

PROPOSAL



Buyer:

Michael Malak
2525 Rochester Road Suite
400 Cranberry Township,
PA

Supplier:

Yeadon Domes
575 SE 9th St, Suite 20
Minneapolis, MN 55414

1/31/23

Dear Michael,

We are pleased to have the opportunity to present this proposal for a custom-designed Yeadon Air Dome.

The Yeadon difference is a direct result of 40 years of experience, material science and a team dedicated to quality and customer service. Providing custom turnkey solutions including all design, engineering, manufacturing, installation, service plans and operational support. Our team is dedicated to providing you with the best Air Supported Structures in the industry. You'll see that commitment reflected in this proposal.

The following includes all site dimensions and detailed specifications for the fabric membrane, mechanical system, back-up system and all other components that have been requested. Also listed for your consideration are optional components and finishes that can extend the life and boost the usability of your dome.

Here's what to expect on the following pages:

- Specifications & Pricing
- Optional Items
- Descriptions & Definitions

If you have any questions or need additional assistance, I'm only a phone call or email away.

We look forward to working with you!

David Norell
Sales Representative
Direct: 612-219-2920
E-mail: dnorell@yeadondomes.com

¹ *Exterior Membrane:* Weight: 28 oz and 32 oz / sq. yd high tensile strength, vinyl coated polyester. The fabric is fire resistant, meeting the requirements of NFPA 701.

Membrane options:

PVDF Exterior Coating: This is the standard finish applied to the membrane. Creates resistance to the elements and enhances snow shed. 20-year warranty. Standard (White) and custom colors are available.

TEDLAR® Exterior Coating: Upgrade premium performance option. DuPont TEDLAR® film will provide maximum membrane protection from pollution, dirt and UV rays, and is self-cleaning. 20-year warranty. Standard (White) and custom colors are available.

Translucent Skylight: Options available.

² *Thermal/ Acoustical Interior Membrane:* The inner thermal/acoustical fabric liner, which is welded to the dome's outer membrane.

Color: The standard Yeadon Blue color provides superior reflective characteristics and is extended from the ground to 15'. White is used throughout the rest of the dome to provide the brightest interior possible. Other contrasting colors are available and can be matched to your program colors.

³ *Sections:* The dome may be manufactured in sections for ease of handling. When more than one section is required, field connections are needed and 8" aluminum clamps are used. These seam clamps form a strong, airtight and flexible connection. Seams are protected from outside weather conditions through use of an exterior fabric VELCRO-sealed flap.

⁴ *Cable System:* White PVC coated steel cables with thimble attachment. Cable anchors are provided for embedment into the concrete beam.

⁵ *Aluminum Channel:* Our exclusive anodized aluminum channel will be provided for installation into the concrete grade beam by your contractor. This unique anchoring system was developed by Yeadon® to provide the most air-tight, energy-efficient, economical and easy to install system.

⁶ *Insulation:* Two types of insulation are available to aid in the heating and cooling efficiency of the dome. If insulation is needed, the membrane will be prepared to accept and attach the selected insulation. More commonly found in permeant structures, accommodations for seasonal structures are also available.

Insulation options:

Foil Faced Fiber Glass Insulation: A 3 ½" thick fiber glass insulation customized for each dome. The insulation gives an average R-13 value. The insulation is field installed.

Double Bubble Foil Faced Insulation: A double layer of 5/32" barrier bubble film laminated between two layers of reflective metalize film and gives the dome an R-6 to R-8 value. The insulation is field installed.

⁷ *Netting:* The ability to change field layouts quickly and efficiently are valuable in day-to-day operations. Standard color black.

Netting Options:

Divider Net(s): All netting accessories, batting cages, back stops, field goal dividers, field dividers and perimeter curtains are custom made to provide versatility in your structure. The ability to change field layouts quickly and efficiently are valuable in day-to-day operations.

Divider Curtain(s): Typically used to provide a solid back-court closure allowing for movement between courts with minimal distraction. Color to matched interior backdrop fabric.

Perimeter Divider Net(s): To separate field(s) from walk-around space on perimeter of dome interior.

