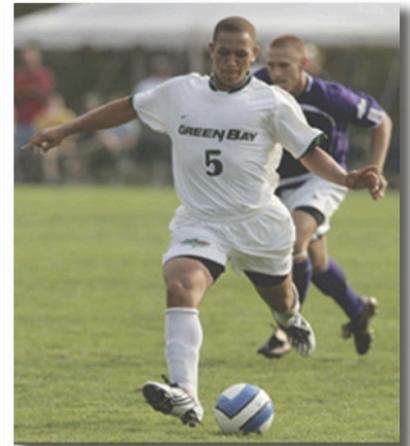


MASTER PLAN STUDY OUTDOOR ATHLETIC & INTRAMURAL FACILITIES

UNIVERSITY OF WISCONSIN GREEN BAY



RETTLER
corporation

JULY, 2009

DSF No.08K2B

July 6, 2009

Mr. Glen Clickner, Project Manager
State of Wisconsin, Department of Administration
Division of State Facilities
101 East Wilson Street
Madison, WI 53702

Re: University of Wisconsin - Green Bay
Outdoor Athletic and Intramural Facilities Master Plan
Green Bay, Wisconsin
DSF Project No. 08K2B

Dear Mr. Clickner:

Rettler Corporation is pleased to present the enclosed Master Plan Study document for the Outdoor Athletic and Intramural Facilities for the University of Wisconsin – Green Bay Campus.

This report provides a summary of the design process which began in February 2009. A comprehensive approach was provided in developing the Master Plan. Need criteria was gathered by detailed questionnaire survey responses as well as subcommittee input. Existing site review and analysis was provided by on site inventory, meetings with facility personnel, and review of existing utility mapping of the project area.

The Master Plan layout includes critical input and review by the subcommittee. An open house “campus - wide” review session was also provided for input. Cost estimates are included for anticipated construction costs and, as requested by the subcommittee, a plan for phased development.

This project was a pleasurable experience and provides the entire campus community a comprehensive plan to guide future outdoor collegiate and recreational development.

Upon review of this document, please contact our office if you should have any questions or require any additional information.

Sincerely,

Jeff Bahling, RLA, ASLA,
Senior Landscape Architect

Rick Zahn, P.E.
Project Engineer

Enc: as noted
CC: Paul Pinkston, UW-GB

1.1 TABLE OF CONTENTS

SECTION 1 - PROJECT OVERVIEW, ANALYSIS & DESIGN	
1.1	Table of Contents.....2
1.2	Abstract.....3
1.3	Acknowledgments.....4
1.4	Needs Assessment.....5,6
1.4.1	Needs Assessment Survey.....7,8,9
1.5	Site Analysis.....10,11
1.5.1	Site Analysis Plan 1 - Existing Features.....12
1.5.2	Site Analysis Plan 2 - Existing Utilities.....13
1.6	Master Plan.....14,15
1.6.1	Final Master Plan.....16
1.7	Cost Overview.....17
1.8	Phased Development.....18,19
1.8.1	Phasing Plan.....20

SECTION 2 - APPENDICES

2.1	Appendix A - Project Meeting Minutes.....21,22
2.1.1	Need Assessment Completed Survey Results.....23
2.2	Appendix B - Conceptual Plans.....24
2.3	Appendix C - Detailed Cost Estimate.....25
2.4	Appendix D – Seasonal Dome Enclosure.....26
2.5	Appendix E – Aerial Rendering.....27

1.2 ABSTRACT

The University of Wisconsin - Green Bay Athletic and Intramural Facilities Master Plan describes the current physical conditions and utilization of the outdoor intercollegiate and recreation fields. The plan includes the review of required needs of facilities to meet demand and use. The site master plan provides the future vision and capital improvement plan for comprehensive redevelopment to the outdoor athletic facilities.

Rettler Corporation, an athletic field design consulting firm, has been retained by The State of Wisconsin Department of Facilities to assist in development of the Outdoor Athletic and Intramural Facilities Master Plan. The Master Plan Project has been identified by the DSF as Project No. 08K2B.

The current outdoor fields at UWGB consist of a lighted soccer stadium, a softball field, six lighted tennis courts, two intramural softball fields, two lighted intramural soccer/flag football fields, and open green spaces which support two soccer or flag football fields. The fields, constructed in 1970-71 are heavily used and in need of upgrades. Further, the area does not meet the current demand as well as providing Division 1 collegiate facilities, recreational activities, and community events and programs.

The planning process provided a review of the existing conditions through on site inventory and meetings with site staff. Topography, drainage, soils, site circulation, utility locations, environmentally sensitive areas, etc. have been reviewed and evaluated to identify all impacts for future planning and development efforts.

Need criteria was gathered by current users via meetings and written questionnaire survey responses. A comprehensive list of space and facility needs was reviewed and finalized by the design committee. This list of needs was utilized in the development of the Master Plan.

Conceptual plans were reviewed in workshop settings with critical input from committee members. Development of a preferred concept was developed and presented at an on campus open house April 24 2009.

A final master plan and associated construction cost estimate has been developed. Phased development includes options for future development for portions of the site. Per direction of the committee the phased development options provide flexibility options for development while accounting for current uses, athletic requirements, and uncertain financial resources.

This report provides additional information and detail in regards to development of the Master Plan. The results of the study will be used to guide the University to assist in future intercollegiate athletic field and recreational development as well as for use as a kick off for fund raising.

1.3 ACKNOWLEDGMENTS

The following persons provided critical input, support and critique in the development of this document. The University and Rettler Corporation would like to thank the following people for their time and assistance developing this plan.

UNIVERSITY OF WISCONSIN - GREEN BAY

Thomas Harden	Chancellor
William Laatsch	Vice Chancellor/Provost

ATHLETIC INTRAMURAL SITE DESIGN DEVELOPMENT COMMITTEE

William Laatsch	Interim Vice Chancellor
Tom Maki	Vice Chancellor Business & Finance
Ken Bothof	Director of Intercollegiate Athletics
Paul Pinkston	Interim Director of Facilities Planning and Management
Dan McIver	Associate Director of Intercollegiate Athletics
Jeanne Stangel	Associate Director of Intercollegiate Athletics
Jeff Krueger	Director of Operations – Kress Center
Frank Madzarevic	Facilities Operations – Kress Center
Tim Helein	Program Coordinator For Intramurals
Jeff Sonntag	Student Representative

1.4 NEEDS ASSESSMENT

The development of the needs assessment for Master Plan development is a critical component in developing successful projects.

A list of potential proposed facilities was provided by the University and State of WI DSF. Upon discussions at the project kick off meeting it was mutually agreed upon that a survey or questionnaire form should be developed. This would allow all users an opportunity to provide critical information to the specific needs for athletic and outdoor green space use. Athletic competition and practice requirements are much different than typical intramural field use and care.

The completed needs assessment surveys were reviewed and summarized by Rettler Corporation and presented at a committee meeting on Wednesday February 5, 2009. Committee members were involved in identifying why their specific needs were required and listened to others explaining their needs. This exercise provided a thorough understanding, by the committee, of the exact need requirements for all outdoor athletic and intramural users. These outdoor athletic facility additions include:

- MEN'S AND WOMEN'S SOCCER STADIUM
 - 2000 seats – 1 side with expansion room
 - Team and officials rooms with lockers
 - Media and press booths
 - Team dugouts, portable, clear glass
 - Restroom and concession area
 - Lights, sound, scoreboard
 - Natural grass, irrigation, and drainage
 - Field and spectator fencing

- WOMEN'S SOFTBALL STADIUM
 - 1000 seats
 - Team and umpire rooms with lockers
 - Media and press booths
 - Team dugouts, bullpens, and batting areas
 - Restroom and concession area
 - Lights, sound scoreboard
 - Natural grass, irrigation, and drainage

- INTRAMURAL SPORTS AND PRACTICE AREAS
 - 4 athletic field areas (40x80 yard fields min.) total, 2 synthetic
 - Possible dome enclosure on synthetic fields
 - Men's and women's soccer practice fields (2 full size fields)
 - 2 softball fields
 - Ice rink, warming facilities
 - Restrooms and gathering areas
 - Lights
 - Storage buildings and space for all sports

- MEN'S AND WOMEN'S TENNIS COMPLEX
 - 8 tennis courts, walkthrough with center court seating
 - Team locker rooms, or locker room access
 - Lights

(A copy of the needs assessment survey follows. Completed surveys are included in section 2.4 of the appendix.)

1.4.1 NEEDS ASSESSMENT SURVEY



UNIVERSITY OF WISCONSIN-GREEN BAY SITE REDEVELOPMENT MASTER PLAN STUDY EXISTING USE SURVEY AND INFORMATION SHEET

Rettler Corporation has been contracted by the University of Wisconsin-Green Bay to assist in creating a Comprehensive Master Plan for the University's existing outdoor athletic campus. The first need assessment and program development meeting is scheduled for time at location. The meeting will include reviewing the proposed design process, existing site conditions, and proposed project schedule. To assist in the design process and the first meeting please be prepared to discuss the following items as well as any additional items which pertain to your program or sport. Your input is necessary to help make the Campus improvements a success. Thank you for your time. Your input is greatly appreciated.

1. Name / Position: _____
2. Email: _____
3. Group you are representing: _____
4. How many students are on your team or program's roster? _____
5. Approximately, how many students drive *automobiles* to practices or events?

6. Approximately, how many students drive *mopeds/bicycles* to practices or events?

7. Approximately, how many students ride *buses* to practices or events?

8. Typically, how many spectators attend your teams scheduled events?

9. Typically, at what times, (*A.M. / P.M.*), and seasons do your practices and events take place?

10. Discuss any specific issues or concerns pertaining to weather or climate related variables that must be accounted for within the redevelopment program. (*wind screening, sun exposure drainage, etc.*)

11. Provide any and all input on existing, *positive* elements for the current layout?

12. Provide any and all input on existing, *negative* elements for the current layout?

13. Describe existing parking provided for your university, and the use and needs for staff, visitor, and special events (*provide estimated parking spaces required for practices and competitive events*)?

14. Based on your programs needs, provide input on how many competition and or practice fields are needed to support athletic programs and events.

15. For practice and competition athletic facilities, provide input on whether you prefer natural or synthetic playing surfaces, and any other concerns pertaining to performance and playability.

1.5 SITE ANALYSIS

In 2006 the Kress Event Center was erected adjacent to the current outdoor green space on campus. This major athletic structure contributes to the landmark and identity of this portion of the campus. The University of Wisconsin – Green Bay Outdoor Athletic area was developed in 1970-1971. Due to age and usage these facilities do not satisfy the requirements of the University. Further, these facilities do not aesthetically or functionally complement the Kress Center and or the entire campus in general.

The site analysis processes began with obtaining Brown County GIS and Wisconsin Department of Natural Resources data for the redevelopment site. Current “as-built” surveys were not completed for use during the planning process. Rettler Corporation recommends an “as-built” survey be completed for the selected development areas before any detailed design commences. Aerial photography review, the campus master plan, and a physical review of the site were also used in the site analysis. Rettler Corporation then inventoried and analyzed the existing site information.

The existing athletic site area contains approximately 35 acres of property. 30 acres directly east of the Kress Center and South Circle Drive as well as the soccer complex east of south Circle Drive and North of Leon Bond Drive. This area generally slopes toward the northwest. The area is fairly flat, 2% average, and consist of typical northeast Wisconsin lean clay. Portions of the athletic field are much flatter than the average 2%. Soil exploration was not included, however, input from the Owner and Rettler Corporation expertise in working in Northeast Wisconsin, appear to exhibit typical high silt and clay content with poor drainage and virtually no infiltration due to topsoil high in p200. Prior to any additional planning or construction Rettler Corporation recommends that geotechnical exploration be completed for all proposed areas of disturbance.

