



UNIVERSITY of WISCONSIN GREEN BAY

SOCCKER COMPLEX DESIGN STUDY DFD# 12B1Q

GREEN BAY, WISCONSIN



JULY 17, 2012
RETTLER #12.003
PRELIMINARY DRAFT

 **RETTLER**
corporation

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SECTION 1: PROJECT OVERVIEW, ANALYSIS, AND DESIGN



1.1 EXECUTIVE SUMMARY

In 2009 the University of Wisconsin Green Bay (UW Green Bay) developed an outdoor intramural and athletic master plan for their campus that included a comprehensive plan for the entire outdoor athletic facility. The current project will focus solely on the competitive Soccer Complex section of that overall plan. The purpose of this abbreviated effort is to identify specific soccer complex requirements, associated construction costs, and an artistic vision for this development.

A UW Green Bay project subcommittee, representing the departments of Athletics and Campus Facilities provided input on intercollegiate soccer requirements and associated outdoor facility requirements for spectators, scorekeepers and press, officials, coaches, and vendors. The committee provided direction regarding emergency access, campus safety and public safety accessibility, etc. Input was also provided regarding existing and proposed utility access, anticipated maintenance procedures, the requirement for new parking and storage requirements, etc.

The State of Wisconsin Department of Facilities Development (DFD) has retained Rettler Corporation, a collegiate sport design consultant, to assist in developing the Soccer Complex Study. Rettler Corporation is also the architect of record for the previous 2009 intramural and athletic master plan. In the course of creating this plan, Rettler Corporation has reviewed and evaluated existing mapping, site features, and function. Input from planning meetings and discussions between the consultant and subcommittee has also been received and documented in meeting minutes. All of this information was utilized in the development of the working conceptual plans for review and input.

A final master plan was developed based on the review and critical input of the subcommittee. Construction costs and budgets are provided for the proposed development based on similar projects developed throughout the State of Wisconsin University System and several other municipal and private athletic field development projects in Northeast Wisconsin.

See the Appendix section for product examples, plan view renderings, and a bird's eye schematic sketch.

1.2 ACKNOWLEDGEMENTS

UW Green Bay Soccer Complex Design Study University of Wisconsin – Green Bay DFD Project # 12B1Q

The following is a list of representatives, to be acknowledged, which have been involved in the development of this project.

University of Wisconsin Green Bay Project Committee:

Ken Bothof, Director of Athletics
Dan McIver, Associate Athletic Director, Program Operations
Louis LeCalsey, III, Retired Soccer Coach
Paul Pinkston, Director of Facilities Planning and Management
Aaron Epps, Facilities Planner Facilities Management

Wisconsin Department of Administration Department of Facilities Development:

Tim Lutrell, DFD Project Manager
Lisa Pearson, DFD Contract Officer

Rettler Corporation:

Jeff Bahling, ASLA, RLA, Senior Landscape Architect
Rick Zahn, P.E. Civil Engineer
Rebecca Ramirez, Design Technician
Dave Johnson, AIA, Architects Group Limited, Sub Consultant



1.3 MASTER PLAN DEVELOPMENT

Project development was initiated by gathering existing mapping, previous studies, a site walk through, etc. Existing conditions were evaluated in conjunction with discussions of identified needs by the committee. A documented list of need criteria was utilized in developing site layouts for review and input.

Schematic diagrams and plans were developed, refined, and presented to the committee for review and comment. Final plan development includes the following items.

A. Stadium Seating

- 1) 1000 seats for base project. Stadium development expandable to 2000 seats in the future.
- 2) Stadium Seating should reflect a steel, “post and beam”, grandstand. System should contain a solid deck. Aesthetic treatments including, colored fencing, masonry post wraps, etc. to be included in project.
- 3) Concrete pavement shall be located beneath stadium.
- 4) See Appendix C regarding preliminary layout and options for stadium seating examples.

B. Press/Media Booth

- 1) Press Box to be attached to the stadium seating and accessed from the aisles of the seating structure.
- 2) 344 S.F., (43' x 8') Press Box, is beneath the 500 S.F. maximum size, per code, no elevator required and 5 person maximum limit.
- 3) Press Box to be faced with masonry materials and hip roof.
- 4) Heat included.
- 5) Sound system controls, data and electric included in press box.
- 6) See Appendix C for examples of press box layouts and material use.

C. Concession and Public Restrooms Building

- 1) Building will be the main structure for the soccer complex venue, as well as the future competitive softball complex. This building is currently planned to be a heated structure, providing public restrooms to accommodate 1000 spectator seating.
- 2) Concessions area, up to 6 employees, will accommodate space for hot foods, i.e. hot dog maker, popcorn machine, nacho machine, etc. Two (2) coolers for soft drinks roll up windows, overhang to protect customers and concession window areas from the weather, hand wash and preparation sinks per code.
- 3) The building to be constructed of maintenance free materials to include a standing seam metal roof, prefinished metal fascia and soffit, exterior brick veneer (color and pattern to match the Kress Center) interior

painted block walls, interior metal ceilings, exposed sealed concrete floors. Roof structure to be wood roof trusses. Attic insulation to be a minimum R38 value. Heating is proposed to be a hot water radiation system. Lighting will be fluorescent and controlled by motion sensors. Natural lighting will also flood the restroom areas through windows placed high on the walls.

- 4) (6) Employees in concessions.
- 5) See Appendix B for schematic layout and elevation views of concession restroom building.

D. Team Rooms

- 1) Soccer home and away team rooms for 25 athletes and staff.
- 2) Official's team room includes a locker room with showers, and full lockers for three (3) officials. Space for storage and building Maintenance supplies included.
- 3) The building to be constructed of maintenance free materials to include a standing seam metal roof, prefinished metal fascia and soffit, exterior brick veneer (color and pattern to match the Kress Center) , interior painted block walls, interior metal ceilings, exposed sealed concrete floors. Roof structure to be wood roof trusses. Attic insulation to be a minimum R38 value. Heating is proposed to be a hot water radiation system. Lighting will be fluorescent and controlled by motion sensors. Natural lighting will also flood the team room areas through windows placed high on the walls.
- 4 Soccer rooms provide a hook, benches, open area and white board space.
- 5) Soccer and officials room include restrooms.
- 6) Full locker rooms will continue to be utilized in the Kress Center for both teams for prior to and after the event.
- 7) See Appendix B for schematic plan and elevation views of proposed Team Rooms.

E. Ticket Booth

- 1) 3 windows at main gate
- 2) Structure to match proposed/existing vernacular of complex

F. Parking

- 1) New parking for 157 spaces, drop area, and accessible spaces.
- 2) Curb and gutter and sidewalks.
- 3) Campus storm / suspended solid to accommodate this projects requirements.

G. Storage Building

- 1) 3240 S.F. (54'x 60') masonry cold storage structure.
- 2) Basic electrical lighting system with outlets.
- 3) Heat or finishes are not included.

- 4) Exterior walls to be scored colored block to match the adjacent Kress Center, roof to be standing seam metal panels, fascia and soffit to be prefinished metal, interior walls to be unpainted block and the floor to be sealed concrete.
- 5) See Appendix B for schematic plan and elevation views of the proposed storage building.

H. Soccer Field

- 1) The entire field and run out areas are synthetic turf.
- 2) UW Green Bay Athletics logo at Center Circle
- 3) Donor/Memorial logo- to be determined.
- 4) Netting behind both goals
- 5) Sports Field lighting, sound, and scoreboards. (Scoreboard southeast corner of soccer field)
- 6) Soccer teams located west side field.
- 7) Four (4') foot tall decorative fence along field and spectator area, four (4') foot tall vinyl coated chain link around field
- 8) Eight (8') foot tall decorative fence along east side of athletic complex. Eight (8') foot tall vinyl chain link along all other sides of complex.

I. Softball Field

- 1) Natural turf field with in ground automated irrigation, amended topsoil, under drain, etc.
- 2) Chain link, vinyl coated, fencing for backstop, line fencing and gates.
- 3) Bull pen's and separated batting cages.
- 4) Masonry dugouts, sunken and accessible.
- 5) Eight (8') tall decorative fencing along east side perimeter, eight (8') tall vinyl coated chain link around remaining areas.
- 6) Soccer teams located west side field.

7) Miscellaneous Items

- 1) Donor / Alumni area located at main entry.
- 2) Open paved plaza space for large gatherings.
- 3) Access provided for maintenance, public safety, emergency, etc.
- 4) Site amenities including, trash receptacles, light fixtures, benches, tables, etc., will match theme of project

The softball field was included in the project during planning efforts and discussion with the design committee. The committee recognized that the soccer venue footprint would eliminate two (2) existing softball fields, currently utilized for intramural and competitive purposes. The competitive softball component was included to provide a field for women's softball while allowing intramural users the use of the current women's field. The existing field contains sports lighting to allow for later play during spring and fall events. The proposed

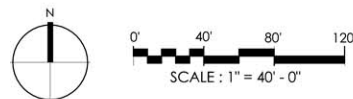
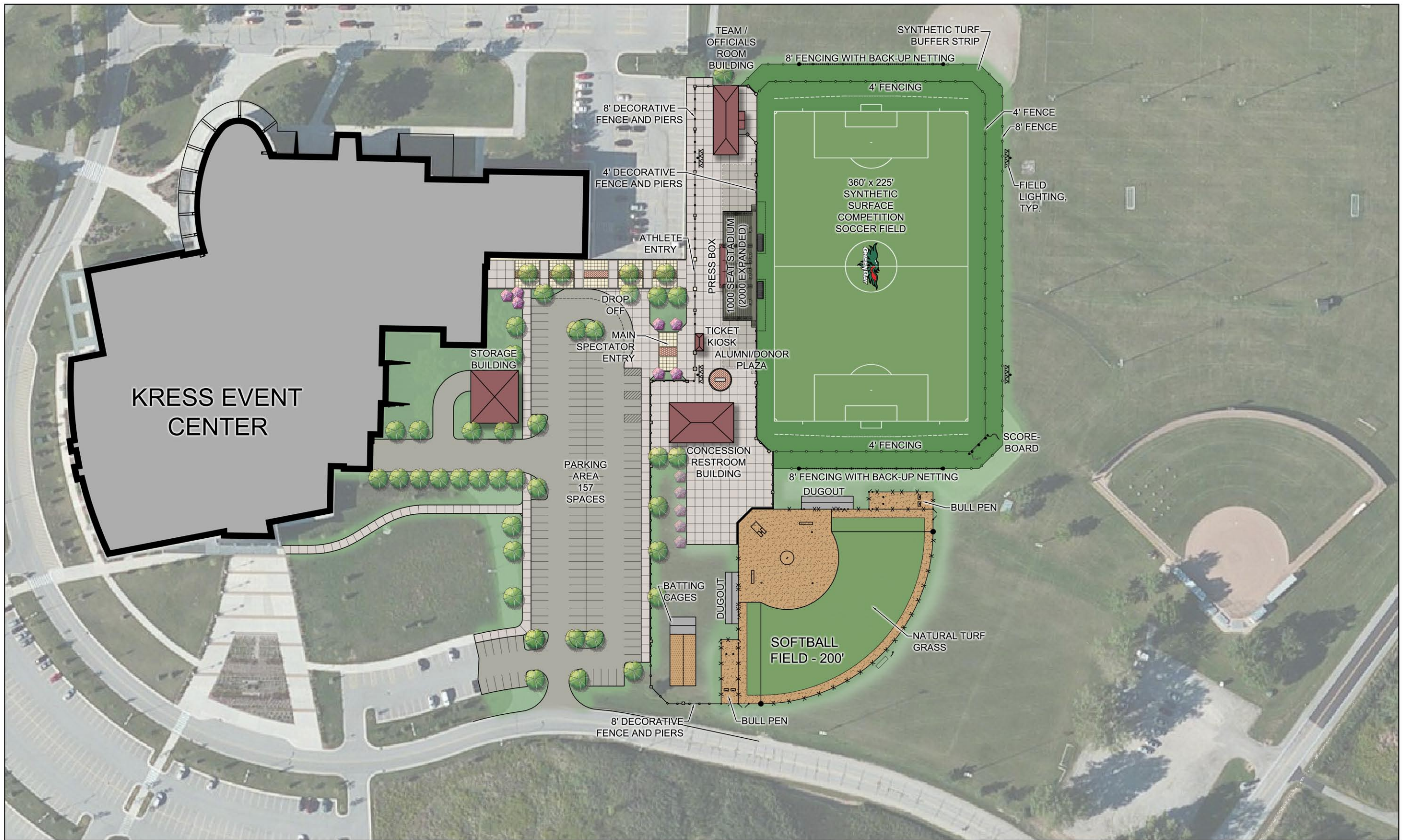
competitive 200' softball field is located in accordance with the 2009 comprehensive master plan.

