



# MINUTEMAN REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL

## Athletic Complex Project Phase I Update



# MASTER PLAN (FULL BUILD) OVERVIEW



## STADIUM TRACK AND FIELD

- COMPETITION TRACK AND TRACK EVENTS
- MULTI-USE SYNTHETIC TURF FIELD
- TRACK AND FIELD LIGHTING
- VEHICLE TURN AROUND AND DROP-OFF

## SOFTBALL FIELD

- SYNTHETIC TURF VARSITY SOFTBALL FIELD
- SYNTHETIC TURF HALF-SIZE FIELD IN OUTFIELD
- DUGOUTS, BULLPENS, & BATTING CAGE
- BLEACHERS
- FIELD LIGHTING

## ATHLETIC BUILDING AND BLEACHERS

- 1,200 SEAT BLEACHERS
- PRESS BOX
- RESTROOMS
- CONCESSIONS
- TEAM ROOMS
- STORAGE

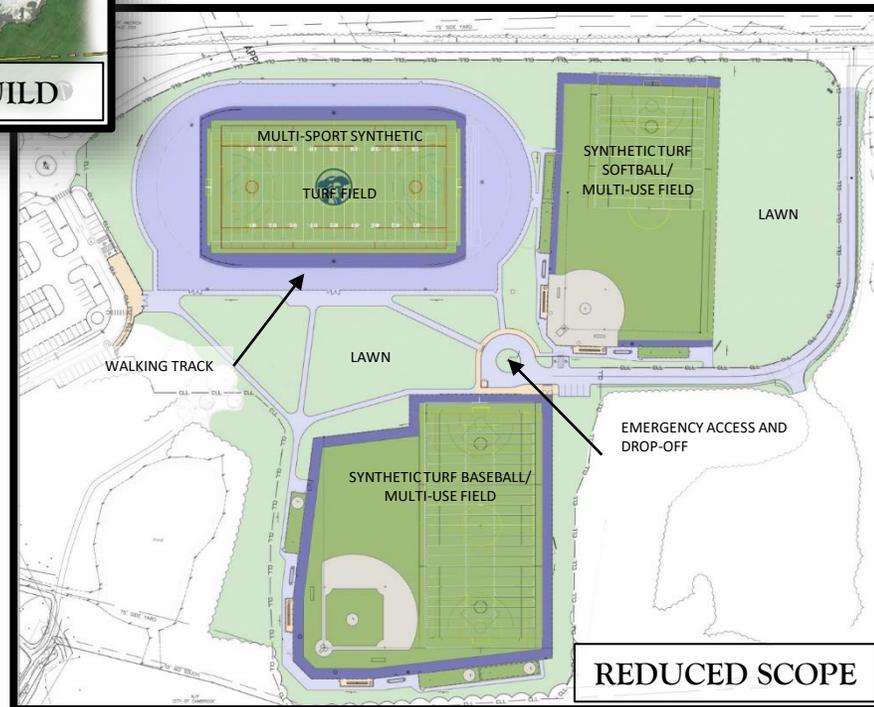
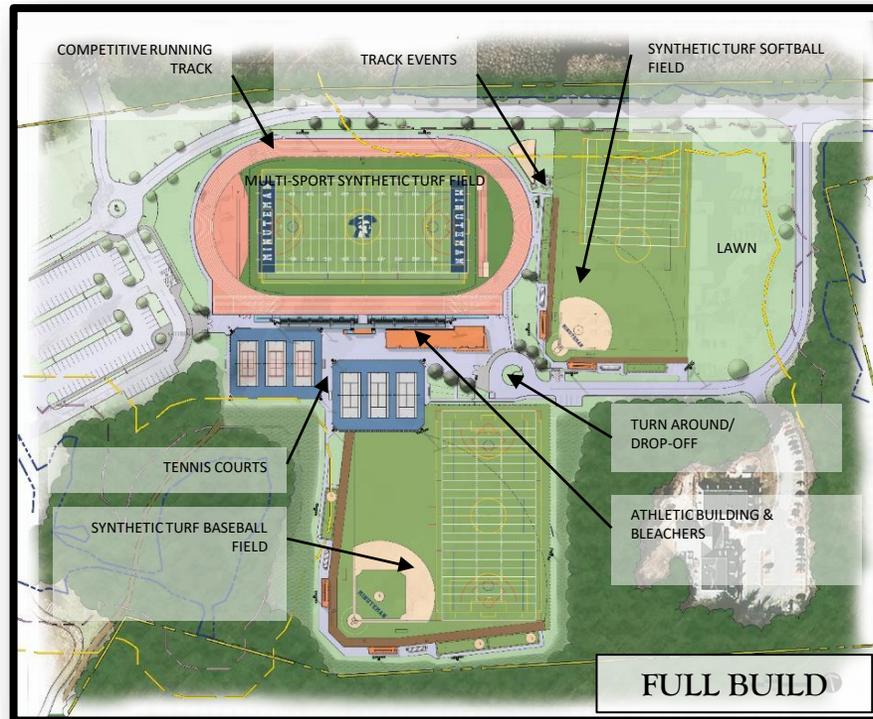
## TENNIS COURT

