

Demons Youth Hockey Association



Response to:

Legacy Farms, LLC

**Request for Proposals for a Recreational Facility at
*45 East Main Street, Hopkinton, MA***

January 28, 2014

Legacy Farms
Attention: Roy S. MacDowell, Jr.
21 Center Street, 2nd Floor
Weston, MA 02493

January 28, 2014

Dear Mr. MacDowell,

On behalf of the Demons Youth Hockey Association (“DYHA”), I am pleased to present for your consideration a proposal for development of a community ice rink and related infrastructure on the Legacy Farms’ parcel at 45 East Main Street in Hopkinton.

We believe our proposal is uniquely positioned to benefit Legacy Farms and the Town of Hopkinton through a recreational facility that will be utilized by a wide cross section of the community. An ice rink in Hopkinton differentiates the Town from surrounding communities and adds another important element to the Town’s recreational profile. Ice related activities are very popular in Massachusetts as evidenced by the number of rinks constructed in the last several years and we believe the opportunity continues to be strong.

DYHA has assembled a strong team to support its efforts to develop, finance, operate, market and program the recreational ice rink facility contained in this proposal. I trust this proposal exceeds your expectations and please do not hesitate to contact me with any questions. We look forward to continuing our partnership with Legacy Farms and the Town of Hopkinton.

Sincerely,

Jim Chuslo
President
On Behalf of the Board of Directors
Demons Youth Hockey Association

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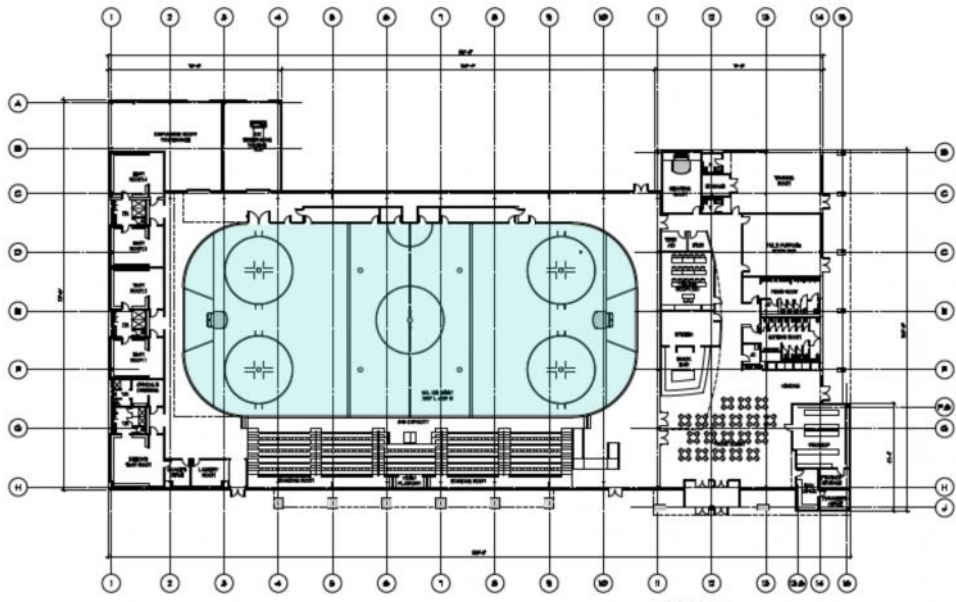
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I. Proposal Summary Sheet and Digital Drawings

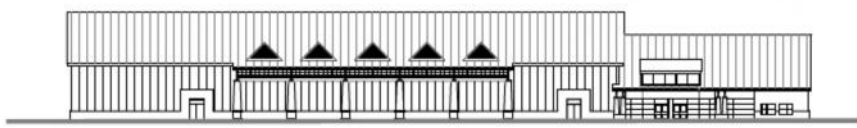
1. Demons Youth Hockey Association (“DYHA”) develops, finances and operates an ice rink and additional amenities and infrastructure.
2. DYHA is the project lead with ultimately responsibility for delivery of the project through its own or our partners’ actions described within.
3. DYHA will provide anchor tenant programming to the facility and responsible for fund raising and financing.
4. DYHA has assembled a team as further described within this proposal to support its efforts to design, construct and operate the ice rink.
5. The proposed project is for the design and construction of a new, single sheet ice rink at Legacy Farms in Hopkinton, MA. The plan features the following:
 - 47,100 square foot building
 - Seating for 548 spectators, plus standing room
 - Four team rooms
 - Snack Area
 - Meeting Room / Multi-Purpose Room
 - Pro Shop
 - Parking for 213 cars and 4 buses

Drawings are available in smaller images on the following pages and full pages in Exhibit A.





