



To: Mayor and City Council

Agenda Item #: VIII.A.

From: Ann Kattreh
Parks & Recreation Director

Action
Discussion
Information

Date: October 14, 2013

Subject: Proposals for Sports Dome, Outdoor Refrigerated Rink and Pamela Park Improvements

Action Requested:

Approve a motion to: 1) Direct staff to proceed with the development of plans and specifications for a sports dome and outdoor refrigerated rink at the Braemar Arena site and field renovations and improvements at Pamela Park; 2) Direct staff to proceed with the development of a finance plan to fund capital construction and annual operating needs of the projects at Braemar Ice Arena and Pamela Park.

Information / Background:

The City of Edina is faced with a daunting challenge: How does the City stay responsive to the evolving recreational and athletic needs of its residents in a fiscally responsible manner? We are experiencing consistent annual increases in both the numbers of both organized outdoor youth sports activities and the total number of youth participants in these activities. We are grappling with both of these forces with a static number of outdoor athletic playing fields and limited financial and physical resources. The impact of increasing number of activities and participants combined with a finite supply of resources has produced a strain on those limited resources through over-use, despite our best efforts at maintenance, which is causing persistent frustrations for participants and staff. At the end of the day, we are left with facilities that do not match our brand promise and disappointed customers – a true lose-lose scenario.

We see no signs of Edina’s current redevelopment phase coming to a close. And with recent Metropolitan Council estimates for Edina’s 2040 population topping 70,000 people, we believe it is imperative for the City to actively invest now in new parks and recreation facilities that will not only address our current facility needs, but also set us on course to sustain our reputation as the most desirable city in the Twin Cities metro area. We believe the proposed sports dome and Pamela Park improvements are a good start to meeting the facility challenge we are facing today and preparing us to meet the community brand commitments we want to make for the future.

The decisions we are asking the Council to make tonight will accomplish two separate, but equally important, actions. First, we are asking the Council to approve the proposed project scope and give direction to staff to proceed with the development of the plans and specifications to take the project to the public bidding process. The cost of taking the project through this phase is estimated to be \$649,000. This includes 80% of the consultant fees for the entire project proposed. If the Council ultimately approves the project for construction,

the design costs to prepare the plans and specifications would be wrapped into the construction financing for the projects. If, however, the City proceeds with the preparation of project plans and specifications but decides not to go forward with the ultimate projects, the costs incurred to prepare the plans and specifications would be “stranded costs”, meaning that we would need to alter the City’s Capital Improvement Plan in order to cover those costs.

When the project plans and specifications are prepared, staff would advance them to the City Council for approval and seek your authorization to solicit competitive bids for the projects. After the bids are received, they would be processed and analyzed by staff and our consulting team. When staff has reached a recommendation on contract awards, we would advance that recommendation to the Council for approval. Following Council the Council action to award the contracts, staff would manage the project to completion, which we believe can occur in November-December 2014, if the Council acts on the staff’s recommendation before the end of November.

As background, a brief review of the history of the development of this project is useful:

April 5, 2011 – The City Council expressed an interest in hearing more about a sports dome presentation developed by a group of Edina residents.

August 3, 2011 – The City Council directed staff to conduct a feasibility study of an indoor athletic facility under the guidance of the Park Board. \$20,000 was budgeted for this purpose.

August 9, 2011 – The Park Board approved the Sports Dome Study Working Group.

February 14, 2012 – Parks & Recreation Consultants presented the findings of their preliminary seasonal sports dome study to the Park Board.

April 3, 2012 – The City Council authorized the Cuningham Group to begin the location phase of the study by studying the site south of the South Metro Public Safety Training Facility as a possible site to co-locate the sports dome and golf dome.

June 5, 2012 – The South Metro Public Safety Training Facility site was determined to be too small and too expensive. The City Council authorized the Park Board Sports Dome Working Group to reconvene to recommend alternative sites.

October 12, 2012 – The Park Board made a motion to continue to study the Braemar athletic field site but that the forward motion of the dome should not occur until the issue of expanded playing fields is addressed, solved and budgeted for.

November 20, 2012 – The City Council received the Park Board recommendation of the Braemar Athletic Field site and authorized a feasibility study of the Braemar site and also asked for the study of the issue of expanded playing fields and the financing for those expanded playing fields.

July 9, 2013 – The Park Board provided review and comment on the proposed sports dome at the Braemar Athletic Field site as well as an option for constructing an outdoor refrigerated sheet of ice at the Braemar Arena and the option of renovating athletic fields at Pamela Park and Creek Valley Park.

August 20, 2013 – The City Council received the Braemar Athletic Field sports dome proposal, along with the outdoor refrigerated rink and field renovation proposals for Pamela Park and Creek Valley Park.

SPORTS DOME RECOMMENDATION

Staff worked with the Cuningham Group, RJM, Anderson Johnson and Parks & Recreation Consultants to prepare a site and financial feasibility study of the Braemar Athletic Field location for a sports dome. Four different seasonal dome configurations were considered. Each of the four were also considered with a 230’

wide dome option and a 250' wide dome option. In order to comply with fire codes for a seasonal dome and not require full sprinkling with water cannons, the dome would need to be up for less than 180 days. This 180 day scenario works very well with our projected sports dome and athletic field needs. A comprehensive field needs study was completed as part of this project both by staff and Parks & Recreation Consultants. It was determined that we do not have the need for a year-round dome; however, a seasonal dome, with an artificial turf field available from May through October meets our needs perfectly. The following seasonal dome options were considered:

- Option A Sports dome only. No outdoor artificial ice sheet.
- Option B Sports dome and a 130' X 65' ice sheet.
- Option C Sports dome and a 200' X 85' outdoor artificial ice sheet.
- Option D Sports dome turned in an east/west orientation. This option could have been constructed with or without the outdoor ice sheet.

Option B was eliminated right away due to the small rink. If we were going to have a rink, it would be much more marketable if it was a full size rink. Option D was also eliminated due to cost, the elimination of approximately 50 parking spaces and the undesirable east/west orientation of the artificial turf field during the non-dome season. It would be ideal to maximize the field space with a 250' wide dome. This would be a benefit to teams practicing during the dome and non-dome seasons to split the field and play in an east/west orientation. The additional 8000SF to go from a 230' to a 250' dome will cost an additional \$256,000. The majority of that additional cost is in artificial turf and dome fabric. Staff recommends Option C with a 250' wide dome. The athletic field in this dome would be 215' x 320'.

SPORTS DOME PRO FORMA

Staff has worked closely with the athletic associations to secure commitments for dome utilization. The Edina Soccer Club (ESC), Edina Baseball Association (EBA), Edina Lacrosse Association (ELA) and Edina Football Association (EFA) have all made contractual commitments to dome usage (including a schedule) and a \$30 per person priority scheduling fee. The \$30 priority scheduling fee would be charged to the user groups wanting to have priority in scheduling of the dome. This would be a per athlete charge for every athlete in the association/club. Staff worked with City Attorney Soren Mattick to prepare contracts for the priority scheduling fee and for a commitment of dome hours purchased. The term of the contract is 20 years. Copies of the signed contracts are attached. We have a commitment of 819 hours from the ESC (346 hours), EBA (250 hours), ELA (88 hours), EFA (34 hours) and CSC Sports (101 hours). In lieu of a capital donation, the \$30 priority scheduling fee will raise an estimated \$95,310 annually or \$1,429,650 over fifteen years. For the guaranteed success of the sports dome, it is essential that the pro forma be based solely on Edina residents. We know that Edina residents will be committed to the success of the dome in their community. Non-Edina users will be valuable assets to the dome as well, but we realize that their commitment to our dome will not necessarily be longstanding as will the commitment from our resident associations.

In the first year, the sports dome is anticipated to operate at a level of 131% cost recovery with net operating income of over \$85,000. The pro forma also includes an annual amount of almost \$25,000 for "unanticipated items", which if not needed would increase our net income to over \$110,000 in year one. This line item was added to provide a very conservative budget. At year 15 the net revenues are anticipated to be \$28,791 including the "unanticipated items" budget line item of \$38,015. The pro forma assumes an annual increase of

3% in expenses and 2% in turf rentals. Excess revenues could be banked to pay for eventual turf and dome replacements. After 15 years, the fund balance is anticipated to be approximately \$900,000. The artificial turf will need to be replaced in approximately 12 years (\$600,000) and the dome fabric will need to be replaced in approximately 20 years (\$650,000). Tedlar coating will extend the life of the dome fabric for 5 years. This pro forma also leaves over 300 prime time hours available to rent. If we rent just 150 of those hours, we would generate an additional \$52,500 or \$787,500 over 15 years.

The sports dome would have the following rental rates and classifications:

Shoulder season (October – December) \$320/hour

Prime season including the months of January through April:

| | |
|--|------------|
| Prime time weekday (5 p.m. – 10 p.m.) | \$350/hour |
| Prime time Saturday (8 a.m. – 10 p.m.) | \$350/hour |
| Prime time Sunday (8 a.m. – 5 p.m.) | \$350/hour |
| Non-prime time/prime season | \$280/hour |
| Late Night Rentals – after 10 p.m. | \$275/hour |

With the \$30 per athlete priority scheduling fee we need just 693 hours to break even. Without the priority scheduling fee we would need to rent over 1020 hours to break even. Another identified partner is CSC Sports. CSC Sports is a metro based adult recreational sports league provider, currently utilizing domes and athletic fields across the metro. The centralized location of our dome in the metro area and our commitment to provide them regularly scheduled hours is appealing to CSC Sports. They would be a quality, long term partner for our project.

SPORTS DOME PUBLIC USES

A sports dome would provide an asset for all members of the community. The sports dome would include a walking track around the outside of the athletic field that residents would be able to use free of charge. Seniors would be able to utilize the dome for a variety of programming during the day. Bocce, ladder ball, croquet, badminton, softball and a walking club are a few ideas for daytime programming. The school district could use it for community education classes and programming from band to athletics. The Parks & Recreation Department could utilize it for programming for residents of all ages and for special events. Some programming opportunities are daytime preschool programs, daytime/late evening adult sports leagues, fitness boot camps or other fitness classes, archery, glow dodge ball, cricket, teen challenge days, Friday night out at the dome, health and fitness expos, family challenge nights, badminton leagues, ladies night, Snag (Starting New At Golf) Golf, ultimate Frisbee, rugby, batting cages for senior softball, movies in the dome, sports camps and large expos. The dome could also be rented to residents for birthday parties or other private rentals. In 2015 Braemar Arena is hosting the US Figure Skating Midwest Regionals. Events such as these would likely rent the dome. A sports dome would also help to free up gym time, particularly during the busy spring season when basketball season is still playing and the outdoor sports are getting started. The traditional outdoor sports would utilize the dome, freeing up gym time for basketball.

OUTDOOR REFRIGERATED RINK

The addition of an outdoor ice rink at the Arena would be a benefit to Arena operations, the Edina Hockey Association (EHA), the Braemar City of Lakes Figure Skating Club (BCLFSC) and the residents of Edina for

additional programming opportunities. In 2013/14 Braemar Arena will provide approximately 43% of the ice needs for the Edina Hockey Association. EHA purchases approximately 2150 of its 5000 total hours purchased at the Arena. If EHA purchased an additional 720 hours at the Braemar outdoor rink, they would be purchasing 58% of their ice at Braemar, significantly reducing the amount of time Edina families spend traveling around the metro for ice hours.

An outdoor refrigerated rink would be operational from approximately November 1 through March 15. The cost of an outdoor refrigerated rink is conservatively estimated at \$2.875 million, but this cost also includes the replacement of the refrigeration system at the East Arena. It also includes concrete, boards, glass and heated benches. A roof over the rink is needed to keep snow and sun from negatively impacting ice conditions. It is also included in the total rink estimate. An outdoor covered walkway is also proposed to provide access from the sports dome and outdoor refrigerated rink into the East Arena. The cost for the covered walkway is included in the outdoor rink portion of the budget. Another included option, if approved by the fire marshal, is an outdoor natural gas fire pit. It would be located just outside of the East Arena door, adjacent to the outdoor rink and protected from the wind by a new retaining wall.

The East Arena is the last ice sheet utilizing R22 refrigerant at Braemar. The West and South Arenas use ammonia as a refrigerant. R22 will no longer be produced after 2020. In the conversion of R22 to ammonia, 800 – 1200lbs of R22 will be replaced by 400 – 600 lbs of ammonia refrigerant. R22 contains high amounts of ozone with global warming potential. Ammonia has no ozone or global warming potential. The cost to replace the refrigeration system on the East Arena alone is \$750,000. Interior improvements in the East Arena would also be required. This would include adding two basic locker/changing rooms, renovate two non-ADA compliant restrooms and add ADA compliant unisex restrooms. Renovations to the equipment room will be needed to accommodate the new refrigeration system. These renovations are estimated at \$495,500 and are not included in the total cost of the rink addition. Currently \$100,000 is budgeted in the CIP in 2016 for locker room and restroom upgrades. Part of this budget is allocated for the non-ADA compliant restrooms in the lower East Arena. The \$750,000 refrigeration replacement needed by 2020 is not currently in the CIP.

OUTDOOR ICE SHEET PRO FORMA

Two pro formas for the operations of an outdoor refrigerated rink are attached. One is based on a 17 week season and the other is based on a 19 week season. The ideal season would be 19 weeks. The 17 week budget is prepared conservatively in case warm weather conditions in early November would prohibit ice production. This pro forma, like the sports dome pro forma does not support the re-payment of construction costs in the form of bond payments, but does cash flow positively. The Arena would be better positioned to meet the needs of the EHA athletes, provide a unique skating opportunity for residents and continue to improve on the Braemar Arena brand. Based on a 17 week season we project a positive cash flow in the first year of approximately \$65,000 from EHA ice purchased. There is an additional \$19,000 in prime time ice hours available. Assuming we sell 50% of those hours, the outdoor rink would have a positive cash flow of newly \$75,000. The estimated cost recovery percentage in year one is 304%. A cash balance of over \$1 million is anticipated after 15 years. These funds could be utilized to help offset the annual operating deficit of the Arena. This rink would also be utilized for tournaments and Parks & Recreation programming for youth and adults. There would be no additional staffing costs because existing Arena staff would be able to maintain and supervise the outdoor rink. The East Arena Zamboni would be used for ice resurfacing. This rink is also in an ideal location because it is protected from the sun and wind, neatly tucked between the Hornets Nest, sports

dome, West Arena and East Arena. Staff has received commitments (40 hours per week) for ice rental from the EHA for this amenity. EHA's signed contract is attached. The Edina Soccer Club is interested in utilizing the concrete hockey rink surface during the non-ice season as a futsal training facility. Futsal is a variation of soccer that is played on a smaller surface and mainly indoors. The playground above Courtney Fields at Braemar Park and the gazebo would need to be relocated. The playground equipment was installed in 1997, but is still in good condition. It is not a heavily used playground.

GEOHERMAL

Another option for consideration is the addition of a geothermal heat pump system. This unit would take heat out of the ground to heat the dome during the winter and return heat to the ground from ice-making during the summer. Investigation of soils is required to determine if they are compatible with a geothermal system. The geothermal well would be located under the turf field. This concept would need further study to determine site feasibility, actual cost and return on investment. Rough estimates for geothermal are \$1.9 million - \$2.1 million with \$20,000 needed for soil and well testing. The payback depends upon soils and utility costs, but would probably match the life expectancy of 20 – 30 years. Geothermal would provide annual energy savings for the sports dome and would reduce the carbon footprint of the dome.

PAMELA PARK RENOVATION RECOMMENDATIONS:

A master plan of Pamela Park was completed in 2009. This information was updated in 2013 and is attached. In order to ease the issue of field shortages staff recommends the addition of a 300' x 160' sand-peat athletic field (south) with drain tile and irrigation directly west of the senior lighted field; the renovation of the senior (southeast) lighted field (380' x 225') to an artificial turf field; and the renovation of the senior (north) field (approx. 300' x 200') to a new sand-peat field with new drain tile and irrigation. This would significantly improve the playability and utilization of these fields. The parking lots are in very rough shape and need renovation as well. The Pamela Park shelter building was built in 1970 and is also in need of replacing. The Pamela shelter building also houses Well 17, which was also drilled in 1970. Based on recent pricing to replace the Countryside shelter building, an approximate cost to replace the shelter building would be \$400,000 - \$500,000, plus architectural and engineering fees. A paved "environmental trail" could also be added around the park to provide an accessible recreational amenity and to support environmental discovery and learning. The additional cost for this trail would be approximately \$115,000.

The proposed Pamela Park project costs are:

| | |
|--|------------------|
| South athletic field addition | \$ 498,000 |
| Artificial turf at southeast senior field | \$1,396,000* |
| North athletic field renovation | \$ 521,000 |
| North parking lot renovation | \$ 130,000 |
| West parking lot renovation | \$ 87,000 |
| South parking lot renovation | \$ 106,000 |
| Paved trail access to playground | <u>\$ 39,000</u> |
| | |
| Pamela Project Total with Artificial Turf | \$2,777,000 |
| | |
| Pamela Project Total without Artificial Turf | \$2,027,000 |

*\$750,000 could be deducted from the project cost sand peat field senior field renovation instead of artificial turf.

The City of Minneapolis currently has five outdoor artificial turf fields (Currie, Phelps, Folwell, East Phillips, Stewart). Elliot Park will be adding an artificial turf field in the next two years. The City of St. Paul (McMurray) has three artificial turf athletic fields. Maple Grove, Plymouth and Savage are seasonal municipal domes with artificial turf. Artificial turf provides the ability to utilize the fields two to three times as much as a grass field without any rest periods. It reduces the wear and tear on natural grass fields, especially from football and lacrosse. It requires no mowing, weeding, watering, or chemical applications and is cleaner (no mud). Conversely, artificial turf is warmer (on average 5 – 10 degrees warmer but up to 20 degrees warmer depending upon infill), more expensive to replace and costs two and a half times as much as a sand peat field. The life expectancy of an artificial turf field is a minimum of 10 – 12 years, depending upon use and maintenance. Artificial turf needs regular maintenance including cleaning and stain removal, brushing, aerating, raking, sweeping and the addition of infill. Perimeter protection would also be required for the field to deter vehicles from driving on the field. Options would be a stone bench system similar to Edina High School or a bollard system.

With the addition of the seasonal sports dome, an artificial turf field at Braemar would give us the ability for football and soccer to swap fields and have Lewis become a soccer facility, while moving football from Lewis to Braemar. With proper scheduling and rotation, we will be able to eliminate the resting of one of the Lewis fields annually, essentially putting another field into play. The addition of an artificial turf field at Pamela would also be a great benefit to football and lacrosse. Moving football to artificial turf fields would limit the damage to the natural grass fields and improve playing conditions and safety for all field users. Our goal is to have baseball/softball fields available at VanValkenburg and Courtney to enable fall softball and baseball leagues. Currently in the fall there are football fields striped in the outfields at those facilities.

This spring and early summer the Edina Soccer Club lost over 825 practices and games due to rain and poor field conditions. A sports dome and renovated fields would have significantly improved the chances of getting in a good percentage of those games cancelled due to poor field conditions. Field space is a major limitation for Edina Soccer Club. Two years ago the soccer club turned away over 60 kids at the U9 age group that would have been placed if fields were available. Today the ESC is not only looking at whether or not they can grow Edina Soccer, but if they need to shrink the program based on the condition of the fields. With the deterioration of Creek Valley, we are actually losing fields while both the soccer and lacrosse programs have been stretching for growth. We have completely lost one of our four junior fields at Creek Valley. This year due to heavy spring rains, we were down to just two (of four) for most of the year. The only full sized intermediate field for the ESC is at Creek Valley and it was also unplayable all year. Staff did not receive estimates or hire a consultant to study the feasibility of improving the fields at Creek Valley School Park. The cost of hiring a consultant to study the feasibility of renovating these fields would cost approximately \$9,000 - \$10,000. Edina Public Schools is also currently completing an assessment of their athletic fields and are preparing a report of recommended field replacements and renovations.

Parks & Recreation Department staff is applying for a Hennepin Youth Sports Grant of \$325,000 for the sports dome part of the project. The application will be submitted on 10/14/13. If the dome project continues

to move forward, staff will present a grant resolution to the Council for approval in November. Grants will be awarded in December 2013. There may be opportunities for naming rights for the dome and the ice rink.

The next steps in the process would be to hire the architects and engineers to begin the plan and design phases for all projects. The Braemar projects could be ready for bidding in February/March 2014 with construction starting in May and anticipated completion in November/December 2014. The Pamela Park project would need watershed district input and approval next spring, but the design phase could be completed over the winter. Construction could begin in June. The Pamela Park project would be completed next summer with anticipated completion in November 2014.

SUMMARY

| Options for consideration: | <u>Project Estimate</u> |
|--|-------------------------|
| Sports Dome Option C - 250' width – Dome Only | \$ 6,370,000 |
| Sports Dome Option C - 250' width with 200' X 85' outdoor ice sheet and East Arena improvements | \$10,378,600 |
| Pamela Park Field and Parking Renovations (Including artificial turf field) | \$ <u>2,777,000</u> |
| TOTAL PROJECT ESTIMATE | \$13,155,600 |

PROJECT CAPITAL FINANCE

There are multiple ways to arrange the capital finance of this project. The Council could direct staff to prepare for a process that would commit the City's full faith and credit to repaying General Obligation (GO) bonds with property taxes. The GO bond issue option is likely to provide the lowest cost of borrowing for the project because the pledge of the City's tax base for repayment offers extremely low risk to purchasers of our bonds. Because sports dome and park improvements are not an essential corporate purpose of the City, according to State Statute, an affirmative vote of residents in a public referendum would be necessary to use this financing method, which adds complications to both the project timeline and feasibility.

Another option available to the City is to organize the capital finance as a Leave Revenue Bond through the City's Housing & Redevelopment Authority (HRA). While this option offers a slightly higher cost of borrowing, it does not require a public referendum for approval.

After some initial discussions with Ehlers, we can project that a hypothetical borrowing of \$14 million over a 20 year repayment period would create a new average annual debt service requirement of approximately \$1.37 million if we organize the repayment with roughly twenty equal payments. If the repayment period was laddered to backload the payments toward the end of the repayment period, new annual debt service would start at approximately \$950,000/year at the beginning of the term and \$1.45 million at the end of the term. Estimated interest rates for this funding vehicle are 4-5%, depending on the market at the time.

The estimated impact to our Total Tax Levy, under either financing option, is an increase of 5-7% for the annual debt service for this project. The estimated impact of this increase in our tax levy on the median single family home, based on 2014 tax levy and valuations, would be an increase of approximately \$60-\$75.

