



Monthly Update

August 2025

Lee and Penny Anderson Arena

University of St. Thomas, St. Paul, MN



Project Description & Goals

A multipurpose arena that converts from 4,000 seats for hockey to 5,300 seats for basketball. The arena will include dedicated practice facilities for basketball and hockey as well as locker rooms and offices for soccer and softball. The arena will also function as a location for ceremonies, academic convocations, conferences, career fairs, and other events for the university and broader community.

- **Project Size and/or Unit Mix:** 248,000 SF
- **Project Type:** *Entertainment*
- **Tenant:** *University of St. Thomas - Minnesota*
- **Project Amenities/Features:**
 - *Division 1 Hockey/Basketball Facility*
 - *Training, weightlifting, and hydrotherapy pools*
 - *Variable rise and retractable seating for basketball to hockey conversion*
 - *Collegiate gothic architecture matching the University of St. Thomas standards*

PROJECT GOALS:

1. *Must be a preeminent student athlete facility and fan experience*
2. *Producing a true multifunctional facility*
3. *Don't lose sight of the UST Design Standards*
4. *Achieve MN Sharp Safety Award*



Executive Summary – Key Highlights

Ryan Companies, with the help of our trade partners, worked through the following events within the month of August. Horwitz is actively progressing through the balancing and commissioning of multiple systems, including boilers, chillers, and air handling units. Total Mechanical continues to advance the controls integration for several AHUs. Gephart is ongoing with device installation and testing of light fixtures across all levels of both facilities, including the arena's exterior. Gresser is nearing completion of the stonework at the Ryan Family Plaza. Ryan Self Perform is continuing to receive and install millwork, while also progressing with door frame and hardware installation. Additionally, Ryan Self Perform has initiated exterior concrete site work. Metro Manufacturing is finalizing the installation of the main arena stadia railings. Viking is working toward completing the installation of all sprinkler heads and escutcheons. Custom Drywall remains focused on addressing punch list items and miscellaneous finish details. Egan continues to install interior storefront systems within the hockey and basketball coaching offices. Swanson & Youngdale is advancing paint finishes at the event level, concourse, and club areas. Acoustic Associates is actively setting tile in the Capital Club and suite areas. Sightline has completed the installation of glass handrails throughout both facilities. Atomic is continuing metal panel installation at the main arena vestibule and has finalized work at the student entry and Auxiliary Ice Arena. Bolander remains engaged in exterior site work around the facility. Daktronics has completed scoreboard installations at the Auxiliary Ice Arena and has successfully set the center-hung scoreboard and ribbon board in the main arena. H2I has finalized flooring finishes for the women's practice basketball court. Becker has completed dasher board installations in both facilities. Advance Terrazzo continues terrazzo flooring installation in the main lobby. Irwin has completed seating installation in the Auxiliary Ice Arena and is continuing seating work in the Main Arena. Northland Paving has completed the base course of asphalt paving in the west and southwest exterior alleys.

UPCOMING EVENTS/MILESTONES

- ***Making of Ice in Main Arena and Aux Ice***
- ***Basketball Court Installation in Main Arena***
- ***Capital Club Chandelier Completion***
- ***Site Work and Landscaping Progression***
- ***Fixed and Variable Rise Seating Install Completion***
- ***John Thomas Design Install Completion***



Schedule Milestones

ACTIVITY	ORIGINAL	APPROVED CHANGES	ACTUAL	OVER/UNDER
<i>Mobilization</i>	<i>12/26/23</i>		<i>12/26/23</i>	
<i>Grading / Utility Permit</i>	<i>12/27/23</i>		<i>12/27/23</i>	
<i>Early Enabling Utilities & Infrastructure Start</i>	<i>1/2/24</i>		<i>01/2/24</i>	
<i>McCarthy Gym / Service Center Demolition</i>	<i>3/19/24</i>		<i>3/19/24</i>	
<i>Footings & Foundations Start (Basement/East)</i>	<i>4/4/24</i>		<i>4/4/24</i>	
<i>Structural Precast Walls (Practice Facilities)</i>	<i>5/3/24</i>	<i>+54</i>	<i>7/22/24</i>	<i>Due to neighborhood delay appeals</i>
<i>Structural Steel (Practice Facilities)</i>	<i>5/24/24</i>	<i>+80</i>	<i>8/12/24</i>	<i>Due to neighborhood delay appeals</i>
<i>Footings & Foundations Start (West)</i>	<i>5/31/24</i>	<i>+40</i>	<i>7/29/2024</i>	<i>Due to neighborhood delay appeals</i>
<i>Stadia Erection Auxiliary Ice</i>	<i>6/13/24</i>	<i>+91</i>	<i>9/12/24</i>	<i>Due to neighborhood delay appeals</i>
<i>Structural Steel (Main Arena)</i>	<i>7/18/24</i>	<i>+6</i>	<i>7/29/2024</i>	<i>Due to neighborhood delay appeals</i>

