

Exhibit A

City of Key West Hockey Rink – Scope of Work & RFP Deliverables

To implement the recommended improvements to the City's hockey rink, the Parks and Recreation Advisory Board advises the City Commission to direct staff to issue four (4) separate Requests for Proposals (RFPs), each covering a distinct component of the project as outlined below.

RFP #1 – Roof and Structure Replacement

- Previous roof and structure has been removed. Ensure existing concrete piers are prepped and sufficient to support new proposed structure.
- Design, engineering, and construction of a new protective roof and supporting structure suitable for long-term use and weather resistance.
- Compliance with Florida Building Code and wind-load standards.
- Use the Same design as the previous roof. Drawing attached by MBMI dated 8/13/2024 job # AG155BJ. (for example and size purposes only. Proposals may include building material from any qualified manufacture.)
- Sample design drawing attached. Minimum 180Mph wind load requirement.
- Minimum 12' eave height and Minimum 16' clear midspan interior height.
- Use existing concrete piers to attach new Purlins.
- Contractor to field verify final measurements prior to ordering steel structure.
- 26-gauge purlin bearing rib ("PBR") Roof System to provide full overlap between sheets and prevent leakage
- AZ55 galvalume roof coating to provide high resistance to rust
- Galvanized girts and purlins
- Stainless steel roof fasteners with neoprene washers that won't rust or tarnish
- Stamped, sealed engineering drawings by professional engineers

RFP #2 – Slab and Elevation Work

- Base Option: Raise current slab by 6 inches with reinforced concrete. Base proposals on plans by Northstar Engineering llc dated 8/20/2023. Work to be only within the boundaries of the hockey rink. No work outside the rink boundary of 85' wide x 190' long. Exclude any work shown on the drawing that is outside the rink, in the parking area, or in the common and spectator areas.
- Current rink surface will need to be prepped for new concrete adherence. The existing layer of approx 1" thick asphalt and acrylic finish will need to be removed and cleaned prior to installation of new concrete pour.
- Alternative Option B: Install a new block stem wall six (6) courses. The cells of each block are to be filled with pump mix concrete after completion of new block wall. Periodic columns will be most likely needed every 20 linear feet along wall as determined by engineering in a final set of construction drawings. Each column will need to be a solid 12'x12" concrete pier with steel

embedded and drilled 3' into existing caprock. The wall will be interrupted with two gaps 10' wide each along the southeast side facing the driveway spread out evenly. Two more 5' wide gaps, one at each end of the rink behind each goal post. The wall will serve a crucial dual role and purpose. First it will inhibit and attempt to prevent water infiltration during high storm surge and excessive king tides. Additionally and most importantly, the wall will act as a support wall to which the new plastic boards may be attached instead of purchasing new aluminum support brackets from the plastic board manufacture saving the cost of that material.

- Contractor to follow drainage plan specified on drawing and noted wall gaps above.
- Coordination with installation of hockey tiles and boards (RFP #3).

RFP #3 – Installation of New Boards and Hockey Court Tiles

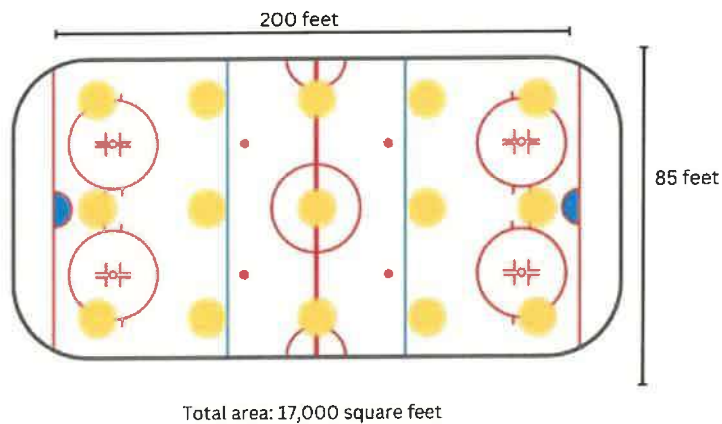
- Removal of existing boards and aluminum brackets.
- Disposal of existing boards only.
- Contractor to verify if the re-use of at least 85% of the existing aluminum brackets is viable. If so, please state so in proposal or provide a credit for not purchasing new aluminum support brackets.
- Installation of new professional-grade dasher boards by Becker Arena Products. Using 1/2" thick boards that are 48" tall and either 8' or 10' in length. This proposal is broken into two options. Option A will include the purchase and install of new aluminum support brackets in which to adhere the new Dasher boards or reuse of existing aluminum support brackets (specify which method contractor is recommending). RFP#3 Option B will exclude the purchase of the aluminum brackets thereby affixing the new Dasher boards to RFP#2 Option B cinder block wall.
- Installation of new high-performance hockey court tiles compatible with the slab specifications from RFP #2. Contractor to quote the installation of approx 15,000 sqft of Sport Game CSCI 301 hockey tile. Product supplied by Sport Court of South Florida. *(Also visit <https://beckerarena.com>. That website lists the products we specify as well as resources for certified used equipment from participating association members. Association is called Sourcewell. Research into becoming a member is encouraged. <https://beckerarena.com/resources/?tab=sourcewell>)*