- 6 TENNIS COURTS
- COURT LIGHTING

## BASEBALL FIELD

- SYNTHETIC TURF VARSITY BASEBALL FIELD
- SYNTHETIC TURF FULL-SIZE FIELD IN OUTFIELD
- DUGOUTS, BULLPENS, & BATTING CAGE
- BLEACHERS
- FIELD LIGHTING

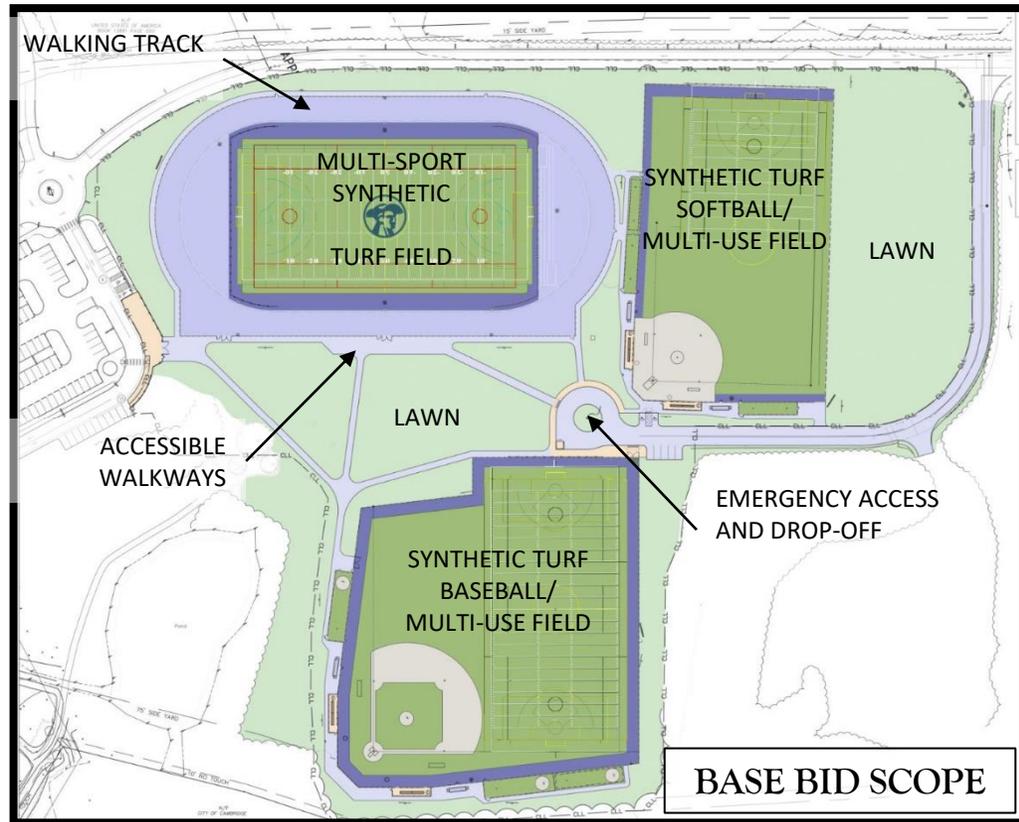
# PROJECT SCOPE REDUCTION



## DESIGN CONSIDERATIONS

- EACH FIELD MUST MEET NATIONAL FEDERATION OF STATE HIGH SCHOOL ASSOCIATIONS (NFHS) REQUIREMENTS
- PROVIDE A SAFE FACILITY FOR ATHLETES, SPECTATORS, & VISITORS
- MAXIMIZE REVENUE POTENTIAL THROUGH RENTALS
- MINIMIZE IMPACT TO APPROVED SITE PLAN
- ≤ \$5,915,000