The enclosed plan is intended to provide a layout for the proposed Soccer Complex development. The drawing was created and placed on an aerial photograph from Brown County, GIS. Prior to final engineering, bidding and project implementation, a topographic as-built is required to provide needed accuracy and verification of elements placed in the field.





UW GREEN BAY SOCCER COMPLEX ENTRY



Rettler Corporation
 3317 Business Park Drive
 Stevens Point, WI 54481

UNIVERSITY OF WISCONSIN-GREEN BAY

SOCCER COMPLEX MASTER PLAN

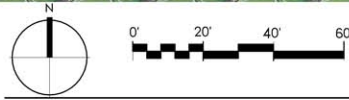


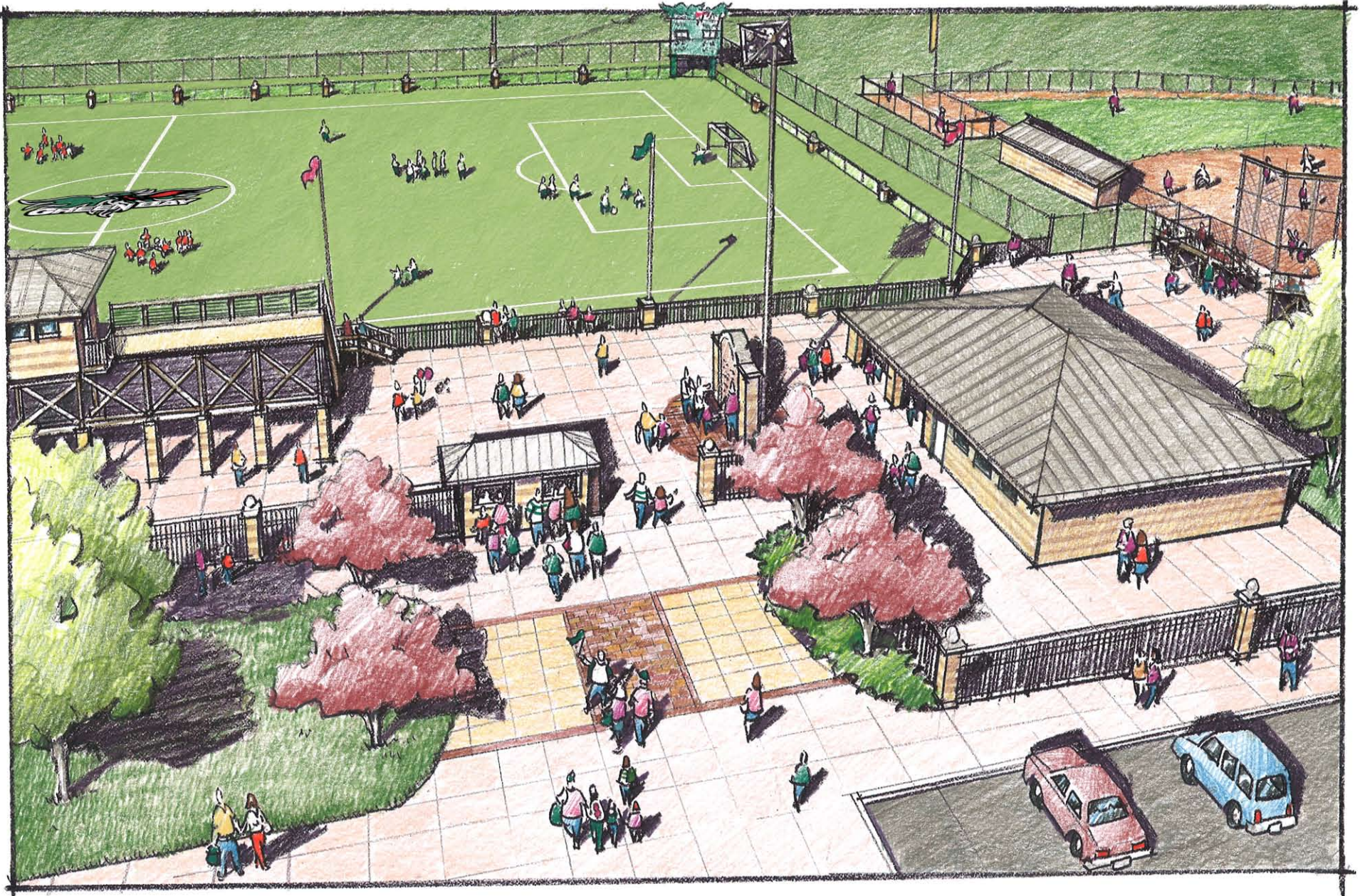
Rettler Project #: 12.003
 DFD Project #: 12B1Q
 Date: 7-11-12



UNIVERSITY OF WISCONSIN-GREEN BAY

SOCCER COMPLEX MASTER PLAN





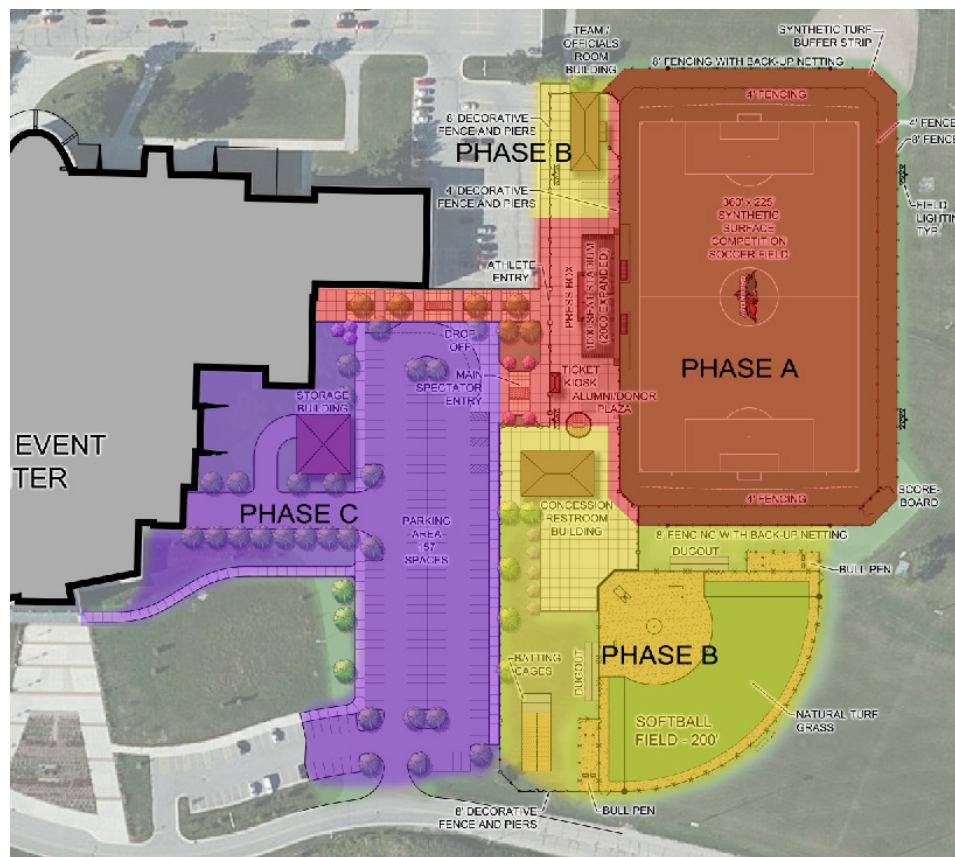
UW GREEN BAY SOCCER COMPLEX ENTRY

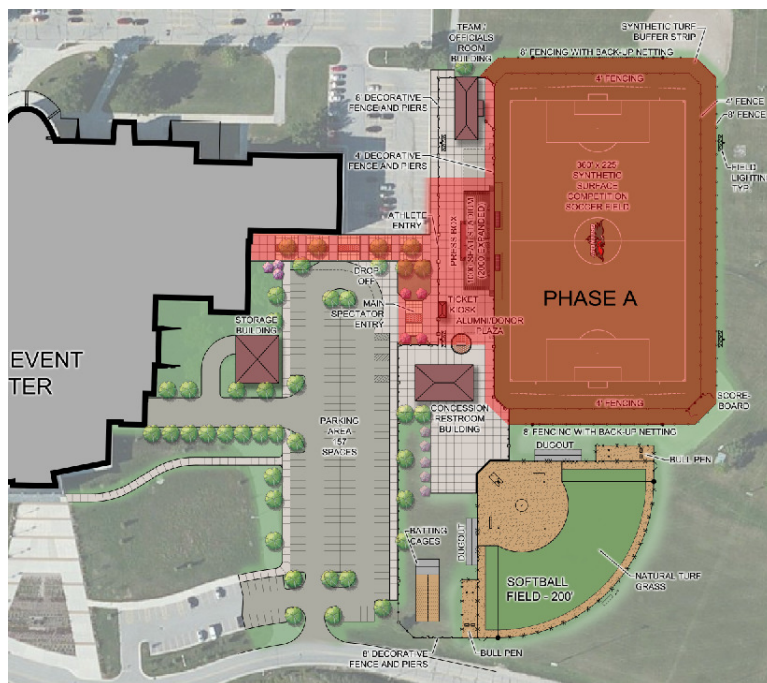
1.4 COST OVERVIEW

The following site development cost ranges have been derived from Rettler Corporation 2010/2011 actual project construction costs. Redevelopment will be phased development; therefore the total cost should be looked at by individual elements and their phasing potential.