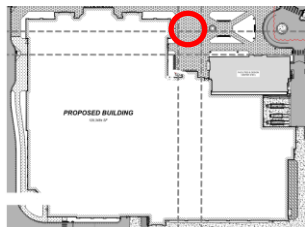


Schedule Milestones

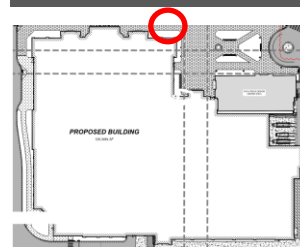
ACTIVITY	ORIGINAL	APPROVED CHANGES	ACTUAL	OVER/UNDER
<i>Stadia Erection Main Arena</i>	<i>9/6/24</i>	<i>+11</i>	<i>9/17/24</i>	<i>Due to neighborhood delay appeals</i>
<i>Roofing at Auxiliary Ice</i>	<i>8/06/24</i>	<i>+45</i>	<i>9/20/24</i>	<i>Due to neighborhood delay appeals</i>
<i>Roofing at Main Arena</i>	<i>11/08/24</i>	<i>+38</i>	<i>12/16/2024</i>	<i>Due to neighborhood delay appeals</i>
<i>Elevator Installation at Auxiliary Ice</i>	<i>3/3/25</i>	<i>-6</i>	<i>2/25/2025</i>	
<i>Elevator Installation at Main Arena</i>	<i>1/20/25</i>	<i>+50</i>	<i>3/11/2025</i>	<i>Due to neighborhood delay appeals</i>
<i>Ice Slab preparation at Auxiliary Ice</i>	<i>1/29/25</i>	<i>+28</i>	<i>2/17/2025</i>	<i>Due to neighborhood delay appeals</i>
<i>Ice Slab pour at Auxiliary Ice</i>	<i>2/25/25</i>	<i>+50</i>	<i>4/16/2025</i>	
<i>Ice Slab preparation at Main Arena</i>	<i>3/25/25</i>	<i>+22</i>	<i>4/15/2025</i>	
<i>Ice Slab Pour at Main Arena</i>	<i>4/7/2025</i>	<i>+52</i>	<i>5/29/2025</i>	<i>Due to neighborhood delay appeals</i>
<i>Certification of Occupancy</i>	<i>8/29/2025</i>	<i>+33</i>	<i>10/1/2025</i>	<i>Due to neighborhood delay appeals</i>



