

North Salem Schools

Athletic Fields Improvement Project

Meeting Agenda;

- 1) History of Athletic Fields in North Salem;
- Comments from Dr. Freeston
- 2) Why is Synthetic Turf Critical in North Salem?
- 3) Why This Site ?
- 4) Project Scope and Details
- Turf Field, Tompkins & PQ Fields Improvements, New Restrooms at NSHS
- 5) Bond Cost / Tax Impact
- 6) Schedule & Next Steps



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School Board Meeting; 17 March 2021



Why Invest in Athletics & PE

2) Why is Synthetic Turf Critical in North Salem?

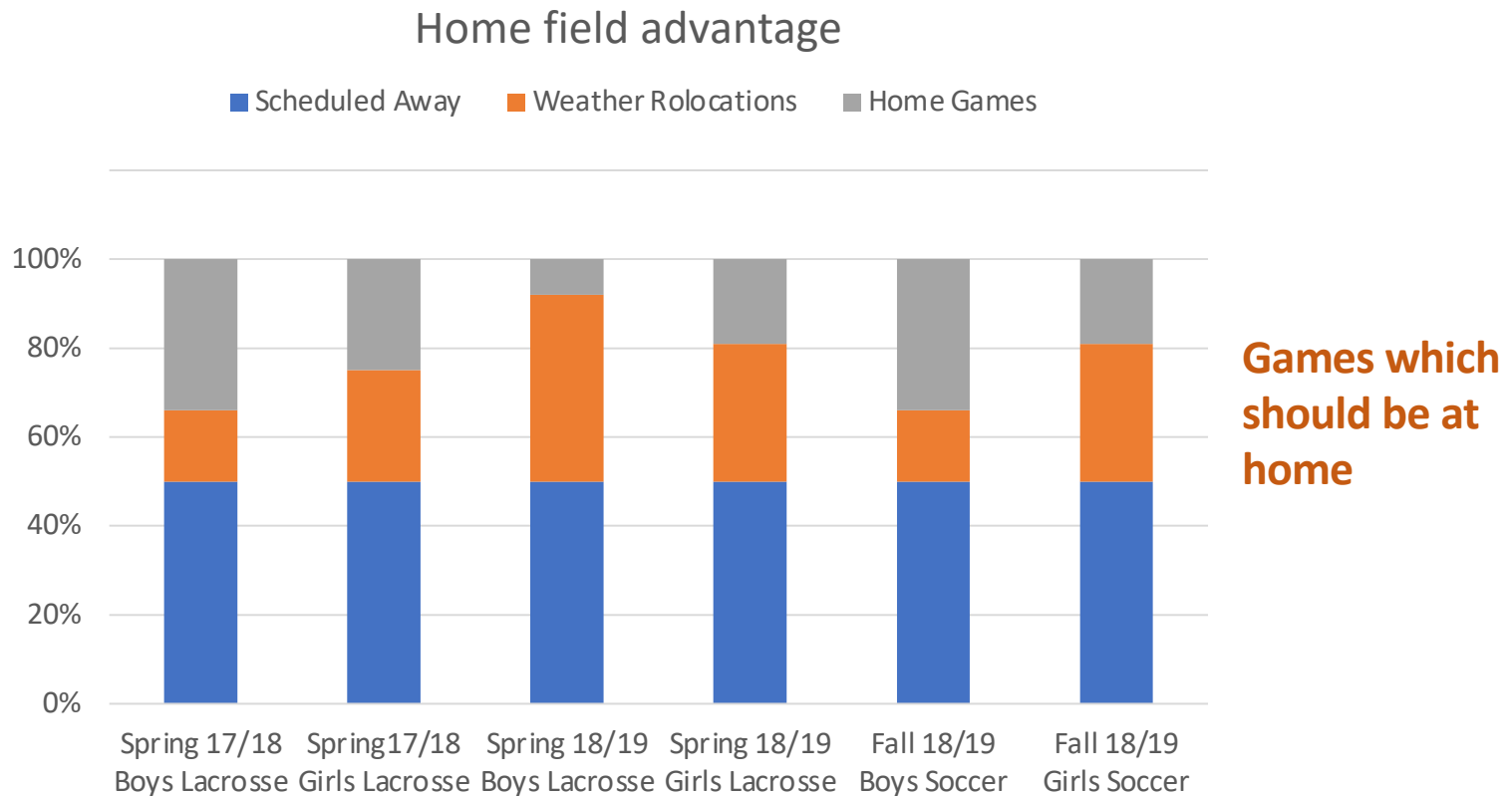
- Athletics teaches leadership, integrity and problem solving
- 75% of teams are “student athletes” who maintain an average of 90 or better

