

F.O.I. Compliance

REGION 4 BOARD OF EDUCATION

Date: March 21, 2024

Region 4 Fields Renovation Advisory Committee

Meeting held in VRHS Media Center

Attendance: (✓ = attended)

Region 4 BOE

John Stack ✓
Richard Strauss ✓
Lol Fearon ✓
Kate Sandmann

Administration & Staff

Brian White ✓
Robert Grissom ✓
Jim Jake ✓
Lewis Pappariella ✓
Mike Barile
Melissa Morgan-Hostetler

Town Representatives

Miriam Morrissey, Chair ✓
Belden Libby
Stacia Libby
Bryant Ziobran ✓
Jared Novinski
Nate Siegel ✓
Susan Feaster ✓

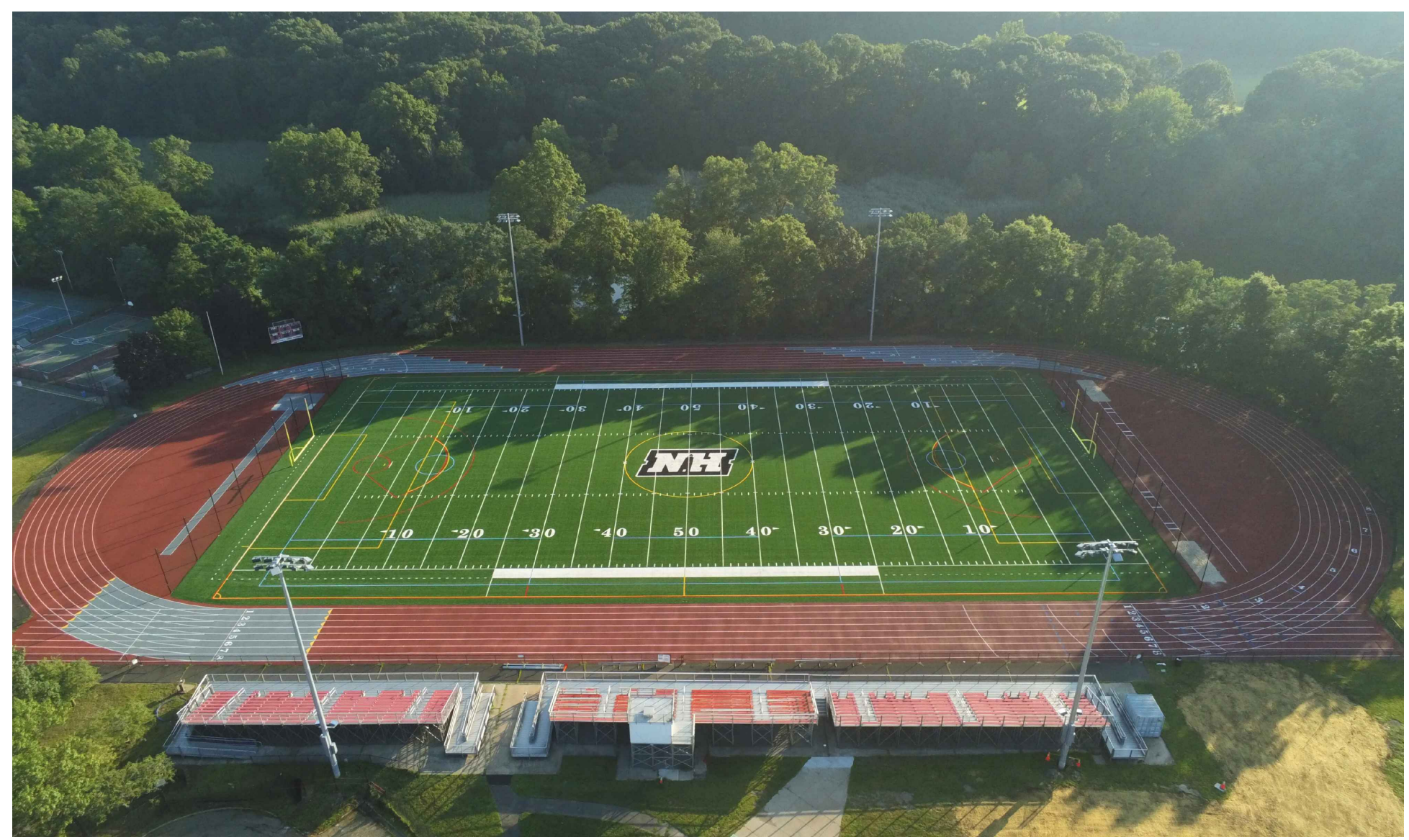
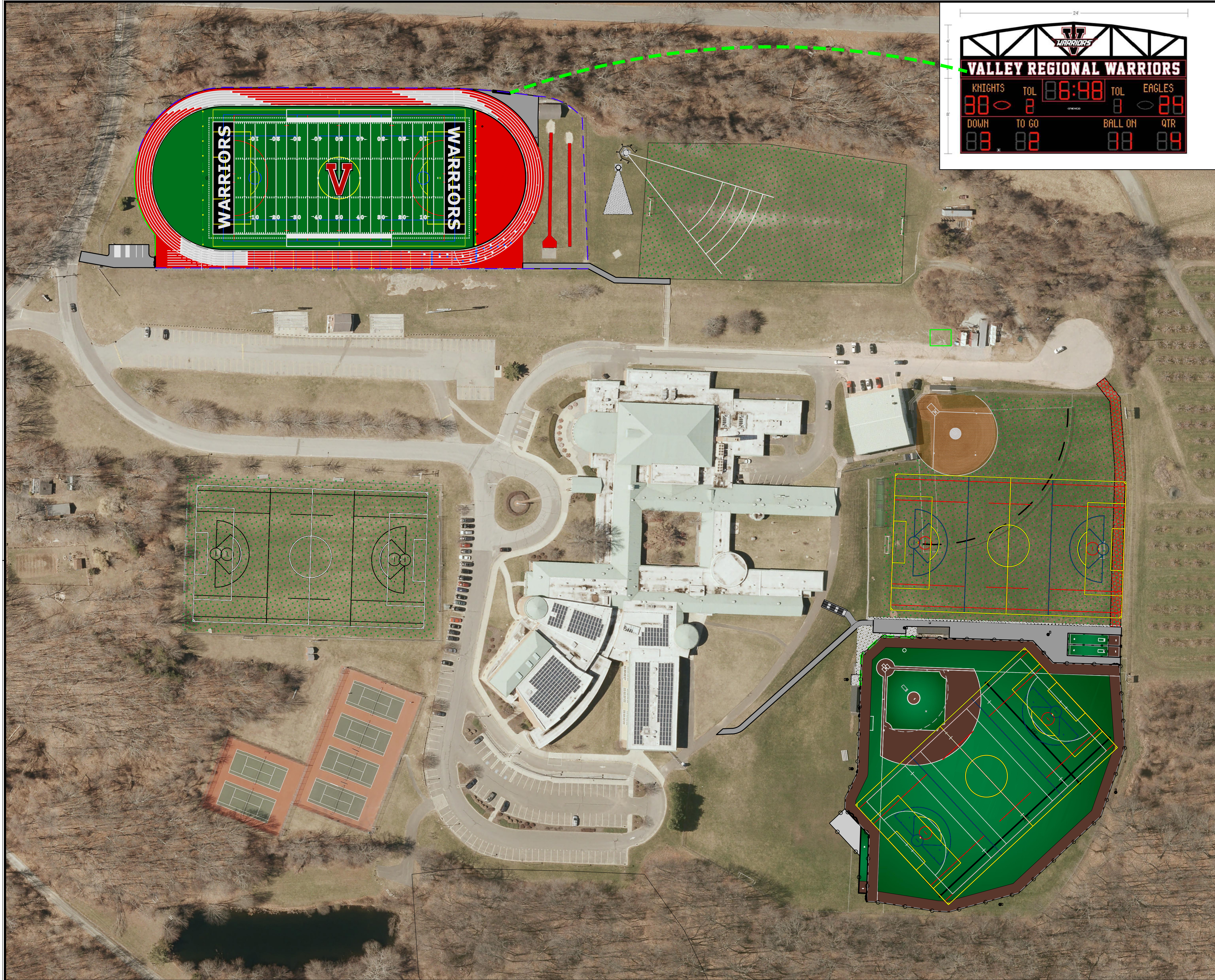
The meeting was called to order at approx. 5:00 p.m. by Committee Chair Miriam Morrissey.

Field Turf shared a presentation on a proposed Fields plan (see attached).

The Committee agreed to present a recommendation on this plan to the Region 4 BOE at meeting on a date to be determined, but as soon as practical.