⁸ *Mechanical Unit:* Each system is custom designed and configured to meet the air pressure, and heat or A/C requirements of each dome. The inflation system includes fans, motors, motorized dampers, and controls to modulate the internal pressure. Unit carries ETL approvals.

Configuration Options:

Bottom-discharge: The addition of an underground vault is needed to exchange the air. Bottom discharge allows the units to be located a variable distance from the dome providing a quieter system and simplifies snow removal.

Over Under: The unit is located next to dome and uses a single ventilation duct to exchange air

Side-discharge: The unit will be located next to dome and requires dual ventilation ducts to exchange air. The side-discharge configuration is ideal where space is limited, and snow removal is less of a concern

Heating: The units come complete with a full modulating indirect burner, stainless steel heat exchanger, temperature and thermostat controls.

Air Conditioning: Units come with condensing and in-line coils that are sized to the desired design temperature and geographical location. Each unit is also available with optional gas reheat and dehumidification feature to aid with internal environment and moisture control. (Additional engineering may be required based on final design, occupancy, and programing. Final design of equipment may result in additional costs.

Backup Inflation Generator: A natural gas-powered generator is used to provide electric power in the event of system or utility outages. Sizing options may include power for emergency lighting, and/or heat. Includes transfer switch.

Controls: Controls located within unit, within dome or support building.

Control Options:

Standard Control System: Includes operator-controlled pressure by return air duct modulation.

Weather Controls: Includes Wind Sensor and Snow Sensor. The wind sensor is designed to increase dome pressure

as wind speed increase and reduce pressure as wind speed decreases. The result is the most energy efficient and optimal operating pressure. The snow sensor is designed to increase pressure to design maximum and ramp up heat to its system maximum. The system is designed to give the operator a backup should inclement weather occur.

Premium Controls: The fully integrated automation package, includes the Weather Controls with the added benefit of online viewing and/or controls through a PC or mobile connection. Multiple alerts may be configured to allow for notification of any number of events including low pressure, high pressure, snow mode, high wind, backup or genset running, no heat, etc. Compatible with most BMS systems.

Automation/Controls:

- DDC Controller
- Web-based graphical interface for controlled equipment.
- Scheduling of DDC-controlled inflation unit and dome pressure and temperature.
- Programming, testing, check-out, and start-up of the control system
- First year parts warranty for all new controls equipment
- Snow sensor for automatic pressure and heat increase
- Wind sensor for automatic pressure control based on exterior wind conditions
- Smart phone connectivity for remote control/monitoring access
- Owner will need to supply ethernet connection at each unit for this access.

All gas & electrical connections, to the unit and within the unit are by others.

- 9 *Lighting System:* The specified quantity or desired foot candle (fc) of suspended lights will be supplied, as well as the wiring between each fixture and dome base. Yeadon will assist with the layout and location of the lights and/or poles.

Fixture Options:

LED: Our most energy efficient fixture rated for 100,000 hrs. Includes wiring between each fixture and dome base. Yeadon will design the layout and location of the lights and/or poles. The LED Indirect Series is designed for perfectly reflected light and minimal glare. The result is evenly diffused light across play surface and optimal visual contrast. The aluminum outer housing is 24" diameter with stiffening rib for strength and high temperature polyester powder coating. The drivers and LED's are easily accessible by removing the bottom enclosure. Standard CCT (K) 5233, Standard CRI 83. Standard 5-year warranty.

T9: The MH-XL-ISC mount fixture is perfect for air structures and sports facilities with white ceilings 15 -100 feet high. Two T9-315-Watt Ceramic Metal Halide lamps are full bright in two Minutes. Lamp life 30,000 hours with 10% light loss at 12,000 hours. Silent dimmable electronic ballasts. Ballast life 60,000 hours. The Ballasts are mounted in the bottom enclosure. Strong 24" Aluminum Ribbed outer housing with high temperature polyester powder coat. For most seasonal air structures, the T9 option is an excellent, economical choice.