	Fall 19/20	Spring 19/20
Athletes	241	382
Teams	19	18
Teams that would play & practice on proposed turf field	boys soccer girls soccer field hockey	boys lacrosse girls lacrosse
#/% of Athletes	154 / 63%	86/ 22%
Teams that would practice on proposed turf field		baseball softball
#/% of Athletes		28/7%



Games Relocated Due to Weather

2) Why is Synthetic Turf Critical in North Salem?



Practice Relocated Due to Weather

2) Why is Synthetic Turf Critical in North Salem?

Season	Sport	Total Practices	Home Field Practice (#)	Relocated Alternative Location (#)	Relocated Alternative Location (%)
Spring 18	Girls Lacrosse	35	9 Volunteers	26	74%
	Boys Lacrosse	43	11 Tompkins	32	74%
Fall 18	Girls Soccer	36	22 Volunteers	14	39%
	Boys Soccer	24	13 Tompkins	11	46%
Spring 19	Girls Lacrosse	38	7 Volunteers	31	82%
	Boys Lacrosse	34	5 Tompkins	29	85%



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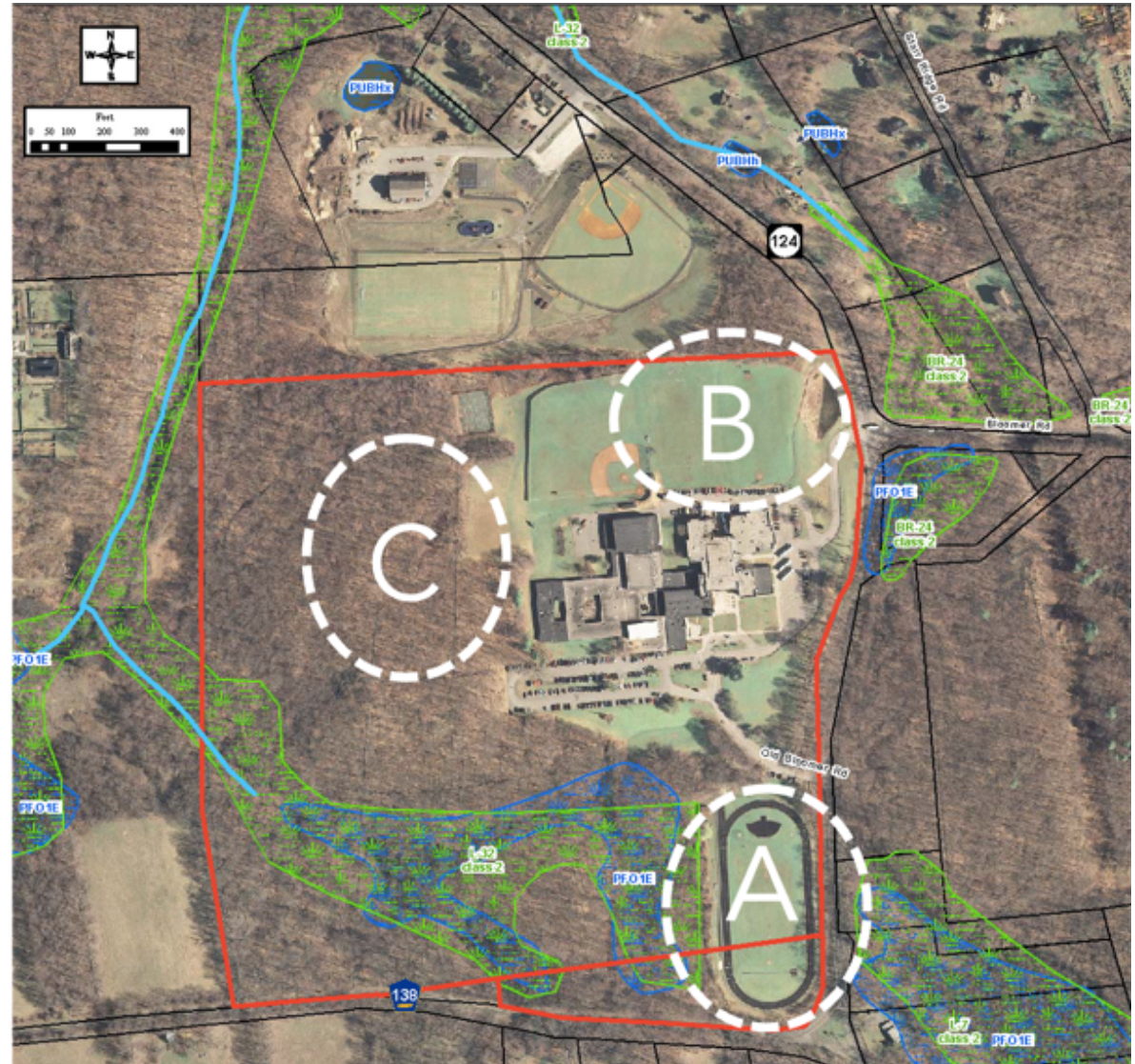
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3) Why This Site ?