RFP #4 – Painting, Concessions, and Lighting Upgrades

- Pressure cleaning and painting of facility surfaces as needed.
- Renovation and upgrade of concessions area (fixtures, counters, storage, etc.).
- Upgrade lighting system to modern, energy-efficient standards (LED preferred).
- Ensure safety, ADA compliance, and improved user experience.
- Renovate existing bathrooms and concession box.
- Bath reno to include 2 hand washing sinks in each bathroom and 2 new toilets with partition dividers. New tiled floor (allowance for tile will be provided. This is labor only)
- Concession building reno to include counter top along window wall. Side wall to include new single bowl dish washing sink with cabinet underneath. Wall opposite new counter top to have

metal storage racks with shelving. Wall is approx 12' long. New entrance man door (36" wide solid steel exterior door). New minimum 6000 BTU thru wall ac unit or mini-split with single head. New vinyl plank flooring and interior and exterior paint

- Rink to have led overhead lighting installed above playing area and surrounding walk within 20' of rink edges. 5 rows of three overhead led fixtures (15 total lights) installed inside new roof joists facing rink. Lights to be a minimum 100w per light. Example design below:



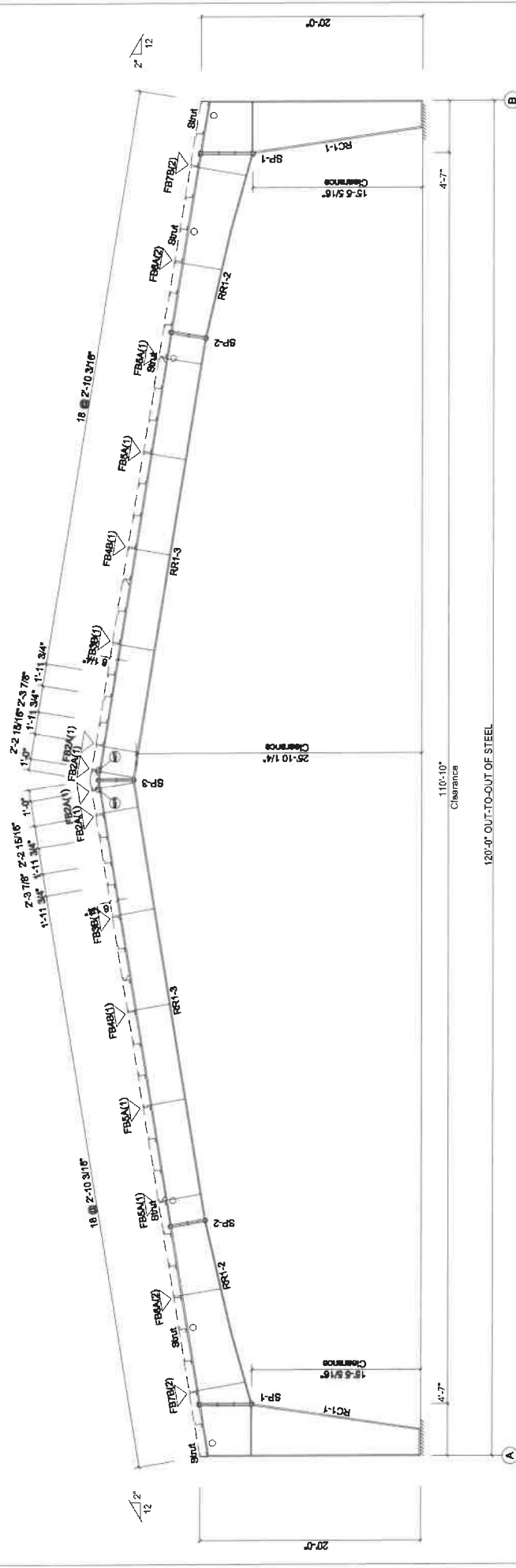
Completion Timeline

All four RFP processes shall be completed no later than December 23, 2025 (90 days from September 24, 2025) in order to align with the FY 2025–2026 budgeting cycle and Completion of repairs NLT December 23, 2026.

SPICE PLATE & BOLT TABLE									
Mark	Qty	Top	Bot	Inl	Type	Dia	Length	Width	Thick
SP-1	4	4	4	A325	1.500	3.75	10"	1"	5'-4 1/4"
SP-2	4	4	4	A325	1.000	3.25	8"	1"	3'-9 1/4"
SP-3	4	4	4	A325	1.000	2.50	8"	5/8"	3'-9 1/4"

MEMBER TABLE				
Mark	Web Depth	Web Thickness	Web Length	Inside Flange W x Thick x Length
RC1-1	20.054.0	0.313	235.5	10 x 1/2" x 102.2
RR1-2	54.044.0	0.313	81.7	8 x 1/2" x 82.3
RR1-3	44.036.1	0.250	117.3	8 x 1/2" x 117.5
	36.036.0	0.250	240.0	8 x 3/8" x 240.0
	36.036.0	0.250	240.0	8 x 1/4" x 234.0

FBxBR(1)
 B - FB2212
 A - FB2214
 13 OF 13



RIGID FRAME CROSS SECTION: FRAME LINE 2 3 4 5 6 7 8 9 10

GENERAL NOTES:

CONSTRUCTION NOTES FOR THE RIGID FRAMES:

1. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED.

2. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH 1/2" A325 H.S. BOLTS AND INSTALLED BY THE TURN OF THE NUT METHOD.

3. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH 1/2" A325 H.S. BOLTS.

4. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH 1/2" A325 H.S. BOLTS.

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10. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH 1/2" A325 H.S. BOLTS.

13 OF 13

NAEEM AKHTER, P.E.

