

SCHOOL DISTRICT of WAUPACA

Athletic Campus Improvements

Listening Sessions

March 1st & 6th, 2017

5:30 P.M.





How did we get here?

- 1. Liability Insurance Carrier conducted a Hazard Assessment – 2011**
 - a) Not all items addressed at that time**
- 2. Liability Insurance Carrier repeated the Hazard Assessment – September of 2016**
 - a) Multiple items remained from original list**
- 3. Knowledge of liability → Board action**

RETTLER CORPORATION

Landscape Architecture
Civil Engineering
Land Surveying
Site Construction Management
Site Maintenance

Established 1989

Located in Stevens Point, WI



EXISTING SITE NEEDS / CONCERNS

1. New Bleachers at Haberkorn Field Site

- Insurance and safety reports recommend action is taken
- Structural review cost \$20,000 by Structural Engineer
- Cost to fix the existing grandstands, greater than providing new bleachers.
- Improvements at this site would still require busing for home games.
- Improvements at this site would benefit football program only.

2. Other Site Concerns at the Haberkorn Field site

- Existing track identified as hazard even to spectators.
- Track area has is not safe or functional for meets or activities use.
- Track area would be costly to repair or replace.
- Parking is limited on site.
- Multiple points of access – contrary to recommendations of insurance and WIAA
- Field is in very poor condition – standing water on field when it rains
- Supervision and safety of students
- Transportation of home team – no locker room

POTENTIAL SITE SOLUTIONS

1. Consolidate property and maintenance efforts

- Move all field sports to High School property (reduces insurance and transportation concerns).
- Eliminate maintenance of two competition natural turf field, at two sites to one synthetic turf surface.
- Create stadium elements at High School campus for multiple activities including: track, soccer, football, baseball, softball, PE classes, and summer recreation programs.

2. Grandstand & Press Box Improvements

- Move existing grandstands to east side.
- Construct new 1,500 seat bleacher and reuse existing press box.

3. Synthetic Turf Development

- Concussion pad reduces head injuries and lower/upper body extremities

4. Parking/Concession/Restroom Expansion



Big Picture of the District...

- 1. Sell existing lights or reuse at soccer practice fields to create 2nd venue option.**
- 2. Campus Parking at Soccer Site, multifunction for all site uses.**
- 3. Concessions / Restroom / Storage Building at Soccer Site.**
- 4. Sell District Office - Consolidate District Administration Uses at High School.**
- 5. Utilize land sale, capital improvement allocations, and community efforts (fund raising and cost sharing) to fund the project – Fiscal Responsibility**