PHASED ENGINEERING COST ESTIMATE

UW Green Bay Soccer Complex
University of Wisconsin – Green Bay





PHASE A – Soccer Stadium and Plaza

Earthwork / Demolition	\$ 237,987.00
Utilities	\$ 112,000.00
Pavement Structure	\$ 248,876.00
Soccer Stadium	\$ 1,934,070.00
Buildings	\$ 40,000.00
Miscellaneous Items	\$ 55,000.00

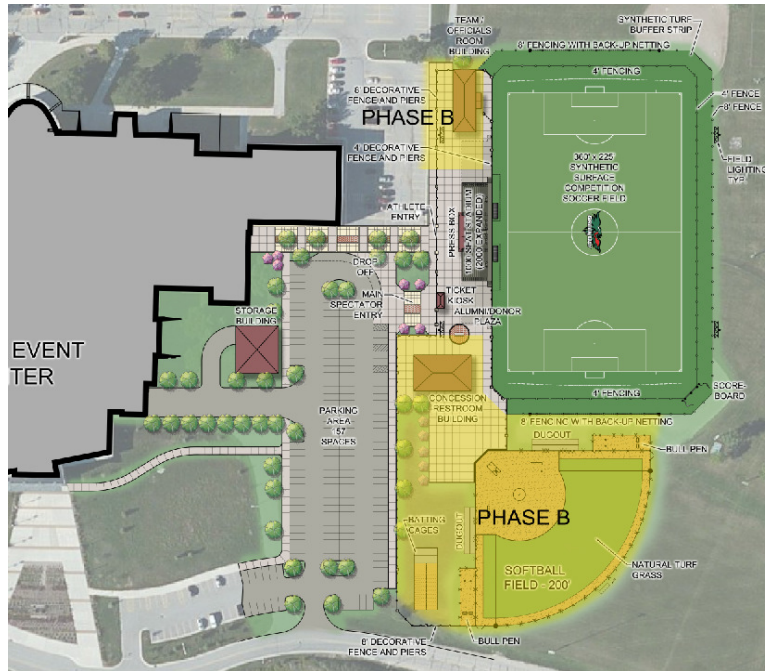
SUMMARY

Construction Items Total:	\$ 2,627,933.00
Contingency @10%:	\$ 262,793.30
2013 Inflation @ 3%	\$ 78,837.99
Construction Estimate Subtotal:	\$ 2,969,564.29
Topographic Survey:	\$ 25,000.00
Geotechnical Services:	\$ 15,000.00
Storm Water Design & Permitting	\$ 25,000.00
Architect Engineer Basic Services @ 8%	\$ 210,234.64
DFD Project Management @ 4%:	\$ 105,117.32

PROJECT TOTAL \$ 3,349,916.25

(See Appendix A for detailed cost estimate line items)

SECTION 1: PROJECT OVERVIEW, ANALYSIS & DESIGN



PHASE B – Softball Field, Concessions/Restrooms, Plaza & Team Rooms

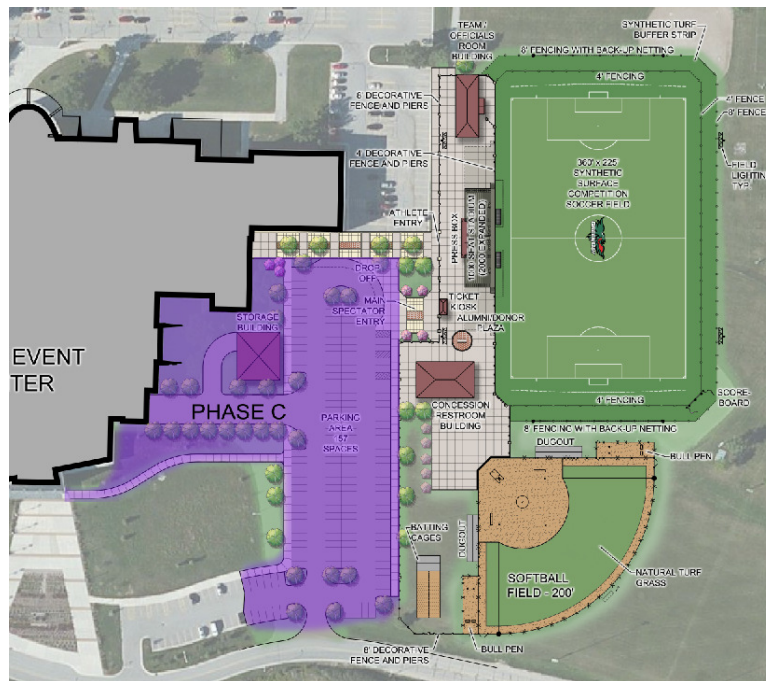
Earthwork / Demolition	\$ 86,551.00
Utilities	\$ 112,885.00
Pavement Structure	\$ 164,601.40
200' Softball Field	\$ 304,342.50
Buildings	\$ 710,120.00
Miscellaneous Items	\$ 30,000.00

SUMMARY

Construction Items Total:	\$ 1,408,499.90
Contingency @10%:	\$ 140,849.99
2013 Inflation @ 3%	\$ 42,255.00
Construction Estimate Subtotal:	\$ 1,591,604.89
Topographic Survey:	\$ 10,000.00
Geotechnical Services:	\$ 5,500.00
Storm Water Design & Permitting	\$ 8,500.00
Architect Engineer Basic Services @ 8%	\$ 127,328.39
DFD Project Management @ 4%:	\$ 63,664.20

PROJECT TOTAL **\$ 1,806,597.47**

(See Appendix A for detailed cost estimate line items)



PHASE C – Parking Area and Storage Building

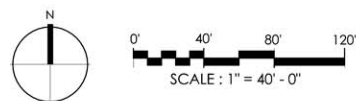
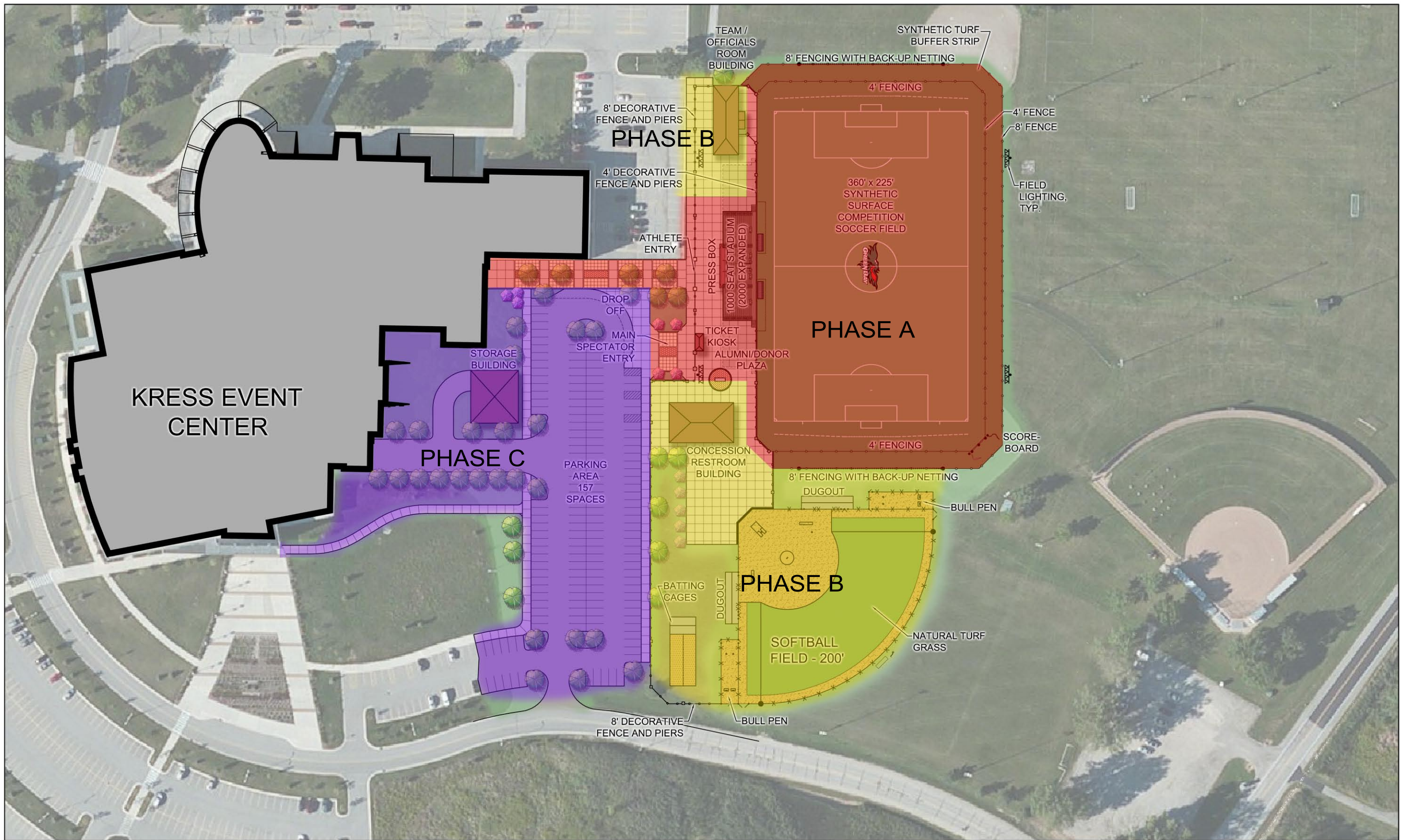
Earthwork / Demolition	\$ 66,001.00
Utilities	\$ 84,000.00
Pavement Structure	\$ 300,429.25
Buildings	\$324,000.00
Miscellaneous Items	\$25,000.00

SUMMARY

Construction Items Total:	\$ 799,430.25
Contingency @10%:	\$ 79,943.03
2013 Inflation @ 3%:	\$23,982.91
Construction Estimate Subtotal:	\$ 903,356.19
Topographic Survey:	\$ 25,000.00
Geotechnical Services:	\$ 15,000.00
Storm Water Design & Permitting	\$ 25,000.00
Architect Engineer Basic Services @ 8%:	\$63,954.42
DFD Project Management @ 4%:	\$31,977.21

PROJECT TOTAL **\$ 1,064,287.81**

(See Appendix A for detailed cost estimate line items)



Rettler Corporation
 3317 Business Park Drive
 Stevens Point, WI 54481

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SOCCER COMPLEX PHASING PLAN



Rettler Project #: 12.003
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 Date: 7-11-12

SECTION 2: APPENDICES



SECTION 2
APPENDIX A
DETAILED COST ESTIMATE BY PHASE

ENGINEERING COST ESTIMATE
University of Wisconsin - Green Bay
Soccer Complex
DFD Project Number 12B1Q
Green Bay, Wisconsin
August 10, 2012



