

Upper Polo Field Turf Project Information Session

25 October 2012

Presented by:

Bernardsville Recreation Department

Agenda

- Project Background
- Turf Field Rationale
- Project costs
- Project Funding Options
- Summary

Turf Field Background

- In 3rd Quarter 2011 at the request of the Borough Council, the Recreation Committee initiated a review of the town's field usage and related options to best serve ongoing and growing recreation demands.
- The Recreation Committee's recommendation to Borough Council during the spring of 2012 was to turf the Upper Polo field.

Current multi sport/multi-season fields and primary activities

	Upper Polo	Lower Polo	Upper Evankow	Lower Evankow
Multipurpose (Fall, Spring, Summer)	✓	✓	✓	✓
Football (Fall, mid Summer)	✓	✓		
Soccer (Fall, Spring, Summer)	✓	✓	Practice field	✓
Lacrosse (Fall, Spring, early Summer)	✓	✓	Practice field	✓
Field Hockey (Fall)	✓	✓	Practice field	✓
Cheerleading (Fall, mid Summer)	✓	✓		
Baseball/Softball (Fall, Spring, Summer)	✓	✓		

Current Organizational Demands for Polo Complex

School Teams	Youth Sports	Clubs and Events
BHS Soccer	Little League – Baseball/softball	NJ Keys Baseball
BHS Field Hockey	Somerset Hills Bulldogs	Women's Softball League
BHS Football	Bulldogs Cheerleading	Men's Baseball
BHS Lacrosse	Somerset Hills Lacrosse	Men's Softball
BHS Baseball	Somerset Hills Girls Lacrosse	Corporate Base/Softball
BMS Soccer	Somerset Hills Soccer	Bernardsville Rec camps
BMS Field Hockey	Mavericks Soccer Club	USA Soccer Camps
BMS Baseball	Stronghold Soccer Club	Adult Soccer leagues
BMS Softball		Boy Scouts field events
BMS X-Country		Bedwell/BMS Field Days
BMS/Bedwell Phys. Ed.		St Elizabeth's Field Day
St Elizabeth's - Baseball, X-Country, Soccer		

School and Youth Sports participants using the Polo complex as of 2011. Lacrosse and soccer exhibiting growth in 2012 due to increase in popularity, new clubs and new teams