REGISTERED PROFESSIONAL ENGINEER

10404 W. 154th STREET

OVERLAND PARK, KS 66211

TEL: 913-865-5016

DRAWING STATUS

FOR APPROVAL

DATE

DESCRIPTION

REVISIONS

HOCKEY COVER

RICK

KEY WEST, FL 33040

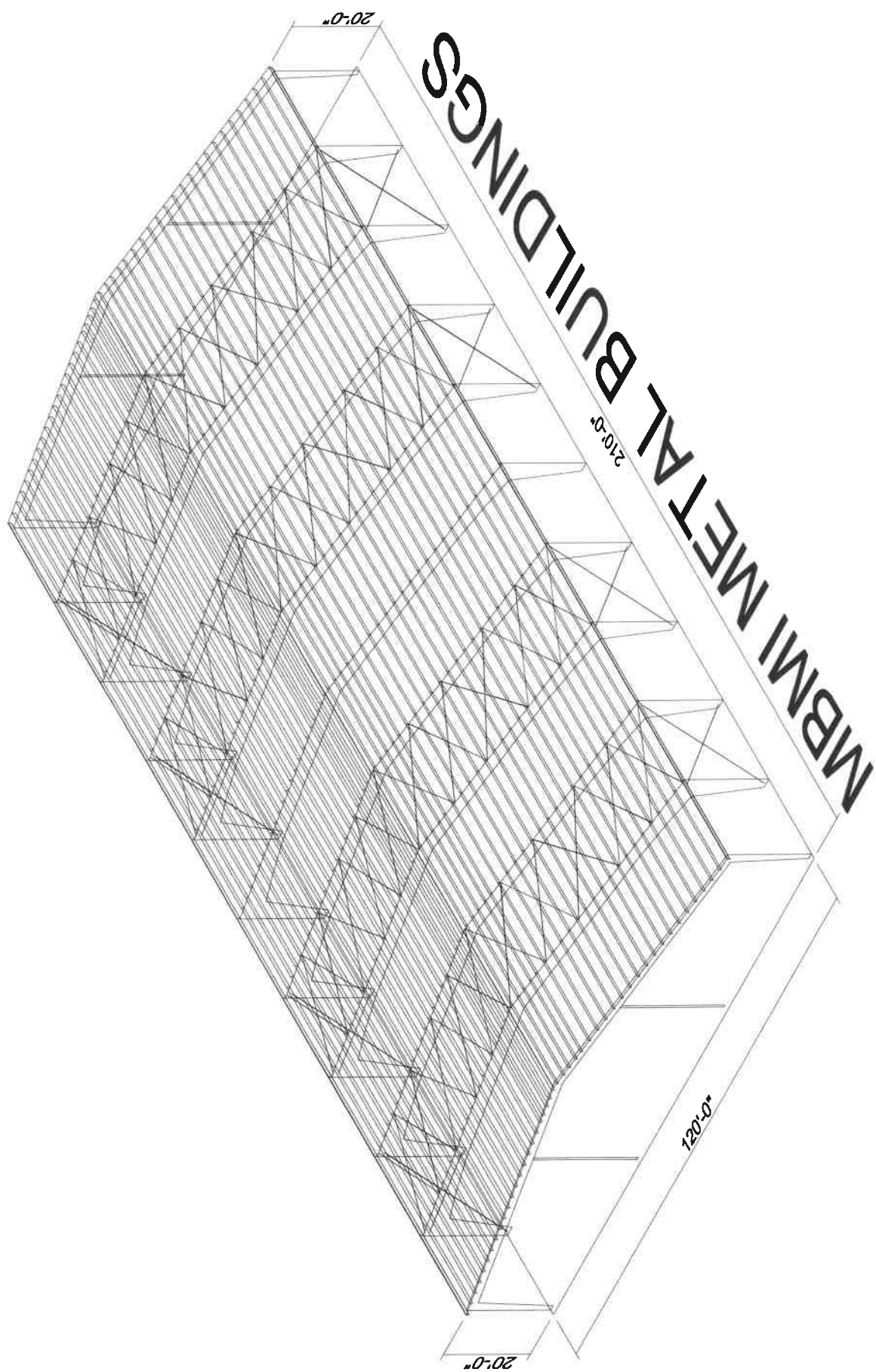
DATE

8/13/24

PROJECT NAME ELEVATION

OF

AG155BJ





DRAWING STATUS

NAEEM AKHTER, P.E.
CONSULTING STRUCTURAL ENGINEER
10404 W 154th STREET
OVERLAND PARK, KS 66221
TEL.: 913-866-3016

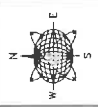
DRAWING STATUS		DATE	FOR APPROVAL	REVISIONS	DESCRIPTION	DATE	DESCRIPTION
☒	FOR APPROVAL						
☐	FOR PERMIT						
☐	FOR CONSTRUCTION						

