

# William Workman High School Track and Field Project

Regular Board Meeting

December 7, 2017

# Workman Track and Field Project

December 7, 2017

At the May 11, 2017 Board Meeting, the Board approved schematic designs and preliminary budgets for the Workman High school track and field project including the following elements:

- 8 lane, 400M rubberized track, one pole vault, 2 long/triple jump, high jump
- 2 shot put
- 1 synthetic turf football/soccer field
- Reconstruct new varsity softball field in its entirety
- Baseball field improvements to construct new backstop, fencing and dugouts
- Construct 2 new tennis courts and resurface 4 existing courts
- Pedestrian and vehicle access
- Football/soccer and softball scoreboards
- Electrical infrastructure for future requirements

Base Project Cost:

**\$ 7,886,450**

Items Added to Scope by the Board on May 11, 2017

- Irrigation Improvements \$ 72,930
- Baseball Field Improvements \$ 393,250
- Sports field lighting \$ 950,950

**Estimated Project cost:**

**\$ 9,303,580**

At the May 11 meeting, the Board also asked for options for improving the facility to serve as a stadium for Workman High's home athletic events.

# Workman Track and Field Project

December 7, 2017

District administration needs the Board's direction on how to proceed with the project. The items that require the Board's input and direction are:

- Scope of Work for Possible Stadium
- Project Phasing

# Workman Track and Field Project

December 7, 2017

- **Scope of Possible Stadium**
  - Option #1: Basic Stadium
  - Option #2: Standard Stadium
  - Option #3: Upgraded Stadium

# Workman Track and Field Project

December 7, 2017

## Option #1: Basic Stadium

- Scope to be included:
  - Football stadium bleachers: 500 seats home, 500 seats visitor
  - Portable toilets, shade structure concessions
  - Baseball bleachers: 100 seats
- Total Additional project cost estimate: **\$1.5 million**

# Workman Track and Field Project

December 7, 2017

## Option #2: Standard Stadium

- Scope to be included:
  - Football stadium bleachers and press box: 1000 seats home, 500 seats visitor
  - Portable toilets, shade structure concessions
  - Ticket sales shade structure
  - Baseball bleachers: 200 seats
- Total Additional project cost estimate : \$4.8 million

# Workman Track and Field Project

December 7, 2017

## Option #3: Upgraded Stadium

- Scope to be included:
  - Football stadium bleachers and press box: 1500 seats home, 1000 seats visitor
  - Permanent home side building for toilets, team room, weight room
  - Visitor side building with toilet and concessions
  - Ticket sales building
  - Baseball: bleachers for 200, announcing box
  - Field portable stands at track and softball
- Total Additional project cost estimate : \$7.8 million

# Workman Track and Field Project

December 7, 2017

## • Project Phasing

- One-Phase Option

- Complete all construction documents for the track, field and stadium. Bid the entire project after completion of DSA approval and California Environmental Quality Act (CEQA) review.

- Two-Phase Option

- Bid and complete the track and softball field areas first (1A & 1B on attached map).
- Complete Stadium, Baseball Field, and Tennis Courts after completion of DSA approval and California Environmental Quality Act (CEQA) for those elements (1C, 2A & 2B on attached map).



# Workman Track and Field Project

December 7, 2017

## • Project Phasing

### • One-Phase Option

- Complete all construction documents for the track, field and stadium. Bid the entire project after completion of DSA approval and California Environmental Quality Act (CEQA) review.

### • Advantages

- Single project to bid and manage
- Only one contractor with responsibility for the project
- Probable lower bid cost from overhead for a single bidder
- Construction activity time frame may be shorter after work starts

### • Disadvantages

- None of the work will be able to start until DSA approval and CEQA are complete
- The school will lose use of all fields while construction is in process
- Transportation cost for all field sports practices and events during construction
- Escalation of construction costs over the next 12 months will impact all phases of the project

# Workman Track and Field Project

December 7, 2017

## • Project Phasing

- Two- Phase Option
  - Bid and complete the track and softball field areas first (1A & 1B on attached map).
  - Complete Stadium, Baseball Field, and Tennis Courts after completion of DSA approval and California Environmental Quality Act (CEQA) for those elements (1C, 2A & 2B on attached map).
- Advantages
  - Work will be able to start on some field areas Summer 2018
  - The school will retain use of part of the field throughout construction
  - Reduced transportation cost for field sports practices and events during construction
  - Escalation of construction costs over the next 12 months will impact only the second phase of project
- Disadvantages
  - Multiple projects to bid and manage
  - Possibly two contractors with responsibility for the project
  - Probable higher bid cost from overhead for a single bidder
  - Construction activity will be in process for a longer period for the combined two phases.

Workman  
Track and Field  
Project

December 7, 2017

Questions &  
Discussion