Student Entry Concrete Site Work Progression

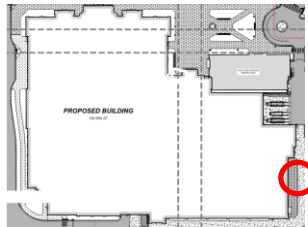


Main Arena North Exterior Elevation Site Work Underway

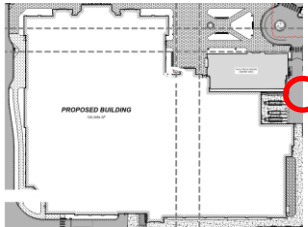




Aux Ice East Elevation Exterior Vestibule Completion

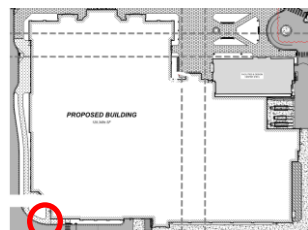


Aux Ice East Elevation Exterior Alley Progression

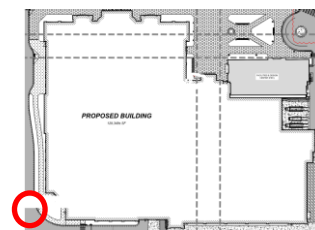




Main Arena South Elevation Site Work Progression

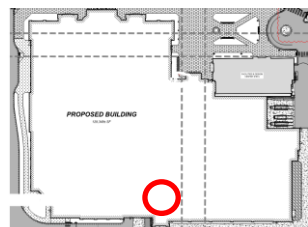


Main Arena West Elevation Site Work Progression

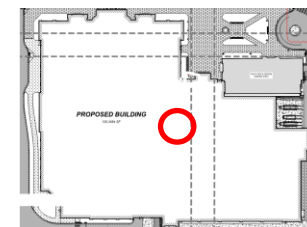




Main Arena South Roof Metal Panel Completion

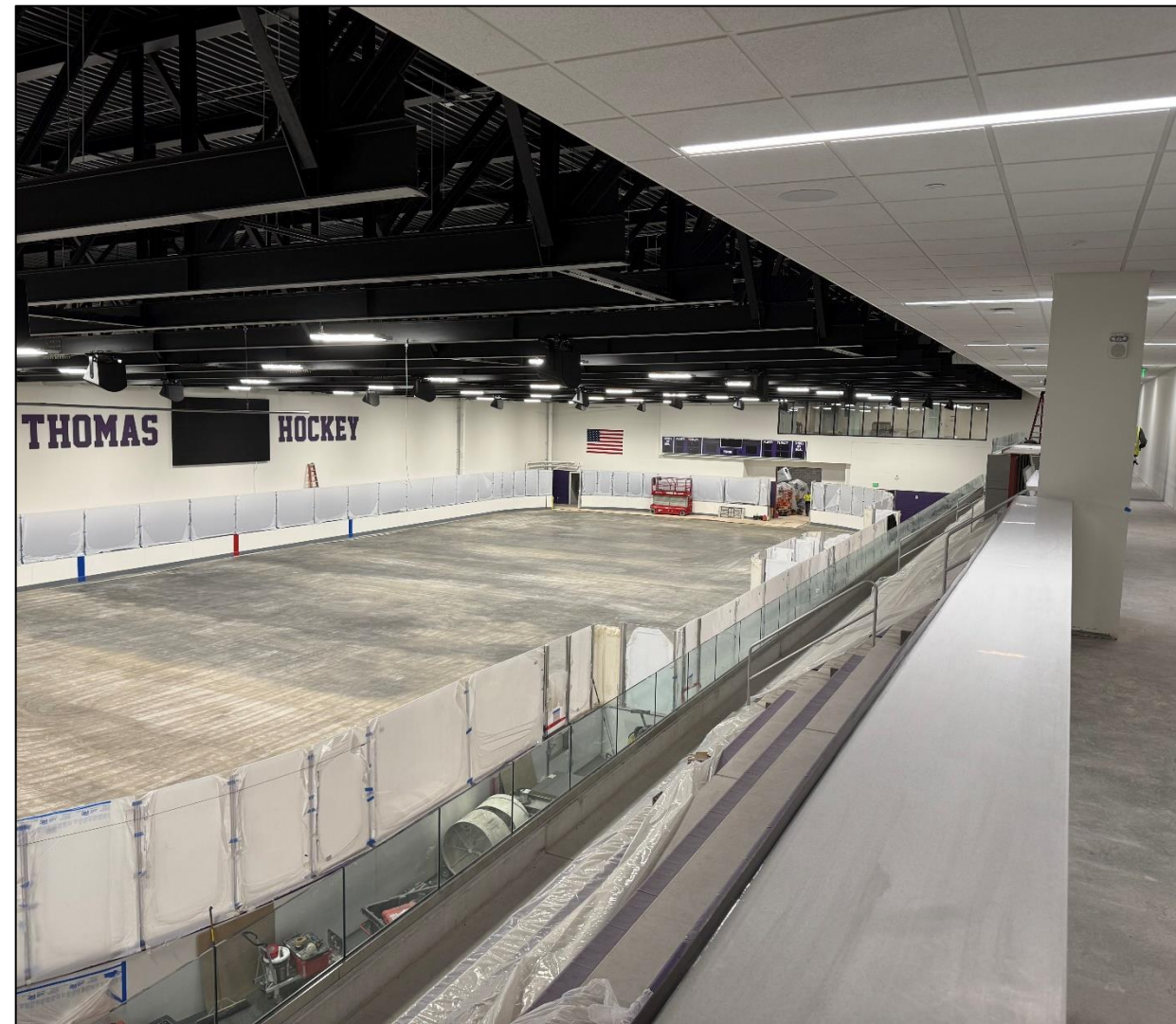
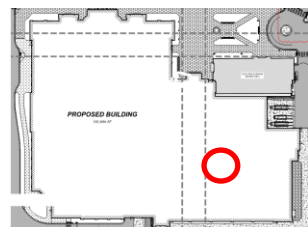


