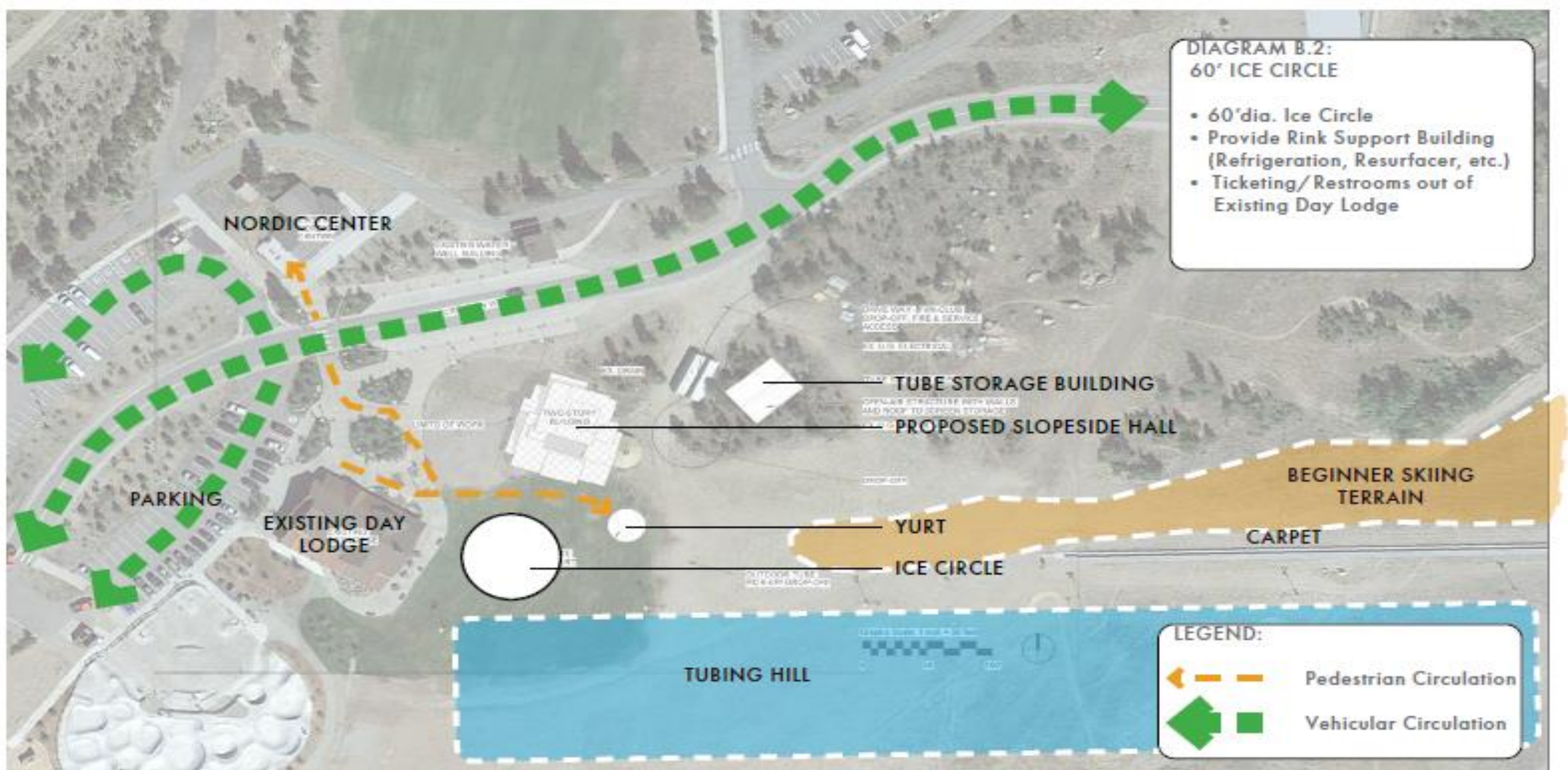
TUBING HILL

LEGEND:

- ← Pedestrian Circulation
- ← Vehicular Circulation







# Capital Costs of an Ice Circle at the PRA

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- **Total Support Buildings - \$940,000 (added \$50/SF for soil remediation/foundation work)**
  - Ice Resurfacers Room (400SF) - \$240,000
  - Refrigeration Room (600SF) - \$300,000
  - Warming Room/Toilets (1,000SF) - \$400,000
- **Total Support Infrastructure - \$1,235,000**
  - Refrigeration - \$710,000
  - Railings - \$125,000
  - Hard-scape/Landscaping - \$200,000
  - Concrete curb/lighting/skate tile - \$200,000
- **Total Project Cost - \$2,610,000**
  - Total Construction Budget - \$2,175,000
  - Owner Costs/Soft Costs - \$435,000
- **Value Engineering Ideas**
  - Use exterior outdoor packaged refrigeration unit – minus \$425,000



# Ice Circle at the PRA

## Pros

- Utilization of existing buildings for support
- Could fit in more locations
- Creates an ice experience without expanse of full-sized rink
- Caters to tourism
- Creates a non-competitive outdoor recreation option
- Creates a multi-purpose facility for winter and summer use
- Utilized day and night

## Cons

- No capacity for summer ice use
- Doesn't provide youth or adult programming for TOF community

## Activities

- Figure Skating
- Free skate
- Farmers Markets
- Art Shows
- Concerts

## Infrastructure Needed

- Utilization of existing buildings for support
- Side boards

## Capital Cost Estimates

<u>Total Construction Budget</u>	<u>Owner Costs/Soft Costs</u>
\$2,175,000	\$435,000
<u>Total Project Cost</u>	
\$2,610,000	

## Operating Cost Estimates

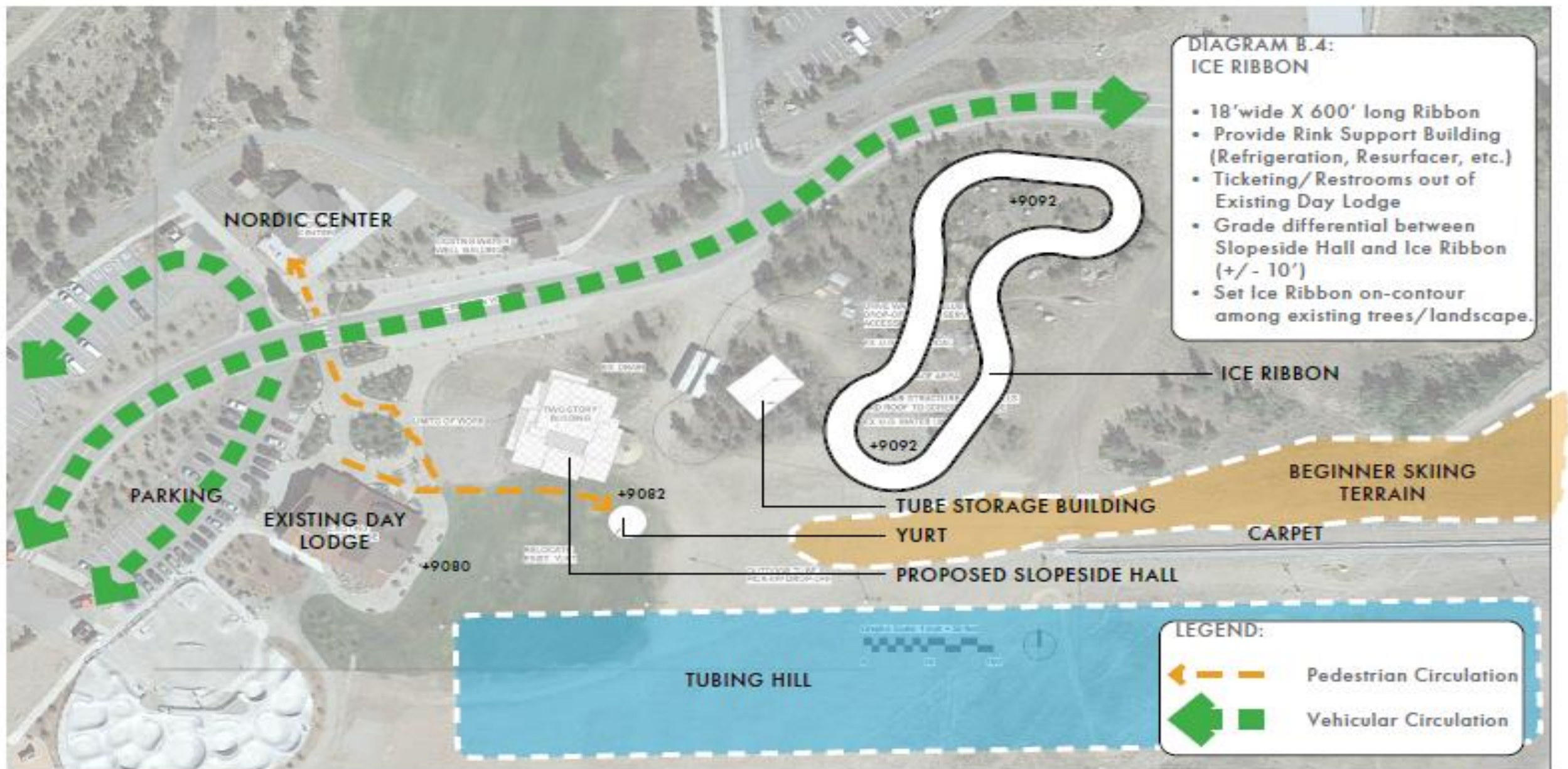
<u>Expense</u>	<u>Revenue</u>
\$250,000 - \$300,000	\$170,000 - \$200,000