Attachments:

Edina Sports Dome and Outdoor Ice Rink at Braemar Addendum to Feasibility Study – Cunningham Group and RJM Construction

July 9, 2013 Park Board Minutes

Edina Dome Pro Forma – Staff & Athletic Association Version including dome schedule

17 Week Outdoor Refrigerated Rink Pro Forma

19 Week Outdoor Refrigerated Rink Pro Forma

Outdoor Rink Sample Schedule

Pamela Park Improvement Opinion of Probably Construction and Project Costs Including Site Map

Edina Baseball Association Sports Dome Contract

Edina Soccer Club Sports Dome Contract

Edina Football Association Sports Dome Contract

Edina Lacrosse Sports Dome Contract

Edina Hockey Association Outdoor Rink Contract

Athletic Association Participation Numbers

June 24, 2013 Braemar Athletic Field Feasibility Study

Edina Sports Dome and Outdoor Ice Rink at Braemar Addendum to Feasibility Study

October 8, 2013

Consultant Team:

Cunningham Group Architecture, Inc. (Cunningham)
Anderson-Johnson Associates (AJA)
Hallberg Engineering, Inc. (Hallberg)
Stevens Engineers (Scott Ward)
RJM Construction (RJM)

Purpose

As follow-up to the feasibility study of a Sports Dome in Edina, the Consultant Team was asked to further develop one dome and ice rink option (Option C-250) with some additional items. This memo and attached images are the result of this study.

Caveats

Study was based on the available site topographic and utility information. However, we anticipate finding some discrepancies when the site is surveyed. This planning also made certain assumptions related to zoning, fire code and engineering. If/when the project moves forward into design, direct discussions with authorities having jurisdiction will be needed to confirm assumptions.

Approach to Study

Several aspects of the site are challenging in use for a dome: width constraints, including existing buildings, grade, retaining walls and wooded slopes. The approach taken has been to study the feasibility and costs associated with a specific dome/field width, then consider alternatives that could be taken further during a future design phase. The emphasis of this study has been to identify approximate costs, rather than to refine a design.

Site Characteristics

The existing lighted athletic field is in a 'bowl' defined by buildings and grade on south and east side, a tree-covered slope on east, and a ridge with playground and memorial picnic pavilion on north. The field is approximately 7' below the floor elevation of the ice arena buildings, with sloping grass area on all sides, together with a few retaining walls. Further north is a steep slope down to the Courtney ball field complex. There is a rapid drop-off in the northeast corner, also covered with trees and shrubs.

Program of Spaces and Amenities

These are laid out in Plan Diagram on page 5

Dome and Support Structures:

- 250' x 400' dome with 10' clearance on all sides for snow removal. This width/length provides for a 215' x 320' soccer/athletic field wrapped by a walking track, with space at end(s) for batting cages.
- Drop-off within existing parking lot, near Lobby/Support
- Fire department and service access from west and from southeast corner.
- 2400 sf Lobby/Support building connected to the dome



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- Enclosure for mechanical equipment and off-season storage of some dome components.
- Additional fabric liner to achieve a higher insulating value for Dome. This more than doubles the R-value, from approximately R1.5 to R4
- Energy efficient and long-lasting lighting: the technology is evolving rapidly and it is expected that LED fixtures equivalent to the industry-standard 1000W metal halides will be available, and would be utilized

Outdoor Ice Sheet:

- 85' x 200' outdoor ice sheet, with dasher boards
- Roof canopy over ice sheet
- Player benches and spectator standing areas, with a heat source.
- Modifications to existing east arena mechanical equipment to upgrade to ammonia refrigerant

Arena Remodeling associated with Outdoor Ice Sheet

- Access via stairs from Arena Lobby to East Arena lower level doorway
- Two indoor changing/bench areas for skaters
- Toilets remodeled to meet ADA codes for use by outdoor rink skaters

Sustainability Enhancements

- In addition to additional liner and lights, above, the team investigated a geothermal heat pump system. A geothermal system that takes heat out of the ground to heat the dome during the winter and returns heat to the ground from ice-making during the summer could be an effective system for this project. Investigation of soils is required to determine if they are compatible with a geothermal system.
- Geothermal well field is assumed to be located under the turf field. Vertical wells are recommended to avoid heating up the field during the summer
- Building required to house equipment would probably be located on East side, adjacent other dome mechanical equipment.
- *See page 4 for summary of geothermal system and costs.*

Givens and Assumptions for utilization of site: (based on cost and importance to City):

- East boundary for development is the wooded edge, to avoid triggering substantial Watershed requirements
- Existing drives may serve Dome traffic
- Existing parking may serve the Dome, if not reduced in quantity
- 50' separation should be maintained between Dome and buildings to meet fire code requirements – This requirement may also apply to the ice arena roof, and requires additional discussion with Code and Fire officials.
- Playground may be eliminated.
- Retain hill with mature oaks west of mid-field

Three Dimensional Impact – Earthwork, Retaining Walls, Demolition

The current field's flat area must be widened and lengthened (up to 150' beyond north end of existing field) for the dome and ice rink. To minimize exported soils, the elevation of the field would be raised 4-6', which will require retaining walls at the north and west. Existing



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features that will need to be removed include the playground and the picnic gazebo north of the athletic field, the stepped concrete seating at the west edge of the existing field, the light poles, and some of the natural features at east and west.

- AJA anticipates addressing stormwater issues with a holding area within the dome footprint.
- Fire Code requires that combustible vegetation be removed within 30' on all sides during the period when the membrane structure is up. The impact will be mowing grass and clearing leaves, and some tree branches within that zone, but may also include removal of some trees, particularly at the southeast corner.
- Extension of flat Dome area north due to ice sheet requires substantial regrading work and a retaining wall as high as 10' at north/northeast corner.
- Lobby/Support building is proposed located at the west of the dome. Some ramping is needed to make a more rapid transition to the parking area. The north corner is preferred for interior layout so that people do not enter directly onto the walking track.
- Scope was included for a 25' drive lane at the east edge of the dome.

Preliminary grading plans were developed to determine rough grading volumes, potential retaining wall heights, and impact on adjacent features.

See diagrams on pages 5-7

Projected Costs

Based on the program modifications, RJM worked with the consultant team to develop projected costs; these are recorded in their cost summary, and include construction costs, soft costs, contingency and furnishings/equipment allowances. Approximate total Project cost for all items, excluding geothermal, is \$10.4 million (see sheet for alternates).

- *See last 2 pages for RJM cost breakdown*

Sustainability: Geothermal Add-on Costs

Geothermal system, if soils are found to be compatible, would cost on the order of \$1.9-\$2.2 million, including A/E fees and geotechnical costs. Payback time frame is likely to be similar to the system life expectancy, or 20-30 years.

- *See page 4 for description of geothermal system and costs*



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Edina Sports Dome & Outdoor Ice Rink – Braemar Location – Geothermal Heating/Cooling

Intent: Provide Ground Source Heat Pump System sized to heat the proposed dome; also used during May-October to augment ice making for existing ice sheets (when the seasonal dome is down).

Based on similar domes the heating load would require approximately eight 70 ton each modular heat pumps. Note: Some savings could be realized if the heating coils can be installed into the inflation provided by the Dome supplier instead of having a separate air handler.

Elements included:

- Well field – assumed to be under field
- Well field pumps, piping and controls
- Dome load side piping, pumps, and controls
- Condensing boiler, pumps, piping and controls to augment Dome-load side system
- Ice sheet-load side piping, 3-way diverter valves and controls
- Outdoor heating-only recirculation air handler with heating coils, fan, filters, access doors and controls. Note separate units that are part of the dome package will maintain inflation pressure and control.
- Supply and return ductwork
- Electrical work required
- 600 square foot building enclosure to house heat pumps, boiler, pumps, controls and electrical gear.
- For ice system, additional condenser, pump, high pressure receiver, piping, controls, etc. (added to the proposed new ammonia refrigeration system). This additional equipment will potentially require an addition to the East Arena mechanical room.

Probable Construction Cost: \$1.8 million – \$2.1 million

Initial Soils testing cost: \$10K initial testing for soil compatibility; \$10K for test well.

A/E Fees: \$135K-\$155K

Life expectancy: 20-30 years

Payback: depends on soils, utility costs, etc. but probably 20-30 years

Recommendation: If there is interest in geothermal, we suggest that the option be further explored during schematic design, after initial soil compatibility testing is done, at which a more informed decision can be made. This will permit coordination with a dome supplier to determine if dome inflation units can be modified to avoid the cost of separate units.



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Edina Sports Dome & Outdoor Ice Rink – Braemar
Location – Exhibits



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Plan Diagram Showing Proposed Dome and Ice Rink Layout

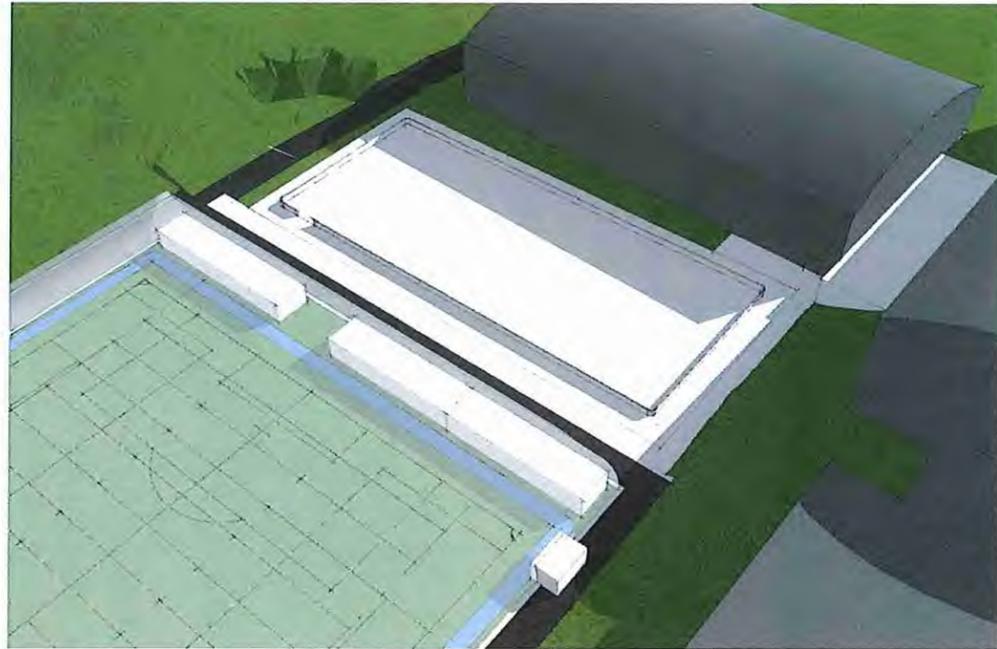


Image of Outdoor Ice Rink between East Arena and Dome
*White flat areas are concrete paving providing walks and spectator areas around the Ice.
 Long white boxes in Dome represent Batting Cages.*

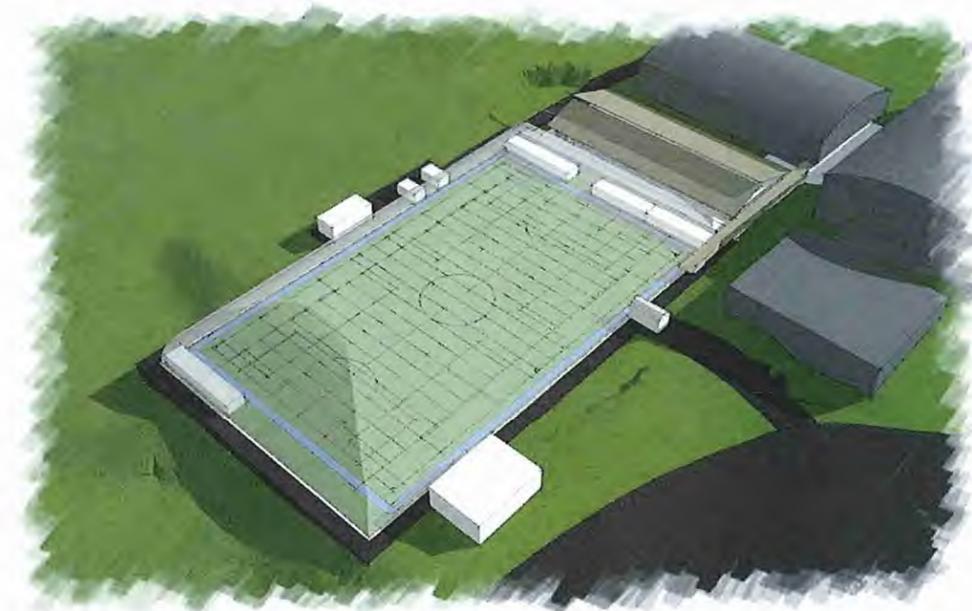


Image of Dome and Ice Rink (Covered) from Northwest



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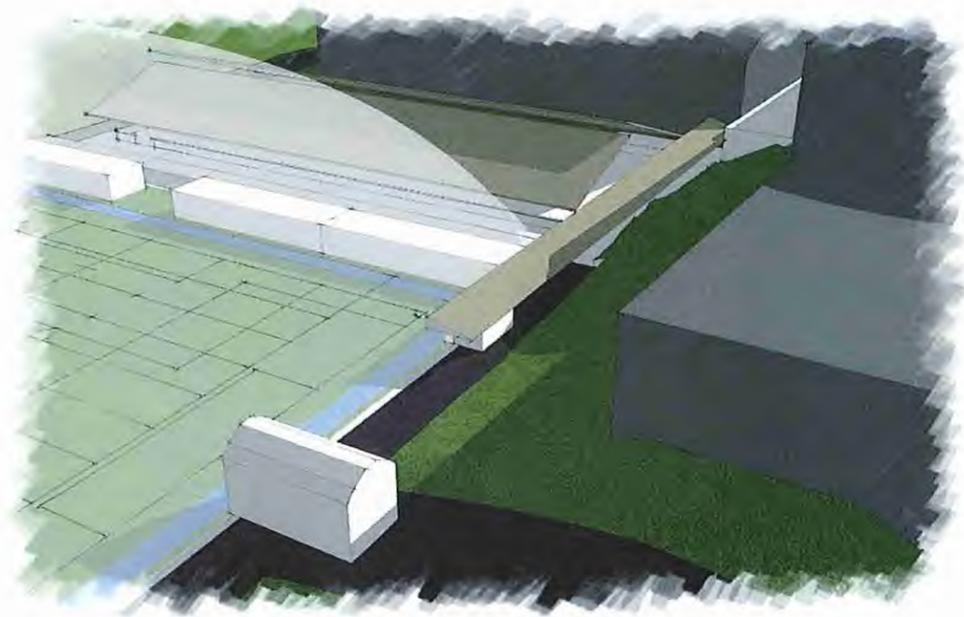


Image of Canopy Link (tan) between Dome and East Arena Lower Level Door

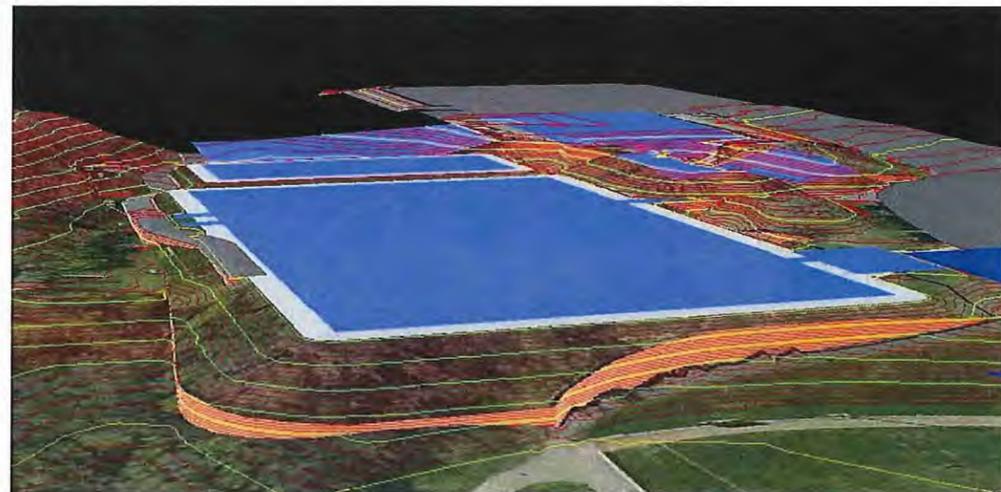


Image Showing Extent of North Retaining Walls (orange w/ red stripes)



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MINNEAPOLIS / PHOENIX / DENVER

October 8, 2013

Edina Sports Dome

Dome Layout (250' x 400' Dome)

| | Quantities | | Cost/Unit | Total |
|---|------------|----|--------------|--------------------|
| Dome foundations | 1,300 | LF | \$250 | \$324,000 |
| Dome (250' x 400') | 100,000 | SF | \$13.50 | \$1,350,000 |
| Synthetic turf field (Includes soil prep) | 1 | LS | \$926,000 | \$926,000 |
| Site hardscapes | 1 | LS | \$120,000 | \$120,000 |
| Mechanical/Electrical | 100,000 | SF | \$4 | \$400,000 |
| Landscaping | 1 | LS | \$40,000 | \$40,000 |
| Retaining walls | 1 | LS | \$80,000 | \$80,000 |
| Utilities | 1 | LS | \$100,000 | \$100,000 |
| Earthwork | 1 | LS | \$650,000 | \$650,000 |
| Accessory Building | 2,500 | SF | \$250 | \$625,000 |
| Storage and maintenance buildings | 2,500 | SF | \$100 | \$250,000 |
| Construction Contingency | 5% | | | \$243,000 |
| | | | Total | \$5,108,000 |

Alternates:

| | | | | |
|--|---------|----|----------|-----------|
| Upgrade fabric from PVDF coating to a Tedlar coating | 100,000 | SF | \$2.50 | \$250,000 |
| Added Dome Liner for Higher Insulating Value | 100,000 | SF | \$1.00 | \$100,000 |
| Sports Lighting (4 EA) (Pole Mounted) | 4 | EA | \$37,500 | \$150,000 |

Owner Costs

| | Quantities | | Cost/Unit | Total |
|--------------------------------|------------|----|--------------|--------------------|
| A/E Fees | 7.4% | LS | | \$378,000 |
| CM Fee | 2.85% | LS | | \$146,000 |
| Soil Borings (Allowance) | 1 | LS | \$15,000 | \$15,000 |
| Dome FFE (Allowance) | 1 | LS | \$100,000 | \$100,000 |
| Building FFE (Allowance) | 1 | LS | \$20,000 | \$20,000 |
| Technology (Allowance) | 1 | LS | \$100,000 | \$100,000 |
| Utility Relocation (Allowance) | 1 | LS | \$75,000 | \$75,000 |
| SAC/WAC (Allowance) | 1 | LS | \$15,000 | \$15,000 |
| Watershed (Allowance) | 1 | LS | \$3,000 | \$3,000 |
| Owner Contingency | 4% | | | \$205,000 |
| Design Contingency | 4% | | | \$205,000 |
| | | | Total | \$1,262,000 |

Total \$6,370,000

The project estimates provided are based on conceptual development of facility size, components and location on site. The values that have been established are conceptual in nature, providing anticipated magnitude of costs based on historical construction cost information from previous facilities. Upon final design, bids will be received for all areas of work that will at that time provide more detailed and accurate construction costs.





October 8, 2013

Edina Sports Dome, Outdoor Ice Sheet and Interior Renovation of East Arena

Dome Layout (250' x 400' Dome)

| | Quantities | | Cost/Unit | Total |
|---|------------|----|--------------|--------------------|
| Dome foundations | 1,300 | LF | \$250 | \$324,000 |
| Dome (250' x 400') | 100,000 | SF | \$13.50 | \$1,350,000 |
| Synthetic turf field (Includes soil prep) | 1 | LS | \$926,000 | \$926,000 |
| Site hardscapes | 1 | LS | \$120,000 | \$120,000 |
| Mechanical/Electrical | 100,000 | SF | \$4 | \$400,000 |
| Landscaping | 1 | LS | \$40,000 | \$40,000 |
| Retaining walls | 1 | LS | \$80,000 | \$80,000 |
| Utilities | 1 | LS | \$100,000 | \$100,000 |
| Earthwork | 1 | LS | \$650,000 | \$650,000 |
| Accessory Building | 2,500 | SF | \$250 | \$625,000 |
| Storage and maintenance buildings | 2,500 | SF | \$100 | \$250,000 |
| Construction Contingency | 5% | | | \$243,000 |
| | | | Total | \$5,108,000 |

Outdoor Ice Sheet

| | Quantities | | Cost/Unit | Total |
|--|------------|----|--------------|--------------------|
| Earthwork | 40,000 | SF | \$5 | \$200,000 |
| Retaining walls | 170 | LF | \$650 | \$110,500 |
| Utilities | 40,000 | SF | \$4 | \$160,000 |
| Demo existing East Rink refrigeration system | 1 | LS | \$20,000 | \$20,000 |
| New indirect ammonia refrigeration system | 1 | LS | \$725,000 | \$725,000 |
| Concrete footing around rink | 1 | LS | \$22,000 | \$22,000 |
| Concrete paving around rink | 6,600 | SF | \$5 | \$33,000 |
| Outdoor concrete rink floor with subfloor heating system | 1 | LS | \$375,000 | \$375,000 |
| Exterior dasher boards with full boxes and glass | 1 | LS | \$160,000 | \$160,000 |
| Roof structure w/ fabric roof | 24,200 | SF | \$28 | \$677,600 |
| Covered walk-way w/ fabric roof | 2,500 | SF | \$80 | \$200,000 |
| Walk off mats | 2,500 | SF | \$22 | \$55,000 |
| Construction Contingency | 5% | | | \$137,000 |
| | | | Total | \$2,875,100 |

Interior Renovation of East Arena

| | Quantities | | Cost/Unit | Total |
|--|------------|----|--------------|------------------|
| Demolition | 2,500 | SF | \$25 | \$62,500 |
| Locker/Changing Rooms (2) - renovation | 1,800 | SF | \$60 | \$108,000 |
| ADA compliant restrooms (2) | 2 | EA | \$40,000 | \$80,000 |
| Structural reinforcing | 1 | LS | \$50,000 | \$50,000 |
| Equipment room renovation | 1 | LS | \$150,000 | \$150,000 |
| Walk off mats | 1,000 | SF | \$22 | \$22,000 |
| Construction Contingency | 5% | | | \$23,000 |
| | | | Total | \$495,500 |

**Edina Sports Dome, Outdoor Ice Sheet and Interior
Renovation of East Arena**

Owner Costs

| | Quantities | | Cost/Unit | Total |
|--------------------------------|------------|----|--------------|---------------------|
| A/E Fees | 7.4% | LS | | \$627,000 |
| CM Fee | 2.85% | LS | | \$242,000 |
| Soil Borings (Allowance) | 1 | LS | \$15,000 | \$15,000 |
| Dome FFE (Allowance) | 1 | LS | \$100,000 | \$100,000 |
| Building FFE (Allowance) | 1 | LS | \$20,000 | \$20,000 |
| Technology (Allowance) | 1 | LS | \$100,000 | \$100,000 |
| Utility Relocation (Allowance) | 1 | LS | \$100,000 | \$100,000 |
| SAC/WAC (Allowance) | 1 | LS | \$15,000 | \$15,000 |
| Watershed (Allowance) | 1 | LS | \$3,000 | \$3,000 |
| Owner Contingency | 4% | | | \$339,000 |
| Design Contingency | 4% | | | \$339,000 |
| | | | Total | \$1,900,000 |
| | | | Total | \$10,378,600 |

The project estimates provided are based on conceptual development of facility size, components and location on site. The values that have been established are conceptual in nature, providing anticipated magnitude of costs based on historical construction cost information from previous facilities. Upon final design, bids will be received for all areas of work that will at that time provide more detailed and accurate construction costs.

