

Cardinal Stadium Project

Review of Design Decision Process

December, 2019

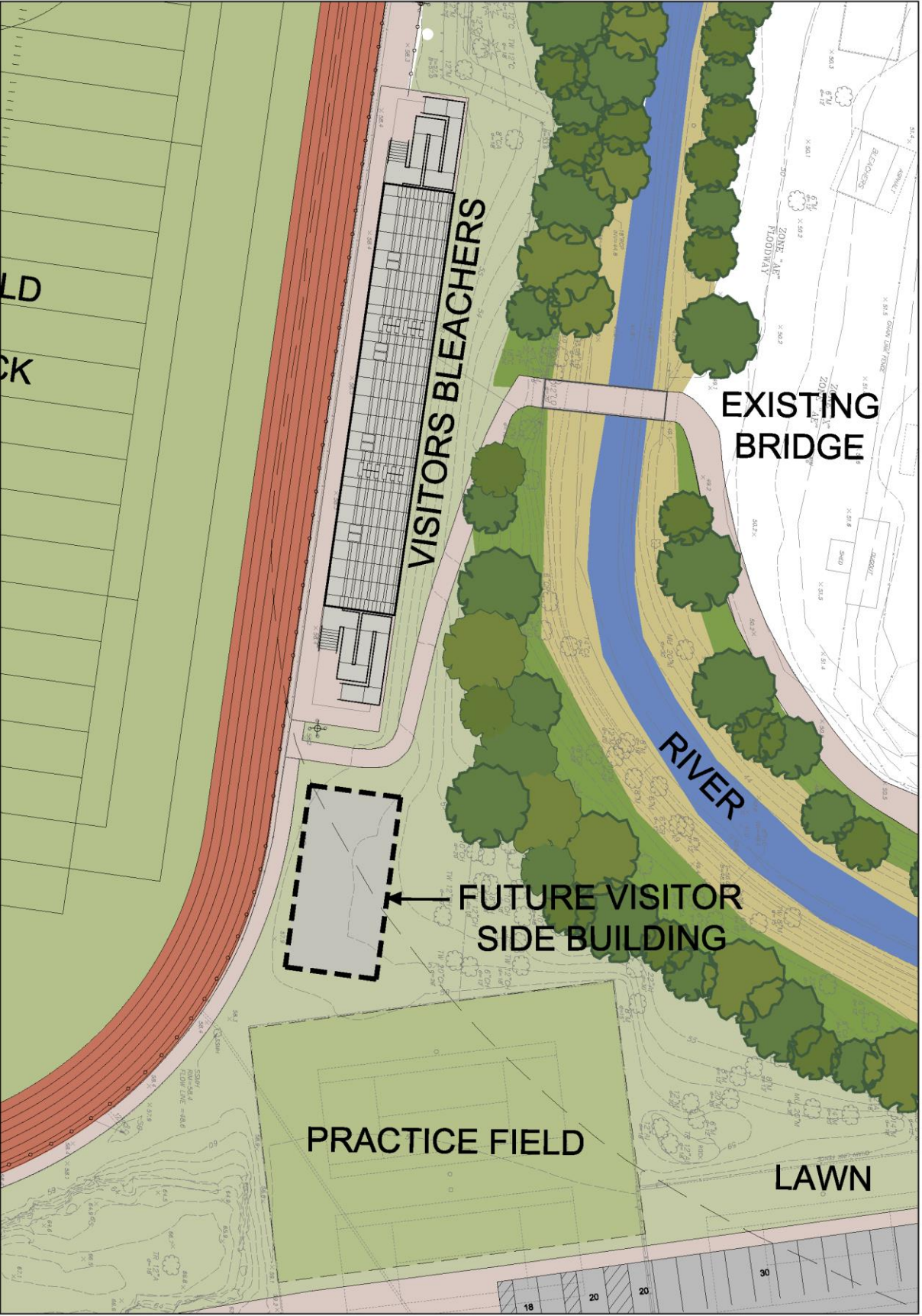
Decision Making Process – December, 2019

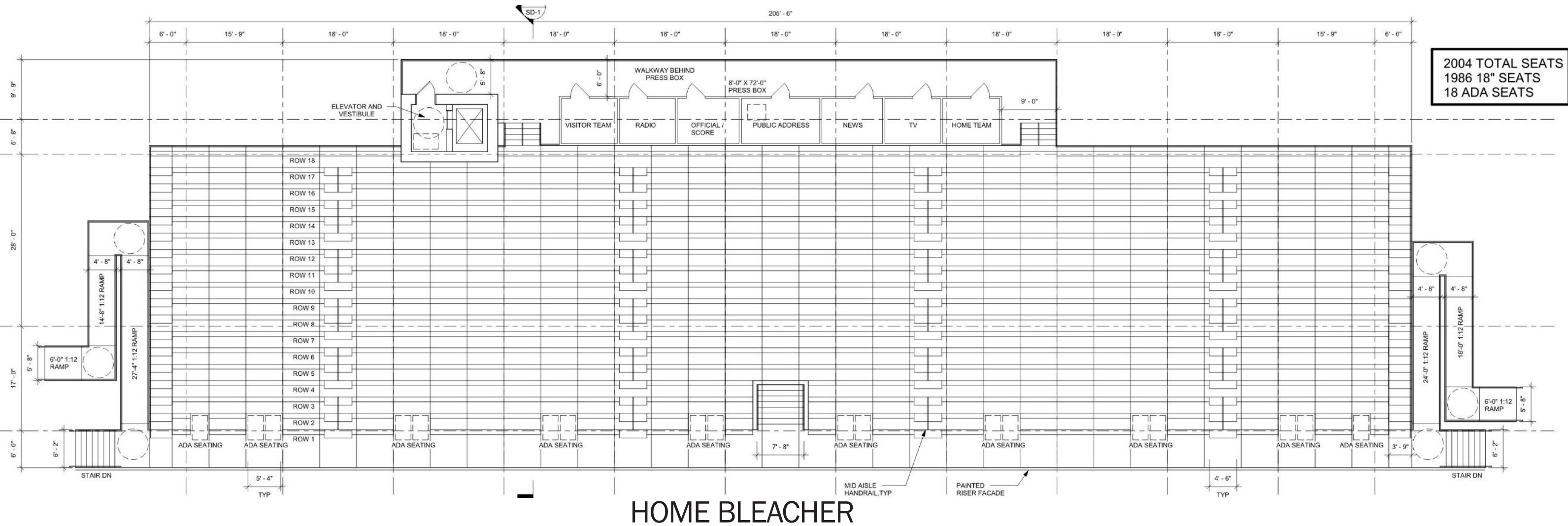
BOE Appointed Committee

- BOE Charge to Committee from BOE meeting on 11/21.
- Scope includes provision of Handicapped Parking and Visitor's side bleachers and building.
- Committee met 3 times; 12/4, 12/10 & 12/18.
- Reviewed options & requirements for Handicapped Parking (20 spaces required for field alone).
- Reviewed alternatives for building layouts on the home and visitor's side of the field.
- Reviewed 3 options for connecting driveway to High School Parking lot.
- Committee unanimously recommended Option 3 for consideration of the BOE to be implemented in part or whole.

