



Prepared For:

Westerly Athletic Facilities Master Planning

Site Concepts and Costs

Volume Three of Three

November 2017



How to Use This Report

The Inventory and Analysis report is intended to be a tool for town staff, for assistance with planning and management of the reviewed facilities. This report comes in three volumes which vary in detail. Volume One represents the general site analysis and mapping for each site, and is intended for those unfamiliar with the locations, or those who require more information of the properties, layout, or inventory as of the Fall of 2017. Each site is depicted on a large scale map that shows areas of wetlands, setbacks, and general circulation; and a smaller scale map that shows site elements and notations in greater detail. Soil testing was performed at each site, and is shown along with a Site Aerial map, and a Federal Emergency Management Agency (FEMA) Federal Insurance Rate Map (FIRM). The soil testing done at each site was gathered by BSC Group on June 27, 2017, and samples were sent to the University of Connecticut Soil Nutrient Analysis Laboratory for testing. Samples were tested for soil texture, nutrients, and pH, and suggestions were received for lawn care at each location based on the levels in each sample.

Volume Two presents more specific information of existing site information, and recommendations for improvements. This volume serves as the informational backup for the report.

Volume Three shows the detailed recommendations and is intended for administrative staff and town use in making decisions in planning and funding for large scale improvements within town.



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Introduction and Overview

Volume Three Introduction

This final volume of the Westerly Athletics Master Planning Report illustrates potential changes to select park facilities with budget cost estimates, should the town decide to pursue improvements and renovations under a General Contractor bid arrangement. Prices for some of this work is duplicated in the Volume Two “inventory and recommendations” section, which is intended for town staff and maintenance personnel, should the work be completed over time by town forces as budget and resources become available.

The study has noted that Westerly has limited parks and open space available for additional athletic field development. Of the nine park and school properties that were part of the scope of this report, only Gingerella has existing unprogrammed, and undeveloped space that has potential for fields expansion. Craig, Cimalore, Rotary Park, The High and Middle schools are currently built out to their limits, or are restricted by topography or regulated wetland areas.

This report also looked briefly at other potential sites, specifically the Tower Street Community Center property and what is known as the ‘Airport Road Field’

For the Tower Street Community Center property, it was concluded that the site was only suitable for a single youth size field; the topography of the lawn areas and remainder of the site would be prohibitively expensive, or unfeasible to develop as fields due to the amount of earthmoving needed to create a field.

For the Airport Road Field: This State-Owned field was used in the past by Westerly, but for a number of reasons has been abandoned in recent years. The field is flat, with numerous large divots and is very sandy. The area available for play is roughly 360’ x 220’ which is large enough for a middle school level soccer field. To be made usable irrigation would need to be installed, and the topsoil amended to provide a more stable, low maintenance surface and the entire field regraded and re-seeded.

Past Initiatives: Previous Planning

The Town has considered initiatives for other fields in the past that could agree with this Master Plan and would be duplicated here. These initiatives include:

The High School site has bid-ready plans for converting both Augeri Field and the Quad to synthetic turf. The Town Council voted not to proceed with these plans in late 2014 for various reasons, including health concerns of crumb rubber infill that were in the media at the time. If to be considered again, those plans should still be considered valid. The plans will need to be updated, and it is recommended that further public discussion happen to clarify the advantages and disadvantages of synthetic turf and the possible consideration of alternative infill systems that minimize the perception of health issues.

This Volume:

The following pages illustrate potential site improvement plans and budget cost estimates for five of the parks sites that were reviewed as part of this study. These are early, conceptual plans for budgeting and planning purposes only. The project scope, budget and goals for each will need to be refined further should the project become a priority for construction. Included are:

Bradford Preserve: Formally developing the existing fields, adding a walking trail and irrigation.

Cimalore Recreation Complex: Showing renovations to the parking area, and fencing, and upgrades to ball field amenities such as fencing, batting cages, bleachers and lighting.

Craig Field Recreation Complex: Showing upgrades to the parking and softball field, as well as the addition of a second basketball court.

Gingerella Sports Complex: Showing two separate options for developing the parking and drop off areas, re-configuring the fields to include additional fields, expansion of the skate park, and conversion of the tennis court to basketball or ‘Futsal’ court.

Westerly Youth Football Field: Due to the potential of this site, with existing storage, press box, bleachers, lighting and irrigation, plans are included that would enlarge the field to full size, and improve the site with the thought toward allowing expanded usage as a football only venue.

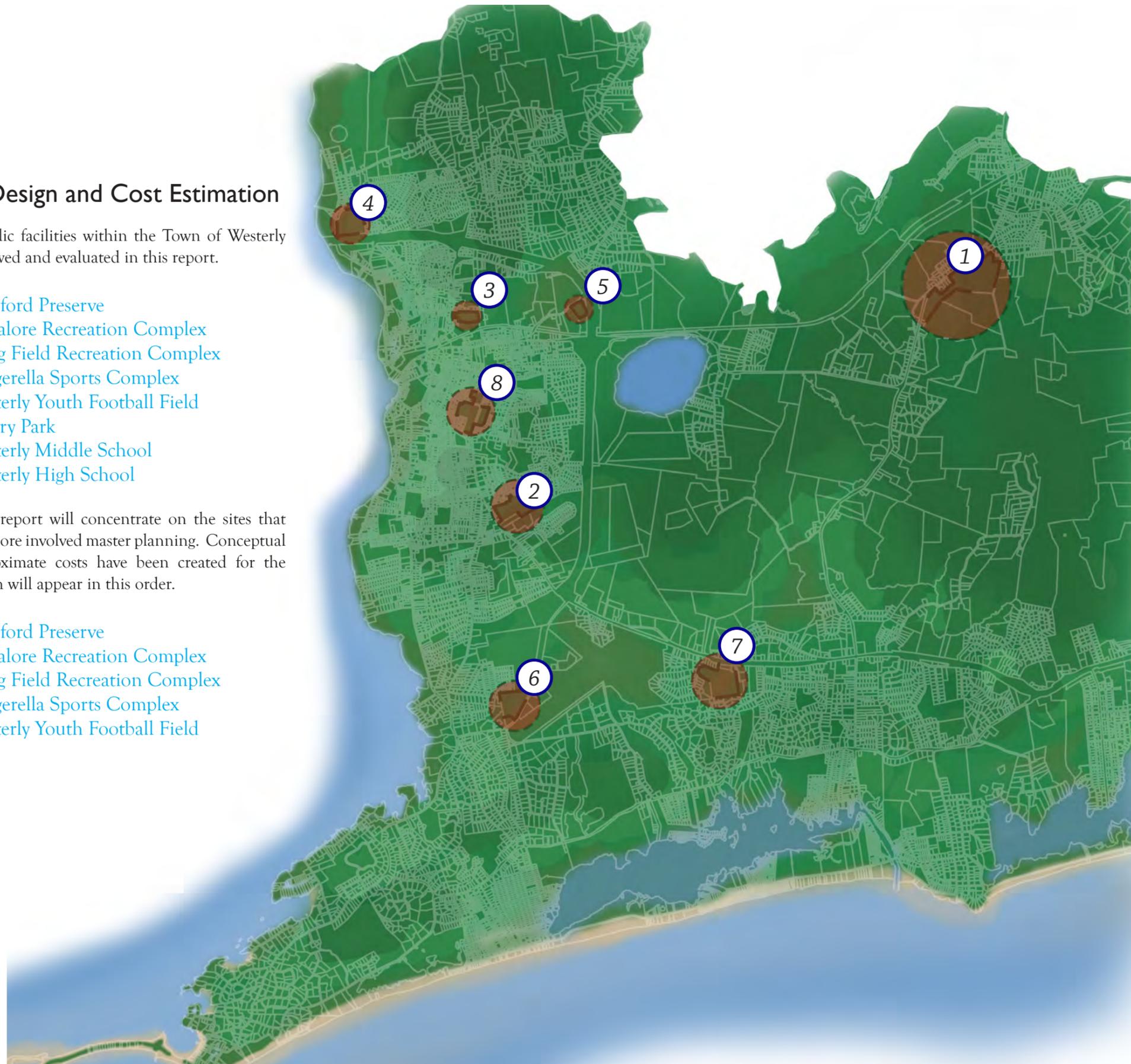
Conceptual Design and Cost Estimation

There are eight public facilities within the Town of Westerly that have been reviewed and evaluated in this report.