MINUTES
OF THE REGULAR MEETING OF THE
EDINA PARK BOARD
HELD AT CITY HALL
July 9, 2013
7:00 PM

I. CALL TO ORDER

Chair Steel called the meeting to order at 7:03 p.m.

II. ROLL CALL

Answering roll call were Members Deeds, Jacobson, Gieseke, Steel, Cella, Jones, Dan Peterson.

III. APPROVAL OF MEETING AGENDA

Member Dan Peterson made a motion, seconded by Member Gieseke, approving the meeting agenda.

Ayes: Members Deeds, Jacobson, Gieseke, Steel, Cella, Jones, Dan Peterson.
Motion carried.

IV. ADOPTION OF CONSENT AGENDA

~~IV.A. Approval of Minutes – Regular Park Board Meeting of June 11, 2013~~

ITEMS REMOVED FROM THE CONSENT AGENDA

IV.A. REGULAR PARK BOARD MEETING MINUTES OF JUNE 1, 2013 – APPROVED AS AMENDED.

Chair Steel made a motion, seconded by Member Dan Peterson, correcting the regular meeting minutes of June 11, 2013, page three, paragraph 10, during Chair Steel's discussion of accessibility to parks via sidewalks, add the phrase: "because the policy only talks about every child's access to a school, not a park".

Chair Steel requested a second change on page four, paragraph one, immediately after the phrase "Chair Steel asked about putting in a pedestrian bridge" to add: "for the Richfield School District children", followed by the existing "to access Strachauer Park", with a final addition of: "since the closest park is Rosland in that area".

Ayes: Members Deeds, Jacobson, Gieseke, Steel, Cella, Jones, Dan Peterson.
Motion carried.

Member Dan Peterson made a motion, seconded by Member Cella, approving the regular minutes of June 11, 2013, as corrected.

Ayes: Members Deeds, Jacobson, Gieseke, Steel, Cella, Jones, Dan Peterson.
Motion carried.

V. COMMUNITY COMMENT

None.

VI. REPORTS/RECOMMENDATIONS

VI.A. 54th Street and Arden Park Stormwater Management Plan

Ms. Kattreh introduced the two consultants present to assist in the discussion, Paul Pasko and Caitlin Badger.

Mr. Pasko introduced Ms. Badger noting she will provide an overview of the 54th Street project as well as the Stormwater Management Plan. She noted the first topic under discussion is 54th Street from Wooddale to France and she asked for the Park Board to raise issues and questions of concern.

Mr. Pasko noted that tonight's meeting is not the time for offering solutions, but rather is primarily about getting questions and concerns on the table.

Member Gieseke asked about the issue of access to the creek, specifically those wanting to canoe, as well as parking space challenges. He also brought up traffic issues in the area.

Member Jones brought up the issue of access safety thinking, specifically getting out of the water safely and getting from one side to the other safely.

Member Deeds brought up trail access and float access, as well as improved aesthetics in the area.

Member Cella asked about impact on the parkland that is already present. Mr. Pasko stated that is still undetermined. The emphasis for 54th Street seems to be on the right-of-way; everything is on the table as data is collected.

Member Dan Peterson asked if Arden Park is part of a flood plain. He recalled that over 30 years ago the city installed a bigger, better bridge. He also asked what legal entities will be involved. Mr. Pasko responded that Minnehaha Creek Watershed District is involved as well as the DNR and the Corp of Engineers.

Member Dan Peterson brought up the issue of limited parking as well as speeding. He noted that he has also seen kids fishing in that area.

Member Deeds asked about the amenities at Arden Park to which Ms. Kattreh responded there is a hockey rink, free-skating rink, shelter building, canoe landing, playground and a trail through the park.

Chair Steel stated she used to tube down there quite a bit when she was younger, especially when she was a nanny for two younger kids. The main issues were finding a spot to park bikes and getting there safely while both walking and biking.

Member Deeds stated this might be an opportunity to use potential native filtration, marshes, plants and other things that would encourage wildlife around the park.

Member Jones stated it looks as if the area north of the bridge is flooded.

Mr. Pasko summarized that one question might be how to make the flood waters a feature rather than an impediment when they are present.

Member Jones stated the bridge is not wide enough for pedestrians, bikes and cars. It would be ideal to not have a bike lane disappear while getting on the bridge.

Member Deeds encouraged thinking about how to get off the bridge. He stated it is a safety and aesthetic issue. The more the bike lanes can be separated from the walking paths the better.

Mr. Pasko noted that on Minnetonka Boulevard there is a separate bridge of 10 or 15 feet for bikes only.

Chair Steel asked if there is a lot of biking activity for children in that area to which Ms. Kattreh replied there are some bikes going through there. The majority of activity she has seen is mothers with strollers as well as dog walkers.

Chair Steel asked about the trail composition and Ms. Kattreh responded it is asphalt.

Member Deeds stated there is a larger discussion in the city about bike paths, so what happens here should be built in consideration of those discussions of the non-auto-based transportation system.

Member Gieseke stated there is a greater need for recreational programming.

Member Jones stated there are a lot of needs for the park but that can be left for future discussion of aging shelter buildings. All research shows it is good to put in painted lanes on streets, but those painted lanes do not increase the number of people biking. The way to increase biking is to have protected bike lanes. She noted that is a very narrow street and as a mother she is not sure about the comfort level of letting children biking on that street. She encouraged the design to have either protected bike lanes or a wide enough sidewalk to be a multi-use trail. She wants people to feel comfortable about biking to parks and to the Edina Aquatic Center.

Member Cella echoed comments about a separate biking trail, particularly since 54th Street takes traffic from east to west in Edina and is used significantly during rush hour for commuter traffic.

Member Jacobson brought up the issue of being very purposeful about lighting, as there is currently not a lot of lighting in that area. Member Deeds stated it is important to have properly focused lighting, as there is often so much energy wasted in street lighting.

Mr. Pasko stated as plans start to take shape, he encouraged the Park Board to consider the long-term plan of the park. That will impact where things get placed.

Member Jones stated as far as she knows there are no plans for design on the park. The shelter building is at least 20 years old. Ms. Kattreh stated it was probably built in the 1970s.

Member Cella suggested there should be a subcommittee to think through the park layout.

Chair Steel stated this is a unique feature and she would like to see what the consultants can propose and then what can be accommodated in the city's plan.

Member Jones noted that the Park Board has never had this opportunity during a street reconstruction to make comments, so this is unusual. This is a time when the city is bringing the community together to discuss needs and desires with respect to streets. This may also be a good time to re-evaluate parks. It may be that this is a perfect time for the community to say what they would like in their parks so that plans for redevelopment of neighborhood parks can have the same type of calendar for streets. Both streets and playgrounds have approximately 20-year life cycles, so perhaps they could be scheduled on a similar timeline.

Ms. Badger stated feedback is being collected on the park as well and that information will be available to the city for now or later.

Member Gieseke noted that the River Walk in San Antonio has interesting, bold ideas that could be incorporated, whether it is a boardwalk, seasonal entertainment or a community gathering space.

Member Jones stated it looks like the street has already been reconstructed to France. Mr. Pasko noted that a few years back curb and gutter were added and there was an overlay rather than a complete reconstruction.

Ms. Badger thanked the Park Board for their feedback. She encouraged any further comments or concerns as they may come to mind.

Mr. Pasko concluded with a brief overview of the timeline of the projects moving forward.

VI.B. Sports Dome and Athletic Field Recommendation

Ms. Kattreh introduced Susie Miller, Braemar Arena Manager, who has worked on the pro forma for the Sports Dome and provided a lot of information on the potential for an outdoor refrigerated rink.

Ms. Kattreh also introduced Kathy Wallace, an architect from the Cunningham Group, who has provided architectural services for the Sports Dome as well as the Golf Dome.

Ms. Kattreh outlined the four renderings of the options for the Sports Dome, noting all options are at the Braemar athletic field site. Options A and C, as outlined in the Power Point presentation and board packet, are the two viable options still under consideration, as Options B and D were quickly eliminated from consideration. She noted the details are not yet worked out with the Fire Department. Staff believes there is sufficient room to meet fire code requirements, but some adaptations might be needed as the process moves along.

Ms. Kattreh noted staff was pleased to find out that the cost estimates do not vary much between Options A and C; the range is \$5.3 million to \$6 million, with an approximate additional \$2 million for a refrigerated outdoor ice rink.

Ms. Kattreh noted they wanted to maximize the space available and also allow for a wider field, making it more marketable and with the ability to run games east/west as well as north/south.

Member Cella asked about the additional costs for Option C. Ms. Kattreh noted those costs are higher due to the retaining walls and grading as well as a higher cost in the extra fabric in a 250-foot dome.

Member Jacobson asked whether plans include a walking or running track around the edge to which Ms. Kattreh responded affirmatively. She noted it would be very similar to the Maple Grove dome, which was included in the Park Board packet.

Ms. Kattreh noted that the costs presented in the report are just construction costs and do not include anything related to operations. The included pro forma covers operational revenues and expenses. She stated the goal for this pro forma was to ensure the dome would be sustainable without additional funding from the city. Therefore, staff has discussed with Edina athletic associations implementing a \$30 per participant priority use fee for scheduling the dome. She has worked with Lacrosse, Soccer, Baseball, and Football to agree to give them priority scheduling of the dome, with the \$30 per person fee, which would guarantee the City \$95,310 in annual dome operations. Staff will also go out to secure non-Edina groups, but this was a way to secure finances with groups who have the most interest in the dome.

Ms. Kattreh discussed a variety of future programming options as well as the business plan to develop relationships with non-residents who will use the dome.

Chair Steel asked about the possibility of event rentals at the dome. Ms. Kattreh responded affirmatively, noting rentals are something that will be considered for the dome. She also noted that over 15 years the priority use access fees would accumulate to over \$1.4 million.

Chair Steel encouraged the priority use policy to be created in such a way to encourage equity, with the goal of avoiding some of the same difficulties being faced right now.

Ms. Kattreh informed the Park Board that at the guidance of Parks and Recreation consultants, staff worked with the athletic associations to revise and enhance the pro forma. She highlighted some of those changes, noting the expenses are conservative and revenues are confirmed. The hours and schedule are confirmed as well as the priority use fee. She also noted that at year 15 the dome will have reached a 115% cost recovery.

Chair Steel asked about the ages of players and whether there will be enough space for families to visit, particularly as it relates to playgrounds or other amenities. Ms. Kattreh stated there will be a wide age range of players from little kids to older kids. She pointed out the site might be very tight if the option that eliminates the current playground is selected; however, amenities are something to consider. She noted there is a very welcoming common area and concession stand for parents who might want to hang out while kids are practicing.

Discussion ensued regarding the life expectancy of the turf and the dome itself and whether the sinking fund would be able to cover those replacement costs.

Ms. Kattreh discussed the outdoor refrigerated rink, and that the east arena needs to be switched from R22 to ammonia for refrigeration by the year 2020. She noted the pro forma is based upon a 17-week season though favorable weather would allow for a 19-week season.

Member Deeds asked about a warming house. Ms. Kattreh responded staff has not vetted all the options, including a heated bench, a roof, and access to restrooms.

Member Cella asked whether an additional outdoor piece of ice was on the original list of priorities. Ms. Kattreh responded that it was not, though staff wanted to ensure they did not miss out on any opportunities and wanted to at least consider any options while working with the consultants.

Member Jacobson asked whether the ice rink area can be used for a potential field in the summer. Ms. Kattreh stated a concrete base will give the rink the longest life; some cities use it as a BMX or a skateboard park.

Member Jones asked what makes up the \$2 million price tag for the ice rink. Ms. Kattreh explained a large portion of it would be connecting the refrigeration mechanism from the east arena as well as the rink, as well as tubing, boards, engineering and architect fees and other soft costs. She stated the \$2 million is a realistic cost unless something like a roof over the ice arena is considered.

Member Jacobson asked how this would impact the scheduling issues with the hockey and figure skating club. Ms. Kattreh said it might help alleviate the situation, but would not solve it as hockey rents such a large number of hours.

Member Deeds asked about space for parking if the dome and ice rink are fully booked. Ms. Miller replied the big high school games present the most parking challenges, which happen about six times per season.

Ms. Kattreh noted there might be a 10 percent savings if one construction contract included both the dome as well as the outdoor refrigerated rink. Various possible economies of scale were discussed.

Chair Steel stated choices need to be made regarding whether this is a great place for kids and parents to come together or whether it is just a place for kids to be dropped off. Those other possible amenities could be discussed down the road.

Ms. Kattreh asked the Park Board to voice whether there is interest in the outdoor refrigerated ice.

Member Deeds stated the dome and the athletic field improvements are top priority. He stated most of the problem is that most of the fields are not built to withstand most of our weather and are not built to drain.

Member Jones thanked staff for thinking about the outdoor ice rink; she does not know where it fits in with the priorities of Braemar Arena and whether this is a need that should be acted on this year and whether there is funding for it. She is intrigued by it, since other communities do have a lot of ice time, but she does not know if this is going to be in the budget.

Ms. Kattreh noted that ties in with Member Deeds' point – if there was \$2 million to spend, should it be spent on an ice rink or spent on renovating five athletic fields?

Member Cella commented that renovating more fields is a priority over ice. But if plans for the dome proceed, it makes sense to leave space for the ice rink.

Member Gieseke asked whether discussions have been had with the hockey folks who are raising money for the Hornet's Nest. Ms. Kattreh stated no, those conversations have not been had due to lack of time, but it is a good idea.

Ms. Kattreh stated one point worth noting is that if the city is going to put a rink there, it is an ideal location because it is very shaded and protected. Member Deeds stated the space should definitely be reserved for an ice rink, but the timing is unknown.

Ms. Kattreh indicated staff has spent time studying the current field use and field needs and has determined there is a need for a minimum of two full-sized rectangular fields. Sometimes associations limit numbers of players because of lack of field availability; city programming is also limited due to field space limitations. Inclement weather significantly impacts the majority of the fields due to poor drainage and proximity to creeks and lakes. The Edina Soccer Club cancelled 825 practices and games due to the unusually wet spring.

Ms. Kattreh highlighted some significant facilities needing improvement that would greatly impact programs and associations. The first field highlighted is Creek Valley School Park, which happens to be on School District property but is maintained by the city. She estimated that changing to sand fields would cost \$450,000 per field. This is a primary facility for youth soccer programs. She also highlighted Cornelia School Park, where playability could be improved as well. She also highlighted Pamela Park, where \$2.3 million of improvements are needed, including a sand-peat field, a turf field, parking lots and lighting. Those improvements were originally slated within the city's CIP but were then removed.

Member Deeds thanked Ms. Kattreh for all the work put into the study of the fields. He expressed support in a combination of the two -- investments in the fields as well as the dome.

Ms. Kattreh provided an overview of the timeline moving ahead. She noted that City Council will have to decide whether bonding would be an option for the project. She added in 2017 the last park bond referendum will be paid off that was originally issued in 1997.

Ms. Kattreh stated there is the potential to add a couple athletic fields on the east side of Fred Richards Golf Course if the golf course is turned back into a park, but that is still very premature.

Member Jones agreed with Member Deeds' comments that this is an important thing to move forward on, but she does not want to see a net loss of playing fields; looking at it as a package is important. She encouraged looking into geothermal options to help reduce energy costs. She suggested a subcommittee within the Park Board to pursue other energy options and in particular what other communities are doing. Member Jones proposed the city seriously look into other funding methods or for a capital campaign. She noted the Hornet's Nest was a good example of private funding to the city and providing 25 percent of the project. That enabled the city to create a really nice facility. She suggested looking into private funding or naming rights so the city is not the only option for paying for capital expenses. She commended the work of the Parks and Recreation consultants; all of the recommendations from the June 18 feasibility study make a whole lot of sense.

Chair Steel thanked Ms. Kattreh and Ms. Miller for their efforts in putting all this information together.

Member Dan Peterson asked about rounds of golf played at the Fred Richards Golf Course. Ms. Kattreh stated that she does not know but that staff can obtain those numbers.

VII. CORRESPONDENCE AND PETITIONS

VII.A. Council Updates

None.

VIII. CHAIR AND BOARD MEMBER COMMENTS

Member Cella asked whether the summary results of the community survey will be included on the next agenda. Ms. Kattreh responded affirmatively.

IX. STAFF COMMENTS

Ms. Kattreh stated the Countryside Park project is moving along, after a delay due to the weather. The Golf Dome project is on schedule. The next project is storm sewer and water retention. The dome is still on schedule for a November 1 opening. Pre-construction meetings for the Garden Park baseball field are starting soon. The Community Garden parking lot construction starts the week of July 29. The other big project right now is the two-year budget, which is due on July 17.

X. ADJOURNMENT

Chair Steel made a motion, seconded by Member Dan Peterson, to adjourn the meeting at 8:50 p.m.

Ayes: Members Deeds, Jacobson, Gieseke, Steel, Cella, Jones, Dan Peterson.

Motion Carried.

Meeting adjourned at 8:50 p.m.

EDINA DOME
Income Statement Pro Forma
For Period Ending



Assume 2% Increase in Turf Rentals and Others Flat

| Revenue | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 |
|-----------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Edina Turf Rentals | \$ 258,815 | \$ 263,991 | \$ 269,271 | \$ 274,657 | \$ 280,150 | \$ 285,753 | \$ 291,468 | \$ 297,297 | \$ 303,243 | \$ 309,308 | \$ 315,494 | \$ 321,804 | \$ 328,240 | \$ 334,805 | \$ 341,501 |
| Participant Priority Access Fees | 95,310 | 95,310 | 95,310 | 95,310 | 95,310 | 95,310 | 95,310 | 95,310 | 95,310 | 95,310 | 95,310 | 95,310 | 95,310 | 95,310 | 95,310 |
| Vending | 1,000 | 1,000 | 1,000 | 1,020 | 1,040 | 1,061 | 1,082 | 1,104 | 1,126 | 1,149 | 1,172 | 1,195 | 1,219 | 1,243 | 1,268 |
| Recreation Programs | \$5,000 | \$6,000 | \$7,000 | \$7,140 | \$7,283 | \$7,428 | \$7,577 | \$7,729 | \$7,883 | \$8,041 | \$8,202 | \$8,366 | \$8,533 | \$8,704 | \$8,878 |
| Operating Income/Net Sales | \$ 360,125 | \$ 366,301 | \$ 372,581 | \$ 378,127 | \$ 383,783 | \$ 389,552 | \$ 395,437 | \$ 401,440 | \$ 407,562 | \$ 413,807 | \$ 420,177 | \$ 426,675 | \$ 433,302 | \$ 440,062 | \$ 446,957 |