A meeting was held, with on site staff, to locate and discuss existing utility corridors on site. These utilities contain both major utilities as well as service laterals to specific uses. While access to these utilities will be an asset, reconstruction budgets should include potential relocation and or abandonment cost of some utilities within the project limits. Sports lighting is provided on several fields. These light poles and lighting systems were not evaluated for reuse. Based on age of the majority of the lighting systems it would be likely replacement of new sports lighting systems would be more affordable and much more energy efficient.

Storm water management occurs via overland flow, northwestwardly. Upon final design development and prior to construction storm design shall follow local guideline and/or as dictated by WDNR NR151 and DNR 262, whichever is more restrictive. Review for compliance with the campus storm water management plan will also be reviewed during development of construction drawings.

Site automobile access is provided via Leon Bond Drive. Pedestrian access is provided via walk networks throughout campus and from the Kress Center. Approximately 820 existing parking spaces are provided near the Kress center. A majority of these spaces lie adjacent to the project green spaces. Upon development of the plan, the goal of utilizing existing Kress Center parking should be evaluated. Several factors could

benefit this approach, including the fact that the Kress Center large parking events occur during late fall and winter when the spring and early fall outdoor sports will not be used. Furthermore, total project costs will be substantially less if additional parking areas are not required.

SECTION 1.5.1
SITE ANALYSIS DRAWING 1 - EXISTING FEATURES

SECTION 1.5.2
SITE ANALYSIS DRAWING 2 - EXISTING UTILITIES

1.6 MASTER PLAN

In February of 2009, Rettler Corporation began design phases for upgrades to The University of Wisconsin-Green Bay outdoor athletic and intramural facilities on campus. Directly east of the Kress Events Center, a 33 acre parcel supports the existing and proposed additions to the Universities outdoor athletic and intramural facilities.

During the development phases of the outdoor athletic and intramural facilities master plan, a comprehensive approach was taken. In addition to on site meetings and reviews, site inventory and analysis processes were implemented in order to identify the existing features and utilities. Conceptual layout plans of various scales were developed identifying options for the location and orientation of the program elements.

Close interactions between Rettler Corporation and the sub-committee derived the scope and program for the proposed master plan. In order to identify and consider the committee's wishes, goals and objectives, a needs assessment survey was provided. Based on responses and comments to this survey, a selected list of program elements for use in the development of the master plan are:

- MEN'S AND WOMEN'S SOCCER STADIUM
 - 2000 seats – 1 side with expansion room
 - Team and officials rooms with lockers
 - Media and press booths
 - Team dugouts, portable, clear glass
 - Restroom and concession area
 - Lights, sound, scoreboard
 - Natural grass, irrigation, and drainage
 - Field and spectator fencing

- WOMEN'S SOFTBALL STADIUM
 - 1000 seats
 - Team and umpire rooms with lockers
 - Media and press booths
 - Team dugouts, bullpens, and batting areas
 - Restroom and concession area
 - Lights, sound scoreboard
 - Natural grass, irrigation, and drainage

- MEN'S AND WOMEN'S TENNIS COMPLEX
 - 8 tennis courts, walkthrough with center court seating
 - Team locker rooms, or locker room access
 - Lights

- INTRAMURAL SPORTS AND PRACTICE AREAS
 - 4 athletic field areas (40x80 yard fields min.) total, 2 synthetic
 - Possible dome enclosure
 - Men's and women's soccer practice fields (2 full size fields)
 - 2 softball fields
 - Ice rink, warming facilities

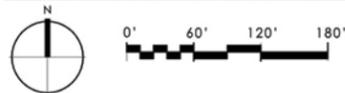
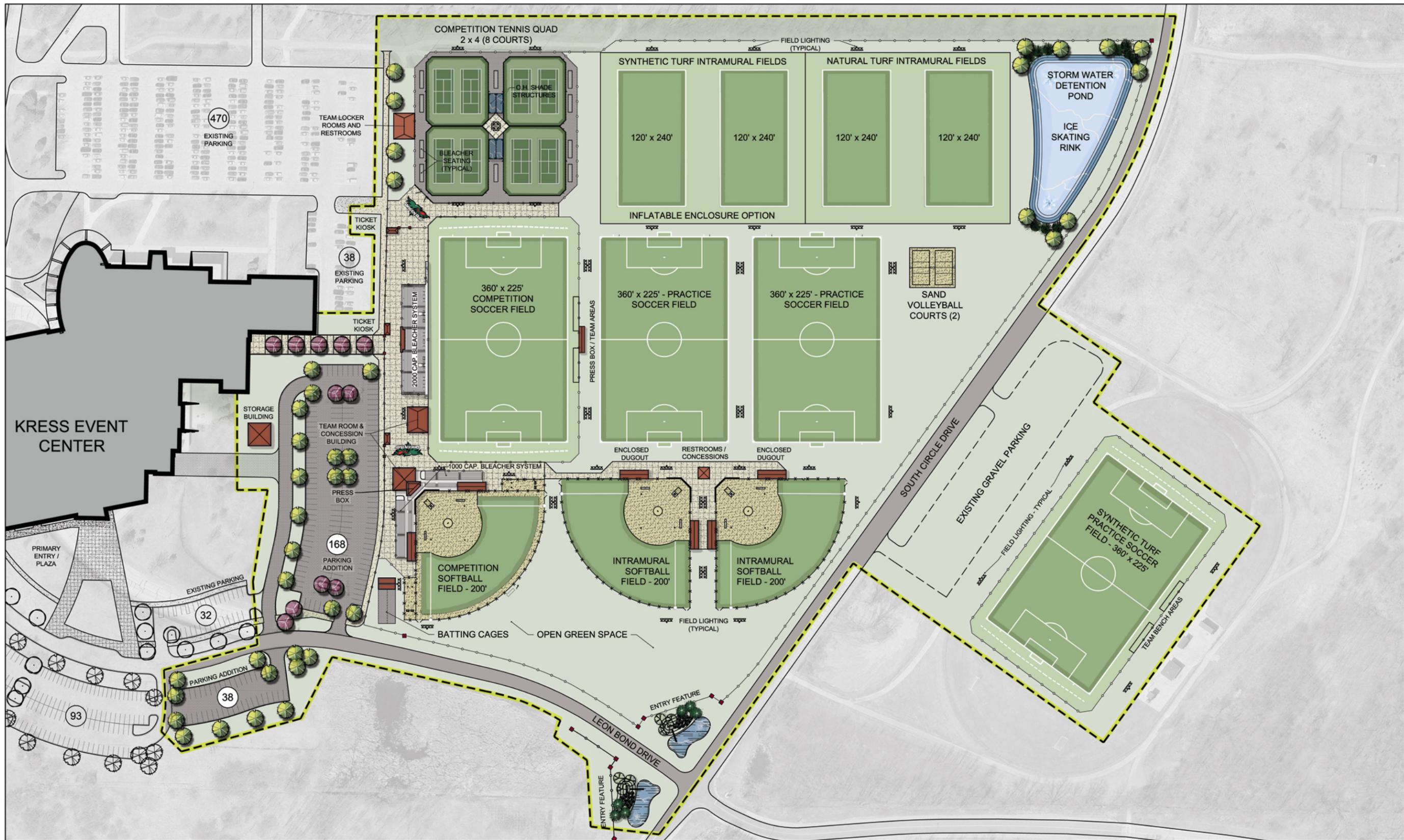
- Restrooms and gathering areas
- Lights
- Storage buildings and space for all sports

Directly Adjacent to the east end of the Kress Center, the proposed master plan calls for the addition of a pedestrian access plaza linking the competition tennis, soccer and softball facility upgrades to team locker rooms within the building. To the south, the addition of a storage facility and two parking areas providing 206 additional parking spaces create the transition between the Kress Center and the proposed outdoor athletic and intramural facilities.

At the northwest corner of the site the master plan calls for the addition of 8 competition tennis courts and supporting amenities. To the south of the proposed competition tennis facility exists a full size, 360' x 225' competition soccer stadium with seating capacity for 2,000 observers. Two full size 360' x 225' practice soccer fields accompanied by two sand volleyball courts lie directly to the east of the stadium. A 200' competition softball facility with capacities for 1000 observers and two 200' intramural softball fields are located to the south of the soccer fields. Pedestrian walks and plaza spaces link the three competitive tennis, soccer and softball facilities creating easily accessible connections between the building and parking facilities.

In order to accommodate other intramural programs, the master plan calls for the addition of two 120' x 240' synthetic and natural turf fields. These multi-purpose athletic fields directly are centralized on the north end of the site directly to the east of the competition soccer facility. Adjacent to South Circle Drive in the far north east corner of the site, a detention pond, doubling as an ice skating rink will allow for the storage and accumulation of onsite storm water and runoff. An additional Synthetic Practice Soccer facility has also been included within the master plan, located directly to the east of the site across South Circle Drive.

SECTION 1.6.1
FINAL 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: 3-12-09

1.7 COST OVERVIEW

The following site development cost ranges have been derived from Rettler Corporation 2008/2009 actual project construction costs. Redevelopment will be phased development; therefore, the total cost should be looked at by individual elements, and their phasing potential. The do not include acquisition costs, permitting, etc.

ENGINEERING COST ESTIMATE UNIVERSITY OF WISCONSIN-GREEN BAY GREEN BAY, WISCONSIN

MASTER PLAN CONSTRUCTION ITEMS

Earthwork / Demolition	\$863,825.00
Utilities	\$622,500.00
Pavement Structure	\$362,670.00
Soccer Stadium	\$1,663,195.00
Softball Competition Field	\$1,306,245.00
Tennis Courts (8)	\$1,154,857.50
Buildings	\$180,000.00
Synthetic Practice Soccer Field	\$1,035,445.00
Practice Soccer Fields (2)	\$600,230.00
Intramural Synthetic Turf Area	\$2,123,595.00
Practice Intramural Fields	\$371,000.00
Practice Intramural Softball Fields (2)	\$963,490.00
Miscellaneous Items	\$265,000.00

SUMMARY

CONSTRUCTION ITEMS TOTAL:	\$11,512,052.50
CONTINGENCY @ 10%:	\$1,151,204.25
2009 INFLATION @ 3%:	\$345,361.58
CONSTRUCTION ESTIMATE SUBTOTAL:	\$13,008,619.33
TOPOGRAPHIC SURVEY:	\$25,000.00
GEOTECHNICAL SERVICES	\$25,000.00
STORMWATER DESIGN & PERMITTING	\$25,000.00
DSF Design @ 8%:	\$1,040,700.00

PROJECT TOTAL **\$14,124,319.33**

(See Appendix D for detailed cost estimate line items.)

1.8 Phased Development

Per the request of the University, the following site development cost has been provided for phased development. Specific areas have been divided into phases based on sub committee and staff input, need, and logical construction sequence. Construction sequencing can provide cost effective development for specific facilities.

Actual phases will be identified and selected over the duration of the project as selected by the university and DSF process.

The costs included provide an estimate for each phase in its entirety. Several construction costs begin to overlap in each phase; including earthwork, utilities, erosion control, paving, etc. Building the project in a phased approach will ultimately cost more than if the project is constructed in one comprehensive project. Therefore the estimates provided will total above the cost estimate provided in Section 1.7.

The following map, 1.8.1, represents the five (5) phases provided in this study.

ENGINEERING COST ESTIMATE-PHASED DEVELOPMENT UNIVERSITY OF WISCONSIN-GREEN BAY GREEN BAY, WISCONSIN

Phase 1 – Tennis Court Development \$1,875,000 - \$2,100,000

- Earthwork, demolition, utilities, storm water management
- 8 tennis courts, surfacing, lighting, sound system
- Bleachers, shade structures, landscaping
- Locker room storage building
- Paved access for Athletes, students, visitors from Kress Center to tennis complex
- Miscellaneous items, fees, contingencies, etc.