BEST PLANNING PRACTICES FOR AN OUTDOOR STADIUM

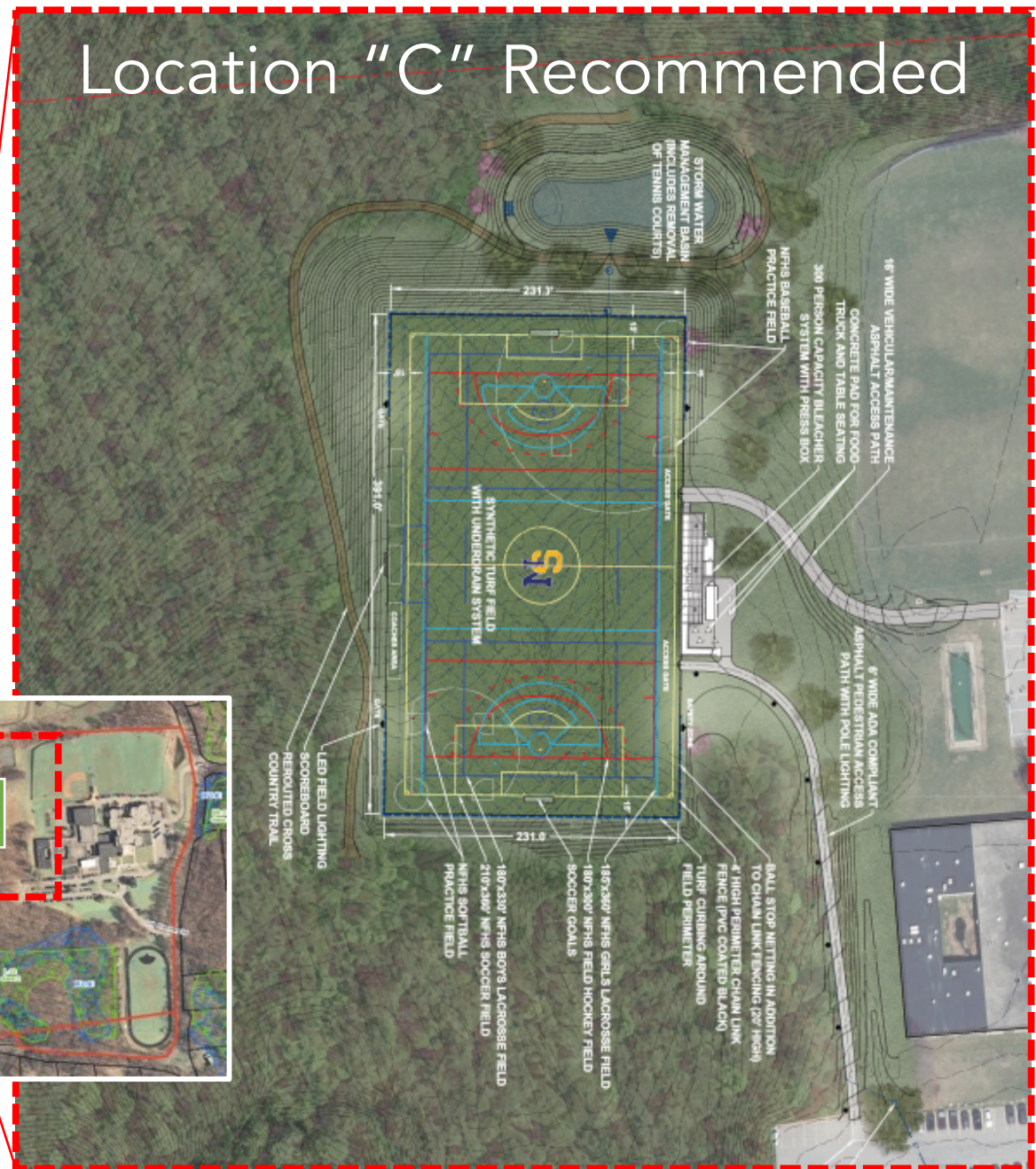
- North-South Orientation is Ideal
- 200 ft. X 360 ft. play zone
- Create Additional Field Inventory
- Night Time Lighting Conditions
- Other Potential Space Needs
- Campus Access, Parking, Pedestrian Safety
- (*)State / Local Regulatory Constraints