Phase A - Soccer Stadium and Plaza

Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
EARTHWORK/DEMOLITION (4 ACRES)						\$237,987.00
1.	Clearing and Grubbing	L.S.	1	\$5,000.00	\$5,000.00	
2.	Demolition	L.S.	1	\$25,000.00	\$25,000.00	
3.	1.5' Fill - Off-Site Borrow (5 acres)	C.Y.	15,000	\$5.50	\$82,500.00	
4.	Common Excavation	C.Y.	6,398	\$4.00	\$25,592.00	
5.	Stripping Topsoil	C.Y.	3,199	\$2.50	\$7,997.50	
6.	Place Topsoil	S.Y.	3,199	\$2.50	\$7,997.50	
7.	Fill Area - Excavation	C.Y.	15,000	\$4.25	\$63,750.00	
8.	Seed/Fertilize/Mulch	S.F.	85,000	\$0.12	\$10,200.00	
9.	Silt Fence	L.F.	2,000	\$2.00	\$4,000.00	
10.	Erosion Mat	S.Y.	1,000	\$1.50	\$1,500.00	
11.	Tracking Pad	EACH	1	\$2,500.00	\$2,500.00	
12.	Inlet Protection, Type D	EACH	10	\$195.00	\$1,950.00	
UTILITIES						\$112,000.00
13.	Electrical Service	L.S.	1	\$20,000.00	\$20,000.00	
14.	Communication Allowance	L.S.	1	\$35,000.00	\$35,000.00	
15.	Stormwater Management Allowance	L.S.	1	\$10,000.00	\$10,000.00	
16.	Storm Sewer	L.F.	600	\$45.00	\$27,000.00	
17.	Storm Basin	EACH	10	\$2,000.00	\$20,000.00	
PAVEMENT STRUCTURE						\$248,876.00
18.	Concrete Sidewalk/Plaza, 5-inch Depth	S.F.	33,480	\$5.00	\$167,400.00	
19.	Decorative Pavement	S.F.	5,560	\$12.00	\$66,720.00	
20.	Dense Graded Base, 6-inch Depth	S.Y.	4,340	\$3.40	\$14,756.00	

ENGINEERING COST ESTIMATE
University of Wisconsin - Green Bay
Soccer Complex
DFD Project Number 12B1Q
Green Bay, Wisconsin
August 10, 2012



Phase A - Soccer Stadium and Plaza

Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
SOCCER STADIUM						\$1,934,070.00
21.	Synthetic Turf System	S.F.	128,800	\$4.50	\$579,600.00	
22.	Team Logo	L.S.	1	\$15,000.00	\$15,000.00	
23.	Soccer Markings	L.S.	1	\$7,000.00	\$7,000.00	
24.	Finish Drainage Stone, 2-inch Depth	S.Y.	16,000	\$4.65	\$74,400.00	
25.	Base Drainage Stone, 4-inch Depth	S.Y.	16,000	\$4.65	\$74,400.00	
26.	Geotextile Fabric	S.Y.	16,000	\$2.20	\$35,200.00	
27.	Concrete Curb Nailer	L.F.	0	\$17.00	\$0.00	
28.	1"x12" Flat Panel Underdrain	L.F.	4,000	\$5.00	\$20,000.00	
29.	12" Diameter Underdrain w/ Clear Stone Trench	L.F.	1,520	\$35.00	\$53,200.00	
30.	ACO Slot Drain	L.F.	500	\$60.00	\$30,000.00	
31.	Soccer Goals	Set	0	By Owner	\$0.00	
32.	Team Benches	EACH	0	By Owner	\$0.00	
33.	Water Supply (maintenance access)	EACH	1	\$4,500.00	\$4,500.00	
34.	Sports Lighting	L.S.	1	\$175,000.00	\$175,000.00	
35.	Pedestrian Lighting	L.S.	1	\$50,000.00	\$50,000.00	
36.	Sound System	L.S.	1	\$25,000.00	\$25,000.00	
37.	Score Board	EACH	1	\$25,000.00	\$25,000.00	
38.	Stadium Seating	SEAT	1,000	\$250.00	\$250,000.00	
39.	Press Box Elevated on Top of Stadium Seating. Hip roof w/ masonry veneer and stucco finish.	EACH	1	\$85,000.00	\$85,000.00	
40.	4' Fence Around Field Perimeter w/ Vinyl Coating	L.F.	1,440	\$18.50	\$26,640.00	
41.	8' Fence Around Perimeter of West Side Sporting Area w/Vinyl Coating	L.F.	1,840	\$25.75	\$47,380.00	
42.	4' Decorative Fence with 20 Masonry Piers	L.F.	400	\$210.00	\$84,000.00	
43.	8' Decorative Fence with 35 Masonry Piers	L.F.	550	\$295.00	\$162,250.00	
44.	Flag Pole	EACH	3	\$2,500.00	\$7,500.00	
45.	Soccer Netting @each goal	L.S.	1	\$35,000.00	\$35,000.00	

ENGINEERING COST ESTIMATE
University of Wisconsin - Green Bay
Soccer Complex
DFD Project Number 12B1Q
Green Bay, Wisconsin
August 10, 2012



Phase A - Soccer Stadium and Plaza

Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
46.	Masonry Piers @Stadium Structure	EACH	8	\$8,500.00	\$68,000.00	
BUILDINGS						\$40,000.00
47.	Ticket Booth (20' x 10')	S.F.	200	\$200.00	\$40,000.00	
MISCELLANEOUS ITEMS						\$55,000.00
48.	Entry Statement	L.S.	1	\$25,000.00	\$25,000.00	
49.	Landscaping	L.S.	1	\$30,000.00	\$30,000.00	
SUMMARY						
CONSTRUCTION ITEMS TOTAL:						\$2,627,933.00
CONTINGENCY @ 10%:						\$262,793.30
2013 INFLATION @ 3%:						\$78,837.99
CONSTRUCTION ESTIMATE SUBTOTAL:						\$2,969,564.29
TOPOGRAPHIC SURVEY:						\$25,000.00
GEOTECHNICAL SERVICES						\$15,000.00
STORMWATER DESIGN & PERMITTING						\$25,000.00
ARCHITECT ENGINEER BASIC SERVICES @8%						\$210,234.64
DFD PROJECT MANAGEMENT @ 4%:						\$105,117.32
PROJECT TOTAL						\$3,349,916.25

Geotechnical study not completed at time of study. Soil conditions may impact cost estimate.

Topographic mapping not completed at time of study. Final as-built survey required prior to final cost study.

ENGINEERING COST ESTIMATE
University of Wisconsin - Green Bay
Soccer Complex
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Green Bay, Wisconsin
August 10, 2012



**Phase B - Softball Field, Concessions/
Restrooms, Plaza, Team Room**

Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
EARTHWORK/DEMOLITION (2.6 ACRES)						\$86,551.00
1.	Clearing and Grubbing	L.S.	1	\$3,500.00	\$3,500.00	
2.	Demolition	L.S.	1	\$8,500.00	\$8,500.00	
3.	1.5' Fill - Off-Site Borrow	C.Y.	2,500	\$5.50	\$13,750.00	
4.	Common Excavation	C.Y.	4,202	\$5.50	\$23,111.00	
5.	Stripping Topsoil	C.Y.	2,101	\$2.50	\$5,252.50	
6.	Place Topsoil	S.Y.	2,101	\$2.50	\$5,252.50	
7.	Fill Area - Excavation	C.Y.	2,500	\$4.25	\$10,625.00	
8.	Seed/Fertilize/Mulch	S.F.	45,000	\$0.20	\$9,000.00	
9.	Silt Fence	L.F.	1,000	\$2.00	\$2,000.00	
10.	Erosion Mat	S.Y.	1,000	\$1.50	\$1,500.00	
11.	Tracking Pad	EACH	1	\$2,500.00	\$2,500.00	
12.	Inlet Protection, Type D	EACH	8	\$195.00	\$1,560.00	
UTILITIES						\$112,885.00
13.	Electrical Service	L.S.	1	\$5,500.00	\$5,500.00	
14.	Communication Allowance	L.S.	1	\$5,500.00	\$5,500.00	
15.	Stormwater Management Allowance	L.S.	1	\$10,000.00	\$10,000.00	
16.	Storm Sewer	L.F.	1,053	\$45.00	\$47,385.00	
17.	Storm Basin	EACH	9	\$1,500.00	\$13,500.00	
18.	Sanitary	L.F.	435	\$50.00	\$21,750.00	
19.	Water	L.F.	185	\$50.00	\$9,250.00	
PAVEMENT STRUCTURE						\$164,601.40
20.	Concrete Sidewalk/Plaza, 5-inch Depth	S.F.	22,240	\$5.00	\$111,200.00	
21.	Dense Graded Base, 6-inch Depth	S.Y.	2,471	\$3.40	\$8,401.40	
22.	Alumni Plaza	L.S.	1	\$45,000.00	\$45,000.00	

ENGINEERING COST ESTIMATE
University of Wisconsin - Green Bay
Soccer Complex
DFD Project Number 12B1Q
Green Bay, Wisconsin
August 10, 2012



**Phase B - Softball Field, Concessions/
 Restrooms, Plaza, Team Room**

Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
200' SOFTBALL FIELD						\$304,342.50
22.	Infield Material	C.Y.	386	\$40.00	\$15,440.00	
23.	24' Backstop Chainlink, vinyl	L.S.	1	\$35,000.00	\$35,000.00	
24.	4" Underdrain	L.F.	2,000	\$10.00	\$20,000.00	
25.	Irrigation	L.S.	1	\$28,000.00	\$28,000.00	
26.	Topsoil Amendment	S.Y.	2,735	\$5.50	\$15,042.50	
27.	Sunken Dugouts	EACH	2	\$25,000.00	\$50,000.00	
28.	Foul Poles	EACH	2	\$1,200.00	\$2,400.00	
29.	8' Chainlink Fencing w/ Vinyl Coating	L.F.	785	\$30.00	\$23,550.00	
30.	Pitcher's Mound/Bases	SET	1	\$2,500.00	\$2,500.00	
31.	12'W X 8'H Service Gate w/ Vinyl Coating	EACH	2	\$985.00	\$1,970.00	
32.	4'W X 8'H Pedestrian Gate w/ Vinyl Coating	EACH	8	\$530.00	\$4,240.00	
33.	Batting Cages w/storage	EACH	2	\$13,000.00	\$26,000.00	
34.	Bull Pen Areas w/ Vinyl Coating	EACH	2	\$2,500.00	\$5,000.00	
35.	8' Decorative Fencing w/ 16 masonry piers	L.F.	320	\$235.00	\$75,200.00	
36.	Electrical Service	L.S.	0	\$5,000.00	\$0.00	
BUILDINGS						\$710,120.00
37.	Team Room	S.F.	2,098	\$164.00	\$344,072.00	
38.	Concession Restroom (1000 Spectators)	S.F.	2,232	\$164.00	\$366,048.00	
MISCELLANEOUS ITEMS						\$30,000.00
39.	Landscaping	L.S.	1	\$30,000.00	\$30,000.00	

ENGINEERING COST ESTIMATE
University of Wisconsin - Green Bay
Soccer Complex
DFD Project Number 12B1Q
Green Bay, Wisconsin
August 10, 2012



**Phase B - Softball Field, Concessions/
 Restrooms, Plaza, Team Room**

Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
SUMMARY						
	CONSTRUCTION ITEMS TOTAL:					\$1,408,499.90
	CONTINGENCY @ 10%:					\$140,849.99
	2013 INFLATION @ 3%:					\$42,255.00
	CONSTRUCTION ESTIMATE SUBTOTAL:					\$1,591,604.89
	TOPOGRAPHIC AS BUILT SURVEY:					\$10,000.00
	GEOTECHNICAL SERVICES					\$5,500.00
	STORMWATER DESIGN & PERMITTING					\$8,500.00
	ARCHITECT ENGINEER BASIC SERVICES @8%					\$127,328.39
	DFD PROJECT MANAGEMENT @ 4%:					\$63,664.20
	PROJECT TOTAL					\$1,806,597.47

Geotechnical study not completed at time of study. Soil conditions may impact cost estimate.