Main Arena North Roof Metal Panel Completion

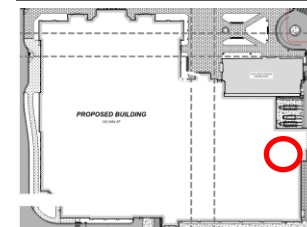




Auxiliary Ice Branding and Score Board Installation

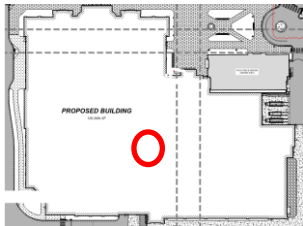


Auxiliary Ice Branding and Score Board Installation

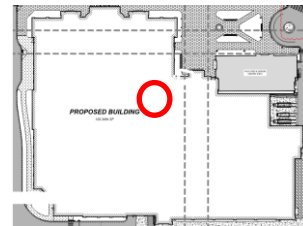




Main Arena Event Level Hockey Locker Room

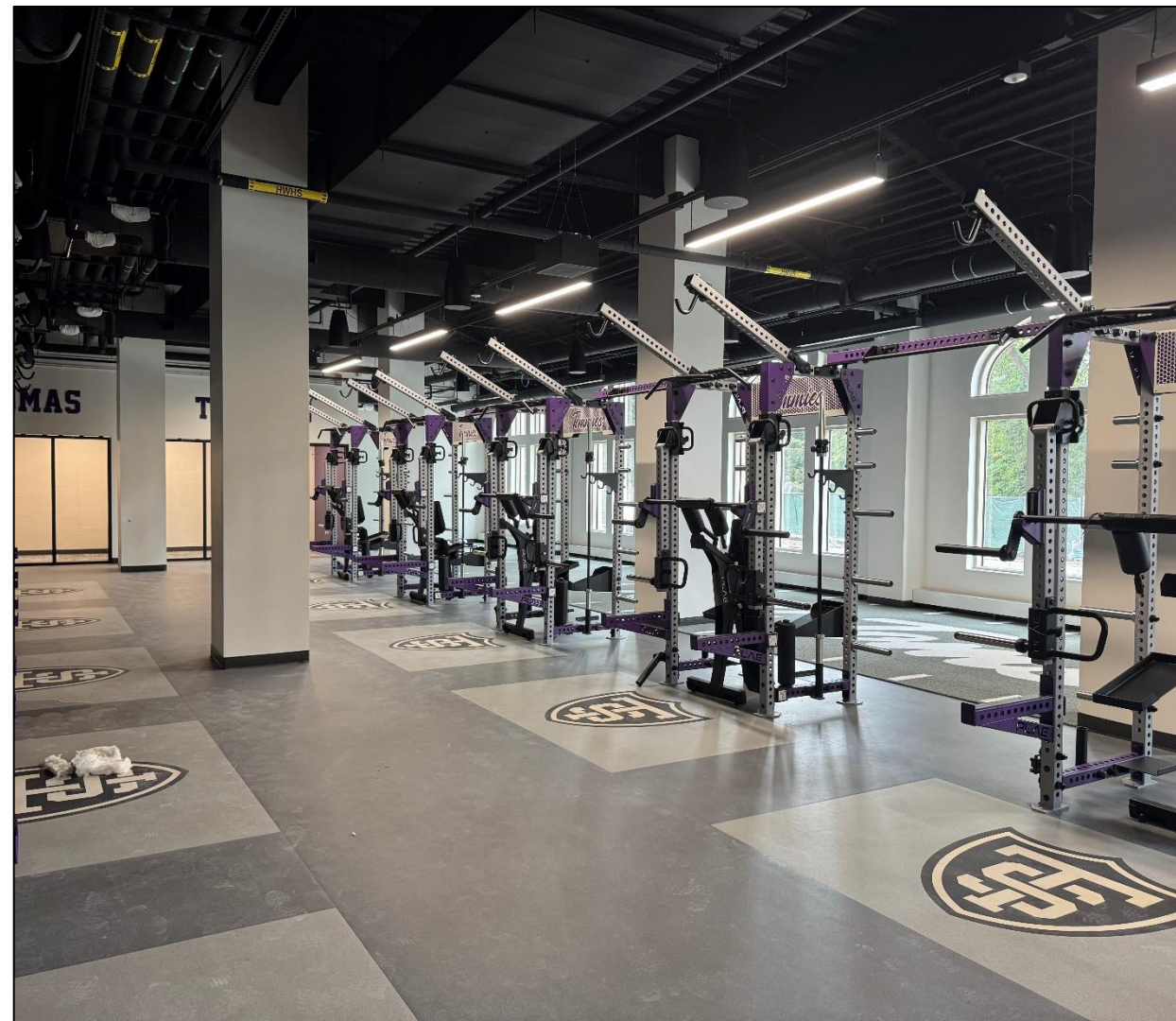
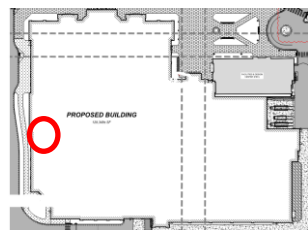


