

ATTACHMENT X-A: Stadium Project

Suggested Motion: Approve CSG to complete the necessary plans to develop bid documents for an athletic stadium project

Recommended Action: Approve as presented

The foremost issue raised during the updating of the 2006 Facilities Plan is the need to address our current outdoor athletic facilities. Our track is currently not adequate to hold home meets and is a potential liability even for practice. The development of a single field that is usable by football and soccer programs would be a major improvement over our current fields. The current varsity football field isn't wide enough to be used for soccer. The current seating is both inadequate and beyond its life expectancy.

The Stadium Design Committee has been working with the Booster Club most recently since 2012 to develop a plan for a new athletic complex. Attached are the project proposals Mr. Cashman presented at the December 15, 2014 Board meeting. The Booster Club and several Board members have asked that we clearly specify the scope of the project so that information can be shared with the community prior to the April 7, 2015 election.



October 23, 2013

Dr. Steven Baule
Superintendent
North Boone Community Unit School District 200
6428 N. Boone School Rd.
Poplar Grove, IL 61065

**Executive Summary - New Stadium Study
Project CSG541**

Dr. Baule,

I am writing on behalf of the Stadium Design Committee to summarize the work and findings of our group. As you know, the committee was formed at the request of the Board of Education and High School Boosters and first met on September 12, 2012. The committee consists of the following members:

Stadium Design Committee

1. Laura Zwart, Board of Education Member
2. Amy Morris, Board of Education Member
3. Aaron Sullivan, Football Representative
4. Paul Hathcock, Soccer Representative
5. Sandy Kleckler, Track Representative
6. Brenda Kamholz, Middle School Representative
7. Allan Johnson, Community Representative
8. Lynn Brody, Track Representative
9. Butch Peters, Community Representative
10. Bridget Belcastro, Middle School Principal
11. Jim Novak, Facilities Manager
12. Dale Purvis, Athletic Director/Administrative Representative
13. Steve Cashman, Architect

The committee held eight (8) design meetings from September of 2012 until July of 2013 and also toured five (5) existing peer stadiums in the area.

Soliciting User and Community Input

To determine the needs of the school district and community, the committee prepared and issued a six (6) page programming questionnaire to all committee members and posted the questionnaire on the District's web site to solicit additional input from interested community members. A total of ninety-six (96) individuals completed the questionnaire. The committee reviewed the questionnaire feedback in detail and used the information in the design of the proposed stadium.

The following is a summary of some questionnaire results (a detailed copy is included for reference):



- **Location:** The new stadium should be constructed southeast of the existing high school to be located close to existing and potential parking, to allow future site & building growth, and to maintain existing field use.
- **Existing Stadium:** The existing stadium should remain for use during construction and by the middle school.
- **Type of Field:** The new stadium should include a synthetic turf field designed for football and soccer to allow for greater use by the high school physical education, band, youth football, youth soccer, and other community groups.
- **Track and Field:** The new stadium should include an eight (8) lane synthetic running track and field events so the District can host home track and field competitions.
- **Bleachers:** The new stadium should include new bleachers with a home capacity of approximately 1,500 and a visitor capacity of approximately 500 including new press boxes and accessible facilities for the disabled and senior citizens.
- **Concessions/Restrooms:** The new stadium should include a concession/restroom building with adequate serving space, accessible restroom facilities, ticket windows, and storage.

Stadium Design and Benefits

The proposed stadium design is illustrated in the attached drawings and reflects program requirements the stadium design committee developed from user and community input. The committee is excited about the following benefits they believe the stadium will provide for decades to come for the school district and community:

- Pride in a stadium fitting for the District schools and community
- Increased use of the field for physical education, football practice and games, soccer practice and games, band practice, middle school sports, community youth and adult football & soccer, and outdoor school events such as pep rallies
- Adequate, safe, and accessible seating for our community and visitors
- The ability to host home track and field competition
- Less costly field maintenance
- Close access to existing and future parking areas
- Better space and a fenced perimeter for improved crowd movement and safety
- New press boxes with adequate space for home coaches, visitor coaches, announcers/press, and filming
- Better concession offerings with shorter lines
- Closer to the high school locker rooms and athletic facilities for team locker room access and physical education use
- Proper and accessible restroom facilities for visitors, children, the disabled, and seniors
- Ticket windows in the concession building
- A new wind break of evergreen trees to continue the tradition of the "Pine Tree Stadium"
- Revenue generating opportunities from renting the off-hours use of the synthetic turf field to outside groups

Estimated Project Budget Approach and Results

To develop a more accurate estimate of the project costs, we worked to gather as much information as possible so detailed estimates of cost could be calculated and subcontractor proposals could be solicited. Toward that goal, we first had soil borings and a geotechnical report prepared for the proposed



field location so we could determine the general nature of the subsurface conditions and their potential impact on the excavation and site work.

