



TOWN OF NATICK

WILLIAM CHASE ARENA

STAKEHOLDERS INFORMATIONAL MEETING

FMC Ice Sports

www.fmcicesports.com



Arena History

- Built in the early 1970s by a non-profit organization of local hockey and skating enthusiasts
- 2nd ice surface added after the first was built
- Energy and other rising costs created financial difficulties and the facility was sold to the town in early 1990s
- 2nd surface was converted to the DPW garage with the original surface retained as a public ice rink
- Comets Community Center managed arena for approximately 12 years under a \$1/year lease
- 8 year lease was bid out in 2003 and just recently a 20 year lease was bid out



Current Management Structure

- Town retains ownership & control while contracting the operation and maintenance through a performance based lease agreement
- Lease is competitively bid to ensure the best package of financial and programming terms
- Town sets management priorities and operation standards within the bid and lease agreement



Current Management Structure

- Town monitors compliance with lease agreement via an Oversight Committee
- Committee and Town leadership review quarterly financial and operation reports
- Improvements and alterations to the arena are reviewed and approved by the Committee
- The arena is self-supporting with all costs (operations as well as repairs & improvements) paid through user fees



Initial Lease Agreement

- 8 years: 2003 – 2011
- \$931,294 in capital upgrades were made
 - Purchased Comets Equipment (turned title over to the Town)
 - Replaced the refrigeration system for the ice with an industrial grade system
 - Purchased new electric ice resurfacer & edger to eliminate emissions fumes in the rink
 - Installed desiccant dehumidification system to resolve humidity / mold issues



Initial Lease Agreement

- Installed low emissivity ceiling in the rink space to improve the ice quality as well as energy / lighting efficiency and aesthetics
- Replaced boilers and water heaters throughout with high efficiency condensing units
- Installed a building automation computer system to dynamically control environmental and process systems
- Facility refurbishments – painting, flooring, ceilings, restroom renovations, etc.



Initial Lease Agreement

- Replaced lighting throughout the building and over the ice surface with high efficiency fluorescent fixtures
- Installed a fire detection and alarm system
- Reconfigured office / lobby areas to construct an accessible hallway to the dressing and meeting rooms at the front of the building



New Lease Agreement

- 20 years: 2011 - 2031
 - 10 year term with (2) five-year extensions
 - \$2,267,000 in proposed capital repairs / upgrades
 - Years 1 to 10:
 - Ice floor replacement, new dashers, replace main electrical panels, new skate sharpening machine, paint the interior of facility, team room renovations, create café area off lobby for visitor comfort



New Lease Agreement

– Years 11 to 15:

- Replace electric ice resurfacer and edger, rebuild refrigeration compressors, replace radiant heaters over stands, re-paint building exterior, replace desiccant element of dehumidifier, replace rubber skate flooring throughout rink area, new arena sound system & scoreclock, shower refurbishment, update exterior of main entrance area

– Years 16 to 20:

- New PVC roofing system on main building and lobby roofs – insulation and solar reflecting membrane



2011 Capital Project

- Arena closed from April 30 to August 31st:
 - Remove and replace ice slab
 - Sub-floor defrost with waste refrigeration heat
 - Insulation to reduce heat transfer to the ground and improve energy efficiency
 - Two poly membranes to prevent moisture / fluid transfer to / from the ground
 - New piping configuration for energy efficiency and improved ice quality
 - 5" reinforced concrete ice floor
 - Change corner radius to international standard 28'



2011 Capital Project

- Arena closed from April 30 to August 31st:
 - **Replace dashers with custom modular system**
 - ASTM standard compliant
 - Galvanized steel frame with poly facing on both sides
 - Seamless tempered glass shielding
 - Slightly larger team boxes
 - Expanded player access gates
 - Double wide public skater gate at lobby end
 - New wheelchair viewing platforms at lobby end



Programming Priorities

- Year – round operation
 - Hockey & figure skating have become year round sports for many
 - Arena will be available (12) month per year for citizens (after project completion)
 - Refrigeration plant is larger and more energy efficient than industry standard
 - 2011 Capital Project will ensure high quality, efficient operation.



Programming Priorities

- Ice scheduling priority access for Natick programs
 - Town protects interest of local programs through RFP scheduling requirements & review of ice schedules prior to each season.
 - On going communication between FMC on-site & senior management ensure scheduling goals are met
 - Our job is to maximize utilization of the facility



Programming Priorities

- Supplement existing hockey programs with off-season and developmental opportunities:
 - Bruins partnership & FMC programming department provide opportunities
 - Mission is to not compete with existing programs
 - Off season leagues & programs
 - Niche programs
 - Future Possibilities
 - Adult Instructional



Programming Priorities

- Introductory classes for all ages
 - Learn to Skate program with defined progression levels
 - Provides foundation for figure skating, hockey or recreational skating
 - Classes for all ages offered
 - Largest program in the state
 - Promote in collaboration with Natick Recreation
- Figure skating
 - Everything from team based programs to competitive figure skating to off ice classes are offered
 - Skating Club of Natick partnership
 - Integrate ability levels to keep costs down and maximize the number of hours per week available



Programming Priorities

- Public sessions
 - Expanded Public Skating over past (8) years
 - (5) weekday & (1) weekend session offered
 - Length of season and session expanded
 - Serves a different part of the community
 - Expansion allows more families to utilize the public asset
 - Future expansion to Friday evenings for Teen Night with DJ



Financial Operation

- Detailed budgets proposed in RFP process
- Updated annually & presented to Oversight Committee
- Committee reviews quarterly financials and annual certified audited financials



Financial Operation

- Rates are set to cover all operating costs as well as capital repairs / improvements
 - Rates will be same as 2010/2011 season
 - Best possible rate for every user group
- All costs including water/sewer, utilities, insurance, staffing, capital repair, etc. are paid through the arena operation – no costs are borne by the citizens of the Town

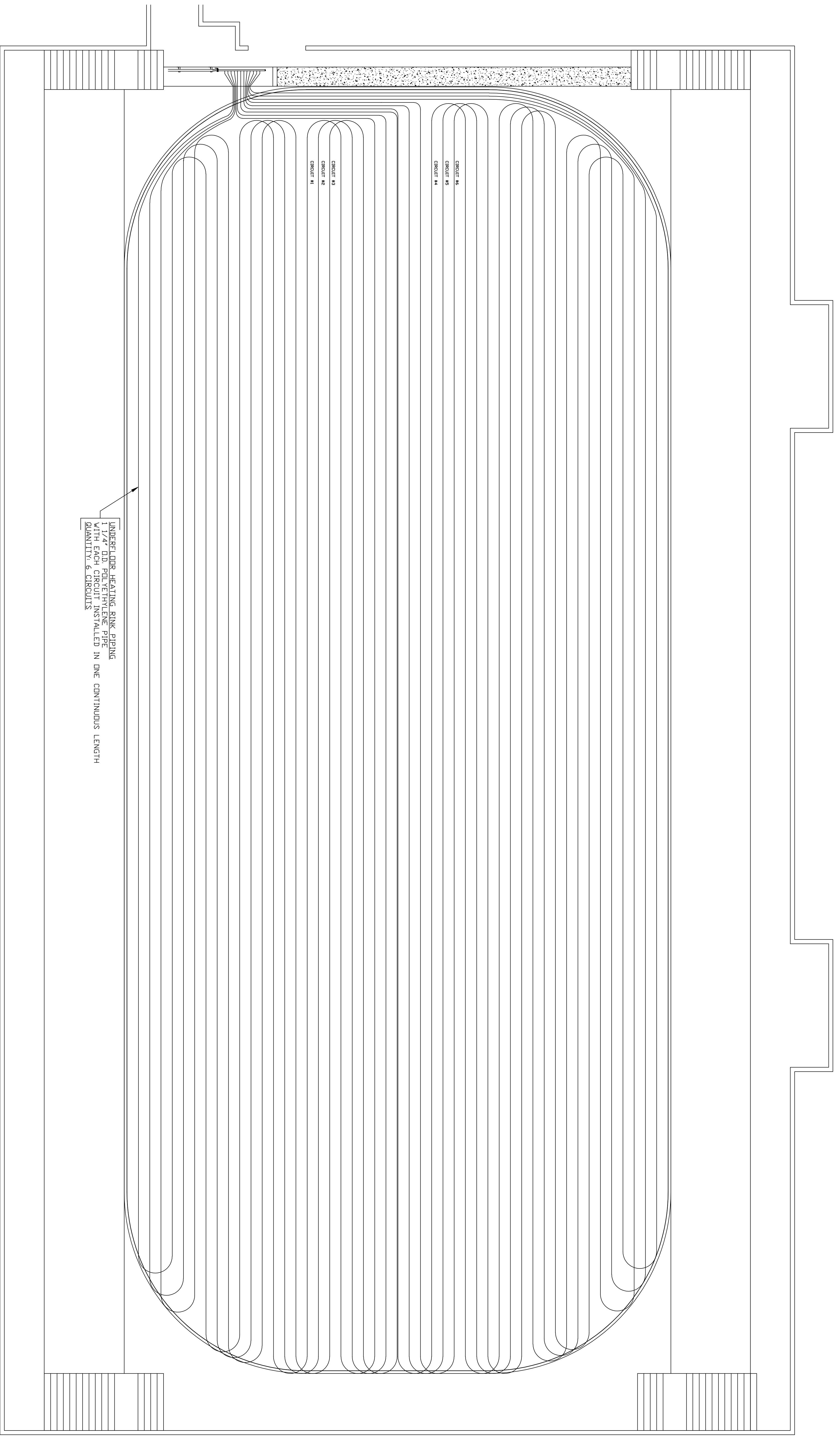


Q & A Period

Questions?