FLOOR PLAN
Scale 1/8" = 1'-0"



FRONT ELEVATION
Scale 1/8" = 1'-0"

PROPOSED FRONT ELEVATION

NO.	DESCRIPTION	DATE

PROJECT: HOPKINSON ICE ARENA
 LOCATION: HOUSTON, TEXAS
 CLIENT: HOUSTON ICE ARENA
 ARCHITECT: G.M.C. ASSOCIATES

Hopkinson Ice Arena
 Home of the Demons
 HOUSTON, TEXAS



Proposed
 Floor Plan +
 Elevation



DATE: 07/10/13
 SCALE: AS SHOWN

ALD
 20360

II. Development Plan Narrative

The proposed project is for the design and construction of a new, single sheet ice rink at Legacy Farms in Hopkinton, MA. The plan features the following:

- 47,100 square foot building
- Seating for 548 spectators
- Four team rooms
- Snack Area
- Meeting Room / Multi-Purpose Room
- Pro Shop
- Parking for 213 cars and 4 buses
- Architectural Sandwich Panel exterior walls
- Field stone veneer accents at exterior walls and columns
- Standing seam roof panels
- Clean interior ceiling

The ice rink will be utilized for youth and adult, male and female:

- Hockey; DYHA, middle school, high school
- Figure skating
- Public and family skating
- Learn to skate
- Any other ice related activities.

The lot will be transformed from its current form to a recreation center consistent with the vision of Legacy Farms and the Town of Hopkinton in general.

Parking will be available for accessing the trails and other recreational uses built on the property. Sanitary facilities will be available to other recreational users of the property when the rink is open.

The lobby will be complete with tables and a snack bar to serve general recreational users as well as the residents utilizing the ice at that time. A small sports store is planned which could stock commonly requested items for the community.

A meeting/community room will be built into the rink and made available to the town as appropriate. The room will create a new option for gatherings, birthday parties, etc.

We have sited the rink and infrastructure on the property located so as to maximize the amount of land left for further development by Legacy Farms and/or the Town of Hopkinton.

DYHA is open to the infrastructure it constructs in conjunction with its project to be used for vehicular access to abutting or other adjacent properties. This is contingent that an agreement is reached to the extent that any owner of abutting or other adjacent property to utilize the driveway and/or infrastructure shall agree to sharing construction and maintenance costs based on proportional usage.

III. Development Experience

The Demons Youth Hockey Association has been an organization for 40+ years and serves the communities of Hopkinton, Ashland and Holliston. DYHA is organized as a non-profit Section 501(c)(3) under IRS law and is led by a group of volunteer board members and all actions of the organization are completed by volunteers.

DYHA's mission is "to implant firmly in the boys and girls of the communities the ideals of good sportsmanship, respect, honesty, loyalty, courage and reverence so that they may be finer, stronger and happier boys and girls and will grow to be good, clean, healthy men and women. This mission will be achieved by providing supervised instructions, adequate ice facilities and competitive athletic events and games. All Members of the Association shall bear in mind that the attainment of exceptional individual skill or the winning of games is secondary. Team play and development of future men and women is of primary importance."

For the purposes of this project and our response, DYHA is the project lead with ultimately responsibility for delivery of the project through its own actions or our partners' described within. DYHA will provide anchor tenant programming to the facility and responsible for fund raising and financing. DYHA has assembled a team as further described within this proposal to support its efforts to design, construct and operate the ice rink. .

In particular as it relates to development, DYHA, through a comprehensive selection process has identified and partnered with a leading design/construction firm, CMC, who has significant experience in ice rink projects. CMC prides itself at balancing the cost, quality and schedule of projects in a manner that affords their clients the best opportunity to maximize their potential for success.

CMC has supported DYHA's efforts to date and has developed the preliminary site and rink plans that have been previously discussed with Legacy Farms and the Town of Hopkinton over the last several years. They are well versed in the state and local requirements and are knowledgeable of the specific site at 45 East Main Street.