Next, we prepared a series of detailed design drawings for the site work, the bleachers, press boxes, football/soccer field, running track and field events, the concession/restroom building, site pavement, fencing, and site lighting. Based our proposed design, we then prepared preliminary civil engineering grading plans, storm water drawings, calculations, and site work details.

This detailed design information was then used by a construction manager/general contractor (Executive Construction Inc.) for detailed cost estimating and subcontractor proposals. The attached conceptual budget from ECI includes a summary of all anticipated project costs in 2013 dollars and includes detailed backup (organized by trade) on which those costs were based.

Total Estimated Project Budget and Cost Reduction Options

In addition to the total project budget the stadium design committee solicited cost reduction options to provide the District with options for implementing the construction of the proposed stadium over time. The summary cost estimate sheet (page one (1) of the attached 11x17 cost estimate) shows the original full scope of work budget next to the proposed options to reduce the project costs.

Total Project Budget: The total conceptual project budget can be summarized as follows:

- Total project budget: \$5,578,860
- Total direct site costs: \$3,400,300 (site, field, track, bleachers, lighting, etc.)
- Total direct building costs: \$462,400 (concession/restroom building)
- General contractor general conditions, bonds, insurance, overhead & profit: \$581,635
- Construction contingency: \$133,000
- Design contingency: \$253,600
- Owner's contingency: \$253,600
- Architectural/engineering fees: \$351,560
- Permits/fees: \$142,500

A detailed itemization of the cost estimate is provided starting on page two (2) including quantities, units, unit prices, and costs for each trade, service, allowance, and fee.

Cost Reduction Options Budget: The proposed reductions from the original scope of work and their associated savings are listed on the page one (1) of the cost estimate summary under the column heading "Cost Reduction Options" and can be summarized as follows:

- Total project budget: \$4,395,110
- Total direct site costs: \$2,971,609 (site, field, track, bleachers, lighting, etc.)
- Total direct building costs: \$0 (no concession/restroom building included)
- General contractor general conditions, bonds, insurance, overhead & profit: \$502,379
- Construction contingency: \$104,000
- Design contingency: \$199,800
- Owner's contingency: \$199,800
- Architectural/engineering fees: \$277,310
- Permits/fees: \$142,500



Cost Reduction Options Budget: The following are the scope of work and cost reductions options that are included the cost reduction options budget:

- **Elimination of the Concession/Restroom Building:** Utilities for the future building will be roughed-in as part of the site work.
- **Reduction in Asphalt Pavement:** The amount of asphalt pavement will be reduced and compacted crushed limestone fines will be provided at the south end and at the visitor bleacher side.
- **Home Bleacher Reduction:** The two end sections of the home bleachers have been eliminated reducing the capacity to 1,078 seats from the original 1,558 seats. These sections could be added to the bleachers in the future.
- **Elimination of the Visitor Bleachers:** The visitor bleachers will be eliminated in their entirety. A level compacted limestone base will be provided to accommodate the use of portable bleachers. A visitor bleacher section could be constructed in the future.
- **Less Expensive Synthetic Turf:** The proposed synthetic turf is FieldTurf XM6-65 2.5 inch vs. FieldTurf Revolution 2.5 inch.

Summary

I would like to thank the stadium design committee and all school and community members that participated in this study for their time, energy, and ideas. The committee is excited about the potential benefits of the proposed design for the District's children and the community. We look forward to working with the board of education, the administration, the students, the staff, and the community to help make this concept a reality. We welcome all comments and ideas and would be happy to discuss the proposed design, benefits, and costs in detail.

Sincerely,

CASHMAN STAHLER GROUP, INC.

Stephen J. Cashman, AIA, LEED® AP BD+C
Principal Architect

cc: Project File

Stadium Committee Information

Letter from Stephen Cashman of CSG dated July 10, 2012 discussing plan to provide design and cost estimate to replace existing antiquated football stadium and track.

Meeting 1- September 12, 2012

12 committee members were chosen and held a meeting at the high school. Members included: Laura Zwart & Amy Morris-BOE Members, Aaron Sullivan-FB rep, Paul Hathcock-Soccer parent, Sandy Kleckler & Lynn Body-Track reps, Brenda Kamholz-MS rep, Allan Johnson & Butch Peters-Community reps, Bridgett Belcastro-MS Principal, Jim Novak-Facilities Manager, Dale Purvis-AD/Admin. Rep, and Stephen Cashman-Architect.

