

# Restoration of Karl Straus Track at UNC Asheville

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*RFP for Coronavirus State and Local Fiscal Recovery Funds*

## ***UNC Asheville***

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Chancellor Nancy Cable  
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## ***Ms. Janet R. Cone***

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# Application Form

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## *Question Group*

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Buncombe County requests proposals for projects to help the community recover from and respond to COVID-19 and its negative economic impacts.

Buncombe County has been awarded \$50,733,290 in Coronavirus State and Local Fiscal Recovery Funds (Recovery Funding), as part of the American Rescue Plan Act. This infusion of federal resources is intended to help turn the tide on the pandemic, address its economic fallout, and lay the foundation for a strong and equitable recovery.

Buncombe County is committed to investing these funds in projects that:

- Align to county strategic plan and community priorities
- Support equitable outcomes for most impacted populations
- Leverage and align with other governmental funding sources
- Make best use of this one-time infusion of resources
- Have a lasting impact

Proposals shall be submitted in accordance with the terms and conditions of this RFP and any addenda issued hereto.

[Click here for the full terms and conditions of the RFP](#)

## **Coronavirus State and Local Fiscal Recovery Funds\***

Name of Project.

Restoration of Karl Straus Track at UNC Asheville

## **Amount of Funds Requested\***

\$1,500,000.00

## **Recovery Fund Eligible Category\***

Please select one:

Address disparities in public health outcomes

## **Brief Project Description\***

Provide a short summary of your proposed project.

Our project will allow Buncombe County to partner with UNC Asheville on the restoration of the Straus Track located within the “Hub of Well-Being” that includes academic, athletic, & recreational programs & facilities. This project will not only address disparities in public health but also services for disproportionately impacted communities. Estimated cost of the track project is \$3M with \$1.5M used for

RFP for Coronavirus State and Local Fiscal Recovery

phase I. The remainder will be private funding. Providing access to recreational & competitive facilities is a critical strategy for helping people of all ages be more active & improve overall health especially for underserved youth. The facility will serve as an economic impact driver by hosting competitions that attract overnight visitors. As construction costs continue to soar, combining public & private funds to improve and increase access to modern facilities is vital. Other communities in our state have already begun to tackle these challenges with joint use agreements.

## Project Plan\*

Explain how the project will be structured and implemented, including timeframe.

Estimated cost of the track project is \$3M with \$1.5M used for phase I. The remainder will be private funding. Phase I includes the following: permitting, design & construction drawings, demolition of existing track and haul offsite, construct new concrete curbs, new stone base and asphalt to be installed for new track surface, installation pole vault boxes, long/triple jump pits, steeple chase pit & barrier, shot put areas, hammer/discus area & safety net systems, re-grade existing natural grass area inside of track, correcting drainage issues, and adding new sod. The track surface itself will be the new Pre Manufactured Mondo Track System which uses eco-friendly products (100% recyclable) and meets ADA requirements.

This phase of work can be constructed in approximately a 3–4-month period, not including design and permitting requirements. The construction of this phase will be managed by an ASBA Certified Track Builder to ensure proper design and construction of an appropriate NCAA Track and Field Facility.

Phase II of the overall \$3M project is estimated to be \$1.5M and will include additional bleachers, additional storage and indoor throwing cage/building, new fencing, upgraded lighting system, track timing system, score boards, and other equipment. Phase II will be part of the University overall comprehensive capital campaign that will kick-off during the 2021-22 academic year.

The facility presently has seating for 500+, bathrooms, concessions, a sports medicine room, and other amenities and is adjacent to the Sherrill Center/Kimmel Arena, Justice Center, Campus Recreational Center, North Carolina Center for Health and Wellness, and Baseball and Soccer Fields.

## Statement of Need\*

Describe the need that this project will address. Include data to demonstrate the need, and cite the source of the data.

The \$1.5 million requested would allow for Phase I of the restoration of the Straus track. From the extensive amount of use of the track, the surface has been worn down to the asphalt and is almost to the point where it is no longer safe and suitable for us. It is also necessary to renovate the infield to include the proper storm water drainage to insure the long-term maintenance of the track itself. The track surface will be a new Mondo product that is designed for the wear and tear of repeated usage by walkers, joggers, and competitive runners but also our special needs population. Phase II of the project will include renovations and extension of seating and auxiliary facilities to attract larger track meets. However, this grant application is being submitted to address the most pressing emergency need to have a safe surface for all populations of Buncombe County. If these funds are unable to be secured, the University will potentially have to close the facility. As we move toward uncertainty with various strains of the virus emerging, it is essential that this facility be restored to continue to allow safe, socially distant fitness opportunities for the entire community.

## Link to COVID-19\*

Identify a health or economic harm resulting from or exacerbated by the public health emergency, describe the nature and extent of that harm, and explain how the use of this funding would address such harm.

While most athletic facilities across the county were closed due to Covid-19, UNC Asheville made the strategic decision to continue to allow the entire community the opportunity to find healthy exercise opportunities at the Straus Track. Studies found that healthy outside opportunities while practicing social distancing and masking provided the best opportunities for physical fitness while following Covid-19 safety protocols. The Straus Track is open from 5:30 am until 10 pm with a staff member responsible for making sure that the lights are turned on for early morning and evening workouts. The track is one of the only eight-lane track facilities in Buncombe County and the only such facility that was open to the public during this time.