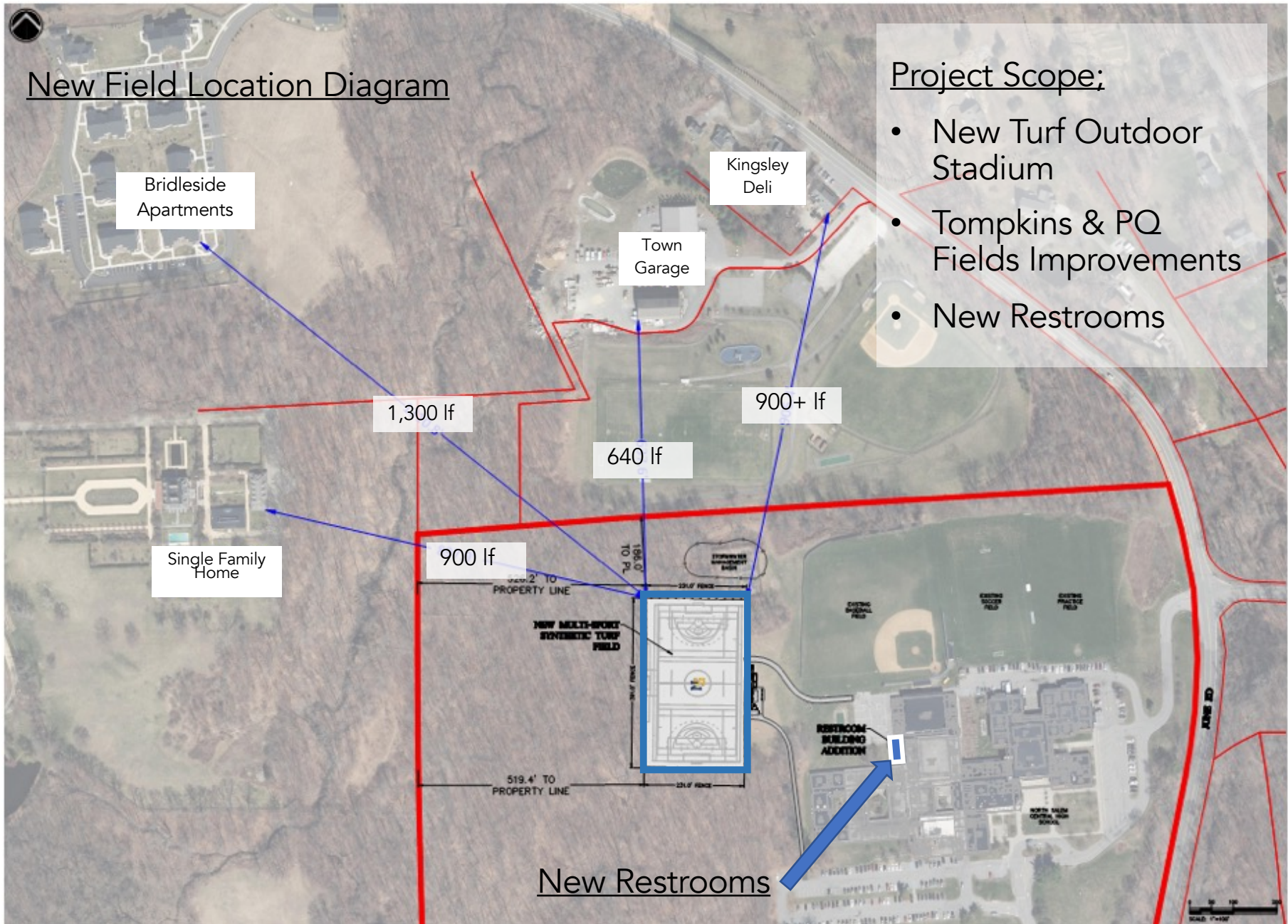


3) Why This Site ?

- ✓ North-South Orientation is Ideal
- ✓ 200 ft. X 360 ft. play zone
- ✓ Create Additional Field Inventory
- ✓ Night Time Lighting Conditions
- ✓ Other Potential Space Needs
- ✓ Campus Access, Parking, Pedestrian Safety
- ✓ (*)State / Local Regulatory Constraints

(*) findings are consistent with the recommendations of the Kotz and Associates Report of 2005