CMC is a design/build firm which allows DYHA to maintain a single source responsibility for delivering value in all areas of this project and also expedite the development timeline for the project. CMC is headquartered in Quincy, MA and more information and project references may be found in Exhibit B.

It is also the intent of DYHA, upon selection of an operations group, for that entity to be heavily involved to confirm the ice rink building program to ensure the facility meets the needs of the community and has all the necessary components to maximize revenues and minimize operational costs.

IV. Preliminary Development Budget

The preliminary budget based upon the conceptual rink and site plans is \$7,500,000. We believe this preliminary budget is high and we are being conservative at this time. There are many unknowns, the building program and in particular as it related to site and infrastructure.

Ultimately, it is DYHA's intent to target \$5,000,000 - \$6,000,000 as the development cost. This range is consistent with other rink facilities recently completed in Massachusetts. The current conceptual building program will be modified to meet this budget range as further design and engineering work is completed. The involvement of an experienced rink operating company will also provide great insight into opportunities for both cost reduction and revenue generation opportunities.

More details are found in the Construction Statement section.

PRELIMINARY BUDGET

Engineering	\$ 311,634
General Conditions	397,761
Insurance	42,000
Pre-Construction Services	26,250
Demolition	12,600
Site Work/Utilities	744,749
Site Improvements	433,864
Foundations	229,616
Slabs	87,439
Steel	495,784
Misc. Iron	37,275
Caulking	6,773
Masonry	414,047
Carpentry	51,327
Doors & Windows	185,944
Finishes	164,640
Specialties	389,800
Plumbing	207,522
Sprinkler	55,650
HVAC	235,594
Electric	420,105
Insulated Wall & Roof Panels	1,052,460
Refrigeration & Ice Pad	1,137,203
Contingency	359,965
PRELIMINARY BUDGET	\$ 7,500,000

V. Financing Statement

The DYHA's mission statement as described above and its financial model, as a 501(c)(3), is similar to many other youth hockey organizations. The objective is to provide a community based organization, minimize the cost to its membership in order to encourage and allow the participation from the widest cross section of the community possible. Membership cost is equivalent to DYHA revenues and other than fund raising; this is the primary revenue component for the organization. DYHA is led by a group of volunteer board members and all actions of the organization are completed by volunteers to keep expenses to a bare minimum. Therefore, net profits on an annual basis are relatively small and most capital reserves are placed back to grow the DYHA program.

An outcome of this model is that DYHA has limited financial reserves from which to fund the development cost associated with this proposal. For reference, included in Exhibit C, are the DYHA financial statements for our last three (3) fiscal years and other financial history.

It has always been the intent of DYHA and previously communicated to the Town of Hopkinton and Legacy Farms, and not dissimilar to other non-profit organization projects, that a substantial percentage of the development cost would need to be derived from fund raising activities with the balance financed from a lending institution.

With the understanding that this is a critical and primary driver to a successful completion of the project, DYHA, through a comprehensive selection process has identified and partnered with a leading national non-profit fund raising firm, Convergent Nonprofit Solutions ("Convergent"). For reference, included in Exhibit D are Convergent background information and project references.

Convergent proposes, and DYHA agrees, that the fund raising activities occur in two (2) distinct phases, again very similar for other non-profit funding across the US. The first phase is a Feasibility Study / Goal Assessment in which the objective is for Convergent to assess, identify and report their findings as to the nature of the total potential fund raising dollars available for this project. This phase entails a project package with an executive summary of DYHA's plans mailed to 75-100 potential investors with then the completion of 40-60 confidential interviews with potential donors. The study requires approximately 2-3 months to complete.

The second phase of the fund raising plan is, assuming that the feasibility study proves the project viable from a fund raising perspective, Convergent would then move to an aggressive Capital Campaign. It is anticipated that a full campaign will require 8-10 months to complete.

DYHA initial estimates indicate that for the project to be viable, DYHA will need to raise \$3,000,000 with the balance from financing.

At this time, DYHA has been advised not to approach any lending institutions until a comprehensive project plan has been completed and vetted.

VI. Operational Experience

The Demons Youth Hockey Association has limited experience with respect to the operations of an ice rink. Preliminary discussions within the DYHA Board indicate that should the project move forward, DYHA's preference is to partner with an experienced rink operator to oversee this critical component.