# Ribbon at the PRA

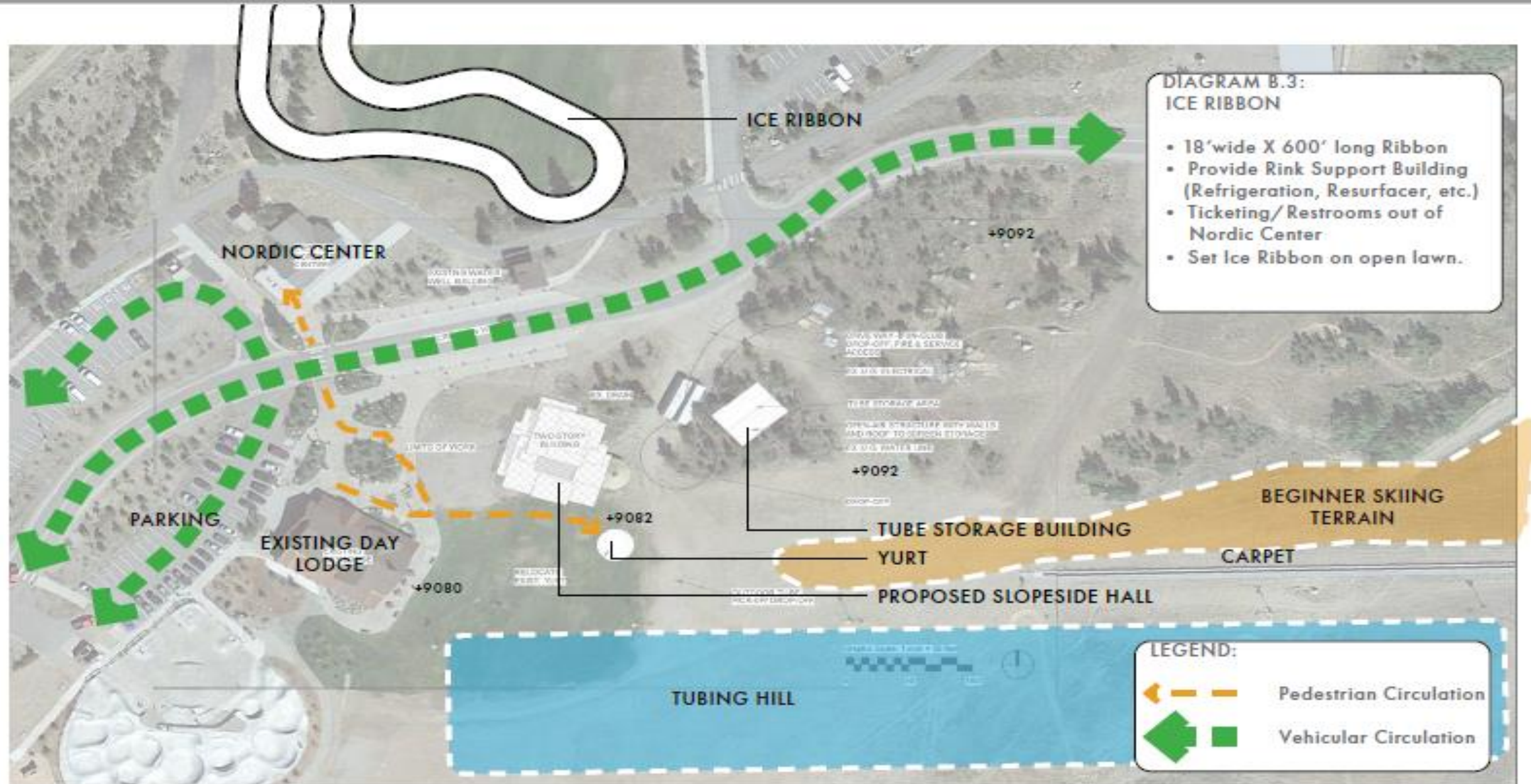


Chicago, Illinois









# Capital Costs of a Ribbon at the PRA

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- **Total Support Buildings - \$1,000,000 (added \$50/SF for soil remediation/foundation work)**
  - Ice Resurfacers Room (400SF) - \$240,000
  - Refrigeration Room (600SF) - \$360,000
  - Warming Room/Toilets (1,000SF) - \$400,000
- **Total Support Infrastructure - \$2,960,000**
  - Refrigeration - \$1,600,000
  - Railings - \$560,000
  - Hard-scape/Landscaping - \$400,000
  - Concrete curb/lighting/skate tile - \$400,000
- **Total Project Cost - \$4,752,000**
  - Total Construction Budget - \$3,960,000
  - Owner Costs/Soft Costs - \$792,000
- **Value Engineering Ideas**
  - Use exterior outdoor packaged refrigeration unit – minus \$710,000

# Ribbon at the PRA

## Pros

- Could fit in more locations
- More amenable to grade changes
- Creates an ice experience without expanse of full-sized rink
- Could construct on existing Rec Path
- Would fit at the Peninsula Recreation Area
- Utilized day and night
- Tourism Draw

## Cons

- No recreation programing (hockey and figure skating)
- No capacity for summer ice use

## Activities

- Leisure Skating
- Art Shows
- Circuit Training

## Infrastructure Needed

- Utilization of existing buildings for support
- Side boards
- Zamboni

## Capital Cost Estimates

<u>Total Construction Budget</u>	<u>Owner Costs/Soft Costs</u>
\$3,960,000	\$792,000
<u>Total Project Cost</u>	
\$4,752,000	

