



Thompson Road Recreation Complex

Town of Avon, CT

Town Council Meeting

November 3, 2014

Project Location



Project Location



Original Master Plan



Statement of Needs

Main Field

1. A Multi-Purpose All-Weather Turf Field Football
 - a) Soccer
 - b) Lacrosse (men's and women's)
 - c) Field Hockey
 - d) Community Sports and Youth Groups
2. Athletic Field Lighting
3. Field Utilities
4. Home and Away Bleachers with a Press Box
5. Scoreboard

Secondary Field

6. Natural Grass Multi-Purpose Practice Field (alternate for all-weather turf)

Passive & Active Recreation

7. Pedestrian and Vehicular Circulation Around The Site
8. Pedestrian and Vehicular Lighting
9. Access To The Adjacent Trailhead and Bikeway
10. Concourse and Gathering Space With a Playscape If Possible

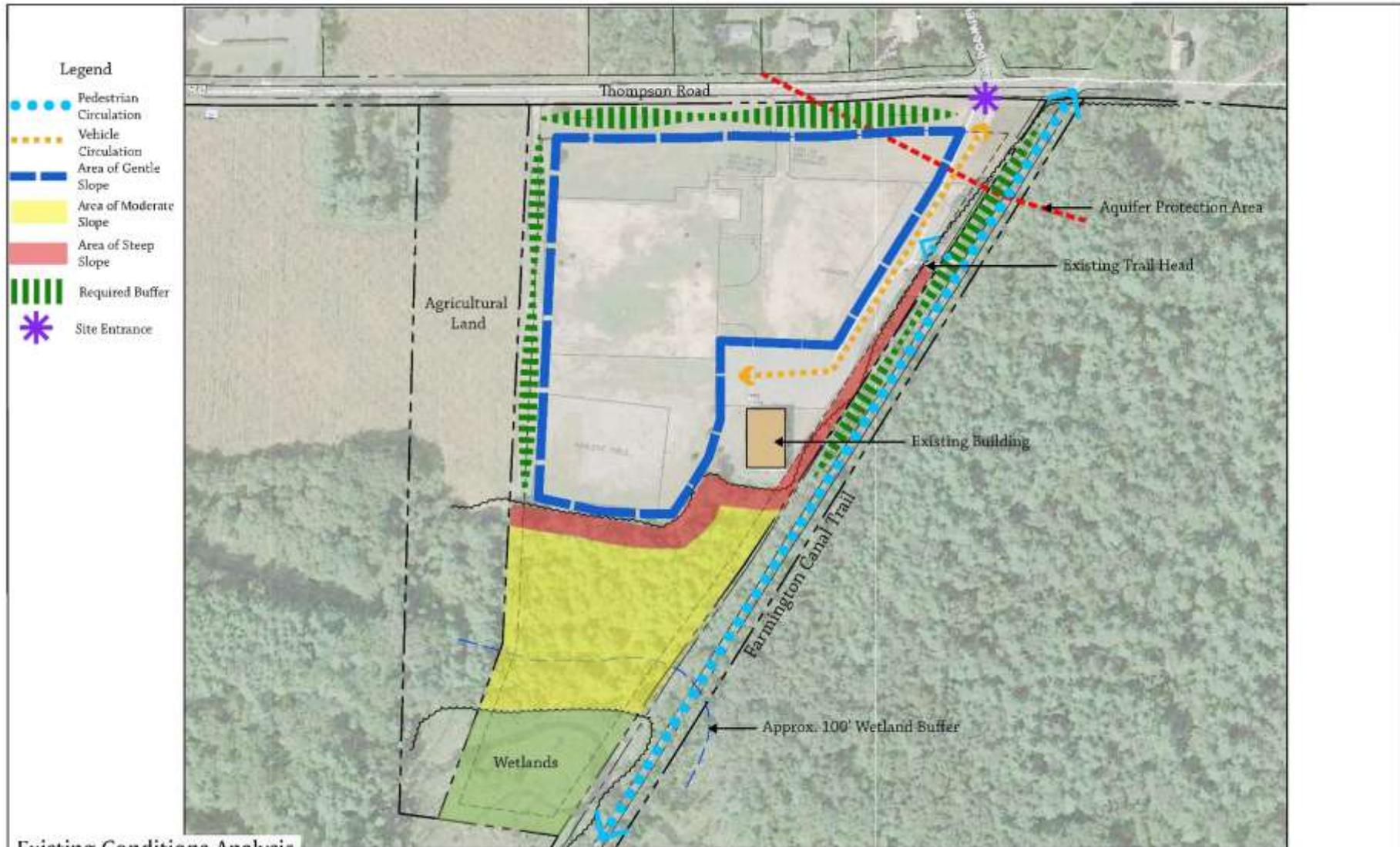
Building Amenities

11. Public Restroom And Concession Facilities
12. Home and Away Locker Rooms
13. Ticket Booth
14. Storage (equal to or greater than what is currently onsite in the current storage building; salvage all or part of the current building is encouraged).

Site Amenities

15. All Appropriate Perimeter and Interior Fencing
16. Adequate Parking for Events (the school may be an option for overflow parking)
17. Site irrigation
18. An appropriate Thompson Road and Neighboring Property Buffer Zones. Buffering Must Be Aesthetically Pleasing.
19. Storage (equal to or greater than what is currently onsite in the current storage building; salvage all or part of the current building is encouraged).
20. ADA Compliance
21. Site Utilities

Existing Conditions Assessment



Existing Conditions Analysis
Thompson Road Athletic Facility

Avon, CT SCALE: 1" = 60' DATE: 8/26/2014 NORTH

SCALE: 1" = 30' **BSC GROUP**
300 HUNTINGWOOD DRIVE, ELASTON, CT 06023 CIVIL, LANDSCAPE, ARCHITECTURAL, INTERIOR, PLANNING, AND ENVIRONMENTAL SERVICES

TRAC Subcommittee - August 07, 2014



TRAC Subcommittee - August 19, 2014



Town Council – September 04, 2014



Site Concept M
Thompson Road Athletic Facility
Avon, CT | P-04 | 9/26/2014 | North | B.C.



Site Concept N
Thompson Road Athletic Facility
Avon, CT | P-04 | 9/26/2014 | North | B.C.



Site Concept O
Thompson Road Athletic Facility
Avon, CT | P-04 | 9/26/2014 | North | B.C.