Main Arena Event Level Hockey Player Lounge

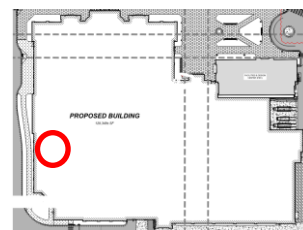


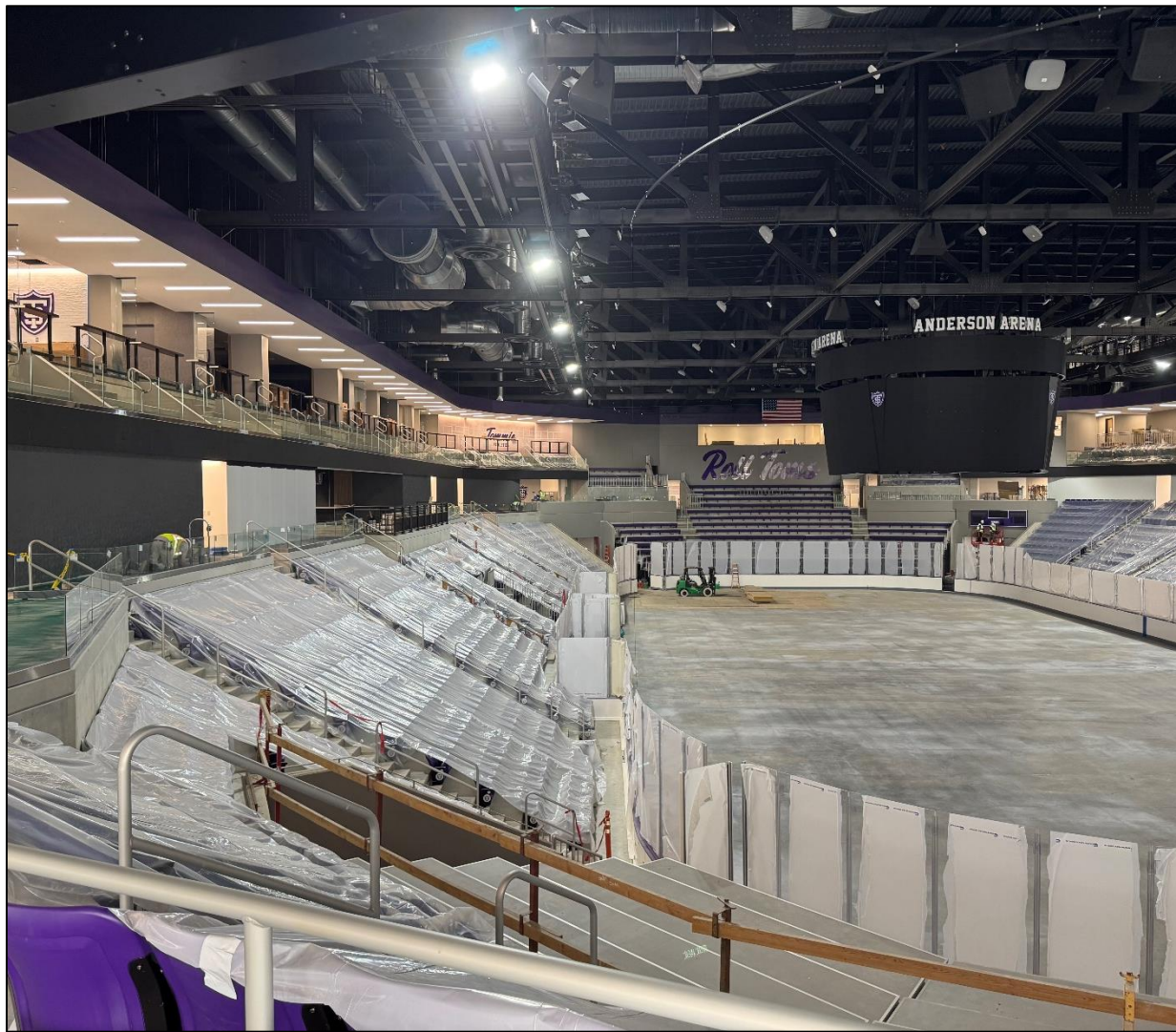


Event Level Hydrotherapy Pool Progression

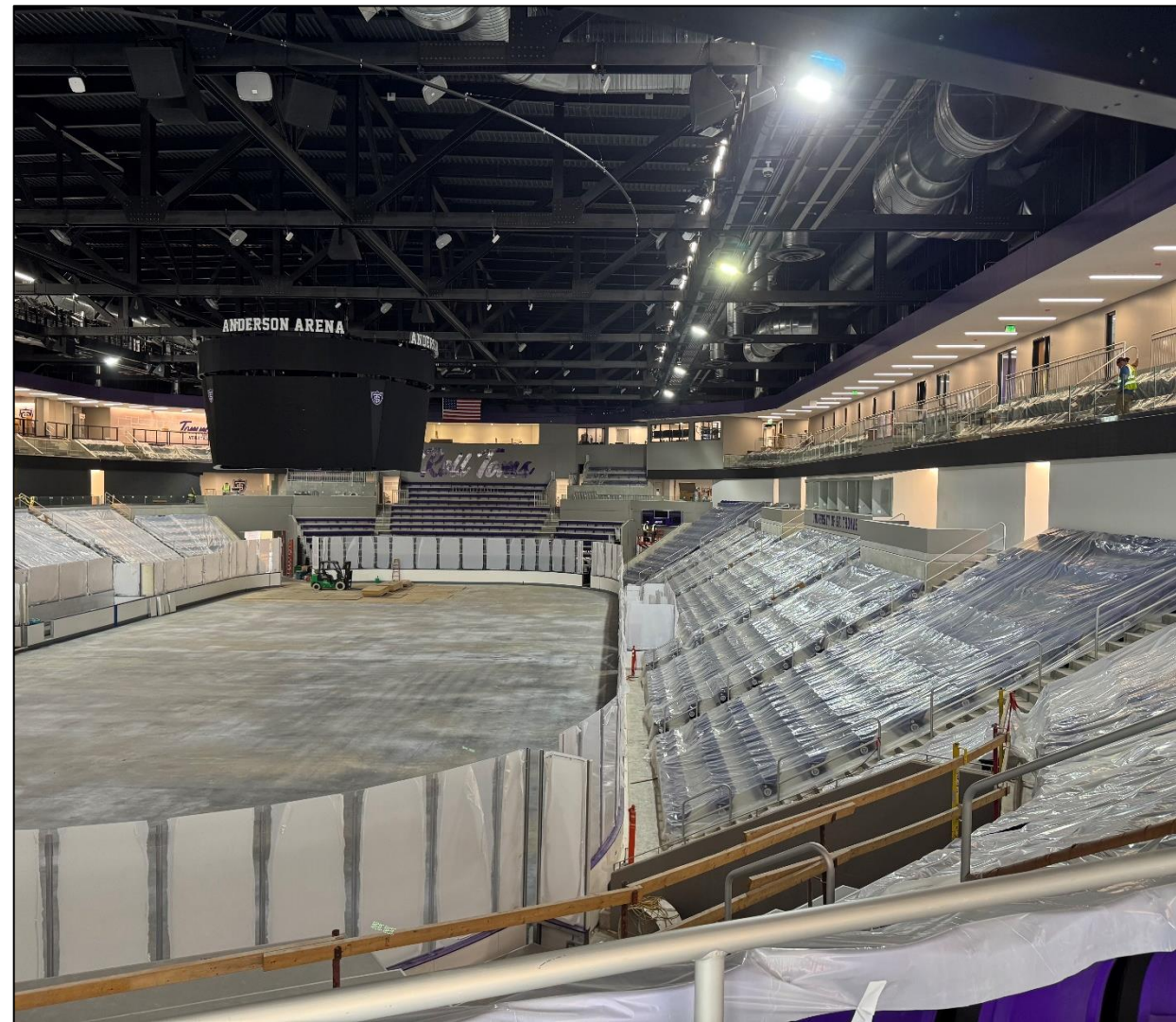
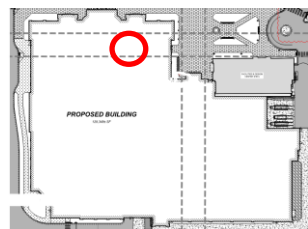