## Operating Cost Estimates

<u>Expense</u>	<u>Revenue</u>
\$300,000 - \$350,000	\$200,000 - \$250,000



# Traditional Full-Sized Ice Rink – Outdoor and Covered at the Marina

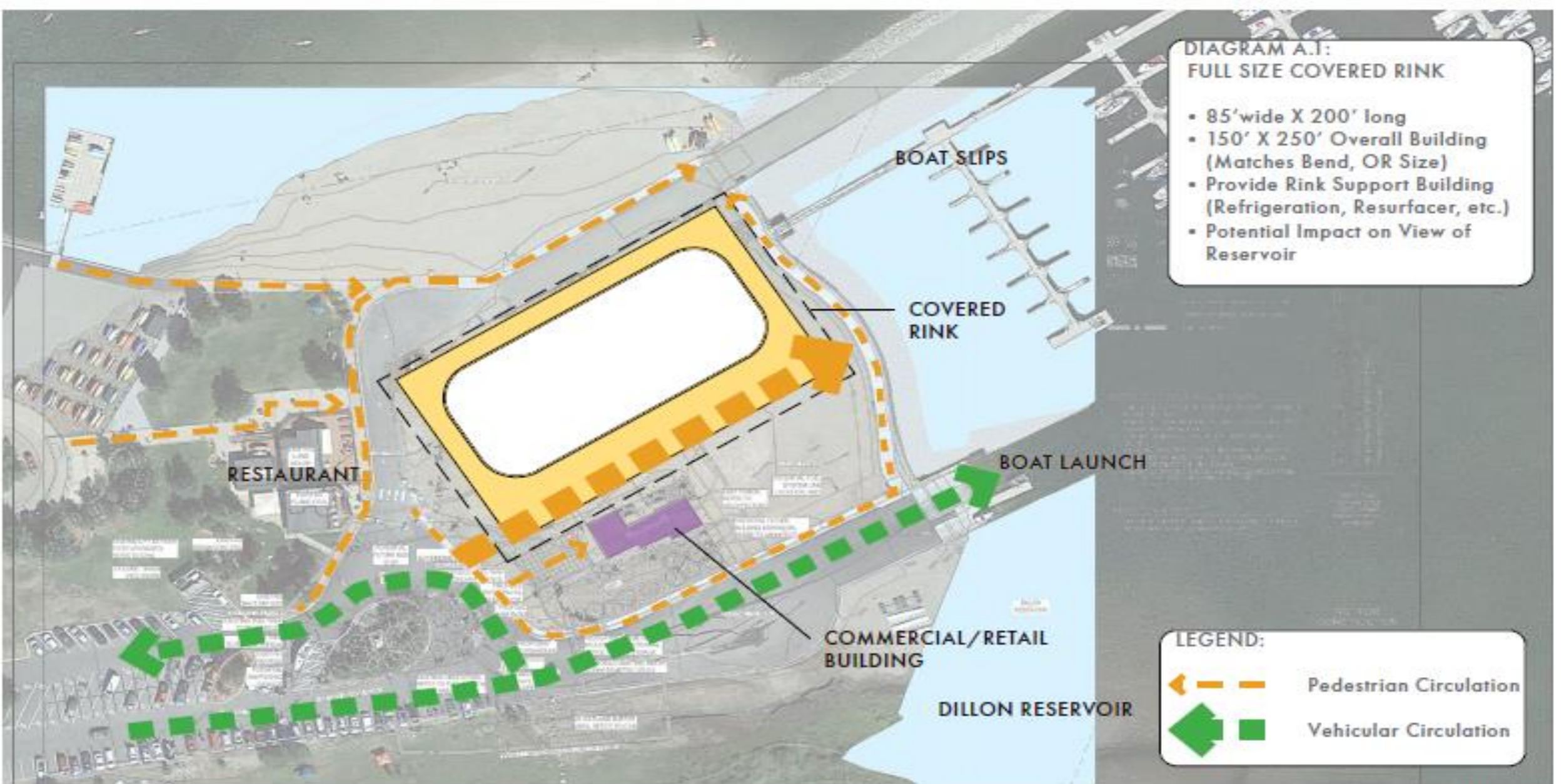


Bend, Oregon



DIAGRAM A.1:  
FULL SIZE COVERED RINK

- 85' wide X 200' long
- 150' X 250' Overall Building (Matches Bend, OR Size)
- Provide Rink Support Building (Refrigeration, Resurfacer, etc.)
- Potential Impact on View of Reservoir



# Capital Costs of a Full-sized Outdoor Covered Rink at the Marina

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- **Total Support Buildings - \$1,000,000 (added \$50/SF for soil remediation/foundation work)**
  - Ice Resurfacers Room (400SF) - \$240,000
  - Refrigeration Room (600SF) - \$360,000
  - Warming Room/Toilets (1,000SF) - \$400,000
- **Total Support Infrastructure - \$5,000,000**
  - Refrigeration - \$1,550,000
  - Dasher Boards - \$250,000
  - Hard-scape/Landscaping - \$200,000
  - Roof Structure/Lighting - \$3,000,000
- **Total Project Cost - \$7,200,000**
  - Total Construction Budget - \$6,000,000
  - Owner Costs/Soft Costs - \$1,200,000
- **Value Engineering Ideas**
  - Use exterior outdoor packaged refrigeration unit – minus \$635,000
  - Reduce size of roof – minus \$760,000
  - Remove roof covering – minus \$2,500,000