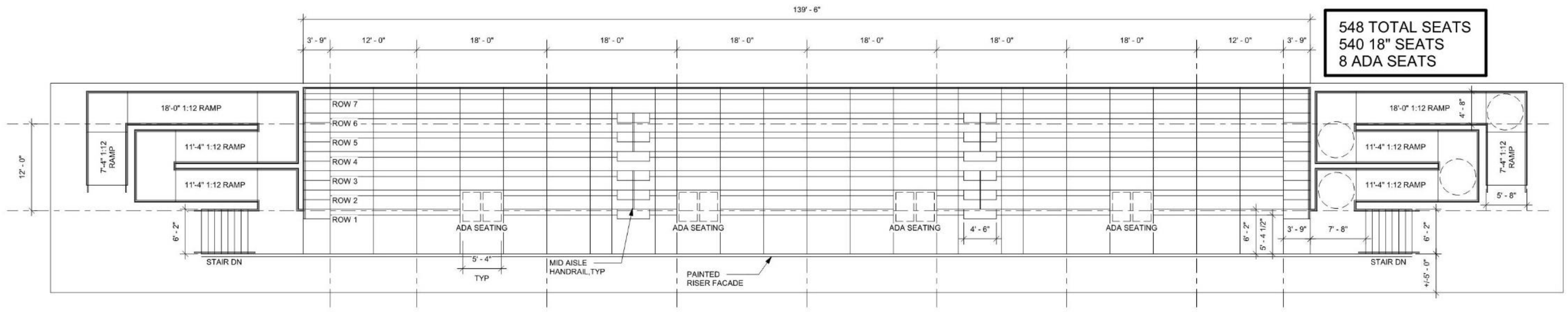




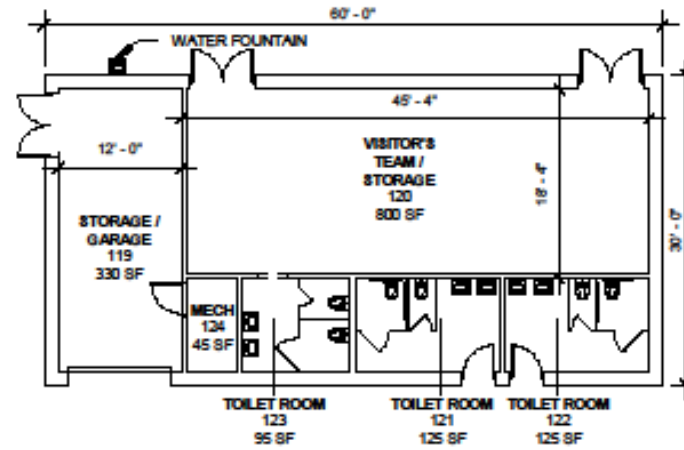




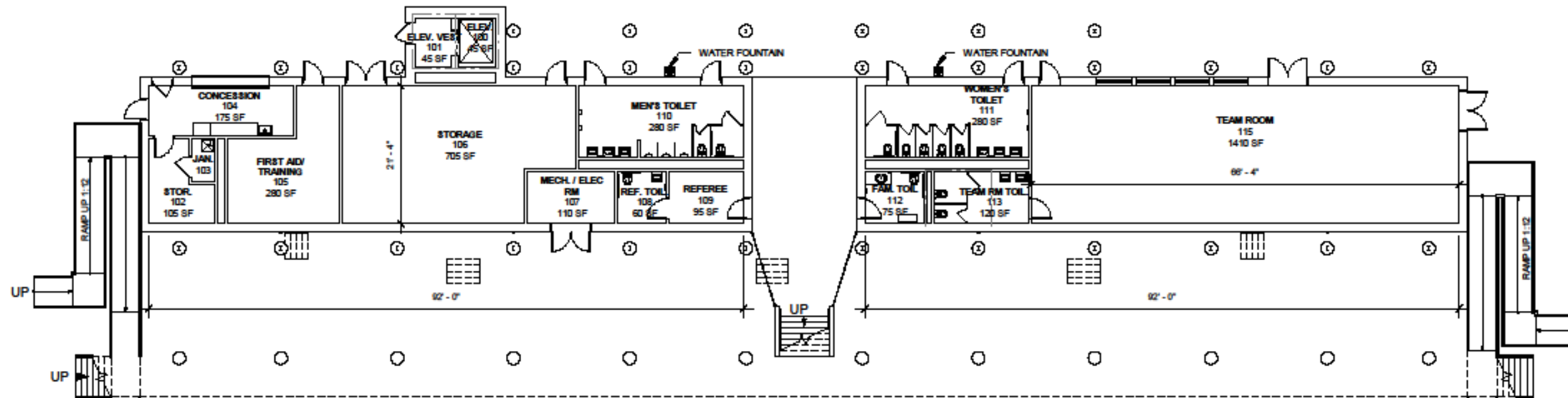
HOME BLEACHER



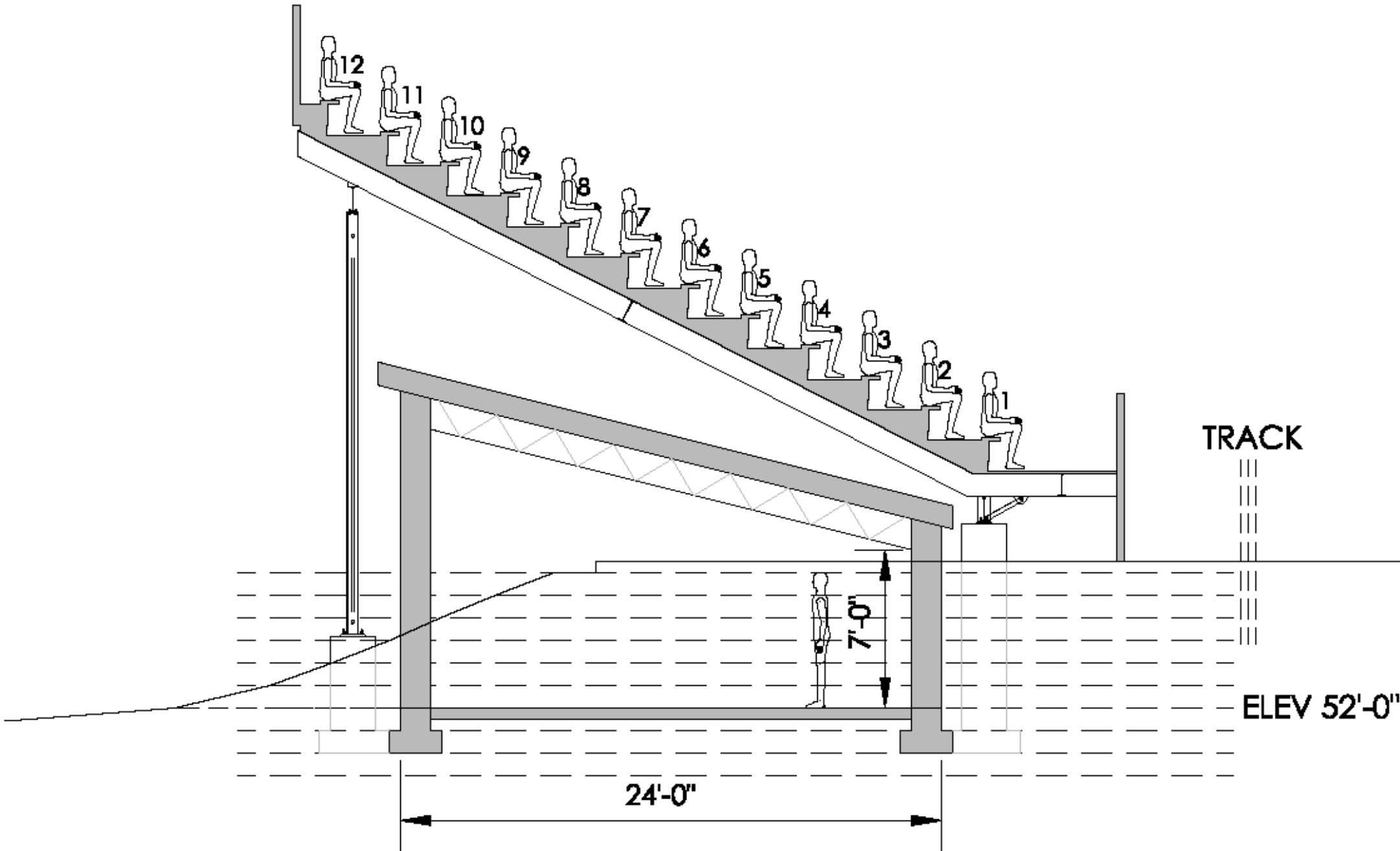
VISITOR BLEACHER



2 VISITOR CENTER - 1ST FLOOR
1/16" = 1'-0"



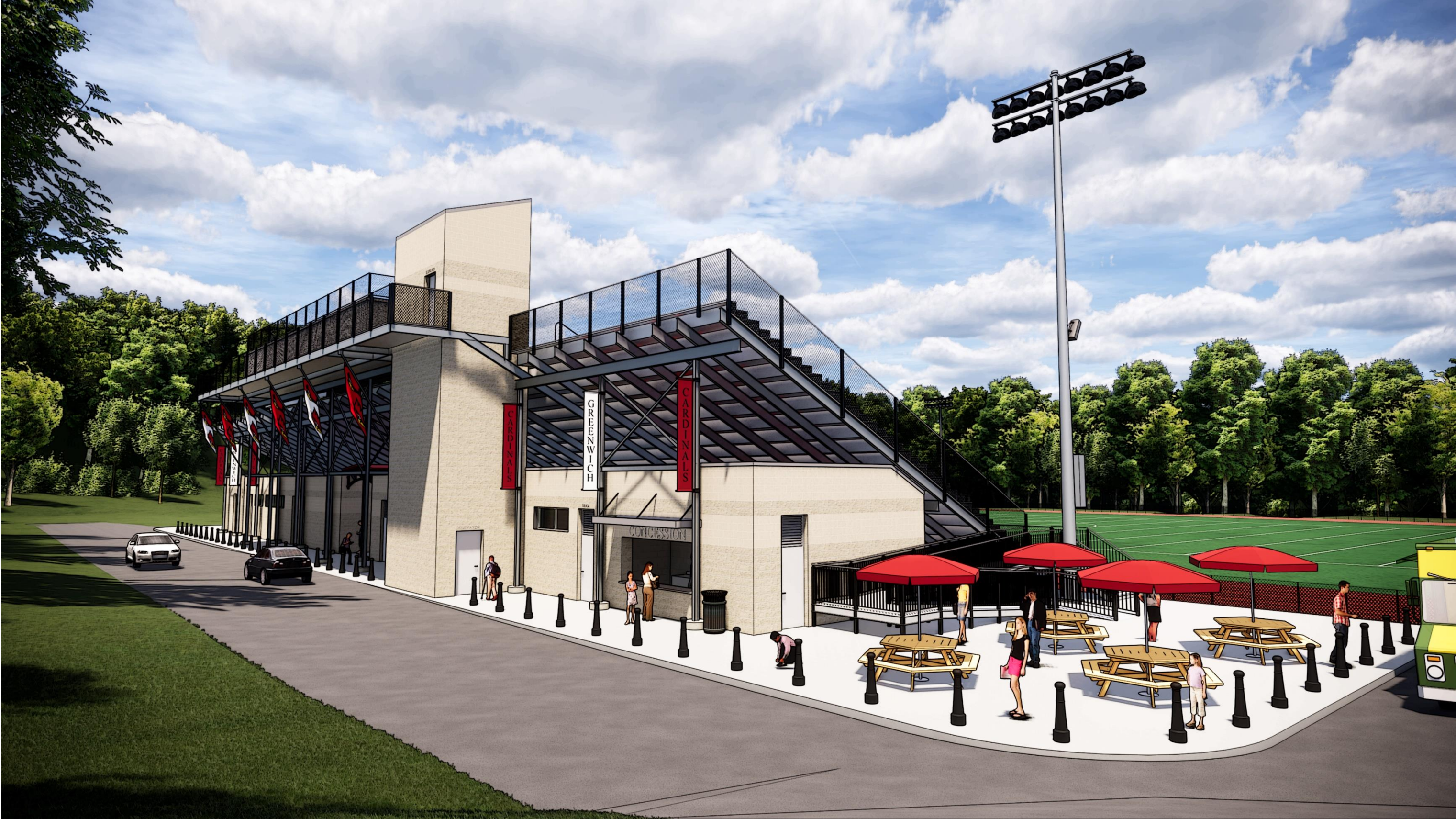
1 HOME BLEACHER - 1ST FLOOR
1/16" = 1'-0"



Cross Section of Alternative Location for Visitor's Side Building – Underneath Visitor's Bleachers







Date	September 2019	November 2019	January 2020
Version / Option	Design Development with buildings under bleacher	GAF Proposal with 2 buildings - F+	December Committee Selected Option
	KG+D Design / Independent Estimate - NASCO	KG+D Budget with Nasco Unit Price on buildings	KG+D Budget with Nasco Unit Price on buildings
Subtotal	\$ 5,426,021	\$ 8,922,586	\$ 10,120,621
Contingency	\$ 245,585	\$ 446,129	\$ 506,031
Cost Escalation	\$ 170,148	\$ 281,061	\$ 318,800
Project Subtotal	\$ 5,596,169	\$ 9,649,776	\$ 10,945,452
Project Costs for work above	\$ 474,537	\$ 474,537	\$ 474,537
Project Costs for development of phase II	\$ 494,136	\$ 494,136	\$ 494,136
Grand Total	\$ 6,564,842	\$ 10,618,449	\$ 11,914,125
Round to	\$ 6,600,000	\$ 10,600,000	\$ 11,900,000
If there is to be no Phase II revised total -	\$ 6,100,000	\$ 10,100,000	\$ 11,400,000
Size of New Buildings (gross square feet)	4,720	6,852	6,520
Square Foot Cost of New Buildings below bleachers	\$ 475	\$ 475	\$ 475
	Phase One	\$ 8,000,000	\$ 8,800,000
	Phase Two - Roads, Tennis Courts, Bridge	\$ 2,600,000	\$ 3,100,000
		New Ball Wall - Total Project Budget?	\$ 75,000

Some items above have not been verified by an independent estimator based on 60% complete (Design Development) drawings.

If a phase two is delayed additional cost escalation should be added to the budget.

Contingency and Cost Escalation have been updated to 5% and 3% of hard construction costs.

Possible Project Segments

Part 1

- Home Side Bleachers
- Building for Home Team Room and Public Toilet Rooms under the home side bleachers
- Handicapped Parking to the East of the Field
- Replace light fixtures on existing poles
- Ticket Booth / Kiosk
- Related site development, utilities and storm drainage improvements

Part 2

- Visitor Side Bleachers
- Building for Visitor's Team Room and Public Toilet Rooms
- New driveway and bridge to connect to High School parking lot
- Relocate Tennis Courts to allow for new driveway
- Related site development, utilities, wetlands mitigation and storm drainage improvements