MBMI
METAL BUILDINGS

4729 W ATLANTIC AVE.
SUITE A20
DELRAY BEACH, FL 33445
TEL.: 800-293-2097

HOCKEY COVER
RICK
KEY WEST, FL 33001
DATE: 8/13/24
ANCHOR BOLT PLAN

ON NO	OF
ON NO	AG1



13 BANCROFT LANE
NEWTON, MA 02459
TEL: 617.552.1111
WWW.BENTLEYENGINEERING.COM

DATE

REVISIONS
REVISION NO. DATE DESCRIPTION
1 08/20/2018 INITIAL DESIGN

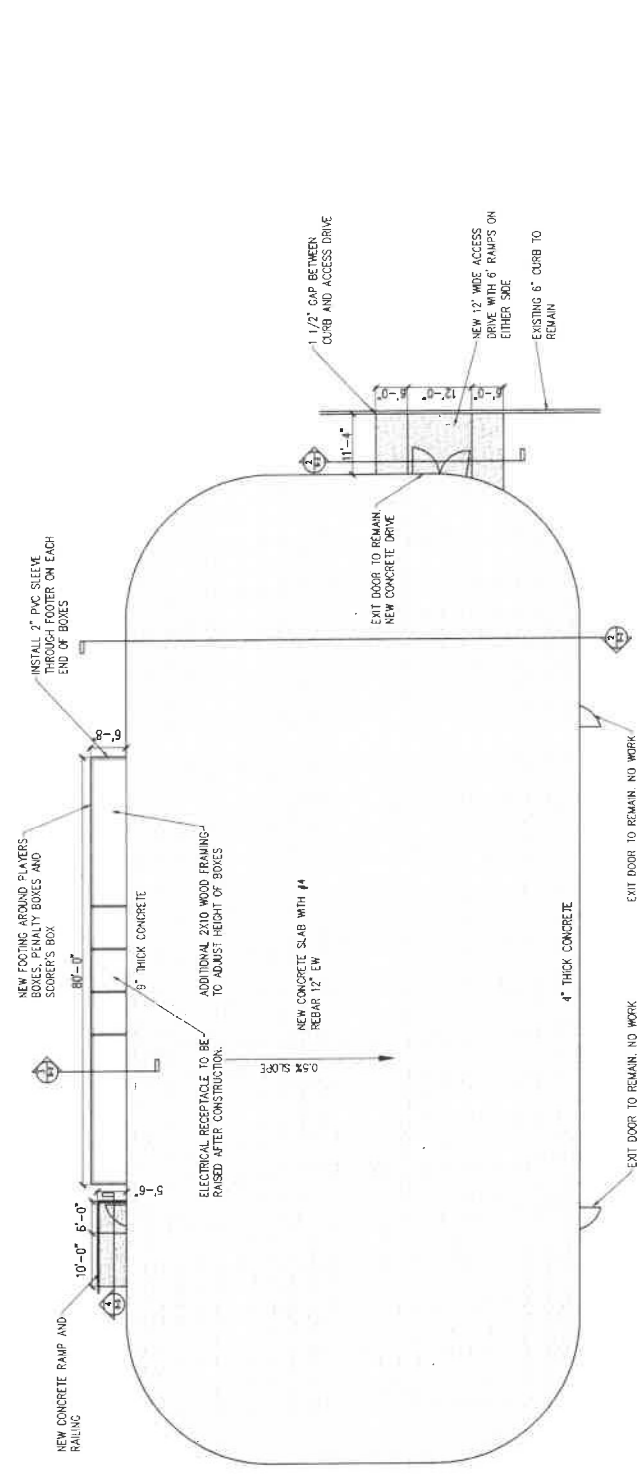
CONCRETE NOTES:
1. ALL CONCRETE SHALL BE 4000 PSI PUMP MIX