# Traditional Full-Sized Ice Rink – Outdoor and Covered at the Marina

<u>Pros</u>	<u>Cons</u>	<u>Activities</u>	<u>Infrastructure Needed</u>
<ul style="list-style-type: none"><li>• Provide additional space for youth hockey and figure skating</li><li>• Caters to both leisure and recreation skating</li><li>• Could be a multi-season space</li><li>• Utilized day and night</li><li>• Potential for more revenue generation</li><li>• Beneficial for adult market</li><li>• Caters to school aged kids</li><li>• Potential for summer use</li></ul>	<ul style="list-style-type: none"><li>• Takes away from Breckenridge market</li><li>• Larger area needed</li><li>• Costs more for TOF</li><li>• Weather Impacts (Snow/Wind/Sun)</li></ul>	<ul style="list-style-type: none"><li>• Hockey</li><li>• Figure Skating</li><li>• Mite hockey</li><li>• 3v3 hockey</li><li>• Broomball</li><li>• Curling</li><li>• Freeskate</li><li>• Farmers Markets</li><li>• Art Shows</li><li>• Concerts</li></ul>	<ul style="list-style-type: none"><li>• Rental building/rental skates</li><li>• Warming hut??</li><li>• Side boards</li><li>• Zamboni</li></ul>

## Operating Cost Estimates

<u>Expense</u>	<u>Revenue</u>
\$350,000 - \$400,000	\$250,000 - \$300,000

## Capital Cost Estimates

<u>Total Construction Budget</u>	<u>Owner Costs/Soft Costs</u>
\$6,000,000	\$1,200,000
<u>Total Project Cost</u>	
\$7,200,000	