DYHA will, should it be the identified respondent, through, a formal selection process, identify the appropriate operational partner based upon experience, fit with community, and commitment to the project. Ultimately, this selection will require DYHA Board approval and at this time is unknown the direction of DYHA.

However, DYHA has had several discussions with multiple industry leading rink operating companies, specifically, FMC Ice Sports ("FMC") and Rink Management Services Corporation ("RMS"). Both companies possess significant rink design, operations, marketing and programming experience.

Conversations with both FMS and RMS have been positive and both are interested in participating in the project. DYHA considers both companies as potential long-term management partners and both FMC and RMS have granted DYHA approval for inclusion of their materials within our response.

FMC is a Massachusetts corporation specializing in the management and operation of public ice arenas. FMC currently operates eighteen Commonwealth of Massachusetts (DCR) skating arenas on 25-year capital improvement leases that began in June of 2002. In addition, FMC Ice Sports provides management and operations services for three municipal arenas in Massachusetts as well as two college arenas. The corporation is 100% owned by its founder and President, Rob McBride, and headquartered in Pembroke, MA.

RMS currently controls more than \$137 million in assets under management and over 47 completed ice rink construction projects. RMS is headquartered Mechanicsville, VA with 4 regional offices and more than 1,600 employees across the across the US. While the majority of RMS clients are ice rink facilities, several of their properties have other recreational components. RMS clients consist of:

- Indoor & Outdoor ice rinks, seasonal or year-round, private and municipal ice rinks
- Recreation and sports arena facilities, Indoor turf fields, Fitness clubs

Additional information and project references for both FMC and RMS can be found in Appendix E and F, respectively.

VII. Preliminary Operating Budget

Ice Hockey and ice sports have never been more popular. The USA Hockey Universe in 2012-13 is More Than a Million Players Strong. Number below:

- Youth Players 349,661
- Adult Players 160,618
- Coaches 56,836
- Officials 24,303
- Parents/Volunteers 469,712

“We’ve made great strides in exposing new kids to our sport,” says Pat Kelleher, assistant executive director of development for USA Hockey. “Three years ago we had more than 100,000 kids 8-and-under playing the game for the first time in history and our efforts continue to focus on attracting more kids at the entry level of the game.” “USA Hockey is doing an excellent job in making the game fun for kids while helping them develop,” said Mike Richter, former NHL star, two-time Olympian and member of the U.S. Hockey Hall of Fame. “If this game is not fun, why would any kid in his right mind play?”

It’s remarkable to see the growing number of adults playing the game and they are a big part of the success of USA Hockey. The significance of the American Collegiate Hockey Association has never been greater. US based junior league operators and affiliates present appropriate opportunities to players in that age group, and the growth of the disabled hockey program is indeed a testimony that hockey is for everyone.

According to the Sporting Goods Manufacturers Association, ice hockey is the second-fastest growing sport in the country since 2008, behind fast-pitch softball. Participation throughout the United States has increased from **195,000** male and female players of all ages registered with USA Hockey in **1990-91** to **510,279** in **2012-13**. **For the third straight year USA Hockey attracted more than 100,000 youth players ages eight and under to hockey**, a feat that had not been accomplished prior to the 2010-11 season. The future of Hockey is indeed bright.

Massachusetts’s growth lags slightly below the national averages – constrained by ice availability. Although rinks have been added in the Massachusetts region, the demand still exceeds the supply. Due to this supply and demand equation, owners of ice facilities have made ice sports harder for the average family to enjoy ice sports as a recreational pursuit. League fees have risen, rink owners have formed teams that monopolize reasonable ice hours and force town programs to skate at an hour normal individuals are sleeping. As an example, Hopkinton High School practices multiple days per week at a rink 20 miles away at 5:30am during the school week, as do many of our Tri-Valley League counterparts. Students are tired in school. Some have been forced to drive prior to daylight hours, technically before their license is valid, in order to get to practice. Unfortunately, we’ve seen accidents as a result. Getting off the ice at 10:30pm is not unheard of for kids during the school week. Programs like Demons lack of control with respect to ice time expense and schedules. Nearby town rinks restricting ice to outsiders. Franklin, Natick, Framingham, Marlboro, Norfolk, Westborough are all in line before us with annual ice time rates: \$200 - \$325 per hour (and rising).

