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## APEX FACILITY SOLUTIONS



# ABOUT APEX



## About Apex:

- Founded in 2012
- Located in Coon Rapids, MN
- Focused on Educational Construction
- Experienced Team, Managed Over \$500 Million of Construction
- Designed and Implemented over \$150 Million in Self-Funding Projects
- Organizationally Focused On Making a Difference – Apex Foundation

# What We Do



## Construction Management

*Building High Performance Facilities*



## Facility Assessment & Planning

*Capital Planning Tool to Better Manage Facilities*



## Energy Efficiency & Renewables

*Leveraging Efficiency and Renewables to Reduce Operating Costs*



## Total Cost of Ownership

*Lifecycle costs  
Eliminates Value Engineering*

- Emphasis on Using Local Labor/Contractors in the Communities we serve.
- Work with clients to proactively plan for the life of their facilities
- Help clients to identify ways to save on Energy and O&M costs
- Identify all available funding sources and secure project financing
- Focused on Total Cost Ownership & Life Cycle Costs



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# Apex's Recent Experience

- Recently Completed Projects

- Runestone Community Center-Alexandria, MN
- Ames Arena-Lakeville, MN
- Anoka Ice Arena-Anoka, MN
- Forest Lake Sportscenter-Forest Lake, MN
- Riverview Ice House-Rockford, IL
- Hasse Arena-Lakeville, MN

- Projects Currently In Construction

- Delano Ice Park-Delano, MN
- Hastings Civic Arena-Hastings, MN
- Maple Grove Community Center, Maple Grove
- Municipal Athletic Complex (MAC)-St. Cloud, MN
- Bloomington Ice Garden, Bloomington, MN

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# Issues Identified

- In our audit, we were made aware of the following issues staff is experiencing with the facilities:
  - Aging refrigeration system and direct refrigerated floor
  - Dehumidification unit operating issues
  - Lack of bathroom access on 2<sup>nd</sup> Floor

# Refrigeration System



Aging Refrigeration System-Converted to RS-45 from R-22



Past Life Expectancy



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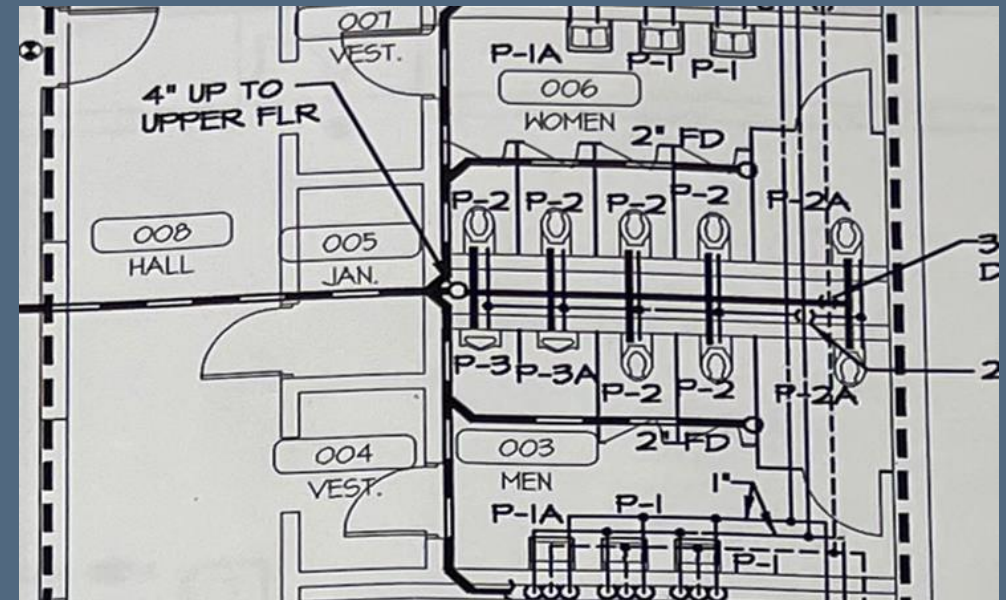
# Dehumidification Unit

- Trouble Keeping up
- Maintenance Cost Rising
- 5-6 years old



## 2<sup>nd</sup> Floor Bathrooms

- Only public restrooms in lower level
- None on entry level
- Add restrooms directly on top of existing lower level





Project: Prairie Island Arena

# Project Development

Work Description	Budget Cost	Budget Annual Energy Savings	Annual O&M Savings	Potential Incentives	Budget Net Cost	Budget Simple Payback
<b>Building Envelope</b> - Seal roof/wall connections and replace door weather-stripping	\$21,000	\$1,080	\$0	\$0	\$21,000	19.4
<b>Solar PV Roof Mount</b> - Install a 210 kW DC solar PV system on the facility roof.	\$481,221	\$20,704	\$0	\$192,488	\$288,733	13.9
<b>Dehumidification Demand Ventilation Controls</b> - No DCV and unit trips out frequently	\$28,000	\$2,430	\$0	\$0	\$28,000	11.5
<b>Power Factor Correction</b> - Fix the power factor in the building (avg .77).	\$44,800	\$0	\$3,075	\$0	\$44,800	14.6
<b>Low E-Ceilings</b> - Add low E ceilings to existing rinks to reduce radiation load on the refrigeration system.	\$121,800	\$5,400	\$0	\$0	\$121,800	22.6
<b>Refrigeration System</b> - Install high efficient refrigeration system and floor. Reuse existing dasher boards.	\$3,510,000	\$0	\$8,000		\$3,510,000	CAPITAL
<b>Refrigeration System/Geothermal</b> - Add geothermal sources to refrigeration system scope of work.	\$1,040,000	\$4,680	\$0	\$1,700,000	-\$660,000	INSTANT
<b>Bathrooms</b> - Add two new single user bathrooms to upper floor located at existing conference room.	\$280,000	\$0	\$0	\$0	\$280,000	CAPITAL
<b>Totals</b>	<b>\$5,526,821</b>	<b>\$34,294</b>	<b>\$11,075</b>	<b>\$1,892,488</b>	<b>\$3,634,333</b>	<b>CAPITAL</b>



# Project Process/Timeline

- Facility Assessment - Completed ✓
- Directed Engineering Study
- Implementation
  - Order Long Lead Items
  - Construction





# Further Questions and Discussion

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