Event Level Strength Training Finishes

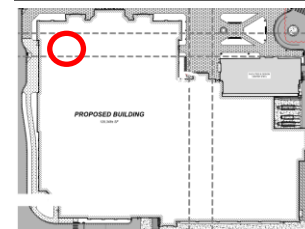


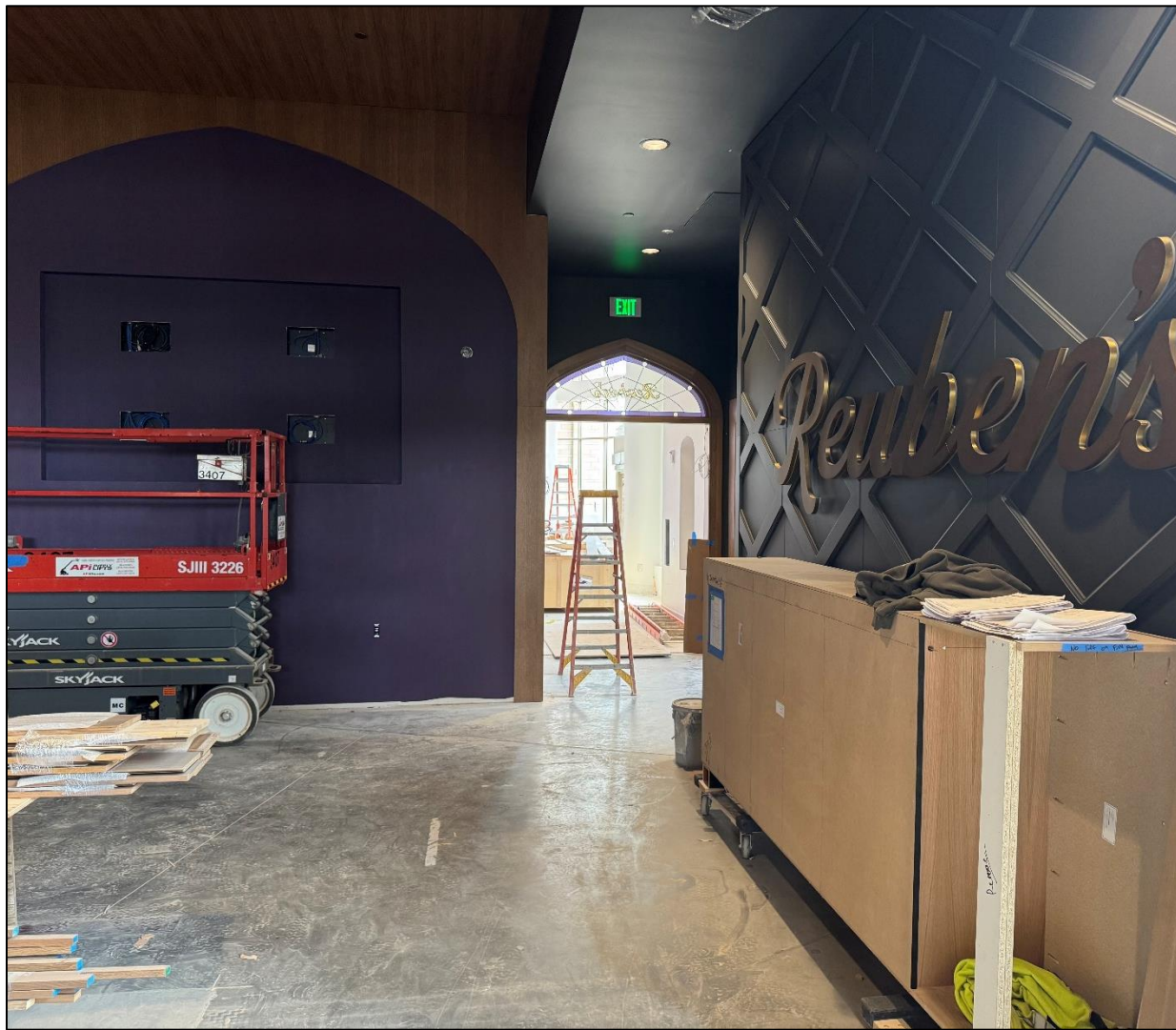


Main Arena Bowl East Construction Progression

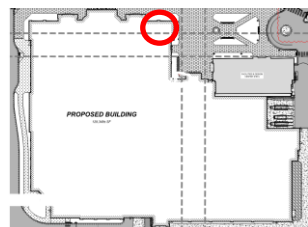


Main Arena Bowl West Construction Progression

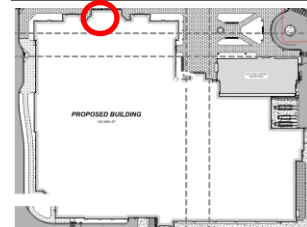




Event Level Reuben's Lounge Construction Progression

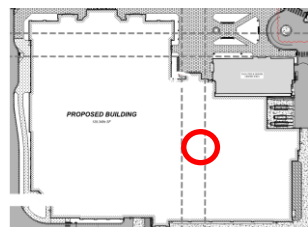


Event Level Main Entrance Construction Progression

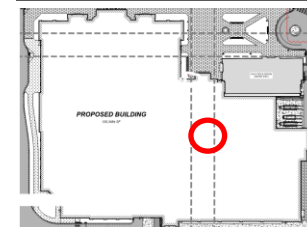




Club Level Men's Basketball Locker Room

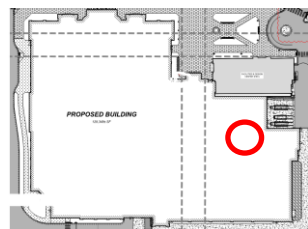


Club Level Men's Basketball Film Room

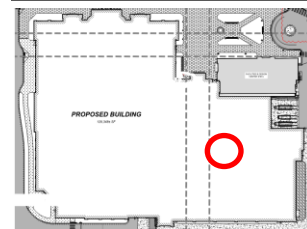




Men's Practice Basketball Court Finishes

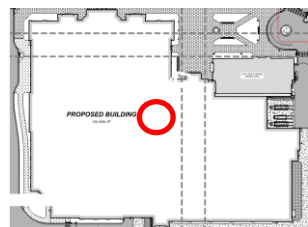


Women's Practice Basketball Court Flooring Completion

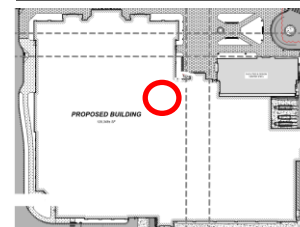




Club Level Legacy Club Construction Progression

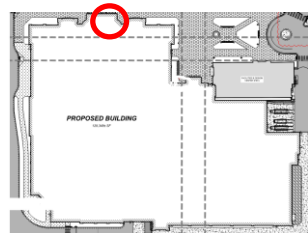


Club Level Suite Construction Progression

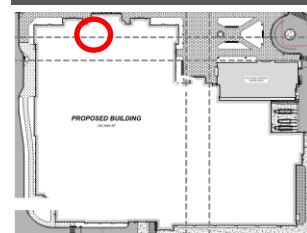




Club Level Capital Club Bar Installation

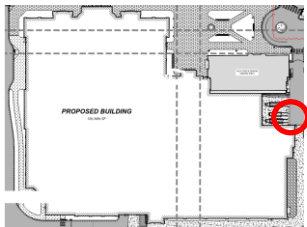