Phase 2 – Comprehensive Site Redevelopment \$4,150,000 - \$4,350,000

- Earthwork, demolition, utilities, storm water management
- Competition softball complex, team room, lighting, etc
- Practice softball fields, lighting, infrastructure, etc
- Intramural practice fields, lighting, infrastructure, etc
- Practice soccer fields, lighting, infrastructure, etc
- Sand volleyball courts, batting cages, paving, landscaping
- Miscellaneous items, fees, contingencies, etc.

Phase 3 – Synthetic Intramural Area **\$2,950,000 - \$3,250,000**

- Earthwork, demolition, utilities, storm water management
- Synthetic turf system, lighting
- Inflatable dome structure
- Miscellaneous items, fees, contingencies, etc.

Phase 4 – Soccer Stadium/Synthetic Practice Soccer
\$4,050,000 - \$4,250,000

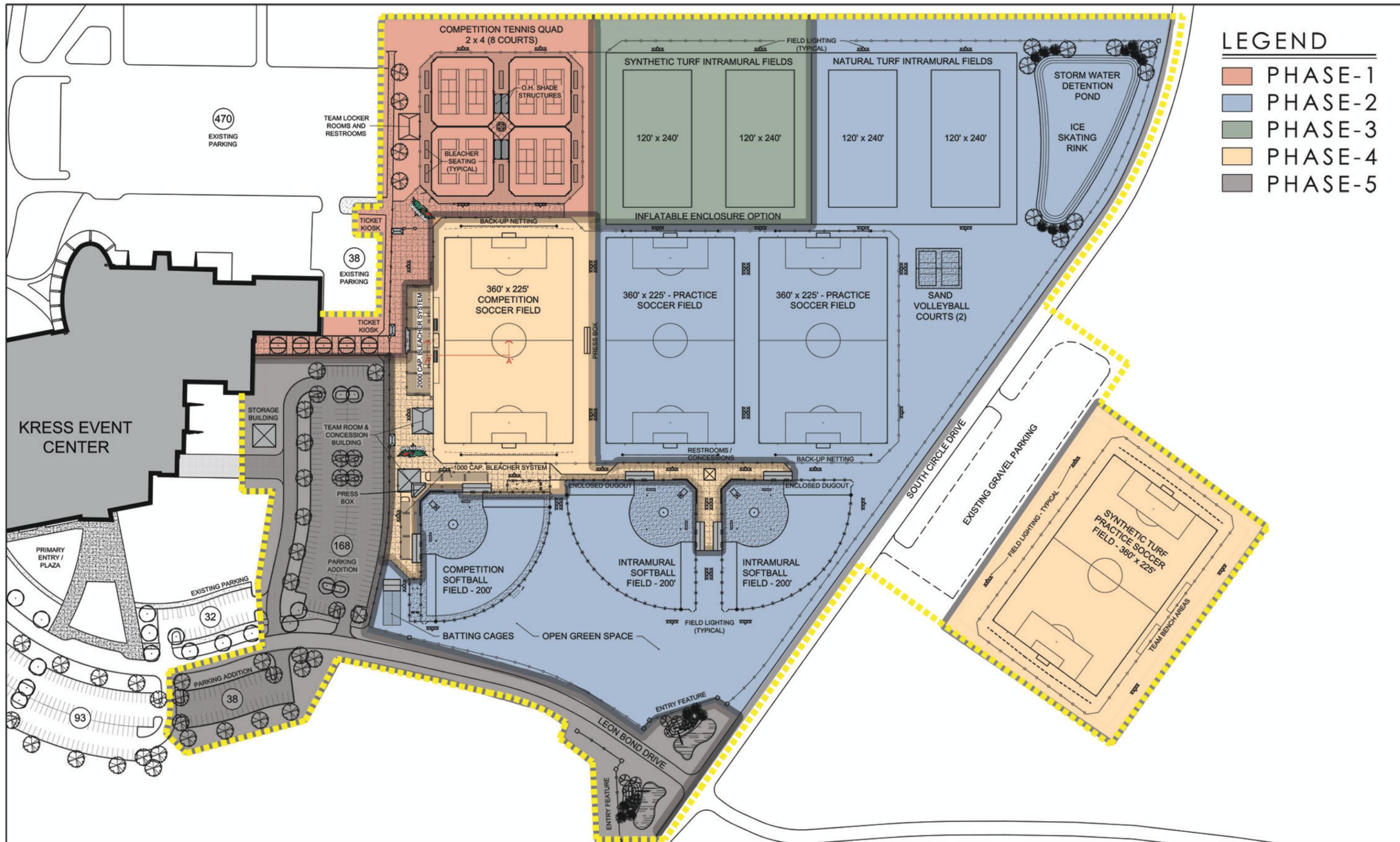
- Earthwork, demolition, utilities, storm water management
- Competition soccer stadium, lighting, infrastructure, etc
- Synthetic soccer practice field system, lighting, infrastructure, etc
- Paving, landscaping
- Miscellaneous items, fees, contingencies, etc.

Phase 5 – Parking and Drives **\$1,115,000 - \$1,350,000**

- Earthwork, demolition, utilities, storm water management
- Parking, lighting, and landscaping
- Entry way improvements, hard surface landscaping, signage
- Miscellaneous items, fees, contingencies, etc.

1.8.1

PHASING PLAN



- LEGEND**
- PHASE-1
 - PHASE-2
 - PHASE-3
 - PHASE-4
 - PHASE-5



UNIVERSITY OF WISCONSIN-GREEN BAY



Rettler Corporation
 3317 Business Park Drive
 Stevens Point, WI 54481

OUTDOOR ATHLETIC/INTRAMURAL FACILITIES OVERALL PHASING PLAN

Project #: 9.006
 Date: 3-12-09

2.1 APPENDIX A - MEETING MINUTES – 02.05.09

DATE: *February 10, 2009*
Meeting Held February 5, 2009

PROJECT: *University of Wisconsin – Green Bay:*
Master Plan and Programming for Upgrade and Revisions to Outdoor Athletic Facilities
Rettler Corporation Project # 9.006
DSF Project # 08K2B

PRESENT: *Jeff Krueger* *UWGB*
Tim Helein *UWGB*
Jeff Sonntag *UWGB*
Jeanne Stangel *UWGB*
Frank Madzarevic *UWGB*
Paul Pinkston *UWGB*
Ken Bothof *UWGB*
Dan McIver *UWGB*
Jeff Bahling *Rettler Corporation*
John Kneer *Rettler Corporation*

On February 5, 2009, a meeting was held at the Kress Center at the University of Wisconsin – Green Bay campus for the Master Plan and Programming for Upgrade and Revisions to Outdoor Athletic Facilities. A preliminary site analysis was presented by Jeff Bahling to discuss general site conditions, opportunities, and challenges on the site.

A needs assessment survey (see attachments) was distributed by Paul Pinkston to the Athletic Department members participating in data gathering and feedback for the master plan process. Completed surveys were reviewed at the meeting (see attachments). Included in the comments were direction as to the size, level of finish, seating, etc. for the site elements to be included in the master plan process.

A concept review meeting will be held the week of February 23rd, to obtain feedback on the concept plans for the UWGB outdoor athletic facilities. Concept plans will be based on the following list of needs for the outdoor athletic facilities. This information was derived from the attached surveys and correspondence.

OUTDOOR ATHLETIC FACILITY ADDITIONS

- MEN'S AND WOMEN'S SOCCER STADIUM
 - 2000 seats – 1 side with expansion room
 - Team and officials rooms with lockers
 - Media and press booths
 - Team dugouts, portable, clear glass
 - Restroom and concession area
 - Lights, sound, scoreboard
 - Natural grass, irrigation, and drainage
 - Field and spectator fencing

- WOMEN'S SOFTBALL STADIUM
 - 1000 seats
 - Team and umpire rooms with lockers
 - Media and press booths
 - Team dugouts, bullpens, and batting areas
 - Restroom and concession area
 - Lights, sound scoreboard
 - Natural grass, irrigation, and drainage

- MEN'S AND WOMEN'S TENNIS COMPLEX
 - 8 tennis courts, walkthrough with center court seating
 - Team locker rooms, or locker room access
 - Lights

- INTRAMURAL SPORTS AND PRACTICE AREAS
 - 4 athletic field areas (40x80 yard fields min.) total, 2 synthetic
 - Possible dome enclosure
 - Men's and women's soccer practice fields (2 full size fields)
 - 2 softball fields
 - Ice rink, warming facilities
 - Restrooms and gathering areas
 - Lights
 - Storage buildings and space for all sports

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,



John V. Kneer
Landscape Architect

cc: All Present
Glen Clickner, DSF

Attached: needs assessment surveys

2.1.1

NEED ASSESSMENT COMPLETED SURVEY RESULTS



University of Wisconsin-Green Bay Site Redevelopment Master Plan Existing Use Survey and Information Sheet

Rettler Corporation has been contracted by the University of Wisconsin-Green Bay to assist in creating a Comprehensive Master Plan for the University's existing outdoor athletic campus. The first need assessment and program development meeting is scheduled for **Thursday, February 5, 2009, 1:00 – 3:00, in the Champions conference room**. The meeting will include reviewing the proposed design process, existing site conditions, and proposed project schedule. To assist in the design process and the first meeting please be prepared to discuss the following items as well as any additional items which pertain to your program or sport. Your input is necessary to help make the Campus improvements a success. Thank you for your time. Your input is greatly appreciated.

1. *Name / Position:* Jeff Krueger, Director of Operations, Kress Events Center / Tim Helein / Program Manager Kress Events Center
2. *Email:* kruegerj@uwgb.edu / heleint@uwgb.edu
3. *Group you are representing:* Kress Events Center – Facilities / Intramurals / Open Recreation
4. *How many students are on your team or program's roster?*
NA
5. *Approximately, how many students drive automobiles to practices or events?*
Up to 40 vehicles parked for outdoor Intramural activities
6. *Approximately, how many students drive mopeds/bicycles to practices or events?*
Few if any at this point for Intramural / Open Recreation activities
7. *Approximately, how many students ride buses to practices or events?*
NA
8. *Typically, how many spectators attend your team's competitive events?*
Not unusually to have up to 30 spectators for an IM event, plus additional people coming and going for last and next games.
9. *Typically, at what times, (A.M. / P.M.), and seasons do your practices and events take place?*
Fall Semester – IM's Monday – Thursdays – September thru the end of October 4:00 -11:00 PM.
Spring Semester –Presently do not do any outdoor programming do to field conditions. Would like to offer IM programming beginning at the start of April until school ends in the middle of May if possible.
Summer – We do limited IM programming, but outdoor space is used for camps and community softball and soccer league rentals.
Winter – we would like the opportunity to provide outdoor recreation activities in the winter months if possible, presently this does not exist. The potential of an area for a lit ice rink surface for activities such as broomball and open skating would be a potential opportunity not presently available.