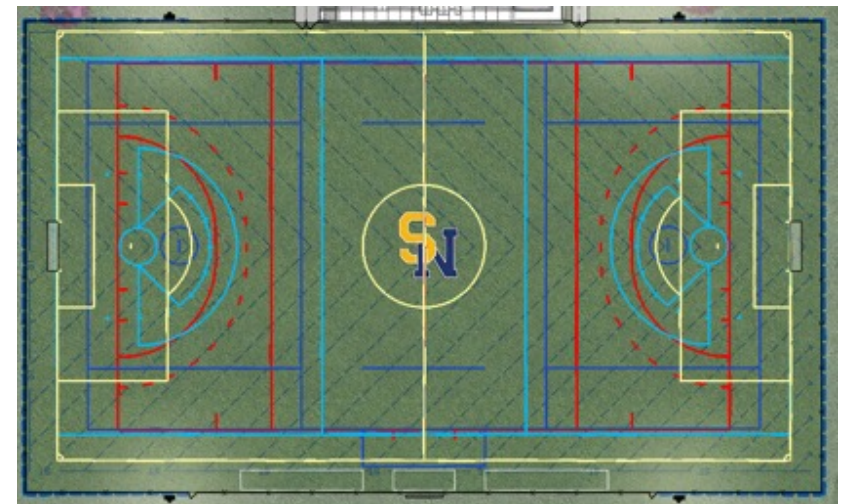
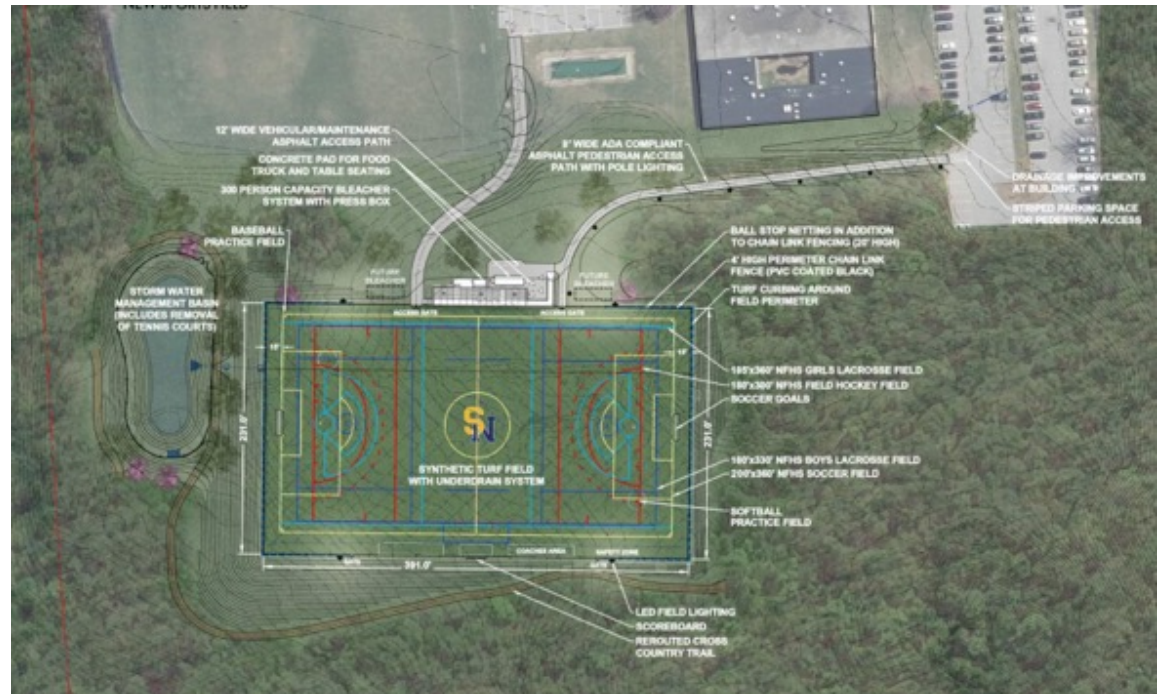
West Campus Field Design – Location C – Distances to Neighbors



4) West Campus Project Scope and Details

New Field Programming Overview

- 230' x 390' Area Multi-Sport Field
 - Soccer – B/G - 200'W x 360'L Play Area
 - Lacrosse – Boys 180'W x 330'L Play Area
 - Lacrosse – Girls 185'W x 360'L Play Area
 - Field Hockey – 180'W x 300'L Play Area
 - Practice Areas for Baseball and Softball
- Synthetic Turf with Envirofill (Encapsulated Sand / environmentally sensitive) Infill with Absorption Pad and Underdrains
- LED Field Lighting and Electronic Scoreboard
- ADA / Pedestrian Access Path from Parking Lot with LED Lighting
- 300-seat Bleacher, Pressbox and Concession Area w/ Supporting Infrastructure
- Perimeter Safety Fencing and Ballstop Netting at Ends
- Drainage System with Stormwater Infiltration Basin
- Re-aligned Cross Country Trail