Assume 3% Increase Year-Over-Year

| Expenses | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year Fifteen |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|------------|--------------|
| Heat | \$ 77,000 | \$ 79,310 | \$ 81,689 | \$ 84,140 | \$ 86,664 | \$ 89,264 | \$ 91,942 | \$ 94,700 | \$ 97,541 | \$ 100,468 | \$ 103,482 | \$ 106,586 | \$ 109,784 | \$ 113,077 | \$ 116,469 |
| Light and Power | 38,500 | 39,655 | 40,845 | 42,070 | 43,332 | 44,632 | 45,971 | 47,350 | 48,771 | 50,234 | 51,741 | 53,293 | 54,892 | 56,539 | 58,235 |
| Dome Set Up/Take Down | 35,000 | 36,050 | 37,132 | 38,245 | 39,393 | 40,575 | 41,792 | 43,046 | 44,337 | 45,667 | 47,037 | 48,448 | 49,902 | 51,399 | 52,941 |
| Part Time | 33,915 | 34,932 | 35,980 | 37,060 | 38,172 | 39,317 | 40,496 | 41,711 | 42,963 | 44,251 | 45,579 | 46,946 | 48,355 | 49,805 | 51,299 |
| Full Time | 21,240 | 21,877 | 22,534 | 23,210 | 23,906 | 24,623 | 25,362 | 26,123 | 26,906 | 27,713 | 28,545 | 29,401 | 30,283 | 31,192 | 32,127 |
| Prof Services | 8,000 | 8,240 | 8,487 | 8,742 | 9,004 | 9,274 | 9,552 | 9,839 | 10,134 | 10,438 | 10,751 | 11,074 | 11,406 | 11,748 | 12,101 |
| Dome Insurance | 8,000 | 8,240 | 8,487 | 8,742 | 9,004 | 9,274 | 9,552 | 9,839 | 10,134 | 10,438 | 10,751 | 11,074 | 11,406 | 11,748 | 12,101 |
| Benefits | 7,434 | 7,657 | 7,887 | 8,123 | 8,367 | 8,618 | 8,877 | 9,143 | 9,417 | 9,700 | 9,991 | 10,290 | 10,599 | 10,917 | 11,245 |
| Services Contracts Equip | 6,000 | 6,180 | 6,365 | 6,556 | 6,753 | 6,956 | 7,164 | 7,379 | 7,601 | 7,829 | 8,063 | 8,305 | 8,555 | 8,811 | 9,076 |
| Central Services Personal | 4,200 | 4,326 | 4,456 | 4,589 | 4,727 | 4,869 | 5,015 | 5,165 | 5,320 | 5,480 | 5,644 | 5,814 | 5,988 | 6,168 | 6,353 |
| Other Payroll Costs | 3,100 | 3,193 | 3,289 | 3,387 | 3,489 | 3,594 | 3,702 | 3,813 | 3,927 | 4,045 | 4,166 | 4,291 | 4,420 | 4,552 | 4,689 |
| Security | 1,800 | 1,854 | 1,910 | 1,967 | 2,026 | 2,087 | 2,149 | 2,214 | 2,280 | 2,349 | 2,419 | 2,492 | 2,566 | 2,643 | 2,723 |
| General Supplies | 1,500 | 1,545 | 1,591 | 1,639 | 1,688 | 1,739 | 1,791 | 1,845 | 1,900 | 1,957 | 2,016 | 2,076 | 2,139 | 2,203 | 2,269 |
| Prof Services Audit | 700 | 721 | 743 | 765 | 788 | 811 | 836 | 861 | 887 | 913 | 941 | 969 | 998 | 1,028 | 1,059 |
| Cleaning Supplies | 500 | 515 | 530 | 546 | 563 | 580 | 597 | 615 | 633 | 652 | 672 | 692 | 713 | 734 | 756 |
| Printing | 500 | 515 | 530 | 546 | 563 | 580 | 597 | 615 | 633 | 652 | 672 | 692 | 713 | 734 | 756 |
| Training | 300 | 309 | 318 | 328 | 338 | 348 | 358 | 369 | 380 | 391 | 403 | 415 | 428 | 441 | 454 |
| Rubbish Removal | 300 | 309 | 318 | 328 | 338 | 348 | 358 | 369 | 380 | 391 | 403 | 415 | 428 | 441 | 454 |
| Telephone | 300 | 309 | 318 | 328 | 338 | 348 | 358 | 369 | 380 | 391 | 403 | 415 | 428 | 441 | 454 |
| Sewer/Water | 300 | 309 | 318 | 328 | 338 | 348 | 358 | 369 | 380 | 391 | 403 | 415 | 428 | 441 | 454 |
| Mileage or Allowance | 250 | 258 | 265 | 273 | 281 | 290 | 299 | 307 | 317 | 326 | 336 | 346 | 356 | 367 | 378 |
| Office Supplies | 250 | 258 | 265 | 273 | 281 | 290 | 299 | 307 | 317 | 326 | 336 | 346 | 356 | 367 | 378 |
| Postage | 250 | 258 | 265 | 273 | 281 | 290 | 299 | 307 | 317 | 326 | 336 | 346 | 356 | 367 | 378 |
| Dues and Subscriptions | 100 | 103 | 106 | 109 | 113 | 116 | 119 | 123 | 127 | 130 | 134 | 138 | 143 | 147 | 151 |
| Contracted Repairs | - | - | 2,000 | 2,060 | 2,122 | 2,185 | 2,251 | 2,319 | 2,388 | 2,460 | 2,534 | 2,610 | 2,688 | 2,768 | 2,852 |

| | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Total Operating Expenses | \$ 249,439 | \$ 256,922 | \$ 266,630 | \$ 274,629 | \$ 282,868 | \$ 291,354 | \$ 300,094 | \$ 309,097 | \$ 318,370 | \$ 327,921 | \$ 337,759 | \$ 347,891 | \$ 358,328 | \$ 369,078 | \$ 380,150 |
|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|

| | | | | | | | | | | | | | | | |
|------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Operating Income (Loss) | 110,686 | 109,379 | 105,951 | 103,498 | 100,915 | 98,199 | 95,343 | 92,343 | 89,192 | 85,886 | 82,419 | 78,783 | 74,974 | 70,984 | 66,806 |
| Unanticipated Items | 24,944 | 25,692 | 26,663 | 27,463 | 28,287 | 29,135 | 30,009 | 30,910 | 31,837 | 32,792 | 33,776 | 34,789 | 35,833 | 36,908 | 38,015 |
| Net Operating Income (Loss) | \$ 85,742 | \$ 83,687 | \$ 79,288 | \$ 76,035 | \$ 72,629 | \$ 69,063 | \$ 65,334 | \$ 61,433 | \$ 57,355 | \$ 53,094 | \$ 48,643 | \$ 43,994 | \$ 39,141 | \$ 34,076 | \$ 28,791 |

| | | | | | | | | | | | | | | | |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Estimated Cost Recovery Operating Exp | 131% | 130% | 127% | 125% | 123% | 122% | 120% | 118% | 116% | 115% | 113% | 111% | 110% | 108% | 107% |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year Fifteen |
|--------------------------------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|
| Fund Balance as of Beg of Year | \$ - | \$ 85,742 | \$ 169,429 | \$ 248,717 | \$ 324,752 | \$ 397,381 | \$ 466,444 | \$ 531,778 | \$ 593,211 | \$ 650,566 | \$ 703,660 | \$ 752,303 | \$ 796,297 | \$ 835,438 | \$ 869,514 |
| Fund Balance as of End of Year | \$ 85,742 | \$ 169,429 | \$ 248,717 | \$ 324,752 | \$ 397,381 | \$ 466,444 | \$ 531,778 | \$ 593,211 | \$ 650,566 | \$ 703,660 | \$ 752,303 | \$ 796,297 | \$ 835,438 | \$ 869,514 | \$ 898,305 |

EDINA DOME
Hours and Billing Summary



| Billing Units | October | | | | | | | | Client Hours | | | | | | | | October | | | | | | | |
|---------------------|---------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------------|--------------|------------|------------|------------|------------|------------|------------|------------|--------------|--------------|--|--|--|--|--|
| | Total | October | November | December | January | February | March | April | Total | October | November | December | January | February | March | April | Oct- Dec | Jan - Apr | | | | | | |
| EBA Practice | 248 | - | - | - | - | - | - | 248 | EBA Practice | 62 | - | - | - | - | - | 62 | - | 62 | | | | | | |
| EBA Legion | 12 | - | - | - | - | - | - | 12 | EBA Legion | 3 | - | - | - | - | - | 3 | - | 3 | | | | | | |
| EBA Blizzard Ball | 86 | - | - | - | 48 | 38 | - | - | EBA Blizzard Ball | 22 | - | - | 12 | 10 | - | - | - | 22 | | | | | | |
| EBA Legion | 42 | - | - | - | 24 | 18 | - | - | EBA Legion | 11 | - | - | 6 | 5 | - | - | - | 11 | | | | | | |
| EBA General | 454 | 14 | 60 | 104 | 60 | 130 | 86 | - | EBA General | 114 | 4 | 15 | 26 | 15 | 33 | 22 | - | 69 | | | | | | |
| EBA Tryouts | 150 | - | - | - | - | 72 | 66 | 12 | EBA Tryouts | 38 | - | - | - | - | 18 | 17 | 3 | 38 | | | | | | |
| EHS BB/FP | - | - | - | - | - | - | - | - | EHS BB/FP | - | - | - | - | - | - | - | - | - | | | | | | |
| EFA | 136 | - | 32 | 24 | 16 | 32 | 32 | - | EFA | 34 | - | 8 | 6 | 4 | 8 | 8 | - | 20 | | | | | | |
| ESC | 1,384 | 24 | 240 | 240 | 252 | 240 | 256 | 132 | ESC | 346 | 6 | 60 | 60 | 63 | 60 | 64 | 33 | 220 | | | | | | |
| ELAX | 350 | 8 | 48 | 40 | 48 | 48 | 72 | 86 | ELAX | 88 | 2 | 12 | 10 | 12 | 12 | 18 | 22 | 64 | | | | | | |
| CSC Sports | 408 | 16 | 64 | 56 | 80 | 64 | 64 | 64 | CSC Sports | 102 | 4 | 16 | 14 | 20 | 16 | 16 | 16 | 68 | | | | | | |
| | - | - | - | - | - | - | - | - | | - | - | - | - | - | - | - | - | - | | | | | | |
| | - | - | - | - | - | - | - | - | | - | - | - | - | - | - | - | - | - | | | | | | |
| | - | - | - | - | - | - | - | - | | - | - | - | - | - | - | - | - | - | | | | | | |
| Grand Total | 3,270 | 62 | 444 | 464 | 528 | 642 | 696 | 752 | Grand Total | 818 | 16 | 111 | 116 | 132 | 161 | 174 | 188 | 243 | 655 | | | | | |
| <i>Days</i> | <i>184</i> | <i>3</i> | <i>30</i> | <i>31</i> | <i>31</i> | <i>28</i> | <i>31</i> | <i>30</i> | <i>Days</i> | <i>184</i> | <i>3</i> | <i>30</i> | <i>31</i> | <i>31</i> | <i>28</i> | <i>31</i> | <i>30</i> | <i>64</i> | <i>120</i> | | | | | |
| <i>Slots</i> | <i>64</i> | <i>64</i> | <i>64</i> | <i>64</i> | <i>64</i> | <i>64</i> | <i>64</i> | <i>64</i> | <i>Hours</i> | <i>16</i> | <i>16</i> | <i>16</i> | <i>16</i> | <i>16</i> | <i>16</i> | <i>16</i> | <i>16</i> | <i>16</i> | <i>16</i> | | | | | |
| <i>Max Capacity</i> | <i>11,776</i> | <i>192</i> | <i>1,920</i> | <i>1,984</i> | <i>1,984</i> | <i>1,792</i> | <i>1,984</i> | <i>1,920</i> | <i>Max Capacity</i> | <i>2,944</i> | <i>48</i> | <i>480</i> | <i>496</i> | <i>496</i> | <i>448</i> | <i>496</i> | <i>480</i> | <i>1,024</i> | <i>1,920</i> | | | | | |
| <i>% Utilized</i> | <i>28%</i> | <i>32%</i> | <i>23%</i> | <i>23%</i> | <i>27%</i> | <i>36%</i> | <i>35%</i> | <i>39%</i> | <i>% Utilized</i> | <i>28%</i> | <i>32%</i> | <i>23%</i> | <i>23%</i> | <i>27%</i> | <i>36%</i> | <i>35%</i> | <i>39%</i> | <i>24%</i> | <i>34%</i> | | | | | |
| <i>EBA totals</i> | <i>992</i> | <i>14</i> | <i>60</i> | <i>104</i> | <i>132</i> | <i>258</i> | <i>152</i> | <i>272</i> | <i>EBA totals</i> | <i>248</i> | <i>4</i> | <i>15</i> | <i>26</i> | <i>33</i> | <i>65</i> | <i>38</i> | <i>68</i> | <i>45</i> | <i>204</i> | | | | | |

| Billing Rates - Wtd Average | October | | | | | | | | Revenue - Total | | | | | | | | October | | | | | | | |
|-----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-------------------|-------------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|--|--|--|--|--|
| | Total | October | November | December | January | February | March | April | Total | October | November | December | January | February | March | April | Oct - Dec | Jan - Apr | | | | | | |
| EBA Practice | \$ 321 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 321 | EBA Practice | \$ 19,915 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 19,915 | \$ - | \$ 19,915 | | | | | | |
| EBA Legion | 280 | - | - | - | - | - | - | 280 | EBA Legion | 840 | - | - | - | - | - | 840 | - | 840 | | | | | | |
| EBA Blizzard Ball | 280 | - | - | - | 280 | 280 | - | - | EBA Blizzard Ball | 6,020 | - | - | 3,360 | 2,660 | - | - | - | 6,020 | | | | | | |
| EBA Legion | 280 | - | - | - | 280 | 280 | - | - | EBA Legion | 2,940 | - | - | 1,680 | 1,260 | - | - | - | 2,940 | | | | | | |
| EBA General | 322 | 320 | 320 | 320 | 317 | 340 | 300 | - | EBA General | 36,500 | 1,120 | 4,800 | 8,320 | 4,760 | 11,060 | 6,440 | - | 22,260 | | | | | | |
| EBA Tryouts | 333 | - | - | - | - | 333 | 344 | 280 | EBA Tryouts | 12,495 | - | - | - | - | 5,985 | 5,670 | 840 | 12,495 | | | | | | |
| EHS BB/FP | - | - | - | - | - | - | - | - | EHS BB/FP | - | - | - | - | - | - | - | - | - | | | | | | |
| EFA | 336 | - | 320 | 320 | 350 | 341 | 350 | - | EFA | 11,410 | - | 2,560 | 1,920 | 1,400 | 2,730 | 2,800 | - | 6,930 | | | | | | |
| ESC | 322 | 320 | 320 | 320 | 323 | 323 | 315 | 338 | ESC | 111,405 | 1,920 | 19,200 | 19,200 | 20,370 | 19,390 | 20,160 | 11,165 | 71,085 | | | | | | |
| ELAX | 334 | 320 | 320 | 320 | 350 | 327 | 342 | 339 | ELAX | 29,240 | 640 | 3,840 | 3,200 | 4,200 | 3,920 | 6,160 | 7,280 | 21,560 | | | | | | |
| CSC Sports | 275 | 275 | 275 | 275 | 275 | 275 | 275 | 275 | CSC Sports | 28,050 | 1,100 | 4,400 | 3,850 | 5,500 | 4,400 | 4,400 | 4,400 | 18,700 | | | | | | |
| | - | - | - | - | - | - | - | - | | - | - | - | - | - | - | - | - | - | | | | | | |
| | - | - | - | - | - | - | - | - | | - | - | - | - | - | - | - | - | - | | | | | | |
| | - | - | - | - | - | - | - | - | | - | - | - | - | - | - | - | - | - | | | | | | |
| Total | \$ 317 | \$ 308 | \$ 314 | \$ 315 | \$ 313 | \$ 320 | \$ 262 | \$ 236 | Total | \$ 258,815 | \$ 4,780 | \$ 34,800 | \$ 36,490 | \$ 41,270 | \$ 51,405 | \$ 45,630 | \$ 44,440 | \$ 76,070 | \$ 182,745 | | | | | |
| <i>EBA totals</i> | <i>\$ 317</i> | <i>\$ 320</i> | <i>\$ 320</i> | <i>\$ 320</i> | <i>\$ 297</i> | <i>\$ 325</i> | <i>\$ 319</i> | <i>\$ 318</i> | <i>EBA totals</i> | <i>\$ 78,710</i> | <i>\$ 1,120</i> | <i>\$ 4,800</i> | <i>\$ 8,320</i> | <i>\$ 9,800</i> | <i>\$ 20,965</i> | <i>\$ 12,110</i> | <i>\$ 21,595</i> | <i>\$ 14,240</i> | <i>\$ 64,470</i> | | | | | |

Scheduling and Billing Assumptions

| Billing Class | Times | Rate/Hour | Months | Days |
|---------------|-----------|-----------|-----------|---------|
| Primetime | 5-10p | \$ 350.00 | Jan - Apr | Mon-Fri |
| Primetime | 8a-10p | \$ 350.00 | Jan - Apr | Sat |
| Primetime | 8a-5p | \$ 350.00 | Jan - Apr | Sun |
| Off hours | All Other | \$ 280.00 | Jan - Apr | All |
| Shoulder | All | \$ 320.00 | Oct - Dec | All |
| CSC | All | \$ 275.00 | All | All |



| November | November | November | November | November | November | November | November | November | November | November | November | November | November | November | November | November | November | November | November | November | November | November | November | November | November | November | November | November | November | November | November | Total | |
|----------|----------|----------|----------|----------|----------|----------|------------|----------|----------|----------|----------|----------|----------|------------|----------|----------|----------|----------|----------|------------|----------|----------|----------|----------|----------|----------|----------|----------|------------|----------|----------|----------|----------|----------|----------|------------|------------|------------|-------|---|
| East | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | | | | | | | | | | |
| | Th | Fr | Sat | Sun | M | T | W | Th | Fr | Sat | Sun | M | T | W | Th | Fr | Sat | Sun | M | T | W | Th | Fr | Sat | Sun | M | T | W | Th | Fr | | | | | | | | | | |
| 7:00 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | | |
| 7:30 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| 8:00 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| 8:30 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| 9:00 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| 9:30 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| 10:00 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| 10:30 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| 11:00 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| 11:30 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| 12:00 PM | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | | | | | | | | 8 | | |
| 12:30 PM | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | | | | | | | | 8 | | |
| 1:00 PM | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | | | | | | | | 8 | | |
| 1:30 PM | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | | | | | | | | 8 | | |
| 2:00 PM | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | | | | | | | | 8 | | |
| 2:30 PM | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | | | | | | | | 8 | | |
| 3:00 PM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| 3:30 PM | | | | | | | EBA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | EBA | | 2 | | |
| 4:00 PM | | | | | | | EBA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | EBA | | 2 | | |
| 4:30 PM | | | | | | | EBA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | EBA | | 2 | | |
| 5:00 PM | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | | ESC | | EBA | ESC | ESC | | | | | | | EBA | ESC | ESC | EBA | ESC | | | | | | | 18 | | | |
| 5:30 PM | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | | ESC | | EBA | ESC | ESC | | | | | | | EBA | ESC | ESC | EBA | ESC | | | | | | | 18 | | | |
| 6:00 PM | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | | ESC | | EBA | ESC | ESC | | | | | | | EBA | ESC | ESC | EBA | ESC | | | | | | | | 18 | | |
| 6:30 PM | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | | ESC | | EBA | ESC | ESC | | | | | | | EBA | ESC | ESC | EBA | ESC | | | | | | | | 18 | | |
| 7:00 PM | ESC | | | EFA | ESC | ESC | CSC Sports | ESC | | | EFA | ESC | ESC | CSC Sports | ESC | | EFA | ESC | ESC | CSC Sports | | | | | | EFA | ESC | ESC | CSC Sports | ESC | | | | | | | 20 | | | |
| 7:30 PM | ESC | | | EFA | ESC | ESC | CSC Sports | ESC | | | EFA | ESC | ESC | CSC Sports | ESC | | EFA | ESC | ESC | CSC Sports | | | | | | EFA | ESC | ESC | CSC Sports | ESC | | | | | | | 20 | | | |
| 8:00 PM | ELAX | | | EFA | ELAX | ELAX | CSC Sports | ELAX | | | EFA | ELAX | ELAX | CSC Sports | ELAX | | EFA | ELAX | ELAX | CSC Sports | | | | | | EFA | ELAX | ELAX | CSC Sports | ELAX | | | | | | | 20 | | | |
| 8:30 PM | ELAX | | | EFA | ELAX | ELAX | CSC Sports | ELAX | | | EFA | ELAX | ELAX | CSC Sports | ELAX | | EFA | ELAX | ELAX | CSC Sports | | | | | | EFA | ELAX | ELAX | CSC Sports | ELAX | | | | | | | 20 | | | |
| 9:00 PM | | | | | | | CSC Sports | | | | | | | CSC Sports | | | | | | CSC Sports | | | | | | | | | | | | | | | | CSC Sports | | 4 | | |
| 9:30 PM | | | | | | | CSC Sports | | | | | | | CSC Sports | | | | | | CSC Sports | | | | | | | | | | | | | | | | | CSC Sports | | 4 | |
| 10:00 PM | | | | | | | CSC Sports | | | | | | | CSC Sports | | | | | | CSC Sports | | | | | | | | | | | | | | | | | | CSC Sports | | 4 |
| 10:30 PM | | | | | | | CSC Sports | | | | | | | CSC Sports | | | | | | CSC Sports | | | | | | | | | | | | | | | | | | CSC Sports | | 4 |

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| November | Total |
|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-------|
| West | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | | | | | | | | | | | |
| | Th | Fr | Sat | Sun | M | T | W | Th | Fr | Sat | Sun | M | T | W | Th | Fr | Sat | Sun | M | T | W | Th | Fr | Sat | Sun | M | T | W | Th | Fr | | | | | | | | | | | |
| 7:00 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
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| 9:30 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
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| 10:30 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| 11:00 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| 11:30 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| 12:00 PM | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | | ESC | ESC | | | | | | | | | | | | | | 8 | |
| 12:30 PM | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | | ESC | ESC | | | | | | | | | | | | | | 8 | |
| 1:00 PM | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | | ESC | ESC | | | | | | | | | | | | | | 8 | |
| 1:30 PM | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | | ESC | ESC | | | | | | | | | | | | | | 8 | |
| 2:00 PM | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | | ESC | ESC | | | | | | | | | | | | | | 8 | |
| 2:30 PM | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | | ESC | ESC | | | | | | | | | | | | | | 8 | |
| 3:00 PM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| 3:30 PM | | | | | | | EBA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | EBA | | 2 | | |
| 4:00 PM | | | | | | | EBA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | EBA | | 2 | | |
| 4:30 PM | | | | | | | EBA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | EBA | | 2 | | |
| 5:00 PM | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | | ESC | | EBA | ESC | ESC | | | | | | | EBA | ESC | ESC | EBA | ESC | | | | | | | | | 18 | | |
| 5:30 PM | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | | ESC | | EBA | ESC | ESC | | | | | | | EBA | ESC | ESC | EBA | ESC | | | | | | | | | 18 | | |
| 6:00 PM | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | | ESC | | EBA | ESC | ESC | | | | | | | EBA | ESC | ESC | EBA | ESC | | | | | | | | | 18 | | |
| 6:30 PM | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | | ESC | | EBA | ESC | ESC | | | | | | | EBA | ESC | ESC | EBA | ESC | | | | | | | | | | | |



| December 2012 | December 1 | December 2 | December 3 | December 4 | December 5 | December 6 | December 7 | December 8 | December 9 | December 10 | December 11 | December 12 | December 13 | December 14 | December 15 | December 16 | December 17 | December 18 | December 19 | December 20 | December 21 | December 22 | December 23 | December 24 | December 25 | December 26 | December 27 | December 28 | December 29 | December 30 | December 31 | Total | |
|---------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------|---|
| East | Sat | Sun | M | T | W | Th | Fr | Sat | Sun | M | T | W | Th | Fr | Sat | Sun | M | T | W | Th | Fr | Sat | Sun | M | T | W | Th | Fr | Sat | Sun | M | | |
| 7:00 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| 7:30 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| 8:00 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
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| 9:30 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| 10:00 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| 10:30 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| 11:00 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| 11:30 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| 12:00 PM | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | 10 | |
| 12:30 PM | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | 10 | |
| 1:00 PM | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | 10 | |
| 1:30 PM | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | 10 | |
| 2:00 PM | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | 10 | |
| 2:30 PM | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | 10 | |
| 3:00 PM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| 3:30 PM | | | | | EBA | | | | | | | EBA | | | | | | | | EBA | | | | | EBA | | | | | | | 4 | |
| 4:00 PM | | | | | EBA | | | | | | | EBA | | | | | | | | EBA | | | | | EBA | | | | | | | 4 | |
| 4:30 PM | | | | | EBA | | | | | | | EBA | | | | | | | | EBA | | | | | EBA | | | | | | | 4 | |
| 5:00 PM | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | | | EBA | ESC | | | EBA | | 19 | | |
| 5:30 PM | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | | | EBA | ESC | | | EBA | | 19 | | |
| 6:00 PM | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | | | EBA | ESC | | | EBA | | 19 | | |
| 6:30 PM | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | | | EBA | ESC | | | EBA | | 19 | | |
| 7:00 PM | EFA | ESC | ESC | EBA | ESC | | | EFA | ESC | ESC | EBA | ESC | | | EFA | ESC | ESC | EBA | ESC | | | EBA | | | EBA | ESC | | | | | 17 | | |
| 7:30 PM | EFA | ESC | ESC | CSC Sports | ESC | | | EFA | ESC | ESC | CSC Sports | ESC | | | EFA | ESC | ESC | CSC Sports | ESC | | | CSC Sports | | | CSC Sports | ESC | | | | | 17 | | |
| 8:00 PM | EFA | ELAX | ELAX | CSC Sports | ELAX | | | EFA | ELAX | ELAX | CSC Sports | ELAX | | | EFA | ELAX | ELAX | CSC Sports | ELAX | | | CSC Sports | | | CSC Sports | ELAX | | | | | 17 | | |
| 8:30 PM | EFA | ELAX | ELAX | CSC Sports | ELAX | | | EFA | ELAX | ELAX | CSC Sports | ELAX | | | EFA | ELAX | ELAX | CSC Sports | ELAX | | | CSC Sports | | | CSC Sports | ELAX | | | | | 17 | | |
| 9:00 PM | | | | CSC Sports | | | | | | | CSC Sports | | | | | | | CSC Sports | | | | | | CSC Sports | | | | | | | 4 | | |
| 9:30 PM | | | | CSC Sports | | | | | | | CSC Sports | | | | | | | CSC Sports | | | | | | CSC Sports | | | | | | | | 4 | |
| 10:00 PM | | | | CSC Sports | | | | | | | CSC Sports | | | | | | | CSC Sports | | | | | | CSC Sports | | | | | | | | 4 | |
| 10:30 PM | | | | CSC Sports | | | | | | | CSC Sports | | | | | | | CSC Sports | | | | | | CSC Sports | | | | | | | | 4 | |