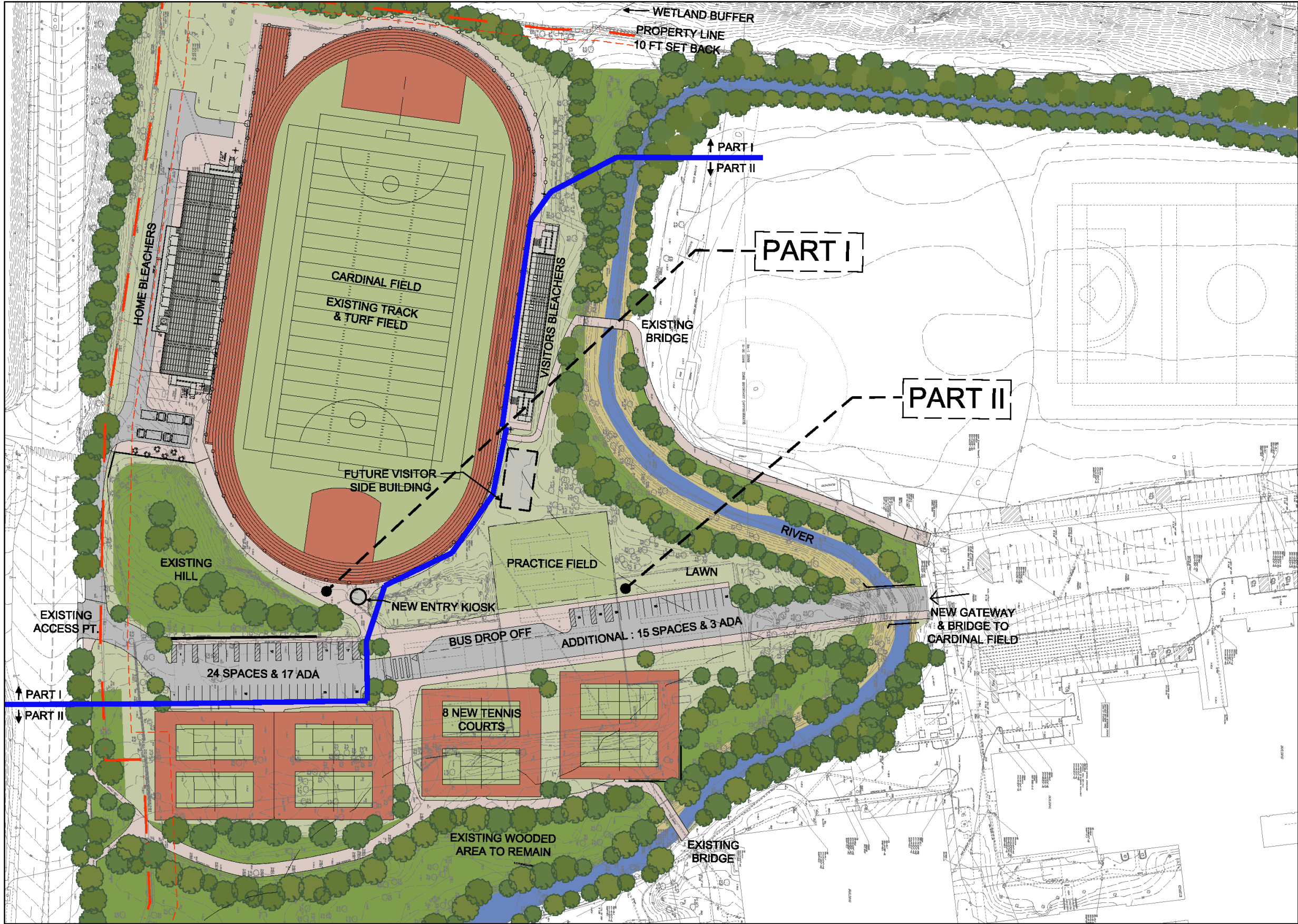
Approvals / Review Process

Part 1

- Municipal Improvement (MI) Application
- Site Plan Approval – Planning and Zoning
- Zoning Variance
- Minor Change of Use for Post Road Entry / Exit – CT DOT
- Does not impact areas suspected to have contaminated soils.
- Building Permit

Part 2

- Municipal Improvement (MI) Application
- Site Plan Approval – Planning and Zoning
- Zoning Variance
- **Inland Wetlands & Watercourse Agency (IWWA) Review & Approval (this cannot be reviewed in parts).**
- **Significant Change of Use for Post Road Entry / Exit – CT DOT**
- **Does impact areas suspected to have contaminated soils.**
- Building Permit



Updated Budgets

Part 1

- \$7,600,000

Part 2

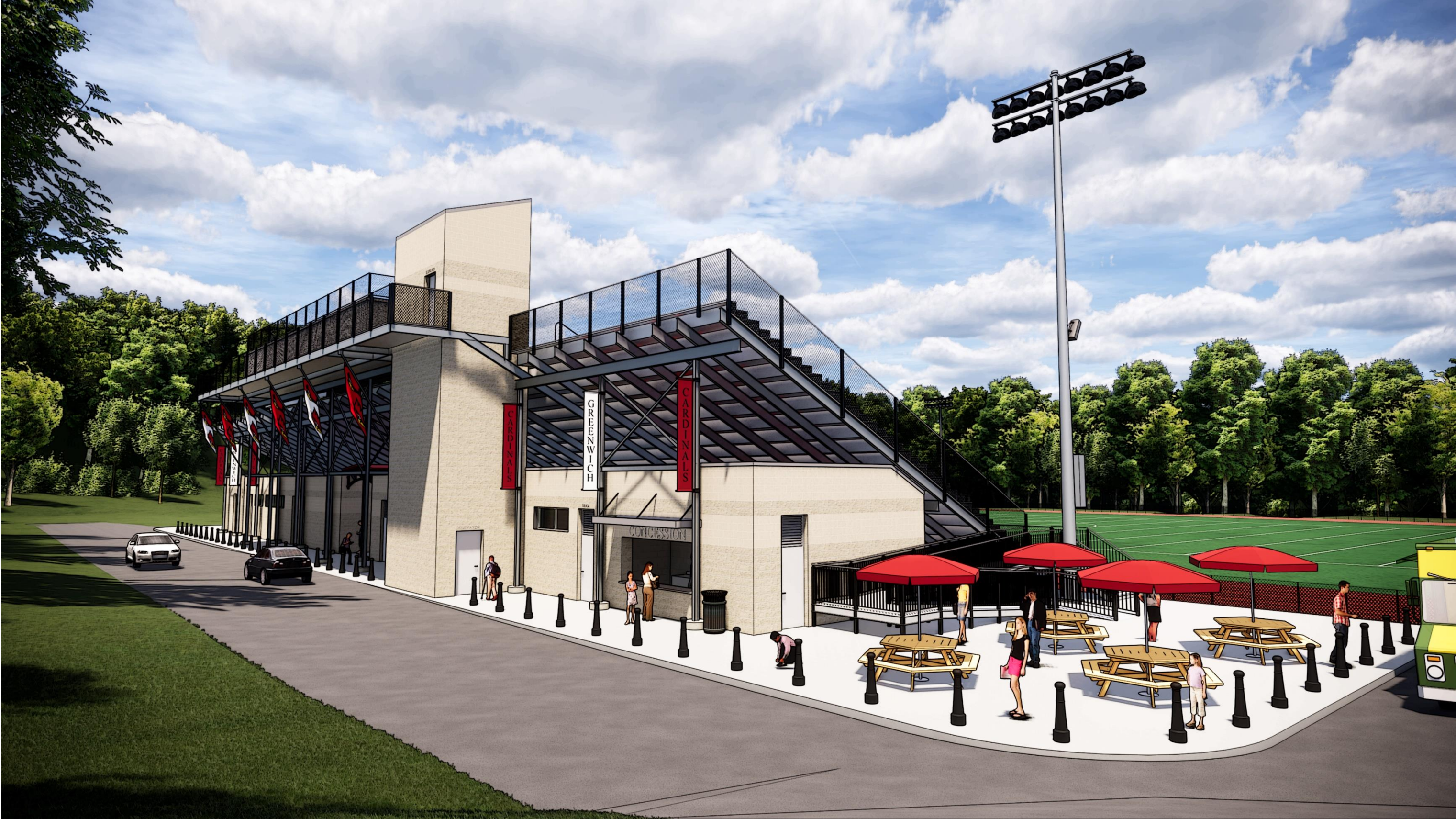
- \$4,300,000
- \$1,200,000 if the MI request is only for the Visitor's Bleachers and Visitor's side building and related work.

Possible Path Forward...

- **Prepare Two Separate and Independent Applications for Part 1 & Part 2 to be reviewed simultaneously.**
- Advantages:
 - Keep the approvals related to replacing the failed bleachers (Part 1) as simple as possible to expedite this work.
 - Consolidating the more challenging approvals into Part 2 including:
 - IWWA - wetlands
 - CT/DOT - traffic
 - Higher probability of contaminated soils remediation.
- Disadvantages:
 - Less Efficient than a single set of approvals process from a time and money perspective.
 - Could delay the construction of the Visitor's side improvements causing a longer disruption period.

Possible Next Steps...

- **BOE selects project design approach and implementation plan.**
- Further refine project drawings and specifications - +/- 90% complete.
- Prepare & Submit Regulatory Applications.
- MI Process to gain approval of funding / scope.
- Meet with Boards and Greenwich Officials as necessary to advance application(s).
- Revise and update documents as required to advance the approvals process.
- Finalize Construction, Bidding and Permit Drawings and Specifications – 100% complete.
- Periodically review progress including budget updates with BOE leadership.
- Finalize Approvals.
- Issue project for competitive bids.
- Construct Improvements.





listen

imagine

build

Additional Slides to be shown only in response to questions if necessary.

Cardinal Field Project Overview / History

- KG+D Selected to complete Feasibility Study as a result of an RFP process – May / June 2017
- Feasibility Study Completed – June 2017 – May 2018
 - Program / Educational Specs. developed and approved.
 - Option with buildings under bleachers reviewed and not selected to go forward by Committee (+/- February, 2018).
 - Input and Review meetings held with stakeholders (+/-17 meetings) and BOE (3 public presentations).
 - 3 Site Options reviewed in detail – Option B selected by Committee and BOE with an overall budget of \$21.7 Million.

Cardinal Field Project Overview / History (continued)

- KG+D authorized to continue with project and contract is executed to proceed with Option B.
- Design work proceeds on Option B to the extent funding was available. Project budget reduced to \$17.6 M by reducing size of buildings (September 2018).
- BET requests that the project be split into 3 phases with an annual authorization for each phase (April 2019).
- BET conditionally authorizes phase one requesting that placing a portion of the building program under the bleachers be explored (later April 2019).
- BOE requests an independent cost estimate for this Option to make an informed decision on how best to move forward (June 13, 2019).
- KG+D authorized to complete design up to the Design Development level (60%) so that a detailed and accurate estimate can be generated by an independent cost estimator (July 22, 2019).