# PROJECT BASE BID SCOPE



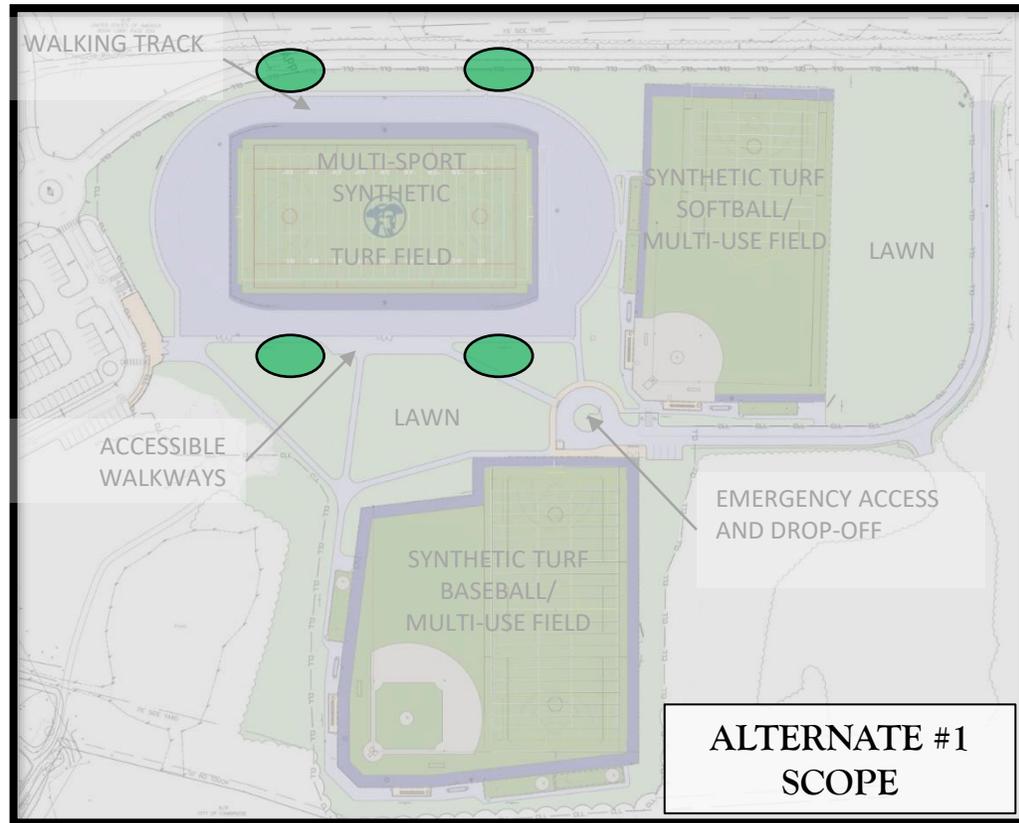
## BASE BID SCOPE

- MULTI-SPORT SYNTHETIC TURF STADIUM FIELD & EQUIPMENT
- ASPHALT WALKING TRACK & SPECTATOR FENCING
- SYNTHETIC TURF SOFTBALL/ MULTI-USE FIELD, DUGOUTS, BULLPENS, & BATTING CAGE
- SYNTHETIC TURF BASEBALL/ MULTI-USE FIELD, DUGOUTS, BULLPENS, & BATTING CAGE
- EMERGENCY VEHICLE ACCESS & VISITOR VEHICLE DROP-OFF/ PICK-UP LOOP
- ACCESSIBLE WALKWAYS, SAFETY NETTING, & SPECTATOR VIEWING AREAS
- MAINTENANCE EQUIPMENT
- SCOREBOARDS & UTILITIES FOR EACH FIELD

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# PROJECT BID ALTERNATES SCOPE



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## ALTERNATE #1

- STADIUM FIELD LIGHTING

## ALTERNATE #2

- SOFTBALL/ MULTI-USE FIELD LIGHTING

## ALTERNATE #3

- BASEBALL/ MULTI-USE FIELD LIGHTING

## ALTERNATE #4

- COMPETITIVE RUNNING TRACK AND TRACK EVENTS

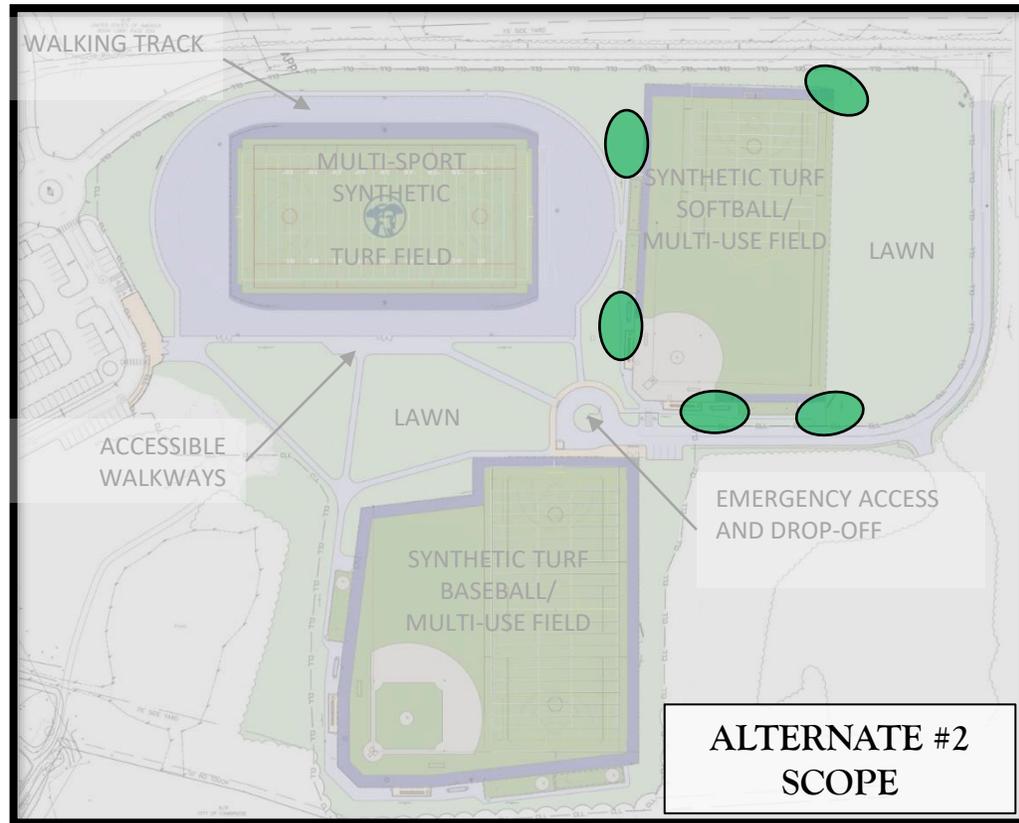
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- NON-FIXED TRACK EQUIPMENT

