

Campus Improvement Proposal

Overview: This proposal outlines the first phases of a comprehensive campus improvement initiative, designed to enhance the middle school play area and introduce a new playground structure at the elementary school. The project is segmented into three primary phases: Prep Phase, Phase 1, and Phase 2. Each phase is strategically planned to achieve specific objectives, with a focus on improving safety, functionality, and aesthetics across the campus while maintaining budget efficiency.

Prep Phase: Improvements to Middle School Open Play Area & Soccer Field

Objective: To regrade the middle school's open play area and the slope leading to the soccer field, improving drainage, creating a level space, and replacing contaminated soil with high-quality fill. This phase also includes addressing drainage issues, enhancing landscape privacy, and organizing event parking.

Scope of Work:

- **Soil Preparation:** Remove the top layer of topsoil and debris from the open play area and adjacent slope.
- **Excavation & Soil Transport:** Excavate 1-2 feet of the existing soil, which will be relocated to the upper field for repurposing.
- **Soil Replacement:** Replace contaminated soil with clean, quality fill to ensure a level, stable surface.
- **Regrading:** Grade the area to create a smooth surface, establishing efficient drainage patterns. The slope to the soccer field will be regraded to improve water runoff.
- **Sod Installation:** Install sod to restore healthy turf in the play area and along the slope leading to the soccer field.
- **Curb Drainage:** Integrate an underdrain system with the existing drainage inlet to address curb drainage issues.
- **Soccer Field Drainage:** Implement necessary drainage systems to efficiently redirect water off the soccer field.
- **Landscape Privacy Screening:** Plant trees and shrubs along the main road for improved privacy screening.
- **Regrading Soccer Hill:** Regrade the corner of the soccer hill near the gym to enhance drainage and usability.
- **Auditorium Ramp Drainage:** Install additional drainage boxes tied into the existing system to mitigate water issues around the auditorium ramp.
- **Ground Cover Enhancement:** Improve the property frontage along Burlington Mills Road with suitable ground cover.

- **Event Parking:** Designate event parking by installing signage and painting parking lines on the outer lanes of the main drive, ensuring better organization and preventing parking on grass.

Estimated Cost:

- *With Discount: \$57,000 (Initial proposal by Scott Lay)
- Without Discount: \$89,000

* Discount is an estimate of possible trade discounts we will be pursuing. These have not yet been requested or granted from Scott Lay's Development Trade Partners.

Phase 1A: New Playground Structure

Phase 1B: Additional Playground Structures

Phase 1C: Playground Resurfacing

Objective: To enhance the elementary school playground by installing a new multifunctional playground structure that promotes safety and engagement for students. This phase also includes resurfacing and adding supplementary playground structures to improve play value.

Scope of Work:

- **Location:** The new playground structure will be situated in the upper corner of the elementary playground, near the gravel road, an underutilized area. The installation will depend on necessary permits and the location of existing utilities.
- **Playground Structure:** A certified playground structure will be installed, offering diverse activities suited for children of various ages and abilities. Phase 1B will include additional playground structures throughout the area.
- **Safety Ground Cover:** The ground around the new playground structure will be covered with certified playground mulch to minimize injury risk. Phase 1C will involve the resurfacing of the playground area.

Estimated Cost:

- Phase 1A (Main Structure): \$125,000 to \$150,000
- Phase 1B (Additional Structures): \$50,000 to \$75,000
(Cost variance depending on the specific structure and installation requirements)
- Phase 1C (Resurfacing): \$150,000 to \$200,000

Phase 2: Soccer Field Stairs and Cross-Country Trail

Objective: Phase 2 seeks to enhance accessibility and outdoor recreation by adding stairs to the soccer field and developing a cross-country trail, fostering increased fitness and athletic activities while promoting outdoor engagement.

Scope of Work:

- **Soccer Field Stairs:**
 - **Site Preparation:** Clear the area for stair installation, ensuring a safe and level path.
 - **Stair Construction:** Build durable concrete stairs for safe and stable access to the soccer field, ensuring integration with the surrounding landscape.
 - **Safety Features:** Install handrails on both sides of the stairs to ensure user safety, particularly in wet conditions.
 - **Landscaping:** Finalize the surrounding area with appropriate landscaping to prevent erosion and enhance aesthetic appeal.
- **Cross-Country Trail:**
 - **Trail Design:** Plan a safe and functional cross-country trail suitable for running, walking, and fitness activities.
 - **Clearing & Grading:** Remove vegetation and debris along the proposed trail, and grade the land to provide a smooth, level surface.
 - **Trail Surface:** Create a durable trail surface using natural mulch sourced from trees cleared during trail preparation.
 - **Signage:** Install trail markers or signage to guide users along the trail and indicate key points of interest or distance.
 - **Safety & Accessibility:** Ensure the trail is accessible to all users, considering width and hazard mitigation for various fitness levels.

Estimated Cost:

- Phase 2 Total: \$25,000 to \$50,000 (Cost variance depending on signage and markers)
 - (Assumes ECS receipt of approximately \$20k grant for stair project.)

Future Improvements: Detailed plans will be developed for additional campus enhancements, particularly for the upper field and tree line. The proposed budget for these future improvements is approximately \$190,000, with features such as a baseball field, pavilion, and expanded event parking. Planning for Phase 3 is ongoing.

Conclusion: This campus improvement proposal presents a structured, phased approach to enhancing the middle school and elementary school outdoor spaces. By addressing key needs such as drainage, playground equipment, accessibility, and event parking, the project aims to create a safer, more functional, and visually appealing campus that supports both educational and recreational activities.

Summary of Estimated Costs:

- **Prep Phase:** \$57,000 (with discount) or \$89,000 (without discount)
- **Phase 1A (Main Playground Structure):** \$125,000 to \$150,000
- **Phase 1B (Additional Playground Structures):** \$50,000 to \$75,000
- **Phase 1C (Playground Resurfacing):** \$150,000 to \$200,000
- **Phase 2 (Stairs and Cross-Country Trail):** \$25,000 to \$50,000
- **Future Improvements:** \$190,000
- **Total Estimated Cost for All Phases:** \$722,000

Based on the outlined objectives, scope, and estimated costs, it is recommended to proceed with **Prep Phase** and **Phase 1A** for a total of \$239,000 as the first step toward enhancing the campus. These phases will address critical improvements to outdoor spaces for both middle and elementary school students, improving usability, safety, and aesthetics.