Concerns?

Suggestions for improvement?

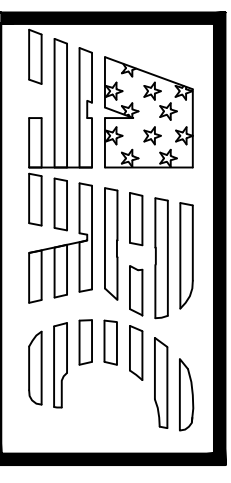


Rev.	Date	Revision Description

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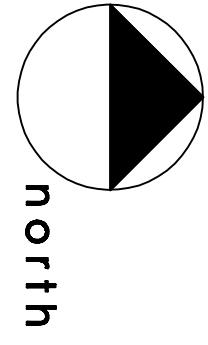
FMC MATICK
WILLIAM CHASE ARENA
35 WINDSOR AVENUE
MATTICK, MA 01760

SEAL

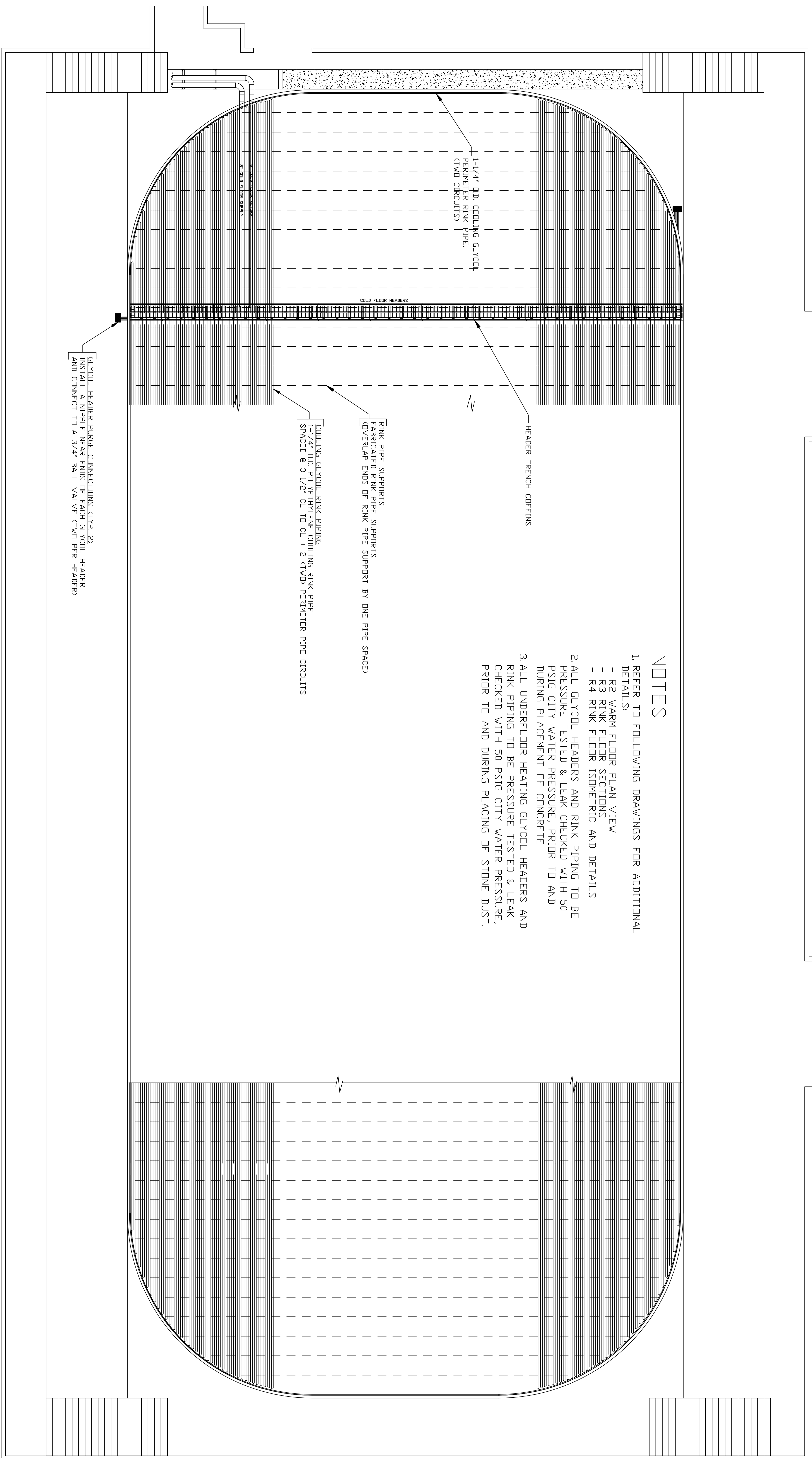


AMERICAN
REFRIGERATION COMPANY
 149 RIVER STREET
 SUITE # 3
 ANDOVER, MA 01810
 1978-474-4000
 1978-474-4001
www.americanrefrigeration.net

WARM FLOOR
LABOR



SCALE: **AS SHOWN**
 DATE: **08/08/11**
 DRAWN BY: **MS**
 DESIGNED BY: **MS**
 PROJECT #: **400000**
R2



NOTES:

1. REFER TO FOLLOWING DRAWINGS FOR ADDITIONAL DETAILS:
 - R2 WARM FLOOR PLAN VIEW
 - R3 RINK FLOOR SECTIONS
 - R4 RINK FLOOR ISOMETRIC AND DETAILS
2. ALL GLYCOL HEADERS AND RINK PIPING TO BE PRESSURE TESTED & LEAK CHECKED WITH 50 PSIG CITY WATER PRESSURE, PRIOR TO AND DURING PLACEMENT OF CONCRETE.
3. ALL UNDERFLOOR HEATING GLYCOL HEADERS AND RINK PIPING TO BE PRESSURE TESTED & LEAK CHECKED WITH 50 PSIG CITY WATER PRESSURE, PRIOR TO AND DURING PLACING OF STONE DUST.

RINK PIPE SUPPORTS
FABRICATED RINK PIPE SUPPORTS
(OVERLAP ENDS OF RINK PIPE SUPPORT BY ONE PIPE SPACE)

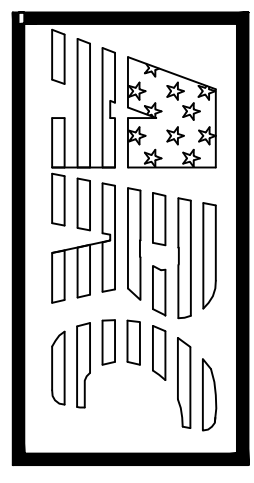
COOLING GLYCOL RINK PIPING
1-1/4" OD. POLYETHYLENE COOLING RINK PIPE
SPACED @ 3-1/2" CL TO CL + 2 (TWD) PERIMETER PIPE CIRCUITS

GLYCOL HEADER BURGE CONNECTIONS (TYPE 2)
INSTALL A NIPPLE NEAR ENDS OF EACH GLYCOL HEADER
AND CONNECT TO A 3/4" BALL VALVE (TWD PER HEADER)

Rev.	Date	Revision Description

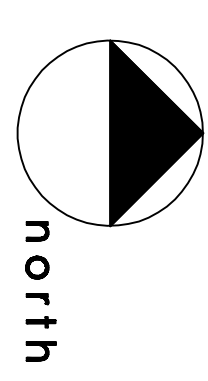
FMC NATICK
WILLIAM CUNSE AREA
35 WINDSOR AVENUE
NATICK, MA 01700

