

UNIVERSITY OF ST. THOMAS and RYAN COMPANIES US, INC.
LEE & PENNY ANDERSON ARENA CONSTRUCTION MANAGEMENT PLAN

INTRODUCTION

The University of St. Thomas has engaged Ryan Companies US, Inc. as the design-build contractor to construct a new Lee & Penny Anderson Arena on South Campus.

The Lee & Penny Anderson Arena is a multipurpose arena (approx. 245,000 SF) that can be converted to provide a spectator seating capacity of 4,000 for hockey and 5,300 for basketball. The vision is to design the main arena with the ability to be converted from a hockey arena to a basketball arena that provides a sport-specific environment for the student-athletes and the spectators without compromising experiences. Items included in the arena are the main arena; a second sheet of practice ice with spectator seating; two basketball practice courts; locker rooms, training rooms, and ancillary spaces to support Hockey, Basketball, and additional sports programs; office and other support spaces needed for coaches and supporting staff; improved outdoor spaces and pedestrian paths adjacent to the new building and integrated with the south campus; removing Cretin Hall, Service Center Building and McCarthy Gym.

CONSTRUCTION SCHEDULE

- Jan 2024 - Utility Work, SER Abatement
- Feb 2024 – Abatement work for MCG
- March 2024 - Start Demolition of SER & MCG
- April 2024 - Start Foundations & Structure
- June 2024 – Start Abatement & Demo of Cretin Hall
- July 2024 – Start Exterior Envelope / Roofing
- October 2024 – Start Exterior Masonry
- November 2024 – Start Interior Construction
- January 2025 – Start Installing Seating
- March 2025 – Install Video Boards
- May 2025 – Install Dashers/Glass/Benches
- June 2025 – Sidewalks and Paving
- July 2025 – Irrigation and Landscaping
- 8/29/2025 - Substantial Completion

CONSTRUCTION CREWS

Construction crews will work from 7 a.m. to 5:00 p.m. on weekdays, although their schedules could be extended to 6 p.m. if favorable weather conditions can be capitalized upon. Crews may work an occasional Saturday if the schedule requires, with shifts beginning at 8:00 a.m.

CONSTRUCTION VEHICLE TRAFFIC

A site plan will be submitted to the City of St. Paul for approval of construction truck routes.

The construction entrance to the site will be at the intersections of Cretin Ave./Grand Ave. and just north of Cretin Ave./Lincoln Ave. Construction vehicles will primarily travel from I-94 and will not travel on residential streets (e.g., Summit Avenue and Mississippi River Boulevard). Construction traffic will exit onto Cleveland and then reach I-94 via Cretin or Snelling Avenues, again, avoiding residential streets.

Truck arrivals and departures will be staggered as much as possible to reduce their idle time on the site. Ryan will designate a flag person at the site entrance off Cretin when traffic guidance is necessary.

Ryan will prohibit materials and vehicles from being staged or queued on Cretin Avenue. All deliveries and traffic will be required to enter and exit our designated site entrance and remain within our controlled perimeter.

DUST AND DIRT MITIGATION

Ryan will follow the Minnesota Pollution Control Agency and industry standards in controlling dust and dirt during excavation and construction activities.

The construction site will be watered as necessary to keep dust to a minimum, and Cretin Avenue will be swept and cleaned on an as-needed basis –Mondays through Fridays, depending on conditions.

STREET CLOSINGS OR DELAYS

Street Closures will have a minor impact on the community. Utility connections in Summit Avenue will interfere with the public sidewalk along the south side of Summit Avenue for a short period to complete the work. Ryan Co. works with the proper jurisdictions to develop a safe pedestrian routing and barricade plan.

CONSTRUCTION SITE NOISE

With construction occurring at the campus perimeter, noise is expected to extend from campus and into the surrounding residential areas. We anticipate the primary noise source to be backup safety devices and heavy excavation equipment during the project's first three months when demolition, mass excavation, foundations, and structural systems are being constructed. After this phase is complete, we anticipate that the noise generated by the project activity will diminish considerably.

How noise disruption will be managed:

- Backup device volumes will not be louder than safety conditions allow or minimums set by workplace safety laws and regulations
- Working hours will be restricted as noted above
- All subcontractors and tradespeople will receive a site-specific orientation on the sensitivity to noise

PARKING

During the summer, parking will be provided on campus in existing lots. Specific lots will be identified and may change as needed to meet the needs of the University of St. Thomas. Temporary parking lots for construction workers parking will be provided on campus at three locations outside of the summer months (no school):

- Upper level of Anderson Parking Facility at Cretin and Grand.
- Temporary lot on the east block along Grand Avenue, between Finn and Cleveland.

Parking lots will be fenced where required and signed as reserved for construction parking only. Construction workers must avoid parking on City streets and are encouraged to ride share when possible. A map with approved parking locations is provided to construction workers.

COMMUNICATIONS

St. Thomas will coordinate all construction project communication with the university and community.

Neighbors and community members can email neighbors@stthomas.edu with your comments, questions, and concerns.

The Construction Management Plan will be updated as needed.