2. ALL CONCRETE SHALL BE PLACED AND FINISHED WITHIN 90 MINUTES OF POURING
3. ALL CONCRETE SHALL BE CURED WITH MOISTURE CURING COMPOUND OR WET BURLAP

KEY WEST SKATING RINK RENOVATIONS

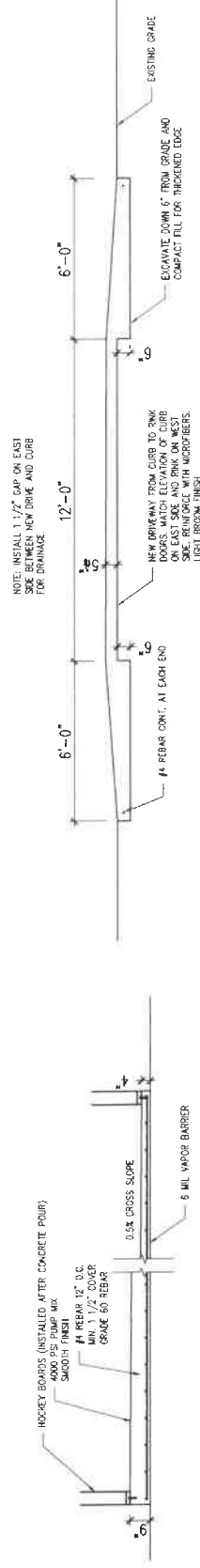
DESIGNED BY
BENTLEY ENGINEERING LLC
PROJECT NO.
18-0000
AS NOTED
ANALYST FIRM NO.

18-0000
STRUCTURAL
PLAN

Sheet Number
S-2
DATE: AUGUST 20, 2018



1 PROPOSED RINK PLAN
SCALE: 3/32" = 1'-0"



2 RINK SECTION
SCALE: 1/2" = 1'-0"

3 ACCESS DRIVE SECTION
SCALE: 1/2" = 1'-0"