1. Bradford Preserve
2. Cimalore Recreation Complex
3. Craig Field Recreation Complex
4. Gingerella Sports Complex
5. Westerly Youth Football Field
6. Rotary Park
7. Westerly Middle School
8. Westerly High School

This section of the report will concentrate on the sites that could benefit from more involved master planning. Conceptual drawings and approximate costs have been created for the following sites, which will appear in this order.

1. Bradford Preserve
2. Cimalore Recreation Complex
3. Craig Field Recreation Complex
4. Gingerella Sports Complex
5. Westerly Youth Football Field



0 1000 2000 4000

Westerly Athletic Facility Map

Source: RIGIS

Master Planning

Site Concepts

Order of Locations

1. Bradford Preserve
2. Cimalore Recreation Complex
3. Craig Field Recreation Complex
4. Gingerella Sports Complex
5. Westerly Youth Football Field

Bradford Preserve

Site Design and Costs

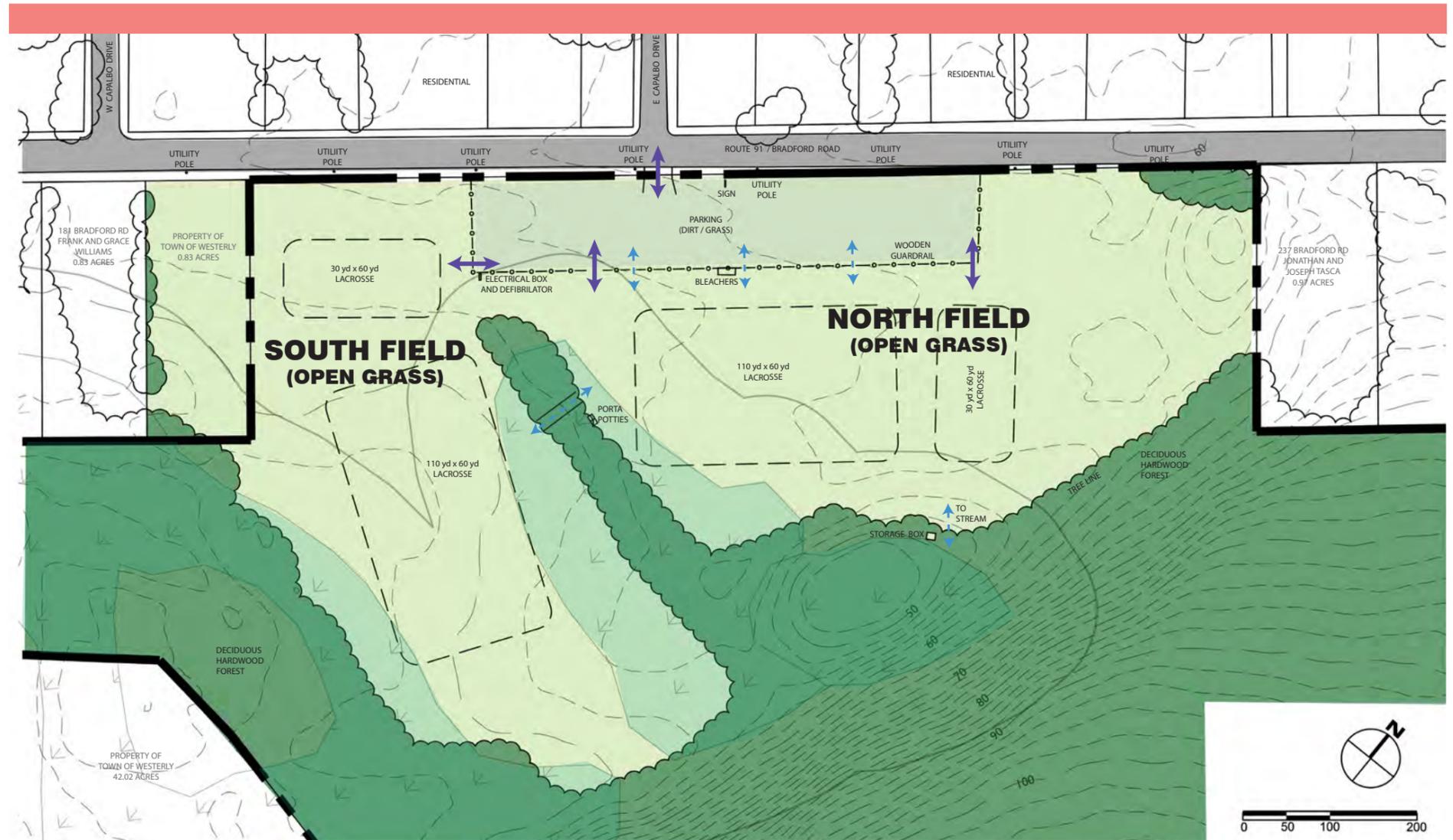
Site Design

In order to become a true athletic venue, the fields at Bradford Preserve would need to be completely regraded, and drainage provided to create a proper, predictable athletic surface that could be used for competition events. Critical to turf establishment, a well-fed automatic irrigation system would also need to be installed. Other amenities include formalizing the existing parking area and providing a fence along Bradford Road to prevent vehicle damage to the fields. Also proposed are a formal area for the porta potties, and possible storage or pavilion space that can be utilized by athletes and spectators. A perimeter walking trail is also proposed that can be used by the surrounding community as well as the cross country team that uses the surrounding trails.

Costs

BUDGET COSTS: \$907,000

See Appendix A of this Volume for detailed cost data for each park. Refer to Volume Two of this report for detailed information on current conditions, usage, and recommendations for this site.



Existing Conditions



Site Signage



Existing Conditions Along Roadway



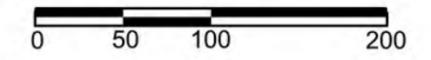
Typical Field Conditions



Bradford Preserve

Concept A

- 80 ± Parking Spaces
- 2 Full Size Lacrosse Fields (120y x 65y)
- 2 Youth Lacrosse Fields (65y x 40y)
- Walking Trail
- Pavilion