SEAL

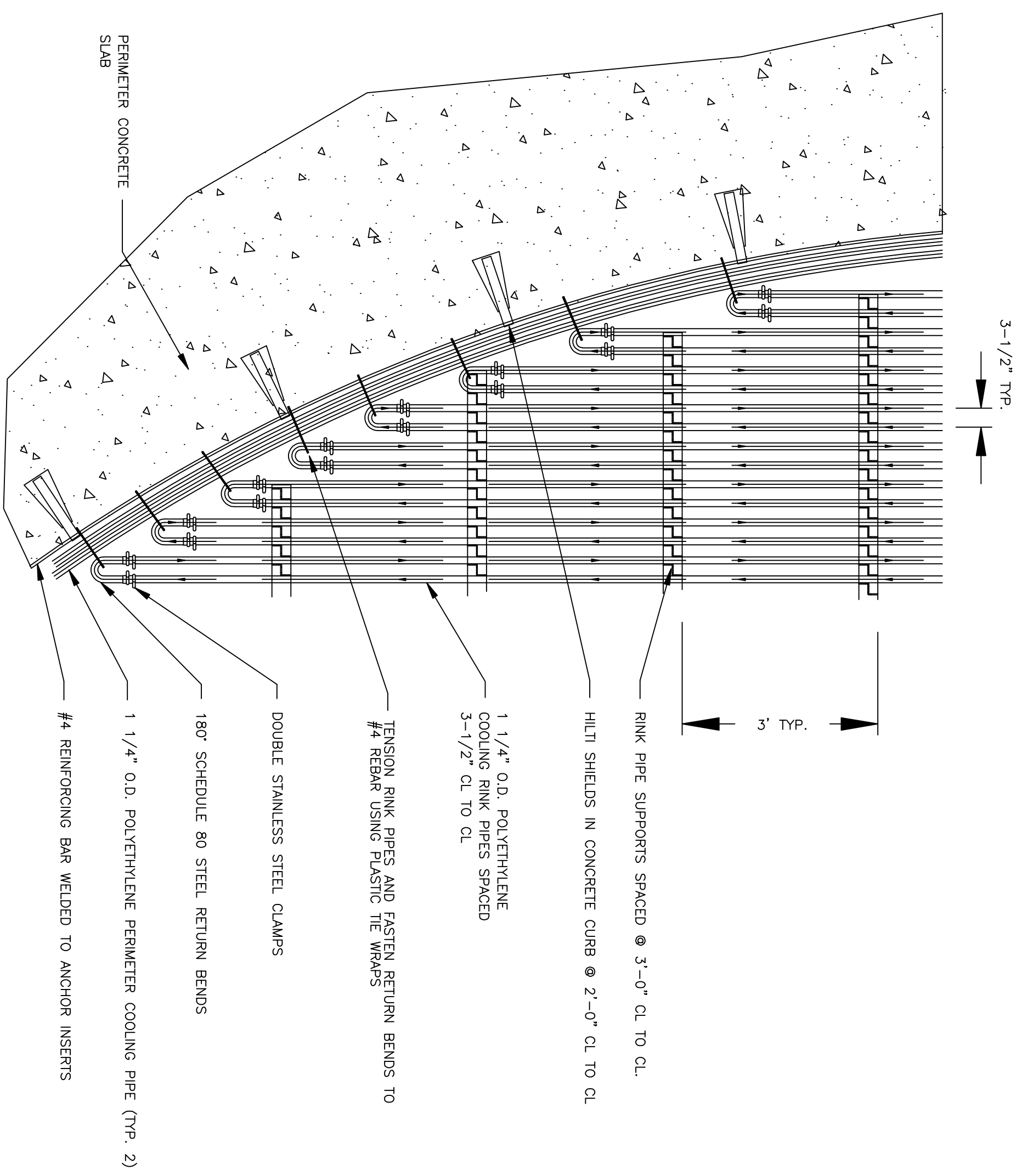


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COLD FLOOR
LAYOUT



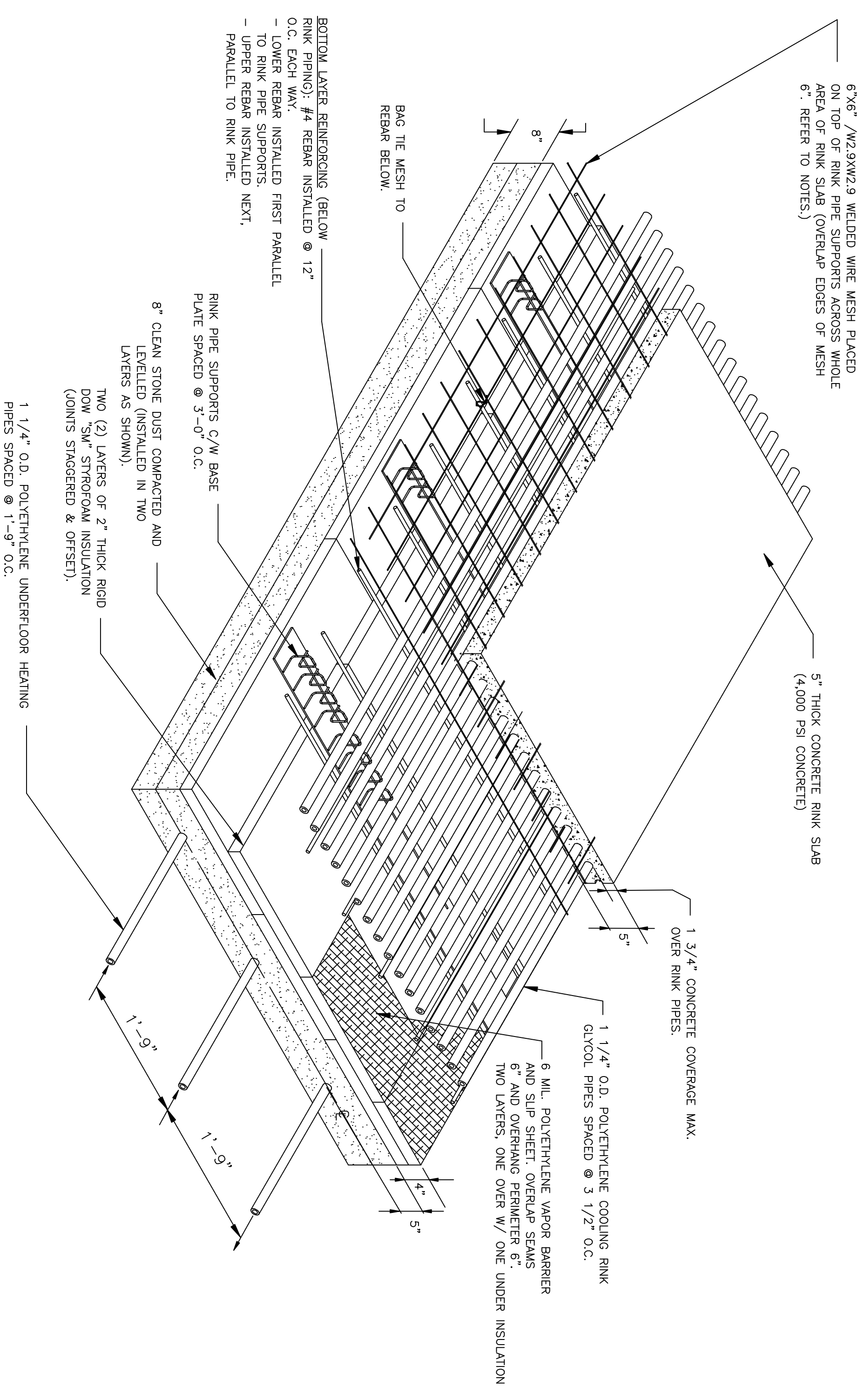
SCALE: NONE
DATE: 3/20/11
DRAWN BY: GGD
DESIGNED BY: GGD
PROJECT #: **440000**
R1



RINK PIPE RETURN BEND FASTENING METHOD
SCALE: N.T.S.