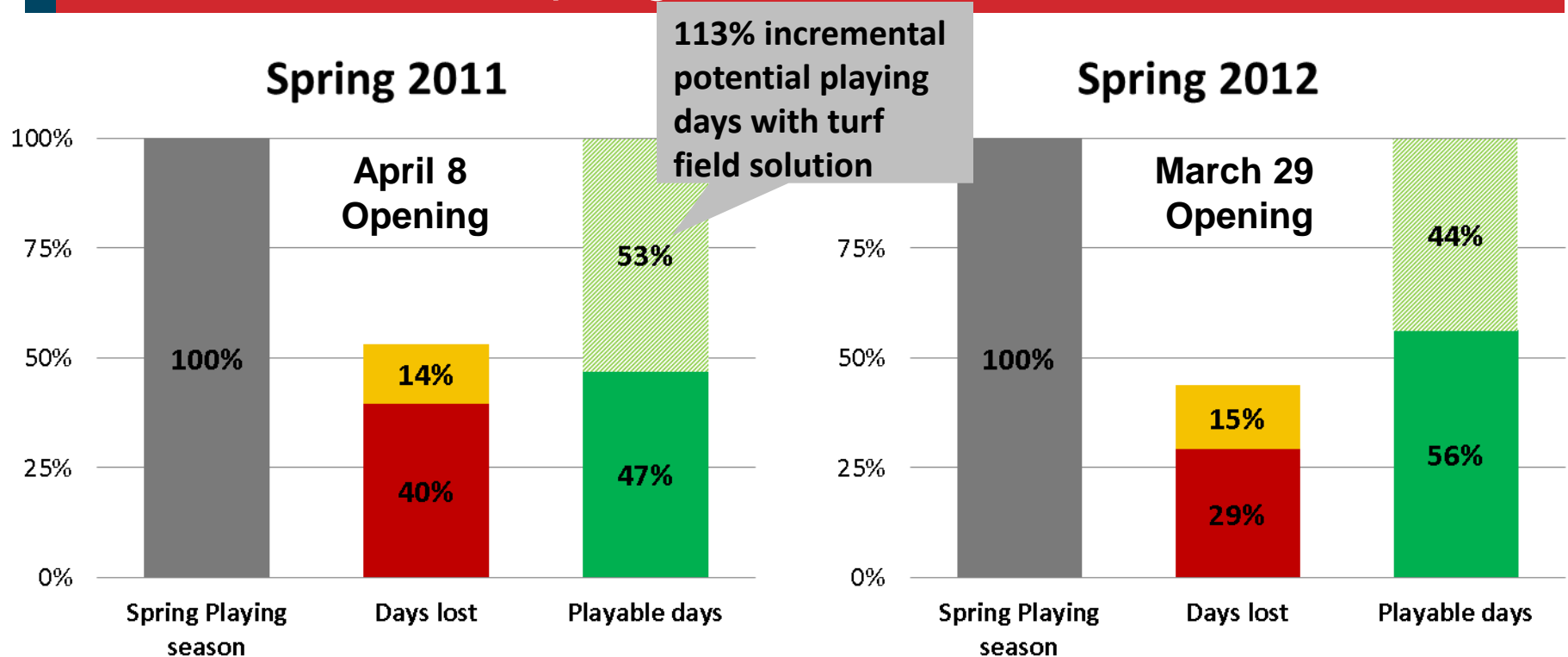
Description	Activity	Field	2010-2011 Participants
Recreation Programs			
	Summer Camps	Polo	180
High School			
	Baseball	Polo	28
	Boy's Soccer	Polo	38
	Girls Softball	Claremont	18
	Girl's Soccer	Polo	34
	Boy's Lacrosse	Polo	90
	Girl's Lacrosse	Polo	50
Middle School			
	Field Hockey	Polo	22
	Boy's Soccer	Polo	35
	Girl's Soccer	Polo	28
	Baseball	Polo	28
	Softball	Polo	22
Somerset Hills School District			
	Physical Education	Polo	400
School of Saint Elizabeth			
	Soccer/ Softball	Polo	15
Recreation Group			
	Somerset Hills Soccer	Polo 2 Seasons	700
	Somerset Hill Lacrosse	Polo Boys Organization and Girls	286
	Somerset Hills Pop Warner	Upper & Lower Polo	305
	Mavericks Soccer	Polo 2 Seasons	237
	Little League	Claremont, Kiwanis-Rotary, Rose Bowl, Polo	600
TOTALS			3116

Field Demands

- High Demands on regulation size field currently supported by Lower Evankow and Upper Polo.
- Traditional one season sports are now played year long.
 - Increasing multi-team organizational demand for available multiple season field usage:
 - Lacrosse - Fall/Spring/Summer
 - Soccer - Fall/Spring/Summer
- Sports/leagues involved require regulation size fields earlier in the Spring:
 - Lacrosse – March 1st practice requests for League season beginning mid March, currently pay for indoor sessions in other areas
 - Soccer – March 1st practice requests for similar season start
 - Little League – teams seek indoor facilities as early as mid March to begin practices

Spring Sports 2011 and 2012

Turf field increases available playing time significantly over the last two springs



In 2011 available playing days would have increased over 80% ignoring weather.