Basic design ideas, location, needs of facilities, and public survey questions were discussed at this meeting. Survey of BNC schools was also suggested.

Meeting 2- October 24, 2012

Discussion on results of public feedback. 96 people responded to questionnaire.

Dale Purvis presented facilities feedback from BNC schools.

Location 4 (Southeast) was chosen.

Visits to other stadiums was recommended.

Meeting 3-October 30, 2012

Dale Purvis arranged visits to Genoa, Marengo, Harvard and Clinton schools. 6 people went on the visits with Stephen Cashman taking pictures of each stadium.

Meeting 4-November 7, 2012

Discussion about the likes/dislikes of stadium visits. Reviewed bleacher concept A and site plan A. Discussion on both. Dale Purvis also presented approximate attendance at games for the past four years.

Meeting 5-December 5, 2012

Reviewed concession building concept. Results of soil borings for proposed site were presented, and site plan B was discussed.

Meeting 6- February 6, 2013

Reviewed draft cost estimate, drawings of concept, and executive summary at this meeting. Initial “dream” project came in at \$5,578,860. Committee felt it had to be lower. No further meetings.

We were asked to present the stadium proposal to the Facilities-Long Range Planning Committee at the District Office on Tuesday, October 29 of 2013. Stephen Cashman and Dale Purvis, along with several other members attended the meeting and answered questions about the proposal for the committee. Stephen Cashman took suggestions from the stadium committee and with modifications to the February 6th estimate, the price was now \$4,395,111.

Benefits of new stadium

1. Pride in the school and community.
2. Increased use for PE, athletic competitions, athletic practices, band practice, and other outdoor school events.
3. Adequate, safe, and accessible seating for our community and visitors.
4. Improved lightening for all events.
5. The ability to host home track meets.
6. Close access to existing parking lots at high school.
7. Better space and fenced perimeter for crowd management and safety.
8. New press box with adequate space for coaches, clock operator/announcer, film people for both teams.
9. Upgraded soccer facility with scoreboard and seating.
10. Better concession area.
11. Closer to the high school building and locker room facilities.
12. Proper and accessible restrooms for fans from both teams.
13. Turf will require less maintenance, and provide more opportunities for use of the facility.
14. Providing adequate facilities that compare with the rest of the BNC schools.

Issues with current stadium

1. **Seating.** The current bleachers present a safety hazard to the public. We currently can seat about 250 people. One-thousand seats was the number one response from the public survey completed in September of 2012 to the question of minimum seats.
2. **Lighting.** Generally accepted lighting standards call for 30 footcandles on high school fields. We are currently below 15 footcandles.
3. **Lack of multi-purpose stadium.** Currently we are only able to host football games in the stadium. We do not meet the standards to host a track meet, and our field is not wide enough for soccer. We could benefit all programs with a multi-use stadium.
4. **Concessions/Restrooms.** The addition of outdoor restrooms and a better concession area would benefit fans from both teams. The restrooms would also be helpful for outdoor PE classes. No longer would we have to rent porta-pots. Can also be used for future baseball/softball expansion.
5. **Press Box.** Our current area has a difficult providing adequate space for everything that is required. We ask both teams to stand outside to film due to the small size of our press box.
6. **Crowd control.** Having a field with proper fencing will help with crowd control and safety. People will be contained and not allowed on the field of play, nor will they have the ability to come and go from the stadium. This will allow for better supervision.
7. **Field maintenance.** Allan Johnson has donated considerable time and effort to maintaining our current field(s). (He also took on soccer field last summer.) This allows the high school and middle school to have a nice surface to play on. We cannot expect him to do this for ever. The difference between turf and grass is around \$160,000. This seems like a small cost to avoid the mowing, watering, and stripping of the field that is now required. Not only will maintenance be less, we will also be able to use the facility for many more programs. The use of that facility will not just for football as is the current stadium.
8. **Pride for our community and school.** We have the worst facility in the BNC. Students and community members will be able to attend games with pride knowing our facility is as good as any school we compete against. It is time to restore that "Viking Pride!" One of the comments from the survey said, "If we are going to do it, let's do it right. Let's build something that will satisfy our needs for 20 years."

Survey results. From the 96 people who responded to the survey, 94% want to be able to host track meets, 80% want a better soccer facility, 76% want the band to be able to use the facility, and 72% want the PE classes to use the facility. 78% of the responders want 2 entrances for the facility. On the issue of how many seats, the largest percent (27%) want at least 1000 seats on the home side. 86% want restrooms in the stadium.