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| December 2012 | December 1 | December 2 | December 3 | December 4 | December 5 | December 6 | December 7 | December 8 | December 9 | December 10 | December 11 | December 12 | December 13 | December 14 | December 15 | December 16 | December 17 | December 18 | December 19 | December 20 | December 21 | December 22 | December 23 | December 24 | December 25 | December 26 | December 27 | December 28 | December 29 | December 30 | December 31 | Total | | |
|------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------|---|---|
| West | Sat | Sun | M | T | W | Th | Fr | Sat | Sun | M | T | W | Th | Fr | Sat | Sun | M | T | W | Th | Fr | Sat | Sun | M | T | W | Th | Fr | Sat | Sun | M | | | |
| 7:00 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| 7:30 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| 8:00 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| 8:30 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| 9:00 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| 9:30 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| 10:00 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| 10:30 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| 11:00 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| 11:30 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 |
| 12:00 PM | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | | ESC | ESC | | | | | ESC | ESC | | 10 | | |
| 12:30 PM | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | | ESC | ESC | | | | | ESC | ESC | | 10 | | |
| 1:00 PM | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | | ESC | ESC | | | | | ESC | ESC | | 10 | | |
| 1:30 PM | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | | ESC | ESC | | | | | ESC | ESC | | 10 | | |
| 2:00 PM | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | | ESC | ESC | | | | | ESC | ESC | | 10 | | |
| 2:30 PM | ESC | ESC | | | | | | ESC | ESC | | | | | | ESC | ESC | | | | | | | ESC | ESC | | | | | ESC | ESC | | 10 | | |
| 3:00 PM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| 3:30 PM | | | | | EBA | | | | | | | EBA | | | | | | | | EBA | | | | | EBA | | | | | | | 4 | | |
| 4:00 PM | | | | | EBA | | | | | | | EBA | | | | | | | | EBA | | | | | EBA | | | | | | | 4 | | |
| 4:30 PM | | | | | EBA | | | | | | | EBA | | | | | | | | EBA | | | | | EBA | | | | | | | 4 | | |
| 5:00 PM | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | | | EBA | ESC | | | EBA | | 19 | | | |
| 5:30 PM | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | | | EBA | ESC | | | EBA | | 19 | | | |
| 6:00 PM | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | | | EBA | ESC | | | EBA | | 19 | | | |
| 6:30 PM | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | ESC | ESC | EBA | ESC | | | EBA | | | EBA | ESC | | | EBA | | 19 | | | |
| 7:00 PM | EFA | ESC | ESC | EBA | ESC | | | EFA | ESC | ESC | EBA | ESC | | | EFA | ESC | ESC | EBA | ESC | | | EBA | | | EBA | ESC | | | | | 17 | | | |
| 7:30 PM | EFA | ESC | ESC | CSC Sports | ESC | | | EFA | ESC | ESC | CSC Sports | ESC | | | EFA | ESC | ESC | CSC Sports | ESC | | | CSC Sports | | | CSC Sports | ESC | | | | | 17 | | | |
| 8:00 PM | EFA | ELAX | ELAX | CSC Sports | ELAX | | | EFA | ELAX | ELAX | CSC Sports | ELAX | | | EFA | ELAX | ELAX | CSC Sports | ELAX | | | CSC Sports | | | CSC Sports | ELAX | | | | | 17 | | | |
| 8:30 PM | EFA | ELAX | ELAX | CSC Sports | ELAX | | | EFA | ELAX | ELAX | CSC Sports | ELAX | | | EFA | ELAX | ELAX | CSC Sports | ELAX | | | CSC Sports | | | CSC Sports | ELAX | | | | | 17 | | | |
| 9:00 PM | | | | CSC Sports | | | | | | | CSC Sports | | | | | | | CSC Sports | | | | | | CSC Sports | | | | | | | | 4 | | |
| 9:30 PM | | | | CSC Sports | | | | | | | CSC Sports | | | | | | | CSC Sports | | | | | | CSC Sports | | | | | | | | 4 | | |
| 10:00 PM | | | | CSC Sports | | | | | | | CSC Sports | | | | | | | CSC Sports | | | | | | CSC Sports | | | | | | | | 4 | | |
| 10:30 PM | | | | CSC Sports | | | | | | | CSC Sports | | | | | | | CSC Sports | | | | | | CSC Sports | | | | | | | | 4 | | |
| Filled 30m Slots | 12 | 28 | 16 | 16 | 30 | 16 | 0 | 12 | 28 | 16 | 16 | 30 | 16 | 0 | 12 | 28 | 16 | 16 | 30 | 16 | 0 | 12 | 20 | 0 | 0 | 30 | 16 | 0 | 12 | 20 | 0 | 464 | | |

**OUTDOOR ARENA - 17 Week Proforma
Income Statement Pro Forma
For Period Ending 3/15**

Assume \$5 increase in ice costs every 2 years

| Revenue | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 |
|-----------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Ice Rental Revenues | \$ 85,000 | \$ 85,000 | \$ 88,400 | \$ 88,400 | \$ 91,800 | \$ 91,800 | \$ 95,200 | \$ 95,200 | \$ 98,600 | \$ 98,600 | \$ 102,000 | \$ 102,000 | \$ 105,400 | \$ 105,400 | \$ 108,800 |
| Concessions | \$ 10,000.00 | \$ 10,000.00 | \$ 10,000.00 | \$ 10,000.00 | \$ 10,000.00 | \$ 11,000.00 | \$ 11,000.00 | \$ 11,000.00 | \$ 11,000.00 | \$ 11,000.00 | \$ 12,000.00 | \$ 12,000.00 | \$ 12,000.00 | \$ 12,000.00 | \$ 12,000.00 |
| Open Skating | \$3,000 | \$3,000 | \$3,300 | \$3,300 | \$3,600 | \$3,600 | \$4,000 | \$4,000 | \$4,000 | \$4,300 | \$4,300 | \$4,300 | \$4,600 | \$4,600 | \$4,600 |
| Operating Income/Net Sales | \$ 98,000 | \$ 98,000 | \$ 101,700 | \$ 101,700 | \$ 105,400 | \$ 106,400 | \$ 110,200 | \$ 110,200 | \$ 113,600 | \$ 113,900 | \$ 118,300 | \$ 118,300 | \$ 122,000 | \$ 122,000 | \$ 125,400 |

Assume 3% Increase Year-Over-Year

| Expenses | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year Fifteen |
|---------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Utilities | 29,750 | 30,345 | 30,952 | 31,571 | 32,202 | 32,846 | 33,503 | 34,173 | 34,857 | 35,554 | 36,265 | 36,990 | 37,730 | 38,485 | 39,254 |
| Ice Set Up - Full Time | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,750 | 2,750 | 2,750 | 2,750 | 2,750 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 |
| Contracted Repairs | - | - | 1,000 | 1,030 | 1,061 | 1,093 | 1,126 | 1,159 | 1,194 | 1,230 | 1,267 | 1,305 | 1,344 | 1,384 | 1,426 |
| Total Operating Expenses | \$ 32,250 | \$ 32,845 | \$ 34,452 | \$ 35,101 | \$ 35,763 | \$ 36,689 | \$ 37,379 | \$ 38,083 | \$ 38,801 | \$ 39,534 | \$ 40,532 | \$ 41,295 | \$ 42,074 | \$ 42,869 | \$ 43,680 |

| | | | | | | | | | | | | | | | |
|--------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Operating Income (Loss) | 65,750 | 65,155 | 67,248 | 66,599 | 69,637 | 69,711 | 72,821 | 72,117 | 74,799 | 74,366 | 77,768 | 77,005 | 79,926 | 79,131 | 81,720 |
|--------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|

| | | | | | | | | | | | | | | | |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Estimated Cost Recovery Operating Exp | 304% | 298% | 295% | 290% | 295% | 290% | 295% | 289% | 293% | 288% | 292% | 286% | 290% | 285% | 287% |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year Fifteen |
|--------------------------------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|--------------|
| Fund Balance as of Beg of Year | \$ - | \$ 65,750 | \$ 130,905 | \$ 198,153 | \$ 264,752 | \$ 334,389 | \$ 404,100 | \$ 476,921 | \$ 549,038 | \$ 623,837 | \$ 698,203 | \$ 775,972 | \$ 852,976 | \$ 932,902 | \$ 1,012,033 |
| Fund Balance as of End of Year | \$ 65,750 | \$ 130,905 | \$ 198,153 | \$ 264,752 | \$ 334,389 | \$ 404,100 | \$ 476,921 | \$ 549,038 | \$ 623,837 | \$ 698,203 | \$ 775,972 | \$ 852,976 | \$ 932,902 | \$ 1,012,033 | \$ 1,093,753 |

**OUTDOOR ARENA - 19 Week Proforma
Income Statement Pro Forma
For Period Ending 3/15**

Assume \$5 increase in ice costs every 2 years

| Revenue | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 |
|-----------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| EHA Ice Rental Revenues | \$ 95,000 | \$ 95,000 | \$ 98,800 | \$ 98,800 | \$ 102,600 | \$ 102,600 | \$ 106,400 | \$ 106,400 | \$ 110,200 | \$ 110,200 | \$ 114,000 | \$ 114,000 | \$ 117,800 | \$ 117,800 | \$ 121,600 |
| Concessions | \$ 10,000.00 | \$ 10,000.00 | \$ 10,000.00 | \$ 10,000.00 | \$ 10,000.00 | \$ 11,000.00 | \$ 11,000.00 | \$ 11,000.00 | \$ 11,000.00 | \$ 11,000.00 | \$ 12,000.00 | \$ 12,000.00 | \$ 12,000.00 | \$ 12,000.00 | \$ 12,000.00 |
| Open Skating | \$3,000 | \$3,000 | \$3,300 | \$3,300 | \$3,600 | \$3,600 | \$4,000 | \$4,000 | \$4,000 | \$4,300 | \$4,300 | \$4,300 | \$4,600 | \$4,600 | \$4,600 |
| Operating Income/Net Sales | \$ 108,000 | \$ 108,000 | \$ 112,100 | \$ 112,100 | \$ 116,200 | \$ 117,200 | \$ 121,400 | \$ 121,400 | \$ 125,200 | \$ 125,500 | \$ 130,300 | \$ 130,300 | \$ 134,400 | \$ 134,400 | \$ 138,200 |

Assume 3% Increase Year-Over-Year

| Expenses | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year Fifteen |
|---------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|---------------------|
| Utilities | 32,527 | 33,178 | 33,841 | 34,518 | 35,208 | 35,912 | 36,631 | 37,363 | 38,111 | 38,873 | 39,650 | 40,443 | 41,252 | 42,077 | 42,919 |
| Ice Set Up - Full Time | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,750 | 2,750 | 2,750 | 2,750 | 2,750 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 |
| Contracted Repairs | - | - | 1,000 | 1,030 | 1,061 | 1,093 | 1,126 | 1,159 | 1,194 | 1,230 | 1,267 | 1,305 | 1,344 | 1,384 | 1,426 |
| Total Operating Expenses | \$ 35,027 | \$ 35,678 | \$ 37,341 | \$ 38,048 | \$ 38,769 | \$ 39,755 | \$ 40,506 | \$ 41,273 | \$ 42,055 | \$ 42,853 | \$ 43,917 | \$ 44,748 | \$ 45,596 | \$ 46,461 | \$ 47,344 |

| | | | | | | | | | | | | | | | |
|--------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Operating Income (Loss) | 72,973 | 72,322 | 74,759 | 74,052 | 77,431 | 77,445 | 80,894 | 80,127 | 83,145 | 82,647 | 86,383 | 85,552 | 88,804 | 87,939 | 90,856 |
|--------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|

| | | | | | | | | | | | | | | | |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Estimated Cost Recovery Operati | 308% | 303% | 300% | 295% | 300% | 295% | 300% | 294% | 298% | 293% | 297% | 291% | 295% | 289% | 292% |
|--|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Year 11 | Year 12 | Year 13 | Year 14 | Year Fifteen |
|--------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|----------------|----------------|----------------|---------------------|
| Fund Balance as of Beg of Year | \$ - | \$ 72,973 | \$ 145,295 | \$ 220,054 | \$ 294,106 | \$ 371,537 | \$ 448,982 | \$ 529,876 | \$ 610,003 | \$ 693,149 | \$ 775,796 | \$ 862,179 | \$ 947,731 | \$ 1,036,535 | \$ 1,124,474 |
| Fund Balance as of End of Year | \$ 72,973 | \$ 145,295 | \$ 220,054 | \$ 294,106 | \$ 371,537 | \$ 448,982 | \$ 529,876 | \$ 610,003 | \$ 693,149 | \$ 775,796 | \$ 862,179 | \$ 947,731 | \$ 1,036,535 | \$ 1,124,474 | \$ 1,215,329 |

Sample Weekly Schedule

| | Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---------------|--------------|--------|---------|-----------|----------|------------|--------------|
| 7:30AM 1 hr | EHA | | | | | | EHA |
| 8:40AM 1 hr | EHA | | | | | | EHA |
| 9:50AM 1 hr | EHA | | | | | | EHA |
| 11:00AM 1 hr | EHA | | | | | | EHA |
| 12:10PM 1 hr | EHA | | | | | | EHA |
| 1:20PM 1.5 hr | OPEN SKATING | | | | | | OPEN SKATING |
| 3:00PM 1 hr | EHA | | | | | | EHA |
| 4:10PM 1hr | EHA | EHA | EHA | EHA | EHA | EHA | EHA |
| 5:20PM 1hr | EHA | EHA | EHA | EHA | EHA | EHA | EHA |
| 6:30PM 1hr | EHA | EHA | EHA | EHA | EHA | EHA | EHA |
| 7:40PM 1.5 hr | Adult | EHA | EHA | EHA | EHA | TEEN | EHA |
| 9:20pm 1.5 hr | Adult | Adult | Adult | Adult | Adult | OPEN SKATE | |
| | Adult | | | | | | |

*Proforma is only based on confirmed rental ice from EHA

*We would be able to sell additional hours.

Priority Scheduling Fees

| Association | Participants | Fee | Total Fees |
|----------------------------|---------------------|------------|-------------------|
| Edina Baseball Association | 1,307 | \$30 | \$39,210 |
| Edina Soccer Club | 757 | \$30 | \$22,710 |
| Edina Lacrosse Association | 463 | \$30 | \$13,890 |
| Edina Football Association | 650 | \$30 | <u>\$19,500</u> |
| Total | | | \$95,310 |

October 8, 2013

Ann Kattreh, Parks & Recreation Director
 Parks & Recreation Department
 4801 W. 50th Street
 Edina, MN 55424

RE: Proposed Improvements at Pamela Park
 4301 W 58th St., Edina, MN 55424

Dear Ann:

As requested, we are pleased to provide this updated Opinion of Probable Construction Cost for the proposed improvements at Pamela Park. Also attached is the Schematic Plan which generally illustrates the proposed improvements and serves as the basis for the cost estimate. As noted, we've included survey and soil boring costs in each "project cost". If projects are combined, the overall cost for survey and borings will likely be lower.

Also, it is worth noting that a wetland delineation will be necessary as the proposed field construction may directly or indirectly impact adjacent wetlands. The 'window' for accomplishing wetland delineation services has 'closed' for the season, so it is important to understand that final permit approval from the watershed may not be able to occur until next May. We recommend bidding the project(s) this Winter/ Spring, however, there may be revisions required due to based on final review comments by the watershed.

OPINION OF PROBABLE CONSTRUCTION & PROJECT COSTS

1. Grass (South) Athletic Field Renovation

Construct a sand-peat athletic field (160' x 300') north of the South Parking Lot to support football, soccer, lacrosse and rugby. The field would be smaller than a regulation football field and would be used primarily as a practice field (which is how the area is currently used); however, this smaller field can also be scheduled for younger athletic game events.

As a note, due to the existence of delineated wetlands and taking into account the elevation of the established storm water flood plain it has been determined that the field can be constructed, although the field size would need to be smaller in size than the existing field to the east.

| | |
|--|--------------------|
| Estimated Construction Cost | \$ 440,000. |
| 5% Contingency: | \$22,000. |
| Engineer's Design Fees (6%): | \$26,000. |
| Survey, Soil Borings: | \$8,000. |
| Testing, Permits, Etc.: | \$2,000. |
| Estimated Project Cost | \$ 498,000. |

2. Synthetic Turf at Southeast Athletic Field

Construct artificial turf over the footprint of the existing (380' x 225') natural grass athletic field with lights. Install perimeter protection around the field to deter vehicles- the preferred protection barrier would be either a stone bench system (similar to that at the Edina High School artificial turf field) or bollard system (similar to bollards with chains at Arden Park and Creek Valley Park).

| | |
|--|----------------------|
| Estimated Construction Cost | \$ 1,250,000. |
| 5% Contingency: | \$62,500. |
| Engineer's Design Fees (5.5%): | \$68,500. |
| Survey, Soil Borings: | \$11,000. |
| Testing, Permits, Etc.: | <u>\$4,000.</u> |
| Estimated Project Cost | \$ 1,396,000. |

Alternate: Construct Southeast Athletic Field with sand-peat in lieu of synthetic turf: Renovate the existing field including excavation and import of new sand/peat topsoil. Provide new drain tile system, irrigation system and seed (*Similar to Items 1 and 3*).

| | |
|-------------------------------------|--------------------|
| Estimated Project Cost | \$ 500,000. |
|-------------------------------------|--------------------|

3. Senior (North) Athletic Field Renovation

Renovate the existing field including excavation and import of new sand/peat topsoil. Provide new drain tile system, irrigation system and seed.

| | |
|--|--------------------|
| Estimated Construction Cost | \$ 460,000. |
| 5% Contingency: | \$23,000. |
| Engineer's Design Fees (6%): | \$27,500. |
| Survey, Soil Borings: | \$8,000. |
| Testing, Permits, Etc.: | <u>\$2,500.</u> |
| Estimated Project Cost | \$ 521,000. |

4. North Parking Lot Renovation and Expansion

Reclaim and re-pave the North Drive (off 58th Street) and Parking Lot. Construct new concrete curbing along the drive and around the perimeter of the lot to improve the flow of traffic into the north parking lot (near the park shelter building), create more parking capacity where possible and stripe the lot to make parking safer and more efficient. Expand the lot immediately west of the park building to gain an additional 15 stalls.

| | |
|--|--------------------|
| Estimated Construction Cost | \$ 115,000. |
| 5% Contingency: | \$5,000. |
| Engineer's Design Fees (6%): | \$7,000. |
| Survey, Soil Borings: | <u>\$3,000.</u> |
| Estimated Project Cost | \$ 130,000. |

5. West Parking Lot Renovation and Expansion

Reclaim and re-pave the West Parking Lot (off Oaklawn Avenue) including new concrete curbing around the perimeter of the lot and a short (~2' high) retaining wall to transition grade along the west edge of the lot. The improvements will afford ~37 more parking stalls.

| | |
|--|-------------------|
| Estimated Construction Cost | \$ 75,000. |
| 5% Contingency: | \$4,000. |
| Engineer's Design Fees (6%): | \$4,500. |
| Survey, Soil Borings: | <u>\$3,500.</u> |
| Estimated Project Cost | \$ 87,000. |

6. South Parking Lot Renovation and Expansion

Repair, crack seal and seal coat the South Parking Lot and Drive (off 62nd Street). Redesign the existing lot configuration to be more efficient (add about 20-23 stalls) and expand the lot northward and westward to gain an additional 43 stalls. Note, young trees would have to be relocated.

| | |
|--|--------------------|
| Estimated Construction Cost | \$ 95,000. |
| 5% Contingency: | \$5,000. |
| Engineer's Design Fees (6%): | <u>\$6,000.</u> |
| Estimated Project Cost | \$ 106,000. |

7. Paved Trail Access to Playground

Construct a paved trail between the south and west parking lots and to the playground equipment.

| | |
|--|-------------------|
| Estimated Construction Cost | \$ 35,000. |
| 5% Contingency: | \$2,000. |
| Engineer's Design Fees (8%): | <u>\$3,000.</u> |
| Estimated Project Cost | \$ 39,000. |

8. Paved and Environmental Trails

Construct a paved and 'environmental' trail around the perimeter of the park for better, easier, and accessible access to the park amenities and to support environmental discovery and learning.

| | |
|--|--------------------|
| Estimated Construction Cost | \$ 102,000. |
| 5% Contingency: | \$5,000. |
| Engineer's Design Fees (8%): | <u>\$8,000.</u> |
| Estimated Project Cost | \$ 115,000. |

9. Park Shelter Building Improvements

In 2009, four concept drawings were proposed for consideration, all of which included much needed additional storage, plus a larger and more user-friendly room for community gatherings, meetings and skate changing, plus a kitchen/concessions area, drinking fountain and outdoor picnic patio space. If funding is available, the expansion will require more study and community input before a final plan is selected.

Ann, we trust the above information is clear and understandable. If you have any questions, please do not hesitate to contact me.

Respectfully Submitted,
Anderson-Johnson Associates, Inc.



