

# North Shore Central School District

## **Proposed High School Renovations**

- ❖ Project Estimate Breakdown
- ❖ Synthetic Turf Field Replacement
  - ❖ Gym Floor Replacement

What is in a number?

**The budget for a large capital project is developed by our third-party estimator. This estimator works closely with the District, Architect and Engineers, to get as much information as possible, to create an accurate comprehensive estimate.**

Estimates include but are not limited to the following anticipated costs:

- Costs for Architectural and Engineer Services and Special Consultants as needed.
- Costs for Surveys and Investigations as needed.
- Project Management Fees that cover Pre-Construction, Bidding, Project Award and Project Management.
- The installation of temporary services as needed.
- Bonds and Insurance Costs related to the project.
- Costs for the actual Materials & Labor needed to complete the desired scope of work (Includes Prevailing Wage Labor).
- Costs for Environmental Services. Pre- Construction Testing. Abatement Project Management and Lab Analysis.
- Costs for Special Testing by an outside firm for Concrete Testing, Soil Compaction and other inspections.
- Specialized Services and Software unique to the work being performed.

Estimated costs to cover unforeseen conditions:

- **Conceptual Design Contingency** = A percentage of the estimated cost of the project, as the estimator is making educated assumptions related to the design. In the estimation phase, there are no drawings and specifications to base the estimate on.
- **Construction Contingency** = A percentage of the estimated cost of the project, as the estimator is making educated assumptions related to the construction of the project. In the estimation phase, there are no drawings and specifications to base the estimate on.
- **Escalation** = In some cases the project that is being estimated will not start for 1-2 years. Or there needs to be a provision for material cost increases, project material delays, Covid related issues and labor cost increases.

# Synthetic Turf Field Replacement



The Field Turf Manufactured XM-60P, Synthetic Turf Field was installed in Summer of 2012.



- The date of substantial completion for the field was March 1, 2012
- Field Turf offers a third-party warranty for 8 years. The warranty period started on March 1, 2012
- The warranty expired on March 1, 2020; the field remains in use to date.
- The synthetic turf has served us well. To date the only issue, we had with the field was the damage caused by Super Storm Ida. The only other costs related to the field were related to the professional grooming that occurred 1-4 times a year depending on conditions.

March 1, 2022 marks 10 years that the field has been in use. The manufacturer gives us an idea of the expected life span of their product, see below.

<https://fieldturf.com/en/why-fieldturf/faq/>

### **How long does a turf field last?**

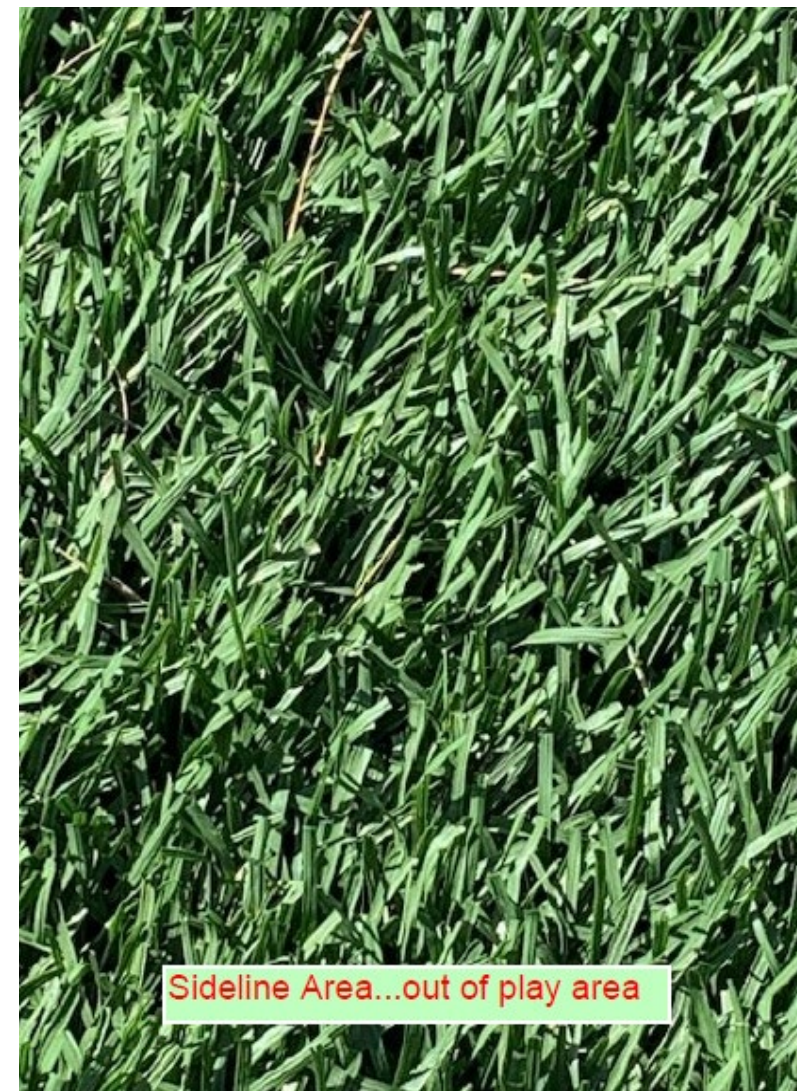
The industry standard is to provide an eight (8) year warranty on all synthetic turf materials. However, due to Field Turf's unwavering dedication to quality, we're able to showcase the largest amount of fields that have lasted beyond their warranty.