University of Wisconsin-Green Bay
Site Redevelopment Master Plan
Existing Use Survey and Information Sheet

10. *Discuss any specific issues or concerns pertaining to weather or climate related variables that must be accounted for within the redevelopment program. (wind screening, sun exposure drainage, etc.)*
- 1) Intramural Irrigation / Drainage conditions – Fields drain poorly when wet or after winter and dry out severely in hot months or with heavy use. Presently there is no irrigation to IM spaces.
 - 2) No fallout shelter place to go to in severe weather.
 - 3) Lighting –the time IM's take place is mainly in the evenings severely limiting amount of daylight available – we have quality lighting on present IM Football / Soccer field and Softball field we just need more lighting for additional fields and allow for more programming opportunities.
 - 4) Tennis Courts – due to present location court surface continues to deteriorate rapidly due to drainage direction.
 - 5) Tennis Courts Wind Screens –wind screens are getting old and weathered and need to be replaced.
11. *Provide any and all input on existing, positive elements for the current layout?*
- 1) Lighting on IM fields is of good quality just not enough to expand programming opportunities and offer additional fields.
 - 2) Parking Lot – The existing parking lot is in close proximity and is ample in size for existing IM outdoor field locations.
 - 3) The amount of green (field) space available for use.
12. *Provide any and all input on existing, negative elements for the current layout?*
- 1) Field conditions –i.e. drainage, irrigation, wear after heavy usage as described above
 - 2) Field slopes – fields slope into ditches / road / swamp makes it difficult as balls find their way into these areas, no fenced in areas.
 - 3) Not enough lighting – as described above, need more lighting to provide additional fields to expand evening IM and other recreational programming opportunities for open recreation and club sports.
 - 4) Lack of an outer building - No outdoor storage area for equipment needs, to act as a first-aid station, to house restroom facilities, to act potentially as an outings center.
 - 5) Tennis Courts – as mentioned courts location causes rapid deterioration and need new wind screens.
 - 6) Outdoor softball fields – located to far apart for good utilization of IM staff. Fields could use fencing in outfield and foul areas.
 - 7) Seating for participants – need for benches and perhaps bleachers for participants and spectators.
13. *Describe existing parking provided for your university, and the use and needs for staff, visitor, and special events (provide estimated parking spaces required for practices and competitive events)?*
- The present amount of parking available for IM and open recreation activities is sufficient, just the quality of the lot could be upgraded. Both of the outdoor lots (soccer stadium and softball field lots) are gravel lots that have no individual parking



University of Wisconsin-Green Bay
Site Redevelopment Master Plan
Existing Use Survey and Information Sheet

stalls. Depending on the plan the present lots could be removed and relocated to better serve needs of the new facility layout.

14. *Based on your programs needs, provide input on how many competition and or practice fields are needed to support athletic programs and events.*

For Intramural and Open Recreation purposes the following spaces would be the desired number needed for potential program expansion:

Soccer Fields = 2
Flag Football Fields = 3
Ultimate Frisbee = 2
Softball Fields = 2
Tennis Courts = 8
Sand Volleyball Courts = 2 - 4
Broomball / Skating Rink area
Horseshoe pits
Potentially High / Low Ropes Course
Outing Center

- Certainly the soccer fields could duplicate as space for the football and ultimate Frisbee fields.
- It is desirable that all of the outdoor spaces be lit to maximize the space and the opportunities offered.

15. *For intramural, practice and competition athletic facilities, provide input on whether you prefer natural or synthetic playing surfaces, and any other concerns pertaining to performance and playability.*

For intramural and recreation activities, certainly we would welcome a synthetic surface as it would allow us to maximize space utilization for the potential of the greatest amount of programming opportunities without the issues of the field wear / less drainage concerns or worries about irrigation, along with not have the maintenance of having to maintain the grass. This would probably most definitely enhance rental opportunities. The opportunity to put up a bubble would further enhance the opportunities of a future synthetic surface for I believe all user groups.

That said grass spaces function fine generally for our needs and would be very satisfactory if the fields are built properly for slope and drainage.

16. *For intramural, practice and competition athletic facilities, discuss any needs or concerns pertaining to amenities such as irrigation, potable water, lighting and scoreboards, sound systems, crowd control and fencing.*

For intramural and recreation activities certainly proper drainage is a big field concern. Would like to have the field and court spaces lit. Fencing is highly desirable to border the fields, but not essential. Restroom and/or first aid facilities with potable water would be desirable, but certainly not necessary.

17. *Provide input on any other valued amenities that should accompany the redeveloped facilities on your campus to support athletes and spectators. (concessions, locker/team rooms, restrooms, bleachers, storage, etc.)*

As mentioned in different areas the potential for an outings type center, with space for restrooms, first-aid, shelter and storage of outdoor equipment would enhance the outdoor recreation area. From the intramural / recreation field and court areas small bleachers and team benches would be desirable for spectators and participants.



University of Wisconsin-Green Bay
Site Redevelopment Master Plan
Existing Use Survey and Information Sheet

18. *Additional comments:*

Certainly a great deal of the above is a wish list. If there are economical ways to accomplish user needs by creating shared/multi use spaces (especially in if synthetic fields are created) that is something that should be carefully considered. Overall functionality of the entire outdoor complex I believe is a priority of both athletic and recreational needs. The remodeled site must be able to accommodate expanded recreational opportunities as well as upgraded athletic practice and competition spaces to meet the needs and expectations of our users.



University of Wisconsin-Green Bay
 Site Redevelopment Master Plan
 Existing Use Survey and Information Sheet

Rettler Corporation has been contracted by the University of Wisconsin-Green Bay to assist in creating a Comprehensive Master Plan for the University's existing outdoor athletic campus. The first need assessment and program development meeting is scheduled for **Thursday, February 5, 2009, 1:00 – 3:00, in the Champions conference room.** The meeting will include reviewing the proposed design process, existing site conditions, and proposed project schedule. To assist in the design process and the first meeting please be prepared to discuss the following items as well as any additional items which pertain to your program or sport. Your input is necessary to help make the Campus improvements a success. Thank you for your time. Your input is greatly appreciated.

1. Name / Position: Dan McIver/Associate Athletic Director
2. Email: mciverd@uwgb.edu
3. Group you are representing: Athletics
4. How many students are on your team or program's roster?

Women's Softball	22 – 26
Women's Soccer	25 – 30
Men's Soccer	25 – 30
Women's Tennis	8
Men's Tennis	8
Women's Golf	8 – 10
Men's Golf	8 – 10

5. Approximately, how many students drive automobiles to practices or events?

Practices – very few
 Events – none, they all park in the lots by the Kress Center

6. Approximately, how many students drive mopeds/bicycles to practices or events?

none

7. Approximately, how many students ride buses to practices or events?

none

8. Typically, how many spectators attend your team's competitive events?

Softball	150 – 200 on average
Soccer	200 – 500 on average; large crowd will be around 1,000
Tennis	50

9. Typically, at what times, (A.M. / P.M.), and seasons do your practices and events take place?

Softball



Please bring this form to the first Steering Committee meeting on Thursday, February 05 at 1:00.



University of Wisconsin-Green Bay Site Redevelopment Master Plan Existing Use Survey and Information Sheet

Fall season: Sept – mid October, practices are typically in pm; events in pm
Spring season: mid-January to mid-May, practices are typically in pm; events in pm

Soccer

Fall season: August – early November; practices are typically in pm; events in pm
Spring season: end of February – April; practices vary between am & pm

Tennis

Fall season: Sept – mid October, practices are typically in pm; events vary
Spring season: mid-January to mid-May, practices are typically in pm; events vary

Golf

Fall season: Sept – mid October, practices are typically in am
Spring season: mid-January to mid-May, practices are typically in am

10. Discuss any specific issues or concerns pertaining to weather or climate related variables that must be accounted for within the redevelopment program. (*wind screening, sun exposure drainage, etc.*)

Softball & Soccer

Due to timing of seasons, need to have playing surfaces that have adequate drainage to allow teams to practice outdoors as soon as possible in spring. Also need irrigation system for all practice and competition fields. Wind screening may be necessary depending on location of fields. Playing surface needs to be able to handle heavy play during seasons.

Tennis

Courts that can stand up to winter conditions on an annual basis. Need wind screens around courts.

Golf

Currently have no on-campus driving range facilities

11. Provide any and all input on existing, positive elements for the current layout?

12. Provide any and all input on existing, negative elements for the current layout?

Overall the facilities are inadequate and not in very good shape. The drainage is poor on all fields. Irrigation system is located on only a few of the fields which leads to difficulty in repairing damages to fields.



University of Wisconsin-Green Bay
Site Redevelopment Master Plan
Existing Use Survey and Information Sheet

13. Describe existing parking provided for your university, and the use and needs for staff, visitor, and special events (*provide estimated parking spaces required for practices and competitive events*)?

Current parking is not very good at soccer and softball complexes as both lots are gravel. Neither lot is of an adequate size for events. Need up to 200 spots for a soccer game and 75 spots for a softball game.

14. Based on your programs needs, provide input on how many competition and or practice fields are needed to support athletic programs and events.

Soccer

Would like to have a minimum of two practice soccer fields with lighting and one competition field with lighting. May need to have one or two additional practice fields if all fields are natural grass. Heavy use would require teams to rotate practice fields in order to reduce damage to any one field.

Softball

Would like one main practice and competition softball field.

Tennis

Would like 6 – 8 courts for practice & competitions

Golf

Driving range area with 8 to 10 hitting mats

15. For intramural, practice and competition athletic facilities, provide input on whether you prefer natural or synthetic playing surfaces, and any other concerns pertaining to performance and playability.

Softball

Prefer natural playing surface

Soccer

Prefer natural playing surface on competition fields, however we would look at a synthetic practice surface in order to practice outdoors sooner is spring.

Tennis

Hard courts

16. For intramural, practice and competition athletic facilities, discuss any needs or concerns pertaining to amenities such as irrigation, potable water, lighting and scoreboards, sound systems, crowd control and fencing.

Soccer practice fields



Please bring this form to the first Steering Committee meeting on Thursday, February 05 at 1:00.



University of Wisconsin-Green Bay Site Redevelopment Master Plan Existing Use Survey and Information Sheet

Irrigated fields, lighted fields, bathrooms in vicinity of fields

Soccer competition field

Irrigated field, lighted field, new scoreboard, permanent sound system, fence around competition complex, permanent bathroom

Softball competition & practice field

Irrigated field, drainage tile, lighted field, new scoreboard, permanent sound system, fence around competition complex, permanent bathroom

Tennis competition & practice courts

Lighted courts, fence around competition complex, permanent bathroom

17. Provide input on any other valued amenities that should accompany the redeveloped facilities on your campus to support athletes and spectators. (*concessions, locker/team rooms, restrooms, bleachers, storage, etc.*)

Softball

Concession stand, two meeting rooms, officials room, permanent restrooms, permanent seating, storage for playing and field maintenance equipment, batting cage(s), pitching bull pen area, press box, area to film competitions; sports medicine room

Soccer

Concession stand, two meeting rooms, officials room, permanent restrooms, permanent seating, storage for playing and field maintenance equipment, dugouts attached to meeting rooms, press box, area to film competitions, sports medicine room

Tennis

Permanent restroom, bleacher seating, storage for playing and court maintenance equipment, sports medicine room

Golf

Storage for equipment

18. Additional comments:

John Kneer

From: Jeff Bahling
Sent: Monday, February 09, 2009 3:40 PM
To: John Kneer
Subject: FW: Additions to plan after discussion on Friday.....

Please review?

From: Bothof, Kenneth [mailto:bothofk@uwgb.edu]
Sent: Monday, February 09, 2009 2:11 PM
To: Jeff Bahling
Cc: Pinkston, Paul; McIver, Dan
Subject: Additions to plan after discussion on Friday.....

Hello Jeff,

Thanks again for all your work on our outdoor facilities plan. After a couple of discussions on campus after the meeting we felt like we would like to add a few more items for consideration. I'm not sure how much they will affect the total footprint, but wanted to get them to you before you got too far down the road.

Stadium sizes

Soccer

I would like to see considerations for grandstand seating of 2,000 seats with opportunities to expand with bleachers at a later time.