Review of Initial Cardinal Stadium Feasibility Study

Cardinal Field Feasibility Study Update

Key Goals / Reasons for Study:

- ADA Access – Bleachers, Toilets & Parking
 - Structural Issues – Main Bleachers
- Toilet Room Facilities suitable to serve the maximum attendance.
 - Poor Access for Teams and Spectators
- Inadequate team, storage and concession facilities
- Signature Facility that should make residents proud of Greenwich.

Cardinal Field Feasibility Study Process

- Explore a range of Options
 - Listen to Stakeholder's Concerns
- Identify minimum and desired features for all aspects of the Field.
- Refine a range of design approaches including budgets.
 - Review refined options with stakeholders.
- Committee recommends a single approach to the BOE for implementation.

Review of Cardinal Field Study Progress

THREE DESIGN OPTIONS:

OPTION A- Adds Missing Features, does not significantly improve access, no training facility – total budget - \$11.1 Million

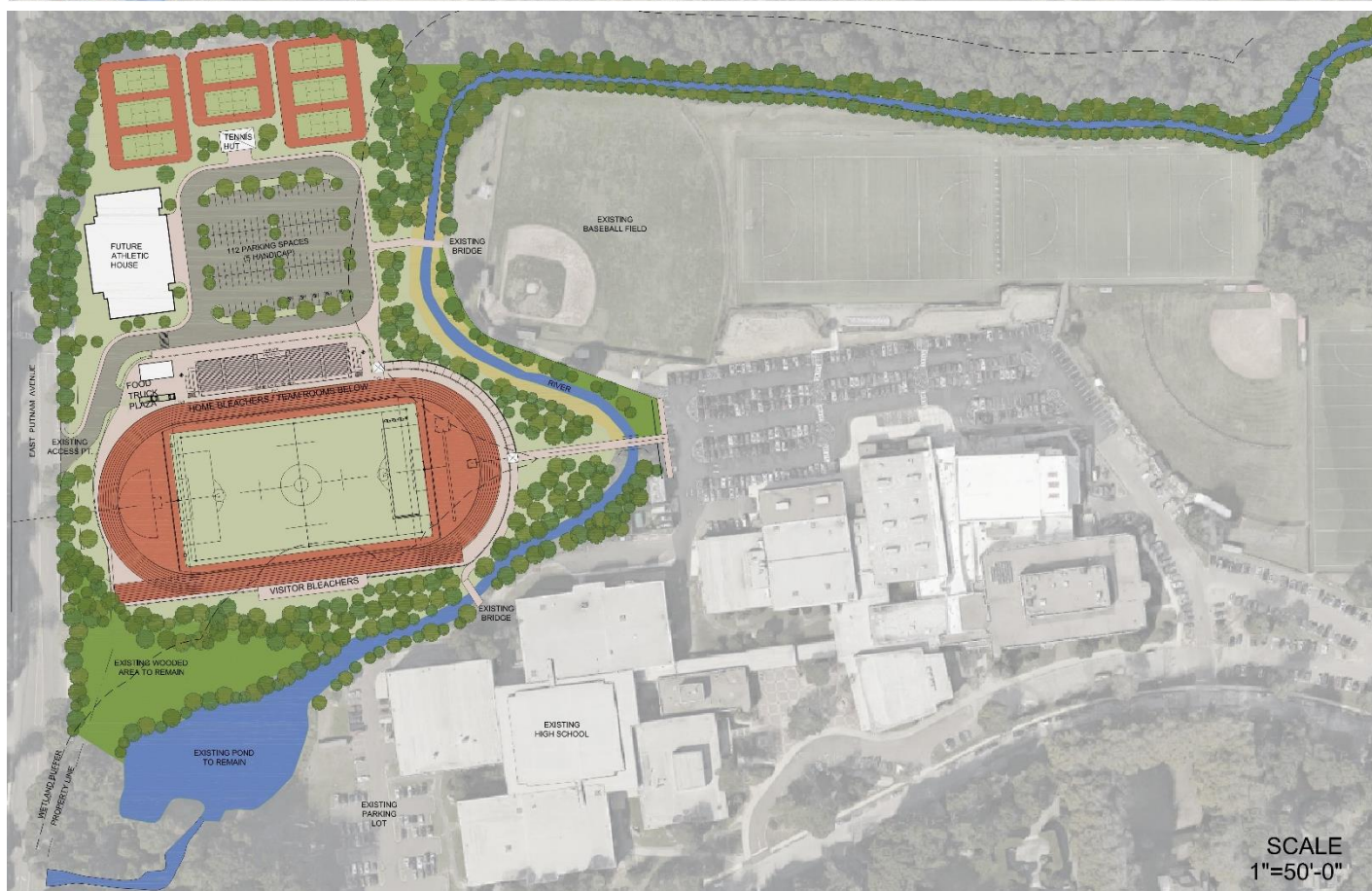
OPTION B- Provides all Desired Features, Significantly improves access, relocates all tennis courts, new through access road and new team training facility – total budget - \$17.3 Million

OPTION C- Completely relocates Field to provide ideal orientation, no through road, space for separate Field house, require closing facility for +/-2 years – total budget - \$23.6 Million



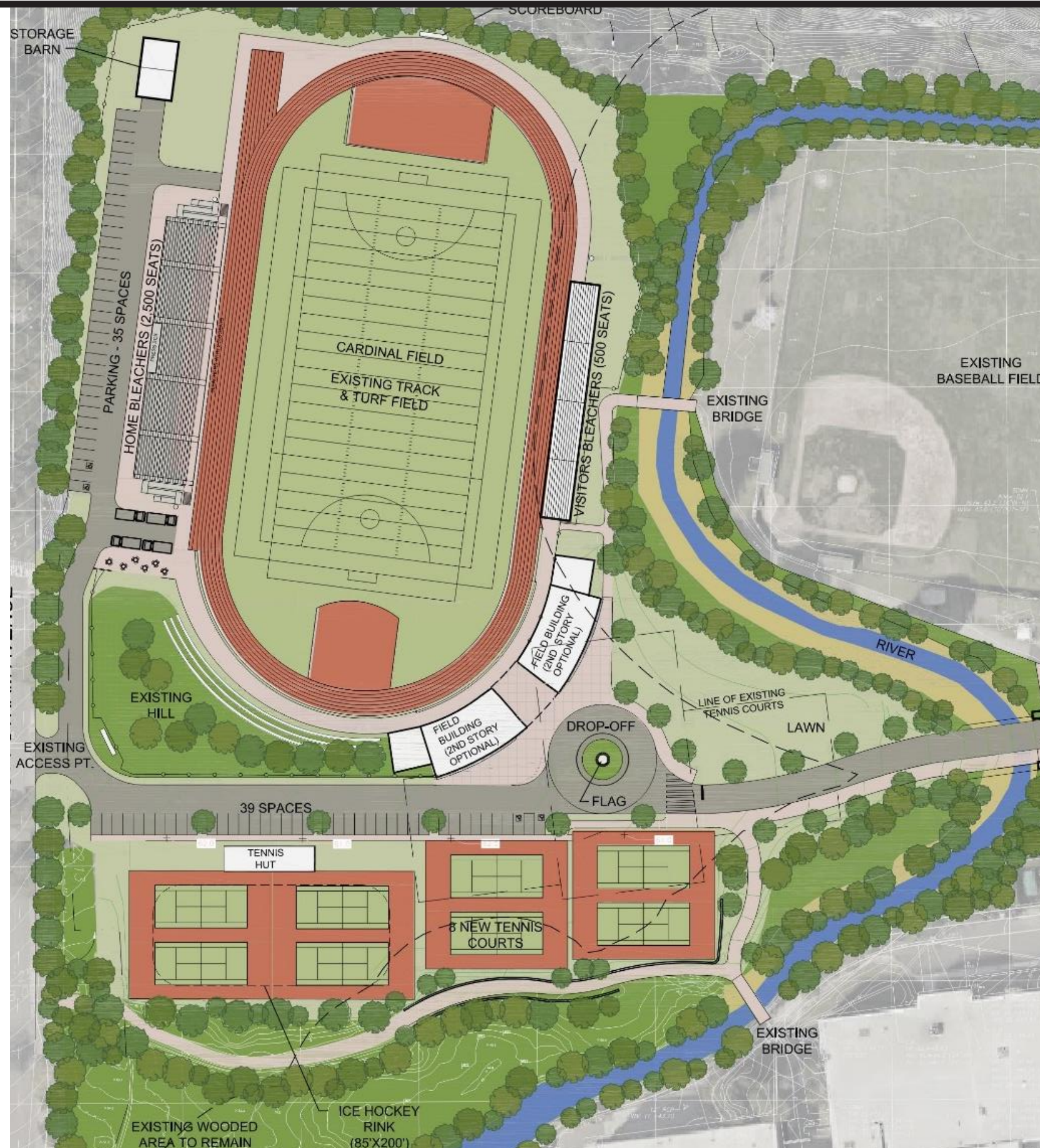
OPTION A:

Minimizes Disruption to the Site.
 New Field Building provides for minimum needs (6,400 sf) and eliminates the hill.
 Provides an additional 84 parking spaces.
 No team training facility provided.
 Field can remain in service during project.
 Project can be constructed in phases.
 Total Budget - \$11.1 Million



OPTION C:

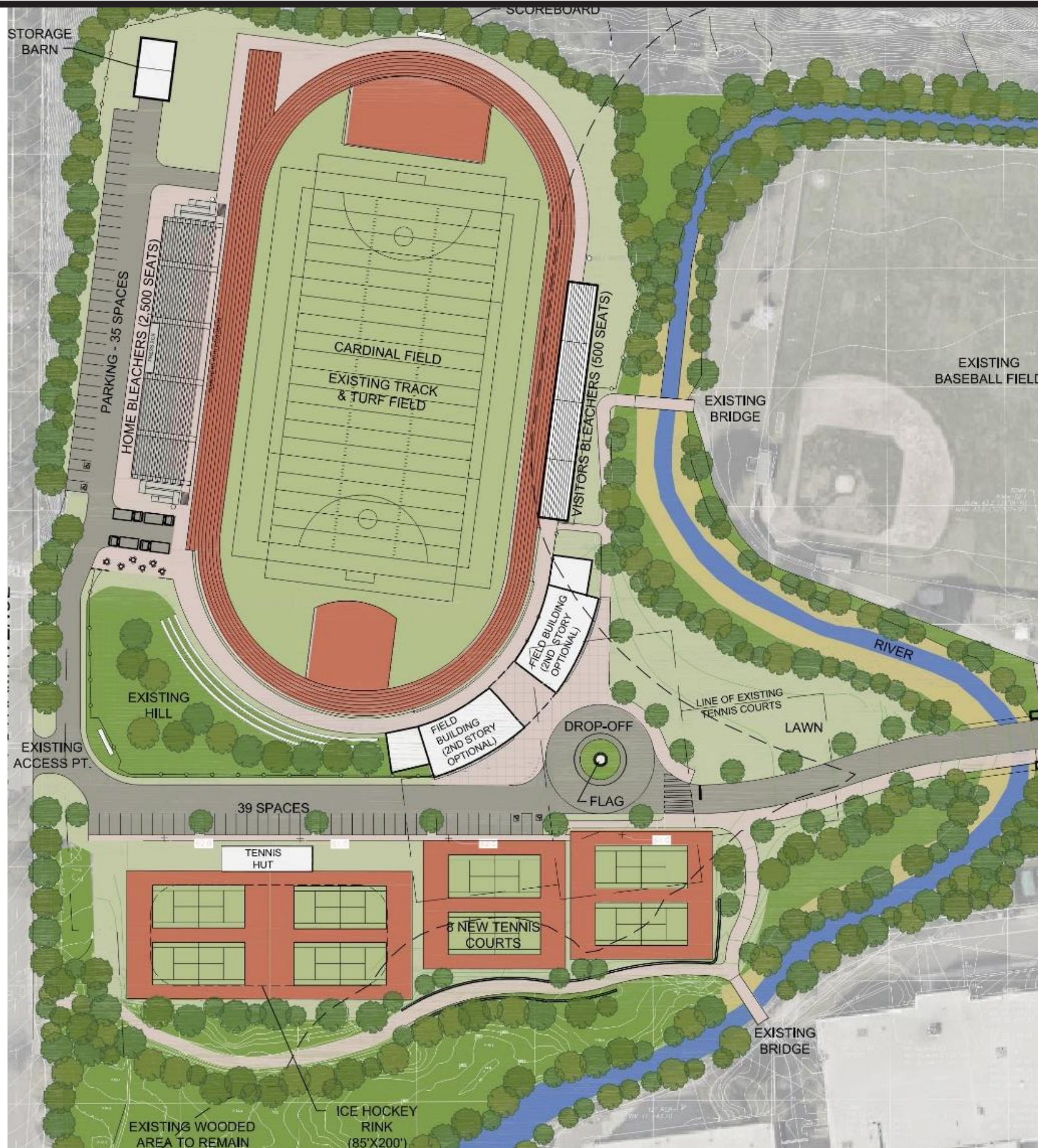
Maximum Disruption to the Site.
 Field will have ideal orientation.
 New Field house and training facility not included in the budget.
 Provides an additional 112 parking spaces.
 Project cannot be constructed in phases.
 Field will be out of service for +/- 2 years.
 Total Budget - \$23.6 Million

**OPTION B (Preferred...):****Moderate Improvements:**

- Continue current turf management practices as synthetic turf is in good condition
- Field and track remain in current locations
- Replace all existing chain link fence around field

Major improvements:

- Install new bleachers with ADA accessibility
- Install 8 new tennis courts and tennis hut
- Install ice hockey rink capability
- Install ADA parking and additional parking
- Install Field Building with Public Restrooms, team rooms and fitness room
- Install hillside seating
- Provide area for concessions
- Provide drop off access and through road.
- Provide new vehicle and pedestrian gateway from parking