Jay Pomerooy, LLA

Attachment - Pamela Park Master Plan Study (updated October 8, 2013)

Athletic Association Participation Numbers

(EBA) Edina Baseball Assoc
(EFA) Edina Football Assoc
(ESC) Edina Soccer Club
(ELA) Edina Lacrosse Assoc

| 2013 | 2012 | 2011 | 2010 | 2009 | 2008 | 2007 | 2006 | 2005 | 2004 | 2003 | 2002 | 2001 |
|------|------|------|------|------|------|------|------|------|------|------|------|------|
| 1207 | 1307 | 1451 | 1415 | 1358 | 1388 | 1306 | 1196 | 1203 | 1165 | 1142 | 780 | 1000 |
| 650 | 700 | 800 | 850 | 880 | 814 | 701 | 697 | 697 | 739 | 825 | 758 | 650 |
| 778 | 757 | 775 | 730 | 635 | 675 | 651 | 665 | 664 | 701 | 575 | 400 | 400 |
| 552 | 463 | 507 | 435 | 393 | 338 | 338 | 239 | 236 | 280 | 200 | 200 | NA |

Edina Sports Dome – Feasibility Study – Location Phase

Braemar Athletic Field Location

June 24, 2013

Consultant Team:

Park and Recreation Consultants (PARC)
Cunningham Group Architecture, Inc. (CGA)
Anderson-Johnson Associates (AJA)

Purpose

As follow-up to the feasibility study of a Sports Dome in Edina, the Consultant Team was asked to explore the possibility of locating a Sports Dome on the City-owned property north of the Braemar ice arena, including the Braemar Park Athletic Field and other park land. This memo and attached images are the result of this study.

Process

The consultant team met with Ann Kattreh of Edina Parks and Recreation to review the site and discuss possible options for locating a seasonal dome, some including space allowing for a future outdoor refrigerated ice sheet. Diagrams were generated, reviewed for pros and cons, and narrowed down to two options. Site data available to the team was not all up-to-date. Thus, the topographic data used was assembled from information from the City, drawings from the athletic field and the Hornet's Nest construction, and on-site observations. This information has made it possible to perform preliminary analysis of the site's existing three-dimensional features and use these to determine order-of-magnitude costs.

Planning also utilized available information related to zoning, fire code and engineering, and was augmented, late in the process, with a preliminary discussion with the Fire Marshall. If/when the project moves forward into design, further conversations will be necessary.

Approach to Study

Several aspects of the site were of immediate concern in potential use for a dome: width constraints, including existing buildings, grade, retaining walls and potentially protected wooded slopes. The approach taken has been to study the feasibility and costs associated with a specific dome/field width, then consider alternatives that could be taken further during a future design phase. The emphasis of this study has been feasibility, rather than refinement of a design.

Site Characteristics

See aerials and photos of existing site, on pages 1-3 of Exhibits document. The existing lighted athletic field is in a 'bowl' defined by buildings and grade on south and east side, a tree-covered slope on east, and a ridge with playground and memorial picnic pavilion on north. The field is approximately 7' below the floor elevation of the ice arena buildings, with sloping grass area on all sides, together with a few retaining walls. Further north is a steep slope down to the Courtney ball field complex. There is a rapid drop-off in the northeast corner, also covered with trees and shrubs.



Cunningham Group
Architecture, Inc.

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55414

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www.cunningham.com



Site Plan Layout

Different layouts were considered to maximize what could be included on site, working within the given constraints. Four options were initially considered. *See diagrams on p. 4 of Exhibits document.* Option B (smaller ice-sheet) was set aside in favor of Option C, as it is effectively included within Option C. Option D (East-West orientation) was eliminated because it displaces as many as 50 existing parking spots. Options A and C were studied further to establish costs.

Basic Program:

- 230' x 400' dome with 10' clearance on all sides for snow removal. This width/length provides for a 200' x 320' soccer/athletic field wrapped by a walking track, with space at ends for batting cages.
- Enclosure for mechanical equipment and off-season storage of some dome components.
- Fire department access from west and from southeast corner (drive adjacent to east arena). A longer drive up the east side may be required.
- 2400 sf Lobby/Support building connected to the dome but not to other buildings
- Drop-off within existing parking lot, near Lobby/Support

Options:

- Allowance for 85' x 200' outdoor ice sheet (Option C)
- Dome width of 250' to allow for a 220' wide soccer field (15' each side for walkway and buffer)

Sustainability Add-ons

- A higher insulating value for Dome can be achieved via an additional fabric liner. This more than doubles the R-value, from approximately R1.5 to R4
- Energy efficient and long-lasting lighting: the technology is evolving rapidly and it is expected that LED fixtures equivalent to the industry-standard 1000W metal halides will be available, and would be utilized

Givens and Assumptions for utilization of site: (based on cost and importance to City):

- East boundary for development is the wooded edge, to avoid triggering substantial Watershed requirements
- Existing drives may serve Dome traffic
- Existing parking may serve the Dome and should not be reduced in quantity
- 50' separation should be maintained between Dome and buildings to meet fire code requirements
- Playground may be eliminated. Relocation would be a plus
- Retain hill with mature oaks west of mid-field

Three Dimensional Impact – Earthwork, Retaining Walls, Demolition

The current field's flat area must be widened and lengthened for a dome and support features, for both proposed dome widths. To minimize exported soils, the elevation of the field would be raised 3-4'. Existing features affected include the playground and the picnic gazebo north of the athletic field, the stepped concrete seating at the west edge of the existing field, the light poles, and some of the natural features at east and west. In all options, the playground, gazebo and seating are eliminated. Lights would need to be removed and replaced.



Preliminary grading plans were developed to determine rough grading volumes, potential retaining wall heights, and impact on adjacent features.

See diagrams on pages 5-7 of Exhibits document.

Summary of Impacts:

All options:

- AJA is quite confident that stormwater issues can be addressed, most likely with a holding area within the dome footprint.
- Fire Code requires that combustible vegetation be removed within 30’ on all sides during the period when the membrane structure is up. The impact will be mowing grass and clearing leaves, and some tree branches within that zone, but will also include removal of some trees, particularly at the southeast corner.

Option A-230’ and A-250’ widths:

- Extended width and length requires grading and some retaining walls. The dome does not cross the ridge between the soccer/athletic and ball fields in the two versions of Option A.
- Wider dome, from 230’ to 250’, increases grading and retaining walls somewhat, but the primary costs are related to 8,000 additional square feet of turf and dome area.
- Although diagrams do not show a drive lane at the east edge of the dome, a modest shift of the dome north would permit a drive to be added, as in C options. Costs do reflect the additional paving.

Option C – 230’ and 250’ widths:

- Extension of flat Dome area north due to ice sheet requires substantial regrading work and a retaining wall as high as 10’ at north/northeast corner. Extra width increases the impact, as shown in earthwork and retaining wall costs.
- Lobby/Support building was located to the west of the dome. Some ramping is needed to make a more rapid transition to the parking area.
- Scope was included for a 25’ drive lane at the east edge of the dome.

Order of Magnitude Costs

Based on the preliminary grading plan, the consultant team developed ‘order of magnitude’ costs specific to each option to use in connection with an estimate for basic dome development costs. The spread among the options is surprisingly small.

| | |
|----------------------|------------|
| Option A-250’ width | \$5.6-5.8M |
| Option A-230’ width | \$5.3-5.6M |
| Option C-250’ width* | \$5.7-6.0M |
| Option C-230’ width* | \$5.4-5.6M |

**Estimates for C-250 and C-230 do not include any ice sheet costs.*



Notes: These are rough costs and some assumptions have been conservative, as current information was not available for some components. The range shown addresses the potential of additional costs. These include \$100,000 for the more energy efficient double liner, and \$150,000 if existing field lights are upgraded as part of the project.

Sustainability Add-on Costs

A higher insulating value for Dome can be achieved via an additional fabric liner. This more than doubles the R-value, from approximately R2 to R4.5. Approximate upcharge for the additional liner: \$75,000-\$100,000
 Increase in annual installation cost (more fabric to handle) \$2,000
 Annual energy savings (*estimated*) (\$20-30,000)

Another option to consider for sustainability is a Tedlar coating for the dome fabric, which runs \$1.50/sf, or approximately \$100,000. It will extend the life of the membrane by about five years, approximately \$20,000/year less than the pro-rated cost of a new membrane for each of those five years.

Operational Issues

PARC has reviewed the options at the Braemar Athletic Field site for differences to the assumptions in their 1/26/12 study. An addendum to their study is included with this report, and dated 6/18/2013.

Conclusions

The site development for each of the option studies indicated that each of the considered options is possible, though costs vary. The options with greater width come with greater risk of uncovering additional challenges and costs. It will be up to the City of Edina to select an option based on opportunities and related costs.

Next Steps – Project Development

- Decision on which option to pursue and determination of funding;
- Design of project;
- Before construction, because of its size and potential impact, the project will require a site plan review, code reviews, and watershed submittal.

Edina Sports Dome – Braemar Soccer Fields Location Study – Exhibits

1. Aerial of Braemar Park Site (*Hornet's Nest addition was not yet built*)



Imagery ©2013 Digital Globe, US Geological Survey, USDA Farm Service Agency, Map data ©2013 Google

2. Existing Aerial - pre-2012



Imagery ©2013 Google. Map data ©2013 Google

3. Existing Site Diagram - with approximate topography



Photos of Existing Site



1



3



5



7



9



2



4



6



8



10

4. Initial Options for Sports Dome:

OPTION A - 230'X400' DOME



OPTION B - 230'X400' DOME, 130'X65' ICE RINK



OPTION C - 230'X400' DOME, 200'X85' ICE RINK

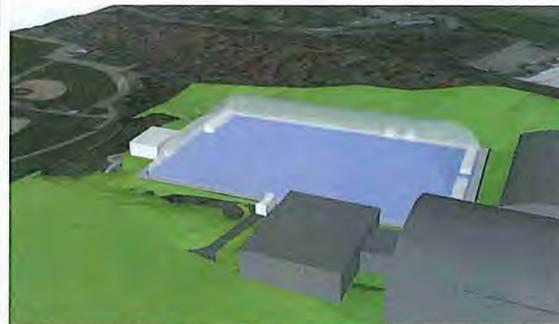
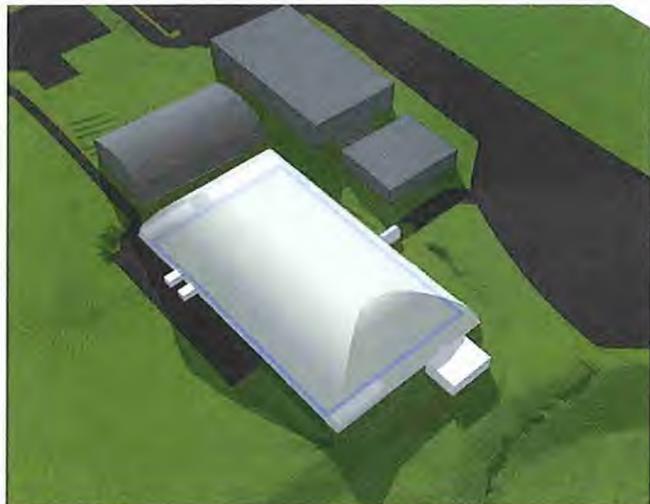


OPTION D - 230'X400' DOME (ROTATED), 200'X85' ICE RINK



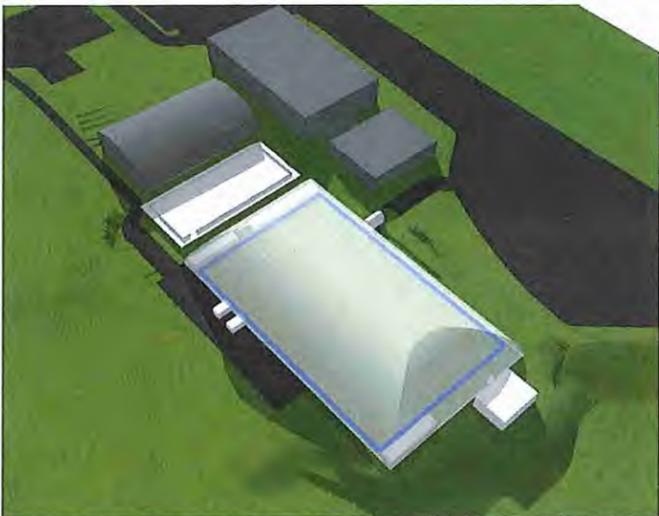
5. Options for Sports Dome – Developed A & C:

OPTION A - 230'X400' DOME



Option A - Views showing locations of dome relative to existing buildings.

OPTION C - 230'X400' DOME, 200'X85' ICE RINK



Option C - Views of dome from Northeast, showing potential ice sheet (upper left), and additional grading at north edge: retaining walls near ball fields and in SW corner. Accessory building shown in two potential locations; costs are based on location near parking at right.



June 24, 2013

Braemar Soccer Field Dome Options

Option A Layout (250' x 400' Dome)

| | Quantities | Unit | Cost/Unit | Total |
|--|------------|------|--------------|--------------------|
| Dome foundations | 1,300 | LF | \$250 | \$324,000 |
| Dome (250' x 400') | 100,000 | SF | \$13.50 | \$1,350,000 |
| Synthetic turf field (Includes soil prep) | 1 | LS | \$926,000 | \$926,000 |
| Site hardscapes | 1 | LS | \$120,000 | \$120,000 |
| Mechanical/Electrical | 100,000 | SF | \$4 | \$400,000 |
| Landscaping | 1 | LS | \$40,000 | \$40,000 |
| Retaining walls | 1 | LS | \$30,000 | \$30,000 |
| Utilities | 1 | LS | \$100,000 | \$110,000 |
| Earthwork | 1 | LS | \$580,000 | \$580,000 |
| Accessory Building | 2,500 | SF | \$250 | \$625,000 |
| Storage and maintenance buildings | 2,500 | SF | \$100 | \$250,000 |
| Contingency | 7% | | | \$330,000 |
| SAC/WAC | 1 | | \$100,000 | \$100,000 |
| Architectural/Engineering Fees | 7.5% | | | \$390,000 |
| | | | Total | \$5,575,000 |
| Added Dome Liner for Higher Insulating Value | 100,000 | SF | \$1.00 | \$100,000 |
| Sports Lighting (4 EA) | 4 | EA | \$37,500 | \$150,000 |

Option A Layout (230' x 400' Dome)

| | Quantities | Unit | Cost/Unit | Total |
|--|------------|------|--------------|--------------------|
| Dome foundations | 1,260 | LF | \$250 | \$314,000 |
| Dome (230' x 400') | 92,000 | SF | \$13.50 | \$1,242,000 |
| Synthetic turf field (Includes soil prep) | 1 | LS | \$830,000 | \$830,000 |
| Site hardscapes | 1 | LS | \$120,000 | \$120,000 |
| Mechanical/Electrical | 92,000 | SF | \$4 | \$368,000 |
| Landscaping | 1 | LS | \$40,000 | \$40,000 |
| Retaining walls | 1 | LS | \$30,000 | \$30,000 |
| Utilities | 1 | LS | \$100,000 | \$110,000 |
| Earthwork | 1 | LS | \$570,000 | \$570,000 |
| Accessory Building | 2,500 | SF | \$250 | \$625,000 |
| Storage and maintenance buildings | 2,500 | SF | \$100 | \$250,000 |
| Contingency | 7% | | | \$330,000 |
| SAC/WAC | 1 | | \$100,000 | \$100,000 |
| Architectural/Engineering Fees | 7.5% | | | \$390,000 |
| | | | Total | \$5,319,000 |
| Added Dome Liner for Higher Insulating Value | 100,000 | SF | \$1.00 | \$100,000 |
| Sports Lighting (4 EA) | 4 | EA | \$37,500 | \$150,000 |

Option C Layout (250' x 400' Dome)

| | Quantities | | Cost/Unit | Total |
|--|------------|----|--------------|--------------------|
| Dome foundations | 1,300 | LF | \$250 | \$324,000 |
| Dome (250' x 400') | 100,000 | SF | \$13.50 | \$1,350,000 |
| Synthetic turf field (Includes soil prep) | 1 | LS | \$926,000 | \$926,000 |
| Site hardscapes | 1 | LS | \$120,000 | \$120,000 |
| Mechanical/Electrical | 100,000 | SF | \$4 | \$400,000 |
| Landscaping | 1 | LS | \$40,000 | \$40,000 |
| Retaining walls | 1 | LS | \$80,000 | \$80,000 |
| Utilities | 1 | LS | \$100,000 | \$110,000 |
| Earthwork | 1 | LS | \$650,000 | \$650,000 |
| Accessory Building | 2,500 | SF | \$250 | \$625,000 |
| Storage and maintenance buildings | 2,500 | SF | \$100 | \$250,000 |
| Contingency | 7% | | | \$340,000 |
| SAC/WAC | 1 | | \$100,000 | \$100,000 |
| Architectural/Engineering Fees | 7.5% | | | \$400,000 |
| | | | Total | \$5,715,000 |
| Added Dome Liner for Higher Insulating Value | 100,000 | SF | \$1.00 | \$100,000 |
| Sports Lighting (4 EA) | 4 | EA | \$37,500 | \$150,000 |

Option C Layout (230' x 400' Dome)

| | Quantities | | Cost/Unit | Total |
|--|------------|----|--------------|--------------------|
| Dome foundations | 1,260 | LF | \$250 | \$314,000 |
| Dome (230' x 400') | 92,000 | SF | \$13.50 | \$1,242,000 |
| Synthetic turf field (Includes soil prep) | 1 | LS | \$830,000 | \$830,000 |
| Site hardscapes | 1 | LS | \$120,000 | \$120,000 |
| Mechanical/Electrical | 92,000 | SF | \$4 | \$368,000 |
| Landscaping | 1 | LS | \$40,000 | \$40,000 |
| Retaining walls | 1 | LS | \$76,000 | \$76,000 |
| Utilities | 1 | LS | \$100,000 | \$110,000 |
| Earthwork | 1 | LS | \$590,000 | \$590,000 |
| Accessory Building | 2,500 | SF | \$250 | \$625,000 |
| Storage and maintenance buildings | 2,500 | SF | \$100 | \$250,000 |
| Contingency | 7% | | | \$320,000 |
| SAC/WAC | 1 | | \$100,000 | \$100,000 |
| Architectural/Engineering Fees | 7.5% | | | \$370,000 |
| | | | Total | \$5,355,000 |
| Added Dome Liner for Higher Insulating Value | 92,000 | SF | \$1.00 | \$92,000 |
| Sports Lighting (4 EA) | 4 | EA | \$37,500 | \$150,000 |

The project estimates provided are based on conceptual development of facility size, components and location on site. The values that have been established are conceptual in nature, providing anticipated magnitude of costs based on historical construction cost information from previous facilities. Upon final design, bids will be received for all areas of work that will at that time provide more detailed and accurate construction costs.

The value provided for the fire protection of the dome is based on a water deluge system that would be similar in design to the system being provided at the Braemar Golf Dome. The value for this system was developed based upon the final costs of the golf dome system, which includes a dedicated generator and utility costs for a dedicated water supply line.

With the decision by the Park and Recreation Board to further explore the Braemer Park site for the future location of a proposed Sports Dome, Park and Recreation Consultants, LLC prepared an addendum to the financial feasibility study presented on February 14, 2012.

Park and Recreation Consultants, LLC are using the original pro forma based on 2012 data. However, we have modified the pro forma in two instances. One, the replacement life of the artificial turf has been extended from 10 to 12 years and two; we increased the cost of utilities to account for the additional 8000 square feet of the dome. The results of these two modifications will increase the cost of utilities by \$7,000 and the renewal/replacement line item by \$3,136 annually for years 1-12 and \$7,681 in years 13-15.

According to information from dome suppliers, if the City accepts the optional added membrane at an additional cost of \$100,000, utilities could be decreased by \$20,000-\$30,000 annually and increase the cost of putting up and taking down the dome by approximately \$4,000 per year.

As noted in the 2012 study, one of the performance risks was competition from the privately owned Champions Hall sports facility located at 7000 Washington Avenue in Eden Prairie. Champions Hall is located only half mile and minutes from Edina's proposed site. The Hall is already operational and has trampoline, pickle ball, table tennis, and volleyball organizations renting the facility. The 290 x 200 square foot turf field area is scheduled to be completed by August 2013 and will be competing for rentals with the City of Edina.

Therefore, before the City proceeds, we strongly urge the City follow through on the study's recommendations as restated below:

1. Park and Recreation staff should meet with the representatives of the Soccer Club, Lacrosse Association, Edina High School and the Baseball Association to commit to an actual 2013-14 schedule of 820 hours of the full dome, before moving forward with any final recommendation to the City Council.
2. Park and Recreation staff should meet with the representatives of the Nevers Baseball, Simon Soccer, and St. Louis Park Soccer Association to complete an actual 2013-14 schedule. The City should also attempt to secure commitments from others of sufficient hours to ensure revenues would exceed operational and replacement costs, before moving forward with any final recommendation to the City Council.
3. The business plan should include a long-term strategy for the development of programs and services that will use non-prime daytime hours. The revenues from these hours will greatly increase the long-term financial success of this facility.

4. The business plan should include a strategy that develops a strong relationship with non-resident groups that are likely to be long-term renters. Turf renters that will take hours in the shoulder season (October-December) should be given preference for time in the peak demand periods.
5. The business plan should include a comprehensive advertising policy that addresses all park and recreation operations.
6. The City should annually review its dome rates, as upward adjustments may be required to keep pace with rising costs.

In fact, due to Champions Hall's location to the Braemar site, PARC, LLC strongly encourages the City, after meeting the first two recommendations, to mitigate this issue by having all Edina youth and adult sports associations enter into a 5 year signed agreement and all private youth groups enter into a 3 year signed agreement before any serious public discussion of an Edina Sports Dome continues.

As for the third recommendation, we encourage the Park and Recreation staff to immediately develop a 5-year strategic plan to program the use of the dome with existing and proposed recreation programs during shoulder season and non-prime time hours.

All the above actions will be critical in providing a solid revenue stream as well as inclusive programming for community residents.