We have more fields that have lasted **10, 11, 12 and even 13 years** than all of our competitors combined!

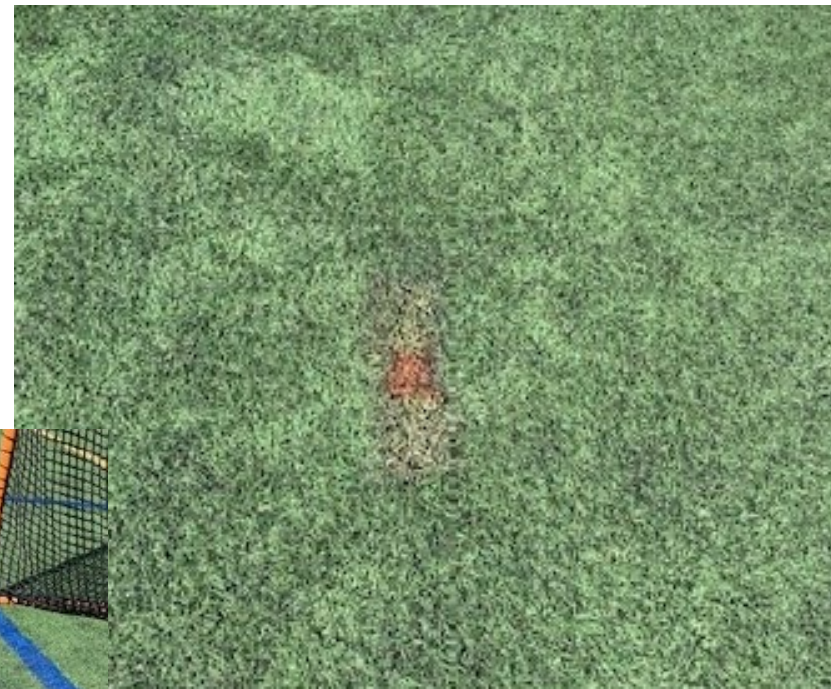
*We requested an opinion letter from our synthetic turf maintenance company. This company is a synthetic turf field installer as well. We were seeking their opinion on the current condition of the synthetic turf field, and when they felt it should be replaced. We did not receive the letter in time.*