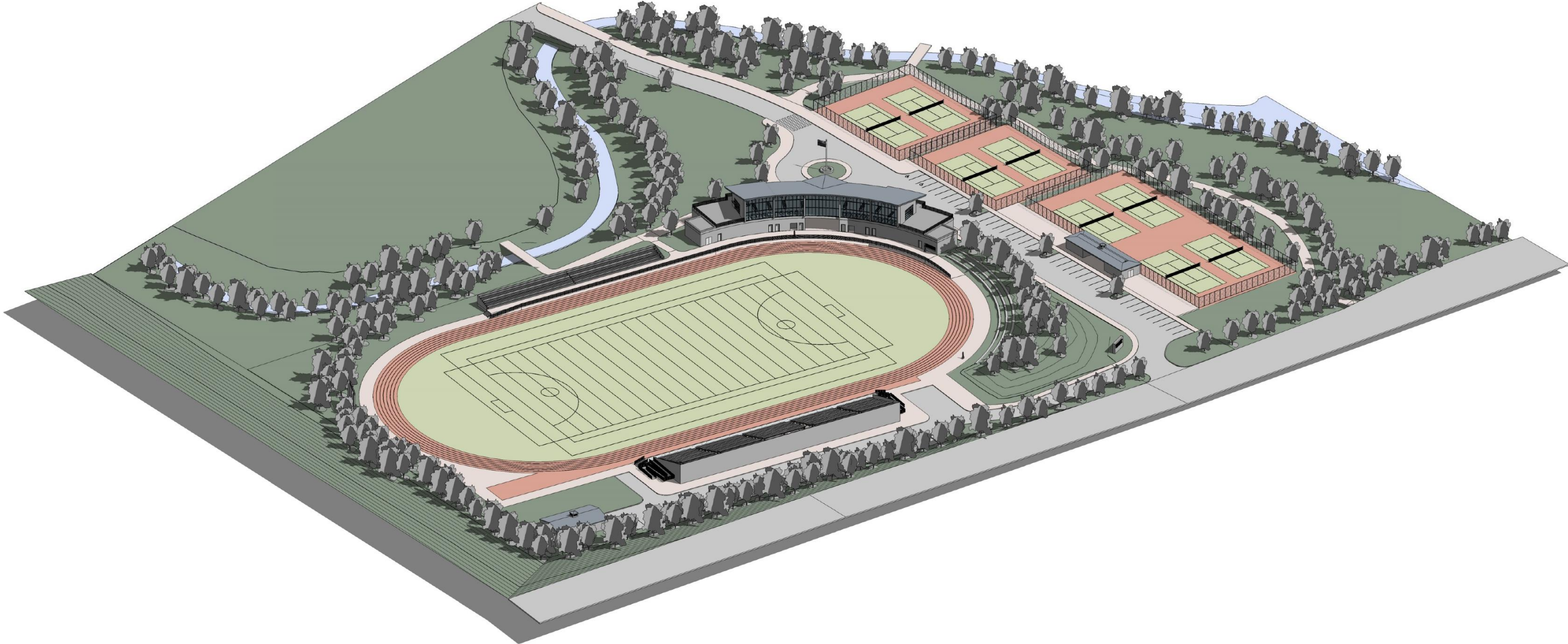


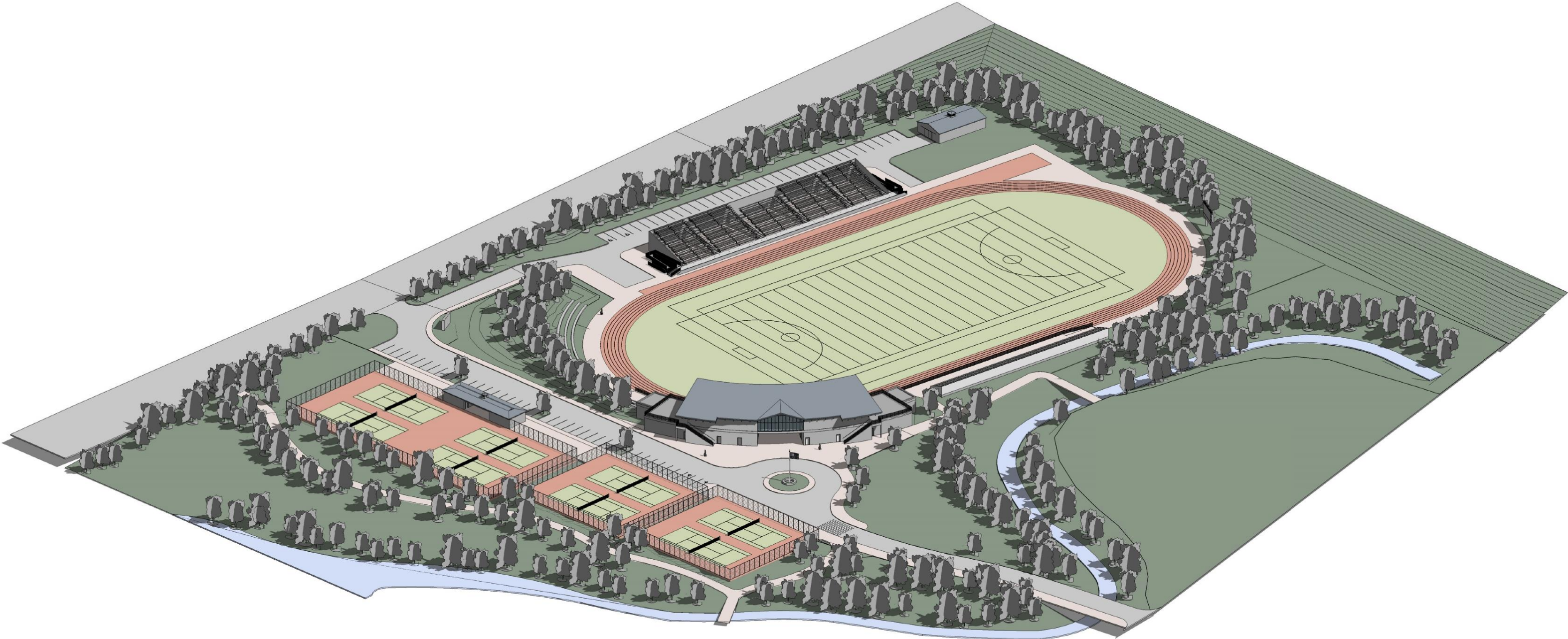
Budget

- 2018 – Planning & Design - \$1.7 Million
- 2019 – Construction Phase One - \$5.3 Million
- 2020 – Construction Phase Two - \$10.3 Million

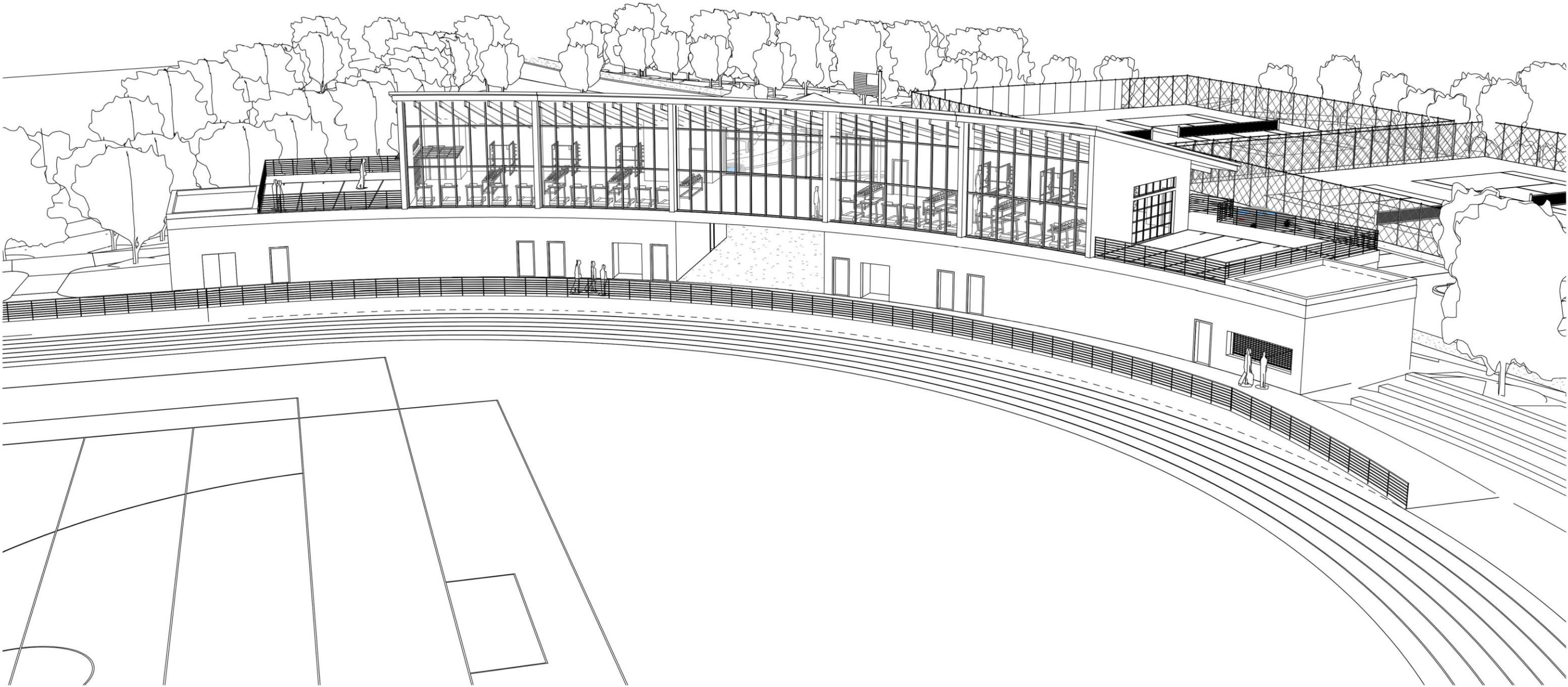
Key Remaining Tasks -

- Receive Final Committee Comments.
- Explore DOT Access for through road.
- Eligibility for State Funding.
- Viability of permitting due to Town and Deed Requirements.