Demons Youth Hockey is the business of providing all-inclusive ice programs for the entire community. Having a rink will allow the local program to provide these programs at the lowest possible cost for all to enjoy.

The Hopkinton constituents have spoken. They want a local rink. With your help Demons Youth Hockey is willing to put in the time, effort and money to build one.

Exhibit G contains the detailed P&L spreadsheet. We have verbally talked to programs that have a desire to rent ice from us when the rink is operational. Between Demons Youth Hockey, Ashland, Holliston, Hopkinton High School Boys, Girls and JV programs, the three towns respective middle school programs, recreational skating, local figure skating, public skating, the East Coast Jumbos we account for 45% of the ice available during normal rink hours. Ice Rental rates are also set at a conservative \$225/Hour for a 50 minute sheet. We would require a commitment from 1 more major program to meet the current budget needs and feel this is very achievable. We have taken what we feel is a conservative approach to filling the ice demand and currently not included other potential revenue generating opportunities such as adult leagues, special needs programs, and tournaments.

Based on the P&L projections, Demons Youth Hockey needs to raise \$3,000,000 to operate the proposed rink with a 21% net operating margin annually. As stated, we believe this is achievable given the strong corporate support that the town of Hopkinton has seen in the past. The operating budget for this single sheet facility has been compared to three other similar facilities and reviewed by FMC for accuracy.

See the following pages for a project rink schedule and profit and loss summary.

Typical In-season Rink Schedule

	<u>Monday</u>	<u>Tuesday</u>	<u>Wednesday</u>	<u>Thursday</u>	<u>Friday</u>	<u>Saturday</u>	<u>Sunday</u>		
5:00 AM	TBD								
6:00 AM	TVL High School					Demons	Demons		
7:00 AM	Rent	Rent	Rent	Rent	Rent				
8:00 AM	Rent	Rent	Rent	Rent	Rent				
9:00 AM	Potential Hopkinton School Use								
10:00 AM	Little Tots program								
11:00 AM	Rent	Rent	Rent	Rent	Rent				
12:00 PM	Stick and Puck							Demons Developmental	
1:00 PM									
2:00 PM	TVL High School							Family Skate	Family Skate
3:00 PM	Hopkinton High School								
4:00 PM	HS Girls	JV Boys	HS Girls	JV Boys	HS Girls	Jr Panthers	Jr Hillers		
5:00 PM	Demons	Jr Hillers	Rent	Demons Developmental	Jumbos				
6:00 PM		Jr Clockers	High School Games	Demons	Teen Skate	High School Games	Jumbos		
7:00 PM							Rent		
8:00 PM	Rent	Jr Clockers	High School Games	Demons	Teen Skate	High School Games	Rent		
9:00 PM	Rent	Rent					Rent		

Projected hours:

Meeting Room	5:00 am - 9:00 pm
Lobby	5:00 am - 9:00 pm
Restrooms	5:00 am - 9:00 pm
Snack Bar	1:00 pm - 9:00 pm
Pro Shop	11:00 am - 8:00 pm

DYHA Ice Arena Proforma P&L - Year 1 Operation Summary

Description	Total	% of Rev
<u>Revenue</u>		
Contract Ice Rental Total	\$726,609	86.60%
Other Revenue		
Pro Shop Lease	\$16,800	2.00%
Concession Lease	\$16,800	2.00%
Advertising	\$30,000	3.58%
Vending/Arcade	\$28,800	3.43%
Special Events	\$20,000	2.38%
Total Other Revenue	\$112,400	13.40%
Total Revenue	\$839,009	100.00%
<u>Operating Expenses</u>		
Salaries	(\$170,000)	-20.26%
Benefits/Payroll Taxes	(\$51,000)	-6.08%
Utilities	(\$96,000)	-11.44%
Insurance	(\$40,000)	-4.77%
Office Expenses	(\$25,000)	-2.98%
Land Lease	(\$12)	0.00%
Maintenance	(\$20,000)	-2.38%
Program Expenses	(\$25,000)	-2.98%
Miscellaneous	(\$18,000)	-2.15%
Total Operating Expenses	(\$445,012)	-53.04%
Operating Margin	\$393,997	46.96%
<u>Debt Expense Scenarios</u>		
Scenario #4 - DYHA Raises \$3.0 MM		
Debt Expense	(\$215,838)	-25.73%
Net Margin	\$178,158	21.23%

VIII. Draft Design and Site Plans

See Exhibit A.

