



# NORTHFIELD ICE ARENA

POST BID PRESENTATION



May 6, 2025



# AGENDA

- Introductions
- Partnership Framework
- RFQ/RFB Process
- Total Project Value
- Financing
- Schedule
- Q & A

# New Ice Arena



- **Financing Project Partnership**

- Sale Proceeds from Existing Arena to New Arena – \$1.025 Million
- Northfield Hockey Association Fundraising Goal– \$2 Million
  - **Note: NHA has Raised \$3.8 Million in Donations, In-kind work, and Land**
- Northfield School District – \$250K for 20-Years (\$200K toward debt & \$50K ice fees)
- City of Northfield and City of Dundas share remaining Cost based on Market Value of Each City (87.9% Northfield, 12.1% Dundas). This results in each taxpayer paying the same rate of taxes

# RFQ / BIDDING PROCESS

- Issued RFQ to market February 25<sup>th</sup>
- Approved contractors for bidding March 12<sup>th</sup>
- Bids received April 24<sup>th</sup>
  - 36 trade bid categories
  - **122** bids received
  - Average of **3.39** bids per trade category



# TOTAL PROJECT VALUE

	PROJECT BUDGET 2/25	CURRENT PROJECT VALUE AFTER BID
CONSTRUCTION	\$21,607,396	\$22,697,152
SOLAR PANELS	\$890,000	\$890,000
OWNER COSTS/DESIGN	\$2,315,000	\$2,920,043
TOTAL PROJECT	\$24,812,396	\$26,507,195
<i>ALT 1 – STADIA SEATING</i>	<i>\$1,051,676</i>	<i>\$54,359</i>
TOTAL PROJECT + ALT 1	\$25,864,072	\$26,561,554

# TOTAL PROJECT VALUE & DONATIONS

	PROJECT ESTIMATE 2/25	CURRENT PROJECT VALUE POST BID	Delta
Total Project Estimate	\$23,312,396	\$24,707,195	
Site Grading and Utilities	\$1,500,000		
<i>ALT 1 – STADIA SEATING</i>	<i>\$1,051,676</i>	<i>\$54,359</i>	
NHA – In-Kind Site Work Grading and Utilities		\$1,800,000	
<b>TOTAL PROJECT + ALT 1 Stadia Seating</b>	<b>\$25,864,072</b>	<b>\$26,561,554</b>	<b>2.7%</b>
Donations from NHA	\$2,000,000	\$2,000,000	
Donation from NHA – Stadia Seating	\$1,051,676	\$1,054,359	
<b>TOTAL PROJECT + ALT 1 LESS NHA DONATION</b>	<b>\$22,812,396</b>	<b>\$23,507,195</b>	<b>3%</b>

**Bid Close to  
February 2025  
Estimate**

# FINANCING SUMMARY WITH ALT 1 – STADIA SEATING

	PROJECT ESTIMATE 2/25	CURRENT PROJECT VALUE POST BID	Delta
Total Project Cost	\$24,812,396	\$25,561,554	
NHA Cash Contribution	\$2,000,000	\$923,455	
NHA – In-Kind Site Work Grading and Utilities		\$1,800,000	
NHA Financed Cash Pledges		\$330,914	
Land Sale Proceeds	\$1,000,000	\$1,000,000	
<b>Par Amount of Bonds</b>	<b>\$21,812,396</b>	<b>\$22,507,185</b>	<b>3.2%</b>

Amount to  
finance close  
to February  
2025 Estimate

# FINANCING SUMMARY WITH ALT 1 – STADIA SEATING

## Ice Arena EDA Financing - \$26.6 million project estimate (w/Alternative 1 and Sitework)

<u>Estimated Repayment Components</u>	<u>EDA Bond Amount</u>	<u>Ave. Annual Payment</u>	<u>Estimated Tax Impact - \$350,000 Res Homestead</u>
1) 100% City	22,930,000	1,890,330.31	\$257
2) Partner with School District & Dundas	22,930,000		
School Lease Levy		200,000.00	\$12
City of Dundas		204,923.33	\$202
City of Northfield		1,485,406.99	\$202
	Total:	1,890,330.31	
Combined Residential Impact (School + City):			\$214
			\$18/Month



# ALT 2 DRYLAND TRAINING

	PROJECT ESTIMATE 2/25	CURRENT PROJECT VALUE POST BID	Delta
Alt 2. Dryland Project Cost	\$725,396	\$862,393	18.9%
NHA Donation & Pledges Remaining		\$675,146	
<b>NHA Fundraising Gap for Alt 2 Dryland</b>		<b>\$187,247</b>	

- NHA needs to Raise \$187,247 to have the Dryland Addition added, Contractor will hold prices for 60 days on alternate

# FINANCING SUMMARY WITH ALT 1 – STADIA SEATING & ALT 2 DRYLAND PLEDGES FINANCED BY CITY

	PROJECT ESTIMATE 2/25	CURRENT PROJECT VALUE POST BID	Delta		Alt 2. Dryland City Finance Pledges	
Total Project Cost	\$24,812,396	\$25,561,554			\$27,423,947	
NHA Cash Contribution	\$2,000,000	\$923,455			\$923,455	
NHA – In-Kind Site Work Grading and Utilities		\$1,800,000			\$1,800,000	
NHA Financed Cash Pledges		\$330,914			\$330,914	
Land Sale Proceeds	\$1,000,000	\$1,000,000			\$1,000,000	
<b>Par Amount of Bonds</b>	<b>\$21,812,396</b>	<b>\$22,507,185</b>	<b>3.2%</b>		<b>\$23,369,578</b>	<b>7.1%</b>

# PRELIMINARY SCHEDULE



## DESIGN / BIDDING

**Jan '24 – Apr '25**

- 50% CD Budget
- **Bid Scopes**
- Qualifications
- Bidding



## PRECONSTRUCTION

**Apr '25 - May '25**

- Award Bids
- Contracts
- Permitting
- **Procurement Tracking**
- **Procure Site Integration**



## CONSTRUCTION – SITE

**May '25 – Jun '25**

### Sitework

- Utilities (sewer/water)
- Site Preparation
- Sand Import
- Site Grading



## CONSTRUCTION -BLDG

**Jun '25 – Jun '26**

### New Construction

- Foundations
- Precast Walls
- Structure
- Rink Floor
- Finishes
- Site Finishes
- Occupancy summer '26

# ACTION TONIGHT



- Consider Approval of Guaranteed Max Price Amendment with RJM Construction
- Guaranteed Max Price Amendment includes Alternate 1 – Precast Stadium seating as the NHA has raised donations for that alternate.





Q + A



THANK YOU!