

Playland

Improvement Plan

REVISED FIELD HOUSE PLAN

March 7, 2014

(size reduction to add additional parking)



Sustainable
Playland

The **Field Zone** will be operated by Playland Sports LLC, a new Westchester-based company.

The mission of Playland Sports is to provide an environment that offers participants of any age, or any skill level, the opportunity to further develop their interests in recreational activities, while placing a high value on sportsmanship, teamwork, and fun. From the friendliness of our staff and instructors, to the cleanliness of our facilities, we pledge to provide the best possible athletic experience. Whether your favorite sport is soccer, field hockey, baseball, softball, football, lacrosse, volleyball, basketball, or golf, the fully climate-controlled facility will add more fun to your game.

Playland Sports engaged P I Sports, LLC (Pinnacle), a national developer of recreational sports venues, to conduct a market feasibility study for a proposed recreational sports project in the Westchester market with an emphasis on Playland. The study area also included communities east of White Plains, south of Greenwich, and north of New Rochelle, area which reflected realistic travel times for repeat users.

The study investigated the local needs of sports such as lacrosse, soccer, basketball, volleyball, baseball/softball, and football. Pinnacle staff gathered and analyzed pertinent socio-economic and demographic data—both general and sports-specific; identified and



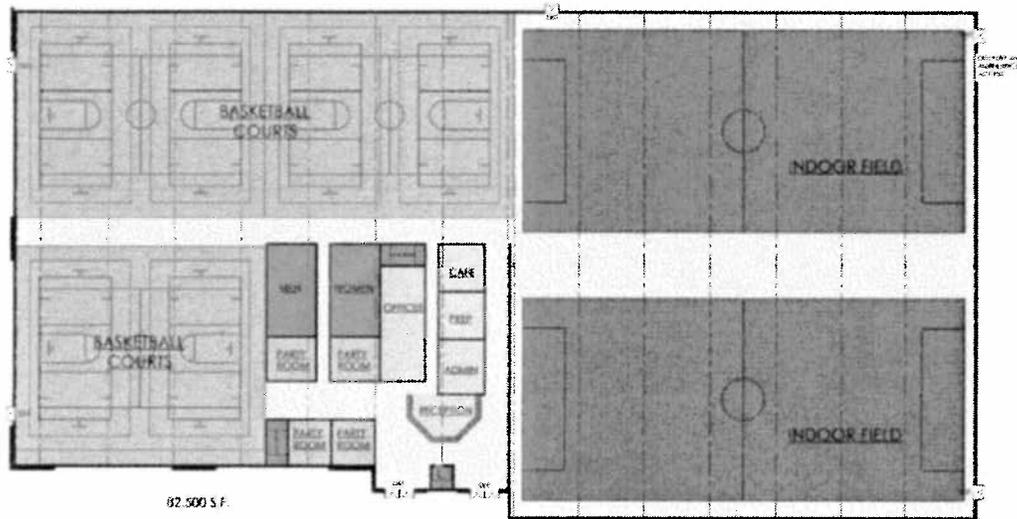


interviewed potential customers and competitors; and investigated site issues.

Pinnacle analyzed the relevant data and found a large need for both indoor and outdoor sport facilities in Westchester County. This is due to the combination of an increasing number of sport participants, the decreasing availability of outdoor fields, a lack of indoor facilities, and dissatisfaction with current facilities in the area. An indoor facility with a foot print of approximately 82,500 square feet to house indoor sport courts and turf fields, as well as two outdoor turf fields, were recommended to meet the area's needs on a year-round basis.

Playland Sports will make the most of the available space by locating fields and the main building as close to the FEMA "V" zone floodplain as permissible (see Site plan on the next page). The entrance to the indoor facility will be on the side of the building away from nearby residents, to minimize noise and traffic impact. Parking for the majority of the indoor activities will be located on the east side of the field house, effectively shielding neighbors from the loading or unloading participants and guests.

The outdoor fields will be located to maintain sight lines to the Long Island Sound from nearby homes.

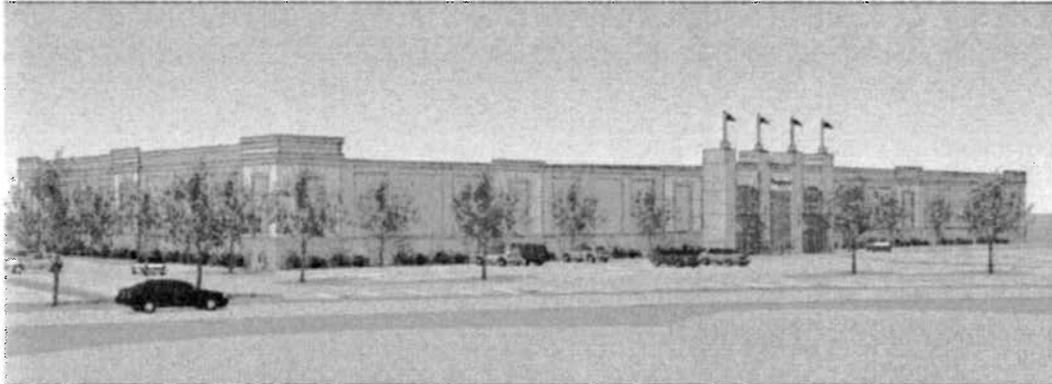


Field Zone Floor Plan Detail

The Playland Sports facility will have an 82,500 sf footprint with state-of-the-art, energy-efficient construction and design, along with the latest in sports equipment.