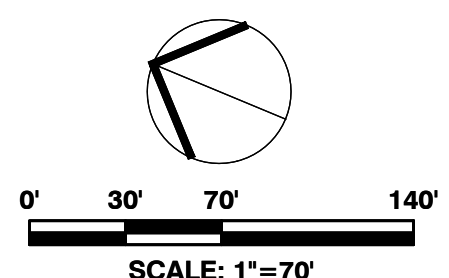
The meeting adjourned at approx. 6:30 p.m.





VALLEY REGIONAL HIGH SCHOOL ATHLETIC FACILITY IMPROVEMENTS

KELSEY ROAD
DEEP RIVER, CONNECTICUT



MARCH 21, 2024

OVERALL

Drawing: FIELDTurf RECORDS AND ACTIVITY CONNECTION CUT WALLS TO FIELDLINE, KEEP PLAYERS OUT OF RECORDING ZONES, SHOW THE ZONE



PRICING REVIEW

| Referendum Pricing Comparison | | | | |
|------------------------------------|--------------------|------------------|----------------------------|---|
| Project | Referendum Pricing | Phase 1 Portions | FieldTurf Pricing | Description |
| Track | \$ 769,000.00 | \$ 769,000.00 | \$ 2,973,200.00 | Stadium with new Scoreboard, Bonds, Fees and Contingency Stadium Turf, Upper and Practice as Grass |
| Stadium, Upper and Practice Fields | \$ 4,605,000.00 | \$ 4,605,000.00 | \$ 212,000.00 | |
| | \$ 5,374,000.00 | \$ 5,374,000.00 | \$ 3,185,200.00 | |
| Baseball Field | \$ 223,000.00 | \$ 223,000.00 | \$ 2,466,500.00 | Synthetic Turf with Bonds Multi-Field Deduct Infrastructure for Lighting Lighting on Baseball Paved Area and Access Double Batting Cage Grass Phase 2 Phase 2 Phase 2 Assumes 60% use of Undeveloped Property Estimate / Cross Country Path Fees and Contingency (+/-6%) Deducted from Construction Funds |
| | | | \$ (190,000.00) | |
| | | | \$ 85,500.00 | |
| | | | \$ 575,000.00 | |
| | | | \$ 105,315.00 | |
| | | | \$ 101,500.00 | |
| | | | \$ 155,500.00 | |
| Softball Field | \$ 291,000.00 | \$ 291,000.00 | | |
| Tennis Courts | \$ 881,000.00 | \$ - | Excluded - Part of Phase 2 | |
| Middle School 1 | \$ 566,000.00 | \$ - | Excluded - Part of Phase 2 | |
| Middle School 3 | \$ 461,000.00 | \$ - | Excluded - Part of Phase 2 | |
| Undeveloped Property | \$ 2,020,000.00 | \$ 1,212,000.00 | \$ 295,500.00 | |
| Fees and Contingency (+/-6%) | | | \$ 407,100.00 | |
| Costs, Admin, Bonds | \$ 150,000.00 | \$ 150,000.00 | \$ 150,000.00 | |
| Summation | \$ 9,816,000.00 | \$ 7,100,000.00 | \$ 7,187,115.00 | Includes Stadium and Baseball as Turf, Track Renovation / Access Improvements, Misc. Improvements, Baseball Lights, Cross Country Path, Fess and Contingency |
| Remainder | \$ - | \$ 2,716,000.00 | \$ 2,628,885.00 | Maintains project funds for Middle School, Tennis Court, and +/- 40% of Undeveloped Property |





PRICING REVIEW

NOTES:

- The pricing listed below is inclusive of work displayed on site plans. Additional items may be added or subtracted to final project.
- Fees associated with bonds, permit fees, Town fees have been broken out separately and are estimated based on final project costs.
- A full proposal with all back up materials, plans, etc... will be provided for the final scope of each project.



PRICING BREAKDOWN



TRACK AND FIELD UPGRADES

Base Bid:

\$ 2,828,500.00

- Mobilization, Demo And Sediment And Erosion Controls
- Topsoil Removal And Disposal Off Site
- Concrete Turf Anchor Curb
- Geotextile Fabric, Under Drainage, Outlet Piping, And Grading
- Full 8" Stone Base
- Pave New 1.5" Overlay On Track Area
- Rebuild D-zones and Throwing Events
- Install New BSS 100 Track Surfacing With Gray Exchange Zones
- Replace Fencing Mesh And Paint, Install New Fencing On North Side
- New Pavement Areas
- Furnish And Empty Conduits Within Field For Future Power
- Provide Conduits And Power To New Scoreboard Location
- FieldTurf 2.25" Vertex Prime With 10 Year Warranty