Topographic mapping not completed at time of study. Final as-built survey required prior to final cost study.

SOFTBALL FIELD ITEMS NOT INCLUDED						
Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
62.	Sports Lighting	L.S.	0	\$110,000.00	\$0.00	
63.	Scoreboard	L.S.	0	\$25,000.00	\$0.00	
64.	Sound System	L.S.	0	\$25,000.00	\$0.00	
65.	Stadium Seating	SEAT	0	\$250.00	\$0.00	
66.	Softball Building (Team Rooms, Showers, Lockers/Storage)	S.F.	0	\$164.00	\$0.00	
67.	Ticket Booth (20' x 10')	S.F.	0	\$200.00	\$0.00	
68.	Walks and Bleacher Pad (5" Concrete)	S.F.	0	\$5.00	\$0.00	
69.	Decorative Pavement	S.F.	0	\$15.00	\$0.00	

ENGINEERING COST ESTIMATE
University of Wisconsin - Green Bay
Soccer Complex
DFD Project Number 12B1Q
Green Bay, Wisconsin
August 10, 2012



Phase C - Parking Area and Storage Building

Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
EARTHWORK/DEMOLITION (2.5 ACRES)						\$66,001.00
1.	Clearing and Grubbing	L.S.	1	\$2,500.00	\$2,500.00	
2.	Demolition	L.S.	1	\$7,500.00	\$7,500.00	
3.	1.5' Fill - Off-Site Borrow (5 acres)	C.Y.	-	\$5.50	\$0.00	
4.	Common Excavation	C.Y.	4,106	\$6.00	\$24,636.00	
5.	Stripping Topsoil	C.Y.	2,053	\$2.50	\$5,132.50	
6.	Place Topsoil	S.Y.	2,053	\$2.50	\$5,132.50	
7.	Fill Area - Excavation	C.Y.	-	\$4.25	\$0.00	
8.	Seed/Fertilize/Mulch	S.F.	27,125	\$0.40	\$10,850.00	
9.	Silt Fence	L.F.	1,550	\$2.00	\$3,100.00	
10.	Erosion Mat	S.Y.	1,800	\$1.50	\$2,700.00	
11.	Tracking Pad	EACH	1	\$2,500.00	\$2,500.00	
12.	Inlet Protection, Type D	EACH	10	\$195.00	\$1,950.00	
UTILITIES						\$84,000.00
13.	Electrical Service	L.S.	1	\$5,000.00	\$5,000.00	
14.	Communication Allowance	L.S.	1	\$0.00	\$0.00	
15.	Stormwater Management Allowance	L.S.	1	\$10,000.00	\$10,000.00	
16.	Storm Sewer	L.F.	1,200	\$45.00	\$54,000.00	
17.	Storm Basin	EACH	10	\$1,500.00	\$15,000.00	
PAVEMENT STRUCTURE						\$300,429.25
21.	HMA Type E-0.3, 3.5-inch Depth w/ Tack Coat - Parking Lot (157 Space Lot)	S.Y.	7,465	\$18.00	\$134,370.00	
22.	Concrete Sidewalk, 5-inch Depth	S.F.	13,355	\$5.00	\$66,775.00	
23.	Dense Graded Base, 6-inch Depth	S.Y.	1,485	\$3.40	\$5,049.00	
24.	Dense Graded Base, 12-inch Depth - Parking Lot	S.Y.	7,465	\$6.85	\$51,135.25	
25.	Concrete Curb Ramp w/ Detectable Warning Field	EACH	5	\$1,020.00	\$5,100.00	
26.	24" Concrete Curb and Gutter	L.F.	1,900	\$20.00	\$38,000.00	

ENGINEERING COST ESTIMATE
 University of Wisconsin - Green Bay
 Soccer Complex
 DFD Project Number 12B1Q
 Green Bay, Wisconsin
 August 10, 2012



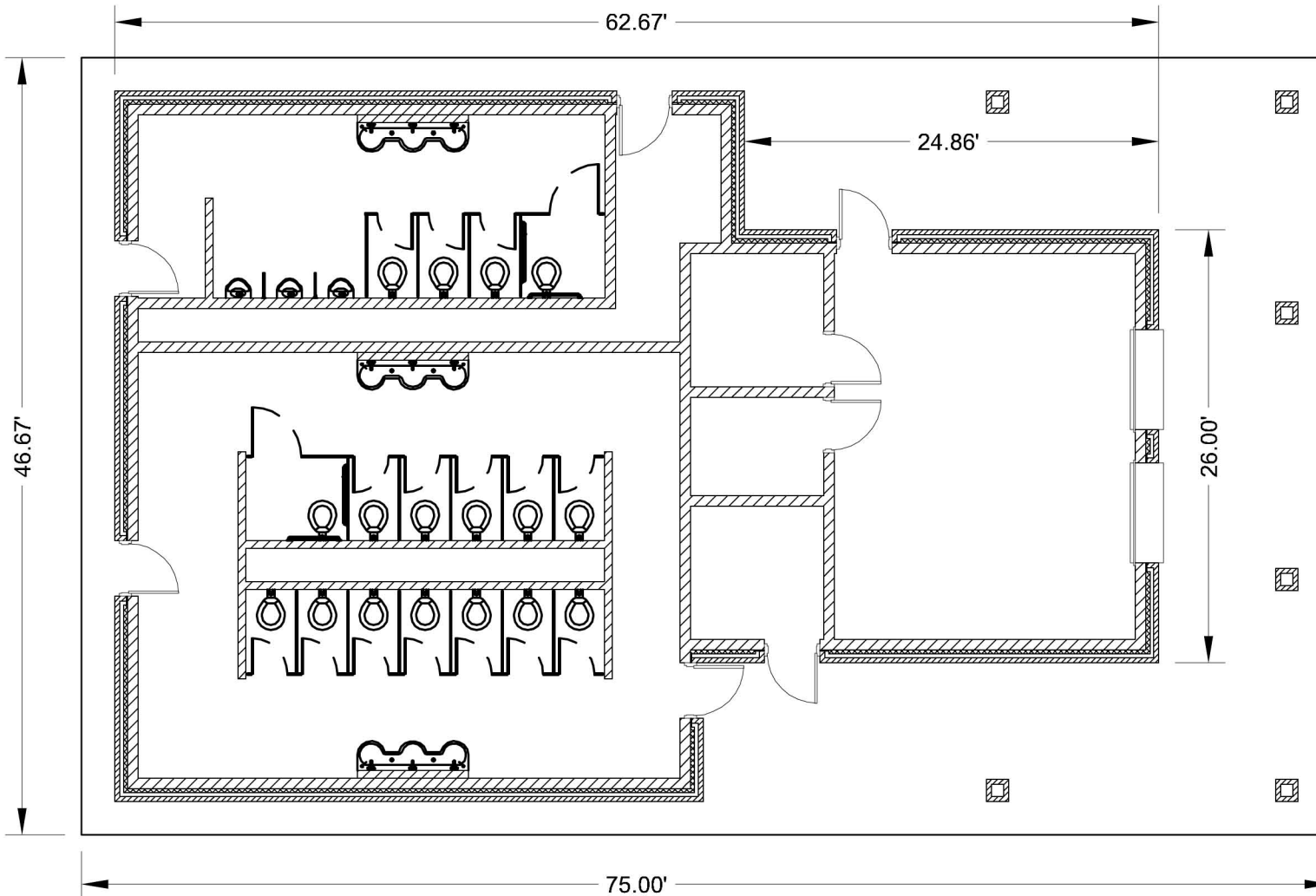
Phase C - Parking Area and Storage Building

Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
BUILDINGS						\$324,000.00
54.	Storage Building (54' x 60')	S.F.	3,240	\$100.00	\$324,000.00	
MISCELLANEOUS ITEMS						\$25,000.00
56.	Landscaping	L.S.	1	\$25,000.00	\$25,000.00	
SUMMARY						
CONSTRUCTION ITEMS TOTAL:						\$799,430.25
CONTINGENCY @ 10%:						\$79,943.03
2013 INFLATION @ 3%:						\$23,982.91
CONSTRUCTION ESTIMATE SUBTOTAL:						\$903,356.18
TOPOGRAPHIC SURVEY:						\$25,000.00
GEOTECHNICAL SERVICES						\$15,000.00
STORMWATER DESIGN & PERMITTING						\$25,000.00
ARCHITECT ENGINEER BASIC SERVICES @8%						\$63,954.42
DFD PROJECT MANAGEMENT @ 4%:						\$31,977.21
PROJECT TOTAL						\$1,064,287.81

Geotechnical study not completed at time of study. Soil conditions may impact cost estimate.

Topographic mapping not completed at time of study. Final as-built survey required prior to final cost study.