Edina Dome
For Period Ending:

Income Statement Proforma

| Revenue | Year | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|-------------------|-------------------|-------------------|----|-------------------|----|-------------------|----|-------------------|----|-------------------|----|-------------------|----|-------------------|----|-------------------|----|-------------------|----|-------------------|----|-------------------|----|-------------------|----|-------------------|
| | Year One | Year Two | Year Three | 2% | Year Four | 2% | Year Five | 2% | Year Six | 2% | Year Seven | 2% | Year Eight | 2% | Year Nine | 2% | Year Ten | 3% | Year Eleven | 2% | Year Twelve | 2% | Year Thirteen | 2% | Year Fourteen | 2% | Year Fifteen |
| Edina Turf Rentals | \$ 280,550 | \$ 285,000 | \$ 290,000 | | \$ 295,800 | | \$ 301,716 | | \$ 307,750 | | \$ 313,905 | | \$ 320,183 | | \$ 326,587 | | \$ 333,119 | | \$ 343,112 | | \$ 349,975 | | \$ 356,974 | | \$ 364,114 | | \$ 371,396 |
| Dther Program P&Recreation | \$ 5,000 | \$ 6,000 | \$ 7,000 | | \$ 7,140 | | \$ 7,283 | | \$ 7,428 | | \$ 7,577 | | \$ 7,729 | | \$ 7,883 | | \$ 8,041 | | \$ 8,282 | | \$ 8,448 | | \$ 8,617 | | \$ 8,789 | | \$ 8,965 |
| Vending | \$ 1,000 | \$ 1,000 | \$ 1,000 | | \$ 1,020 | | \$ 1,040 | | \$ 1,061 | | \$ 1,082 | | \$ 1,104 | | \$ 1,126 | | \$ 1,149 | | \$ 1,183 | | \$ 1,207 | | \$ 1,231 | | \$ 1,256 | | \$ 1,281 |
| Operating Income / Net sales | \$ 286,550 | \$ 292,000 | \$ 298,000 | | \$ 303,960 | | \$ 310,039 | | \$ 316,240 | | \$ 322,565 | | \$ 329,016 | | \$ 335,596 | | \$ 342,308 | | \$ 352,578 | | \$ 359,629 | | \$ 366,822 | | \$ 374,158 | | \$ 381,641 |

| Expenses | Year | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------|-----------|-----------|------------|----|-----------|----|-----------|----|-----------|----|------------|----|------------|----|-----------|----|-----------|----|-------------|----|-------------|----|---------------|----|---------------|----|--------------|
| | Year One | Year Two | Year Three | 3% | Year Four | 3% | Year Five | 3% | Year Six | 3% | Year Seven | 3% | Year Eight | 3% | Year Nine | 3% | Year Ten | 3% | Year Eleven | 3% | Year Twelve | 3% | Year Thirteen | 3% | Year Fourteen | 3% | Year Fifteen |
| Full Time | \$ 21,240 | \$ 21,880 | \$ 22,536 | | \$ 23,212 | | \$ 23,908 | | \$ 24,626 | | \$ 25,364 | | \$ 26,125 | | \$ 26,909 | | \$ 27,716 | | \$ 28,548 | | \$ 29,404 | | \$ 30,286 | | \$ 31,195 | | \$ 32,131 |
| Part Time | \$ 25,500 | \$ 26,500 | \$ 27,000 | | \$ 27,810 | | \$ 28,644 | | \$ 29,504 | | \$ 30,389 | | \$ 31,300 | | \$ 32,239 | | \$ 33,207 | | \$ 34,203 | | \$ 35,229 | | \$ 36,286 | | \$ 37,374 | | \$ 38,496 |
| Benefits | \$ 7,434 | \$ 7,500 | \$ 7,600 | | \$ 7,828 | | \$ 8,063 | | \$ 8,305 | | \$ 8,554 | | \$ 8,810 | | \$ 9,075 | | \$ 9,347 | | \$ 9,627 | | \$ 9,916 | | \$ 10,214 | | \$ 10,520 | | \$ 10,836 |
| Dther Payroll Costs | \$ 3,100 | \$ 3,200 | \$ 3,300 | | \$ 3,399 | | \$ 3,501 | | \$ 3,606 | | \$ 3,714 | | \$ 3,826 | | \$ 3,940 | | \$ 4,059 | | \$ 4,180 | | \$ 4,306 | | \$ 4,435 | | \$ 4,568 | | \$ 4,705 |
| Prof Services | \$ 8,000 | \$ 8,000 | \$ 8,000 | | \$ 8,240 | | \$ 8,487 | | \$ 8,742 | | \$ 9,004 | | \$ 9,274 | | \$ 9,552 | | \$ 9,839 | | \$ 10,134 | | \$ 10,438 | | \$ 10,751 | | \$ 11,074 | | \$ 11,406 |
| Training | \$ 300 | \$ 300 | \$ 300 | | \$ 309 | | \$ 318 | | \$ 328 | | \$ 338 | | \$ 348 | | \$ 358 | | \$ 369 | | \$ 380 | | \$ 391 | | \$ 403 | | \$ 415 | | \$ 428 |
| Dues and Subscriptions | \$ 100 | \$ 100 | \$ 100 | | \$ 100 | | \$ 103 | | \$ 106 | | \$ 109 | | \$ 113 | | \$ 116 | | \$ 119 | | \$ 123 | | \$ 127 | | \$ 130 | | \$ 134 | | \$ 138 |
| Mileage or Allowance | \$ 250 | \$ 250 | \$ 250 | | \$ 258 | | \$ 265 | | \$ 273 | | \$ 281 | | \$ 290 | | \$ 299 | | \$ 307 | | \$ 317 | | \$ 326 | | \$ 336 | | \$ 346 | | \$ 356 |
| Prof Services Audit | \$ 700 | \$ 700 | \$ 700 | | \$ 721 | | \$ 743 | | \$ 765 | | \$ 788 | | \$ 811 | | \$ 836 | | \$ 861 | | \$ 887 | | \$ 913 | | \$ 941 | | \$ 969 | | \$ 998 |
| Contracted Repairs | \$ - | \$ 2,000 | \$ 2,000 | | \$ 2,060 | | \$ 2,122 | | \$ 2,185 | | \$ 2,251 | | \$ 2,319 | | \$ 2,388 | | \$ 2,460 | | \$ 2,534 | | \$ 2,610 | | \$ 2,688 | | \$ 2,768 | | \$ 2,852 |
| Rubbish Removal | \$ 300 | \$ 300 | \$ 300 | | \$ 309 | | \$ 318 | | \$ 328 | | \$ 338 | | \$ 348 | | \$ 358 | | \$ 369 | | \$ 380 | | \$ 391 | | \$ 403 | | \$ 415 | | \$ 428 |
| Light and Power | \$ 38,500 | \$ 38,500 | \$ 38,500 | | \$ 39,655 | | \$ 40,845 | | \$ 42,070 | | \$ 43,332 | | \$ 44,632 | | \$ 45,971 | | \$ 47,350 | | \$ 48,771 | | \$ 50,234 | | \$ 51,741 | | \$ 53,293 | | \$ 54,892 |
| Heat | \$ 77,000 | \$ 77,000 | \$ 77,000 | | \$ 79,310 | | \$ 81,689 | | \$ 84,140 | | \$ 86,664 | | \$ 89,264 | | \$ 91,942 | | \$ 94,700 | | \$ 97,541 | | \$ 100,468 | | \$ 103,482 | | \$ 106,586 | | \$ 109,784 |
| Telephone | \$ 300 | \$ 300 | \$ 300 | | \$ 309 | | \$ 318 | | \$ 328 | | \$ 338 | | \$ 348 | | \$ 358 | | \$ 369 | | \$ 380 | | \$ 391 | | \$ 403 | | \$ 415 | | \$ 428 |
| Sewer / Water | \$ 300 | \$ 300 | \$ 300 | | \$ 309 | | \$ 318 | | \$ 328 | | \$ 338 | | \$ 348 | | \$ 358 | | \$ 369 | | \$ 380 | | \$ 391 | | \$ 403 | | \$ 415 | | \$ 428 |
| Security | \$ 1,800 | \$ 1,800 | \$ 1,800 | | \$ 1,854 | | \$ 1,910 | | \$ 1,967 | | \$ 2,026 | | \$ 2,087 | | \$ 2,149 | | \$ 2,214 | | \$ 2,280 | | \$ 2,349 | | \$ 2,419 | | \$ 2,492 | | \$ 2,566 |
| Dome Set Up / Take Down | \$ 35,000 | \$ 35,500 | \$ 36,000 | | \$ 37,080 | | \$ 38,192 | | \$ 39,338 | | \$ 40,518 | | \$ 41,734 | | \$ 42,986 | | \$ 44,275 | | \$ 45,604 | | \$ 46,972 | | \$ 48,381 | | \$ 49,832 | | \$ 51,327 |
| Service Contracts Equip | \$ 6,000 | \$ 8,000 | \$ 8,000 | | \$ 8,240 | | \$ 8,487 | | \$ 8,742 | | \$ 9,004 | | \$ 9,274 | | \$ 9,552 | | \$ 9,839 | | \$ 10,134 | | \$ 10,438 | | \$ 10,751 | | \$ 11,074 | | \$ 11,406 |
| General Supplies | \$ 1,500 | \$ 1,500 | \$ 1,500 | | \$ 1,545 | | \$ 1,591 | | \$ 1,639 | | \$ 1,688 | | \$ 1,739 | | \$ 1,791 | | \$ 1,845 | | \$ 1,900 | | \$ 1,957 | | \$ 2,016 | | \$ 2,075 | | \$ 2,139 |
| Cleaning Supplies | \$ 500 | \$ 500 | \$ 500 | | \$ 515 | | \$ 530 | | \$ 546 | | \$ 563 | | \$ 580 | | \$ 597 | | \$ 615 | | \$ 633 | | \$ 652 | | \$ 672 | | \$ 692 | | \$ 713 |
| Office Supplies | \$ 250 | \$ 250 | \$ 250 | | \$ 258 | | \$ 265 | | \$ 273 | | \$ 281 | | \$ 290 | | \$ 299 | | \$ 307 | | \$ 317 | | \$ 326 | | \$ 336 | | \$ 346 | | \$ 356 |
| Printing | \$ 500 | \$ 500 | \$ 500 | | \$ 515 | | \$ 530 | | \$ 546 | | \$ 563 | | \$ 580 | | \$ 597 | | \$ 615 | | \$ 633 | | \$ 652 | | \$ 672 | | \$ 692 | | \$ 713 |
| Postage | \$ 250 | \$ 250 | \$ 250 | | \$ 258 | | \$ 265 | | \$ 273 | | \$ 281 | | \$ 290 | | \$ 299 | | \$ 307 | | \$ 317 | | \$ 326 | | \$ 336 | | \$ 346 | | \$ 356 |
| Central Services Personal | \$ 4,200 | \$ 4,400 | \$ 4,600 | | \$ 4,738 | | \$ 4,880 | | \$ 5,027 | | \$ 5,177 | | \$ 5,333 | | \$ 5,493 | | \$ 5,657 | | \$ 5,827 | | \$ 6,002 | | \$ 6,182 | | \$ 6,367 | | \$ 6,559 |
| Dome Insurance | \$ 8,000 | \$ 8,000 | \$ 8,000 | | \$ 8,240 | | \$ 8,487 | | \$ 8,742 | | \$ 9,004 | | \$ 9,274 | | \$ 9,552 | | \$ 9,839 | | \$ 10,134 | | \$ 10,438 | | \$ 10,751 | | \$ 11,074 | | \$ 11,406 |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------------|-------------------|-------------------|-------------------|--|-------------------|--|-------------------|--|-------------------|--|-------------------|--|-------------------|--|-------------------|--|-------------------|--|-------------------|--|-------------------|--|-------------------|--|-------------------|--|-------------------|
| Total Operating Expenses | \$ 241,024 | \$ 247,530 | \$ 249,586 | | \$ 257,071 | | \$ 264,783 | | \$ 272,726 | | \$ 280,908 | | \$ 289,335 | | \$ 298,015 | | \$ 306,956 | | \$ 316,164 | | \$ 325,649 | | \$ 335,419 | | \$ 345,481 | | \$ 355,846 |
| Net Operating Income (loss) | \$ 45,526 | \$ 44,470 | \$ 48,414 | | \$ 46,889 | | \$ 45,257 | | \$ 43,514 | | \$ 41,657 | | \$ 39,681 | | \$ 37,581 | | \$ 35,353 | | \$ 36,413 | | \$ 33,980 | | \$ 31,403 | | \$ 28,577 | | \$ 25,796 |

| Other Revenue & Expenses | Year | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------------------|---------------------|---------------------|----|---------------------|----|---------------------|----|---------------------|----|---------------------|----|---------------------|----|---------------------|----|---------------------|----|---------------------|----|---------------------|----|---------------------|----|---------------------|----|---------------------|
| | Year One | Year Two | Year Three | 3% | Year Four | 3% | Year Five | 3% | Year Six | 3% | Year Seven | 3% | Year Eight | 3% | Year Nine | 3% | Year Ten | 3% | Year Eleven | 3% | Year Twelve | 3% | Year Thirteen | 3% | Year Fourteen | 3% | Year Fifteen |
| General Fund Support Transfer In | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Renewal / Replacement | \$ (127,300) | \$ (127,300) | \$ (127,300) | | \$ (127,300) | | \$ (127,300) | | \$ (127,300) | | \$ (127,300) | | \$ (127,300) | | \$ (127,300) | | \$ (127,300) | | \$ (127,300) | | \$ (127,300) | | \$ (152,700) | | \$ (152,700) | | \$ (152,700) |
| Capital Improvements | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dther Income | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Other Income & Expense | \$ (127,300) | \$ (127,300) | \$ (127,300) | | \$ (152,700) | | \$ (152,700) | | \$ (152,700) |
| Net Profit(Loss) | \$ (81,774) | \$ (82,830) | \$ (78,886) | | \$ (80,411) | | \$ (82,043) | | \$ (83,786) | | \$ (85,643) | | \$ (87,619) | | \$ (89,719) | | \$ (91,947) | | \$ (90,887) | | \$ (93,320) | | \$ (121,297) | | \$ (124,023) | | \$ (126,904) |
| Fund Balance as of Beg of Year | \$ - | \$ (81,774) | \$ (164,604) | | \$ (243,490) | | \$ (323,901) | | \$ (405,944) | | \$ (489,730) | | \$ (575,373) | | \$ (662,993) | | \$ (752,711) | | \$ (844,659) | | \$ (935,546) | | \$ (1,028,566) | | \$ (1,149,863) | | \$ (1,263,886) |
| Fund Balance as of End Year | \$ (81,774) | \$ (164,604) | \$ (243,490) | | \$ (323,901) | | \$ (405,944) | | \$ (489,730) | | \$ (575,373) | | \$ (662,993) | | \$ (752,711) | | \$ (844,659) | | \$ (935,546) | | \$ (1,028,566) | | \$ (1,149,863) | | \$ (1,263,886) | | \$ (1,390,790) |

**SPORTS DOME
RENTAL AGREEMENT**

This Rental Agreement ("Agreement"), made and entered into this 8th day of October, 2013, by and between the City of Edina (the "City") and Edina Baseball Association (the "Club").

1. **Dates and Times.** The City hereby leases to the Club and the Club hereby leases from the City 250 hours for the dome facility. The date(s) and time(s) listed on Exhibit "A" will be when the 250 hours are reserved for the Club and will be updated annually. The City and Club will work to create a mutually agreeable schedule regarding dates and times by February 1st each year. In the event an agreement cannot be reached by February 1st, the schedule from the previous year shall be utilized regarding the times and days of the week.

2. **Term.** The term of this Agreement shall be twenty (20) years commencing on October 30, 2014.

3. **Payment Terms and Conditions.** The rent to be paid the City shall be based on the annual fee schedule, attached as Exhibit "B", which may be amended unilaterally by the City, for Prime Time and Non-Prime Time hours (sales tax included). However, the City will not increase the rate by more than three (3%) percent per year. City will invoice the Club thirty (30) days in advance of the due date. Payment shall be due in advance on the first day of each month. Failure to remit payment as required on the date(s) due shall be grounds for denial of time in the dome until payment is made in full, or a payment plan is worked out between the City and Club.

Club shall pay a fee of Thirty and no/100ths Dollars (\$30.00) per participant by December 31st each year. Club shall provide City with a membership list by December 31st of each year.

4. **Interest.** The City reserves the right to charge a 1.5% finance charge per month for any unpaid bill that extends thirty (30) days beyond the due date.

5. **Definitions of Prime Time and Non-Prime Time.** See Exhibit "C."

6. **Assignment.** Club may assign time leased in paragraph 1 above to any other club or private party that has entered into a rental Agreement with the City of Edina. In such case(s), the City will invoice the assignee directly for such time and charges. In the event assignee does not make payment as required pursuant to Paragraph 3, Club shall be responsible for the outstanding balance.

7. **Cancellations.** When the City is unable to provide the dome facilities due to breakdown or an act of nature, the Club will not be charged for the time scheduled on Exhibit

"A" that is lost due to the breakdown or act of nature.

8. **Rules and Regulations.** The rules and regulations of the Sports Dome shall be and are a part of this rental agreement as though they were set out in full herein, and are specifically incorporated as a part hereof by reference. The Club hereby acknowledges receipt of a copy of the rules and regulations currently in place and by signed addendum will acknowledge receipt of any additional rules and regulations. Violation of any of the rules and regulations by any player, volunteer or employee of the Club shall be grounds to bar future use of the Sports Dome by that person, according to the Sports Dome's zero tolerance and disciplinary action programs.

9. **Indemnification and Hold Harmless.** The Club shall defend, indemnify and hold the City, its officers, employees and agents harmless from and against any and all liability, loss, expense (including attorneys' fees and costs) or claims for injury or damage arising out of the performance of this Agreement, caused solely by or resulting solely from the negligent or intentional acts or omissions of the Club, its officers, directors, volunteers, agents or employees. This Release and Indemnification does not apply to intentional, willful, or wanton acts by the City.

10. **Admission Fees.** The Club shall have the right to charge admission for spectators for purposes of special events with prior written approval from the Sports Dome manager or appropriate City official. Both the City and the Club shall have the right to admit, control or eject spectators during any event at the Sports Dome.

11. **Insurance.** The Club shall, at its own expense, provide such general liability insurance as will protect the Club and the City from all claims for damages to property and persons, including death and the use of products, giving cause for claims or damages, which may arise from the operation of the business conducted under this Agreement or from anyone directly or indirectly employed by the Club. Such general liability insurance shall provide limits of not less than One Million Dollars (\$1,000,000.00) for any number of persons per occurrence injured or killed. Property damage liability insurance shall provide a limit of not less than Three Hundred Thousand Dollars (\$300,000.00) per occurrence. The City shall be named an additional insured in said policy or policies and the Club shall furnish to the City evidence of insurance by a certificate of insurance of required coverage.

12. **Termination.** The City may terminate this Agreement in the event any payment herein agreed to be made is in arrears and remains unpaid for a period of sixty (60) days after the same is due. Either the City or the Club may terminate this Agreement in the event any of the material provisions, terms or conditions of this Agreement have been violated upon giving thirty (30) days' written notice to the other party to cure the violation and of the intention to so terminate and, at the end of said thirty (30) days, all the rights of the party in breach hereunder shall terminate unless said violation is cured to the satisfaction of the party that provided notice of the intention to terminate the agreement.

Such termination shall not waive the right of a party to recover damages from the other party for its failure to comply with the terms of this Agreement. The acceptance of monies due the City for any period or periods after a default of any of the terms, covenants or conditions of this Agreement shall not be deemed a waiver on the part of the City. No waiver of default by either party of any of the terms, covenants or conditions hereof shall be construed to be or act as a waiver of any subsequent default of any of the terms, covenants and conditions herein contained to be performed, kept and observed.

13. **Severability.** If any provisions of this Agreement shall be invalid for any reason, such invalidity shall not affect the remaining provisions herein, the parties to this Agreement hereby declaring that they would have agreed to the other provisions of this Agreement notwithstanding such invalidity.

WITNESSETH, the parties hereto execute this Agreement on the 6th day of October, 2013.

CITY OF EDINA

By: [Signature]
Its City Manager

CLUB: EDINA BASEBALL ASSOC. (EBA)

By: [Signature]
Its _____

EXHIBIT "A"

Schedule of Dates and Times
See Attached Proforma

EXHIBIT "B"

Annual Fee Schedule 2014-15

| Client Hours | October | November | December | January | February | March | April | Oct - Dec | Jan - Apr |
|--------------------|------------|-----------|------------|------------|------------|------------|------------|------------|------------|
| Total | | | | | | | | | |
| EBA Practice | 62 | - | - | - | - | - | 62 | - | 62 |
| EBA Legion | 3 | - | - | - | - | - | 3 | - | 3 |
| EBA Blizzard Ball | 22 | - | - | - | 12 | 10 | - | - | 22 |
| EBA Legion | 11 | - | - | - | 6 | 5 | - | - | 11 |
| EBA General | 114 | 4 | 15 | 26 | 15 | 33 | 22 | 45 | 69 |
| EBA Tryouts | 38 | - | - | - | - | 18 | 17 | 3 | 38 |
| EHS BB/FP | - | - | - | - | - | - | - | - | - |
| EFA | - | - | - | - | - | - | - | - | - |
| ESC | - | - | - | - | - | - | - | - | - |
| ELAX | - | - | - | - | - | - | - | - | - |
| CSC Sports | - | - | - | - | - | - | - | - | - |
| Grand Total | 248 | 16 | 111 | 116 | 132 | 161 | 174 | 188 | 655 |
| Days | 104 | 3 | 30 | 31 | 31 | 28 | 31 | 30 | 120 |
| Hours | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 |
| Max Capacity | 2,944 | 48 | 480 | 496 | 496 | 448 | 496 | 480 | 1,920 |
| % Utilized | 0% | 32% | 23% | 23% | 27% | 36% | 35% | 39% | 34% |
| EBA totals | 218 | 1 | 15 | 26 | 33 | 65 | 38 | 68 | 204 |

| Revenue - Total | October | November | December | January | February | March | April | Oct - Dec | Jan - Apr |
|-------------------|------------------|-----------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|------------------|
| EBA Practice | \$ 19,915 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 19,915 | \$ - | \$ 19,915 |
| EBA Legion | 840 | - | - | - | - | - | 840 | - | 840 |
| EBA Blizzard Ball | 6,020 | - | - | - | 3,360 | 2,660 | - | - | 6,020 |
| EBA Legion | 2,940 | - | - | - | 1,680 | 1,260 | - | - | 2,940 |
| EBA General | 36,500 | 1,120 | 4,800 | 8,320 | 4,760 | 11,060 | 6,440 | 14,240 | 22,260 |
| EBA Tryouts | 12,495 | - | - | - | - | 5,985 | 5,670 | 840 | 12,495 |
| EHS BB/FP | - | - | - | - | - | - | - | - | - |
| EFA | - | - | - | - | - | - | - | - | - |
| ESC | - | - | - | - | - | - | - | - | - |
| ELAX | - | - | - | - | - | - | - | - | - |
| CSC Sports | - | - | - | - | - | - | - | - | - |
| Total | \$ 78,710 | \$ 1,120 | \$ 4,800 | \$ 8,320 | \$ 9,800 | \$ 20,965 | \$ 12,110 | \$ 21,595 | \$ 64,470 |
| EBA totals | \$ 78,710 | \$ 1,120 | \$ 4,800 | \$ 8,320 | \$ 9,800 | \$ 20,965 | \$ 12,110 | \$ 21,595 | \$ 64,470 |

EXHIBIT "C"

Prime Time and Non-Prime Time Definitions
Annual Fee Schedule

| Billing Class | Times | Rate/Hour | Months | Days |
|---------------|-----------|-----------|-----------|---------|
| Primetime | 5-10p | \$ 350.00 | Jan - Apr | Mon-Fri |
| Primetime | 8a-10p | \$ 350.00 | Jan - Apr | Sat |
| Primetime | 8a-5p | \$ 350.00 | Jan - Apr | Sun |
| Off hours | All Other | \$ 280.00 | Jan - Apr | All |
| Shoulder | All | \$ 320.00 | Oct - Dec | All |

**SPORTS DOME
RENTAL AGREEMENT**

This Rental Agreement ("Agreement"), made and entered into this 8th day of October, 2013, by and between the **City of Edina** (the "City") and **Edina Soccer Club** (the "Club").