## ALTERNATE #6

- PERIMETER FENCING

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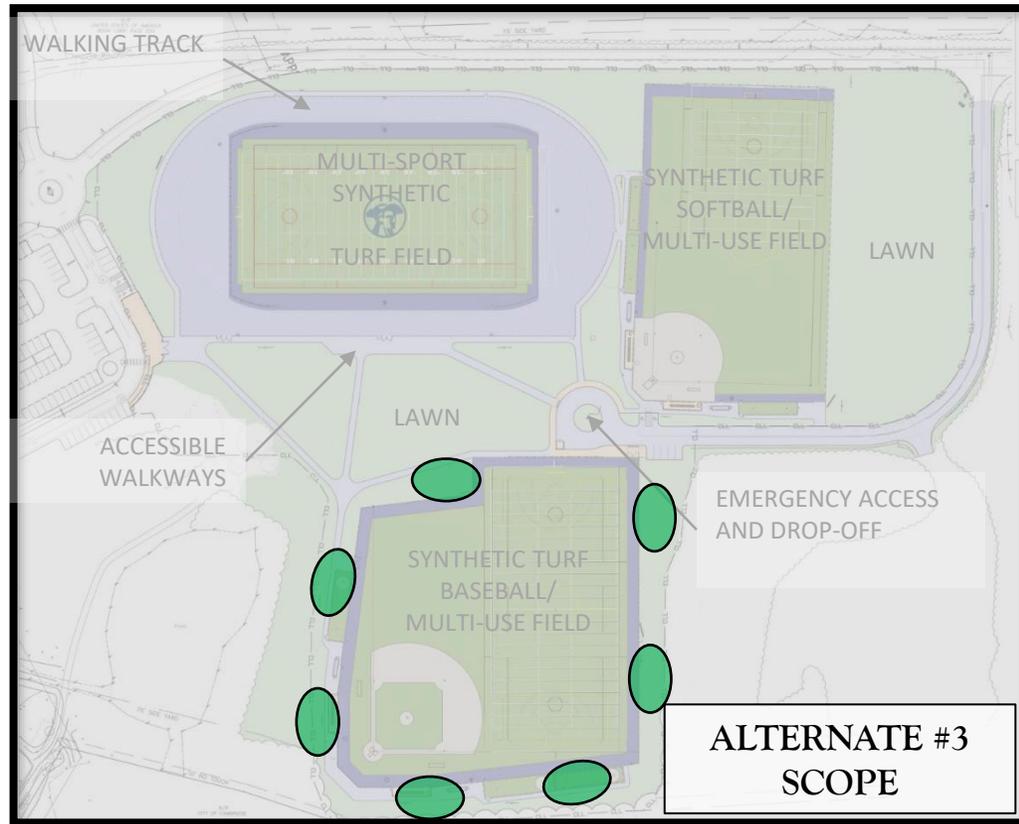
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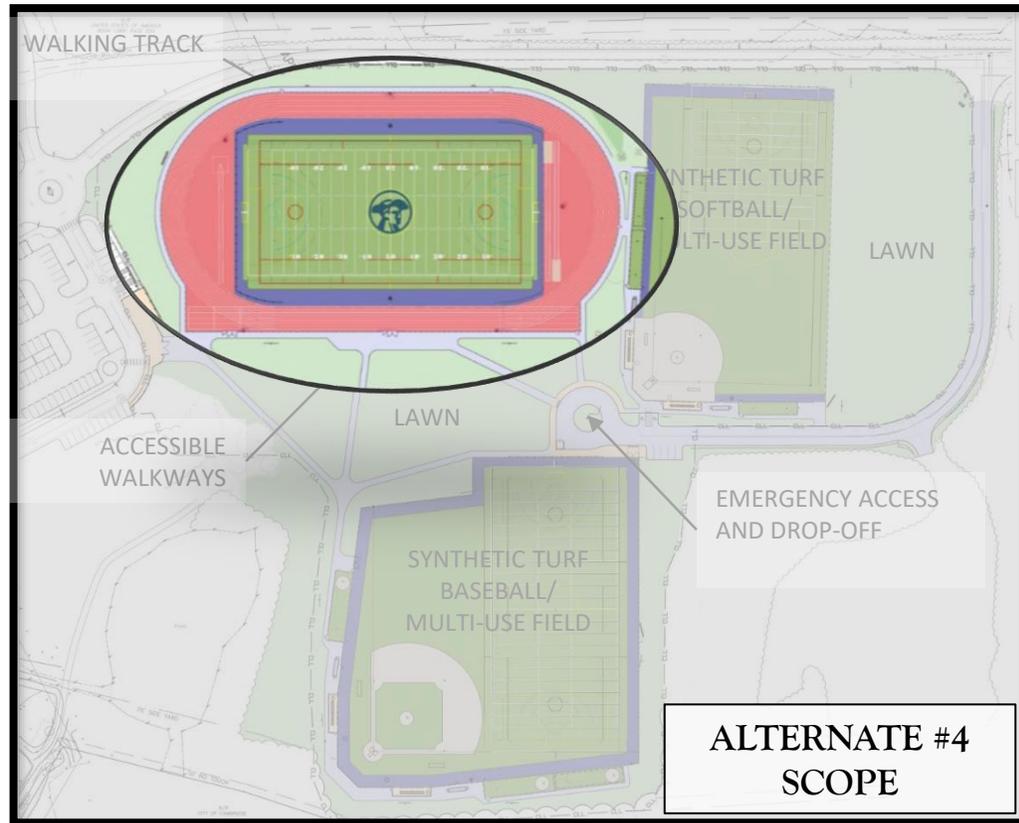