POTENTIAL SITE SOLUTIONS



WAUPACA SCHOOL DISTRICT
 ATHLETIC FACILITY REDEVELOPMENT ■ CONCEPT PLAN 1
 WAUPACA ■ WISCONSIN



0' 40' 80' 120'
 SCALE • 1"=40'-0"
 DATE • 11.18.16

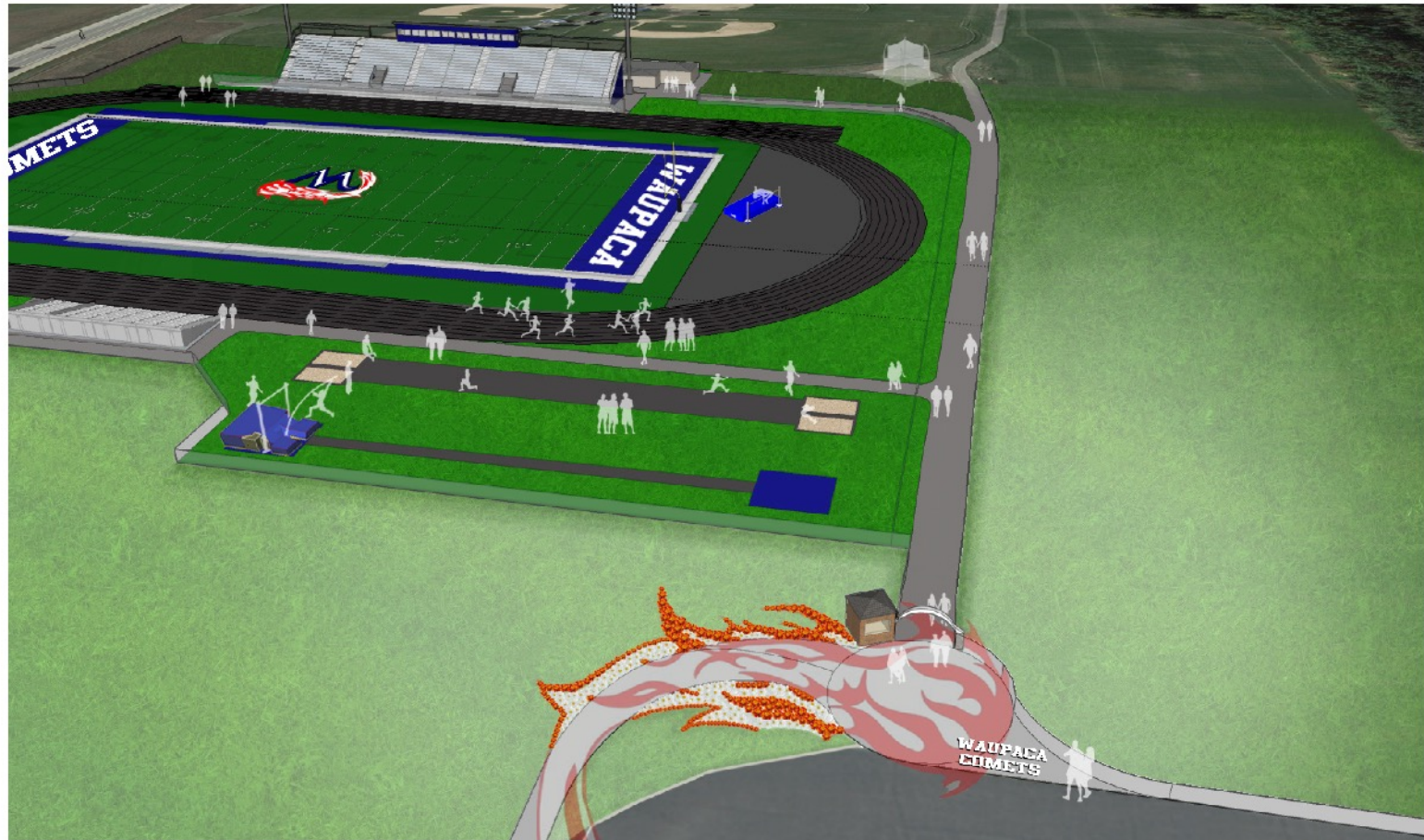


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POTENTIAL SITE SOLUTIONS



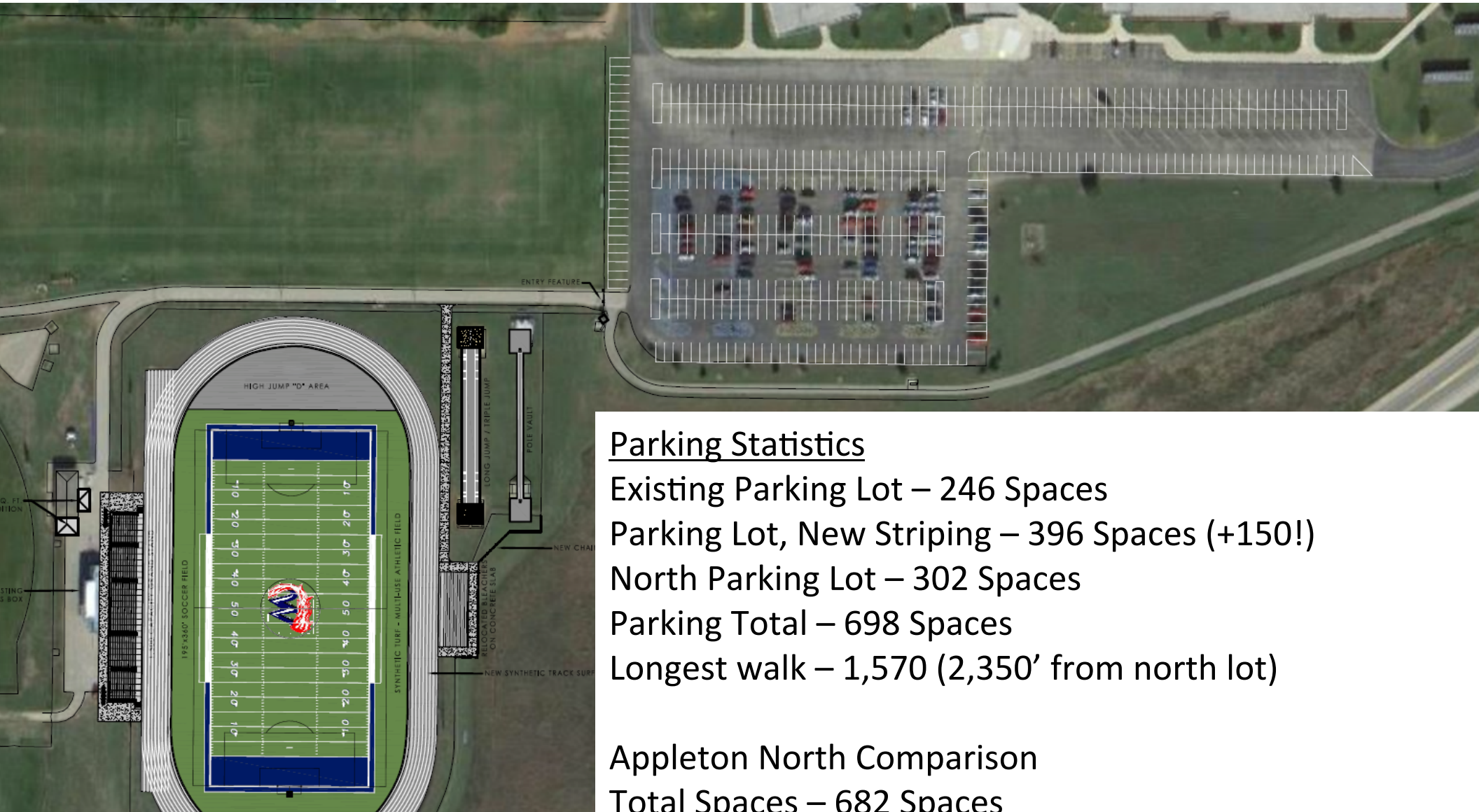
POTENTIAL SITE SOLUTIONS



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POTENTIAL SITE SOLUTIONS



Parking Statistics

Existing Parking Lot – 246 Spaces

Parking Lot, New Striping – 396 Spaces (+150!)

North Parking Lot – 302 Spaces

Parking Total – 698 Spaces

Longest walk – 1,570 (2,350' from north lot)

Appleton North Comparison

Total Spaces – 682 Spaces

Longest walk – 1,275'

POTENTIAL SITE SOLUTIONS



WAUPACA SCHOOL DISTRICT
ATHLETIC FACILITY REDEVELOPMENT ■ CONCEPT PLAN 1
WAUPACA ■ WISCONSIN



0' 20' 40' 60'
SCALE • 1"=20'-0"
DATE • 11.18.16



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PROJECT SOLUTIONS

SYNTHETIC TURF

- **Products and Vendors**
- **Performance Vs. Playability**
- **GMAX / Safety / Shock Pad**
- **Rettler / School District procurement process**
- **Environmental Product Awareness**



PROJECT SOLUTIONS

DONOR RECOGNITION OPPORTUNITIES



West De Pere High School, De Pere, WI
Synthetic Turf Redevelopment Project
John Zegers, Superintendent