Softball

I would like to see considerations for grandstand seating of 1,000.

Question #13

Parking should be adequate for the number of cars at seating capacity at the above mentioned capacities

Question #14

During our meeting you discussed an eight court concept that had seating in the middle. I would like you to include that in the drawings.

Question 17

Softball

Rather than just two meetings rooms, I would like to see a locker room attached to both meeting rooms. Also, a small locker room attached to officials room.

Soccer

Rather than just two meetings rooms, I would like to see a locker room attached to both meeting rooms. Also, a small locker room attached to officials room.

Tennis

I would like to have a locker room and team room located in proximity to tennis courts.

Also, I know Jeff had discussions with your regarding an ice rink area, sand volleyball courts, etc. I would like to see them included.

Thank you for your work on this. If you have any questions, please feel free to contact me.

Ken

SECTION 2.2

APPENDIX B

CONCEPTUAL PLANS

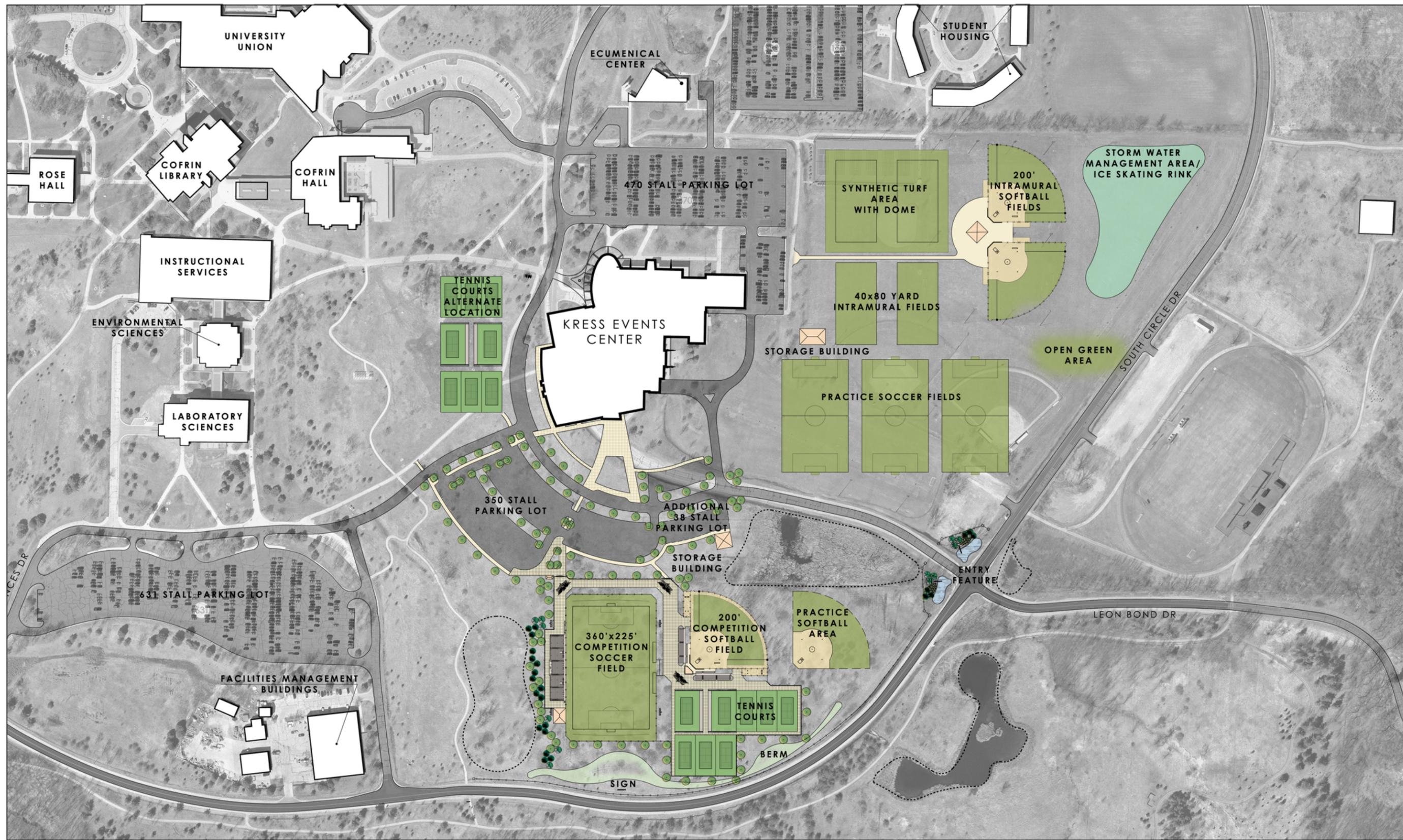
Concept Plan

Concept Plan 2

Concept Plan 3

Preferred Concept Plan

Competition Soccer Stadium - View Analysis

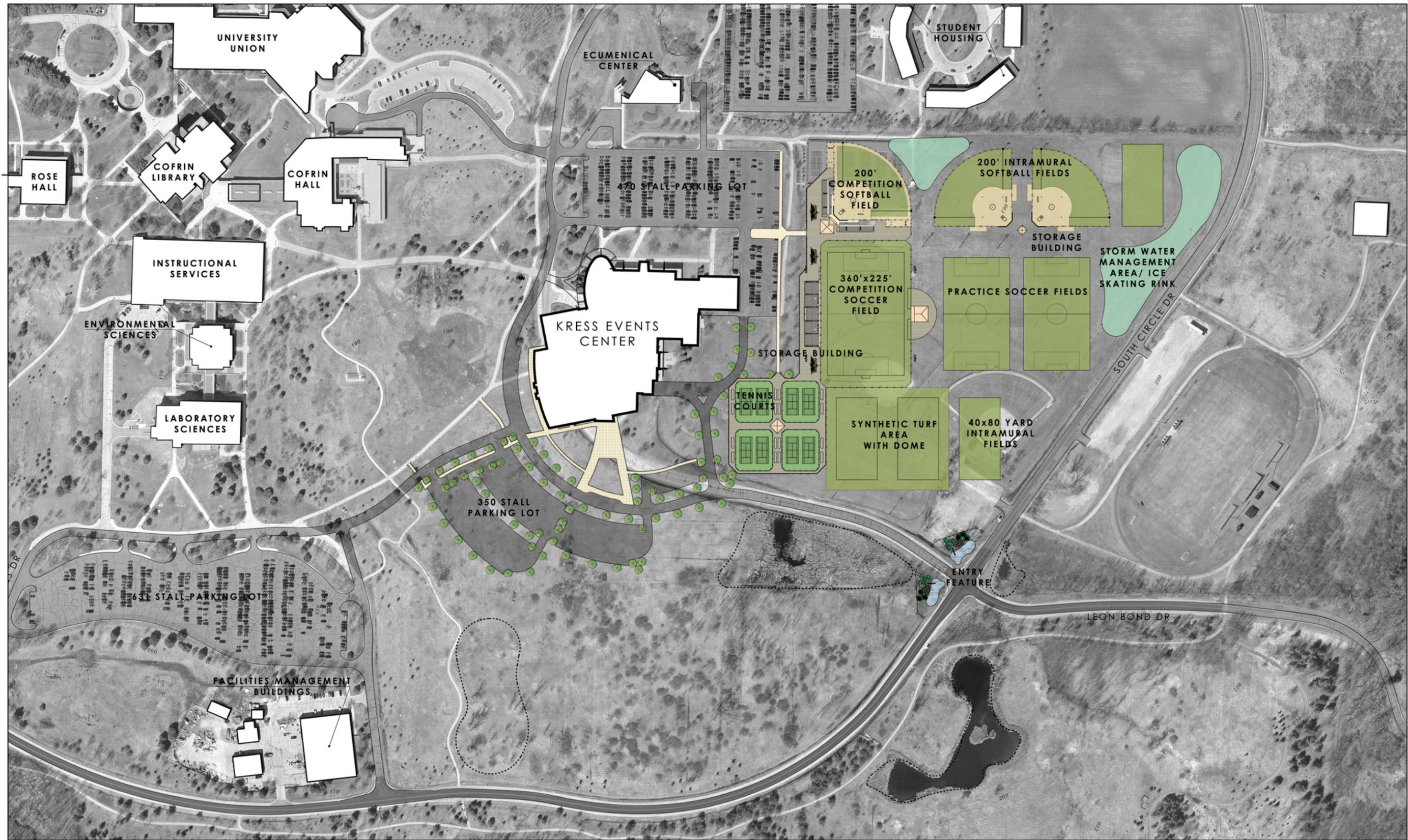


UNIVERSITY OF WISCONSIN-GREEN BAY



Rettler Corporation
 3317 Business Park Drive
 Stevens Point, WI 54481

OUTDOOR ATHLETIC/INTRAMURAL FACILITIES CONCEPT PLAN 1

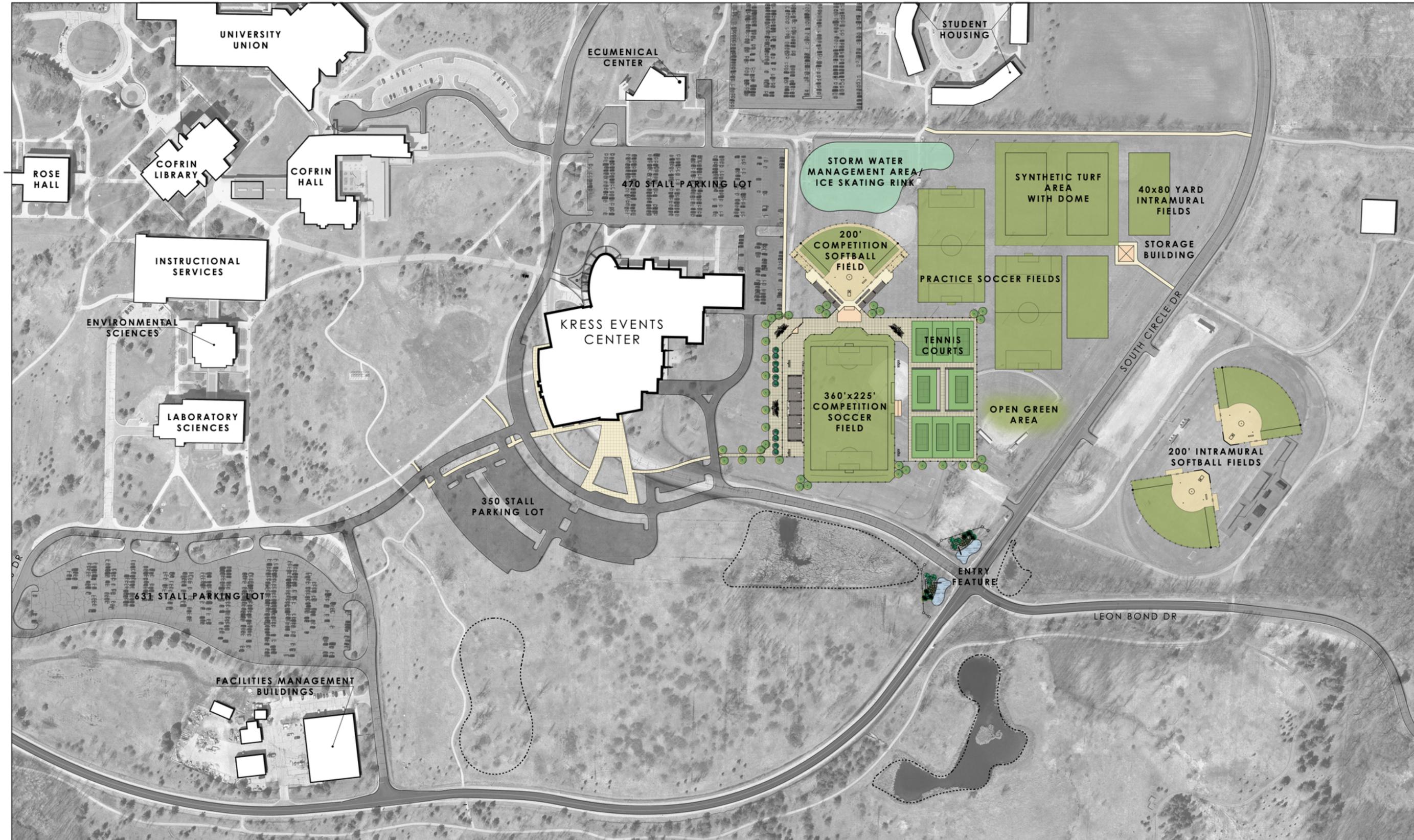


UNIVERSITY OF WISCONSIN-GREEN BAY



Rettler Corporation
 3317 Business Park Drive
 Stevens Point, WI 54481

OUTDOOR ATHLETIC/INTRAMURAL FACILITIES CONCEPT PLAN 2

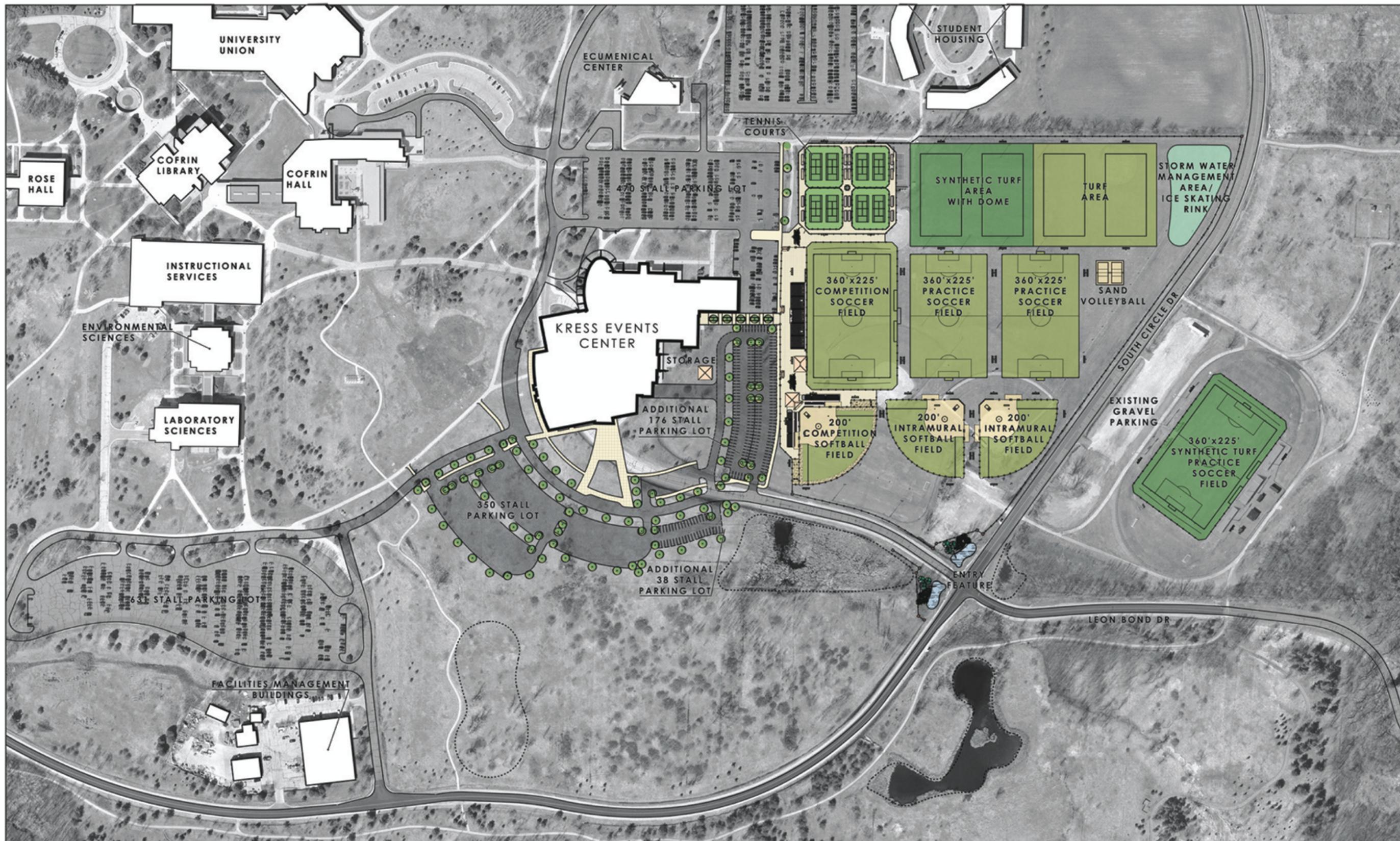