Egress lighting: Fire codes require a minimum of 1 fc throughout dome. Lighting can be configured to achieve code minimums when connected to a generator. Wiring included, fixtures by other unless specified.

All electrical design, distribution and wiring to the pole or light locations are provided by others.

- 10 *Protective Cages:* Additional protective nets can be added as an option to reduce the potential of damage from the impact of balls. The light weight ½” square white nylon netting and ¼” steel rings absorb the impact from balls keeping them from hitting the light fixture and ricocheting. The Net Cage is the perfect light protector for facilities that play Baseball, Soccer, Golf, Basketball, Lacrosse, Tennis, and Hockey.
- 11 *Revolving Doors:* Aluminum Revolving Doors provide the main entrance into the dome. This self-contained door comes complete with full polycarbonate-paneled partitions, rigid frame and sides, sturdy tread-plate base and all attaching hardware. Three (3) and Four (4) leaf options are available.
- 12 *Handicap Accessible Entrance Module:* Personal Air Lock (PAL) entrance module complete with two (2) balanced aluminum doors, rigid frame with aluminum walls and roof panels, which is attached directly to the revolving door. ADA compliant.
- 13 *Emergency Egress Doors:* Self-closing balanced aluminum exit doors, complete with a heavy-duty steel frame, viewing panel, panic hardware, lockable exterior hardware, fabric clamping strip, and attaching hardware. Available in single-door and double-door options. Double doors feature a removable mullion. Doors provide 40” of clear opening. Doors are supported by angle-iron braces, optional post-braced doors are available and recommended for ease of snow removal.
- 14 *Vehicle Airlocks:* (VAL), complete with two (2) insulated panel doors, automatic openers, steel frame, fabric cover and attaching hardware. Allow access for vehicles, lifts, portable spectator stands and athletic equipment. Personnel/Service doors are available for ease of access.

Drawings: Yeadon will provide construction drawings, calculations and specifications of the dome for permit application. These drawings may require local engineering stamps.

SPECIFICATIONS & PRICING



📍 Cranberry Township - Pickleball
 📍 Cranberry Township, PA
 📅 1/31/2023

🏟️ Pickleball Dome - 6 Court
 📏 106'(W) x 132'(L) x 40'8"(H)
 🏠 13,992 sq. ft.

Y22DN0053 (Updated 1/31/23) #
 Revision 2
 Sourcewell #091319

| FABRIC & STRUCTURE | QTY | DESCRIPTION | INCLUDED |
|-----------------------|----------|--|----------|
| Site Visit | included | Includes pre-construction meetings, grade beam review, field measurements and size verification by Yeadon. | |
| Drawings - Dome | included | Yeadon to provide engineered, signed & stamped dome drawings (PA) | |
| Drawings - Foundation | included | Yeadon to provide engineered, signed & stamped grade beam drawings (PA) | |
| Exterior membrane: | included | Tedlar architectural grade fabric, Color: White - 28oz & (32oz if needed) - Opaque with Asymmetrical Ends. | |
| Interior membrane: | included | Vinyl coated polyester fabric, Color: White - 14oz w/Blue, 15 ft perimeter backdrop. Custom colors available upon request. | |
| Sections: | 2 | 1 on-site mechanical joints connect individual sections | |
| Anchoring system: | 476 ft | 476ft of recessed aluminum channel provides air-tight seal | |

| MECHANICAL | QTY | DESCRIPTION | INCLUDED |
|---------------------------------|----------|--|----------|
| Primary inflation system: | included | Premium Automation inflation package/Remote access controls/Weather station with wind & snow sensors | |
| Heating / air conditioning: | included | 1 - Titan - 1000 unit(s) - Heating, Bottom Discharge (Vaults by others), (65 degree heat design temp), No air conditioning for seasonal dome | |
| Backup inflation system: | included | Natural Gas - 48KW Generator Including Automatic Transfer Switch and Stand by Fan | |
| Mechanical start-up supervisor: | included | Included - see details | |

*Utilities, gas and electrical connections, piping and specialties by others.

