# Athletic Fields Report

prepared by;

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Meeting Agenda;

- Historical Overview of North Salem Fields Study

  (2004 Kotz Report / approx. 15 years of discussion / other reports & testing / grass whisperer / community input / community concern)

- Charge to KSQ / Chazen (Turf Planning & Tompkins Field)

- Why Turf for North Salem Schools?

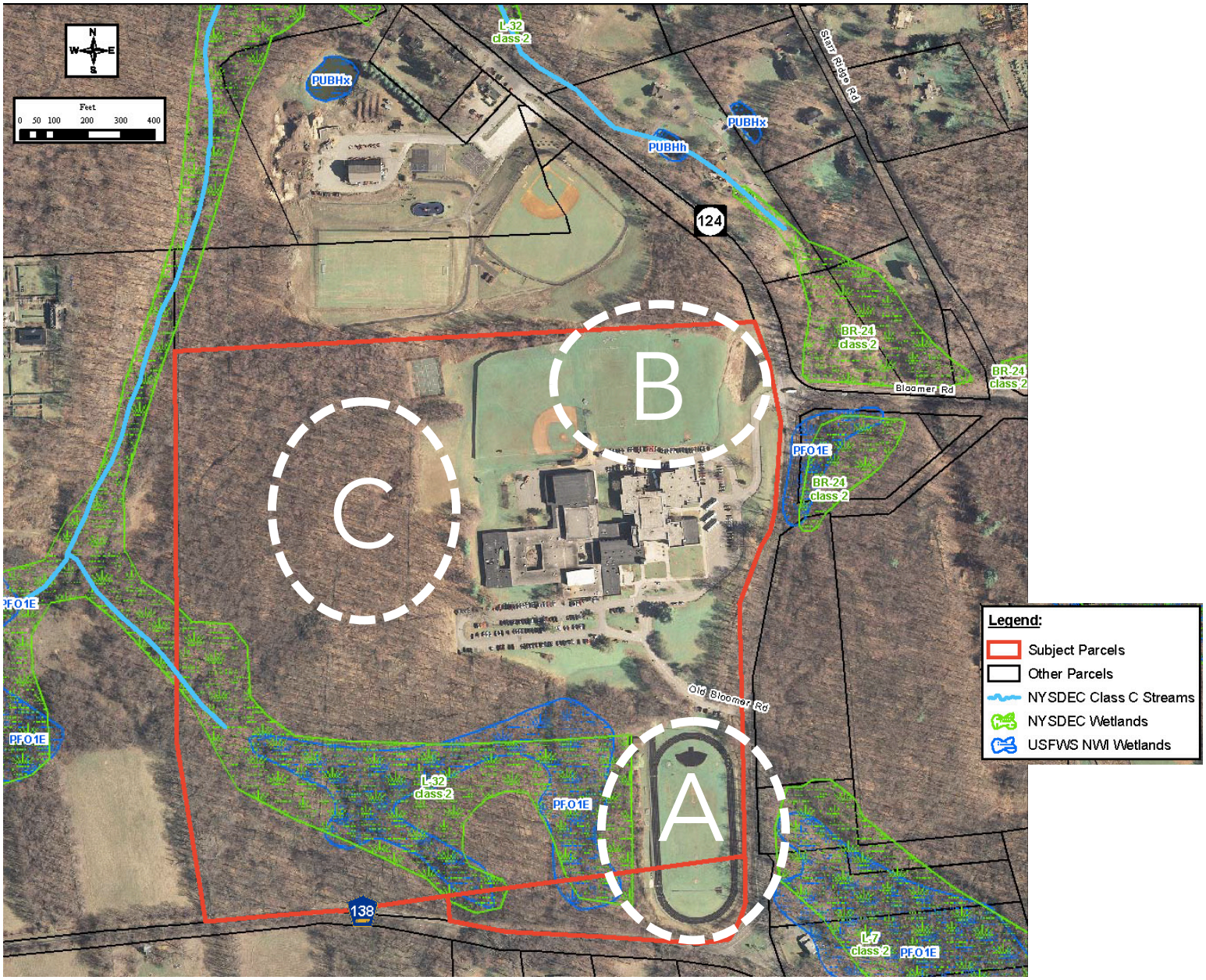
- Presentation of Turf & Tompkins Field Report

- Preliminary Budget Costs

- Schedule & Next Steps

Why Turf for North Salem Schools ?