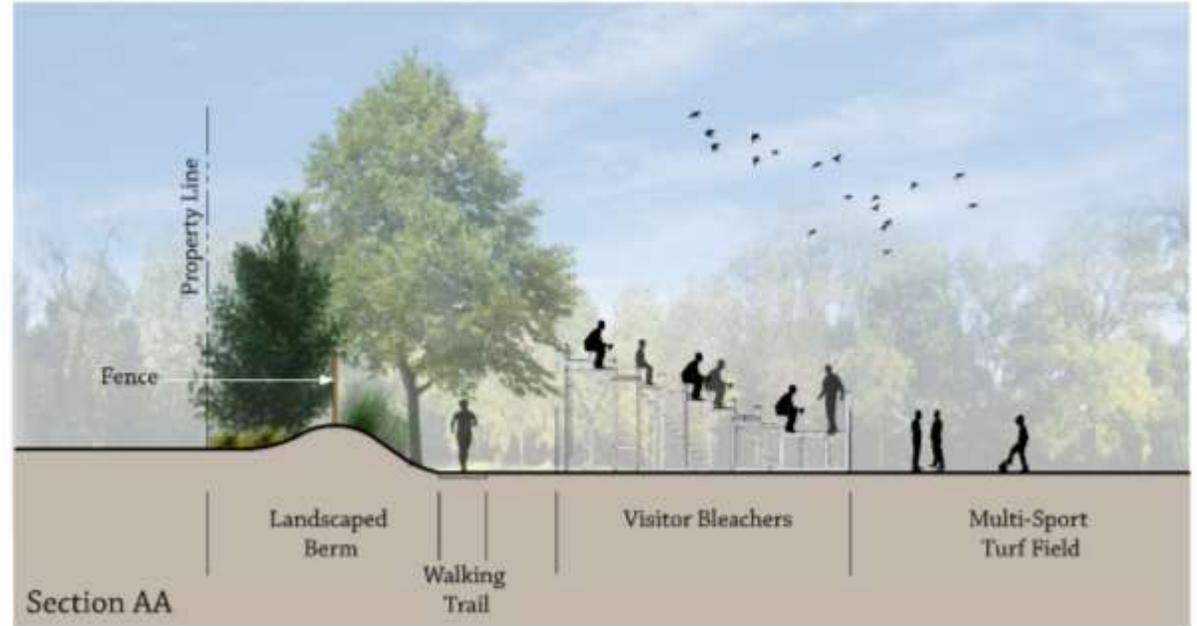
Site Master Plan



Conceptual Cross Section of Buffers



Plan
Scale 1" = 20'



