

**Richland County Community Unit School District No.1
Board of Education**

**Special Meeting
Wednesday, October 1, 2025
Richland County High School
1200 E. Laurel St.
Olney, IL 62450
5:30 PM**

- I. Call to Order and Pledge of Allegiance
- II. Roll Call
- III. Enter Executive Session
 - A. 2(c)(1) To Consider Information Regarding Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Individual Employees
 - B. 2(c)(5) To Discuss the Purchase or Lease of Real Property
 - C. 2(c)(11) To Discuss Matters of Possible or Pending Litigation
 - D. 2(c)(21) To Discuss Matters of Closed Session Minutes
- IV. Exit Executive Session
- V. Recognition and Comments from Employees and Public
- VI. Unfinished Business
 - A. Athletic Complex Discussion
- VII. Adjournment

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Preliminary RCHS Athletic Complex Cost Estimates 10-1-25

Numbers displayed are cost estimates and could change as the board makes final decisions on project design and amenities.

		ATG		Byrne & Jones		Geo Surfaces
Sections	Description of Work					
1	General Site work/Demo Mass Grading	\$2,700,000.00		\$2,175,000.00		\$4,346,000.00
2	Football Stadium, Including Track, (2,000 Seat home bleachers included)	\$5,170,000.00		\$3,756,000.00		\$5,362,000.00
3	Softball & Baseball Stadiums	\$4,450,000.00		\$3,448,000.00		\$2,917,000.00
4	Tension Tennis Courts	\$1,700,000.00		\$1,171,000.00		\$1,680,000.00
	Base Bid Totals	\$14,020,000.00		\$10,550,000.00		\$14,305,000.00
Additional	Pivot Turf (on all fields)					\$241,000.00
	GeoBase Structural Base System (Concrete)					\$150,000.00
	Astro Turf (Pivot Equivalent) Football			\$253,000.00		
	Astro Turf (Pivot Equivalent) Baseball			\$299,000.00		
	Astro Turf (Pivot Equivalent) Softball			\$119,000.00		
	IronTurf (Football Field)			\$139,000.00		
	Extended warranty (8 yr. to 12 yr.)	\$60,000.00				
	Turf Shock Pad	\$120,000.00		\$118,000.00		
	RBG Action Show Lighting	\$82,800.00		\$9,000.00		
	TOTAL WITH ADD ON'S	\$14,282,800.00		\$11,487,000.00		\$14,696,000.00

Additional Information for Consideration

Turf Types Bid

Geo Surfaces: Pivot and Iron Turf

ATG: RamTurf

Byrne and Jones: AstroTurf 3D3 (Tencate would not allow them to bid Pivot)

G-Max Ratings:

Geo Surfaces - Guarantees a G-Max below 135 at installation and will not exceed 165 for life of warranty (12years) if a shock pad is installed.

ATG - Guarantees a G-Max below 145 for life of turf as long as maintenance is maintained as described in the maintenance manual.

Byrne and Jones - Have not received information yet. Will update as soon as I do.

Warranty Duration:

Geo Surfaces - Rock subsurface

Turf warranty is 12 years as described in warranty documents and pursuant to compliance with the maintenance manual and up to 3000 hours of usage each year. Detailed records must be maintained on the usage of the fields (3,O).

Base warranty is 12 years. There is no information provided on base warranty.

Civil Installation warranty is 1 year.

High use areas as described in 3,P are only under warranty for 2 years

Will need specifications of what normal or expected wear and tear standards are for the life of the warranty

Turf warranty is with Tencate. Installation warranty is with Geo Surfaces

Turf bind strength will not be less than 8lbs during such normal and ordinary use.

Design and installation play a key role in exclusions and limitations on the

coverage. See section 3 letters b and c for clarification. If the subsurface is not deemed installed correctly, the turf warranty is void.

Geo Surfaces - Concrete subsurface

Same as above with the exception of the warranty extends to 25 years on the subsurface.

ATG -

Turf warranty, installation and subsurface warranty is 8 years but may be extended to 12 years for an additional \$20,000 per field. (\$60,000 total)

Warranty for turf and subsurface is solely with ATG

ATG warrants the drainage rate of all fields at a minimum rate of 15 inches of rain per hour.

ATG warrants turf bind strength will be at 12 pounds initially and not less than 9 pounds for the duration of the field's life span.

ATG warrants the seam integrity for the life span of the warranty (12 years)

Need clarification on what constitutes excessive use under limitations

Turf warranty is pro-rated after year 3.

Byrne and Jones -

Turf warranty is 10 years on AstroTurf 3D 52 and 3D3 100. Turf warranty is with the company B &J buys the turf from.

1 year civil construction / general contractors warranty.

Additional warranty information has not been received at this time.

They are sending me additional information. I will update as soon as I receive it.