Club Level Capital Club Bar Installation

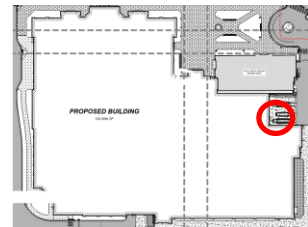




Interior Finishes at Soccer/Softball Coaches Offices

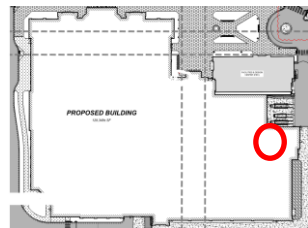


Interior Finishes at Soccer/Softball Coaches Offices

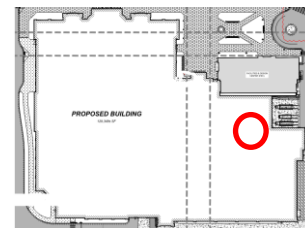




Interior Finishes at Soccer Locker Room

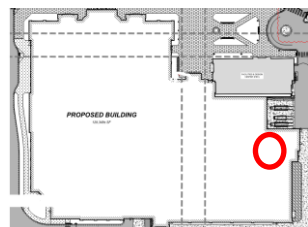


Interior Finishes at Soccer Player Lounge

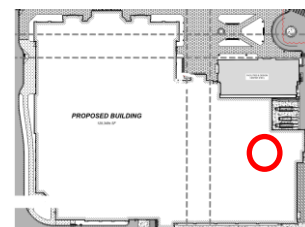




Interior Finishes at Softball Locker Room



Interior Finishes at Softball Player Lounge





University of St. Thomas Team

**James Brummer**

Vice President for Facilities
Phone: 651-962-6595
jim.brummer@stthomas.edu

**Kelsey Lahr**

Project Manager, Interiors
Phone: 651-962-6565
kelsey.lahr@stthomas.edu

**Melissa Tofte**

Construction Project Coordinator
Phone: 651-962-6311
melissa.tofte@stthomas.edu

**Cory Chapman**

Sr. Associate Athletics Director
cory.chapman@stthomas.edu

**Karen Lange**

Vice President, Student Affairs
Phone: 651-962-6120
kmlange@stthomas.edu

**Mark Vangsgard**

Vice President, Business Affairs & CFO
Phone: 651-962-6095
mdvangsgard@stthomas.edu