Section AA



Section BB

Typical Cross Section at Property Line Buffer

Conceptual Recreation Amenities



Fitness Trail/Stations



Playscape



Landscaped Berm



Connection to Bikeway



Lighting



Seating Area



Bioswale



Nature Trail

Site Rendering



Site Rendering



Site Rendering



Site Rendering



Site Rendering



Site Rendering



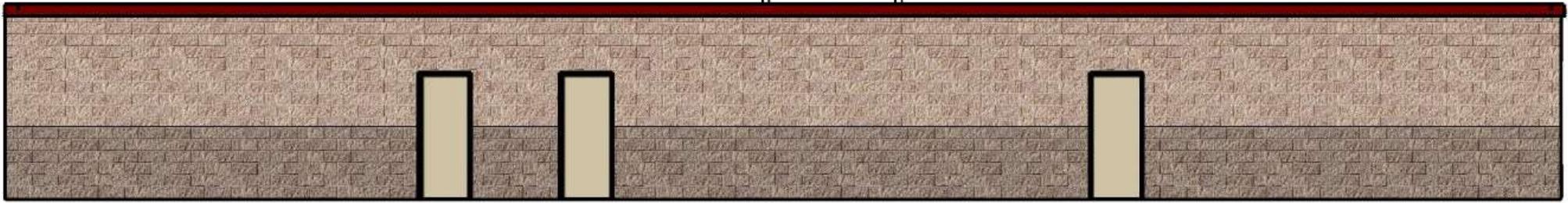