NOTES:

1. ON NO ACCOUNT SHALL ANY REINFORCING BAR OR MESH BE FASTENED TO THE POLYETHYLENE RINK PIPES.
2. TO AVOID PUNCTURES, ENDS OF REINFORCING BARS SHOULD NOT LIE IMMEDIATELY BELOW RINK PIPES.
3. WHEN INSTALLING WELDED WIRE MESH ABOVE RINK PIPES, ENSURE THAT NO MORE THAN 3 SHEETS ARE OVER-LAPPED IN ONE LOCATION.
4. SUBSOIL HEATING PIPES SHALL BE TESTED WITH 50 PSI WATER PRESSURE PRIOR TO AND DURING THE STONE DUST FILL AND COMPACTION OF THE STONE DUST TO 95% STANDARD DENSITY. STONE DUST SHALL BE LEVELED TO +/- 3/16".



ISOMETRIC - RINK FLOOR
SCALE: N.T.S.

Rev.	Date	Revision Description

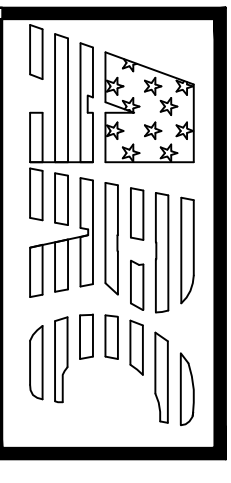
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WILLIAM CHASE AREA
35 WINDSOR AVENUE
NATEK, MA 01780