SECTION 2
APPENDIX B
DETAILED BUILDING PLANS



CONCESSIONS/RESTROOM BUILDING
 UW GREEN BAY SOCCER COMPLEX

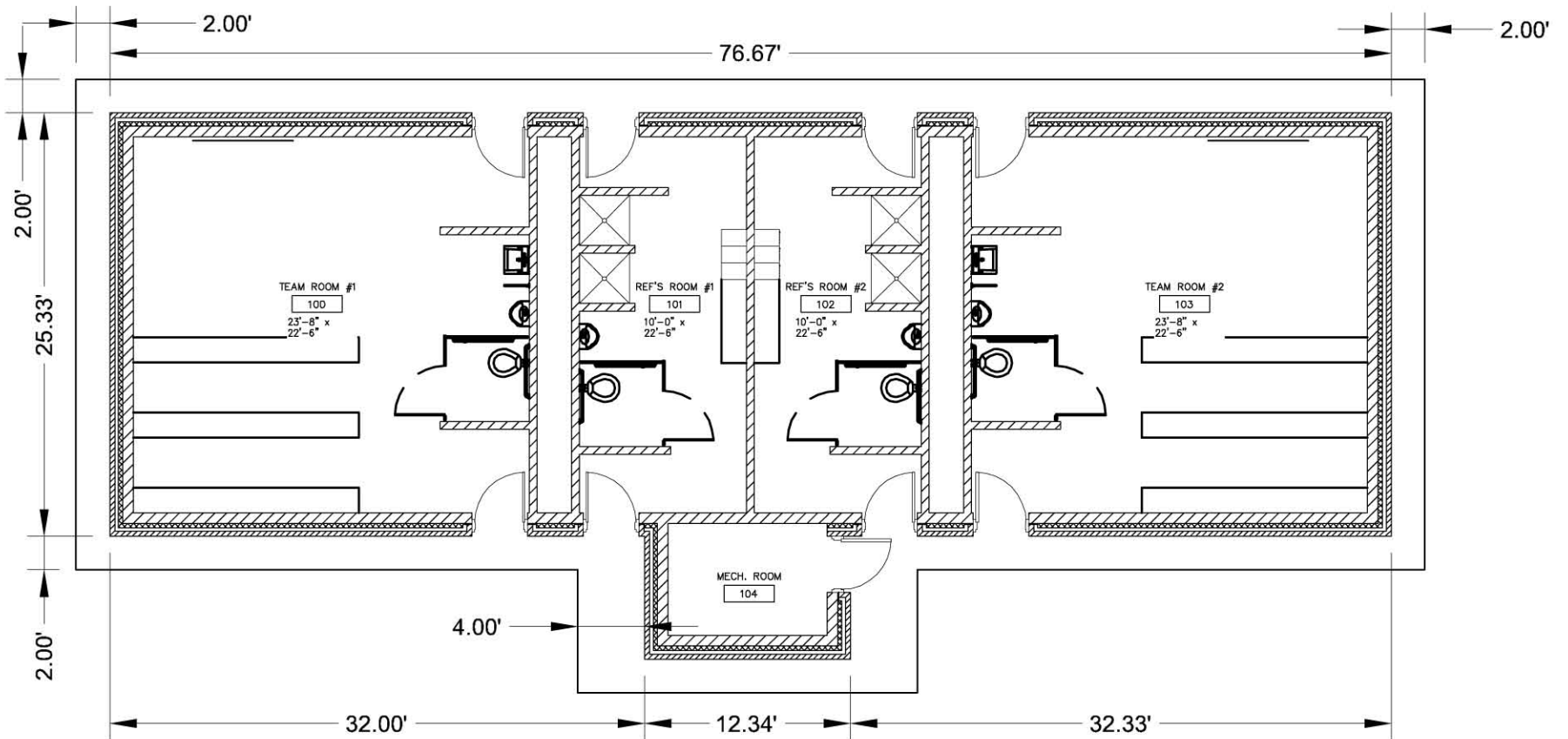




**CONCESSIONS/RESTROOM BUILDING
UW GREEN BAY SOCCER COMPLEX**



**CONCESSIONS/RESTROOM BUILDING
UW GREEN BAY SOCCER COMPLEX**



TEAM ROOM UW GREEN BAY SOCCER COMPLEX

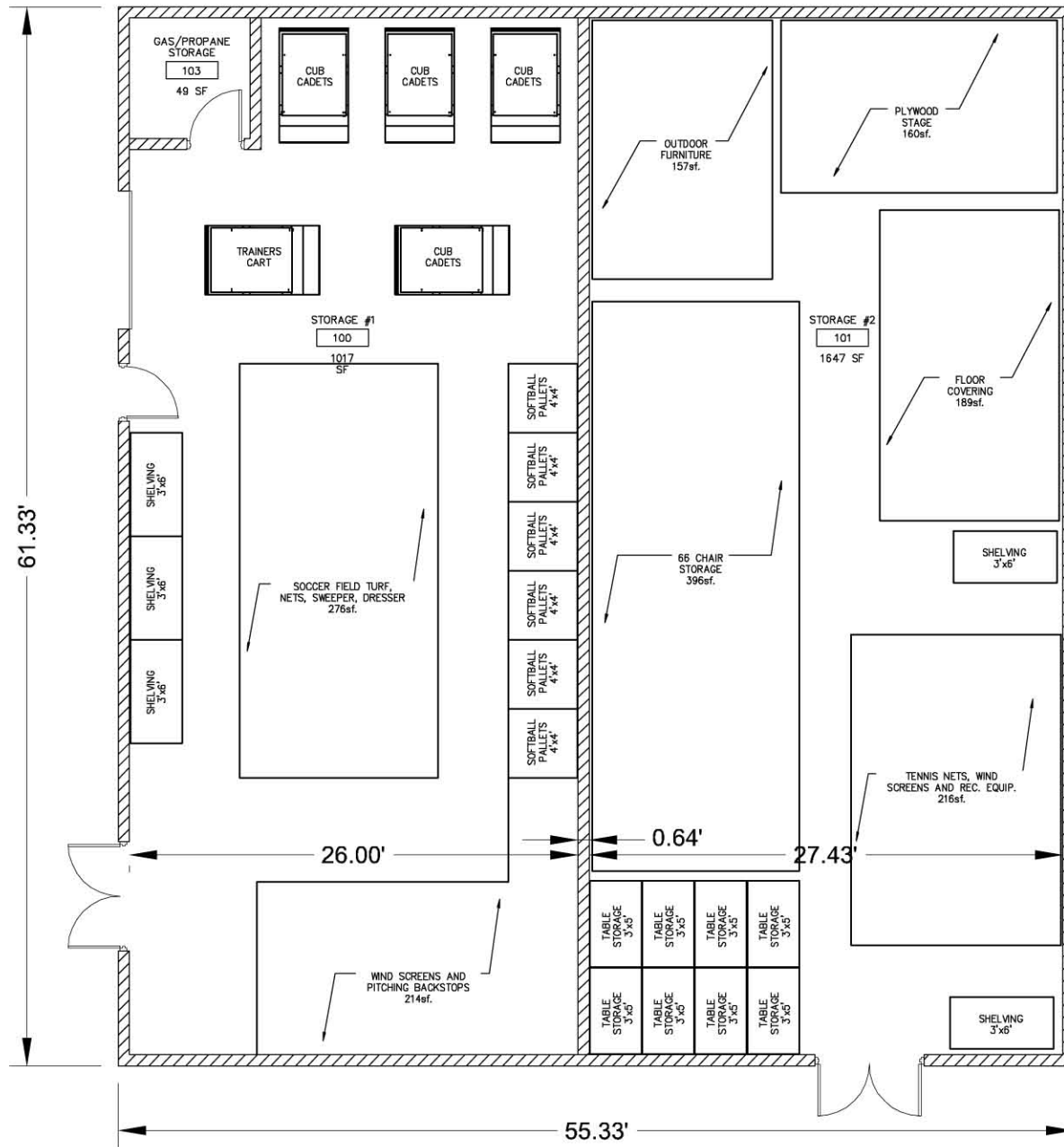




TEAM ROOM
UW GREEN BAY SOCCER COMPLEX



TEAM ROOM
UW GREEN BAY SOCCER COMPLEX



STORAGE ROOM

UW GREEN BAY SOCCER COMPLEX





STORAGE ROOM
UW GREEN BAY SOCCER COMPLEX

SECTION 2
APPENDIX C
SITE AMENITY EXAMPLES

EXISTING FACILITY AND MATERIALS



MISCELLANEOUS



UNIVERSITY OF WISCONSIN-GREEN BAY

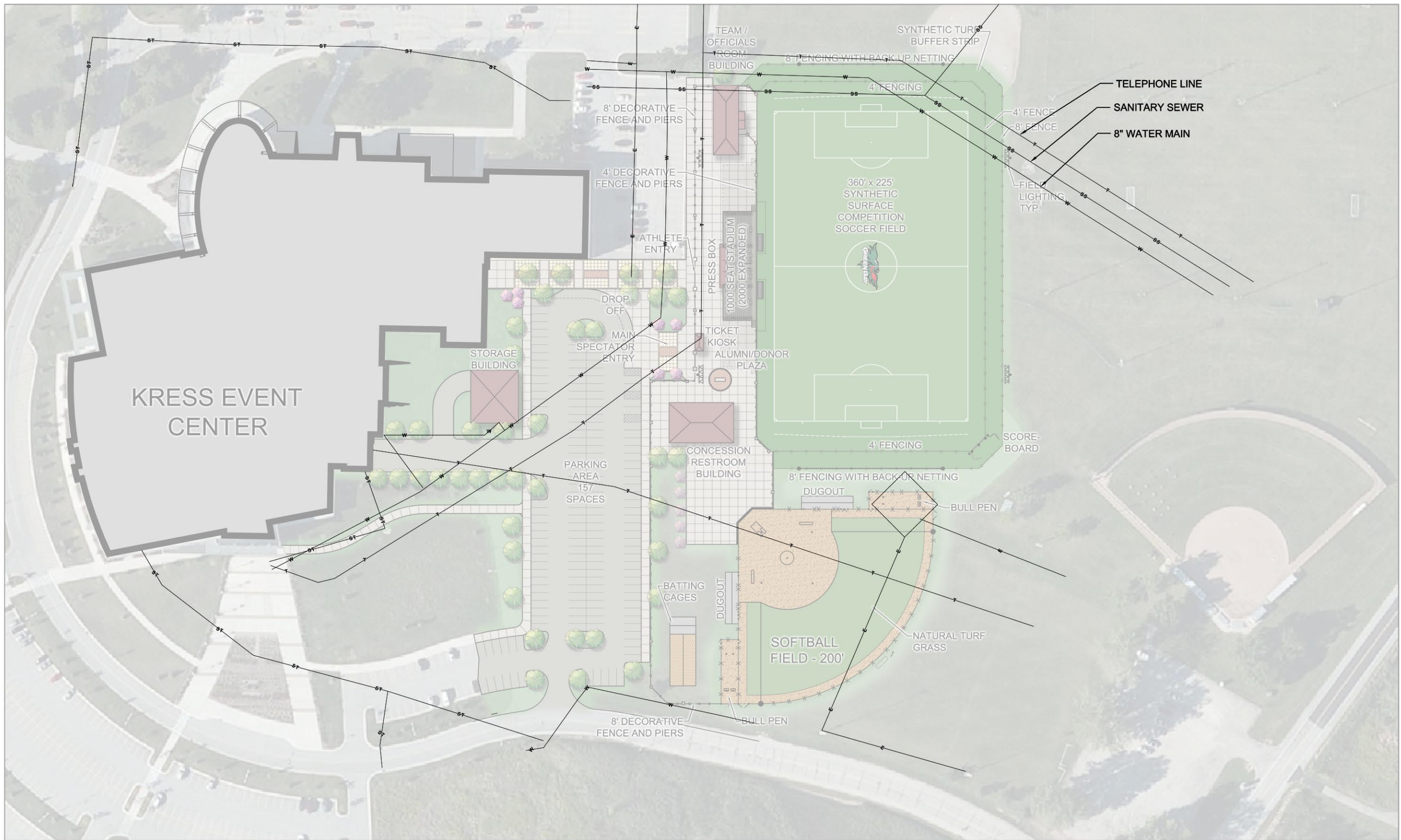


Rettler Corporation
3317 Business Park Drive
Stevens Point, WI 54481

SOCCKER COMPLEX
MATERIAL CONCEPTS

Project #: 12.003
Date: 5-3-2012

SECTION 2
APPENDIX D
EXISTING UTILITY DRAWING



Rettler Corporation
 3317 Business Park Drive
 Stevens Point, WI 54481

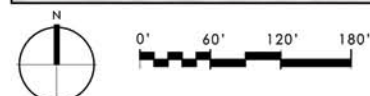
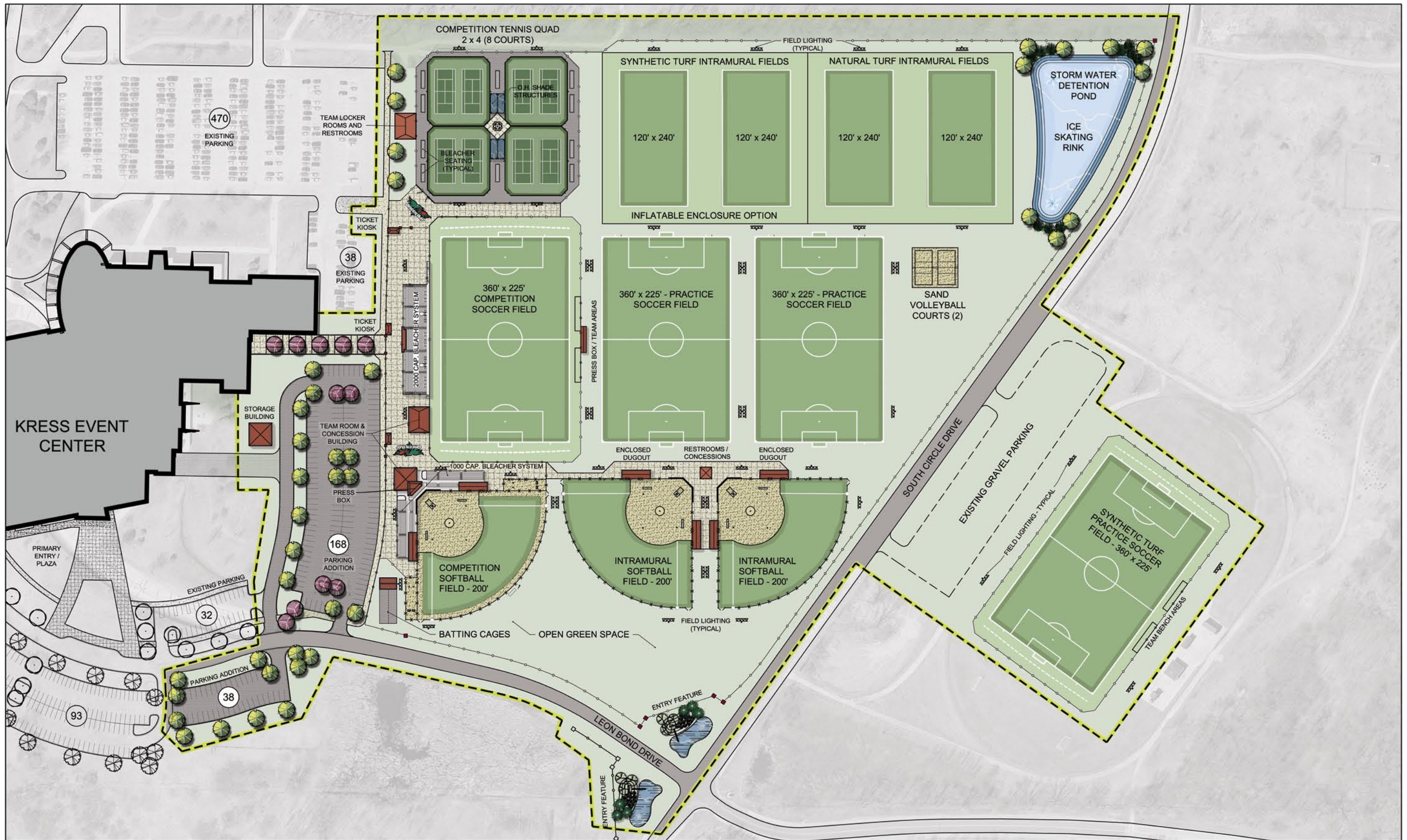
UNIVERSITY OF WISCONSIN-GREEN BAY

SOCCER COMPLEX UTILITY PLAN



Rettler Project #: 12.003
 DFD Project #: 12B1Q
 Date: 7-11-12

SECTION 2
APPENDIX E
2009 OUTDOOR MASTER PLAN



UNIVERSITY OF WISCONSIN-GREEN BAY



Rettler Corporation
 3317 Business Park Drive
 Stevens Point, WI 54481

OUTDOOR ATHLETIC/INTRAMURAL FACILITIES MASTER PLAN

Project #: 9.006
 Date: 04/29/09



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Stevens Point, WI 54481

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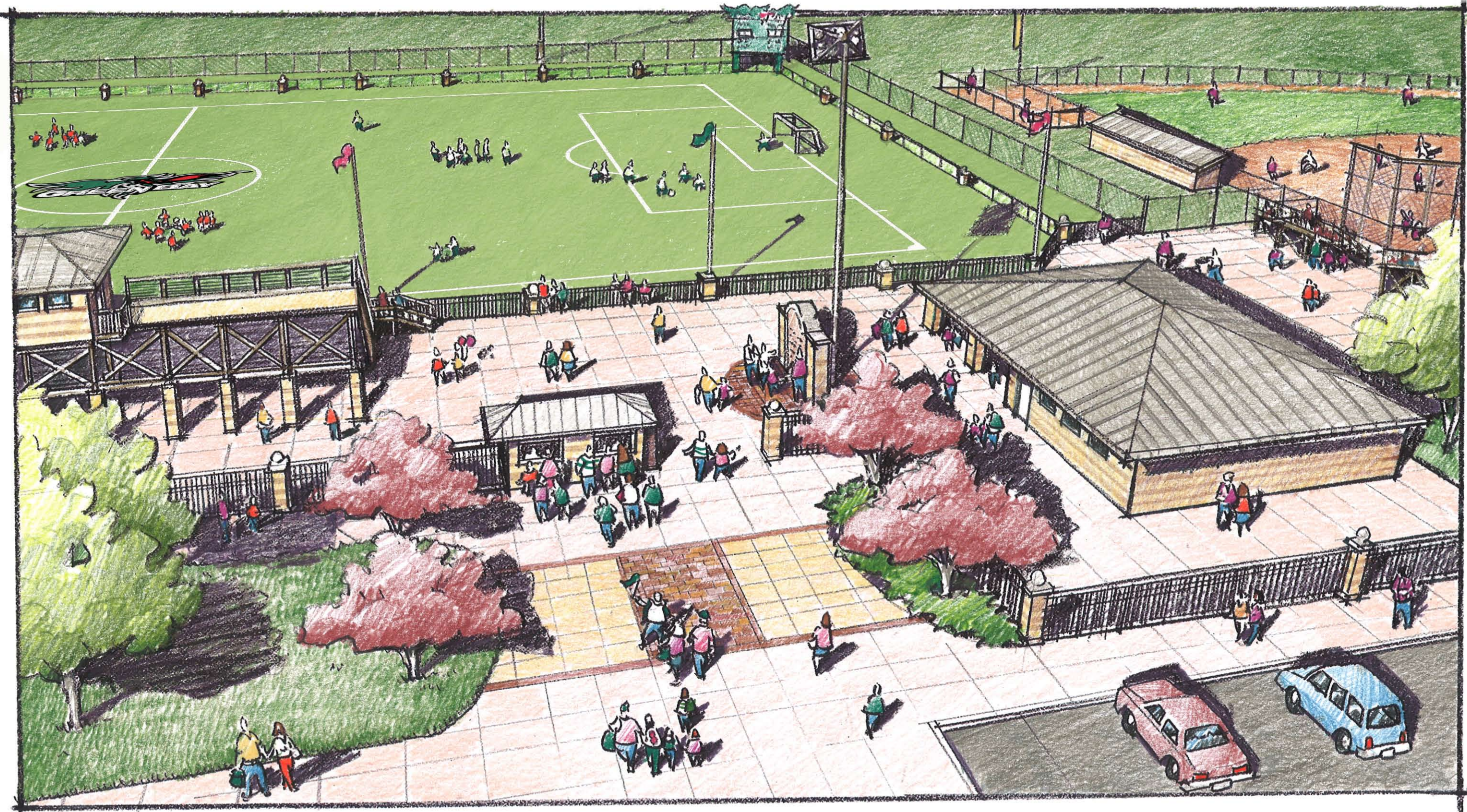
OUTDOOR ATHLETIC/INTRAMURAL FACILITIES
ARTISTS RENDERING



Project #: 9.006
Date: 04/29/09

SECTION 2
APPENDIX F
ARTIST'S PERSPECTIVES





UW GREEN BAY SOCCER COMPLEX ENTRY

SECTION 2
APPENDIX G
MEETING MINUTES

UW Green Bay
Soccer Complex Design Study
DSF Project Number 12B1Q
Meeting #1- Kick Off
April 11, 2012
1:30 P.M.

I. Introductions

- A. Rettler Corporation – Jeff Bahling, RLA, ASLA
- B. Architects Group Limited – David Johnson, AIA
- C. University Representatives.

II. Master Plan- 2009

- A. Review work completed
- B. Process, input, cost program
- C. Phased implementation
- D. Etc.

III. Soccer Complex Design Study

- A. Phased Project
