EXECUTIVE SUMMARY

Chabot College is evaluating the options to rebuild and upgrade their soccer and baseball facility with various options of construction designed to give flexibility in the planning and budgeting process. This feasibility study reviewed three scenarios:

1) Option #1: Natural turf soccer field
2) Option #2: Synthetic turf soccer field
3) Option #3: Natural turf soccer field and synthetic turf baseball field

In addition to the three improvement scenarios identified above, Verde Design also reviewed the budget required to improve the discus / hammer throw event area, as well as the perimeter landscaping areas around the field areas and adjacent to parking lot J.

The soccer field is presently a temporary gravel parking lot. The hammer throw / discus area requires improvements as well as the adjacent parking Lot J expansion. The baseball facility has recently undergone renovations to the fencing and backstop improvements. However, safety and maintenance budgetary concerns have prompted an analysis to renovate the baseball facility along with the adjoining landscaping and connecting hardscape.

The budget table below will allow Chabot College to prioritize the most critical areas of improvement in order to fit within the budget or if funds are available, to select a construction method that will serve the sports programs for years to come.

The budget spreadsheet below identifies various levels of improvements for the three basic facility categories. Highlighted are our recommended improvements for each specific category. These recommendations are due in large part to feedback from the District and College staff at the September 9, 2008 meeting and previous contact with staff.

Various Improvement Levels

Category	Option #1	Option #2	Option #3
Soccer Field	$647,000	$1,509,000	$647,000
Hammer/Discus	$100,000	$100,000	$100,000
Parking Lot J Modifications	$25,000	$25,000	$25,000
Landscaping along Lot J and Hammer Area:	$110,000	$110,000	$110,000
Practice Area between Soccer and Baseball	$202,000 (natural turf)	$605,000 (synthetic turf)	$202,000 (natural turf)
Baseball Field*			$2,389,000
Baseball Facility**			$687,000
Landscape	$122,000	$122,000	$222,000
Construction Total:	$1,206,000	$2,471,000	$4,382,000
35% Soft Costs	$422,000	$865,000	$1,534,000
15% Contingency (includes mark up of construction and soft costs):	$244,000	$500,000	$887,000
Total Project Costs:	**$1,872,000**	**$3,836,000**	**$6,803,000**

Note: all costs above are rounded to nearest thousand dollars.

* Includes synthetic turf field, dugouts, batting cages, and bullpens. Backstop and perimeter fencing currently proposed to remain.
** Includes spectator seating, new press box and restroom structure, and minor perimeter walkway & landscaping renovation.

The above costs include a contingency of 25% to cover design and construction allowances yet to be addressed. This feasibility study also did not assess any structures (i.e. existing baseball press box / restroom building) nor conduct an intensive utility assessment as part of this study and assumed that any structure in the area of improvement would require replacement.

The option selected (and the associated costs) should enable this facility to be properly maintained so that the improvements remain at a high level for years to come. It would be a mistake for the College to invest significant funds for this facility and not provide maintenance to keep the facility at a safe and playable level. This is one of the primary reasons why alternate materials, such as infill synthetic turf, are being reviewed. This type of material can withstand use virtually all day. In addition, it eliminates all significant maintenance funding, most specifically irrigation water, fertilizers, turf maintenance, and associated labor.

For the recommended levels of improvements identified above, the project schedule would be similar to the one shown below:

- Design Drawings and Construction Documentation: 4 to 8 months
- Division of State Architect Approval: 2 to 4 months
- Advertising / Bidding: 2 months
- Construction:
  - For Option #1: 6-9 months
  - For Option #2: 4 months
  - For Option #3: 11 months

If only option #1 or #2 was completed, this work may not require DSA review, depending on what work is included along the perimeter of the project. If option #3 was to be selected for example, then the construction work could likely be undertaken after the close of the baseball season so that the field would be ready for the following baseball season. The same would be true for the soccer field in either option #1 or #2.