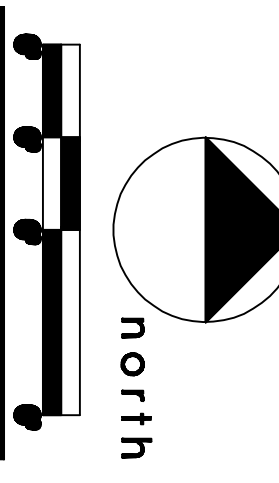
AMERICAN REFRIGERATION COMPANY

149 RIVER STREET
SUITE # 3
ANDOVER, MA 01810
1978-474-4000
1978-474-4001

www.americanrefrigeration.net



RINK DETAIL
DESIGNING



SCALE: **AS SHOWN**

DATE: **08/01/11**

DRAWN BY: **CSB**

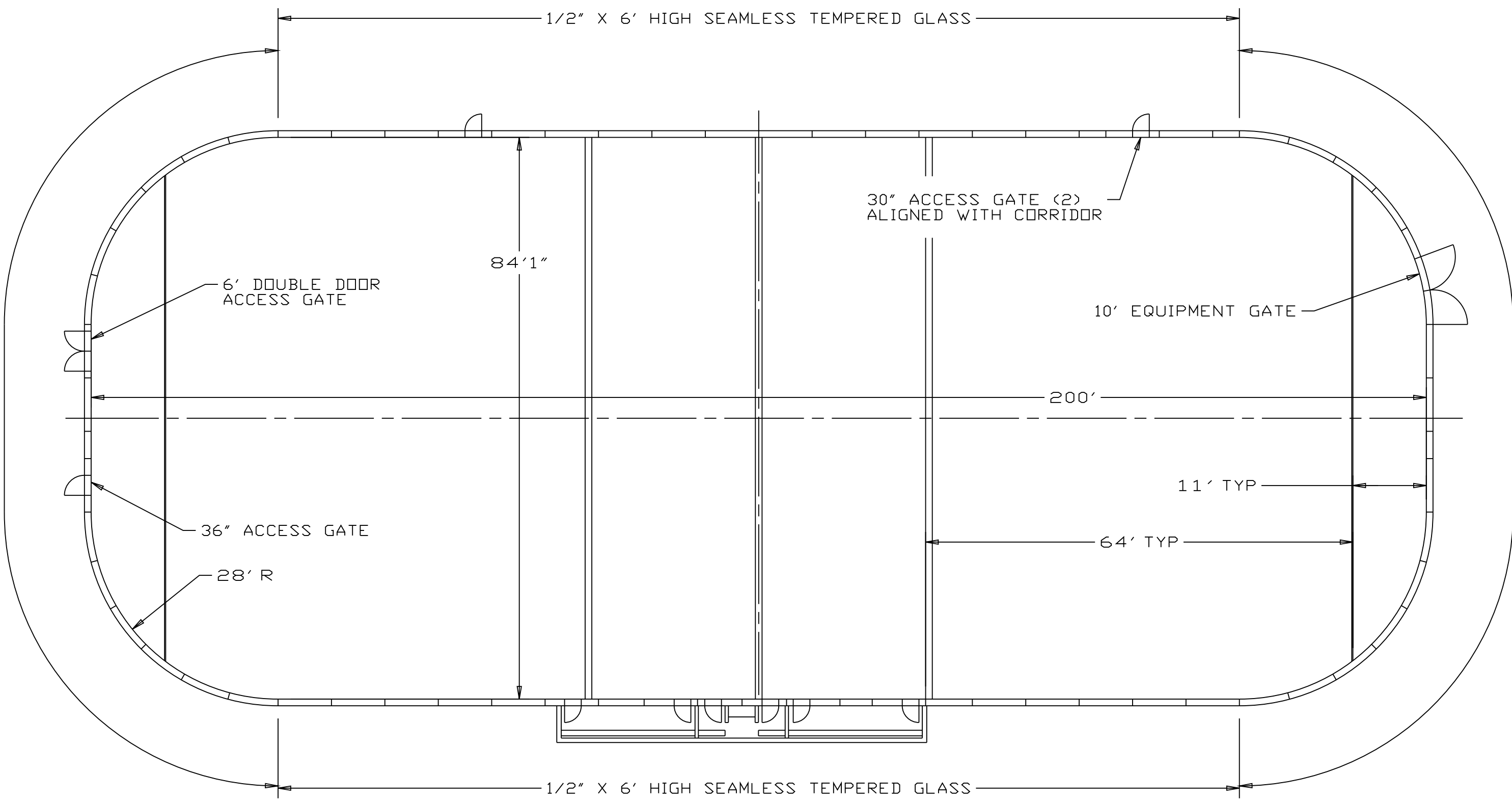
DESIGNED BY: **CSB**

PROJECT #: **4000000**

R4

5/8" X 6' HIGH SEAMLESS TEMPERED GLASS

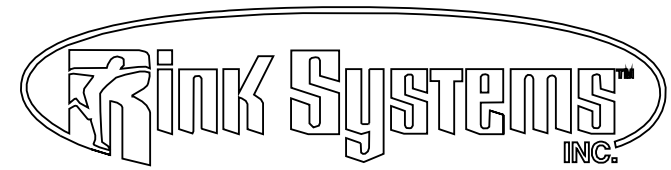
5/8" X 6' HIGH SEAMLESS TEMPERED GLASS



PROJECT:
WILLIAM CHASE ARENA - NATICK, MA

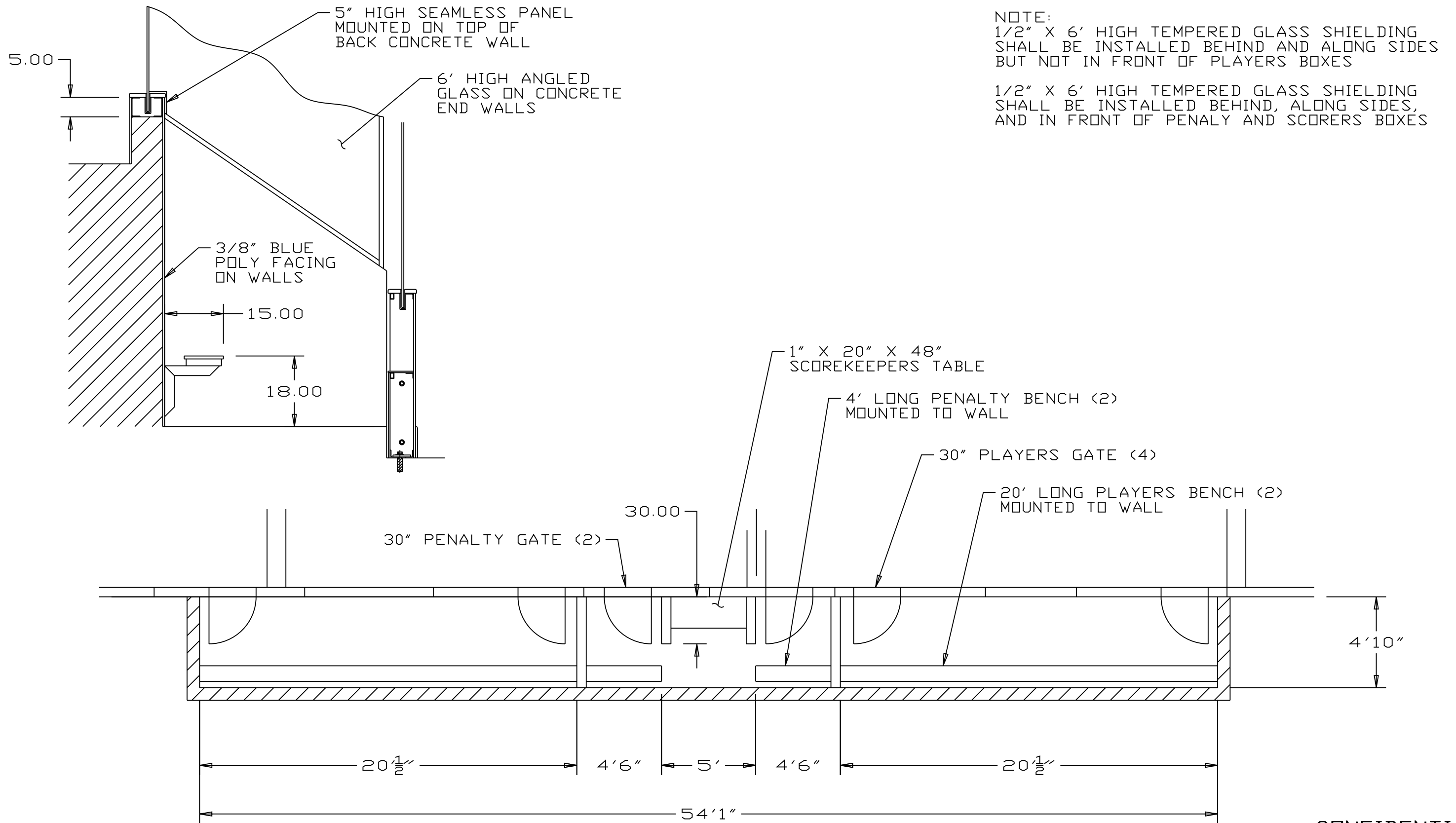
CONFIDENTIAL

REV	BY	DESCRIPTION	DATE	APPROVED



APPROVALS		DATE
DRAWN	S. OVERGAARD	03/12/11
CHECKED	S. OVERGAARD	03/12/11
SCALE	NONE	SHEET 1

PROJECT		DATE
DASHBOARD SYSTEM LAYOUT		03/12/11
[84'1" X 200' X 28'R]		
SIZE	DWG. NO.	REV
B	11-1258	

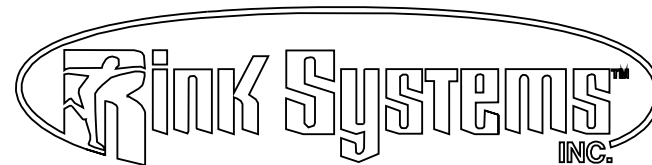


NOTE:
 1/2" X 6' HIGH TEMPERED GLASS SHIELDING SHALL BE INSTALLED BEHIND AND ALONG SIDES BUT NOT IN FRONT OF PLAYERS BOXES

1/2" X 6' HIGH TEMPERED GLASS SHIELDING SHALL BE INSTALLED BEHIND, ALONG SIDES, AND IN FRONT OF PENALTY AND SCORERS BOXES

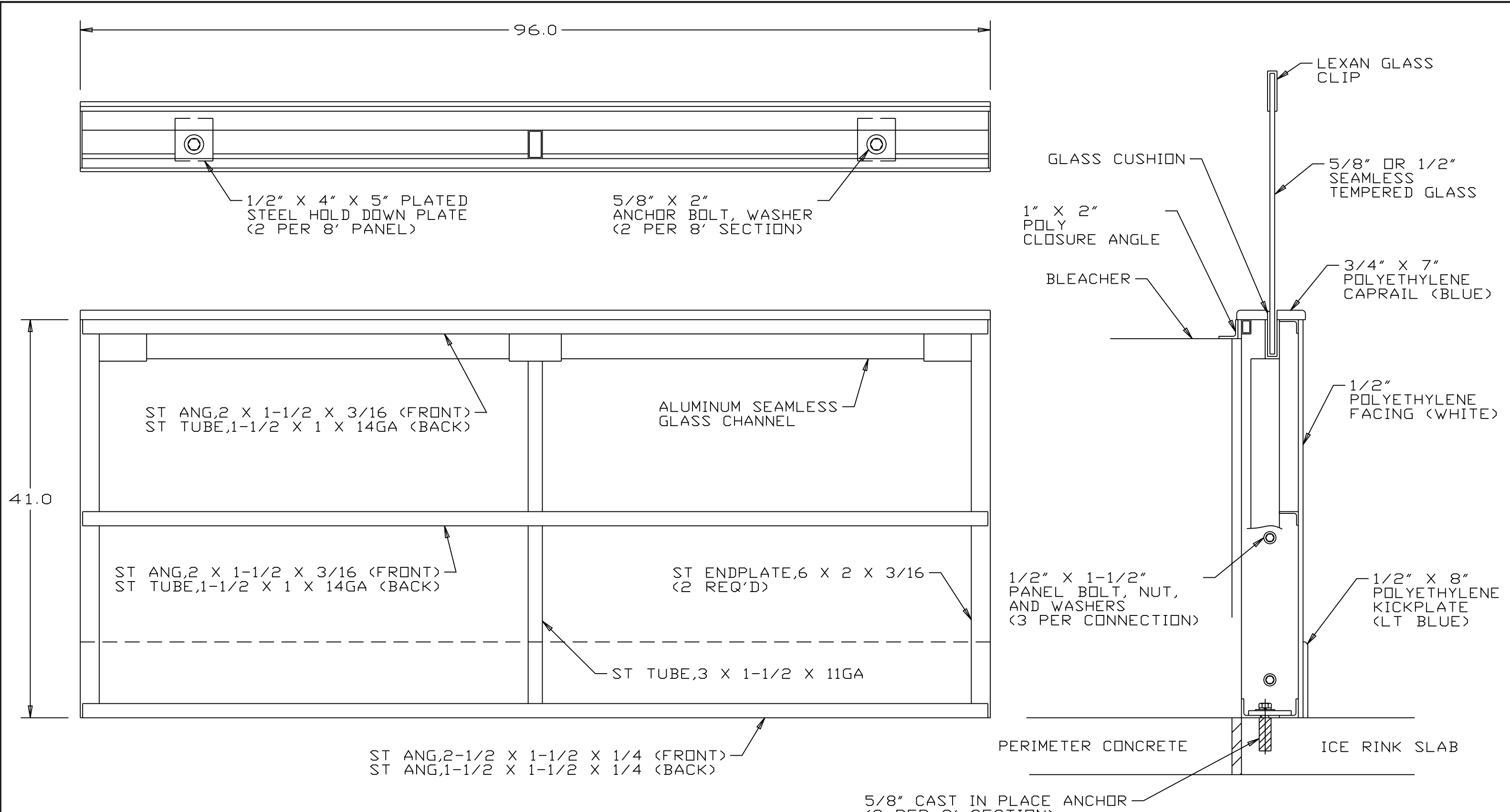
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REV	BY	DESCRIPTION	DATE	APPROVED



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CHECKED	S. OVERGAARD	03/13/11
SCALE	NONE	SHEET 2

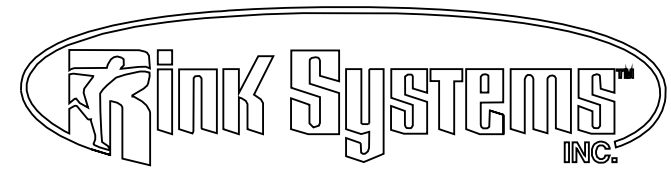
PROJECT		SIZE	DWG. NO.	REV
DASHBOARD SYSTEM LAYOUT [TYPICAL BOX SECTION]		B	11-1258	



NOTE: ALL PANELS TO BE HOT DIP GALVANIZED AFTER FABRICATION.

