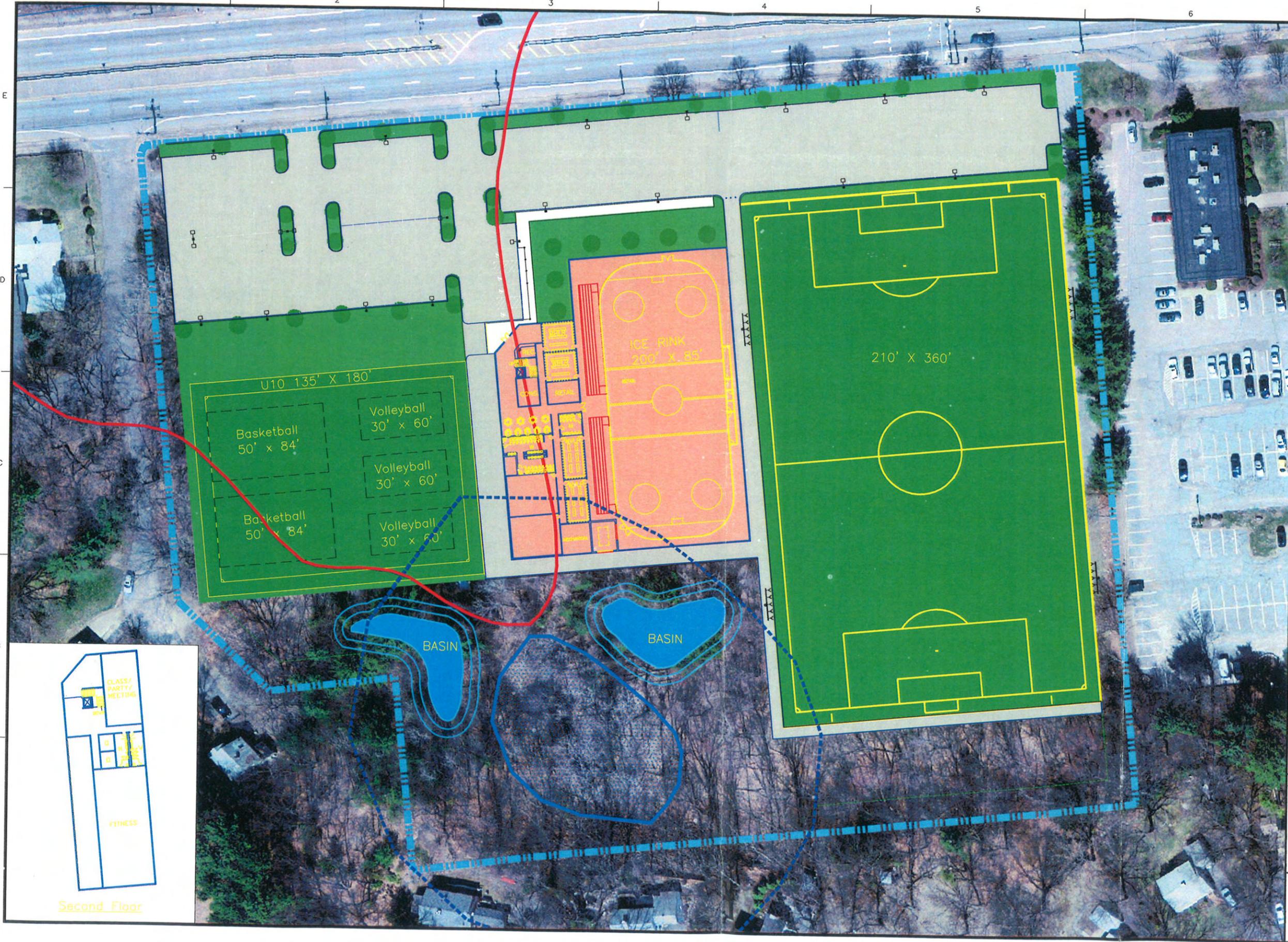


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PROJECT
**ST. JAMES THE GREAT
 ASSESSMENT AND PLANNING
 900 WORCESTER STREET (ROUTE 9)
 WELLESLEY, MA**

OWNER
TOWN OF WELLESLEY

REVISIONS		
NO.	DATE	DESCRIPTION

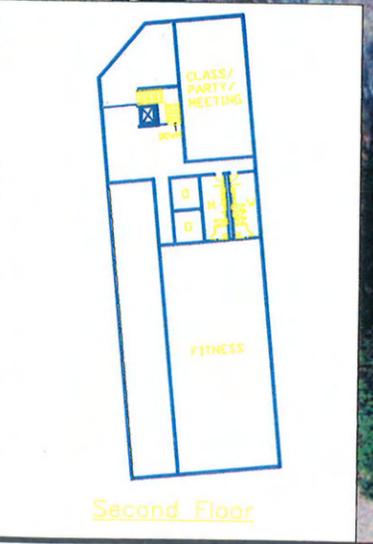
CADD FILE
 DESIGNED BY **PS**
 DRAWN BY **KMM**
 CHECKED BY
 DATE **9-24-10**
 DRAWING SCALE **1"=30'-0"**

GRAPHIC SCALE

SHEET TITLE
**PHASE 1
 CONCEPTUAL
 LAYOUT**

DRAWING NO.
SK-3A

PROJECT NO.