- B. Determine needs for this phase
- C. Review previous criteria provided
- D. Develop Soccer Project Vision w/Costs
- E. Time Schedule: April - June

IV. Study / Design Process

- A. Data Collection
- B. Development Program
- C. Site Analysis
- D. Concept Plan Development
- E. Development Cost Program / Options

V. Schedule

- A. Design Effort
- B. Next Meeting – Schematic Plan review
- C. Preferred Plan w/Budget Estimates
- D. Final Study

**UW Green Bay
Soccer Complex Design Study
Design Meeting #1
Meeting Minutes**
*Wednesday, April 11 2012, 1:30 P.M.
Kress Athletic Offices Conference Room
DSF Project #12 BIQ*

The following table lists those in attendance:

NAME	REPRESENTING	EMAIL
Mr. Ken Bothof	Director of Athletics	bothofk@uwgb.edu
Dan McIver	Associate Athletic Director, Program Operations	mciverd@uwgb.edu
Paul Pinkston	Director of Facilities Planning and Management	pinkstop@uwgb.edu
Louis LeCalsey, III	Retired Soccer Coach	Lou.LeCalsey@Ameritech.Net
Dave Johnson, AIA	Architects Group Limited (AGL)	dave@aglgb.com
Jeff Bahling, RLA	Rettler Corporation	Jbahling @rettler.com

A kick off meeting was held to introduce all parties, review the 2009 master plan, and discuss needed criteria to be utilized in the Soccer Complex Design Study. The following are items discussed and decisions reached.

1. Reviewed Soccer Complex items to be considered in study development.

A. Stadium Seating

- 1) Stadium Seating should reflect a steel, "post and beam", grandstand. System should contain a solid deck. Aesthetic treatments to be explored during the study.
- 2) 2000 seats at total build out. Approximately 1000 seats should be targeted for a "phase 1" development expandable to 2000 seats in the future.
- 3) Hard surface shall be located under structure. Enclosures may be reviewed for cold storage, etc.

B. Press/Media Booth

- 1) Press Box to be attached to the stadium seating and accessed from the aisles of the seating structure.

- 2) 500 S.F. maximum size, per code, no elevator required and 5 person maximum limit.
- 3) Treatment of Press Box to be faced with materials to blend into entire campus and athletic facility.
- 4) Heat should be considered for press box
- 5) Sound system controls, data and electric to be planned for press box.