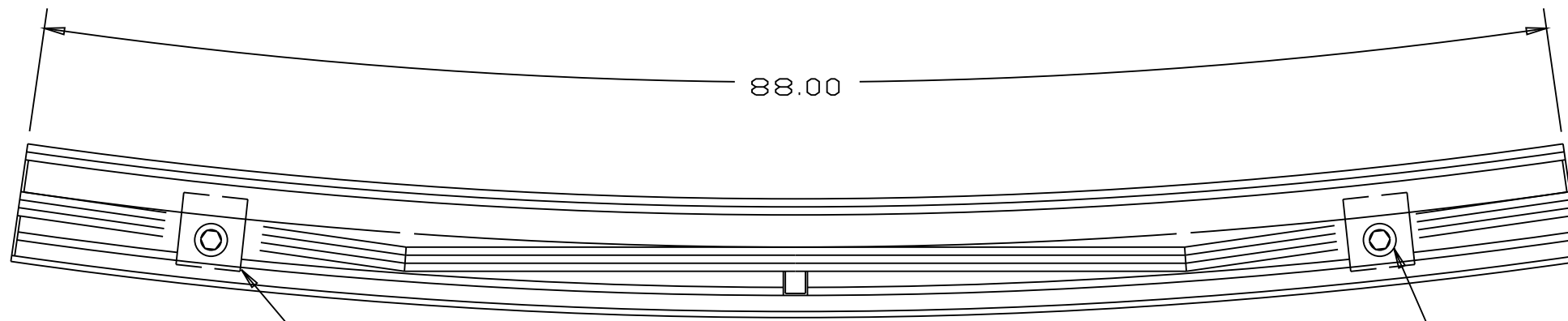
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REV	BY	DESCRIPTION	DATE	APPROVED



APPROVALS		DATE
DRAWN	S. OVERGAARD	03/30/11
CHECKED	S. OVERGAARD	03/30/11
SCALE	NONE	SHEET 3

PROJECT		SIZE	DWG. NO.	REV
DASHERBOARD LAYOUT DETAILS		B	11-1258	
[TYP STRAIGHT POSTLESS PANEL]				



1/2" X 4" X 5" PLATED
STEEL HOLD DOWN PLATE
(2 PER 8' PANEL)

5/8" X 2-1/2"
ANCHOR BOLT, WASHER
(2 PER 8' SECTION)

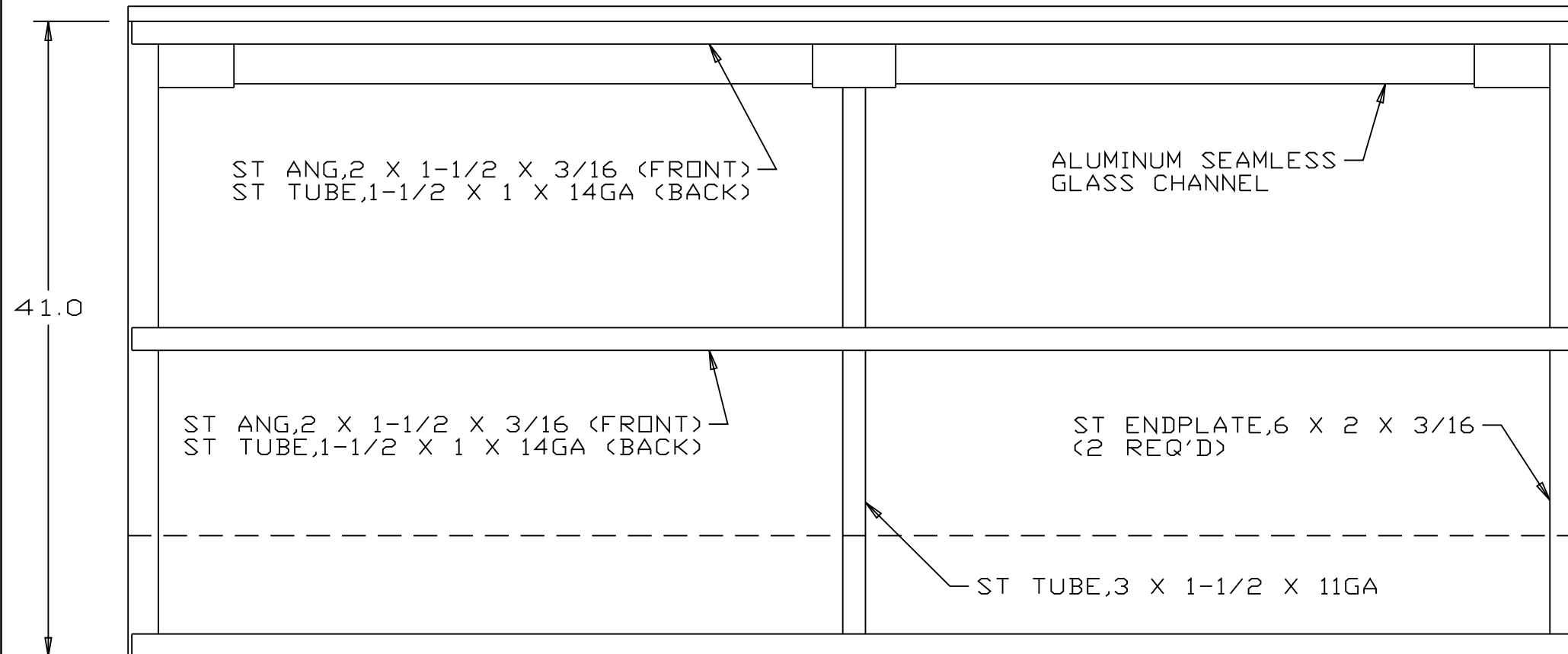
3/8"
POLYETHYLENE
BACKER (DK BLUE)

GLASS CUSHION

LEXAN GLASS
CLIP

5/8"
SEAMLESS
TEMPERED GLASS

3/4" X 7"
POLYETHYLENE
CAPRAIL (BLUE)



ST ANG, 2-1/2 X 1-1/2 X 1/4 (FRONT)
ST ANG, 1-1/2 X 1-1/2 X 1/4 (BACK)

1/2" X 1-1/2"
PANEL BOLT, NUT,
AND WASHERS
(3 PER CONNECTION)

1/2"
POLYETHYLENE
FACING (WHITE)

1/2" X 8"
POLYETHYLENE
KICKPLATE
(LT BLUE)

PERIMETER CONCRETE

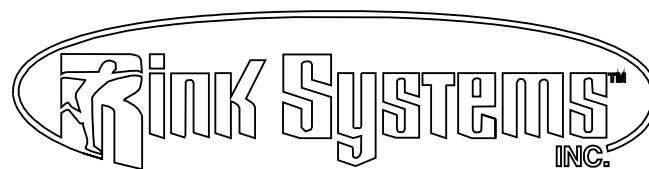
ICE RINK SLAB

5/8" CAST IN PLACE ANCHOR
(2 PER 8' SECTION)

NOTE: ALL PANELS TO BE HOT DIP GALVANIZED
AFTER FABRICATION.

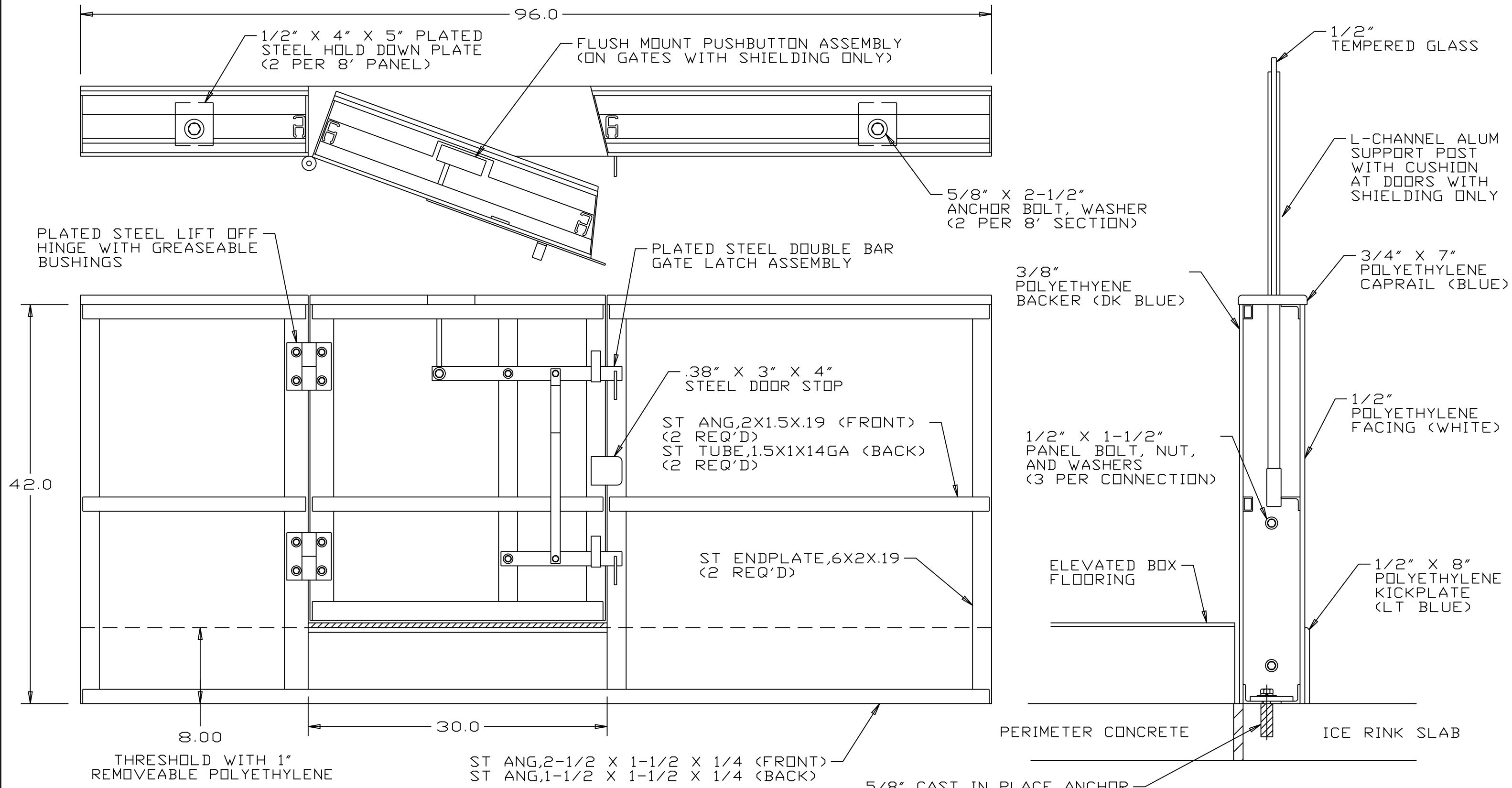
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REV	BY	DESCRIPTION	DATE	APPROVED