- natural vs. synthetic turf
- lost field play time on natural turf
- expectations with peer school districts
- opportunity to add athletic field inventory
- meet expectations of North Salem Athletic Community…



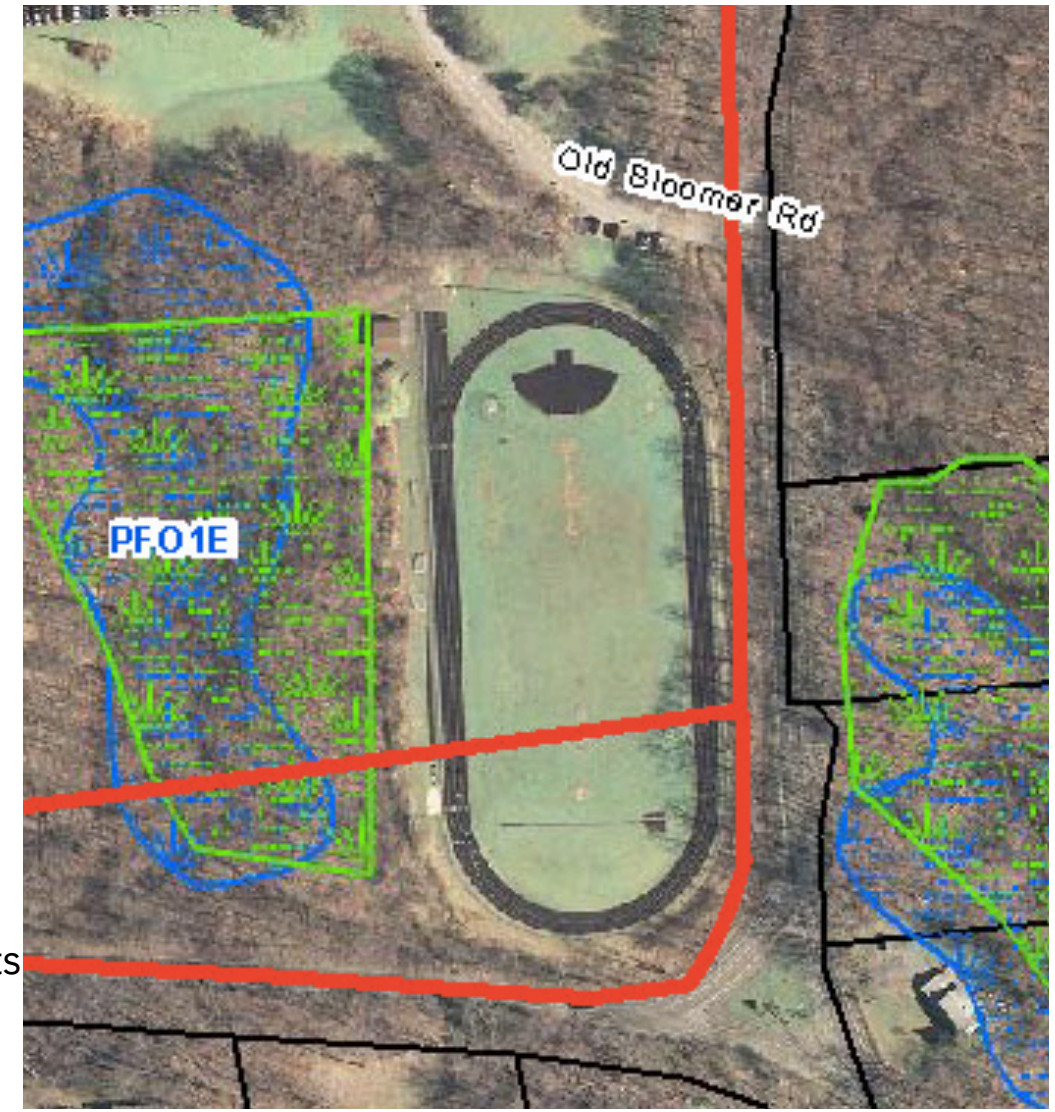

Potential Turf Locations Evaluated: A, B & C

Turf Location Evaluation Criteria;