4) Tompkins Field Project Scope and Details

- Playability is Poor – Weather Impacted, Resulting in loss of games & practices
 - Add Strip Drains
- Repairs to Track
- Perimeter Drainage Swale Needs Re-shaping / Curtain Drain Replaced
- Clean Catch Basins
- Storm Water Outlets Exist
- ADD Back-Flow Prevention on Outlets
- Step Up Maintenance Program
(aeration, over-seed and top-dress)



(improve play-ability on natural turf)



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4) PQ Field Project Scope and Details

- Playability is Poor – Weather Impacted, Resulting in loss of games / practices
 - Improve Drainage
- Clean Catch Basins
- Step Up Maintenance Program
(aeration, over-seed and top-dress)

(improve play-ability
on natural turf)

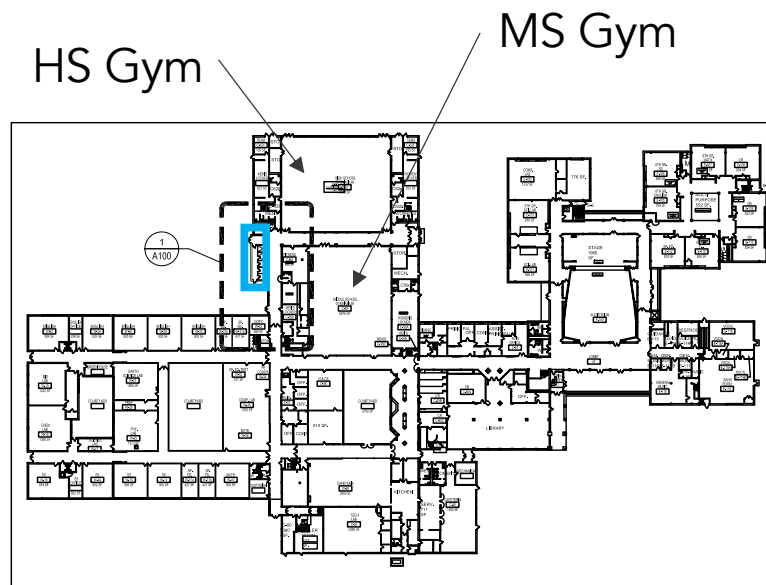


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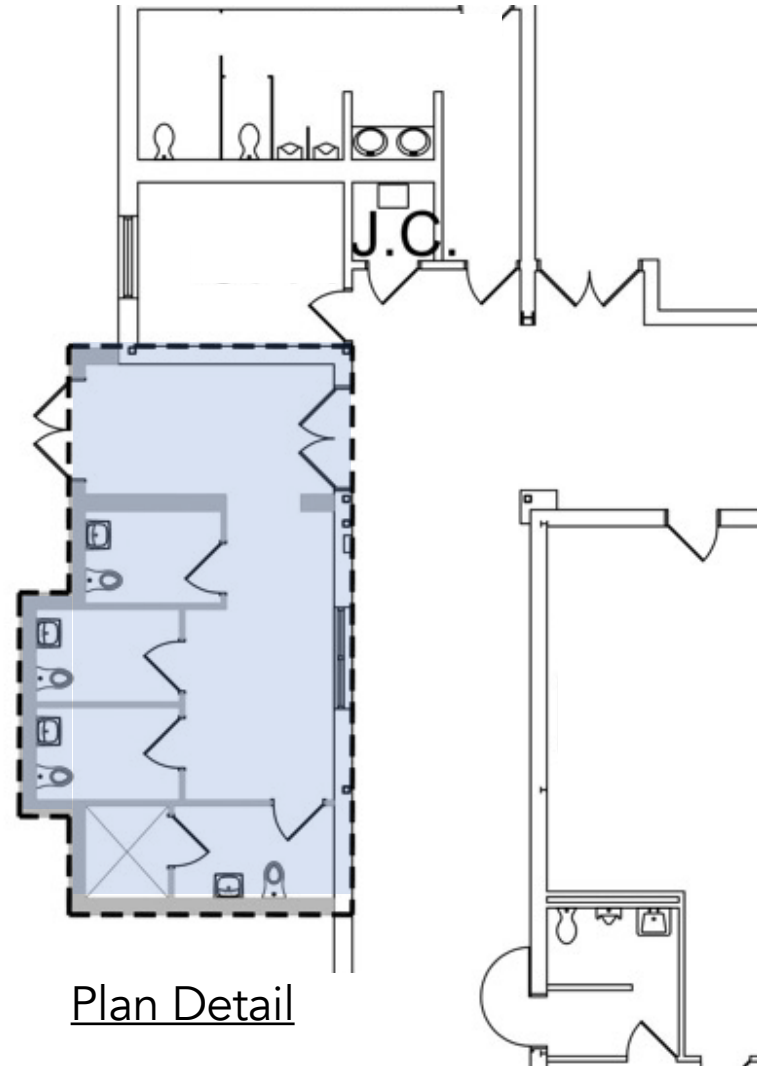
4) New Restrooms at MSHS Project Scope and Details