APPROVALS		DATE
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CHECKED	S. OVERGAARD	03/30/11
SCALE	NONE	SHEET 4

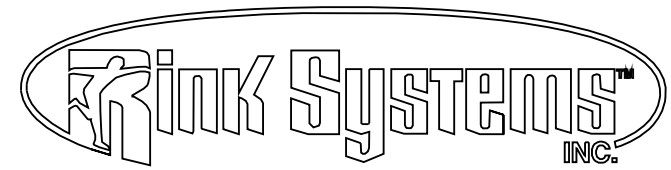
PROJECT		SIZE	DWG. NO.	REV
DASHERBOARD LAYOUT DETAILS [TYP CURVED POSTLESS PANEL]		B	11-1258	



NOTE: ALL PANELS TO BE HOT DIP GALVANIZED AFTER FABRICATION.

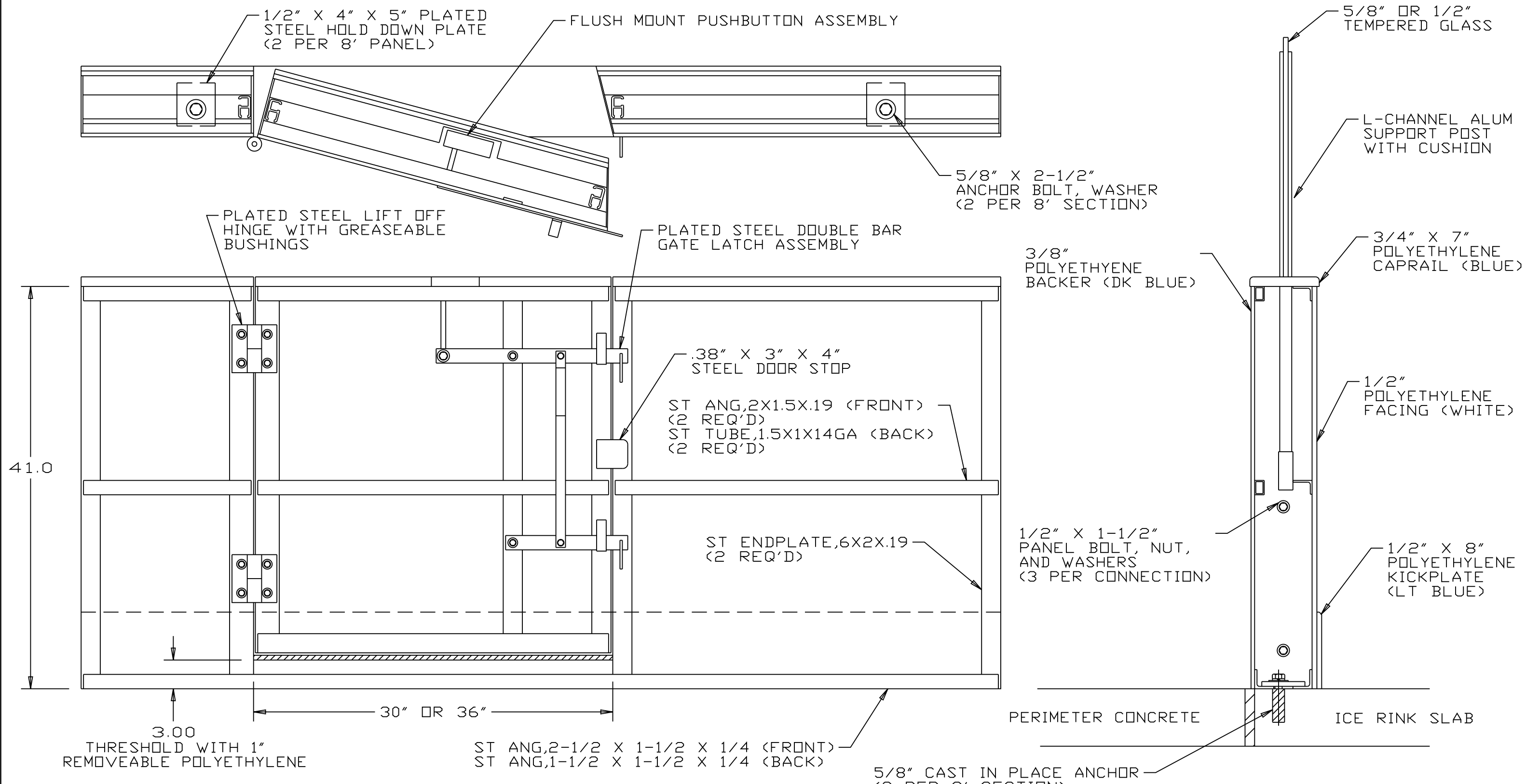
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REV	BY	DESCRIPTION	DATE	APPROVED



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CHECKED	S. OVERGAARD	03/30/11
SCALE	NONE	SHEET 5

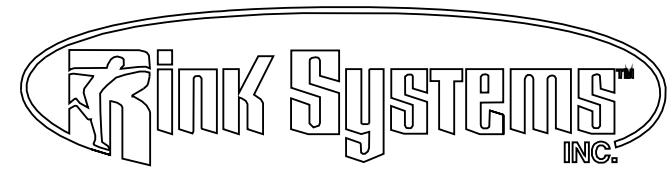
PROJECT		SIZE	DWG. NO.	REV
DASHERBOARD LAYOUT DETAILS		B	11-1258	
[TYPICAL PLAYERS GATE PANEL]				



NOTE: ALL PANELS TO BE HOT DIP GALVANIZED AFTER FABRICATION.

