

# Typical Max Single Rink Project Construction Cost

Line item costs are categorized by depreciation term. Figures are based upon a 40,000 square foot arena project and actual costs of past projects factored by line items for current construction cost indexes as compared against RS Means and McGraw Hill ENR Cost Index indicators. These amounts are based on the higher end of the RS Means index. Mid-America lower cost locations could be as 20% less for building and general construction trades bringing this project down to approximately 3.6 million.

Figures are based on two state-of-the-art high performance ice rink systems will all modern features. Figures were compiled in February 2009 by John Burley in cooperation with several rink experience architects and general contractors who have tabulated estimates from actual real past project costs and a typical rink model.

ICE RINKS & SHORT TERM DEPRECIATION ITEMS	MACRS Term	Line Item Cost Projection
Ice Resurfacing Machines & Accessories	5	74,000
Ice Making System, Floor & DasherBoards	7	545,000
Computer Control System For Ice Making	5	33,628
Special Low - "E" Rink Ceiling/Rink Insulation System	7	29,000
Sports Equipment Flooring & Installation	5	62,500
Process Electrical Ice Rink System	7	12,200
Special Computerized Rink Lighting Package	5	12,200
Skate Sharpener Machine	5	12,500
Specialty Computerized Sound System	5	41,936
Rental Skates	5	32,000
Skate Storage Racks	7	13,451
Ice Rink Viewing Enclosure	7	65,000
Specialty Counter Furniture	7	24,000
Specialty Locker Room Furnishings	7	9,850
Pro Shop Displays & Fixtures	7	12,600
Concession Dining Tables	7	22,500
Ice Rink Environmental Process System – Dehum	7	72,000
Ice Edger	7	2,769
Computer Based Telephone Equipment	5	26,500
Building Computer System Network	5	19,000
Hockey Goals	7	2,374
Concession Equipment	7	42,000
Computerize Scoreboard Timing System	5	10,088
Sports Equipment Lighting	7	21,200
Coin- Operated Lockers	7	8,902
Specialty Signage	7	12,858
Specialty Trash Receptacles	7	9,099
Decorations – Flags	5	4,550
Changing Room Partitions	7	5,143
Protective Netting Systems	7	4,550
Protective Box Backing	7	1,250
Goal Light Systems	7	1,850
Assorted Flooding Hoses & Ice Maintenance Tools	7	1,600
Computerized Registers	5	3,561
Computers	5	6,923
Process Boilers For Zamboni & Snow Pit Water	7	29,500
Arena Benches	7	6,500

ITEMS CONTINUED	MACRS Term	Line Item Cost Projection
<b>Spectator Seating</b>	7	45,000
<b>Modular Office Partitions</b>	7	2,800
<b>Desks, Chairs, Etc.</b>	7	1,800
<b>Carpeting</b>	7	14,000
SITE WORK LINE ITEMS		
<b>Various Site Improvements</b>	15	155,800
<b>Parking Lot, Curbing System &amp; Striping</b>	15	144,400
<b>Site Concrete</b>	15	61,300
<b>Landscaping</b>	15	16,881
<b>Exterior Lighting</b>	15	25,320
BUILDING GENERAL CONSTRUCTION ITEMS		
PROPERTY DEVELOPMENT		
<b>Land Acquisition Fee</b>	0	by owner
<b>Building Permits</b>	39	2,000
<b>Sewer Tap Fees</b>	39	28,900
<b>License Fees</b>	39	by owner
<b>Legal Fees</b>	39	46,272
<b>Accounting Fees</b>	39	4,277
<b>Applicable Taxes</b>	39	by owner
<b>Municipal Inspection Fees</b>	39	by owner
<b>Utility Cost During Construction</b>	39	18,200
<b>Construction Insurance</b>	39	3,646
<b>Construction Interest</b>	39	170,000
<b>Title Insurance &amp; Transfer Fees</b>	39	9,000
GENERAL BUILDING CONSTRUCTION		
<b>Building Architectural Fees</b>	39	85,000
<b>Civil Engineering Fees</b>	39	26,000
<b>Structural Engineering Fees</b>	39	22,500
<b>Pre-Engineered Metal Building &amp; Accessories</b>	39	265,000
<b>Building Erection</b>	39	172,000
<b>Building Insulation Package</b>	39	42,000
<b>Exterior Masonry &amp; Foundation</b>	39	182,000
<b>Building Internal Concrete</b>	39	295,000
<b>Interior Masonry</b>	39	130,556
<b>Interior Painting</b>	39	54,000
<b>Exterior Painting</b>	39	above
<b>General Carpentry</b>	39	45,000
<b>Acoustical Tile Ceilings/EFIS/Gypsum</b>	39	195,000

ITEMS CONTINUED	MACRS	Line Item Cost
	Term	Projection
H.M. Doors	39	56,000
Overhead Doors	39	21,000
Facility Plumbing & Hot Water Systems	39	120,000
Facility Boiler/Heating & HVAC Systems	39	235,000
Radiant Heaters For Bleacher Areas	39	above
Facility Electrical & Lighting	39	286,000
Restroom Fixtures & Accessories	39	in plumbing
Underground Drainage	39	above
Restroom Partitions	39	16,000
Glass & Glazing Systems	39	23,400
Caulking	39	above
Fire Extinguisher & Cabinets	39	above
Sprinkler System	39	above
Internal Fire Protection	39	above
Smoke Detectors	39	above
Elevator/Chair Lift	39	55,387
Sand For Rink Floor	39	above
Canopies	39	above
Parking Lot & Curbing	39	above
Parking Lot Painting & Stripping	39	above
Landscaping	39	10,000
Exterior Lighting	39	above

Combined Project Construction Estimate } 4,381,021

Contingency Amount } 200,000

Total Projected Project Budget } 4,581,021

Divided By 40,000 SQ Of Complex = \$ 114.53 SQ FT