- North-South Orientation is Ideal
- 210 ft. X 360 ft. permits “full size” / contemporary field including safety zones
- Create Additional Field Inventory
- Night Time Lighting Conditions
- Other Potential Space Needs; bleachers, press box, concessions, storage, etc.
- Campus Access, Parking, Pedestrian Safety
- State and Local Regulatory Constraints

- ❑ North-South Orientation is Ideal
- ❑ 210 ft. X 360 ft. vs. existing
  180 ft. X 330 ft. is deficient
- ❑ Create Additional Field Inventory
- ❑ Night Time Lighting Conditions
- ❑ Other Potential Space Needs
- ❑ Campus Access, Parking,
  Pedestrian Safety
- ❑ (*)State and Local Regulatory Constraints

(*) abuts NYDEC & Federal Wetlands (within 100 ft. setback), low-lying land slightly above the water table, flanking stream, storm water mitigation is a challenge…




Potential Turf Locations Evaluated: A – Tompkins Field

- ❑ North-South Orientation is Ideal
- ❑ 210 ft. X 360 ft.
  (requires East-West orientation)
- ❑ Create Additional Field Inventory
- ❑ Night Time Lighting Conditions
- ❑ Other Potential Space Needs
- ❑ Campus Access, Parking,
  Pedestrian Safety
- ❑ (*)State and Local Regulatory Constraints

(*) Potential practice Field Location?

Potential Turf Locations Evaluated: B – Field Hockey Area

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

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


Potential Turf Locations Evaluated: C – West Campus

Observation of Existing Conditions;

- Perimeter Drainage Swale
- Catch Basins
- Storm Water Outlets
- Need Back-Flow Prevention
- Step Up Maintenance Program

  (aeration, over-seed and top-dress)


Tompkins Field Testing and Planning Options (improve play-ability on natural turf)

# 1 Implement Recommendations + Add New Strip Drains

(considered a maintenance project)

STRIP DRAINS:

Strip drains are relatively inexpensive vertical tubing systems (in horizontal called flat drains) 6 to 18 inches wide and 1 to 2 inches thick, with a wrapping of filter fabric, which are placed vertically in the subgrade. Strip drain spacing is similar to perforated pipe underdrain systems. The advantage of using strip drains for a retrofit application is that there is less disturbance of the field area required for installation as compared to round perforated pipe – with similar surface area for water infiltration. Below is a representative photo for a typical strip drain system.

# 2 Implement Recommendations + Re-Crown / "Intensive Approach"

(DEP / SEQRA and other approvals required)


Tompkins Field Improvement Options 1 & 2

Items for Discussion;

- New West Campus Turf (*)Field; $3,750,000 to $4,250,000

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

- New Gender Neutral Toilet Rooms; $300,000 to $500,000

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

- Tompkins New Strip Drains; approx. $200,000

(or)

- Tompkins Intensive / Re-Crown; $750,000 to $1,000,000

- Parking / Pavement Improvements (allowance); $300,000

Preliminary Project Costs

PRELIMINARY

| STAGE/TASK | 2019 Calendar Year | | | | 2020 Calendar Year | | | | 2021 Calendar Year | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| **Pre-Planning Services** | | | | | | | | | | | | |
| Updated Concept Plan / Budget / Schedule | | Annual Budget Vote in May 2019 | | | | | | | | | | |
| **Pre-Referendum Services** | | | | | | Potential Bond Vote in May 2020 | | | | | | |
| 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 2021 with all work complete in the early fall 2021.

## Schedule & Next Steps

# Q & A