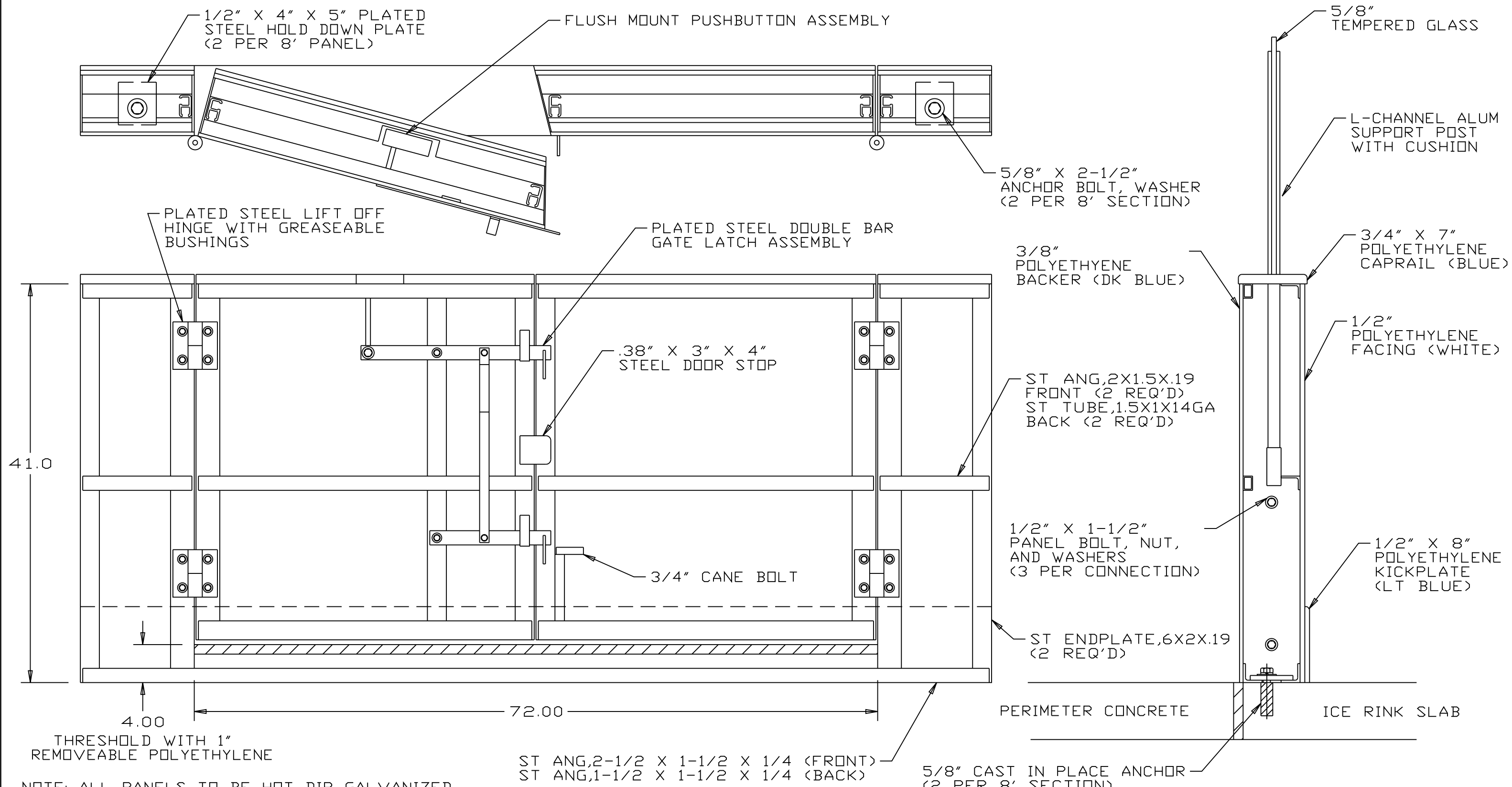
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REV	BY	DESCRIPTION	DATE	APPROVED



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CHECKED	S. OVERGAARD	03/30/11
SCALE	NONE	SHEET 6

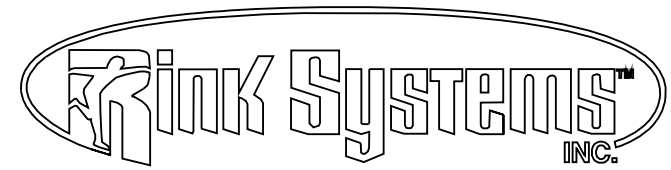
PROJECT		SIZE	DWG. NO.	REV
DASHERBOARD LAYOUT DETAILS		B	11-1258	
[TYPICAL ACCESS GATE PANEL]				



NOTE: ALL PANELS TO BE HOT DIP GALVANIZED AFTER FABRICATION.

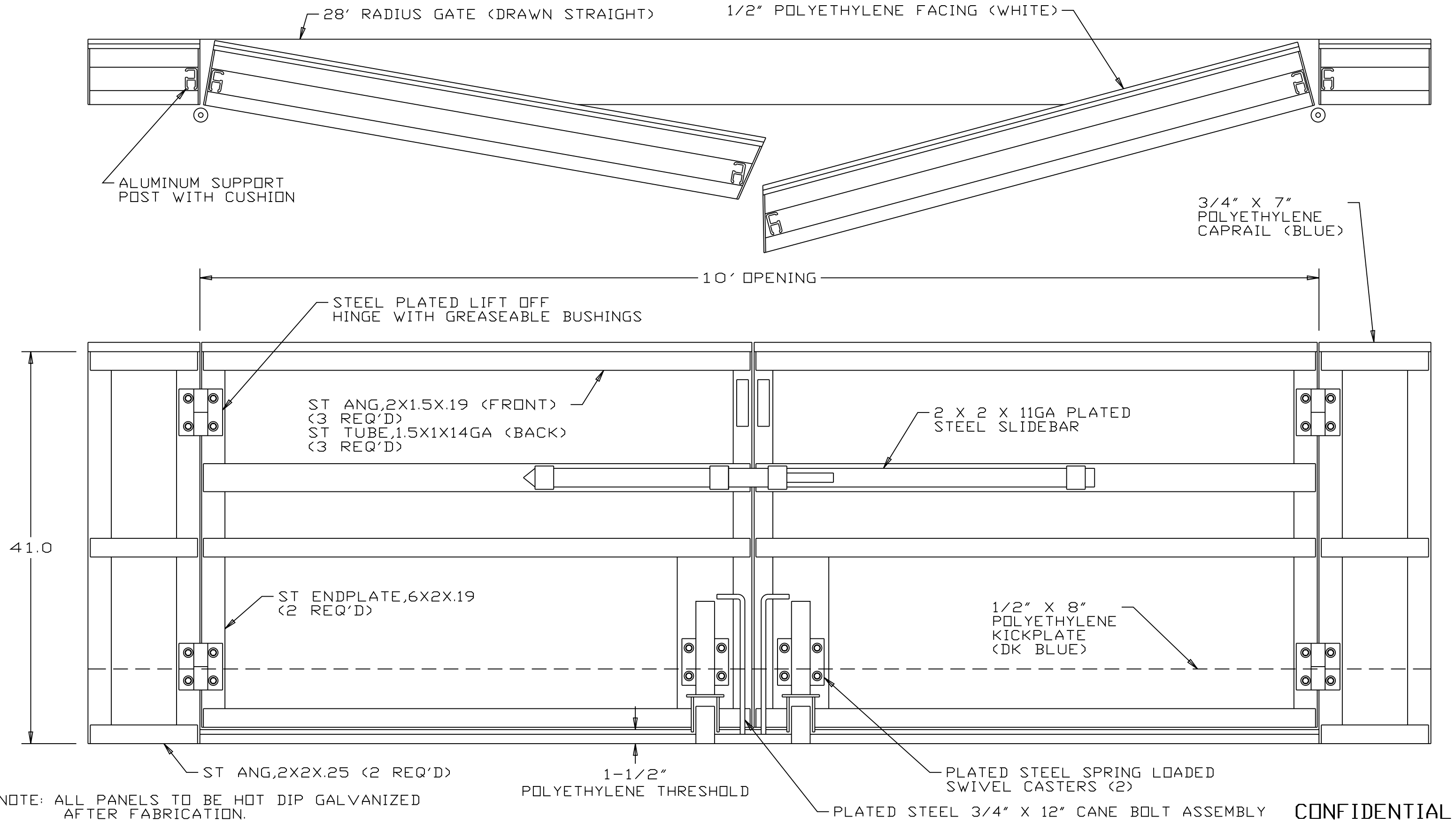
CONFIDENTIAL

REV	BY	DESCRIPTION	DATE	APPROVED



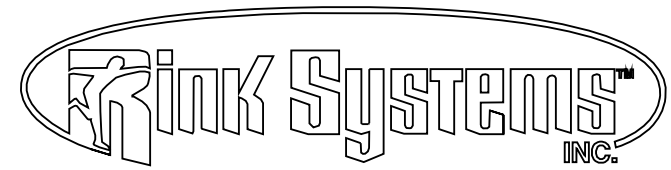
APPROVALS		DATE
DRAWN	S. OVERGAARD	03/30/11
CHECKED	S. OVERGAARD	03/30/11
SCALE	NONE	SHEET 7

PROJECT		SIZE	DWG. NO.	REV
DASHERBOARD LAYOUT DETAILS		B	11-1258	
[TYPICAL 6' ACCESS GATE]				



CONFIDENTIAL

REV	BY	DESCRIPTION	DATE	APPROVED



APPROVALS		DATE
DRAWN	S. OVERGAARD	03/30/11
CHECKED	S. OVERGAARD	03/30/11
SCALE	NONE	SHEET 8

PROJECT		SIZE	DWG. NO.	REV
DASHERBOARD LAYOUT DETAILS		B	11-1258	
[TYPICAL EQUIP GATE PANEL]				