## Synthetic Turf Field – Fiber Condition in different areas around the field







OWNER: NORTH SHORE CENTRAL SCHOOL DISTRICT  
PROJECT: NORTH SHORE HIGH SCHOOL - REPLACE SYNTHETIC TURF FIELD

NO.	ITEM DESCRIPTION	QUANTITY	U/M	UNIT COST	EXTENDED COST
<u>GENERAL CONDITIONS</u>					
	FIELD SUPERVISION	2	MO	10,000.00	\$ 20,000
	SURVEY AND LAYOUT	3	DA	2,000.00	\$ 6,000
	TEMPORARY UTILITIES AND FACILITIES	2	MO	1,500.00	\$ 3,000
	PROTECT EXISTING TRACK	1	LS	7,500.00	\$ 7,500
	TESTING AND INSPECTIONS	1	LS	15,000.00	\$ 15,000
	<i>GENERAL CONDITIONS TOTAL</i>				\$ 51,500
<u>SITE DEMOLITION AND RELOCATIONS</u>					
	DEMOLITION AND DISPOSAL, SYNTHETIC TURF	103,300	SF	0.50	\$ 51,650
	DEMOLITION AND DISPOSAL, MISCELLANEOUS	1	LS	5,000.00	\$ 5,000
	<i>SITE DEMOLITION AND RELOCATIONS TOTAL</i>				\$ 56,650
<u>EARTHWORK</u>					
	GRADING AND PREP	1,920	CY	10.00	\$ 19,200
	EROSION CONTROL				
	STABILIZED PADS AND STAGING AREAS	1	LS	2,500.00	\$ 2,500
	STORM DRAINAGE PROTECTION	1	LS	2,500.00	\$ 2,500
	SILT FENCE	1,000	LF	5.00	\$ 5,000
	<i>EARTHWORK TOTAL</i>				\$ 29,200
<u>SITE UTILITIES</u>					
	STORM DRAINAGE, UNDERDRAIN REPAIRS	1	LS	15,000.00	\$ 15,000
	ALLOWANCE				
	<i>SITE UTILITIES TOTAL</i>				\$ 15,000
<u>PLAYING FIELDS AND PAVING</u>					
	ATHLETIC FIELD				
	REPLACE INFILL AT SYNTHETIC GRASS FIELD	2,564	CY	40.00	\$ 102,560
	SYNTHETIC TURF SURFACE	103,300	SF	4.25	\$ 439,025
	SYNTHETIC TURF SURFACE, STRIPING	103,300	SF	0.40	\$ 41,320
	SYNTHETIC TURF SURFACE, LOGO	1	LS	17,500.00	\$ 17,500
		-		-	\$ -
	<i>PLAYING FIELDS AND PAVING TOTAL</i>				\$ 600,405





CONCEPTUAL CONSTRUCTION COST ESTIMATE  
DETAIL

DATE: 3/15/2022  
PAGE NO.: 2 OF 2

OWNER: NORTH SHORE CENTRAL SCHOOL DISTRICT  
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NO.	ITEM DESCRIPTION	QUANTITY	U/M	UNIT COST	EXTENDED COST
<u>SITE RESTORATION</u>					
	LAWNS AND GRASSES				
	SPREAD TOPSOIL, FINE GRADE AND SEED	20,000	SF	0.30	\$ 6,000
	<i>SITE RESTORATION TOTAL</i>				<i>\$ 6,000</i>

<u>SUBTOTAL CONSTRUCTION COSTS</u>				\$ 758,755
GENERAL CONDITIONS				7.00% \$ 53,113
OVERHEAD AND PROFIT				10.00% \$ 81,187
BONDS AND INSURANCE				4.20% \$ 37,508
<i>SUBTOTAL</i>				<i>\$ 942,563</i>
CONCEPTUAL DESIGN CONTINGENCY				5.00% \$ 47,128
CONSTRUCTION CONTINGENCY				5.00% \$ 49,485
ESCALATION THRU AUG 2023				4.00% \$ 41,567
<i>SUBTOTAL</i>				<i>\$ 1,080,743</i>
HARD CONSTRUCTION COSTS ESTIMATE				\$ 1,080,743
SOFT (INCIDENTAL) COSTS				17.50% \$ 189,130
<b>TOTAL PROJECT CONSTRUCTION COST ESTIMATE</b>				<b>\$ 1,269,873</b>

CONDITIONS AND QUALIFICATIONS

1. NO COSTS ARE INCLUDED FOR ENVIRONMENTAL ABATEMENT.
2. NO COSTS ARE INCLUDED FOR EXPORT OF UNSUITABLE SOIL OR MASS IMPORT OF FILL.
3. WORK IS ASSUMED TO COMMENCE BY SUMMER 2023 AND LAST 2 MONTHS.
4. PROJECT TO BE PUBLICLY BID AND PREVAILING WAGE RATES APPLY.



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	4. PROJECT TO BE PUBLICLY BID AND PREVAILING WAGE RATES APPLY.				

# Gym Floor Replacement





The existing Gym Floor is original and was installed in 1957.



- The gym floor has served us well. To date there have been no major issues. On occasion we had to replace some deteriorated floorboards. This only happened once in my 17 years here as director. The only other costs related to the gym floor are the annual in-house screening and finishing and the occasional professional sanding and refinishing.
- We are at a point in the gym floor's life where we can no longer sand and refinish the floor, as another professional sanding will make the boards too thin. The athletic department reports that there are dead spots on the floor impacting the momentum of play.

We have enjoyed relatively issue free use of the gym floor; it is at the end of its useful life. At a point in the near future, the gym will be due for a professional sanding & refinishing, which (as stated above) cannot happen. We may see a failure that results in cracked boards, chipping finish or buckling boards.