Cimalore Recreation Complex

Site Design and Costs

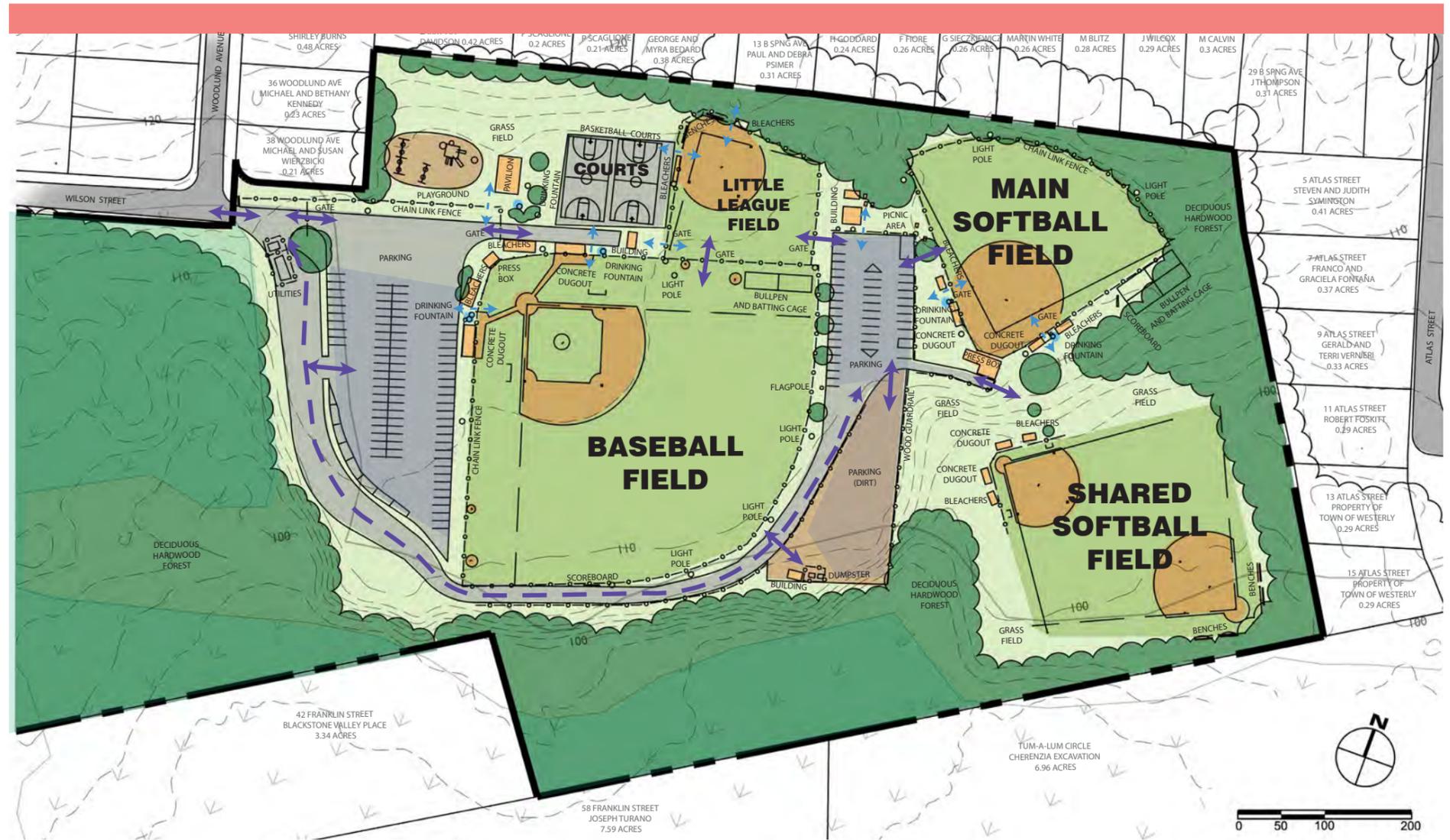
Site Design

As noted earlier in this report, Cimalore Recreation Complex is a complete active recreational park, that is in need of upgrades and deferred maintenance. These proposed plans show formalizing the parking and drop off areas, providing handicap accessibility, upgrading field layout to replace fencing and “move” obstacles such as light poles and batting cages out of the field of play. Lighting at both the baseball and main softball field will be upgraded, and the bleachers, seating, and parking should all be brought to current accessibility and code requirements. In addition, a perimeter walking path is provided around the field and parking areas for pedestrian linkage of amenities and walkers. Finally, new low maintenance landscaping is proposed to add to the park-like character of the facility and provide shade for players and spectators.

Costs

BUDGET COST: \$1,116,000
 Plus field lighting renovations: \$ 308,000

See Appendix A of this Volume for detailed cost data for each park. Refer to Volume Two of this report for detailed information on current conditions, usage, and recommendations for this site.



Existing Conditions



Condition of Existing Parking Area



Batting Cage and Poles Within Play Area



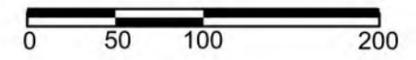
Minimal Pedestrian Areas



Cimalore Recreation Complex *Concept A*

168 ± Front Lot Parking Spaces

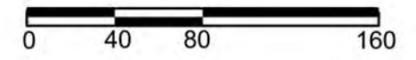
88 ± Back Lot Parking Spaces





Craig Field Recreation Complex *Concept A*

- 62 ± Upper Lot Parking Spaces
- 16 ± Lower Lot Parking Spaces
- 2 Basketball Courts



Gingerella Sports Complex

Site Design and Costs Gingerella Concept A

Site Design

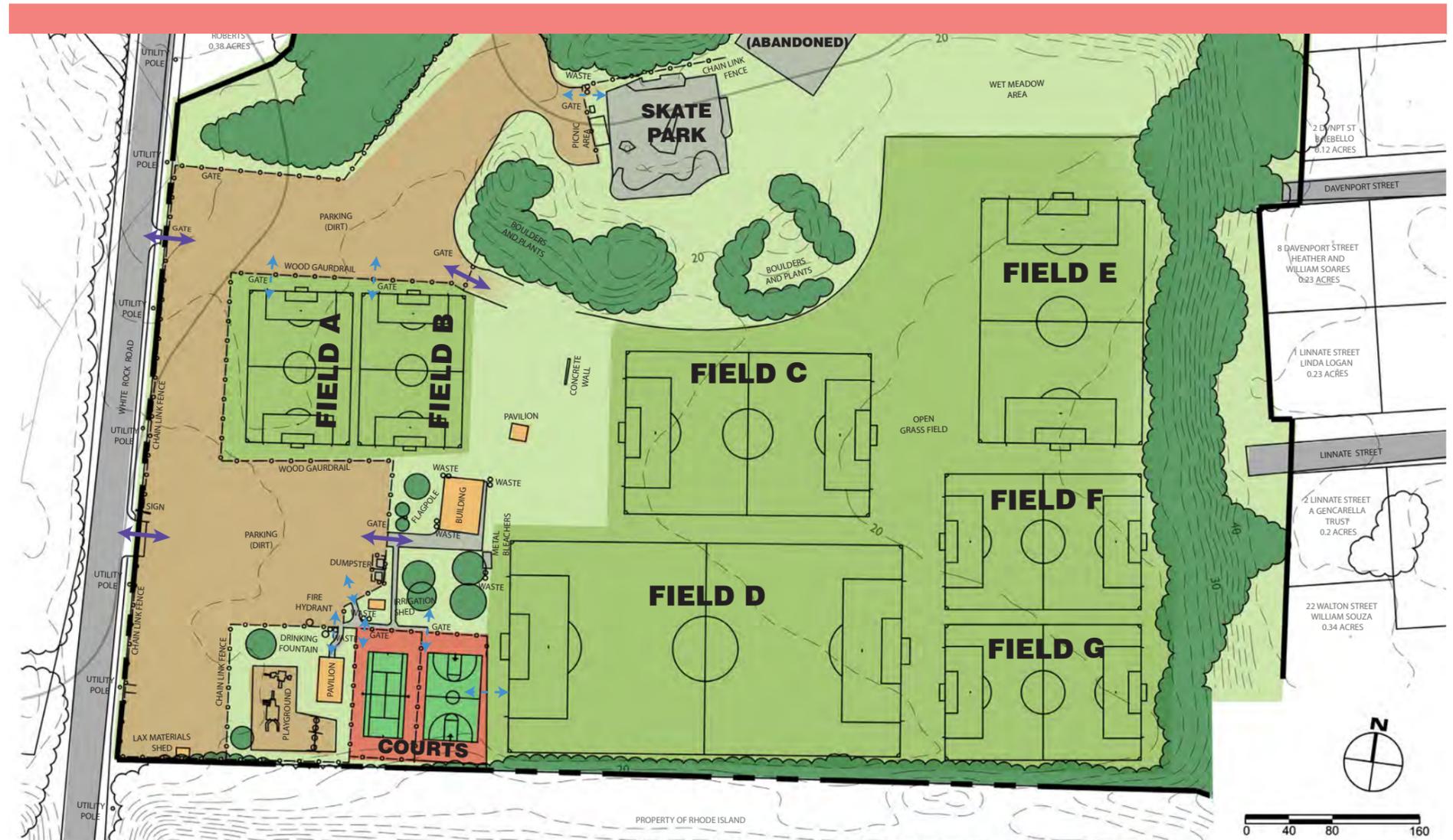
Two Concepts for improvements have been provided for Gingerella. Both Concepts propose formalizing the parking area and entry sequencing, adding additional fields, converting the existing tennis court to a basketball or 'Futsal' court, a new pavilion building, removal of the existing under-used portion of the skate park, and expanding the better section of the skate park. Each concept also provides a pedestrian connection to the walkway along White Rock Road. The difference in the two schemes is mostly the parking configuration, how the micro-fields are situated, and what the tennis court is converted to.

Concept A shows parking closest to the street, while working around the existing location of the micro fields. Additional fields are located north of the existing concession and in the NE corner of the site. A walking trail is provided around the entire facility, and the existing tennis court is proposed to be converted to an additional basketball court. Concept A attempts to add some youth fields, while leaving the existing fields alone to the greatest extent possible.