Reschedules avoided that interrupt subsequent schedules
Enables earlier season practice time and game schedules
Spring – Soccer, Lacrosse and Little League can safely practice

Upper Polo Field

Spring 2011



Benefits of Turf Field

- Increase playing time at least 50%
 - Surface available in foul weather, available earlier in Spring, rapid drying time post weather events.
 - Based upon 2010- 2012 Spring season actuals.
 - In 2011 - 52 playing days in the Spring would have been available with a playable field (52 out of 96 days).
- Participant safety
 - No ruts or holes
 - No uneven surfaces
- Consistency and durability
 - Life expectancy is 12 to 15 years
- Minimal maintenance cost
 - Estimated cost for maintaining the fields as of today is \$20k

Upper Polo Field Turf Project

Cost Review

Cost Review

Recreation Committee and Borough Council sought field solution options for the Upper Polo location.

- Three Field Proposals provided by an Engineering Firm (RBA).
- Two proposals were used to come up with the referendum figures.
- **Plan 1** is estimated \$1.25 million
 - Plan 1 consists of installing 99,460 square feet of turf
 - Plan 1 fits within the existing Upper Polo field footprint
- **Plan 2** is estimated \$1.41 million
 - Plan 2 consists of installing 115,874 square feet of turf
 - Plan 2 expands footprint of current Upper Polo field, requires additional permitting and approval timing

Upper Polo Grounds - Plan 1



Upper Polo Grounds Plan 2



Plan 1 Cost Review - Turf

Plan 1 Cost breakdown from engineering estimates

Prep and Turf Installation:

▪ General Site Work	\$ 59k
▪ Earthwork, Retaining Wall	
▪ Turf Field (99,460 SF)	\$ 824k
▪ Base Prep and Turf Install	
▪ Inlaid Markings	
▪ Drainage & storm water Management	<u>\$ 137k</u>
▪ Stone, Fabric, Piping, etc...	
Total Prep and Turf Installation:	\$1,020k

Plan 1 Cost Review - Ancillary items

Plan 1 Cost breakdown (cont'd)

Ancillary Items:

▪ Pavement	\$ 13k
▪ Sidewalk	
▪ Bleacher Pads	
▪ Plumbing	\$ 6k
▪ Drinking Fountain	
▪ Electric	<u>\$ 9k</u>
▪ Wiring and Conduit For existing storage shed	

Total Ancillary Items:	\$ 28k
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Plan 1 Cost Review – Equipment and other

Plan 1 Cost breakdown (cont'd)

Equipment and Miscellaneous

- Ball field Furnishings \$ 36k
 - Backstop, Fencing, Benches, Bleachers

- Multi-purpose Furnishings \$ 44k
 - Soccer goals, Football Goals
 - Pitching Mound, Netting, Benches
 - Bleachers, Grooming Machine

- Miscellaneous \$ 5k
 - Trash Cans

Total Equipment and other: \$ 85k

Plan 1 Cost Review – Summary

Plan 1 Cost breakdown (cont'd)

Overall Review:

- | | |
|--------------------------|----------|
| ▪ Prep and Install Field | \$1,020k |
| ▪ Ancillary Items | \$ 28k |
| ▪ Equipment/Misc. | \$ 85k |

Sub Total (Plan B)	\$1,133k
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- | | |
|-------------------|---------|
| ▪ 10% Contingency | \$ 113k |
|-------------------|---------|

TOTAL FOR PLAN 1	\$1,245k
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(**Lower** range in Referendum)

Plan 2 Cost Review - Turf

Plan 2 Cost breakdown

Prep and Turf Installation:

- General Site Work \$ 64k
 - Earthwork, Retaining Wall

- Turf Field (115,874 SF) \$ 955k
 - Base Prep and Turf Install
 - Inlaid Markings

- Drainage & Stormwater Management \$ 152k
 - Stone, Fabric, Piping, etc...