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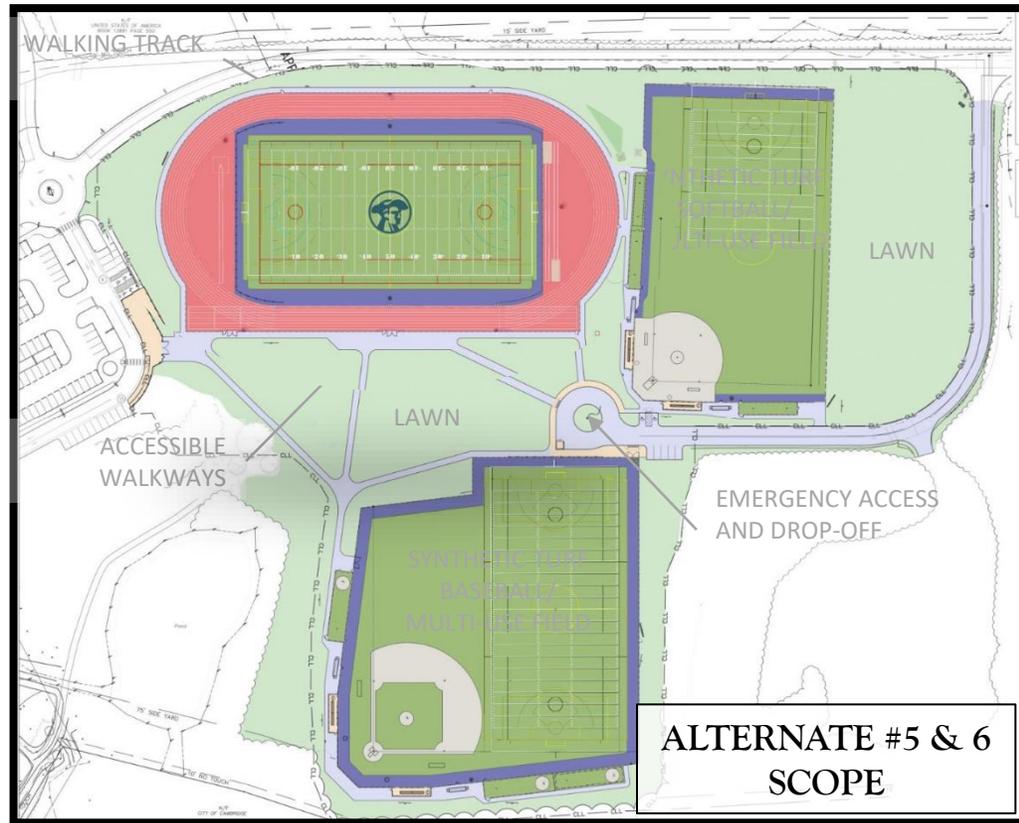
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# BID RESULTS: OCT 7, 2020