Alternate: Bonds

+ \$ 50,000.00

Alternate: Multi-Use Scoreboard

+\$ 94,700.00

Alternate: New Bleachers and Walkway

+ \$ 384,000.00

Alternate: Additional Sprint Lanes

+ \$ 183,600.00

Alternate: Video Board Above Multi-Use Scoreboard

+ \$ 181,000.00

Misc. Costs - Fees and Permits (+/- 2%)

+ \$ 60,000

Contingency (+/-4%)

+ \$ 120,000

Suggested Project Cost (Includes Bonds, Scoreboard, Fees, Contingency)

\$3,153,200.00





PRICING BREAKDOWN

BASEBALL FIELD RECONSTRUCTION

Base Bid: \$ 2,426,500.00

- Mobilization, Demo And Sediment And Erosion Controls
- Topsoil Removal And Disposal Off Site
- Concrete Turf Anchor Curb
- Geotextile Fabric, Under Drainage, Outlet Piping, And Grading
- Full 8" Stone Base
- New 6' ht. Fencing Around Field
- Maintain Existing Dugouts and Clean and Scoreboard
- Install New Tension Netting Backstop
- Outdoor Storage Area
- Bullpen Area
- FieldTurf 2" Vertex Prime With 10 Year Warranty
 - High Use Replacement Areas Included

Alternate 1: Bonds + \$ 40,000.00

Alternate 2: A) Infrastructure During Construction + \$ 85,500.00

B) Lighting System with Poles and Fixtures + 575,000.00

C) Infrastructure Cost if Not Complete During Field Construction \$175,000

Misc. Costs - Fees and Permits (+/- 2%) + \$ 52,000

Contingency (+/-4%) + \$ 104,000

PAVED AREA BETWEEN FIELDS + \$ 105,315.00

TRIPLE BATTING CAGE / BULL PEN SYSTEM + \$ 145,500.00



PRICING BREAKDOWN



SOFTBALL FIELD RECONSTRUCTION

Base Bid:

\$ 2,263,500.00

- Mobilization, Demo And Sediment And Erosion Controls
- Topsoil Removal And Disposal Off Site
- Concrete Turf Anchor Curb
- Geotextile Fabric, Under Drainage, Outlet Piping, And Grading
- Full 8" Stone Base
- New 6' ht. Fencing Around Field
- Maintain Existing Dugouts and Clean
- Install New Tension Netting Backstop
- Outdoor Storage Area
- Bullpen Area
- FieldTurf 2" Vertex Prime With 10 Year Warranty
 - High Use Replacement Areas Included

Alternate 1: Bonds

+ \$ 35,000.00

Alternate 2: A) Infrastructure During Construction

+ \$ 85,500.00

B) Lighting System with Poles and Fixtures

+ 575,000.00

C) Infrastructure Cost if Not Complete During Field Construction

\$175,000

Misc. Costs - Fees and Permits (+/- 2%)

+ \$ 48,000

Contingency (+/-4%)

+ \$ 96,000

GRASS FIELD RENOVATIONS

- Rebuild infield with appropriate pitch and grades
- Deep tine aerate, top dress with 2mm sand, overseed with PTO driven slice seeder, Fertility amendments per soil testing recommendations

\$ 155,500.00

(Excludes all above pricing)



PRICING BREAKDOWN



UPPER FIELD RECONSTRUCTION

Base Bid:

\$ 1,826,000.00

- Mobilization, Demo And Sediment And Erosion Controls
- Topsoil Removal And Disposal Off Site
- Concrete Turf Anchor Curb
- Geotextile Fabric, Under Drainage, Outlet Piping, And Grading
- Full 8" Stone Base
- New 4' ht. Fencing Around Field
- Furnish And Install Ball Safety Netting Along Endzones
- FieldTurf 2.25" Vertex Prime With 10 Year Warranty

Alternate 1: Bonds

+ \$ 30,000.00

Alternate 2: A) Infrastructure During Construction

+ \$ 65,500.00

B) Lighting System with Poles and Fixtures

+ 475,000.00

C) Infrastructure Cost if Not Complete During Field Construction

\$155,000

Misc. Costs - Fees and Permits (+/- 2%)

+ \$ 39,000

Contingency (+/-4%)

+ \$ 78,000

GRASS FIELD RENOVATIONS

\$135,000

(Excludes all above costs)

- Replace netting along school
- Deep tine aerate, top dress with 2mm sand, overseed with PTO driven slice seeder, Fertility amendments per soil testing recommendations