Costs

BUDGET COSTS: \$873,000
Plus Skate Park Expansion \$241,000

See Appendix A of this Volume for detailed cost data for each park. Refer to Volume Two of this report for detailed information on current conditions, usage, and recommendations for this site.



Existing Conditions



Minimal Pedestrian Area and Unorganized Parking



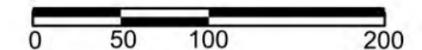
Parking Surrounds Micro Fields

Gingerella Sports Complex *Concept A*

168 ± Parking Spaces

- 2 Full Size Soccer Fields
- 3 8v8 Soccer Fields
- 3 6v6 Soccer Fields
- 3 Micro Soccer Fields

New Pavilion
Walking Trail



Gingerella Sports Complex

Site Design and Costs Gingerella Concept B

Site Design

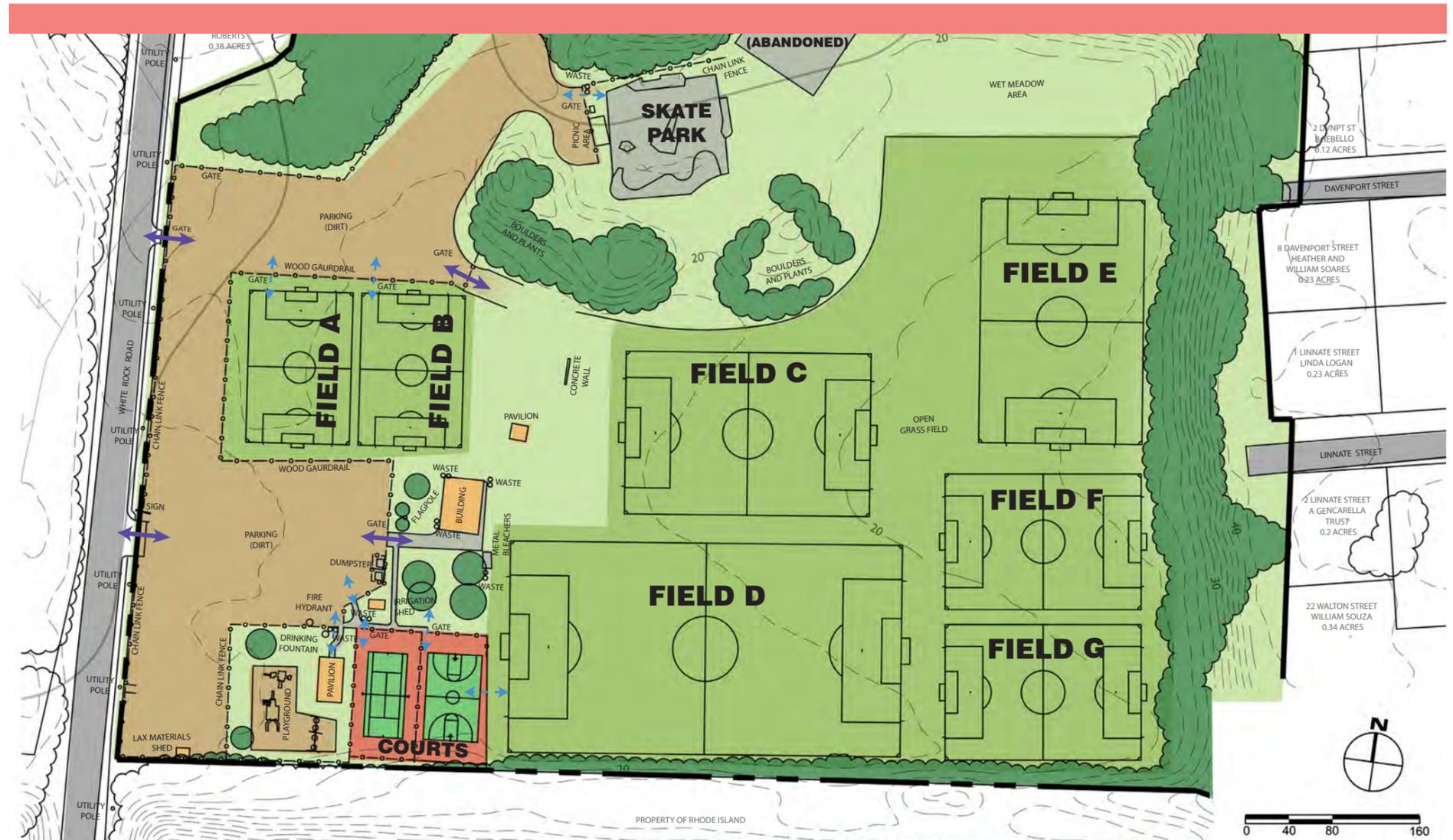
Two Concepts for improvements have been provided for Gingerella. Both Concepts propose formalizing the parking area and entry sequencing, adding additional fields, converting the existing tennis court to a basketball or 'Futsal' court, a new pavilion building, removal of the existing under-used portion of the skate park, and expanding the better section of the skate park. Each concept also provides a pedestrian connection to the walkway along White Rock Road. The difference in the two schemes is mostly the parking configuration, how the micro-fields are situated, and what the tennis court is converted to.

Concept B moves the micro fields closest to the street. This shifts the parking to the interior to add to the arrival sequence of the park, and provides an enclosed micro-field area away from older players. This area would also be ideal for a access-controlled synthetic 'performance' field area that could be used by older players in the off-season. This option shows a second larger field being added to the field layout which displaces a youth field to the northeast corner of the site. The tennis court in this scheme is replaced by a 'Futsal' court, which is a South American form of soccer played on a basketball sized court. It should be noted that the smallest dimensions must be used to include the 'Futsal' court.

Costs

BUDGET COSTS: \$941,000
Plus Skate Park expansion: \$241,000

See Appendix A of this Volume for detailed cost data for each park. Refer to Volume Two of this report for detailed information on current conditions, usage, and recommendations for this site.



Existing Conditions



Skate Park Drop-off Area

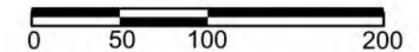


Under-used Section of Skate Park

Gingerella Sports Complex *Concept B*

155 ± Parking Spaces

- 3 Full Size Soccer Fields
- 2 8v8 Soccer Fields
- 4 6v6 Soccer Fields
- 3 Micro Soccer Fields



Westerly Youth Football Field

Site Design and Costs

Site Design

Currently, the Westerly Youth Football Field is 60 feet short of an adult size field, limiting the use of this well provisioned facility. This sketch shows expansion of the field to a full size field, as well as many necessary upgrades. These upgrades would include accessibility improvements at the building and bleachers, resurfacing and improving circulation at the parking area, and updating athletic lighting, the practice field, and utilities. To save space and create accessible parking (that conforms to code), a new set of bleachers is built on the slope between the field and concession building. This provides updated seating, as well as an on-grade accessible seating deck at the top of the bleacher.

Synthetic turf at this facility may be considered if the field size is expanded; the existing infrastructure (lighting, press box, parking, concessions) and neighborhood would support this consideration, as night use restrictions would probably not be an issue. However, youth play during hot summer months may work against this consideration, since some synthetic fields can become too hot for youth play during summer weather (e.g. August).

Costs

BUDGET COSTS (SYNTHETIC & LIGHTING): \$1,892,000
 Plus bleachers and irrigation at practice: \$ 252,000

See Appendix A of this Volume for detailed cost data for each park. Refer to Volume Two of this report for detailed information on current conditions, usage, and recommendations for this site.