Company	Bid Price	Alt 1 Stadium Lighting	Sub-Total W/Alts 1	Alt 2 Softball Lighting	Sub-Total W/Alts 1 -2	Alt 3 Baseball Lighting	Sub-Total W/Alts 1 -3	Alt 4 Track & Field	Sub-Total W/Alts 1 -4	Alt 5 Equip	Sub-Total W/Alts 1 -5	Alt 6 Fence	Total W/Alts 1 -6
<b>Heimlich Construction</b>	<b>\$4,444,000</b>	\$400,000	<b>\$4,844,000</b>	\$259,000	<b>\$5,103,000</b>	\$360,000	<b>\$5,463,000</b>	\$614,000	<b>\$6,077,000</b>	\$283,000	<b>\$6,360,000</b>	\$90,000	<b>\$6,450,000</b>
<b>Quirk Construction</b>	<b>\$5,350,000</b>	\$400,000	<b>\$5,750,000</b>	\$240,000	<b>\$5,990,000</b>	\$353,000	<b>\$6,343,000</b>	\$720,000	<b>\$7,063,000</b>	\$250,000	<b>\$7,313,000</b>	\$95,000	<b>\$7,408,000</b>
<b>D.W. White &amp; Son</b>	<b>\$5,610,000</b>	\$425,810	<b>\$6,035,810</b>	\$253,857	<b>\$6,289,667</b>	\$375,390	<b>\$6,665,057</b>	\$719,260	<b>\$7,384,317</b>	\$265,065	<b>\$7,649,382</b>	\$109,367	<b>\$7,758,749</b>
<b>Argus Construction</b>	<b>\$5,760,000</b>	\$440,000	<b>\$6,200,000</b>	\$270,000	<b>\$6,470,000</b>	\$405,000	<b>\$6,875,000</b>	\$650,000	<b>\$7,525,000</b>	\$310,000	<b>\$7,835,000</b>	\$99,000	<b>\$7,934,000</b>
<b>R.A.D. Sports</b>	<b>\$5,979,000</b>	\$471,145	<b>\$6,450,145</b>	\$288,392	<b>\$6,738,537</b>	\$427,046	<b>\$7,165,583</b>	\$926,714	<b>\$8,092,297</b>	\$90,857	<b>\$8,183,154</b>	\$105,070	<b>\$8,288,224</b>
<b>Green Acres Construction</b>	<b>\$6,355,406</b>	\$423,573	<b>\$6,778,979</b>	\$264,219	<b>\$7,043,198</b>	\$403,112	<b>\$7,446,310</b>	\$850,244	<b>\$8,296,554</b>	\$278,494	<b>\$8,575,048</b>	\$98,435	<b>\$8,673,483</b>
<b>FieldTurf USA</b>	<b>\$6,414,528</b>	\$461,265	<b>\$6,875,793</b>	\$310,160	<b>\$7,185,953</b>	\$413,052	<b>\$7,599,005</b>	\$1,483,003	<b>\$9,082,008</b>	\$229,510	<b>\$9,311,518</b>	\$142,380	<b>\$9,453,898</b>
<b>H.I. Stone &amp; Son</b>	<b>\$6,419,000</b>	\$495,000	<b>\$6,914,000</b>	\$294,000	<b>\$7,208,000</b>	\$424,000	<b>\$7,632,000</b>	\$1,021,000	<b>\$8,653,000</b>	\$278,000	<b>\$8,931,000</b>	\$105,000	<b>\$9,036,000</b>

# ANALYSIS OF LOW BID RECEIVED – HEIMLICH CONSTRUCTION

<u>Phase - Scope</u>	<u>Amount</u>	<u>Cum. Amount</u>
Base Bid – Construct 3 Synthetic Turf Athletic Fields	\$4,444,000	\$4,444,000
Alt 1 – Stadium Field Lighting	400,000	4,844,000
Alt 2 – Softball Field Lighting	259,000	5,103,000
Alt 3 – Baseball Field Lighting	360,000	5,463,000
Alt 4 – Track & Field	614,000	6,077,000
Alt 5 – Equipment	283,000	6,360,000
Alt 6 – Perimeter Fencing	90,000	6,450,000

# SCHOOL COMMITTEE APPROVED FUNDING PLAN - UPDATE

	School Committee	Update	
Source of Funds	Vote 6/23/20	10/20/20	Difference
Surplus Funds - MSBA Project	4,100,000	3,887,000	(213,000)
Facilities Revolving Account	615,000	615,000	
Stabilization Account	<u>1,250,000</u>	<u>1,250,000</u>	
Budget Change	5,965,000	5,752,000	(213,000)

