



Stantec Sport Group 226 Causeway Street Boston Massachusetts 02114
Stantec Consulting Service 55 Church Street Suite 601 New Haven Connecticut 06510

May 14, 2021

Mr. Steve Pierce
Parks & Recreation Director
Town of Wilton
Comstock Community Center
180 School Road
Wilton, CT 06897

**Reference: Professional Design and Consulting Services
Recreational Air Structure Study
180 School Road Wilton Connecticut**

Dear Steve,

Based on your recent request, we have outlined the following scope of work for an air structure development study on the field site behind the Comstock Community Center 180 School Road. This study will include conceptual layout plans of the site and facility, drainage concept, capital cost estimate and operational/life cycle costs. We are happy to revise as needed to meet the needs of the Town of Wilton. Our understanding the program to be included in the study shall include:

Base concept:

- a. Full size multipurpose field, soccer/lacrosse field 100M x 64M (110 YRD/330 FT x 70YRD/210 FT)
(This size includes Soccer, Lacrosse, and Field Hockey. It does not include full size football, would need to increase length by 30 FT)
- b. Full size basketball court
- c. Restrooms
- d. Parking to support the facility

Additional considerations:

- e. Additional full size basketball court
- f. Baseball/softball training area 100'x60'

Please find the more detailed scope of the study below:

Task 1 Base Plan & Existing Conditions

We will work with Andes Consulting, Engineering & Survey, PLLC, to generate a drone survey with site verification as base plan including existing site features and utilities at 20 scale for the project. Scope will include in-office work and mobilization/demobilization, including the evaluation of existing survey data

Reference: Recreational Air Structure Study

and compilation of GIS and municipal resources for prior mappings of the project area. Survey product will be a preliminary survey, developed from the previously mentioned data and information, suitable for use on the preliminary air structure design study.

Task 2 Geotechnical Investigation

We will work with local engineer, James Quill PE, Atlantic Consulting & Engineering, LLC, on geotechnical investigations of the site. We are planning on seven (7) borings, two (2) behind the Community Center, three (3) along the eastern edge of the existing soccer field, and two up on the hillside west of the existing field. This information will help inform foundation design and associated costs.

Task 3 Concept Plan

We will provide concept plan of the proposed air structure on the site behind the existing Comstock Community Center. Concept plans will include a site and air structure interior plan. Concept site plan will address, overall layout of the air structure, entrances, restrooms, required maintenance driveway, emergency and fire dept access, snow stockpile areas, furnace, backup fan and generator location, public access, drainage accommodations, etc. We will also provide a concept covering the base program and a concept illustrating the additional program elements (2nd basketball court and baseball/softball training area).

Air structure interior plan will include base program and additional elements listed in this proposal. We will also provide a rendered site plan on an aerial photo for context and length and width sections of the proposed structure and adjacencies. Our concept plans will also look at a connection to Comstock Community Center and a free-standing facility as there are pros and cons to each option from an operations and maintenance standpoint, at a minimum.

Task 4 Code Review

We will complete a building and life safety code review of the proposed air structure including its proximity and connection to the Comstock Community Center. Once our review is complete and reviewed with the Town, we will accompany Town representative(s) to an informal review with Wilton building and fire departments. We have assumed these meetings as virtual introductions to the proposed projects for the respective departments.

Task 5 Estimates of Probable Capital & Life Cycle Costs

Once the concept plan is reviewed and approved by the Town, we will create an estimate of probable construction costs, including design and engineering and we will analysis the annual energy costs, maintenance & operational costs, and material replacement costs over a 20-year period looking at the full cost of ownership.

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Task 6 Compiled Materials and Summary

We will compile all the materials generated as part of this study with an executive summary of the information, process, and decision making.

Compensation

We will invoice percent complete by task as a fixed fee for the above-mentioned services.

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| Task 1: Base Plan & Existing Conditions | \$ 1,500 |
| Task 2: Geotechnical Investigation | \$ 4,300 |
| Task 3: Concept Plan | \$ 9,400 |
| Task 4: Code Review | \$ 2,400 |
| Task 5: Estimates of Probable Capital & Life Cycle Costs | \$ 5,400 |
| Task 6: Compiled Materials and Summary | \$ 1,200 |
| <u>Expenses</u> | <u>\$ 400</u> |
| Total | \$ 24,600 |

This scope does not include any services beyond the above tasks. No design beyond the conceptual plan outlined above. No additional or other off-site location studies. Stantec can provide an additional services proposal upon request for work above and beyond the outlined tasks.

Thank you for this opportunity to present this proposal to assist the Town with the exploration of an air structure as an exciting expansion to the Comstock Community Center. Please contact us directly with any questions or revisions.

Regards,

Stantec Sport Group
Stantec Consulting Services, Inc.



David Nardone, RLA, LEED AP
Principal
Ph: 617.792.6468
david.nardone@stantec.com



Thomas Hammerberg, RLA
Senior Landscape Architect
Ph: 203.500.0731
thomas.hammerberg@stante.com