Lawrence University, Appleton, WI
Banta Bowl Redevelopment Project
Lynn Hagee, Director of Special Projects



School District of Superior, Superior, WI
Spartan Sports Complex
Janna Stevens, District Administrator



Cameron School District, Cameron, WI
Youth District Athletic Facility
Site Redevelopment Project
Joe Leschisin, District Administrator



Bay Port High School, Green Bay, WI
Stadium Enhancement Project
Betty Zimdars, Assistant Superintendent of
Business Services



Edgewood High School, Madison, WI
Track and Athletic Field Redevelopment Project
Michael Elliott, President

Working with School Districts and Universities Throughout Wisconsin



Cumberland High School, Cumberland, WI
Athletic Field and Stadium Development Project
Barry Rose, District Administrator



Northland College, Ashland, WI
Stadium Development Project
Michael Miller, President

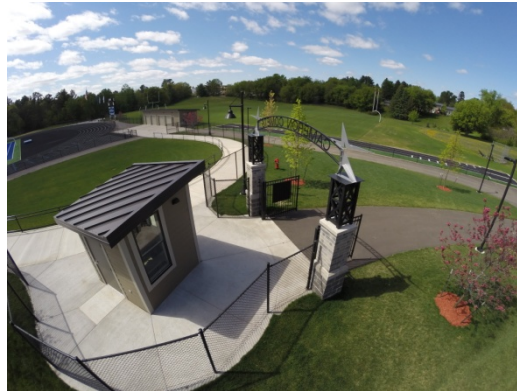


Ashwaubenon High School, Green Bay, WI
Goelz Field Redevelopment Project
Keith Lucius, Assistant Superintendent



PROJECT SOLUTIONS

ENTRY STATEMENT + CONCESSION/RESTROOM



Cameron High School &
Superior High School

POTENTIAL IMPROVEMENT COSTS

HIGH SCHOOL STADIUM SITE

POTENTIAL IMPROVEMENT COSTS

HIGH SCHOOL STADIUM SITE

• Mobilization and Earthwork	\$201,000
• Field Utilities and new turf base	\$298,725
• Synthetic Turf and Field Equipment	\$521,610
• Track Surfacing and Improvements	\$290,000
• Building and Site Amenities	\$220,250
• Grandstand Improvements	\$432,500
• Soft costs	\$353,535
TOTAL CONSTRUCTION ITEMS COST	\$2,317,620

VS. IMPROVEMENTS AT HABERKORN FIELD

• Mobilization and Demolition	\$30,000
• Site Improvements	\$120,000
• Grandstand Improvements	\$452,500
• Soft Costs	\$108,450
• Structural Engineering Review	\$20,000
TOTAL CONSTRUCTION ITEMS COST	\$730,950
Difference =	\$1,586,670

POTENTIAL IMPROVEMENT COSTS

SOCCER FIELD SITE

• Mobilization and Earthwork	\$107,000
• Site Utilities	\$42,000
• Asphalt parking lot	\$219,130
• Building and Site Amenities	\$330,000
• Soft costs	\$125,663
TOTAL CONSTRUCTION ITEMS COST	\$823,793



Three Options to Consider:

- 1. Invest ~\$730K in Haberkorn Field**
 - a) Impacts small number of students/athletes**
- 2. Invest ~\$2.3M in High School Campus**
 - a) Impacts large number of students/athletes**
- 3. Invest ~\$3.1M in High School Campus and Soccer Facility**
 - a) Impacts greatest number of students/athletes**



Takeaways from today...

- 1. The District must do something to address the safety of our students and community members.**
- 2. The Proposed Athletic Complex will serve Soccer, Track, Football, Softball, Baseball, Physical Education, and possibly summer recreation activities.**
- 3. The District has considered the “big picture” of District needs, not just the football field in isolation.**
- 4. A new facility on campus would reflect the high quality District and Community that Waupaca has become known to be.**