IX. Construction Statement

ENGINEERING

All engineering and drawings are to be prepared by CMC Associates and appropriate trade contractors. Drawings to be furnished shall delineate all material and work included. Drawings to include all pertinent dimensions and together with these specifications shall be adequate for construction purposes. Process Engineering and Wastewater Engineering are not included as part of this proposal, but may be added at additional cost if so chosen by the Owner.

GENERAL CONDITIONS

1. Coordinate plans, specifications, shop drawings and material submittals.
2. Select subcontractors and material suppliers.
3. Conduct subcontractor coordination meetings.
4. Conduct subcontractor safety meetings.
5. Coordinate all work between the Subcontractors and material suppliers.
6. Provide on-site supervision and inspections.
7. Provide project manager to act as Owner liaison and coordinate field activities.
8. Provide project telephone and fax.
9. Provide transit, laser and equipment devices as required.
10. Provide temporary electric service and temporary water service.
11. Obtain building permit. Permit fees to be paid for by the Owner. Building Permit fees are usually either based upon the size of the project or the construction cost of the project. For budgetary purposes, the Owner should carry an allowance of \$50,000.00.
12. Governmental approval filing and review fees are not included. Filing and review fees vary significantly between municipalities. For budgetary purposes, the Owner should carry an allowance of \$10,000.00.
13. Utility company fees and backcharges are not included. Utility company fees vary significantly between municipalities. For budgetary purposes, the Owner should carry an allowance of \$10,000.00.
14. Winter Conditions not included and are to be billed on a cost plus ten percent basis. Winter Conditions costs vary significantly depending upon the timing of the project, the size of the project, the scope of the project and the severity of the winter weather. For budgetary purposes, the Owner should carry an allowance of \$50,000.00.
15. Builder's Risk Insurance to be provided by the Owner. This insurance is effectively a property insurance policy to cover the property as it is put in place. Premiums are usually in the neighborhood of \$2.00 per \$1,000.00 of value above the foundation,
16. Borings and geotechnical engineering are not included. The extent of geotechnical investigation can vary greatly between sites depending upon the type of soil conditions present. Borings normally cost about \$1,500.00 per day. Total boring/geotechnical costs can range from \$2,500 to \$15,000 for a project of this magnitude.

17. Environmental testing is not included. The extent of geotechnical investigation can vary greatly between sites depending upon the type of conditions present. Minimum costs are around \$5,000.00.
18. Compaction, concrete and steel testing are not included. Many municipalities require that these tests are procured directly by the Owner. These services can be provided by CMC if allowed and requested by the Owner. Testing cost would be an addition to the base price of \$15,000.00.

SITE WORK

1. Furnish and install hay bales and silt fence.
2. Clear and grub existing vegetation in area of building expansion.
3. Strip topsoil and stockpile on-site for landscaping.
4. Furnish and install off site fill, spread and compacted to 95% of maximum density at building areas and 90% of maximum density at paved areas.
5. It is assumed that the existing soil will provide a minimum bearing capacity of four thousand (4,000) pounds per square foot.
6. Excavate and backfill for foundations and underslab warming system.
7. Fine grade site prior to placement of concrete.
8. Signage and flagpoles are not included.
9. Handling of hazardous material is excluded from this scope of work.
10. Handling of unsuitable soil such as peat, ledge etc. will be performed at an additional cost to the Owner.

SITE UTILITIES

1. Furnish and install water pipe.
2. Furnish and install post indicator valve.
3. Furnish and install fire hydrants.
4. Furnish and install riser for sprinkler system.
5. Furnish and install sewer pipe. It is assumed the sewer system will be a forced main, tied in at Ray Street. The sewer line will be laid in a trench excavated and backfilled by others. The cost to install the sewer line from the building to Ray Street has been estimated at \$250,000, including pipe, chamber, forced main pumps etc.
6. Furnish and install sanitary sewer manhole.
7. Furnish and install underground electric.
8. Furnish and install drainage pipe.
9. Furnish and install catch basins.
10. Furnish and install storm drainage manholes.
11. Make all connections to existing lines in the street in conjunction with items 1 through 10 above.
12. Utility company fees and backcharges are not included.