Home Bleachers, Press Box, and Lighting



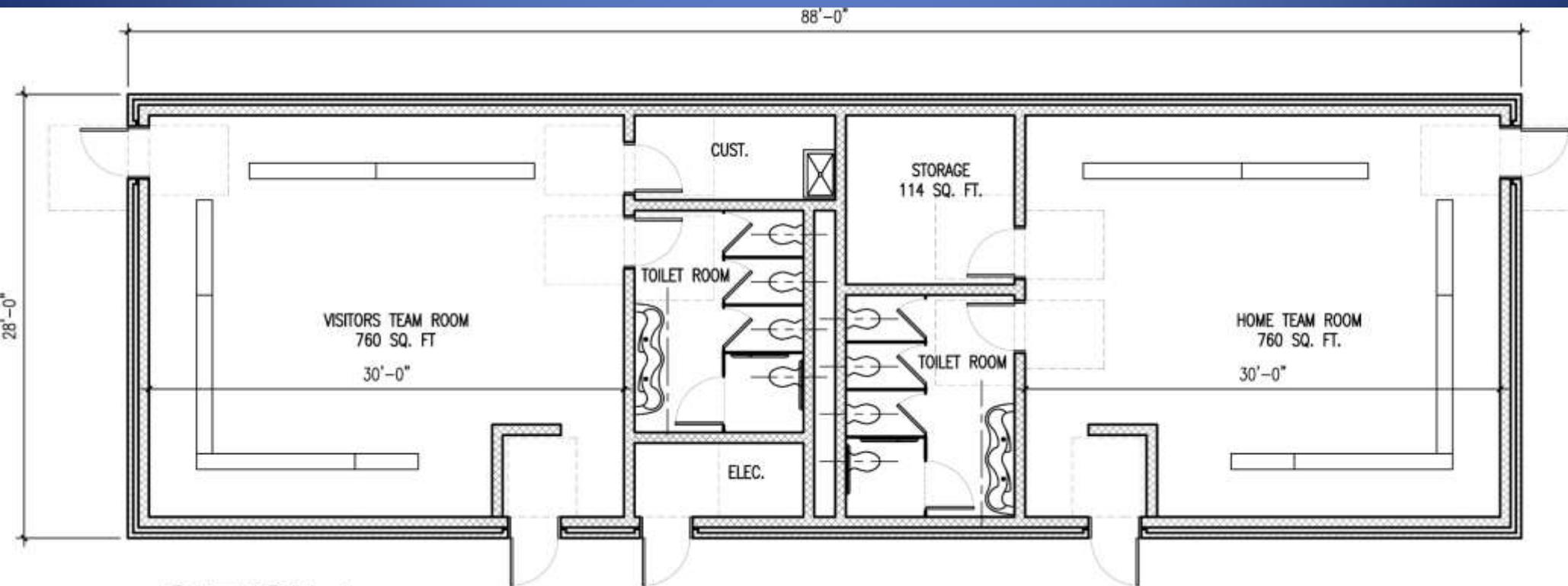
Visitor Bleachers



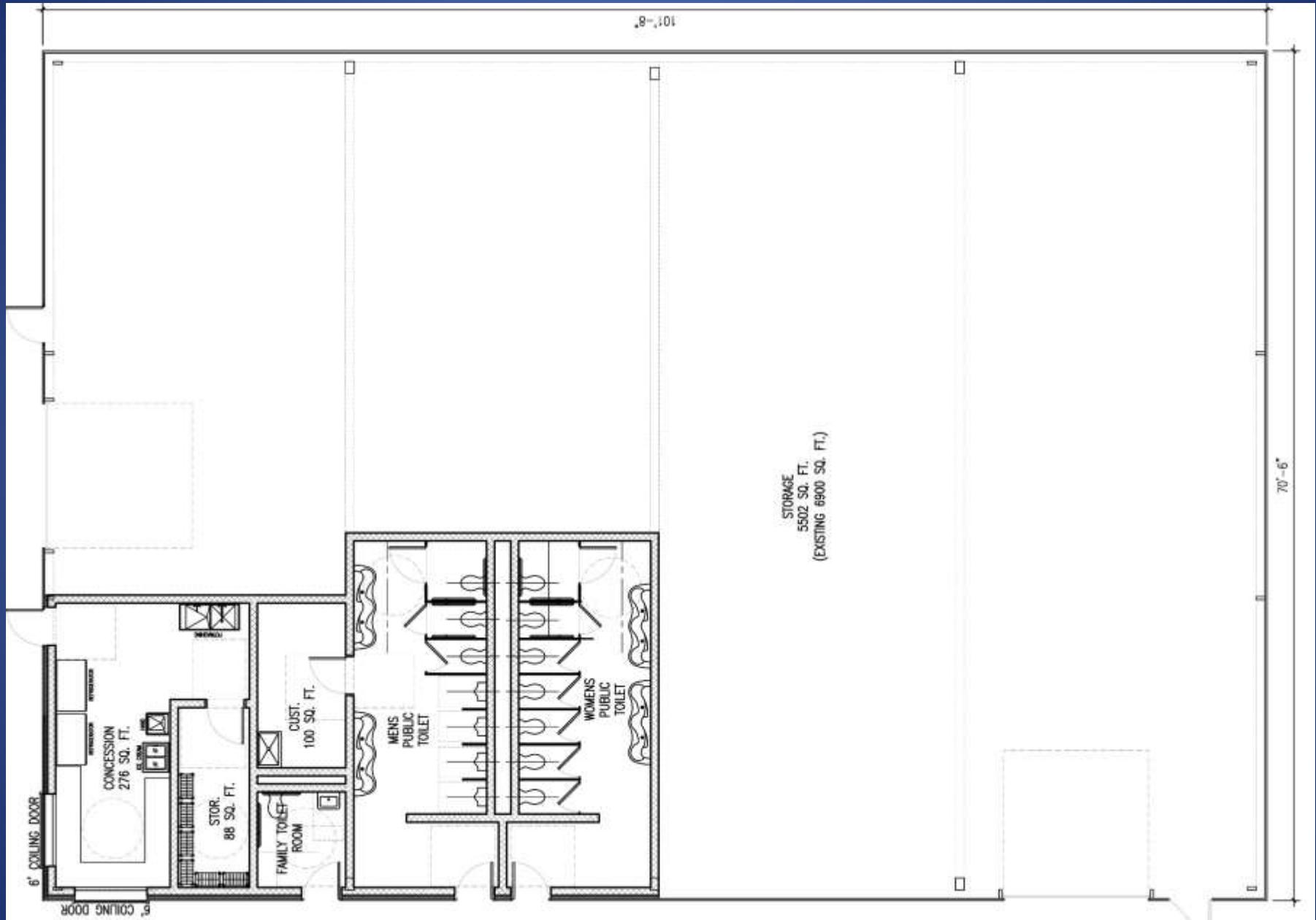
Bleacher Building



TEAM ROOMS- UNDER THE GRANDSTANDS- 2,464 SQ. FT.



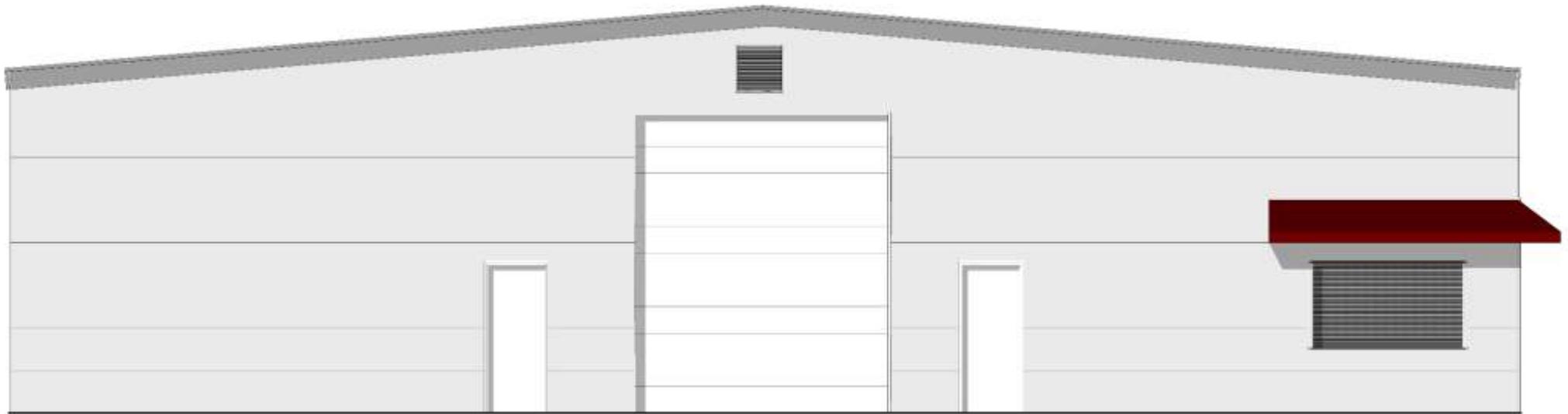
Butler Building Renovation



Butler Building Renovation – New Facade



Butler Building Renovation



Conceptual Cost Estimate-Soft Costs

CONCEPTUAL BUDGETARY DESIGN COSTS (SOFT COSTS)		BASE ITEMS	
1. Phase 1 - Pre-Referendum Services		lump sum	\$31,000.00
2. Phase 2 - Post Referendum Services (estimated)		lump sum	\$112,000.00
3. Town Bidding and Contract Expenses (estimated)		lump sum	\$10,000.00
4. Project Financing (estimated)		lump sum	\$60,000.00
	Total		\$213,000.00