<https://gymfloors.com/2020/when-to-replace-a-wood-gym-floor/>

“You always want your athletes playing on a gym floor that’s safe to use and durable. Old gym floors can also affect performance. For instance, humid gym floors and those with dead spots can cause a loss of momentum when the ball is dropped. This is one of the telltale signs that it’s time to replace your wood gym floor.”

**1. From Athletic Director Don Lang:**

2. multiple dead spots and patched-in repair are impacting play
3. The years of sealing have made the floor more susceptible to the floor finish becoming damaged, when tape is pulled. This causes situations of uneven traction and makes it more of a safety concern as these areas increase.
4. The lack of gym lines (badminton, side volleyball) ensure that there will be more tape going down, exacerbating the issue outlined in number three.
5. For a school that takes pride in our athletics, the court design is faded and dated.
6. A new wood floor would greatly improve our physical education and athletic programs by making a safer court, adding lines for class and training purposes. By adding ladders and dot drills, we allow students to train footwork in a safe, monitored way.
7. We are seeing an increase in traction issues that we believe are related to the layers of floor finish that accumulate during the required annual re-finishing.



March 23, 2022

Good afternoon Mr. Hall,

The following analysis is based on current field conditions vs industry standards in regards to the North Shore High school Gym floor. The gym at North Shore High School was installed in 1957. Making the gym floor 65 years old. Which basically is the intended lifespan of hardwood floors in this category.

Wood flooring this age is swaying, bending, shifting, or buckling under your weight, Sport activities are compromised because the gym floor unevenness with ball response aka. "Dead Spots" and uneven playing surfaces can lead to injuries. It is recommended at this time to rip up the floors, or that section, at the very least, and replace them.

Sanding wood floors that are too thin can lead to splintering and other types of damage. Since most hardwood planks are manufactured with tongue and groove to interlock, it is necessary to leave at least 1/8 of an inch of wood at the top of the board, above the tongue and groove, for a complete refinish.

If you can see exposed nails or cracking of the tongue and groove edge on the floor, it's time to replace the Gym Floor system.

**Tim Peycke**

Director of Public Relations

**Milburn**  
**Flooring**  
SINCE 1959

## Gym Floor Existing Conditions









PROJECT: 2022-23 CAPITAL PROJECTS

OWNER: NORTH SHORE CENTRAL SCHOOL DISTRICT

DESCRIPTION		QUANTITY	U/M	UNIT COST	TOTAL
NSHS	REPLACE MAIN GYM FLOOR (WOOD) AND SAFE PATH SENSORS				
	Mobilization - Equipment, Protection, etc.	1	LS	2,000.00	\$ 2,000
	Remove bleachers and reinstall on new flooring	1	EA	20,000.00	\$ 20,000
	Remove gymnasium floor	10,180	SF	2.50	\$ 25,450
	Wood flooring	10,180	SF	18.50	\$ 188,330
	Line striping	1	LS	4,500.00	\$ 4,500
	Safe Path folding wall safety system	2	EA	10,000.00	\$ 20,000
	Asbestos abatement allowance	10,180	SF	7.50	\$ 76,350
	Paint walls	1	LS	10,000.00	\$ 10,000
	Miscellaneous	1	LS	2,500.00	\$ 2,500
	<i>SUBTOTAL</i>				\$ 349,130
	General Conditions	10.0	%		\$ 34,913
	Cost Escalation (thru 12/31/23)	5.0	%		\$ 17,457
	Overhead and Profit	15.0	%		\$ 60,225
	Bonds and Insurance	4.2	%		\$ 19,392
	<i>SUBTOTAL CONSTRUCTION COSTS</i>				\$ 481,117
	Design and Construction Contingency	15.0	%		\$ 72,168
	<b>TOTAL HARD COSTS</b>				<b>\$ 553,284</b>
	Professional Fees	12.0	%		\$ 66,394
	Testing and Inspection	2.0	%		\$ 11,066
	Other Incidental Costs	3.0	%		\$ 16,599
	<b>TOTAL SOFT COSTS</b>				<b>\$ 94,058</b>
NSHS	REPLACE MAIN GYM FLOOR (WOOD) AND SAFE PATH SENSORS			PROJECT TOTAL	\$ 647,343



**NSHS REPLACE MAIN GYM FLOOR (WOOD) AND SAFE PATH SENSORS**

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<b>Overhead and Profit</b>	<b>15.0</b>	<b>%</b>		<b>\$</b>	<b>60,225</b>
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<b>NSHS REPLACE MAIN GYM FLOOR (WOOD) AND SAFE PATH SENSORS</b>			<b>PROJECT TOTAL</b>	<b>\$</b>	<b>647,343</b>