SITE IMPROVEMENTS

1. Furnish and install paving to consist of one and one half (1 1/2) inch binder course and one and one half (1 1/2) inch finish course for a total of three (3) inch bituminous concrete with striping for parking spaces.
2. Furnish and install Cape Cod berm curbing.
3. Furnish and install four (4) inch thick concrete sidewalk.
4. Furnish and install parking lot lights on concrete base.
5. Allowance of \$75,000 for landscaping including loam, seed and plantings.

FOUNDATIONS

1. Furnish and install reinforced foundation wall with footing.
2. Furnish and install interior footings with piers.
3. Foundation design is based upon four thousand (4000) pounds per square foot soil bearing capacity.
4. Furnish and install perimeter insulation.
5. Rub exposed concrete foundation walls to provide smooth finish.
6. Furnish and install concrete pads at egress doors.

CONCRETE SLABS

1. Furnish and install six (6) inch thick wearing slab, selectively reinforced with dowel baskets and diamond dowels at all building areas except office areas.

STEEL

1. Furnish and install steel system with columns and roof structure.
2. Furnish and install structural steel support systems for hanging equipment included in this scope of work.
3. Furnish and install concrete filled six (6) inch steel bollards protect equipment.
4. Furnish and install miscellaneous steel as necessary.

WALLS & ROOF

1. Furnish and install insulated metal panel, standing seam roof system. Insulation to be foamed-in-place polyurethane with an R-Value of 32. The roof panel system provides a clean, finished panel ceiling.
2. Furnish and install stone veneer with formed concrete back-up wall at accent areas of exterior walls.
3. Furnish and install stone veneer at front columns.
4. Furnish and install translucent wall panels at walls behind the bleachers.

5. Furnish and install painted common block at all interior walls

DOORS & WINDOWS

1. Furnish and install interior steel doors.
2. Furnish and install exterior steel doors.
3. Furnish and install insulated overhead doors.
4. Furnish and install double glazed, bronze, insulated windows at exterior walls.
5. Furnish and install double glazed, bronze, insulated vestibule.

FINISHES

1. Furnish and install 2'-0" x 2'-0" acoustical ceiling tile at lobby areas.
2. Furnish and install metal panel ceiling at 12'-0" above finished floor in team rooms.
3. Furnish and install ceramic tile at public restroom floors.
4. Furnish and install ceramic tile at restroom wet walls.
5. Furnish and install quarry tile at lobby and snack bar.
6. Furnish and install synthetic floor in shooting room.
7. Furnish and install protective rink mat at team rooms and skate access areas.
8. Furnish and install eighty five (85) linear feet of counter top.
9. Furnishings are to be furnished and installed by the Owner.

SPECIALTIES

1. Furnish and install pre-fabricated dasher board system. System to include bench areas, penalty boxes, time keeper's box, access doors and tempered glass (5/8" thick at ends and 1/2" thick on sides).
2. Furnish and install monofilament spectator safety netting.
3. Furnish and install three (3) goals.
4. Furnish and install one (1) electronic remote controlled scoreboard.
5. Concrete bleachers with plastic seating plank and storage under. Bleacher capacity is approximately five hundred forty eight (548) plus standing room. The plan will provide accessible seating.
6. Furnish and install wall hung benches and equipment hooks at team rooms.
7. Furnish install stubbed utilities and snack bar station.
8. Sound system is not included

PLUMBING

1. Furnish and install toilets.
2. Furnish and install urinals.
3. Furnish and install restroom sinks.

4. Furnish and install kitchen sink.
5. Furnish and install water coolers.
6. Furnish and install water pipe.
7. Furnish and install underslab waste pipe.
8. Furnish and install one (1) snow melt pit.

HVAC

1. Furnish and install gas fired, unit heaters in the Team Room and Support Areas.
2. Furnish and install gas fired heat, electric air conditioning system in the lobby area.
3. Furnish and install exhaust system at the team rooms.