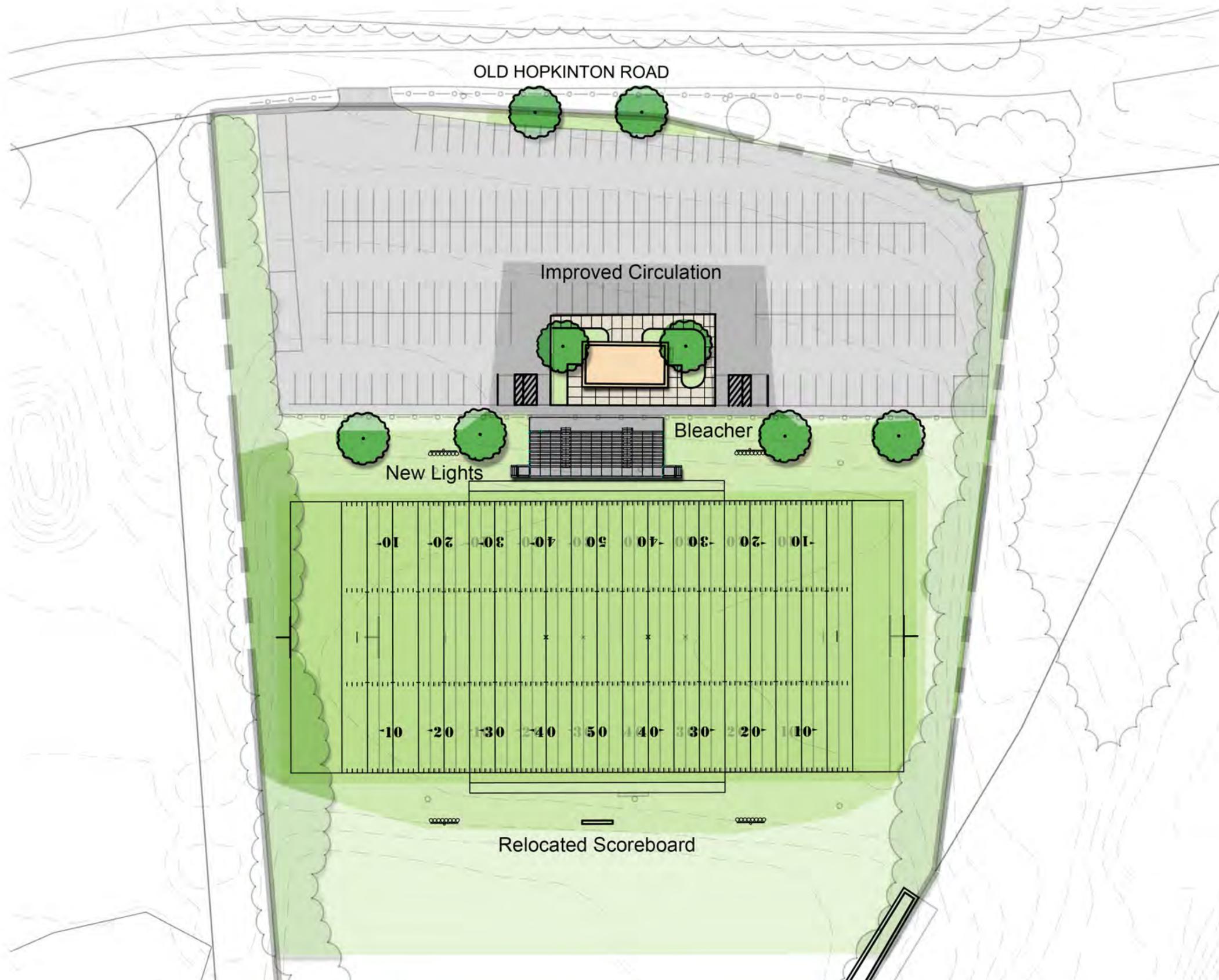
Existing Conditions



Existing Bleachers and Outdated Accessible Parking



Existing Storage Building and Practice Area



Westerly Youth Football Field *Concept A*

184 ± Parking Spaces

1 Full Size Football Field
1 Practice Field

New Field Lighting
Relocated Scoreboard
500 ± Seat Bleacher

Site Costs

The following appendix includes an opinion of anticipated budget costs for each of the preceding improvement projects. As the detailed scope of work has not been coordinated with the town, BSC has made assumptions about the scope of work, quality of materials, and construction costs. These assumptions are based on our experience with typical municipal level athletic facilities in towns similar to Westerly, as well as the materials used on similar projects.

The following estimates are based on the following:

- Each Project shall be bid as a public general contract (G.C.) bid with all scope included. Splitting projects will result in additional design, bidding, mobilization, and insurance costs.
- As public projects: All projects are required to be “prevailing wage.”
- As budget costs: The included costs include “Soft Costs” which represent costs for design, engineering, permitting, town costs, etc.
- As concept plans: The below costs include a standard design contingency of 7.5% for any future changes and refinement of the design plans.
- As standard practice, escalation should be added to these estimates at a rate of 2% per year from the date on this report.

Refer to Volume Two of this report for detailed information on current conditions, usage, and recommendations for these parks. Much of the information in Volume Two is duplicated in these estimates.

Master Planning

Site Costs

Order of Locations

1. Bradford Preserve
2. Cimalore Recreation Complex
3. Craig Field Recreation Complex
4. Gingerella Sports Complex
5. Westerly Youth Football Field

**Town of Westerly
Athletics and Recreation Master Planning**

Bradford Preserve - Master Plan Concept - Budget Cost

OPINION OF ANTICIPATED IMPROVEMENTS BUDGET

Project: Bradford Preserve Improvements and Renovations
 Project #: 83675
 Project #:
 Location: Bradford Preserve
 Location:

Computed By: RNS
 Checked By: EQR
 Date: 11/07/17
 Revised:
 Revised:

A. MAJOR ITEMS

Item Description	Cost	
Division 1 - General Requirements		\$5,965.00
SILT FENCE	\$5,200.00	
HAY BALES	\$120.00	
CONSTRUCTION ENTRANCE(S)	\$345.00	
INLET PROTECTION - EXISTING DRAINAGE SYSTEM	\$300.00	
Division 2 - Existing Conditions		\$35,760.00
SITE DEMOLITION - REMOVAL OF GUARD RAIL	\$9,360.00	
STRIP TOPSOIL AND STOCKPILE FOR REUSE	\$26,400.00	
Division 3 - Concrete		\$8,000.00
MISC. PADS, BENCHES	\$8,000.00	
Division 31 - Earthwork		\$293,750.00
GRADING	\$293,750.00	
Division 32 - Exterior Improvements		\$303,950.00
HANDICAP SIGNAGE	\$300.00	
WOOD GUIDE RAIL - SINGLE RAIL	\$110,000.00	
VEHICLE GATE	\$1,600.00	
TOPSOIL, AMEND AND SPREAD EXISTING	\$52,800.00	
BITUMINOUS WALKING PATH (5' WIDE)	\$54,000.00	
PORTA POTTY 'CORRAL' (STONE PAD, SCREEN FENCE) 10X12	\$8,500.00	
SEEDING	\$58,750.00	
PLANTINGS (ALLOWANCE FOR TREES)	\$18,000.00	
Division 33 - Utilities		\$74,400.00
10" HDPE Pipe	\$21,600.00	
AREA DRAIN	\$6,800.00	
CATCH BASIN	\$22,000.00	
PERFORATED UNDERDRAIN/FRENCH DRAIN	\$24,000.00	

Hard construction cost	\$721,825.00
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B. LUMP SUM ITEMS (% OF "MAJOR ITEMS" AS INDICATED)

Item Description	Cost
MOBILIZATION AND ADMINISTRATION	\$10,827.38
CONSTRUCTION STAKING	\$7,218.25
LUMP SUM ITEMS COST:	\$18,045.63

TOTAL Construction Cost Est:	\$739,870.63
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C. CONTINGENCY (15% OF SUBTOTAL A+B) \$110,980.59
D. SOFT COSTS (7.5 % OF SUBTOTAL - DESIGN, BIDDING, ADMINISTRATION) \$55,490.30

TOTAL BUDGET COST:	\$906,341.52
SAY:	\$907,000

E. Alternates

Item Description	Cost
PAVILLION/ SHELTER (PREFAB, BASIC, 24X36 ON CONC. PAD)	\$56,000.00
Alternate COST:	\$56,000.00

Legend

s.y. = Square Yard ea. = Each
 c.y. = Cubic Yard l.f. = Linear Foot
 s.f. = Square Foot l.s. = Lump Sum

**Town of Westerly
Athletics and Recreation Master Planning**

Cimalore Recreation Complex - Master Plan Concept - Budget Cost

OPINION OF ANTICIPATED IMPROVEMENTS BUDGET

Project: Cimalore Parking & Improvements Renovations
 Project #: 83675
 Project #:
 Location: Cimalore Parking and Improvement Renovations
 Location:

Computed By: RNS
 Checked By: EQR
 Date: 10/20/17
 Revised:
 Revised:

A. MAJOR ITEMS

Item Description	Cost	
Division 1 - General Requirements		\$7,005.00
SILT FENCE	\$3,600.00	
HAY BALES	\$360.00	
CONSTRUCTION ENTRANCE(S)	\$345.00	
INLET PROTECTION - EXISTING DRAINAGE SYSTEM	\$1,200.00	
TREE OR LIGHT POLE PROTECTION	\$1,500.00	
Division 2 - Existing Conditions		\$73,614.00
SITE DEMOLITION - REMOVAL OF CATCH BASIN/MANHOLE	\$4,000.00	
SITE DEMOLITION - REMOVAL OF BITUMINOUS PAVEMENT	\$39,000.00	
SITE DEMOLITION - SAWCUT BITUMINOUS PAVEMENT	\$150.00	
SITE DEMOLITION - REMOVE CHAN LINK FENCING	\$6,800.00	
SITE DEMOLITION - REMOVE EX. BLEACHERS	\$14,000.00	
SITE DEMOLITION - REMOVAL OF GUARD RAIL	\$4,200.00	
SITE DEMOLITION - BLOCK BUILDING/FORMER RESTROMM	\$2,800.00	
STRIP TOPSOIL AND STOCKPILE FOR REUSE	\$2,664.00	
Division 3 - Concrete		\$8,000.00
MISC. PADS, BENCHES	\$8,000.00	
Division 11 - Equipment		\$96,000.00
NEW BLEACHERS 10 ROW X21' PREFABRICATED ALUMINUM	\$96,000.00	
Division 31 - Earthwork		\$139,100.00
GRADING	\$81,000.00	
PARKING - GRAVEL BASE 6", BOX OUT AND PLACE	\$58,100.00	
Division 32 - Exterior Improvements		\$521,121.11
BIT. CONCRETE LIP CURBING	\$9,600.00	
SURFACING - COLORED WITH CRACK REPAIR	\$26,250.00	
PAVEMENT - BITUMINOUS PARKING AND WALKS	\$311,111.11	
PARKING STRIPING	\$1,680.00	
SIGNAGE HANDICAP	\$450.00	
FENCE - BLACK VINYLE CHAIN LINK	\$66,000.00	
RAIL - WOOD GUIDE	\$18,750.00	
BOLLARDS - STEEL PIPE	\$5,100.00	
GATE - VEHICLE	\$3,200.00	
GATE - MAN	\$3,200.00	
SIGNAGE - WAYFINDING	\$900.00	
TOPSOIL, SPREAD AND AMEND EXISTING	\$32,880.00	
SEEDING	\$27,000.00	
PLANTINGS (ALLOWANCE FOR TREES)	\$15,000.00	
Division 33 - Utilities		\$43,800.00
10" HDPE Pipe	\$16,800.00	
CONVERT CATCH BASIN TO MANHOLE	\$3,000.00	
CATCH BASIN	\$12,000.00	
PERFORATED UNDERDRAIN/FRENCH DRAIN	\$12,000.00	

Hard construction cost	\$888,640.11
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B. LUMP SUM ITEMS (% OF "MAJOR ITEMS" AS INDICATED)

Item Description	Cost
MOBILIZATION AND ADMINISTRATION	\$13,329.60
CONSTRUCTION STAKING	\$8,886.40
LUMP SUM ITEMS COST:	\$22,216.00

TOTAL Construction Cost Est:	\$910,856.11
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C. CONTINGENCY (15% OF SUBTOTAL A+B) \$136,628.42
D. SOFT COSTS (7.5 % OF SUBTOTAL - DESIGN, BIDDING, ADMINISTRATION) \$68,314.21

TOTAL BUDGET COST:	\$1,115,798.74
SAY:	\$1,116,000

E. ALTERNATES

Item Description	Cost
LIGHTING- ATHLETIC - REPLACE SOFTBALL LIGHTING (6 POLE)	\$279,600.00
LIGHTING- ATHLETIC - UPGRADE (MINOR) BASEBALL (6 POLE)	\$27,600.00
PAVILLION/ SHELTER (PREFAB, BASIC, 24X36 ON CONC. PAD)	\$56,000.00
Alternate COST:	\$363,200.00

Legend

s.y. = Square Yard ea. = Each
 c.y. = Cubic Yard l.f. = Linear Foot
 s.f. = Square Foot l.s. = Lump Sum

**Town of Westerly
Athletics and Recreation Master Planning**

Craig Field Recreation Complex - Master Plan Concept - Budget Cost

OPINION OF ANTICIPATED IMPROVEMENTS BUDGET

Project: Craig Field Parking & Improvements Renovations
 Project #: 83675
 Project #:
 Location: Craig Field Parking and Improvement Renovations
 Location:

Computed By: RNS
 Checked By: EQR
 Date: 10/20/17
 Revised:
 Revised:

A. MAJOR ITEMS

Item Description	Cost	
Division 1 - General Requirements		
SILT FENCE	\$1,600.00	\$3,075.00
HAY BALES	\$180.00	
CONSTRUCTION ENTRANCE(S)	\$345.00	
INLET PROTECTION - EXISTING DRAINAGE SYSTEM	\$450.00	
TREE OR LIGHT POLE PROTECTION	\$500.00	
Division 2 - Existing Conditions		
SITE DEMOLITION - REMOVAL OF BITUMINOUS PAVEMENT	\$13,998.00	\$31,508.00
SITE DEMOLITION - SAWCUT BITUMINOUS PAVEMENT	\$150.00	
SITE DEMOLITION - REMOVE CHAN LINK FENCING	\$3,760.00	
SITE DEMOLITION - REMOVE EX. BLEACHERS (3-Row)	\$2,400.00	
SITE DEMOLITION - REMOVAL OF GUARD RAIL	\$1,800.00	
SITE DEMOLITION - Remove pressbox building (do not replace)	\$8,500.00	
STRIP TOPSOIL AND STOCKPILE FOR REUSE	\$900.00	
Division 3 - Concrete		
MISC. PADS, BENCHES	\$8,000.00	\$8,000.00
Division 11 - Equipment		
New basketball standards and goals	\$12,800.00	\$34,800.00
New bleachers 3 row x 21'	\$22,000.00	
Division 31 - Earthwork		
FINISH GRADING	\$8,862.50	\$22,928.50
PARKING - TOUCH UP GRAVEL BASE 4", BOX OUT AND PLACE	\$14,066.00	
Division 32 - Exterior Improvements		
BIT. CONCRETE LIP CURBING	\$4,800.00	\$276,720.28
SURFACING - COLORED BASKETBALL	\$23,975.00	
PAVEMENT - BITUMINOUS PARKING AND COURTS	\$135,277.78	
PARKING STRIPING	\$780.00	
SIGNAGE - HANDICAP	\$225.00	
FENCE - CHAIN LINK- BLACK VINYLE	\$25,850.00	
BACKSTOP 30' HT. BLACK CHAIN LINK	\$38,000.00	
SCOREBOARD NEW WITH WIRING	\$6,500.00	
GUIDE RAIL SINGLE RAIL WOOD	\$11,250.00	
BOLLARDS - STEEL PIPE	\$2,550.00	
GATE VEHICLE	\$2,800.00	
GATE MAN	\$1,600.00	
SIGNAGE - WAYFINDING	\$450.00	
TOPSOIL, SPREAD AND AMEND EXISTING	\$1,800.00	
SEEDING	\$8,862.50	
PLANTINGS (ALLOWANCE FOR TREES)	\$12,000.00	
Division 33 - Utilities		
10" HDPE Pipe	\$4,800.00	\$17,300.00
CONVERT CATCH BASIN TO MANHOLE	\$1,500.00	
CATCH BASIN	\$11,000.00	
PERFORATED UNDERDRAIN/FRENCH DRAIN	\$0.00	

Hard construction cost	\$394,331.78
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B. LUMP SUM ITEMS (% OF "MAJOR ITEMS" AS INDICATED)