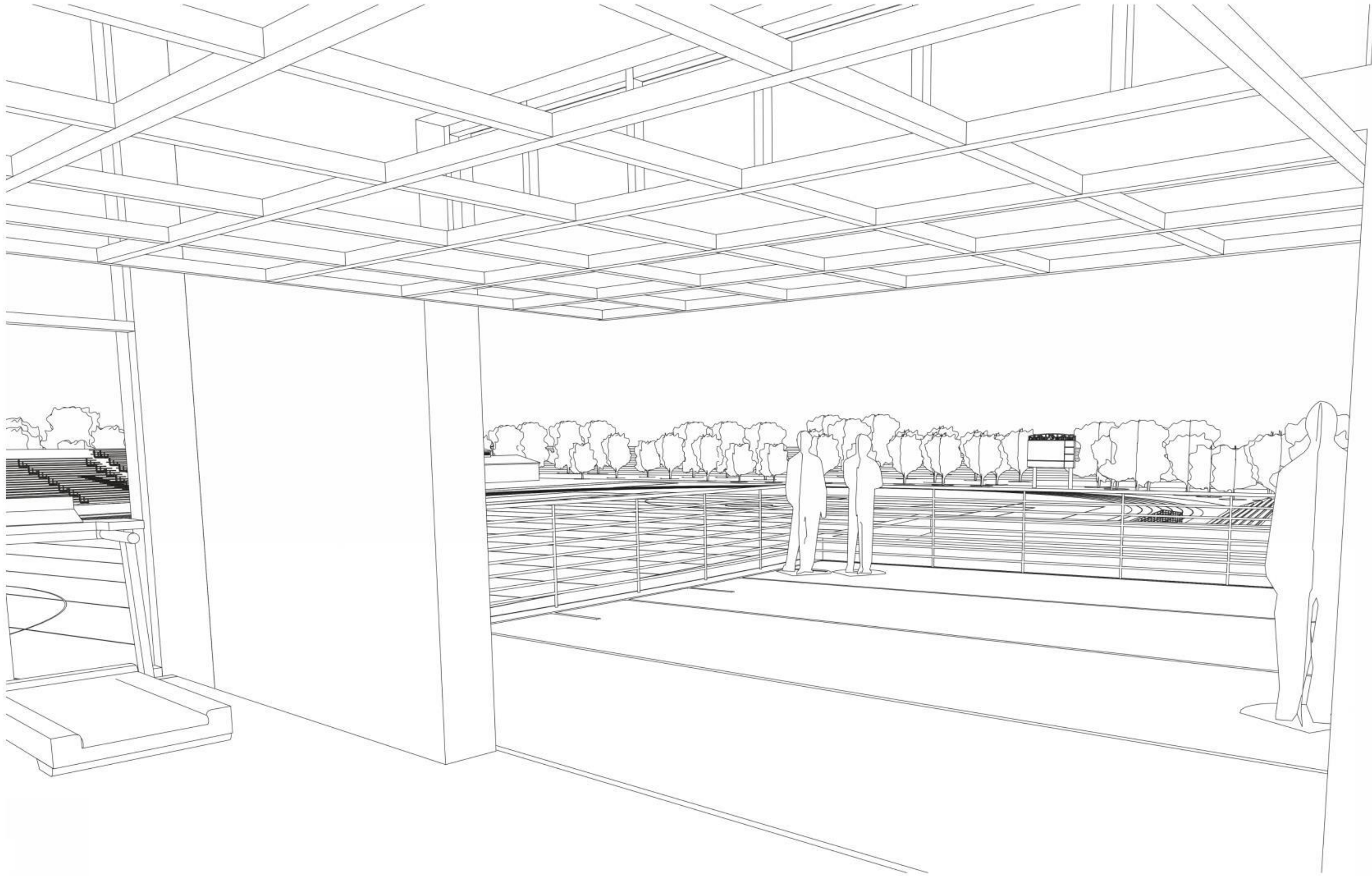








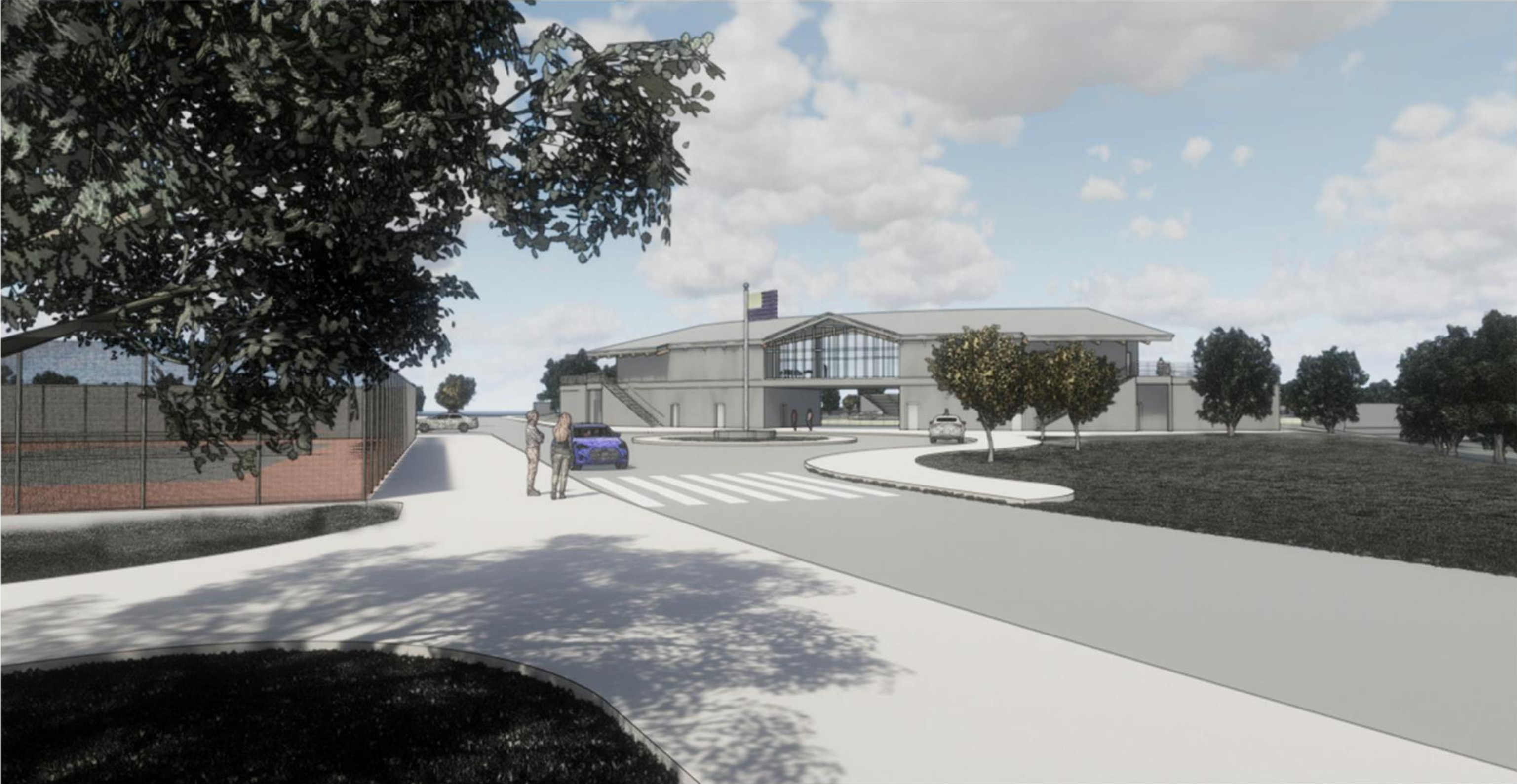




Target Timeline

- Final Budget for Option B as approved by BOE \$21.3 Million
- Site Plan Approval – Fall 2018
- Construction Documents – Fall 2018/Winter 2019
- Anticipated Site Plan Approval – Spring 2019
- Construction Commences – Spring/Summer 2019
- Construction Completion in Phases*
 - Phase 1 Complete: Spring 2020
 - Phase 2 Complete: Fall 2020

*Playing field and track to remain in operation during project.



Next Steps / Timeline

- Complete Design Development Drawings and Outline Specifications (9/2019).
- GPS to complete RFP process for Independent Cost Estimator & Geotechnical Exploration and Recommendations (Proposals due 8/29 & 8/21).
- Independent Cost Estimator provides cost estimate to BOE (3-4 weeks?).
- BOE reviews budget and decides which path to pursue (Fall 2019).
- BET releases conditions on remainder of Phase One funding.
- Permit / Bid / Construction Documents developed for selected approach.
- Permit process commences including MI, Site Plan Approval, Wetlands, Building Permit.
- Public Bid Process and Award – final cost determined.
- Construction Commences – 5 – 10 month duration depending upon option selected (Winter 2020?). Bleachers useable by September 2020?



BREWSTER HIGH SCHOOL

Description - Contains two – two fixture toilet rooms, concessions counter, no food service equipment. 650 gross square feet, 2015 Construction Cost of \$387,000 or \$595 per gsf – escalation to 2020 projected at \$756 per gsf.



DARIEN HIGH SCHOOL



WILTON HIGH SCHOOL



NEW CANAAN HIGH SCHOOL



