

Northern Lights Surcharge Use Policy

PURPOSE:

It should be understood that the complexity of this building and its infrastructure will eventually bring about some moderate to very expensive repairs and/or replacement of certain elements.

Subcontracting labor to work on HVAC, plumbing, or electrical is running about \$60.00/hr*. Any major problem with the existing equipment could easily approach four figures*. Any future repairs or replacements such as the roof or carpeting will run into five figures*. It was with this understanding that the surcharge was created. Because there is not a definitive list of what the surcharge money is to be used for, does not preclude the fact that it was designed for repairing, or replacing certain components of the original structure when the permit to “occupy” was given to the County. The “spirit” of the language was well understood by all parties at the time of discussion and implementation of the surcharge.

PERSONS AFFECTED:

County Board of Commissioners and operators of Northern Lights Arena.

PROCESSING FOR DISPOSAL:

The following is a list of what should be perceived as essential areas that the surcharge money should be directed. This list is by no means construed to be “final”. It would be impossible to list every item that needs to be defined. Suffice it to say that the list sets the parameters relative to the building when it was completed and given an occupancy permit.

1. Building shell including foundation, walls, roof, and insulation.
2. Internal partitions, decks, columns, and misc. support members. External appurtenances such as: sidewalks, landings, pathways, parking lots, and lighting.
3. All electrical including, lights, and mechanical hookups to starters, compressors, pumps, etc
4. All HVAC including dehumidification.
5. All mechanical and plumbing including fixtures.
6. All components for creating and maintaining ice (including Zamboni’s and compressors).
7. All doors and door jambs.
8. All glazing
9. All safety devices such as sprinkler systems and alarms.
10. Future additional amenities as prescribed by law or code.

Items that would not fall into the “surcharge” category would be: office furniture or supplies, bulletin boards, display cases, any equipment that is leased such as vending machines, kitchen equipment that was added after the opening, including tables and chairs. Also included in this list are changes that have already been made such as new partitions, additional electrical and plumbing, and new doorways.

\$2,000 shall be annually budgeted to fund such expenses with annual expenses not to exceed \$4,500.

* January 2008 prices are reflected