# LOWEST QUALIFIED BID INCLUDING ALTERNATES

Project Components	Base Bid + Soft costs	Sub-Total W/Alt 1	Sub-Total W/Alts 1-2	Sub-Total W/Alts 1-3	Sub-Total W/Alts 1-4	Sub-Total W/Alts 1-5	Total W/Alts 1-6
Construction Budget	4,444,000	4,844,000	5,103,000	5,463,000	6,077,000	6,360,000	6,450,000
Contingency	444,400	484,400	510,300	546,300	600,000	600,000	600,000
SKANSKA (OPM)	315,000	315,000	315,000	315,000	315,000	315,000	315,000
KBA (Architect)	155,000	155,000	155,000	155,000	155,000	155,000	155,000
Other Costs (Fees, etc.)	141,000	141,000	141,000	141,000	141,000	141,000	141,000
<b>Total – Project</b>	<b>5,499,400</b>	<b>5,939,400</b>	<b>6,224,300</b>	<b>6,620,300</b>	<b>7,288,000</b>	<b>7,571,000</b>	<b>7,661,000</b>
10/27 Budget	5,752,000	5,752,000	5,752,000	5,752,000	5,752,000	5,752,000	5,752,000
<b>DIFFERENCE</b>	<b>\$252,600</b>	<b>\$187,400</b>	<b>\$472,300</b>	<b>\$863,300</b>	<b>\$1,536,000</b>	<b>\$1,819,000</b>	<b>\$1,909,000</b>

# FINANCIAL BENEFITS OF PHASE 1 ATHLETIC FIELDS

- **ANNUAL FIELDS RENTAL REVENUE FROM PHASE I COMPLETE** (per Ballard-King report)
  - **\$340,000 – Year 1 (FY22)**
  - **\$450,000 – Year 2 (FY23) onward**

*NOTE: The full build (Phase II) if completed, includes lighted Tennis Courts, concessions, locker rooms, bathrooms, etc. and will increase revenue to Facilities Revolving Accounts.*

- **PHASE I COMPLETED AVOIDS RENTAL FEES & TRANSPORTATION COSTS FOR MINUTEMAN ATHLETIC PROGRAMS: SAVING **\$75,000 - \$100,000/YR.****
- **PHASE I COMPLETED FIELDS WILL ADD RENTAL REVENUE WITH OTHER DISTRICT SPACE (Theatre, gymnasium, corporate meeting rooms, restaurant)**

# OVERVIEW OF BUDGETED ANNUAL DEBT AND REVENUE

	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
MSBA Project	\$4,543,832	\$5,642,363	\$5,594,238	\$5,440,613	\$5,586,613	\$5,568,613	\$5,618,463	\$5,698,888
ESCO Lease	\$520,453	\$535,137	\$550,408	\$566,290	\$582,808			
Field Alts 1-6 10 Yr @ 1.7%		\$223,250	\$219,925	\$216,600	\$213,275	\$209,950	\$206,625	\$203,300
<b>TOTAL</b>	<b>\$5,064,285</b>	<b>\$6,400,750</b>	<b>\$6,364,571</b>	<b>\$6,223,503</b>	<b>\$6,382,696</b>	<b>\$5,778,563</b>	<b>\$5,825,088</b>	<b>\$5,902,188</b>
<b>Facilities Revolving Account Funds</b>								
Rental Revenue from Alts 1-6		\$100,000	\$340,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
Set Aside to Capital Reserve Acct			(\$168,000)	(\$168,000)	(\$168,000)	(\$168,000)	(\$168,000)	(\$168,000)
Payment Field Alts 1-6 10 Yr @ 1.7%		(\$223,250)	(\$219,925)	(\$216,600)	(\$213,275)	(\$209,950)	(\$206,625)	(\$203,300)
<b>DIFFERENCE</b>		<b>(\$123,250)</b>	<b>(\$47,925)</b>	<b>\$65,400</b>	<b>\$68,725</b>	<b>\$72,050</b>	<b>\$75,375</b>	<b>\$78,700</b>