ICE SURFACE & REFRIGERATION

1. Furnish and install one (1) 110TR Ice Rink Skid Package utilizing ammonia and ethylene glycol at the following design conditions 9°F SST and 90°F SCT, to include:
 - (2) compressors each rated for 55 TR at 1170 RPM
 - (2) 75 HP, ODP, 1800 RPM, 460V/3PH/60Hz, premium efficient motors, complete with 75 HP solid state starters
 - (1) flooded plate and frame heat exchanger capable of 110 TR at 1000 GPM to include an insulated shroud and drip tray
 - (2) 30 HP pumps rated for 1,000 GPM each with premium efficient inverter duty rated motors
 - (1) warm floor heat exchanger, pump, and associated piping and valves
 - (1) snow melt heat exchanger, pump, and associated piping and valves
 - (1) MCP complete with starters, disconnects, all wire to a main breaker
 - (1) liquid feed with high side float
 - (1) oil pot
 - Mechanical pressure switches for the compressors, condenser water pumps and fans
 - Evaporative condenser
2. Furnish and install new insulated 8"Ø steel cold floor mains from the mechanical room into the rink out to beyond where the "blue line" will be.
3. Furnish and install new 3"Ø steel warm floor mains from the mechanical room to the rink.
4. Furnish and install 3"Ø steel warm floor headers complete with drain, vent and circuit isolation valves and flow indicators.
5. Furnish and install 3" layer of stone dust to act as the base for the warm floor.
6. Furnish and install 1-1/4" OD by 0.10 wall linear low density polyethylene tubing on 18" centers for the warm floor circuit.
7. Pressure test and leak check.

8. Furnish and install 5" layer of stone dust on top of the warm floor piping, laser grade to +/- 3/16 of an inch.
9. Furnish and install a 6-mil poly vapor barrier.
10. Furnish and install (2) layers of 2" thick rigid board insulation to include the prefabricated insulated header trench supports.
11. Furnish and install a 6-mil poly slip sheet.
12. Furnish and install (2) 8"Ø steel cold floor headers complete with nipples and vent valves.
13. Furnish and install purge boxes.
14. Furnish and install rink pipe supports across the entire width of the rink every 3' along the length. Supports will maintain the pipe on 3-1/2" centers and provide a 2" lift.
15. Furnish and install 1-1/4" O.D. by 0.10 wall thickness, linear low density polyethylene rink piping to include clamps and steel return bends.
16. Pressure test and leak check.
17. Furnish and install a new 200' long x 85' wide by 5" thick reinforced concrete slab comprised of a 4,000 psi mix, #4 reinforcing rebar on 12" and 12" centers, 6x6/W2.9xW2.9 welded wire mesh, and 1" thick expansion joint.
18. Furnish and install a neoprene expansion seal over the 1" thick foam expansion joint.
19. Cover concrete floor with poly and provide 7 day wet cure.

FIRE PROTECTION

1. Furnish and install a wet sprinkler system in accordance with Massachusetts Code.
2. Foam seal penetrations through insulated panels.
3. It is assumed that sufficient water pressure and flow are readily available at the site and that a fire pump and/or storage tank will not be required.

ELECTRIC

1. Furnish and install a 1,200 amp 480/277 volt service.
2. Furnish and install LED light fixtures in the ice surface areas.
3. Furnish and install strip fluorescent light fixtures in all utility areas.
4. Furnish and install 2'-0" x 4'-0" lay-in fluorescent light fixtures in lobby areas.
5. Wire refrigeration system.
6. Wire HVAC equipment.
7. Furnish and install all necessary distribution panels.
8. Furnish and install exterior wall mounted lights.
9. Furnish and install exit signs and emergency lights.
10. Furnish and install fire alarm system.
11. Except as specifically indicated herein, wiring of Owner's equipment, including emergency generators and the associated switching and gear configuration, security systems, voice and data wiring is excluded from this scope.

X. Development Timetable

DYHA, through its efforts over the last several years on this project, is in position to quickly move to the next phases of the project. We have previously assembled the required partners, in particular for fund raising and design/construction, to assess and complete the next phases' requirements.

As previously stated, the fund raising timeline will occur in two phases over the course of 10-12 months with completion of a study and capital campaign. Overlapping the fundraising activities are design/construction related activities which are as follows:

1. Month 1-3: Perform due diligence
2. Month 4-5: Complete Design Development
3. Month 6-9: Permit
4. Month 10-17: Construction

XI. Exhibit A: Digital Images, Design and Site Plan