UNIVERSITY OF WISCONSIN-GREEN BAY



Rettler Corporation
 3317 Business Park Drive
 Stevens Point, WI 54481

OUTDOOR ATHLETIC/INTRAMURAL FACILITIES CONCEPT PLAN 3



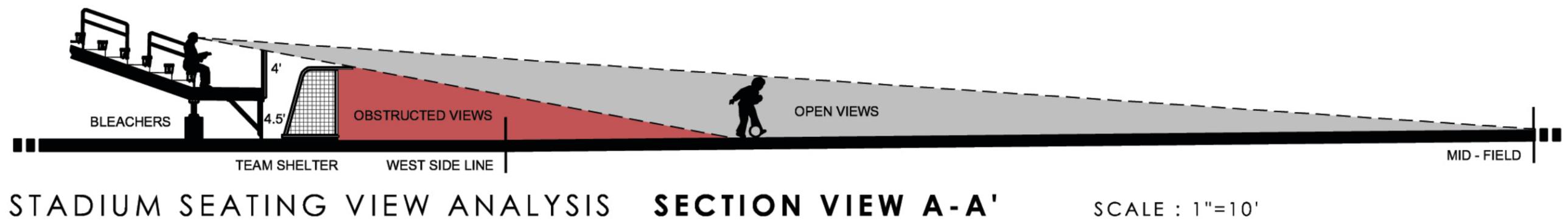
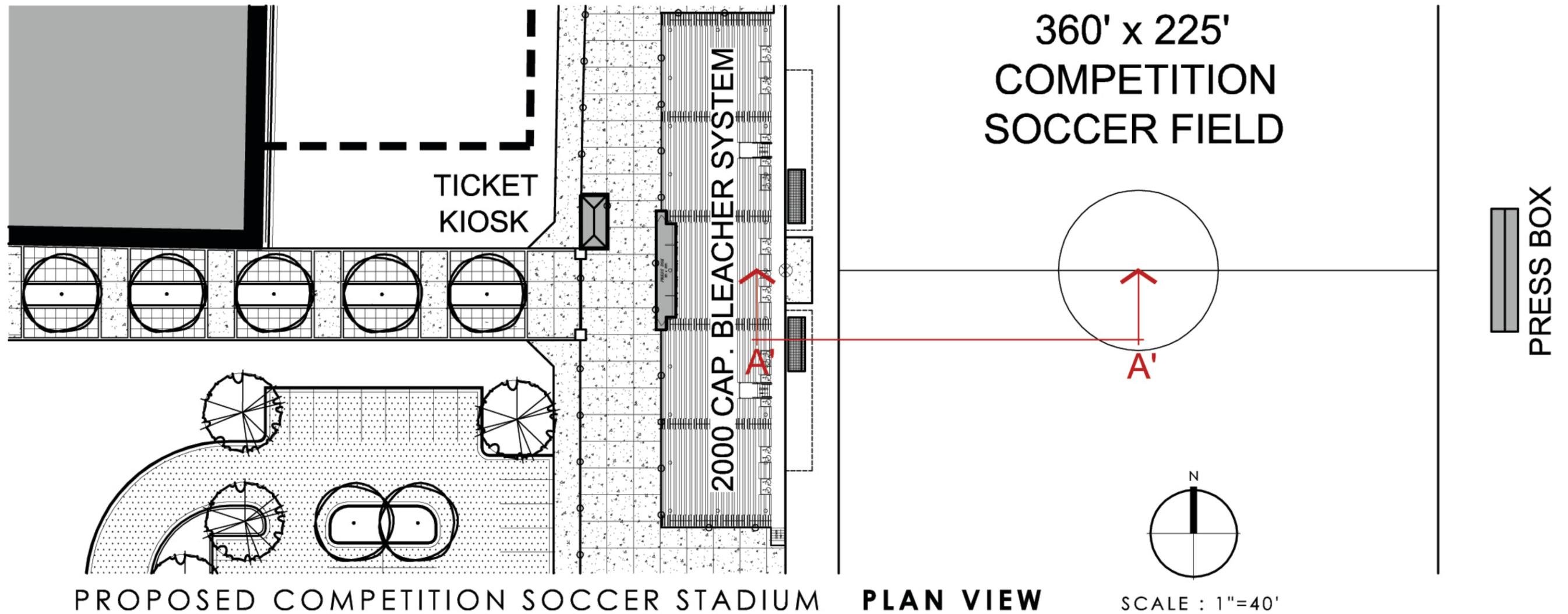
UNIVERSITY OF WISCONSIN-GREEN BAY



Rettler Corporation
 3317 Business Park Drive
 Stevens Point, WI 54481

OUTDOOR ATHLETIC/INTRAMURAL FACILITIES PREFERRED CONCEPT PLAN

Project #: 9.006
 Date: 4-3-09



SECTION 2.3
APPENDIX C
DETAILED COST ESTIMATE

ENGINEERING COST ESTIMATE
UNIVERSITY OF WISCONSIN-GREEN BAY
 Green Bay, Wisconsin
 Master Plan
 June 26, 2009



Item No.	Item Description	Units	Estimated Quantity	Extension	Category Sub Total
EARTHWORK/DEMOLITION (33 ACRES)					\$863,825.00
1.	Clearing and Grubbing	L.S.	1	\$5,000.00	
2.	Demolition	L.S.	1	\$25,000.00	
3.	2' Fill at East Athletic Fields - On-Site Borrow	C.Y.	65,000	\$227,500.00	
4.	Common Excavation	C.Y.	25,000	\$200,000.00	
5.	Stripping Topsoil	C.Y.	10,000	\$65,000.00	
6.	Place Topsoil	S.Y.	10,000	\$26,000.00	
7.	Fill Area - Excavation	C.Y.	47,400	\$165,900.00	
8.	Seed/Fertilize/Mulch	S.F.	1,350,000	\$121,500.00	
9.	Silt Fence	L.F.	5,000	\$10,000.00	
10.	Erosion Mat	S.Y.	5,000	\$7,150.00	
11.	Tracking Pad	EACH	2	\$5,000.00	
12.	Inlet Protection, Type D	EACH	35	\$5,775.00	
UTILITIES					\$622,500.00
13.	Electrical Service	L.S.	1	\$50,000.00	
14.	Irrigation Well	L.S.	2	\$190,000.00	
15.	Communication Allowance	L.S.	1	\$75,000.00	
16.	Stormwater Management Allowance	L.S.	1	\$75,000.00	
17.	Storm Sewer	L.F.	4,250	\$148,750.00	
18.	Storm Basin	EACH	25	\$25,000.00	
19.	Sanitary	L.F.	650	\$32,500.00	
20.	Water	L.F.	525	\$26,250.00	