Total Prep and Turf Installation: \$1,171k

Plan 2 Cost Review - Summary

Plan 2 Cost breakdown

■ Total Summary:

- | | |
|------------------------------------|----------|
| ■ Prep and Install Field | \$1,171k |
| ■ Ancillary Items (same as Plan 1) | \$ 28k |
| ■ Equipment/Misc.(same as Plan 1) | \$ 85k |

Sub Total Plan 2	\$1,283k
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- | | |
|-------------------|---------|
| ■ 10% Contingency | \$ 128k |
|-------------------|---------|

TOTAL FOR PLAN 2

\$1,411k

(Upper range in Referendum)

Plan 1 and 2 compare

■ Plan 1:

- Turf Installation (99,460 SF): \$1,020k
- Additional Items: \$ 112k
- Contingency: \$ 113k

■ Plan 2:

- Turf Installation (115,874 SF): \$1,171k
- Additional Items: \$ 112k
- Contingency: \$ 128k

Vendor Cost Review

Comparative Quotations from Turf Manufacturers – Plan 1

Turf Install Less Site Work	Engineering Estimate	Vendor 1 Estimate	Vendor 2 Estimate
Multi-Use Synthetic Turf Sports Field	\$ 448k	\$ 388k	\$ 398k
Base Prep	\$ 348k	\$ 298k	\$ 308k
Inlaid Football Numbers/Arrows/ Hash Marks	\$ 14k	\$ 15k	\$ 14k
Inlaid Soccer Markings	\$ 7k	\$ 4k	\$ 4k
Inlaid Baseball Markings	\$ 7k	\$ 2k	\$ 2k
Total	\$ 824k	\$ 707k	\$ 726k

Cost Review

Cost Conclusions

- Recreation Committee has recommended Plan 1
- \$325k of the cost used for the Referendum is for Ancillary Items, Equipment, Contingency and engineering estimates - providing opportunities for savings on select items.
- Actual cost to Prep and Install Field is just over \$900k or 82%.
- Informal Estimates Provided by two turf manufacturers are 12% to 14% less than Engineering Estimate to install the field.
- Additionally, overall cost for the project is expected to be considerably less especially if it were to be split into 3 separate bids. (Earth work, Turf, and Ancillary Equipment/Items).

Upper Polo Field Turf Project

Funding Review

Sources of Project Funding

Current funding proposal

- \$100,000 funding from the “development” portion of the Borough’s Open Space and Recreation Fund.
 - \$200,000 from Capital Improvement.
 - \$200,000 from sewer debt surplus.
 - \$700,000 from 4 year bond.
 - \$1,200,000 total
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- Assumptions for planning purposes:
 - No rental income
 - No funding or grants from outside third parties

Assumptions

Total Cost \$1.2 million (including financing)

- Monitor Project continuously:
 - Rigorous RFP and competitive process to drive managed project.
 - Seek alternative/incremental funding to reduce bond level requirement.
 - Re-evaluate if Total cost is greater than \$1.2 million.

Potential opportunities to supplement funding

- Field Rental

\$30k/year based on comparable fields

- \$100.00 per hour
- 300 hours per year
- < 34 hours/month
- < 9 hours/week

- Normal field maintenance saved - \$20k/year

- After 10 years over \$300k to \$500k dedicated for “carpet surface” replacement.

Funding Summary

- \$1,200,000 funding sourced.
- 100% funding from existing Borough sources.
- No new Borough Tax money to be used.

In 2023

- State-of-the-art field used by the community for 10 years.
- Supplemental funding ideas could provide sufficient funds for new carpet installed at no additional costs to Borough (field ready for another 10 years of use).

State-of-the-art field funded through 2033.

Upper Polo Field Turf Project

Conclusion

Summary

1. Need - Current and expected use for more field time and space is evident by the demands of local school and youth athletics.
2. Impact - Not changing the footprint of the current field(s) / not impacting wetlands or neighbors.
3. Cost - Engineering estimates indicate range of total project costs. In discussions with vendors there are opportunities to deliver the project at 12 to 14% below estimates.
4. Taxes - Funding comes from existing Open Space taxes and Capital improvement / No new taxes or increases.

Referendum Question

If you support the need for the Upper Polo turf project then a YES vote is required.

THANK YOU!





Thank You!