

**South Hadley High School
Stadium Renovation Initiative
South Hadley, Massachusetts**



**FEASIBILITY STUDY
PACKAGE**

**June 25, 2012
Revised: March 4, 2013
Revised: February 25, 2015**



Prepared By:

**FAIRLIE
BUILDING
DESIGNS, LLC**

(860) 243-0870 Bloomfield, Connecticut
TF@FairlieArch.com www.FairlieArch.com

South Hadley High School
Stadium Renovation Initiative
Feasibility Study

**Estimated Probable Costs:
RECOMMENDED**

The Recommended Estimate of Probable Construction Cost prepared by the Designer represent the Designer's judgement as a design professional familiar with the construction industry. It is recognized, however, that neither the Designer nor the Owner has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, the Designer cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's budget for the Project or from any estimate of the Cost of the Work or evaluation prepared by the Designer.

**FAIRLIE
BUILDING
DESIGNS, LLC**

18 Prospect Street, Bloomfield, Connecticut 06002
FairlieBD@att.net (860) 243-0870

Summary of Estimated Probable Cost
February 25, 2015
Replace existing grass field with new turf field

FAIRLIE
BUILDING
DESIGNS, LLC

ESTIMATED CONSTRUCTION COSTS:

Construction Costs:

80,850 S.F. Synthetic Field Turf - 8 weeks construction	\$768,000.00
42" High Vinyl Coated Crowd Control Fencing	\$40,000.00
New Football Goal Posts - Installed	\$15,000.00
Walking Path Surface-Not Included (Future Costs)	\$0.00
Construction Costs Subtotal:	\$823,000.00

Total Estimated Construction Costs: \$823,000.00

ESTIMATED PROJECT SOFT COSTS:

Project Soft Costs:

Town Building Permit Fee	(0.7% = \$6,860.00)	\$0.00
(If Applicable: Cost shall be confirmed with Town, if not waived)		
Professional Services	3.00%	\$24,690.00
(Architectural, Site/Civil Engineer)		
Existing Site Survey		\$5,000.00
Owner's Contingency	5.00%	\$41,150.00
Project Soft Costs Subtotal:		\$70,840.00

Total Estimated Project Soft Costs: \$70,840.00

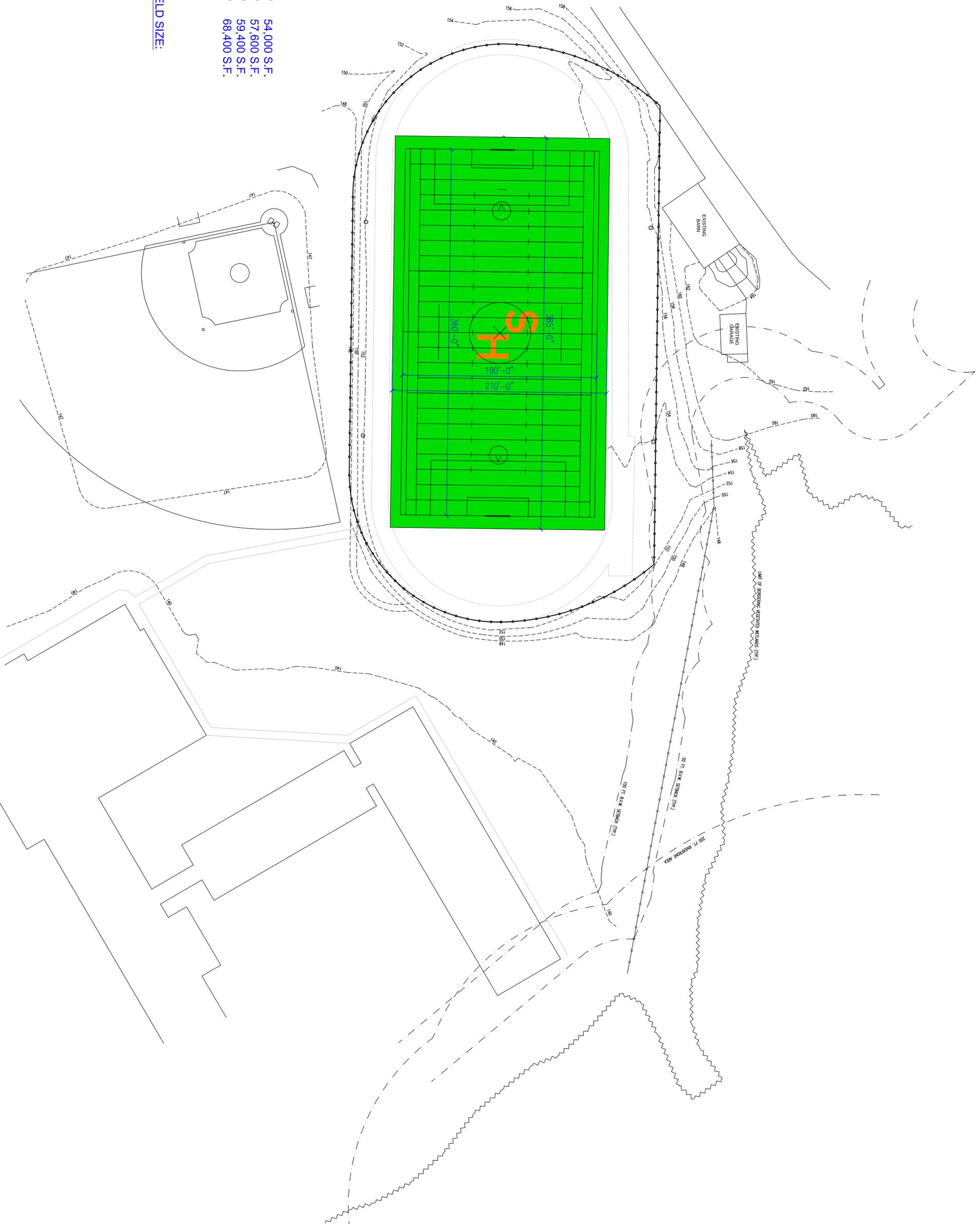
TOTAL ESTIMATED PROJECT COST: \$893,840.00