Conceptual Cost Estimate-Base Bid

CONCEPTUAL BUDGETARY CONSTRUCTION COSTS (HARD COSTS)		BASE ITEMS
1. Site Preparation, Demolition, and Cut/Fill	lump sum	\$65,000.00
2. Site Drainage, Utilities, and Infrastructure	lump sum	\$185,000.00
3. Off-Site Sanitary Connection & Assessment Fee	lump sum	\$187,000.00
4. All-Weather Turf Multi-Sport Main Field (including maintenance equipment)	lump sum	\$895,000.00
5. Natural Grass Multi-Sport Secondary Field	lump sum	\$425,000.00
6. Sports Field Equipment (Game Field)	lump sum	\$25,000.00
7. Main Field Lighting	lump sum	\$235,000.00
8. Fencing and Gates	lump sum	\$125,000.00
9. Entrance Way and Walkways	lump sum	\$100,000.00
10. Parking and Drives	lump sum	\$375,000.00
11. Site Lighting and Amenities	lump sum	\$125,000.00
12. Scoreboard	lump sum	\$27,500.00
13. Landscaping and Buffers	lump sum	\$150,000.00
14. Passive Recreation Trail	lump sum	\$35,000.00
15. Home Bleachers, Press Box, and Sound System	lump sum	\$245,000.00
16. Visitor Bleachers	lump sum	\$68,750.00
17. Ticket Booth	lump sum	\$25,000.00
18. Building Under Bleachers (Team Rooms)	lump sum	\$409,024.00
19. Butler Building Renovation (Concessions & Public Restroom)	lump sum	\$455,176.00
20. Thompson Road Pedestrian Pathway	lump sum	\$45,000.00
21. Escalation, Contingency, and Allowances	lump sum	\$609,355.25
Total		\$4,811,805.25
Base Bid Project Total		\$5,024,805.25

Conceptual Cost Estimate-Alternates

CONCEPTUAL BUDGETARY CONSTRUCTION COSTS (HARD COSTS)		ADD/ALTERNATE ITEMS	
Alternates			
1. All-Weather Turf Multi-Sport Secondary Field (additional cost from #5)		lump sum	\$425,000.00
2. Sports Field Equipment (Secondary Field)		lump sum	\$25,000.00
3. Decorative Entrance Material Entrance Way and Walkways		lump sum	\$100,000.00
4. Additional Parking Landscaping and Green space		lump sum	\$65,000.00
5. Additional Site and Pathway Lighting and Amenities		lump sum	\$25,000.00
6. Playscape		lump sum	\$85,000.00
7. Additional Landscaping and Buffers		lump sum	\$75,000.00
8. Passive Recreation Trail Amenities		lump sum	\$15,000.00
9. Thompson Road Pedestrian Pathway Lighting		lump sum	\$50,000.00
10. Escalation, Contingency, and Allowances		lump sum	\$125,425.00
Alternates Total			\$990,425.00
Base Bid & Alternates Project Total			\$6,015,230.25

**Conceptual Cost Estimate is based on standard industry pricing and the Conceptual Design scope of work. It will continue to be refined into an Estimate of Probable Construction Costs as the project design develops in further detail.*

Project Schedule Moving Forward

PHASE 1 – Pre- Referendum Services	Status	Notes
Project Kick-Off	Completed	
Site Evaluation	Completed	
Project Programming	Completed	
Schematic Design	Completed	
Local Permitting (preliminary review with Town Staff)	In Process	
Referendum Services	TBD	
PHASE 2 – Post Referendum Services		
Design	TBD	If Referendum is Passed
Local Permitting	TBD	If Referendum is Passed
Construction Documents	TBD	If Referendum is Passed
Bidding	TBD	If Referendum is Passed
Construction	TBD	If Referendum is Passed
Close-Out	TBD	If Referendum is Passed