Item Description	Cost
MOBILIZATION AND ADMINISTRATION	\$5,914.98
CONSTRUCTION STAKING	\$3,943.32

LUMP SUM ITEMS COST: \$9,858.29

TOTAL Construction Cost Est:	\$404,190.07
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C. CONTINGENCY (15% OF SUBTOTAL A+B)

\$60,628.51

D. SOFT COSTS (7.5% SUBTOTAL - DESIGN, BIDDING, ADMINISTRATION)

\$30,314.26

TOTAL BUDGET COST:	\$495,132.84
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SAY: **\$496,000**

E. Alternates

Item Description	Cost
Modern 6 Pole Aimed Halogen lighting system (diamond fields)	\$279,600.00
Controls and Electrical	\$15,000.00
PAVILLION/ SHELTER (PREFAB, BASIC, 24X36 ON CONC. PAD) (replace existing)	\$56,000.00

Alternate COST: \$350,600.00

Legend

s.y. = Square Yard ea. = Each
 c.y. = Cubic Yard l.f. = Linear Foot
 s.f. = Square Foot l.s. = Lump Sum

**Town of Westerly
Athletics and Recreation Master Planning**

Gingerella Sports Complex - Master Plan Concept A - Budget Cost

OPINION OF ANTICIPATED IMPROVEMENTS BUDGET

Project: Gingerella Parking & Improvements Renovations
 Project #: 83675
 Project #:
 Location: Gingerella Parking and Improvement Renovations
 Location:

Computed By: RNS
 Checked By: EQR
 Date: 10/20/17
 Revised:
 Revised:

A. MAJOR ITEMS

Item Description	Cost
Division 1 - General Requirements	\$5,845.00
SILT FENCE	\$4,000.00
HAY BALES	\$300.00
CONSTRUCTION ENTRANCE(S)	\$345.00
INLET PROTECTION - EXISTING DRAINAGE SYSTEM	\$1,200.00
Division 2 - Existing Conditions	\$50,163.00
SITE DEMOLITION - REMOVAL OF CATCH BASIN/MANHOLE	\$6,000.00
SITE DEMOLITION - REMOVAL OF BITUMINOUS PAVEMENT (courts)	\$12,888.00
SITE DEMOLITION - SAWCUT BITUMINOUS PAVEMENT	\$375.00
SITE DEMOLITION - REMOVE CHAN LINK FENCING	\$6,800.00
SITE DEMOLITION - REMOVAL OF GUARD RAIL	\$8,400.00
SITE DEMOLITION - CONCRETE KICK WALL	\$5,500.00
SITE DEMOLITION - REMOVAL WOOD PAVILLION (10X10)	\$1,200.00
STRIP TOPSOIL AND STOCKPILE FOR REUSE	\$9,000.00
Division 3 - Concrete	\$12,400.00
Precast Concrete Curb	\$8,400.00
MISC. PADS	\$4,000.00
Division 11 - Equipment	\$12,800.00
New basketball standards and goals	\$12,800.00
Division 31 - Earthwork	\$88,226.00
GRADING	\$56,250.00
AGGREGATE BASE (4" DEPTH BOX OUT AND PLACE)	\$31,976.00
Division 32 - Exterior Improvements	\$468,516.22
BIT. CONCRETE LIP CURBING	\$14,400.00
SURFACING - COLORED WITH CRACK REPAIR	\$26,250.00
PAVEMENT BITUMINOUS - PARKING AND COURTS	\$259,722.22
PARKING STRIPING	\$1,700.00
SIGNAGE HANDICAP	\$450.00
FENCE CHAINLINK BLACK VINYL	\$45,650.00
BOLLARDS - STEEL PIPE	\$5,100.00
GATE VEHICLE	\$2,800.00
GATE - MAN	\$2,400.00
SIGNAGE WAYFINDING	\$750.00
BLEACHERS PREFABRICATED ALMINUM (10 ROW X 21 140 SEATS EACH)	\$48,000.00
IRRIGATION - RECONFIGURE ZONES	\$16,000.00
TOPSOIL, SPREAD AND AMEND EXISTING	\$11,544.00
SEEDING	\$18,750.00
PLANTINGS (ALLOWANCE FOR TREES)	\$15,000.00
Division 33 - Utilities	\$56,900.00
10" HDPE Pipe	\$14,400.00
CONVERT CATCH BASIN TO MANHOLE	\$3,000.00
CATCH BASIN	\$27,500.00
PERFORATED UNDERDRAIN/FRENCH DRAIN	\$12,000.00

Hard construction cost	\$694,850.22
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B. LUMP SUM ITEMS (% OF "MAJOR ITEMS" AS INDICATED)

Item Description	Cost
MOBILIZATION AND ADMINISTRATION	\$10,422.75
CONSTRUCTION STAKING	\$6,948.50
LUMP SUM ITEMS COST: \$17,371.26	
TOTAL Construction Cost Est: \$712,221.48	

C. CONTINGENCY (15% OF SUBTOTAL A+B) \$106,833.22
 D. SOFT COSTS (7.5% SUBTOTAL - DESIGN, BIDDING, ADMINISTRATION) \$53,416.61

TOTAL BUDGETCOST: \$872,471.31	
SAY:	\$873,000

E. ALTERNATES

Item Description	Cost
EXPAND SKATE PARK	\$225,000.00
FENCING - CHAIN LINK BLACK AT SKATE PARK	\$16,500.00
PAVILLION/ SHELTER (PREFAB, BASIC, 24X36 ON CONC. PAD)	\$56,000.00
Alternate COST: \$297,500.00	

Legend

s.y. = Square Yard ea. = Each
 c.y. = Cubic Yard l.f. = Linear Foot
 s.f. = Square Foot l.s. = Lump Sum

**Town of Westerly
Athletics and Recreation Master Planning**

Gingerella Sports Complex - Master Plan Concept B - Budget Cost

OPINION OF ANTICIPATED IMPROVEMENTS BUDGET

Project: Gingerella B Parking & Improvements Renovations
 Project #: 83675
 Project #:
 Location: Gingerella B Parking and Improvement Renovations
 Location:

Computed By: RNS
 Checked By: EQR
 Date: 10/20/17
 Revised:
 Revised:

A. MAJOR ITEMS

Item Description	Cost	
Division 1 - General Requirements		\$5,845.00
SILT FENCE	\$4,000.00	
HAY BALES	\$300.00	
CONSTRUCTION ENTRANCE(S)	\$345.00	
INLET PROTECTION - EXISTING DRAINAGE SYSTEM	\$1,200.00	
Division 2 - Existing Conditions		\$50,163.00
SITE DEMOLITION - REMOVAL OF CATCH BASIN/MANHOLE	\$6,000.00	
SITE DEMOLITION - REMOVAL OF BITUMINOUS PAVEMENT (courts)	\$12,888.00	
SITE DEMOLITION - SAWCUT BITUMINOUS PAVEMENT	\$375.00	
SITE DEMOLITION - REMOVE CHAN LINK FENCING	\$6,800.00	
SITE DEMOLITION - REMOVAL OF GUARD RAIL	\$8,400.00	
SITE DEMOLITION - CONCRETE KICK WALL	\$5,500.00	
SITE DEMOLITION - REMOVAL WOOD PAVILLION (10X10)	\$1,200.00	
STRIP TOPSOIL AND STOCKPILE FOR REUSE	\$9,000.00	
Division 3 - Concrete		\$12,400.00
Precast Concrete Curb	\$8,400.00	
MISC. PADS	\$4,000.00	
Division 11 - Equipment		\$8,800.00
New basketball standards and goals	\$6,400.00	
Futsal goals	\$2,400.00	
Division 31 - Earthwork		\$144,476.00
GRADING	\$112,500.00	
AGGREGATE BASE (4" DEPTH BOX OUT AND PLACE)	\$31,976.00	
Division 32 - Exterior Improvements		\$470,752.22
BIT. CONCRETE LIP CURBING	\$16,800.00	
SURFACING - COLORED WITH CRACK REPAIR	\$26,250.00	
PAVEMENT BITUMINOUS PARKING AND COURTS	\$247,222.22	
PARKING STRIPING	\$1,550.00	
SIGNAGE HANDICAP	\$450.00	
FENCE CHAIN LINK BLACK VINYL	\$30,800.00	
BOLLARDS - STEEL PIPE	\$5,100.00	
GATE VEHICLE	\$2,800.00	
GATE MAN	\$2,400.00	
SIGNAGE - WAY FINDING	\$750.00	
BLEACHERS PREFABRICATED ALMINUM (10 ROW X 21 140 SEATS EACH)	\$48,000.00	
IRRIGATION NEW ZONES AND RECONFIGURATION	\$22,000.00	
TOPSOIL, SPREAD AND AMEND EXISTING	\$32,880.00	
SEEDING	\$18,750.00	
PLANTINGS (ALLOWANCE FOR TREES)	\$15,000.00	
Division 33 - Utilities		\$56,900.00
10" HDPE Pipe	\$14,400.00	
CONVERT CATCH BASIN TO MANHOLE	\$3,000.00	
TRENCH DRAIN	\$0.00	
AREA DRAIN	\$0.00	
CATCH BASIN	\$27,500.00	
PERFORATED UNDERDRAIN/FRENCH DRAIN	\$12,000.00	