SOUTH HADLEY
STADIUM RENOVATION INITIATIVE
 FEASIBILITY STUDY PACKAGE
 South Hadley, Massachusetts

PRELIMINARY
 SITE PLAN

SCALE: N.T.S.
 DATE: 2/25/2015

S-1



PLAYING FIELD SIZES:

- FIELD HOCKEY: 180'x300' 54,000 S.F.
- FOOTBALL: 160'x360' 57,600 S.F.
- LACROSSE: 180'x330' 59,400 S.F.
- SOCCER: 190'x360' 68,400 S.F.

NEW SYNTHETIC TURF FIELD SIZE:

210' x 385' = 80,850 S.F.



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Mr. Thomas Fairlie
Fairlie Building Designs
18 Prospect St.
Bloomfield CT 06002-3016

Reference: Conversion of S. Hadley Football Field to Synthetic

Dear Mr. Fairlie;

Thanks again for your interest in RAD Sports and our line of synthetic turf products including Gridiron Turf which is manufactured for us by Advanced Polymer Technologies (APT) of Calhoun GA. Since 1994 RAD Sports has become the leading company focusing on athletic facility construction. Our list of satisfied customers includes Mt. Holyoke, Berkshire School, Harvard, Yale, Norwell HS, Medway HS and many more.

At RAD we use the most up to date equipment and technology to insure each and every project is completed on time and on budget. We have in house engineering support and the very best, most experienced crews. All of our fields are constructed under the supervision of our two Certified Field Builders as designated by the American Sports Builders Association (ASBA).

SOUTH HADLEY HIGH SCHOOL

I am very familiar with the site and find it to be an excellent candidate for Gridiron DF Synthetic Turf. This product has a dual fiber design using 50% slit-film fiber (designed to encapsulate the infill) and 50% monofilament fiber (designed for better ball control and aesthetics) which will be the most durable available.

The sand and rubber infill mixture is installed at a rate of 6 lbs. per square foot with 50% clean silica and 50% sbr rubber granules processed to a similar size and shape. Traction and playability are excellent as our fields are immediately firm and fast. Drainage is excellent so play remains possible in all weather.

The South Hadley Stadium is an excellent choice as it has lighting in place and ample seating. Gridiron Turf will play all sports (field hockey, lacrosse, soccer and football) in all weather conditions. A field of 210' x 385' in length will fit a 190' soccer field.



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CONSTRUCTION PROCEDURES AND BUDGET ESTIMATE

We propose the following for installation of Gridiron Turf installed at South Hadley High School. This estimate includes all labor, materials, equipment and insurance to complete the following.

1. Plans and specifications by architect or civil engineer
2. Excavate the existing materials to a depth of approximately 12" remove from the site. Initiate a soft crown on the new subbase from the center of the field towards the sidelines of .5%
3. Pour in place a concrete perimeter turf anchoring curb with 2x4 box out shelf
4. Install a 4 oz non-woven geotextile fabric over the field cavity.
5. Install a flat panel drain system, 1" x 12" in a herringbone pattern on top of the geotextile fabric. This system will tie into a to be installed main drain line that will run along the perimeter of the field. This 10" line will carry storm water to a brook or stream or municipal storm water system. Perimeter pipe shall be placed in a trench of ¾" washed stone and shall be wrapped in a filter fabric.
6. Upon completion of Step #5 a ¾" dynamic stone base will be installed, graded and compacted.
7. Next a 1-2" x 3/8"- dynamic stone base will be installed, compacted and laser graded using a dual target laser grader.
8. Upon completion of the laser grading of the choker stone layer the field will be tested for proper drainage using a third party testing laboratory. Upon acceptance the base is ready for Gridiron DF turf.
9. Turf shall arrive in rolls of 15' width and of sufficient length so there shall be no headseams with the field body.
10. Turf shall have a fiber height of 2.50" with stitch gauge of ½". Fiber shall be 50% Diamond monofilament and 50% Duramax slit-film.
11. Fiber shall be tufted into a 6 oz primary backing with additional 20 oz secondary backing to securely lock the fibers into place.
12. Turf shall drain via perforations placed at 3" x 4". Carpet shall drain at a rate greater than 16" per hour with infill.
13. Seams are to be locked in place using state of the art sewing technology and rot resistant thread.
14. Any in-laid lines (if desired) will be installed using hot-glue method.
15. Upon completion of sewing and inlays the sand and rubber infill will be placed within the field using equipment approved by APT.
16. The recycled infill shall be used to a depth of 1.25". The turf will be lightly brushed in between passes to insure even distribution and prevent burying of fibers.
17. A new lift of 100% SBR rubber granules will complete the infill system. Total infill height shall be 1.5" upon completion.
18. The turf shall be attached to the new concrete curb using high strength adhesive.
19. All disturbed areas will be repaired with loam and seed.
20. Provide 8-year warranty upon completion



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Estimated Cost Items 2-20.....\$768,000.00

Thanks again for the opportunity to provide you with this estimate. Please feel free to call me at any time should you have any questions.

Best Regards

John Chaffin
RAD Sports
508-400-0955