

TEAM ELMER'S PROJECT PROFILE

TC Central Athletic Complex



CHALLENGE: Earthwork and asbestos abatement on 22 acres with multiple contractors working on tight timelines during global pandemic

SOLUTION: Effective coordination with multiple contractors to deliver the best products and services as quickly, safely, and efficiently as possible

OWNER: Traverse City Area Public Schools

CONTRACT AMOUNT: \$2,898,466

CONSTRUCTION MANAGER: Jordanne Kubik, Miller-Davis

CONSTRUCTION MANAGER CONTACT: (269) 345-3561

LOCATION: Airport Access Road

DATE STARTED: June 2020

DATE COMPLETED: July 2021

SELF-PERFORMED: 83%

PARTNERS: Bella Concrete, Shoreline Power, Bay Masonary, Jacklin Steel, Pel Construction, Bloxsom Roofing, John E Green Mechanical, Soils & Structures, Performance Engineers, Asbestos Abatement A.D.S., Michigan Fence, Mike Greilick Striping, and Traverse Outdoor.

BY THE NUMBERS

Sports Fields Constructed: 6

Stripped & Balanced Material: 45,000 cu yds

Screen Topsoil Onsite: 17,353 cu yds

Concrete: 63,564 sq ft / 1,280 cu yds

Aggregate Base: 4,800 ton

Water, Sanitary, Storm, and Sock Pipe: 5,920 ln ft

Clay Brick: 14 pallets

HMA & Rubber Parking Bumpers: 2,696 ton / 223

On Sept. 1, 2021, Traverse City Central High School senior Everest Noyes cut the ribbon to open an \$8 million athletic complex. Noyes and his Traverse City Central soccer team then made history by becoming the first team to host a sporting event at the new Trojans Athletic Complex — a dream that was decades in the making.

Over the years TCAPS officials had envisioned different uses for the land on Airport Access Road, but with the Trojan softball team housed at Thirlby field, baseball at the high school, and soccer teams utilizing a field on Airport Access road, officials ultimately decided

to use the land for a much-needed athletic complex for the school. A \$107 million capital bond to fund the complex and other TCAPS improvements was put to voters in 2012 and 2013, finally passing in August 2018. Then, it was time to get to work!

The complex includes 2 baseball fields, 2 softballs fields, 2 soccer fields, locker rooms for home and visiting teams, a grandstand, scoreboards, dugouts, bathrooms, concessions, and more. One unique aspect of the complex is that each varsity field has LED lights that can turn on in the blink of an eye. This means each team can play host to night games — one of the few schools in the state to offer such an experience to their students.

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In total, 18 sub-contracts were granted over the course of the project. Team Elmer's was responsible for earthwork, concrete, and asphalt services at the complex. As an essential industry during the COVID-19 global pandemic operations continued with many adjustments from typical construction due to changing guidelines. There were no in-person progress meetings. Additional adjustments to stay safe and on schedule included, masking when within 6 ft of others, daily health questionnaires, sanitation protocols, and isolating individuals in equipment.

In addition, as a former military site with some asbestos demolition debris in the subgrade, asbestos abatement was needed. Work also included water main, sanitary and storm sewers, demolition, grading, paving, and excavation for footings. GPS technology was used for infield construction for the baseball and softball fields, and grading for the soccer fields. Construction also included topsoil screening, restoration, concrete, foundations, exterior curbs, sidewalks, and dumpster pads.



Having so many contractors on site at one time was a challenge, as was the stop and start of projects as one contractor wrapped up their portion so that another contractor could begin. Team Elmer's also faced a tight timeline to complete the soccer fields by Sept. 1, 2020, to provide for a fall and spring growing season prior to use.

Through effective project coordination, Team Elmer's was able to pave before winter to allow for lay down and storage, while maintaining necessary schedule to allow for the required field growing seasons.

Traverse City Central defeated Traverse City Christian 2-1 in the first game ever played at the complex. Noyes scored both goals.



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