ENGINEERING COST ESTIMATE
UNIVERSITY OF WISCONSIN-GREEN BAY
 Green Bay, Wisconsin
 Master Plan
 June 26, 2009



Item No.	Item Description	Units	Estimated Quantity	Extension	Category Sub Total
PAVEMENT STRUCTURE					\$362,670.00
21.	HMA Type E-0.3, 3.5-inch Depth w/ Tack Coat - Parking Lot (38 Space Lot)	S.Y.	2,400	\$43,200.00	
22.	Type E-0.3, 3.5-inch Depth w/ Tack Coat - Parking Lot (168 Space Lot)	S.Y.	6,666	\$119,988.00	
23.	Concrete Sidewalk, 5-inch Depth	S.F.	11,000	\$55,000.00	
24.	Dense Graded Base, 6-inch Depth	S.Y.	1,480	\$5,032.00	
25.	Dense Graded Base, 12-inch Depth - Parking Lot	S.Y.	11,000	\$75,350.00	
26.	Concrete Curb Ramp w/ Detectable Warning Field	EACH	5	\$5,100.00	
27.	24" Concrete Curb and Gutter	L.F.	2,950	\$59,000.00	
SOCCER STADIUM					\$1,663,195.00
28.	Flag Pole	EACH	3	\$7,500.00	
29.	Score Board	EACH	1	\$25,000.00	
30.	Topsoil Amendment	FIELD	1	\$30,000.00	
31.	Irrigation	FIELD	1	\$28,000.00	
32.	Underdrain	L.S.	1	\$25,000.00	
33.	ACO Slot Drain	L.F.	1,300	\$78,000.00	
34.	4' Fence Around Field Perimeter w/Green Vinyl Coating	L.F.	1,420	\$26,270.00	
35.	6' Fence Around Perimeter of West Side Sporting Area	L.F.	3,900	\$100,425.00	
36.	Stadium Seating	Seat	2,000	\$400,000.00	
37.	Sports Lighting	L.S.	1	\$175,000.00	
38.	Pedestrian Lighting	L.S.	1	\$35,000.00	
39.	Press Box Elevated on Top of Stadium Seating	EACH	1	\$50,000.00	
40.	Team Benches	EACH	2	\$5,000.00	
41.	Scorers Box @ Grade	L.S.	1	\$25,000.00	
42.	Soccer Goals	Set	1	\$15,000.00	
43.	Sound System	L.S.	1	\$25,000.00	
44.	Soccer Building (40' x 50' Team Rooms, Restrooms/ Storage)	S.F.	2,000	\$400,000.00	
45.	Ticket Booth (20' x 10')	S.F.	200	\$40,000.00	
46.	Walks and Bleacher Pad (5" Concrete)	S.F.	28,000	\$140,000.00	
47.	Decorative Pavement	S.F.	2,200	\$33,000.00	

ENGINEERING COST ESTIMATE
UNIVERSITY OF WISCONSIN-GREEN BAY
 Green Bay, Wisconsin
 Master Plan
 June 26, 2009



Item No.	Item Description	Units	Estimated Quantity	Extension	Category Sub Total
SOFTBALL COMPETITION FIELD					\$1,306,245.00
48.	Infield Material	C.Y.	270	\$10,800.00	
49.	24' Backstop	L.S.	1	\$24,000.00	
50.	4" Underdrain	L.F.	2,000	\$20,000.00	
51.	Irrigation	L.S.	1	\$22,000.00	
52.	Topsoil Amendment	S.Y.	4,000	\$10,000.00	
53.	Sunken Dugouts	EACH	2	\$35,000.00	
54.	Foul Poles	EACH	2	\$2,400.00	
55.	8' Chainlink Fencing w/ Black Vinyl Coating	L.F.	1,700	\$51,000.00	
56.	Pitcher's Mound/Bases	SET	3	\$7,500.00	
57.	12'W X 6'H Service Gate w/ Black Vinyl Coating	EACH	3	\$2,955.00	
58.	4'W X 6'H Pedestrian Gate w/ Black Vinyl Coating	EACH	3	\$1,590.00	
59.	Batting Cages	EACH	2	\$4,000.00	
60.	Bull Pen Areas w/ Black Vinyl Coating	EACH	2	\$5,000.00	
61.	Electrical Service	L.S.	1	\$5,000.00	
62.	Sports Lighting	L.S.	1	\$110,000.00	
63.	Scoreboard	L.S.	1	\$25,000.00	
64.	Sound System	L.S.	1	\$25,000.00	
65.	Stadium Seating	SEAT	1,000	\$200,000.00	
66.	Softball Building (40' x 80' Team Rooms, Showers, Lockers/ Public Restrooms/ Storage)	S.F.	3,200	\$640,000.00	
67.	Ticket Booth (20' x 10')	S.F.	200	\$40,000.00	
68.	Walks and Bleacher Pad (5" Concrete)	S.F.	10,000	\$50,000.00	
69.	Decorative Pavement	S.F.	1,000	\$15,000.00	

ENGINEERING COST ESTIMATE
UNIVERSITY OF WISCONSIN-GREEN BAY
 Green Bay, Wisconsin
 Master Plan
 June 26, 2009



Item No.	Item Description	Units	Estimated Quantity	Extension	Category Sub Total
TENNIS COURTS (8 COMPETITION COURTS)					\$1,154,857.50
70.	HMA Type E-0.3, 3.5-inch Depth w/ Tack Coat - Tennis Courts and Pedestrian Space	S.Y.	8,750	\$157,500.00	
71.	Dense Graded Base, 12-inch Depth - Tennis Courts	S.Y.	8,750	\$59,937.50	
72.	Color Coat Surface	COURT	8	\$32,000.00	
73.	Striping	COURT	8	\$8,000.00	
74.	Saw Cut	EACH	6	\$6,000.00	
75.	Underdrain	L.F.	2,400	\$33,600.00	
76.	ACO Slot Drain	L.F.	600	\$36,000.00	
77.	10' Chainlink Fencing w/ Black Vinyl Coating	L.F.	1,450	\$58,000.00	
78.	4' Chainlink Fencing w/ Black Vinyl Coating	L.F.	320	\$5,920.00	
79.	4'W X 4'H Pedestrian Gate w/ Black Vinyl Coating	Each	8	\$3,400.00	
80.	4'W X 10'H Pedestrian Gate w/ Black Vinyl Coating	Each	16	\$10,400.00	
81.	12'W X 4'H Service Gate w/ Black Vinyl Coating	Each	2	\$1,500.00	
82.	12'W X 10'H Service Gate w/ Black Vinyl Coating	Each	4	\$5,600.00	
83.	Lighting System - Electrical Service	L.S.	1	\$80,000.00	
84.	Sound System	L.S.	1	\$20,000.00	
85.	Electrical Underground Service	L.S.	1	\$15,000.00	
86.	Tennis Building (40' x 50' Team Rooms, Showers, Lockers/ Public Restrooms/ Storage)	S.F.	2,000	\$400,000.00	
87.	Shade Structures	EACH	5	\$150,000.00	
88.	Bleacher Seating	SEAT	480	\$72,000.00	

ENGINEERING COST ESTIMATE
UNIVERSITY OF WISCONSIN-GREEN BAY
 Green Bay, Wisconsin
 Master Plan
 June 26, 2009



Item No.	Item Description	Units	Estimated Quantity	Extension	Category Sub Total
BUILDINGS					\$180,000.00
89.	Storage Building	S.F.	1,800	\$180,000.00	
SYNTHETIC PRACTICE SOCCER FIELD					\$1,035,445.00
90.	Synthetic Turf System	S.F.	107,000	\$481,500.00	
91.	Team Logo	L.S.	2	\$30,000.00	
92.	Soccer Markings	L.S.	1	\$7,000.00	
93.	Finish Drainage Stone, 2-inch Depth	S.Y.	11,900	\$55,335.00	
94.	Base Drainage Stone, 4-inch Depth	S.Y.	11,900	\$55,335.00	
95.	Geotextile Fabric	S.Y.	11,900	\$26,180.00	
96.	Concrete Curb Nailer	L.F.	1,420	\$24,140.00	
97.	1'x12" Flat Panel Underdrain	L.F.	2,900	\$14,500.00	
98.	12" Diameter Underdrain w/ Clear Stone Trench	L.F.	1,162	\$31,955.00	
99.	ACO Slot Drain	L.F.	1,000	\$60,000.00	
100.	Soccer Goals	Set	1	\$15,000.00	
101.	Team Benches	EACH	2	\$5,000.00	
102.	Water Supply	EACH	1	\$4,500.00	
103.	Sports Lighting	L.S.	1	\$175,000.00	
104.	Pedestrian Lighting	L.S.	1	\$50,000.00	
PRACTICE SOCCER FIELDS (2 @ 360' x 225')					\$600,230.00
105.	4" Underdrain	L.F.	3,600	\$36,000.00	
106.	Irrigation	L.S.	2	\$50,000.00	
107.	Topsoil Amendment	EACH	2	\$60,000.00	
108.	Natural Turfgrass	EACH	2	\$20,000.00	
109.	Soccer Goals	Set	1	\$15,000.00	
110.	4' Chainlink Fencing w/ Black Vinyl Coating	L.F.	1,580	\$29,230.00	
111.	Team Benches	EACH	2	\$5,000.00	
112.	Sports Lighting	L.S.	2	\$350,000.00	
113.	Pedestrian Lighting	L.S.	1	\$35,000.00	

ENGINEERING COST ESTIMATE
UNIVERSITY OF WISCONSIN-GREEN BAY
 Green Bay, Wisconsin
 Master Plan
 June 26, 2009



Item No.	Item Description	Units	Estimated Quantity	Extension	Category Sub Total
INTRAMURAL SYNTHETIC TURF AREA (300' X 360')					\$2,123,595.00
114.	Synthetic Turf System	S.F.	\$108,000	\$486,000.00	
115.	Team Logo	L.S.	2	\$30,000.00	
116.	Soccer Markings	L.S.	1	\$7,000.00	
117.	Finish Drainage Stone, 2-inch Depth	S.Y.	12,000	\$55,800.00	
118.	Base Drainage Stone, 4-inch Depth	S.Y.	12,000	\$55,800.00	
119.	Geotextile Fabric	S.Y.	12,000	\$26,400.00	
120.	Concrete Curb Nailer	L.F.	1,320	\$22,440.00	
121.	1" x 12" Flat Panel Underdrain	L.F.	2,900	\$14,500.00	
122.	12" Diameter Underdrain w/ Clear Stone Trench	L.F.	1,162	\$31,955.00	
123.	ACO Slot Drain	L.F.	1,320	\$79,200.00	
124.	Water Supply	EACH	1	\$4,500.00	
125.	Sports Lighting	L.S.	1	\$175,000.00	
126.	Pedestrian Lighting	L.S.	1	\$35,000.00	
127.	Inflatable Dome Structure	L.S.	1	\$1,100,000.00	
PRACTICE INTRAMURAL FIELDS (300' x 360')					\$371,000.00
128.	4" Underdrain	L.F.	3,600	\$36,000.00	
129.	Irrigation	L.S.	2	\$50,000.00	
130.	Topsoil Amendment	EACH	2	\$60,000.00	
131.	Natural Turfgrass	EACH	2	\$20,000.00	
132.	Sports Lighting	L.S.	2	\$170,000.00	
133.	Pedestrian Lighting	L.S.	1	\$35,000.00	

ENGINEERING COST ESTIMATE
UNIVERSITY OF WISCONSIN-GREEN BAY
 Green Bay, Wisconsin
 Master Plan
 June 26, 2009