| LIGHTING | QTY | DESCRIPTION | INCLUDED |
|------------------|----------|---|----------|
| Lighting system: | included | 20 - 522 Watt LED fixtures. Indirect lighting layout, self leveling, single point attachment with sway cables. Light levels per photometric | |
| Lighting system: | included | Fully wired membrane from D-ring attachments points to grade beam, including wiring for emergency egress | |

| DOORS | QTY | DESCRIPTION | INCLUDED |
|-----------------------------|-----|---|----------|
| Personal handicap airlocks: | 1 | Personal Air Lock (Main Entrance) - ADA compliant | |
| Emergency exit doors: | 2 | 40" Pressure-balanced w/exit light single door (Quantity depending architectural review per code) | |

BASE PRICE *Shipping included* **\$473,682** USD
Does Not include taxes or optional items

This quote is good for a period of 20 days and is subject to Yeadon's Terms and Conditions which are defined in the final contract and available upon request. **Freight:** F.O.B. Customer. **Additional costs:** Because of wide variances in state, provincial and municipal laws, this proposal does not include any additional costs related to import taxes or duties, local taxes, fees or commissions. It does not include the cost of permits, energy analysis, local engineering stamps, electrical or mechanical engineered drawings that may be required unless specifically noted. The base price does not include anything that isn't specifically mentioned (such as — but not limited to — costs of installation, construction, supervision, site preparation, site access, unloading freight, site or fence modification and/or restoration, on-site construction visits, bringing utilities to the site and any electrical or gas distribution and hook up).

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SPECIFICATIONS & PRICING



📍 Cranberry Township - Pickleball
 📍 Cranberry Township, PA
 📅 1/31/2023

🏠 Pickleball Dome - 6 Court
 ↗️ 106'(W) x 132'(L) x 40'8"(H)
 📦 13,992 sq. ft.

Y22DN0053 (Updated 1/31/23) #
 Revision 2

| INSTALLATION* | DESCRIPTION | +/- | CHANGE | INCLUDE? |
|--|---|-----|----------|-------------------------------------|
| Initial installation, set up and inflation | Supervision Only (Labor and equipment by others) | | \$19,592 | <input checked="" type="checkbox"/> |
| Initial installation, set up and inflation | ADD: Labor + Equipment (Does not include prevailing wage) | + | \$34,778 | <input checked="" type="checkbox"/> |

** Labor, if included, is a best estimate a the time of this quote. If actual labor costs increase by more than .025% at the time of actual service, Yeadon, at its discretion, may choose to pass this onto the customer as a change order.

| OPTIONAL ITEMS | DESCRIPTION | +/- | CHANGE | INCLUDE? |
|--|---|-----|-----------|--------------------------|
| Netting/Curtains | Add: Divider Nets: \$1.35 per sq./ft. plus \$450 each set of Hardware (Cables, Clips and Reinforcement Discs) | + | TBD | <input type="checkbox"/> |
| Doors | Add: One (1) 3 Leaf aluminum revolving door (Main Entrance) | + | \$23,766 | <input type="checkbox"/> |
| Doors | Add: Convert one (1) 40" Exit Door to an 80" Exit Door | + | \$7,384 | <input type="checkbox"/> |
| Doors | Add/Deduct: One (1) 40" Exit Door | +/- | \$8,052 | <input type="checkbox"/> |
| Exterior Signage and Logos | Add: Full Color, Frame Work and Banners: \$26.00 per sq./ft. | + | TBD | <input type="checkbox"/> |
| Base Price | | | \$473,682 | |
| Sourcewell Discount 3% (off product only) | | | -\$14,210 | |
| Installation (initialed) | | | \$19,592 | |
| Optional Items (initialed) | | | \$0 | |

| | | |
|--------------------|---|----------------------|
| TOTAL PRICE | <i>Shipping included</i> <i>Does Not include taxes or optional items</i> | \$479,064 USD |
|--------------------|---|----------------------|

TERMS: 50% deposit due upon signed contract, 30% due upon commencement of manufacturing, 15% due upon completion of manufacturing and 5% holdback due 30 days after installation.

Agreement To Proceed _____ (buyer signature)

Name _____ (printed name) Date _____

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