# Studio Sheet with a Pavilion at the Marina



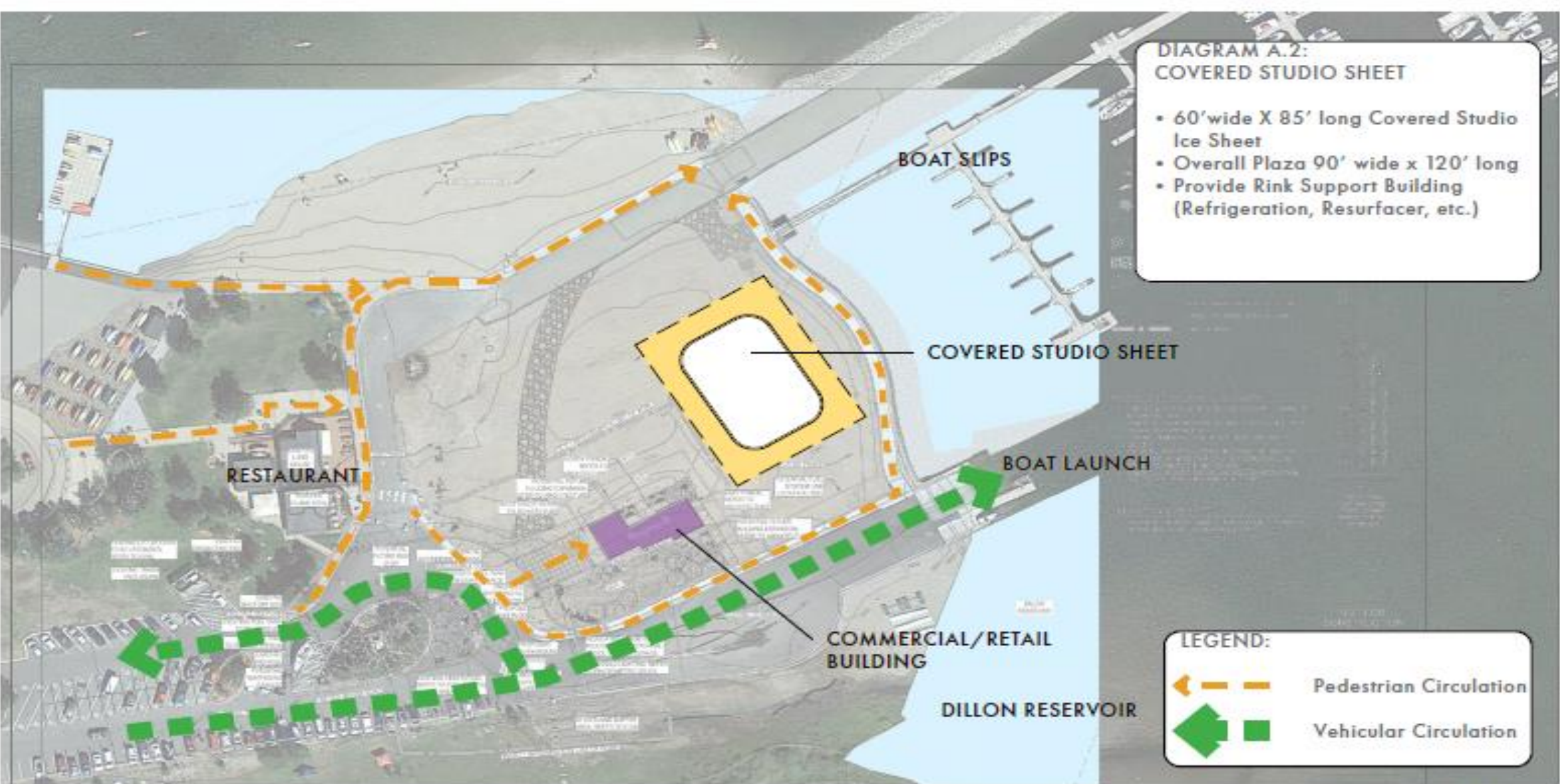
Neenah, Wisconsin





DIAGRAM A.2:  
COVERED STUDIO SHEET

- 60' wide X 85' long Covered Studio Ice Sheet
- Overall Plaza 90' wide x 120' long
- Provide Rink Support Building (Refrigeration, Resurfacer, etc.)



# Capital Costs of a Studio Sheet with a Pavilion at the Marina

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- **Total Support Buildings - \$940,000 (added \$50/SF for soil remediation/foundation work)**
  - Ice Resurfacers Room (400SF) - \$240,000
  - Refrigeration Room (600SF) - \$300,000
  - Warming Room/Toilets (1,000SF) - \$400,000
- **Total Support Infrastructure - \$1,670,000**
  - Refrigeration - \$670,000
  - Dasher Boards - \$100,000
  - Hard-scape/Landscaping - \$100,000
  - Roof Structure/Lighting - \$800,000 (pre-engineered steel roof structure over rink)
- **Total Project Cost - \$3,123,000**
  - Total Construction Budget - \$2,610,000
  - Owner Costs/Soft Costs - \$522,000
- **Value Engineering Ideas**
  - Use exterior outdoor packaged refrigeration unit – minus \$425,000

# Studio Sheet with a Pavilion at the Marina

## Pros

- Provides opportunity for project to be phased out
- Provide additional space for youth hockey and figure skating
- Caters to both leisure and recreation skating
- Could be a multi-season space
- Utilized day and night
- Doesn't need full build-out of boards and glass