Item No.	Item Description	Units	Estimated Quantity	Extension	Category Sub Total
PRACTICE INTRAMURAL SOFTBALL FIELDS (2@200')					\$963,490.00
134.	Infield Material	C.Y.	540	\$21,600.00	
135.	24' Backstop	L.S.	2	\$48,000.00	
136.	4" Underdrain	L.F.	4,000	\$40,000.00	
137.	Irrigation	L.S.	2	\$44,000.00	
138.	Topsoil Amendment	S.Y.	8,000	\$40,000.00	
139.	Foul Poles	EACH	4	\$4,800.00	
140.	8' Chainlink Fencing w/ Black Vinyl Coating	L.F.	2,400	\$72,000.00	
141.	Pitcher's Mound/Bases	SET	2	\$5,000.00	
142.	12'W X 6'H Service Gate w/ Black Vinyl Coating	EACH	2	\$1,970.00	
143.	4'W X 6'H Pedestrian Gate w/ Black Vinyl Coating	EACH	4	\$2,120.00	
144.	Water Supply	EACH	2	\$9,000.00	
145.	Sports Lighting	L.S.	2	\$320,000.00	
146.	Pedestrian Lighting	L.S.	1	\$35,000.00	
147.	Intramural Building (40' x 40' Team Rooms, Restrooms/Storage)	S.F.	1,600	\$320,000.00	
OTHER ITEMS					\$265,000.00
148.	Entry Statements	L.S.	2	\$50,000.00	
149.	Storage Buildings	EACH	2	\$150,000.00	
150.	Landscaping	L.S.	1	\$65,000.00	

ENGINEERING COST ESTIMATE
UNIVERSITY OF WISCONSIN-GREEN BAY
 Green Bay, Wisconsin
 Master Plan
 June 26, 2009



Item No.	Item Description	Units	Estimated Quantity	Extension	Category Sub Total
SUMMARY					
	CONSTRUCTION ITEMS TOTAL:				\$11,512,052.50
	CONTINGENCY @ 10%:				\$1,151,205.25
	2009 INFLATION @ 3%:				\$345,361.58
	CONSTRUCTION ESTIMATE SUBTOTAL:				\$13,008,619.33
	TOPOGRAPHIC SURVEY:				\$25,000.00
	GEOTECHNICAL SERVICES				\$25,000.00
	STORMWATER DESIGN & PERMITTING				\$25,000.00
	DSF Design @ 8%:				\$1,040,700.00
	PROJECT TOTAL				\$14,124,319.33

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 2.4
APPENDIX D
SEASONAL DOME ENCLOSURE

ESTIMATED ENERGY CONSUMPTION

The following energy consumption estimates are based on averages across the country. In order to best estimate your consumption we used the following factors:

Project name: U of WI Soccer 390x300 Seasonal

Project Location: Green Bay, WI

Most similar weather bin data location: Madison, WI

Size of the dome: 390' long X 300' wide X 90' high

Fabric area: 144,253 square feet

Number of entrances and exits: 8

Number of lights provided: 120

Inside design temperature occupied heating: 65 degrees Fahrenheit at 12 outside

Inside design temperature occupied cooling: 75 degrees Fahrenheit at 90 outside

Inside design temperature unoccupied: 0 degrees Fahrenheit

Daily unoccupied hours: 9 PM to 9 AM

Months of operation: November, December, January, February, March

Annual heating energy used: 51,594.09 CCF

Annual inflation energy used: 153,178.67 KWH

Annual lighting energy used: 224,000KWH Based on all lights on for 12 hours/365days

Please note that these are just averages. Your actual consumption will vary. These will however allow you to establish a budget for annual energy consumption. Your local power company can assist you with attaching costs to the consumptions shown. Please let me know if you have any questions.

Thank you,
Matthew Mejia
Yeadon Fabric Domes, LLC.



Yeadon Fabric Domes, LLC.
2475 Maplewood Drive
Suite 114
Maplewood, MN 55109
United States
800-493-2366
Fax: (651) 633-2019

March 2, 2009
Frank Madzarevik
University of Wisconsin-Green Bay

RE: Pricing for a Seasonal Soccer Dome:

Dear Frank Madzarevik:

We are pleased to present the following quotation for a Yeadon Air Supported Structure. The following items are included in our proposal. Also shown are optional components and fabric finishes for your consideration.

Our proposal addresses the specific site dimensions, double membrane structure, mechanical equipment, back-up system and other components required for the Yeadon Air Supported Structure.

SIZE: The approximate size of the dome is 390' long X 300' wide X 90' high with a total floor space of 117,000 square feet.

OUTER MEMBRANE: The outer membrane is manufactured in 28 & 32 oz/sq. yd., white, high tensile strength, translucent, TS 139 acrylic topcoat, vinyl coated polyester. The fabric is fire resistant, meeting the requirements of NFPA 701.

THERMAL/ACOUSTICAL INNER MEMBRANE: The dome contains an inner thermal/acoustical fabric liner, which is welded to the dome's outer membrane. The liner is produced from an acrylic coated, white and blue, 16 oz. /sq. yd., high strength, translucent vinyl coated polyester. The blue is used as a contrasting color along the sides and partially across each end; it extends from ground level to 15'.

Yeadon recommends the blue over other background colors because of its superior reflective characteristics. White is used throughout the rest of the dome to provide the brightest interior possible. This highly durable liner provides maximum protection against abrasions and tears that can occur during seasonal installations and take downs.

SEAMS: All seams are dielectrically welded together to form the dome's profile. This method of fabrication provides an airtight bond that is stronger than the material itself. Yeadon uses no sewn seams on its structures.

SECTIONS: The dome will be manufactured in 7 sections for ease of handling. If more than one section is required, Yeadon will provide 8" aluminum seam clamps, which are used to field connect the sections together. These seam clamps form a strong, airtight and flexible connection. A continuous fabric flap with a VELCRO edge is also provided to conceal and weatherize the seam connection.

ALUMINUM CHANNEL: 1,380' of Yeadon's exclusive anodized aluminum channel will be provided for installation into the concrete grade beam by your concrete contractor. This unique anchoring system was developed by Yeadon to provide the most energy efficient, economical and easy to install method of anchoring the dome. The channel system provides for even distribution of uplift loads and forms an airtight bond around the entire perimeter base of the dome. It reduces annual energy costs, seasonal installation and take down costs, storage space and also, it leaves no protrusion or tripping points during the off season when the dome is down.

CABLES: Yeadon will provide 38 white vinyl-coated steel cables complete with thimble eyes or sockets at each end. These single radial cables are provided for fabric stress relief on our larger domes. This design eliminates snow entrapment, membrane marring and provides for a smooth exterior appearance. Yeadon will provide the cable anchors.

REVOLVING DOOR: 1 aluminum, 3 Leaf revolving door is supplied for the main entrance into the dome. This self-contained door comes complete with full glass paneled doors, rigid frame and sides, sturdy tread-plate base and all attaching hardware.

EMERGENCY EXIT DOORS: 8 balanced aluminum emergency exit doors complete with a heavy duty steel frame, viewing panel, panic hardware, exit lights with battery backup, lockable exterior entry hardware, fabric clamping strip, exterior knee braces and all attaching hardware. 40" clear span doors are included for handicap accessibility.

LIGHTS: 120 - Suspended 1000-watt metal halide fixtures, lamps, ballast, hangers, chain and attaching hardware. Yeadon supplies wiring between the fixture and dome base. All electrical design, distribution and wiring to the pole or light locations are provided by others. Yeadon will assist with the layout and location of the lights and/or poles.

FURNACE/INFLATION/STANDBY: This sophisticated "ALL-IN-ONE" inflation package comes complete with a 4.00 MBTU indirect fired furnace with a full modulating burner, stainless steel heat exchanger, thermostatic temperature control and all state of the art operating components. The inflation package consists of a high efficiency electric motor, fans, motorized dampers for pressure control and a remote control station that allows you to vary the dome's internal pressure from a remote location.

The remote control station also gives you burner on/off control, indicator lights for the fan, standby and burner, a pressure gauge showing the dome's internal pressure and a potentiometer that allows you to adjust the dome's internal pressure to its most energy efficient level as dictated by wind conditions.

The built-in standby inflation system consists of 1 electric motor, 1 natural gas driven engine, a separate inflation fan, a photohelic pressure gauge, all state of the art operating components, a battery and a charger. The standby system will detect low-pressure situations or power outages and automatically start the appropriate fan and motor system.

The standby will deliver air into the dome through the return air duct, thus eliminating a third ducting system required with separate standby systems. The above components are contained within a weatherized steel housing that is insulated for sound. There are access doors and panels conveniently located around the unit.

This complete inflation package gives you the most energy efficient and cost effective method of inflating and heating the dome. To further enhance its efficiency, please see the options section under Wind Sensor. There is only one electrical and one gas connection required in getting the system up and running. Yeadon will provide the initial start up of the complete system once it arrives on site.

Whenever possible, Yeadon recommends our unique bottom discharge air delivery system. This system uses underground ducts for the supply and return air. This allows you to move the inflation system away from the dome to facilitate snow removal and it improves heat distribution throughout the dome. If the bottom discharge system will not fit your site, we have end and side discharge systems available at a slightly higher cost.

DRAWINGS: Yeadon will provide construction drawings, calculations and specifications of the dome for permit application. These drawings require local engineering stamps.

FREIGHT: F. O. B. Factory.

PRICING: Our price for all the above components is **\$1,162,000.00**.

TERMS: 30% deposit due upon signed contract, 40% due upon commencement of manufacturing, 25% due upon completion of manufacturing and 5% holdback due 30 days after installation.

This quote is good for a period of 30 days.

Price is based on US-Canadian exchange rates. Any fluctuation of more than \$.05 will be passed on to you.

ITEMS NOT INCLUDED: The following items are not included in this proposal.

- 1) Any costs of Federal, State or Local taxes. Any costs of permits, energy analysis, local engineering stamps, electrical or mechanical engineered drawings that may be required by local authorities.

- 2) Any costs of installation, construction, supervision, site preparation, site access, unloading freight, site or fence modification and/or restoration, on-site construction visits, bringing utilities to the site and any electrical or gas distribution and hook up.

OPTIONAL ITEMS: The following can be added to this proposal.

SUPERVISION: A Yeadon supervisor is required for the installation of the dome. This representative is available for \$575.00 per 10 hour day plus travel and living expenses.

TEDLAR: A TEDLAR coating can be applied to the outer membrane for \$118,500.00. The coating will provide maximum membrane protection from pollution, dirt and UV rays. This option adds 5 years to the warranty making it a 15 year warranty.

VEHICLE AIRLOCK: Airlock complete with 2 - 10x10 insulated panel doors, automatic openers, 24' long steel frame, fabric cover and attaching hardware has been included to allow vehicles and equipment to be brought into the dome. Assembly of airlock is not included in quote. Price is \$27,500.00.

WIND SENSOR: A wind sensor can be provided to automatically adjust the dome's internal pressure to its most energy efficient level as dictated by outside wind conditions. This device can come with an optional sensor to detect low-pressure situations and be programmed to notify someone that attention is required. It also has a nighttime temperature setback option and wind direction indicator option. The wind sensor can pay for itself in energy savings within 2 years of operation. Price starts at \$10,500.00. Tower mounting, wiring and installation are not included.

HANDICAP ACCESSIBLE ENTRANCE MODULE: An entrance module complete with 2 balanced aluminum doors, rigid frame with aluminum wall and roof panels that attaches directly to the revolving door can be added for \$12,500.00.

If you need further information on this proposal, please contact me at 800-4YEADON. Thank you again for the opportunity to propose this dome to you. I will look forward to hearing from you soon.

Sincerely,
Matthew Mejia
Yeadon Fabric Domes, LLC.

SECTION 2.5
APPENDIX E
AERIAL RENDERING