**Phillip Esten**

Vice President, Director of Athletics
phil.esten@stthomas.edu

**Paul Mellick**

Health & Exercise Science
mell0159@stthomas.edu

**Katie L'Allier**

Construction Project Coordinator
lall5901@stthomas.edu

**Ben Fraser**

Sr. Associate Athletics Director, Dev.
benjamin.fraser@stthomas.edu

**Brad Moore**

Construction Superintendent
Phone: 651-962-6548
moor1917@stthomas.edu

**Eric Kruse**

Owner Representative
Phone: 651-292-9102
ekruse@pegasusgrp.net

**John Silva**

Director of Construction
Phone: 651-962-6536
Silv3677@stthomas.edu



Ryan Design-Build Team



Lori Johnson

Director of Design Management

Phone: 612-492-4879

lori.johnson@ryancompanies.com



Ben Bourgoin

Sr Project Architect

Phone: 612-492-4917

ben.bourgoin@ryancompanies.com



Jeremiah Thyen

Designer I

Phone: 612-492-4403

Jeremiah.thyen@ryancompanies.com



Dani Duque

Landscape Designer III

Phone: 612-492-4331

Dani.duque@ryancompanies.com

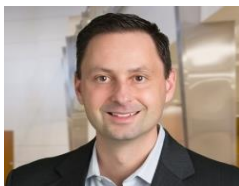


Tim Lewis-Wolf

Senior Project Architect

Phone: 612-492-4911

tim.lewis-wolf@ryancompanies.com



Mike Rodriguez

Ryan A+E - President

Phone: 612-267-6919

Mike.Rodriguez@ryancompanies.com



Anthony Adams

Sr. Civil Engineer

Phone: 612-492-4741

anthony.adams@ryancompanies.com



Samantha Doncits

Interior Designer II

Phone: 612-492-4531

Samantha.Doncits@ryancompanies.com



Andy Marolt

Dir. Of Specifications

Phone: 612-492-4391

Andy.Marolt@ryancompanies.com



Justin Baggenstoss

Landscape Architect II

Phone: 612-249-4854

Justin.Baggenstoss@ryancompanies.com



Ryan Design-Build Team



Eric Engh

Senior VP of Construction

Phone: 612-492-4255

eric.engh@ryancompanies.com



Aaron Sundberg

Project Executive

Phone: 651-955-4821

aaron.sundberg@ryancompanies.com



Adam Toth

Project Manager I

Phone: 612-251-4738

adam.toth@ryancompanies.com



Zach Thor

Civil Designer II

Phone: 651-262-3606

zach.thor@ryancompanies.com



Adam Kromrey

Assistant Superintendent

Phone: 612-735-8252

adam.kromery@ryancompanies.com

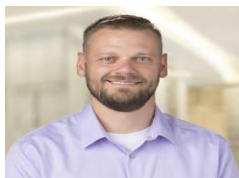


Luke Vollmer

Project Manager II

Phone: 612-719-8407

luke.vollmer@ryancompanies.com



Eric Sonnenberg

Senior Estimator

Phone: 620-540-2950

eric.sonnenberg@ryancompanies.com



Josh Brown

Senior Project Manager

Phone: 320-420-4674

josh.brown@ryancompanies.com



Ryan Kelly

Senior Superintendent

Phone: 612-751-1680

ryan.kelly@ryancompanies.com



Juan DeLeon

Superintendent

Phone: 612-400-4367

juan.deleon@ryancompanies.com



Darin Henson

Assistant Field Coordinator

Phone: 612-290-7911

darin.henson@ryancompanies.com



Mason Olofson

Project Engineer Intern

Phone: 763-402-3144

mason.olofson@ryancompanies.com

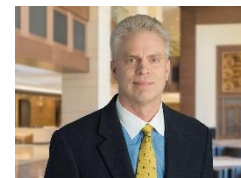


Heidi Smith

Senior Project Coordinator

Phone: 612-492-4250

Heidi.smith@ryancompanies.com



Chris Johnson

Senior Project Manager

Phone: 612-508-2043

chris.johnson@ryancompanies.com



Neil Ramdhan

Project Manager I

Phone: 612-251-4738

neil.ramdahn@ryancompanies.com



Jason Gamm

Senior Project Manager

Phone: 612-328-3731

jason.gamm@ryancompanies.com



Andrew Sterk

Superintendent

Phone: 612-802- 4782

Andrew.sterk@ryancompanies.com





Design Team – Consultants



John Thomas Design
Signage, Graphics, Branding



ESI Engineering Inc
Vibration Consultant



Ericksen Roed & Associates
Structural Engineering Design



Verdical Group Inc
Sustainability Consultant



William Caruso & Partners
Food Service Consultant



IMEG Group
MEP Consultant



Meyer Borgman & Johnson Inc
Structural Engineering



Crawford Architects
Design



SRF Consulting Group Inc
Traffic



Lerch Bates Inc
Elevator Consultants





ALL FOR THE COMMON GOOD



At Ryan Companies, we have the privilege of creating the spaces where people live their lives. Whether it's their residence, their place of work, or the space where they come to play, these are places where people thrive. And as experts in construction and commercial real estate, our creativity is fueled by your story. Together, we build value, build communities and build the backdrops for life.

RYANCOMPANIES.COM