- Potential for more revenue generation
- Beneficial for adult market
- Caters to school aged kids
- Tourism draw

## Cons

- No capacity for summer ice use
- Larger area needed

## Activities

- Hockey
- Figure Skating
- Mite hockey
- 3v3 hockey
- Broomball
- Curling
- Free skate
- Farmers Markets
- Art Shows
- Concerts
- Circuit Training

## Infrastructure Needed

- Rental building/rental skates
- Warming hut??
- Dasher system/Side boards
- Zamboni

<u>Operating Cost Estimates</u>		<u>Capital Cost Estimates</u>	
<u>Expense</u>	<u>Revenue</u>	<u>Total Construction Budget</u>	<u>Owner Costs/Soft Costs</u>
\$250,000 - \$300,000	\$180,000 - \$230,000	\$2,610,000	\$522,000
		<u>Total Project Cost</u>	
		\$3,132,000	



# Discussion Questions

- Do you have feedback on the Needs Assessment? What would you identify as a specific need Frisco has for a new ice facility?
- Are there two typologies that would best fit the identified needs of the Frisco community?
- Is there a preferred site for the ice facility? What is going to drive the decision, location or facility type?
- What are our thoughts about a phased approach – starting simple and adding elements over time?
- What are the pros and cons of building new versus supporting Meadow Creek Pond?

# Next Steps

- Release community preference survey
- Further study on the typologies chosen by Council
- Draft memorandum summarizing the findings of the needs assessment and description of the typologies