Indoor amenities will include, at a minimum:

- Two 185' by 85' soccer/lacrosse fields
- Six tournament-specification volleyball courts which can convert to all, or a combination of, three regulation high school basketball courts (or six basketball training courts)
- Four 15' by 75' batting cages
- Accessible spectator viewing areas
- A full service café with healthy food options
- 20 large, flat-screen TVs with a professional sound system,
- Amenities such as restrooms, meeting rooms, and party rooms.

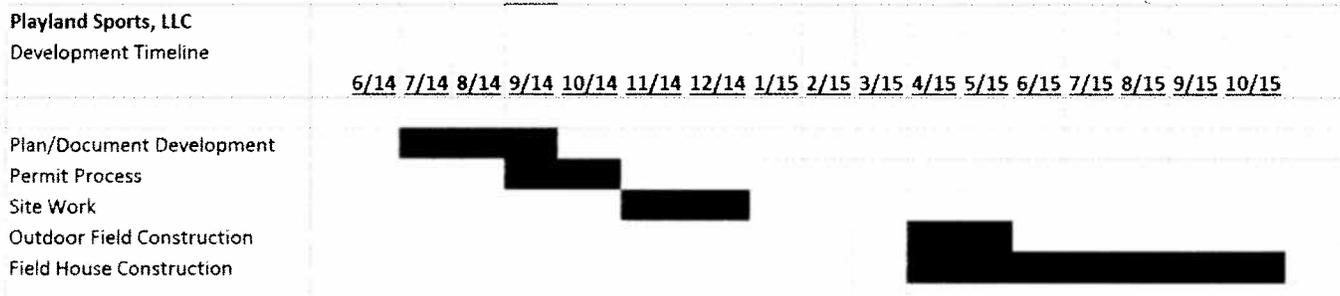


Field Zone Indoor Fields Rendering

The outdoor area will include two full size outdoor fields that will be lined for soccer, lacrosse, and football. Outdoor fields will also have spectator seating for participant's parents and easy access to the indoor amenities for food service, restrooms, etc.

Access to the facility will be securely regulated by having one main entrance and a check-in process for both visitors and guests. Fields, courts, restrooms, meeting rooms, and the food service areas have all been laid out and designed for the safety and security of Playland's participants and guests as well as the regulation specifications of the various sports.

A pragmatic timeline for constructing the Field Zone is shown below. Approvals, weather and other conditions may alter the schedule.



Playland Sports, LLC	
3/6/2014	
	82,500 sf
DIV. 1 GENERAL REQUIREMENTS	\$ 110,000
DIV. 2 SITE CONSTRUCTION	\$ 1,975,000
DIV. 3 CONCRETE	\$ 1,485,000
DIV. 4 MASONRY	\$ 25,000
DIV. 5 METALS	\$ 2,322,000
DIV. 6 WOOD AND PLASTICS	\$ 47,000
DIV. 8 DOORS AND WINDOWS	\$ 95,000
DIV. 9 FINISHES	\$ 300,000
DIV. 10 SPECIALTIES	\$ 836,000
DIV. 11 EQUIPMENT	\$ 25,000
DIV. 13 SPECIAL CONSTRUCTION	\$ 50,000
DIV. 15 MECHANICAL	\$ 679,500
DIV. 16 ELECTRICAL	\$ 427,500
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Total Hardcosts	\$ 8,377,000
GC PROFIT AND OVERHEAD	\$ 837,700
PROFESSIONAL FEES (Arch., MEP, Civil, PM, Ti	\$ 650,000
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Total	\$ 9,864,700
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CONTINGENCY	\$ 837,700
PERFORMANCE BOND	\$ 83,770
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Total Budget	\$ 10,786,170

TABLE P-1

PARKING SUMMARY

PRIMARY LOTS	SUPPLY ⁽¹⁾		
	EXISTING	PROPOSED	DIFFERENCE
Main Lot	2,191	1,460	731
Beach/Pool Lot	197	197	0
Employee/Bus Lot	95	95	0
Total	2,483	1,752	-731
OVERFLOW LOTS			
Northeast Lots	591±	591±	0
Entrance Lawn Area (Employee) ⁽²⁾	125±	125±	0
Temporary Parking Along Access Drive ⁽³⁾	0 ⁽³⁾	118	118
Total Overflow Lots	716±	834±	118
Total With Overflow Lots	3,199±	2,586	-613
POTENTIAL FUTURE PARKING IMPROVEMENTS			
Bus/Employee Lot & Beach/Pool Lot Expansion	-	96	96
Total Supply With Potential Future Improvements	3,199±	2,682	-517

- (1) Proposed supply includes the use of Field Zone parking spaces which will be available for amusement park patrons on peak days.
- (2) Employee parking within entrance lawn areas is limited to the Fourth of July under existing and proposed conditions.
- (3) Temporary Parking along Playland Parkway access drive has previously been used by the County on the Fourth of July and will be used as required for overflow parking.