New Restrooms KEY Plan

Planning Strategy;

1. Restrooms are centrally located to HS & MS Gyms AND campus-wide athletic fields.
2. Creates NYS Building Aid for entire Bond project.
3. Improved Security
4. Ease of Maintenance
5. Utilities extended from Existing School



Plan Detail



5) Bond Cost Allowance & Tax Impact

1 New West Campus Turf Field*;

(* includes: multi-sport synthetic turf field, field lighting, pedestrian paths / access, lighting from building to field, perimeter security fence, ball stop netting, score board and bleachers for 300 seats capacity)

2 New Unisex Toilet Rooms;

(attached to school / critical in order to secure NYS Building aid)

3 Tompkins & PQ Field Drainage Improvements



Budget Summary	Trade Cost Including Contingencies
	3/15/2021
General and Temporary Conditions	\$232,490
New Turf Field (including bleachers and equipment)	\$4,898,265
Tompkins Field Repairs & Improvements	\$338,463
External Bathroom Addition	\$375,809
Pequenakonck Field Renovations	\$85,000
Total Construction Costs	\$5,930,027
Soft Costs	\$1,067,105
Proposed Athletic Field Improvement	\$6,997,132



6) Project Schedule & Next Steps

STAGE/TASK	2020 Calendar Year				2021 Calendar Year				2022 Calendar Year			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Pre-Planning Services	█	█										
Updated Concept Plan / Budget / Schedule	█	★										
Pre-Referendum Services												
SEQRA Planning												
Environmental Assessment Long Form												
Technical Studies - Cultural Resources, Wetlands/Eco, Noise, Lighting												
RFP for Construction Manager												
Program Design and Estimating												
Pre-Design Site Testing												
Geotechnical Soil Testing												
Topographic Survey												
Design and Permitting Phases												
Schematic Design												
Design Development												
Construction Documents												
SED Review (assume 3rd Party Review)												
Bid and Contract Award Phase												
Bidding												
Contract Award/Authorization												
Construction Phase												
Construction Period												
Project Completion												★

(* All heavy earth work, excavation, removals, etc. to be completed in Summer 2022 with all work complete in the Fall of 2022.

Notes;

- 1) SEQR – BOE Review and adoption of SEQRA Resolution completed in 2020.
- 2) Tompkins and PQ Fields improvements to occur after new turf stadium is operational.

Next Steps

- 17 March 2021 – BOE Community Meeting
- *17 March 2021 – BOE to Adopt Bond Resolution
*Notice of Referendum Published
- 18 May 2021;
a) Annual Budget Vote
b) School Board Election
c) Athletic Fields Improvement Project Bond Referendum Vote



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