1. **Dates and Times.** The City hereby leases to the Club and the Club hereby leases from the City 346 hours for the dome facility. The date(s) and time(s) listed on Exhibit "A" will be when the 346 hours are reserved for the Club and will be updated annually. The City and Club will work to create a mutually agreeable schedule regarding dates and times by February 1st each year. In the event an agreement cannot be reached by February 1st, the schedule from the previous year shall be utilized regarding the times and days of the week.

2. **Term.** The term of this Agreement shall be twenty (20) years commencing on October 30, 2014.

3. **Payment Terms and Conditions.** The rent to be paid the City shall be based on the annual fee schedule, attached as Exhibit "B", which may be amended unilaterally by the City, for Prime Time and Non-Prime Time hours (sales tax included). However, the City will not increase the rate by more than three (3%) percent per year. City will invoice the Club thirty (30) days in advance of the due date. Payment shall be due in advance on the first day of each month. Failure to remit payment as required on the date(s) due shall be grounds for denial of time in the dome until payment is made in full, or a payment plan is worked out between the City and Club.

Club shall pay a fee of Thirty and no/100ths Dollars (\$30.00) per participant by December 31st each year. Club shall provide City with a membership list by December 31st of each year.

4. **Interest.** The City reserves the right to charge a 1.5% finance charge per month for any unpaid bill that extends thirty (30) days beyond the due date.

5. **Definitions of Prime Time and Non-Prime Time.** See Exhibit "C."

6. **Assignment.** Club may assign time leased in paragraph 1 above to any other club or private party that has entered into a rental Agreement with the City of Edina. In such case(s), the City will invoice the assignee directly for such time and charges. In the event assignee does not make payment as required pursuant to Paragraph 3, Club shall be responsible for the outstanding balance.

7. **Cancellations.** When the City is unable to provide the dome facilities due to breakdown or an act of nature, the Club will not be charged for the time scheduled on Exhibit "A" that is lost due to the breakdown or act of nature.

8. **Rules and Regulations.** The rules and regulations of the Sports Dome shall be

and are a part of this rental agreement as though they were set out in full herein, and are specifically incorporated as a part hereof by reference. The Club hereby acknowledges receipt of a copy of the rules and regulations currently in place and by signed addendum will acknowledge receipt of any additional rules and regulations. Violation of any of the rules and regulations by any player, volunteer or employee of the Club shall be grounds to bar future use of the Sports Dome by that person, according to the Sports Dome's zero tolerance and disciplinary action programs.

9. Indemnification and Hold Harmless. The Club shall defend, indemnify and hold the City, its officers, employees and agents harmless from and against any and all liability, loss, expense (including attorneys' fees and costs) or claims for injury or damage arising out of the performance of this Agreement, caused solely by or resulting solely from the negligent or intentional acts or omissions of the Club, its officers, directors, volunteers, agents or employees. This Release and Indemnification does not apply to intentional, willful, or wanton acts by the City.

10. Admission Fees. The Club shall have the right to charge admission for spectators for purposes of special events with prior written approval from the Sports Dome manager or appropriate City official. Both the City and the Club shall have the right to admit, control or eject spectators during any event at the Sports Dome.

11. Insurance. The Club shall, at its own expense, provide such general liability insurance as will protect the Club and the City from all claims for damages to property and persons, including death and the use of products, giving cause for claims or damages, which may arise from the operation of the business conducted under this Agreement or from anyone directly or indirectly employed by the Club. Such general liability insurance shall provide limits of not less than One Million Dollars (\$1,000,000.00) for any number of persons per occurrence injured or killed. Property damage liability insurance shall provide a limit of not less than Three Hundred Thousand Dollars (\$300,000.00) per occurrence. The City shall be named an additional insured in said policy or policies and the Club shall furnish to the City evidence of insurance by a certificate of insurance of required coverage.

12. Termination. The City may terminate this Agreement in the event any payment herein agreed to be made is in arrears and remains unpaid for a period of sixty (60) days after the same is due. Either the City or the Club may terminate this Agreement in the event any of the material provisions, terms or conditions of this Agreement have been violated upon giving thirty (30) days' written notice to the other party to cure the violation and of the intention to so terminate and, at the end of said thirty (30) days, all the rights of the party in breach hereunder shall terminate unless said violation is cured to the satisfaction of the party that provided notice of the intention to terminate the agreement.

Such termination shall not waive the right of a party to recover damages from the other party for its failure to comply with the terms of this Agreement. The acceptance of monies due the City for any period or periods after a default of any of the terms, covenants or conditions of this Agreement shall not be deemed a waiver on the part of the City. No waiver of default by either party of any of the terms, covenants or conditions hereof shall be construed to be or act as

a waiver of any subsequent default of any of the terms, covenants and conditions herein contained to be performed, kept and observed.

13. **Severability.** If any provisions of this Agreement shall be invalid for any reason, such invalidity shall not affect the remaining provisions herein, the parties to this Agreement hereby declaring that they would have agreed to the other provisions of this Agreement notwithstanding such invalidity.

WITNESSETH, the parties hereto execute this Agreement on the 8th day of OCTOBER, 2013.

CITY OF EDINA

By: [Signature]
Its CITY Manager

CLUB: EDINA SOCCER CLUB

By: [Signature]
Its PRESIDENT

EXHIBIT "A"

Schedule of Dates and Times
See Attached Proforma

EXHIBIT "C"

Prime Time and Non-Prime Time Definitions
Annual Fee Schedule

| Billing Class | Times | Rate/Hour | Months | Days |
|---------------|-----------|-----------|-----------|---------|
| Primetime | 5-10p | \$ 350.00 | Jan - Apr | Mon-Fri |
| Primetime | 8a-10p | \$ 350.00 | Jan - Apr | Sat |
| Primetime | 8a-5p | \$ 350.00 | Jan - Apr | Sun |
| Off hours | All Other | \$ 280.00 | Jan - Apr | All |
| Shoulder | All | \$ 320.00 | Oct - Dec | All |

**SPORTS DOME
RENTAL AGREEMENT**

This Rental Agreement ("Agreement"), made and entered into this 8th day of October, 2013, by and between the City of Edina (the "City") and Edina Football Association (the "Club").

1. **Dates and Times.** The City hereby leases to the Club and the Club hereby leases from the City 34 hours for the dome facility. The date(s) and time(s) listed on Exhibit "A" will be when the 34 hours are reserved for the Club and will be updated annually. The City and Club will work to create a mutually agreeable schedule regarding dates and times by February 1st each year. In the event an agreement cannot be reached by February 1st, the schedule from the previous year shall be utilized regarding the times and days of the week.

2. **Term.** The term of this Agreement shall be twenty (20) years commencing on October 30, 2014.

3. **Payment Terms and Conditions.** The rent to be paid the City shall be based on the annual fee schedule, attached as Exhibit "B", which may be amended unilaterally by the City, for Prime Time and Non-Prime Time hours (sales tax included). However, the City will not increase the rate by more than three (3%) percent per year. City will invoice the Club thirty (30) days in advance of the due date. Payment shall be due in advance on the first day of each month. Failure to remit payment as required on the date(s) due shall be grounds for denial of time in the dome until payment is made in full, or a payment plan is worked out between the City and Club.

Club shall pay a fee of Thirty and no/100ths Dollars (\$30.00) per participant by December 31st each year. Club shall provide City with a membership list by December 31st of each year. The Edina Football Association shall be entitled to priority scheduling of the Braemar Field turf from August 1 through October 31 annually for the duration of the contract term.

4. **Interest.** The City reserves the right to charge a 1.5% finance charge per month for any unpaid bill that extends thirty (30) days beyond the due date.

5. **Definitions of Prime Time and Non-Prime Time.** See Exhibit "C."

6. **Assignment.** Club may assign time leased in paragraph 1 above to any other club or private party that has entered into a rental Agreement with the City of Edina. In such case(s), the City will invoice the assignee directly for such time and charges. In the event assignee does not make payment as required pursuant to Paragraph 3, Club shall be responsible for the outstanding balance.

7. **Cancellations.** When the City is unable to provide the dome facilities due to breakdown or an act of nature, the Club will not be charged for the time scheduled on Exhibit "A" that is lost due to the breakdown or act of nature.

8. **Rules and Regulations.** The rules and regulations of the Sports Dome shall be and are a part of this rental agreement as though they were set out in full herein, and are specifically incorporated as a part hereof by reference. The Club hereby acknowledges receipt of a copy of the rules and regulations currently in place and by signed addendum will acknowledge receipt of any additional rules and regulations. Violation of any of the rules and regulations by any player, volunteer or employee of the Club shall be grounds to bar future use of the Sports Dome by that person, according to the Sports Dome's zero tolerance and disciplinary action programs.

9. **Indemnification and Hold Harmless.** The Club shall defend, indemnify and hold the City, its officers, employees and agents harmless from and against any and all liability, loss, expense (including attorneys' fees and costs) or claims for injury or damage arising out of the performance of this Agreement, caused solely by or resulting solely from the negligent or intentional acts or omissions of the Club, its officers, directors, volunteers, agents or employees. This Release and Indemnification does not apply to intentional, willful, or wanton acts by the City.

10. **Admission Fees.** The Club shall have the right to charge admission for spectators for purposes of special events with prior written approval from the Sports Dome manager or appropriate City official. Both the City and the Club shall have the right to admit, control or eject spectators during any event at the Sports Dome.

11. **Insurance.** The Club shall, at its own expense, provide such general liability insurance as will protect the Club and the City from all claims for damages to property and persons, including death and the use of products, giving cause for claims or damages, which may arise from the operation of the business conducted under this Agreement or from anyone directly or indirectly employed by the Club. Such general liability insurance shall provide limits of not less than One Million Dollars (\$1,000,000.00) for any number of persons per occurrence injured or killed. Property damage liability insurance shall provide a limit of not less than Three Hundred Thousand Dollars (\$300,000.00) per occurrence. The City shall be named an additional insured in said policy or policies and the Club shall furnish to the City evidence of insurance by a certificate of insurance of required coverage.

12. **Termination.** The City may terminate this Agreement in the event any payment herein agreed to be made is in arrears and remains unpaid for a period of sixty (60) days after the same is due. Either the City or the Club may terminate this Agreement in the event any of the material provisions, terms or conditions of this Agreement have been violated upon giving thirty (30) days' written notice to the other party to cure the violation and of the intention to so terminate and, at the end of said thirty (30) days, all the rights of the party in breach hereunder shall terminate unless said violation is cured to the satisfaction of the party that provided notice of the intention to terminate the agreement.

Such termination shall not waive the right of a party to recover damages from the other party for its failure to comply with the terms of this Agreement. The acceptance of monies due the City for any period or periods after a default of any of the terms, covenants or conditions

of this Agreement shall not be deemed a waiver on the part of the City. No waiver of default by either party of any of the terms, covenants or conditions hereof shall be construed to be or act as a waiver of any subsequent default of any of the terms, covenants and conditions herein contained to be performed, kept and observed.

13. **Severability.** If any provisions of this Agreement shall be invalid for any reason, such invalidity shall not affect the remaining provisions herein, the parties to this Agreement hereby declaring that they would have agreed to the other provisions of this Agreement notwithstanding such invalidity.

WITNESSETH, the parties hereto execute this Agreement on the 9TH day of OCTOBER, 2013.

CITY OF EDINA

By: [Signature]
Its City Manager

CLUB: EDINA FOOTBALL ASSN.

By: [Signature]
Its PRESIDENT

EXHIBIT "A"

Schedule of Dates and Times
See Attached Proforma

EXHIBIT "B"

Annual Fee Schedule 2014-15

| Client Hours | Total | October | November | December | January | February | March | April | Oct-Dec | Jan-Apr |
|--------------------|-----------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|
| EBA Practice | . | . | . | . | . | . | . | . | . | . |
| EBA Legion | . | . | . | . | . | . | . | . | . | . |
| EBA Slizzard Bat | . | . | . | . | . | . | . | . | . | . |
| EBA Legion | . | . | . | . | . | . | . | . | . | . |
| EBA General | . | . | . | . | . | . | . | . | . | . |
| EBA Tryouts | . | . | . | . | . | . | . | . | . | . |
| EHS SS/FP | . | . | . | . | . | . | . | . | . | . |
| EFA | 34 | . | 8 | 6 | 4 | 6 | 6 | . | 14 | 20 |
| ESC | . | . | . | . | . | . | . | . | . | . |
| ELAX | . | . | . | . | . | . | . | . | . | . |
| CSC Sports | . | . | . | . | . | . | . | . | . | . |
| Grand Total | 34 | 16 | 111 | 116 | 132 | 143 | 213 | 197 | 243 | 685 |

| Revenue - Total | October | November | December | January | February | March | April | Oct-Dec | Jan-Apr | |
|-----------------|------------------|-------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------|-----------------|-----------------|
| EFA | 11,410 | . | 2,560 | 1,920 | 1,400 | 2,700 | 2,800 | . | 4,480 | 6,930 |
| Total | \$ 11,410 | \$. | \$ 2,560 | \$ 1,920 | \$ 1,400 | \$ 2,700 | \$ 2,800 | \$. | \$ 4,480 | \$ 6,930 |

EXHIBIT "C"

**Prime Time and Non-Prime Time Definitions
Annual Fee Schedule**

| Billing Class | Times | Rate/Hour | Months | Days |
|----------------------|--------------|------------------|---------------|-------------|
| Primetime | 5-10p | \$ 350.00 | Jan - Apr | Mon-Fri |
| Primetime | 8a-10p | \$ 350.00 | Jan - Apr | Sat |
| Primetime | 8a-5p | \$ 350.00 | Jan - Apr | Sun |
| Off hours | All Other | \$ 280.00 | Jan - Apr | All |
| Shoulder | All | \$ 320.00 | Oct - Dec | All |

**SPORTS DOME
RENTAL AGREEMENT**

This Rental Agreement ("Agreement"), made and entered into this 8th day of October, 2013, by and between the City of Edina (the "City") and Edina Lacrosse Association (the "Club").

1. **Dates and Times.** The City hereby leases to the Club and the Club hereby leases from the City 88 hours for the dome facility. The date(s) and time(s) listed on Exhibit "A" will be when the 88 hours are reserved for the Club and will be updated annually. The City and Club will work to create a mutually agreeable schedule regarding dates and times by February 1st each year. In the event an agreement cannot be reached by February 1st, the schedule from the previous year shall be utilized regarding the times and days of the week.

2. **Term.** The term of this Agreement shall be twenty (20) years commencing on October 30, 2014.

3. **Payment Terms and Conditions.** The rent to be paid the City shall be based on the annual fee schedule, attached as Exhibit "B", which may be amended unilaterally by the City, for Prime Time and Non-Prime Time hours (sales tax included). However, the City will not increase the rate by more than three (3%) percent per year. City will invoice the Club thirty (30) days in advance of the due date. Payment shall be due in advance on the first day of each month. Failure to remit payment as required on the date(s) due shall be grounds for denial of time in the dome until payment is made in full, or a payment plan is worked out between the City and Club.

Club shall pay a fee of Thirty and no/100ths Dollars (\$30.00) per participant by December 31st each year. Club shall provide City with a membership list by December 31st of each year.

4. **Interest.** The City reserves the right to charge a 1.5% finance charge per month for any unpaid bill that extends thirty (30) days beyond the due date.

5. **Definitions of Prime Time and Non-Prime Time.** See Exhibit "C."

6. **Assignment.** Club may assign time leased in paragraph 1 above to any other club or private party that has entered into a rental Agreement with the City of Edina. In such case(s), the City will invoice the assignee directly for such time and charges. In the event assignee does not make payment as required pursuant to Paragraph 3, Club shall be responsible for the outstanding balance.

7. **Cancellations.** When the City is unable to provide the dome facilities due to breakdown or an act of nature, the Club will not be charged for the time scheduled on Exhibit "A" that is lost due to the breakdown or act of nature.

8. **Rules and Regulations.** The rules and regulations of the Sports Dome shall be

and are a part of this rental agreement as though they were set out in full herein, and are specifically incorporated as a part hereof by reference. The Club hereby acknowledges receipt of a copy of the rules and regulations currently in place and by signed addendum will acknowledge receipt of any additional rules and regulations. Violation of any of the rules and regulations by any player, volunteer or employee of the Club shall be grounds to bar future use of the Sports Dome by that person, according to the Sports Dome's zero tolerance and disciplinary action programs.

9. Indemnification and Hold Harmless. The Club shall defend, indemnify and hold the City, its officers, employees and agents harmless from and against any and all liability, loss, expense (including attorneys' fees and costs) or claims for injury or damage arising out of the performance of this Agreement, caused solely by or resulting solely from the negligent or intentional acts or omissions of the Club, its officers, directors, volunteers, agents or employees. This Release and Indemnification does not apply to intentional, willful, or wanton acts by the City.

10. Admission Fees. The Club shall have the right to charge admission for spectators for purposes of special events with prior written approval from the Sports Dome manager or appropriate City official. Both the City and the Club shall have the right to admit, control or eject spectators during any event at the Sports Dome.

11. Insurance. The Club shall, at its own expense, provide such general liability insurance as will protect the Club and the City from all claims for damages to property and persons, including death and the use of products, giving cause for claims or damages, which may arise from the operation of the business conducted under this Agreement or from anyone directly or indirectly employed by the Club. Such general liability insurance shall provide limits of not less than One Million Dollars (\$1,000,000.00) for any number of persons per occurrence injured or killed. Property damage liability insurance shall provide a limit of not less than Three Hundred Thousand Dollars (\$300,000.00) per occurrence. The City shall be named an additional insured in said policy or policies and the Club shall furnish to the City evidence of insurance by a certificate of insurance of required coverage.

12. Termination. The City may terminate this Agreement in the event any payment herein agreed to be made is in arrears and remains unpaid for a period of sixty (60) days after the same is due. Either the City or the Club may terminate this Agreement in the event any of the material provisions, terms or conditions of this Agreement have been violated upon giving thirty (30) days' written notice to the other party to cure the violation and of the intention to so terminate and, at the end of said thirty (30) days, all the rights of the party in breach hereunder shall terminate unless said violation is cured to the satisfaction of the party that provided notice of the intention to terminate the agreement.

Such termination shall not waive the right of a party to recover damages from the other party for its failure to comply with the terms of this Agreement. The acceptance of monies due the City for any period or periods after a default of any of the terms, covenants or conditions of this Agreement shall not be deemed a waiver on the part of the City. No waiver of default by either party of any of the terms, covenants or conditions hereof shall be construed to be or act as

a waiver of any subsequent default of any of the terms, covenants and conditions herein contained to be performed, kept and observed.

13. **Severability.** If any provisions of this Agreement shall be invalid for any reason, such invalidity shall not affect the remaining provisions herein, the parties to this Agreement hereby declaring that they would have agreed to the other provisions of this Agreement notwithstanding such invalidity.

WITNESSETH, the parties hereto execute this Agreement on the 9 day of October, 2013.

CITY OF EDINA

By: 
Its City Manager

CLUB: Edina Lacrosse Assoc.

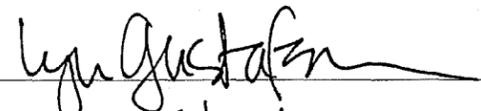
By: 
Its President

EXHIBIT "A"

Schedule of Dates and Times
See Attached Proforma

EXHIBIT "B"

Annual Fee Schedule 2014-15

| Client Hours | Total | October | November | December | January | February | March | April | Oct - Dec | Jan - Apr |
|---------------------|--------------|----------------|-----------------|-----------------|----------------|-----------------|--------------|--------------|------------------|------------------|
| EBA Practice | - | - | - | - | - | - | - | - | - | - |
| EBA Legion | - | - | - | - | - | - | - | - | - | - |
| EBA Blizzard Ball | - | - | - | - | - | - | - | - | - | - |
| EBA Legion | - | - | - | - | - | - | - | - | - | - |
| EBA General | - | - | - | - | - | - | - | - | - | - |
| EBA Tryouts | - | - | - | - | - | - | - | - | - | - |
| EHS BB/FP | - | - | - | - | - | - | - | - | - | - |
| EFA | - | - | - | - | - | - | - | - | - | - |
| ESC | - | - | - | - | - | - | - | - | - | - |
| ELAX | 88 | 2 | 12 | 10 | 12 | 12 | 18 | 22 | 24 | 64 |
| CSC Sports | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - |
| Grand Total | 88 | 16 | 111 | 116 | 132 | 143 | 213 | 197 | 243 | 685 |

| Revenue - Total | October | November | December | January | February | March | April | Oct - Dec | Jan - Apr |
|------------------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|------------------|
| ELAX | 29,240 | 640 | 3,840 | 3,200 | 4,200 | 3,920 | 6,160 | 7,280 | 21,560 |
| | - | - | - | - | - | - | - | - | - |
| Total | \$ 29,240 | \$ 640 | \$ 3,840 | \$ 3,200 | \$ 4,200 | \$ 3,920 | \$ 6,160 | \$ 7,280 | \$ 21,560 |

EXHIBIT "C"

Prime Time and Non-Prime Time Definitions
Annual Fee Schedule

| Billing Class | Times | Rate/Hour | Months | Days |
|---------------|-----------|-----------|-----------|---------|
| Primetime | 5-10p | \$ 350.00 | Jan - Apr | Mon-Fri |
| Primetime | 8a-10p | \$ 350.00 | Jan - Apr | Sat |
| Primetime | 8a-5p | \$ 350.00 | Jan - Apr | Sun |
| Off hours | All Other | \$ 280.00 | Jan - Apr | All |
| Shoulder | All | \$ 320.00 | Oct - Dec | All |