Hard construction cost **\$749,336.22**

B. LUMP SUM ITEMS (% OF "MAJOR ITEMS" AS INDICATED)

Item Description	Cost
MOBILIZATION AND ADMINISTRATION	\$11,240.04
CONSTRUCTION STAKING	\$7,493.36
LUMP SUM ITEMS COST: \$18,733.41	
TOTAL Construction Cost Est: \$768,069.63	

C. CONTINGENCY (15% OF SUBTOTAL A+B) \$115,210.44
D. SOFT COSTS (DESIGN, BIDDING, ADMINISTRATION) \$57,605.22

TOTAL BUDGET COST: \$940,885.29
SAY: \$941,000

E. ALTERNATES

Item Description	Cost
EXPAND SKATE PARK	\$225,000.00
FENCING - CHAIN LINK BLACK AT SKATE PARK	\$16,500.00
PAVILLION/ SHELTER (PREFAB, BASIC, 24X36 ON CONC. PAD)	\$56,000.00
Alternate COST: \$297,500.00	

F. ALTERNATE - SYTHETIC MICRO/PERFORMANCE FIELD

Item Description	Cost
REMOVE TOPSOIL AND SUBGRADE FOR BASE PREP	\$12,090.00
FIELD DRAINAGE STONE, FLAT PIPE AND BASE PREP	\$244,800.00
GEOTEXTILE FABRIC	\$7,555.00
SYNTHETIC TURF SURFACING (2.5" knap sand and coated SBR rubber infill)	\$493,500.00
CREDIT FOR IRRIGATION, SEED AND ESTABLISHMENT	-\$25,600.00
TURF MAINTENANCE EQUIP (GATOR AND DRAG BRUSH)	\$27,000.00
Alternate COST: \$759,345.00	

Legend

s.y. = Square Yard ea. = Each
 c.y. = Cubic Yard l.f. = Linear Foot
 s.f. = Square Foot l.s. = Lump Sum

**Town of Westerly
Athletics and Recreation Master Planning**

Westerly Youth Football Field - Master Plan Concept - Budget Cost

OPINION OF ANTICIPATED IMPROVEMENTS BUDGET

Project: Youth Football Improvements Renovations
 Project #: 83675
 Project #:
 Location: Westerly Youth Football Field
 Location:

Computed By: RNS
 Checked By: EQR
 Date: 10/20/17
 Revised:
 Revised:

A. MAJOR ITEMS

Item Description	Cost	
Division 1 - General Requirements		\$2,491.00
SILT FENCE	\$1,600.00	
HAY BALES	\$96.00	
CONSTRUCTION ENTRANCE(S)	\$345.00	
INLET PROTECTION - EXISTING DRAINAGE SYSTEM	\$450.00	
Division 2 - Existing Conditions		\$64,560.00
SITE DEMOLITION - REMOVAL OF BITUMINOUS PAVEMENT	\$480.00	
SITE DEMOLITION - SAWCUT BITUMINOUS PAVEMENT	\$600.00	
SITE DEMOLITION - REMOVE CHAN LINK FENCING	\$3,520.00	
SITE DEMOLITION - REMOVE EX. BLEACHERS (10 ROW X 25)	\$7,000.00	
SITE DEMOLITION - REMOVE ATHLETIC LIGHTING	\$26,400.00	
SITE DEMOLITION - REMOVE IRRIGATION	\$4,500.00	
SITE DEMOLITION - REMOVE SCOREBOARD AND STORE FOR RE-USE	\$3,600.00	
SITE DEMOLITION - REMOVE FOOTBALL GOALS	\$3,200.00	
SITE DEMOLITION - REMOVE ELECTRICAL CONDUIT	\$2,300.00	
STRIP TOPSOIL AND STOCKPILE FOR REUSE @ practice field	\$12,960.00	
Division 3 - Concrete		\$6,240.00
Precast Concrete Curb	\$2,240.00	
MISC. PADS, BENCHES	\$4,000.00	
Division 11 - Equipment		\$382,000.00
Re-install Scoreboard	\$8,000.00	
New Football goals	\$24,000.00	
New Athletic Lighting (4 pole system) & controls & conduit	\$350,000.00	
Division 31 - Earthwork		\$383,410.00
EXCAVATE FOR SYNTHETIC TURF AND FILL AT PRACTICE FIELD	\$12,960.00	
GRADING FILL FOR EXPANDED FIELD	\$17,440.00	
FIELD DRAINAGE STONE, FLAT PIPE AND BASE PREP	\$315,900.00	
GEOTEXTILE FABRIC	\$9,750.00	
RESPREAD TOPSOIL FROM STOCKPILE AT PRACTICE FIELD	\$12,960.00	
FINE GRADE	\$14,400.00	
Division 32 - Exterior Improvements		\$629,000.00
CURB BITUMINOUS LIP	\$2,400.00	
PARKING STRIPING	\$1,750.00	
SIGNAGE - HANDICAP	\$300.00	
SYNTHETIC TURF SURFACING (2.5" knap sand and coated SBR rubber infill)	\$526,400.00	
NETTING BALL ENDZONE EACH END (40' HIGH X 320')	\$27,500.00	
TURF MAINTENANCE EQUIP (GATOR AND DRAG BRUSH)	\$27,000.00	
FENCE CHAIN LINK BLACK VINYL	\$24,200.00	
GATE MAN	\$1,600.00	
GATE VEHICLE	\$3,200.00	
SEEDING	\$4,650.00	
PLANTINGS (ALLOWANCE FOR TREES)	\$10,000.00	
Division 33 - Utilities		\$38,400.00
10" HDPE Pipe	\$7,200.00	
CONVERT CATCH BASIN TO MANHOLE	\$1,500.00	
AREA DRAIN	\$3,400.00	
CATCH BASIN	\$11,000.00	
FRENCH DRAIN	\$10,500.00	
COMMBOXES at FOOTBALL	\$4,800.00	

Hard construction cost	\$1,506,101.00
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B. LUMP SUM ITEMS (% OF "MAJOR ITEMS" AS INDICATED)

Item Description	Cost
MOBILIZATION AND ADMINISTRATION	\$22,591.52
CONSTRUCTION STAKING	\$15,061.01
LUMP SUM ITEMS COST: \$37,652.53	
TOTAL Construction Cost Est: \$1,543,753.53	

C. CONTINGENCY (15% OF SUBTOTAL A+B) **\$231,563.03**
D. SOFT COSTS (DESIGN, BIDDING, ADMINISTRATION) **\$115,781.51**

TOTAL BUDGET COST:	\$1,891,098.07
SAY:	\$1,892,000

E. Alternate Items

Item Description	Cost
BLEACHERS PREFABRICATED 700 SEAT - FOOTINGS	\$227,500.00
IRRIGATION - AT PRACTICE FIELD OFF EXISTING SUPPLY	\$25,000.00
Alternate COST: \$252,500.00	

Legend

s.y. = Square Yard ea. = Each
 c.y. = Cubic Yard l.f. = Linear Foot
 s.f. = Square Foot l.s. = Lump Sum

END OF VOLUME THREE
Please refer to Volume One and
Volume Two for further information