PRICING BREAKDOWN



TENNIS COURTS

Base Bid:

- Mobilization, Demo And Sediment And Erosion Controls
- Maintain Existing Fencing and Net Poles. Adjust As Required
- Furnish and Install Post Tension Concrete Slab for 6 Courts
- Furnish and Install Court Surfacing

+ \$ 812,250.00

Alternate 1: Bonds

+ \$ 15,000

Alternate 2: Replace Fencing

+ \$ 115,000

Misc. Costs - Fees and Permits (+/- 2%)

+ \$ 16,000

Contingency (+/-4%)

+ \$ 32,000

Paved Tennis Courts in Lieu of Post Tension Concrete

- \$ 275,000

- No warranty on pavement construction past first year

LOWER PRACTICE FIELD

GRASS FIELD RENOVATIONS

- Deep tine aerate, top dress with 2mm sand, overseed with PTO driven slice seeder, Fertility amendments per soil testing recommendations

+ \$ 77,000.00



PRICING BREAKDOWN



SUGGESTED PROJECT SCOPE FOR COMBINED PROJECTS

PHASE 1

TRACK AND FIELD UPGRADES

\$ 2,973,200.00

- Includes: Bonds, Fully Programable Scoreboard

BASEBALL FIELD RECONSTRUCTION:

\$ 2,466,500.00

- Includes: Bonds
- Infrastructure for Lights
- Lighting System on Baseball Field

\$85,500.00

\$575,000.00

Multi-Field Discount

- \$ 190,000.00

SOFTBALL FIELD RECONSTRUCTION – INFIELD AND GRASS FIELD IMPROVEMENTS:

+ \$ 155,500.00

UPPER FIELD RECONSTRUCTION – GRASS FIELD IMPROVEMENTS

+ \$ 135,000.00

LOWER FIELD RECONSTRUCTION – GRASS FIELD IMPROVEMENTS

+ \$ 77,000.00

CROSS COUNTRY PATH (1.5 M LOOP – STONE DUST)

+ \$295,500.00

PAVED AREA BETWEEN FIELDS

+ \$ 105,315.00

DOUBLE BATTING CAGE

+ \$ 101,500.00

TOTAL PROJECT COST (AS SHOWN)

\$ 6,780,015.00

Misc. Costs - Fees and Permits (+/- 2%)

+/- \$ 135,000

Contingency (+/-4%)

+/- \$ 272,000

\$ 7,187,115.00



PRICING BREAKDOWN



| | |
|-----------------------------------|-----------------|
| TOTAL PROJECT COST (CARRIED OVER) | \$ 7,187,115.00 |
|-----------------------------------|-----------------|

POTENTIAL ALTERNATES:

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|--|-----------------|
| Alternate: Video Board | + \$ 181,000.00 |
| Alternate : Irrigation Improvements | + \$ 86,500.00 |
| Alternate : Bleachers on Stadium | + \$384,000.00 |
| Alternate: Stairway and Access to Baseball / Softball | + \$ 47,500.00 |
| Alternate: Concrete Pad and Pathway to Baseball Outfield | + \$ 97,500.00 |
| Alternate: Field Care Package – Town Wide, 8 Yr., 1 Visit per Field per Year | + \$ 48,500 |

| | |
|-----------|---------------|
| SUBTOTAL: | \$ 845,000.00 |
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|---|-----------|
| Misc. Costs - Fees and Permits (+/- 2%) | \$ 17,000 |
|---|-----------|

| | |
|---------------------|-----------|
| Contingency (+/-4%) | \$ 34,000 |
|---------------------|-----------|

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|---|-----------------|
| TOTAL PHASE 1 PROJECT COST (w/ ALL ALTERNATES) | \$ 8,077,115.00 |
|---|-----------------|

PHASE 2

| | |
|---------------|---------------|
| TENNIS COURTS | \$ 875,250.00 |
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|---|--|
| - Includes: Bonds, Maintaining Existing Fencing, Fees and Costs | |
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MIDDLE SCHOOL FIELDS:

| | |
|---|--------------|
| - Includes: Estimated Costs from Referendum | \$ 1,027,000 |
|---|--------------|

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|--------------------------------|-----------------|
| OVERALL TOTAL INCLUDED ON PAGE | \$ 9,979,365.00 |
|--------------------------------|-----------------|





PRICING REVIEW

| Referendum Pricing Comparison | | | | |
|------------------------------------|--------------------|------------------|----------------------------|---|
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