



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

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