PRELIMINARY COST ESTIMATE -St. James the Great Parcel - Schematic (GALE JN 714730)

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST	REMARKS
1	Demolition						
1a	Building Demolition (Buildings have not been assessed. Estimate does not include costs associated with cut and capping of existing utilities, foundation removal, hazardous material/asbestos assessment and abatement, etc.)	LS	1	\$ 60,000	\$ 60,000	\$ 89,400	TBD
1b	Pulverize existing pavement	SY	14700	\$ 2	\$ 29,400		
2	Synthetic Turf Field					\$ 1,020,000	
2a	Prepare sub-base, engineered base stone, subsurface drainage, concrete curbing, Install turf with sand and TPE granules infill, (210' x 360' field)	LS	1	\$ 1,020,000	\$ 1,020,000		
3	Ice Arena Building					\$ 4,233,000	
3a	Construct Ice Arena (200' x 85' rink)	SF	25500	\$ 166	\$ 4,233,000		
4	Building Core (Common Area)					\$ 3,712,500	
4a	Construct Core Building (2 Stories)	SF	16500	\$ 225	\$ 3,712,500		
5	Natorium (Municipal Pool Building)					\$ 3,520,000	
5a	Construct Natatorium (25yd pool, warm water pool, tot splash pool)	SF	17600	\$ 200	\$ 3,520,000		
6	Parking Lot					\$ 325,000	
6a	Construct Parking Lot (include site lighting and drainage)	SPACE	200	\$ 1,400	\$ 280,000		
6b	Site drainage including basins	LS	1	\$ 45,000	\$ 45,000		
7	Athletic Lighting					\$ 300,000	
7a	MUSCO Athletic Lighting System (4-pole)	LS	1	\$ 300,000	\$ 300,000		
8	Ball Safety Netting @ Goal Areas					\$ 17,600	
8a	Protective netting system	LF	320	\$ 55	\$ 17,600		
9	Landscaping					\$ 25,000	
9a	Landscaping	LS	1	\$ 25,000	\$ 25,000		
						Subtotal	\$ 13,242,500
						Contingency (20%)	\$ 2,648,500
						Soft Costs (7.5%)	\$ 993,188
						Total	\$ 16,884,188

Information Summary for Seasonal Air Supported “Bubble” Structure

The proposed synthetic turf field at the St. James Parcel could be enclosed by a temporary and seasonal air supported structure, or “bubble”, during the late fall, winter, and early spring in order to allow the field to be used on a year-round basis. The leading manufacturers for air supported structures in the New England area are: Air Structure American Technologies, Inc. (ASATI), The Farley Group, and Yeadon Fabric Domes, Inc. Contact information is readily available on-line.

We contacted the above mentioned firms and all three responded to our inquiry. The following is a summary of design requirements and additional information regarding a seasonal air-supported structure.

- The “bubble” would be a temporary air supported structure that would be taken down and stored for approximately six month during the year.
- The air supported structure would be approximately 240’ x 390’ and would cover the turf portion of the field as well as a staging area along the field’s perimeter. The cost of an air supported structure would be approximately \$1,123,200. This includes support cables, fabric, lighting, heating, air locks, etc.
- The foundation grade beam for the structure would typically be 2’ wide and 5’ deep and consist of reinforced concrete and cable ties. The foundation grade beam would be constructed so that it was flush with field elevation. The cost for the foundation grade beam would be approximately \$226,800.
- The height of the seasonal air supported structure as reported by a number of the leading manufacturers will be approximately 75-ft (or about 1/3 the structure’s width).
- Accumulation of snow is a major concern. Snow accumulates along the perimeter of the structure and must be cleared away. This would require snow removal equipment routinely on the perimeter of the field plowing snow.
- During storm events occurring when the bubble is inflated, stormwater runoff would be intercepted by infiltration trenches running along the outside perimeter of the field’s grade beam.
- The cost to take down and set up the bubble on a seasonal basis is approximately \$50,000 per year and takes 5-7 days in the fall and in the spring.

- The off season storage requirements are substantial as each panel must be wrapped and stored in a covered area off of the ground. Off season mold and rot are major factors in decreased life of the bubble. May require additional transportation and storage costs if on-site storage is not provided.
- Access to the bubble could be provided through revolving doors and ADA accessible air locks.
- A vehicle air lock may also be required to provide emergency vehicle access.
- Life expectancy for air supported structure is approximately 15 years.

G:\714730\report\Inflatable Structure Information Summary.doc



Harvard University
Boston, MA
450' x 210' x 61'

YEADON

Boston College, Stadium Enclosure
Chestnut Hill, MA
194' x 389' x 60'h - Sports Field Dome