# PROJECT SCOPE – PHASING 1

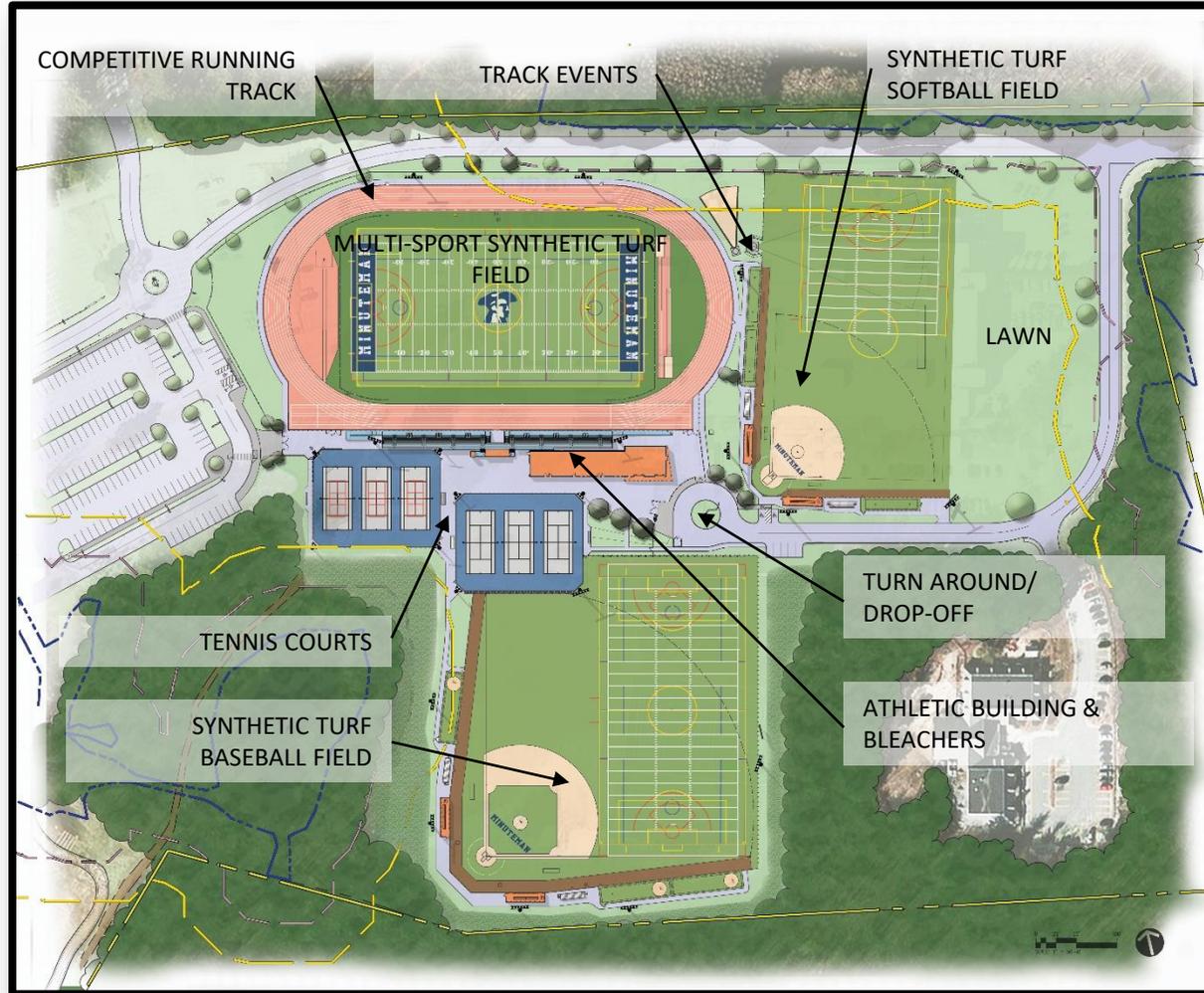
## ANTICIPATED PROJECT CONSTRUCTION SCHEDULE

- **PROJECT AWARD** 10/28/2020
- **SUBMITTALS** 10/29/2020 – 12/18/2020
- **MOBILIZATION** 11/16/2020
- **SITE & BASE WORK** WINTER 2020 – SPRING 2021
- **SYNTHETIC TURF** SUMMER 2021
- **MISC. SITE & LANDSCAPING** FALL 2021
- **SUBSTANTIAL COMPLETION** OCTOBER 2021



# CONSTRUCTION PHASING OPTIONS: PHASE 2

## COMPLETE ATHLETIC FACILITY (FULL BUILD **TO BE BUILT LATER**)



### SCOPE OF WORK

- **FULL-BUILD**
- MULTI-SPORT SYNTHETIC TURF FIELD
- COMPETITIVE RUNNING TRACK
- TRACK EVENTS
- TRACK AND FIELD LIGHTING
- VEHICLE TURN AROUND/ DROP-OFF LOOP
- SYNTHETIC TURF VARSITY SOFTBALL FIELD
- SYNTHETIC TURF VARSITY BASEBALL FIELD
- BASEBALL AND SOFTBALL FIELD LIGHTING
- **ATHLETIC BUILDING**
- **1,200 SEAT STADIUM BLEACHERS**
- **TENNIS COURTS AND LIGHTING**

### ESTIMATED PROJECT COST

▪ CONSTRUCTION	\$18,500,000
▪ ESCALATION	\$ 650,000
▪ <u>OWNER SOFT COSTS</u>	<u>\$ 1,150,000</u>
▪ <b>TOTAL</b>	<b>\$20,300,000</b>

### ANTICIPATED PROJECT SCHEDULE

▪ DESIGN	JUNE - JULY 2020
▪ BIDDING	AUGUST 2020
▪ CONSTRUCTION	SEPT. 2020 – OCT. 2021 (14 MONTHS)
▪ ESTABLISHMENT	N/A



# MINUTEMAN REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL

## Athletic Complex Project Update



**Thank You!**  
**QUESTIONS?**