C. Soccer Multipurpose Building

- 1) Building will be the main structure for the soccer complex venue. This building is currently planned to be a heated structure, providing public restroom, team rooms for two teams, a locker room with showers for three officials, a concession area, and storage for this building's supply and maintenance requirements.
- 2) The building restrooms and concessions will be a shared use with the future competition softball field planned south of the soccer stadium.
- 3) Concessions – hot dogs, popcorn, nachos, (2 coolers for soft drinks, roll up windows, overhang to protect customers and concession window areas from the weather, hand wash and preparation sinks per code. (6) Employees in concessions. View of the field from the concessions is preferred.
- 4) Team Rooms
 - Home and away required for 25 athletes and staff.
 - These rooms should provide a hook, benches, open area and white board space.
 - Modest restrooms should be provided. Full locker rooms will continue to be utilized in the Kress Center for both teams for prior to and after the event.
- 5) Officials Room
 - 3 officials are required for each competitive event.
 - Full lockers, with showers and restrooms are required.
 - Men's (and women's) areas per code requirements.
- 6) Public Restrooms
 - Fixture count, per code requirements based on stadium seating.
 - Softball to provide 1000 seats.

D. Ticket Booth

- 1) 3 windows at single main gate
- 2) Structure to match proposed/existing vernacular of complex

E. Parking

- 1) Provide new parking similar to Master Plan
- 2) Campus storm / suspended solid removal currently at 42.2%, potential capacity availability for this project.

F. Storage Building

- 1) Owner to provide list of equipment/supplies for storage.

G. Soccer Field

- 1) The entire field and run out areas will be synthetic turf.
- 2) UWGB logo at Center Circle
- 3) Donor/Memorial logo- to be determined.
- 4) Netting is required behind both goals
- 5) Lighting, sound, and scoreboards. (Scoreboard southeast corner)
- 6) Soccer teams located west side field. The dugouts to be elevated, review more detail with Owner.
- 7) East side filming booth; more discussion needed to verify if included in project.

H. Miscellaneous Items

- 1) Fencing
 - Color and type of fencing will be developed during project schematics
 - Perimeter fencing, 8' tall will be provided to secure the soccer field complex. The future softball complex will be included in the perimeter fencing; i.e., softball and soccer area will be open to all fans for both venues.
 - 4' tall fencing will be provided on the west side of soccer field.
 - Access provided for maintenance, public safety, emergency, etc.
- 2) Site amenities including, trash receptacles, light fixtures, benches, tables, etc., will match theme of project.

2. Schedule

A. NEXT MEETING - May 3, 2012 1:30 P.M. @Athletic Office, Kress Center.

- 1) Provide updated information regarding input received.
- 2) Review potential physical impacts to existing facility regarding fields and space loss, storm sewer and other utilities, etc.
- 3) Receive input on schematics and direction to solidify the soccer complex vision/plan.

The aforementioned constitutes my understanding of the observed and discussed items. If any of the above items have been misinterpreted or omitted please contact our office as soon as possible.

Sincerely,
Jeff Bahling, RLA, ASLA
Senior Landscape Architect
cc: All Present

***UW Green Bay
Soccer Complex Design Study
Design Meeting #2
Thursday, May 3, 2012, 1:30 P.M.
Kress Athletic Offices Conference Room
DSF Project #12 BIQ***

After meeting a few weeks ago, the following items have been included in a schematic plan and vision for input and discussion.

A. Stadium Seating

- 1) 1000 Seat Stadium w/ expansion to 2000 seats.
- 2) 15 row, inset press box, accessible ramp, etc.
- 3) Hard surface shall be located under structure. Enclosures may be reviewed for cold storage, etc.
- 4) Review brick columns option, banding, etc.
- 5) Color options.

B. Press/Media Booth

- 1) Press Box to be attached to the stadium seating and accessed from the aisles of the seating structure. Size represented is 8' x 43' (aisles of bleachers)
- 2) 500 S.F. maximum size, per code, no elevator required and 5 person maximum limit.
- 3) Treatment of Press Box to be faced with materials to blend into entire campus and athletic facility. See Green Bay East Stadium.
- 4) Heat should be considered for press box
- 5) Sound system controls, data and electric to be planned for press box.

C. Soccer Multipurpose Building

- 1) Dave Johnson to discuss program, size requirements, code requirements, etc.
- 2) Concession
- 3) Restrooms
- 4) Team rooms
- 5) Officials space

D. Ticket Booth

- 1) 3 windows at single main gate
- 2) Bigger entrance space.

E. Parking

- 1) Redeveloped parking area for 157 parking spaces.
- 2) Campus storm / suspended solid removal currently at 42.2%, potential capacity availability for this project.

F. Storage Building

- 1) Required, owner to provide list of equipment/supplies for storage.

G. Soccer Field

- 1) The entire field and run out areas will be synthetic turf.
- 2) UWGB logo at Center Circle
- 3) Donor/Memorial logo- to be determined.
- 4) Netting behind both goals
- 5) Lighting, sound, and scoreboards. (Scoreboard southeast corner)
- 6) Soccer teams located west side field. The dugouts to be elevated, review more detail with Owner.
- 7) East side filming booth; more discussion needed to verify if included in project.

H. Miscellaneous Items

- 1) Kress Color and Material
- 2) Fencing
 - Color options, bronze or brown, black, and or green for chain link thermal bonded. Pickets, multiple color options.
 - Perimeter fencing, 8' tall will be provided to secure the soccer field complex. 4' tall fencing (pickets or chain link), will be provided on the west side of soccer field.
 - Access provided for maintenance, public safety, emergency, etc.
- 3) Site amenities including, trash receptacles, light fixtures, benches, tables, etc will match theme of project.

I. Discussion, Input, and Schedule

- 1) Overlay of complex onto existing site; demolition, redevelopment, etc.
- 2) Utility review, electrical, storm, sanitary, water.
- 3) Review building options and proceed with design footprint(s), elevations.
- 4) Develop pre-final site plan with preliminary costs.
- 5) Etc.

**UW Green Bay
Soccer Complex Design Study
Design Meeting #2
Meeting Minutes
Thursday, May 3, 2012, 1:30 P.M.
Kress Athletic Offices Conference Room
DSF Project #12 BIQ**

The following table lists those in attendance:

NAME	REPRESENTING	EMAIL
Mr. Ken Bothof	Director of Athletics	bothofk@uwgb.edu
Dan McIver	Associate Athletic Director, Program Operations	mciverd@uwgb.edu
Paul Pinkston	Director of Facilities Planning and Management	pinkstop@uwgb.edu
Aaron Epps	Facilities Planner	eppsa@uwgb.edu
Louis LeCalsey, III	Retired Soccer Coach	Lou.LeCalsey@Ameritech.Net
Dave Johnson, AIA	Architects Group Limited (AGL)	dave@aglgb.com
Jeff Bahling, RLA	Rettler Corporation	Jbahling @rettler.com

Design meeting #2 was held to review conceptual plans and provide an opportunity for discussion and input regarding the project. The following are the items discussed and decisions reached.

A. Stadium Seating

- 1) 1000 Seat Stadium w/ expansion to 2000 seats.
- 2) 15 row, inset press box, accessible ramp, etc.
- 3) Review the height of the first row, potential raise 12" to lessen restricted view of spectators viewing through team dugouts.
- 4) Concrete, as a minimum, shall be located under structure.
- 5) Brick columns and front panel cost options should be included.
- 6) Color to blend with Kress Center.

B. Press/Media Booth

- 1) Press Box to be attached to the stadium seating and accessed from the aisles of the seating structure. Press Box is 8' x 43' and line up with aisles of bleachers.

- 2) 500 S.F. maximum size, per code, no elevator required and 5 person maximum limit.
- 3) Treatment of Press Box to be faced with materials to blend into entire campus and athletic facility. Include brick, and hip roof similar Green Bay East Stadium.
- 4) Heat should be included for press box
- 5) Sound system controls, data and electric to be planned for press box.

C. Soccer Multipurpose Building

- 1) Public concession layout is acceptable as represented.
- 2) Public restrooms should be based on 1000 spectators.
- 3) Team rooms and Official locker rooms are acceptable as represented.
- 4) UWGB has provided a list of items to include for a proposed storage building.

D. Ticket Booth

- 1) Location is acceptable; architecture to match proposed buildings.

E. Parking

- 1) Redeveloped parking area for 157 parking spaces.
- 2) Campus storm / suspended solid removal currently at 42.2%, potential capacity availability for this project.
- 3) Rettler to provide area of all new hard surface proposed.

F. Soccer Field

- 1) The entire field and run out areas will be synthetic turf. Expand north south, and east side to accommodate a possible future 10' walk area for additional persons to watch venue on all sides of field.
- 2) UWGB logo at Center Circle
- 3) Donor/Memorial logo- to be determined.
- 4) Netting behind both goals is acceptable as shown.
- 5) Lighting, sound, and scoreboards. (Scoreboard southeast corner)
- 6) Soccer teams located west side field. The dugouts to be elevated, review more detail with Owner.
- 7) East side filming booth not required.

G. Miscellaneous Items

- 1) Kress Color and Material to be matched
- 2) Fencing
 - Ornamental fence and masonry pillars at the west side entry and spectator areas, vinyl chain link on all other sides (North, South, and East).

- Perimeter fencing, 8' tall will be provided to secure the soccer field complex. 4' tall fencing (pickets or chain link), will be provided on the west side of soccer field.
 - Access provided for maintenance, public safety, emergency, etc.
- 3) Site amenities including, trash receptacles, light fixtures, benches, tables, etc will match theme of project.

H. Anticipated Work Schedule

- 1) Overlay of complex onto existing site, determine impacts.
- 2) Soccer practice to be located at current competition field, develop two new softball fields, for intramurals which match master plan, and blend elevation as needed.
- 3) Utility review, electrical, storm, sanitary, water will be schematically planned with estimated costs.
- 4) Dave Johnson, AGL, will review building options and proceed with design footprint(s), elevations, and cost estimates.
- 5) Develop pre-final site plan with preliminary costs.
- 6) Etc.

I. NEXT MEETING - May 31, 2012 1:30 P.M. @Athletic Office, Kress Center.

- 1) Provide updated information regarding input received.
- 2) Finalize input, plan and cost revisions.

The aforementioned constitutes my understanding of the observed and discussed items. If any of the above items have been misinterpreted or omitted please contact our office as soon as possible.

Sincerely,

Jeff Bahling, RLA, ASLA
Senior Landscape Architect

cc: All Present

***UW Green Bay
Soccer Complex Design Study
Design Meeting #3
Thursday, May 31, 2012, 1:30 P.M.
Kress Athletic Offices Conference Room
DSF Project #12 BIQ***

Upon review of the meeting minutes from May 3, 2012, as well as input on emails during the past few weeks, the following is an agenda for today's meeting

A. Plan Revisions

- 1) Parking, drop off, walk(s), etc.
- 2) Entrance, Alumni/Donor Plaza, etc.
- 3) Field layout, perimeter walk and fence.
- 4) Sports field lighting.
- 5) Buildings
- 6) Softball field

B. Utility Impacts

- 1) Sanitary sewer
- 2) Water
- 3) Fiber /communication
- 4) Storm sewer, storm water management
- 5) Etc.

C. Cost Estimate PRELIMINARY

- 1) Review line item estimate for discussion and input
- 2) Revisions
- 3) Phased approach

D. Schedule

- 1) Revise site plan
- 2) Finalize study cost estimates
- 3) Develop architectural rendering
- 4) Present pre-final study and report
- 5) Final study document.