Prior to the outbreak of Covid-19, community partners had worked together to put together a comprehensive plan to fund the restoration of the track facility. However, those partners do not have the resources necessary to move forward with this project at this time, but the restoration of this facility needs to be made as soon as possible. The volume of individuals and teams (youth, middle and high school along with Buncombe County Special Olympics) who sought opportunities to use the track during Covid-19 have exasperated the deterioration of the facility to the extent that it will soon be unsafe to allow anyone to utilize this facility moving forward including students and athletes at UNC Asheville.

## Population Served\*

Define the population to be served by this project, including volume and demographic characteristics of those served.

The Straus Track is open to the public (except during scheduled track competitions). A renovated track will be able to serve larger & more diverse populations. One of the goals would be to grow the youth track programs in Buncombe County & provide a safe facility that is accessible to public transportation (Asheville Transit). Currently, the only tracks that can be used for youth are the high schools and those are limited. The Asheville Lightning Youth Track Club has been utilizing the facility for several years. The University would work with the City of Asheville Parks & Recreation Department, Buncombe County Parks & Recreation (BCPR) & the Sports Commission to create a plan to increase track participation by the underserved in our county.

The City & County school facilities are programmed all year with multiple sports. Track teams have limited access to facilities and are looking for other facilities to practice and compete especially the middle schools. Our track would be one of the only 8-lane tracks that would be able to host middle and high school competitions.

BCPR currently administers the Special Olympics & Senior Games. This population requires a specific surface that is ADA and safe. Whether it is wheelchair racing or athletes with other equipment, the surface must be safe, comfortable, and stable. The facility could host regional & state competitions for Special Olympics & Senior Games. Another group with special needs is the Wounded Warriors Program. We look forward to working with the Buncombe County Veteran's Services & the Veterans Hospital to create a collaborative effort to provide a facility for those athletes to use to train. A few of our other users are: the USA Triathlon Gold Team, a couple of Olympic hopefuls, the fire department, FBI, Marines, Forest Service, etc. Most importantly, this grant will allow the facility to continue to be open to all the citizens of Buncombe County for physical fitness sustaining healthy lifestyles.

## Results\*

Describe the proposed impact of the project. List at least 3 performance measures that will be tracked and reported. If possible, include baselines and goals for each performance measure.

Presently we do not have an adequate facility to track reliable data. Upon completion of the project, we plan to establish user benchmarks for each of the following three goals and establish measureable outcomes:

1. Grow the annual number of users by 5% for the following groups:
  - Underserved Youth (Youth who face additional barriers to access due to race, ethnicity, color, disability, gender, etc.)
  - Senior Adults
  - Special Olympics/Adaptive Needs
2. Record annually the number of events that bring out of town participants and spectators to show the economic impact with the goal of annually hosting 4-6 track meets for college, high school, and/or youth competitions.
3. Grow the number of Buncombe County participants from youth to senior adults who participate in walking, jogging, and running programs at our track.

## Evaluation\*

Describe the data collection, analysis, and quality assurance measures you will use to assure ongoing, effective tracking of contract requirements and outcomes.

1. Record addresses of registrants for all track meets, camps, and clinics which will give us a mechanism for tracking local and out of town visitors.
2. All users groups will be required to register and provide information about their participants such as number, age, etc.
3. Invite all campus and community users to participate in a "Bulldog Steps to Fitness" program which would be an annual health and wellness walk/jog/run program.  
(Possible scan of QRL code in order to track participation.) Partner with the NC Center for Health and Wellness to implement this program.
4. Partner with the Asheville Buncombe Regional Sports Commission to track economic impact.

## Equity Impact\*

How will this effort help build toward a just, equitable, and sustainable COVID-19 recovery? How are the root causes and/or disproportionate impacts of inequities addressed?

UNC Asheville is committed to living the core values of diversity and inclusion, innovation, and sustainability, and ensuring that they permeate everything that the university does. Meeting these commitments requires an openness to change, creative and innovative approaches to programmatic growth, and a sustained focus on education including diverse ideas, as well as sufficient operating resources and support systems, incentives, and accountability measures. This project embodies our core values.

In fact, during the recent Covid-19 crisis under the leadership of Chancellor Cable and our Senior Leadership Team, UNC Asheville partnering with the Mountain Area Health Education Center (MAHEC) administered well over 17,000 vaccines on our campus. We hosted a local testing site in one of our parking lots in March 2020. UNC Asheville and MAHEC also convened a unique partnership that brought together the six local universities (Brevard, Mars Hill, Montreat, WCU, Warren Wilson, & UNC Asheville) to collaborate on

Covid-19 containment strategies to help keep thousands of Western North Carolinians and students safe, employed, and able to learn during a very challenging time.

The track is open to the public for free for walking, jogging, and running which is a life time wellness component.

## Project Partners\*

Identify any subcontractors you intend to use for the proposed scope of work. For each subcontractor listed, indicate:

- 1.) What products and/or services are to be supplied by that subcontractor and;
- 2.) What percentage of the overall scope of work that subcontractor will perform.

Also, list non-funded key partners critical to project.

Geo Surfaces/Mondo- Contractor for the scope of work. GEO Surfaces will do the restoration of the track and the work on the infield addressing the drainage issues.

Non-Funded Key Partners Critical to Project:

UNC Asheville Athletics working in collaboration with the UNC Asheville Foundation  
 NC Center for Health and Wellness  
 Asheville Buncombe Regional Sports Commission  
 Buncombe County Parks & Recreation  
 Osher Lifelong Learning Center (OLLI)  
 Mission Health Sports Medicine  
 Buncombe County Special Olympics

## Capacity\*

Describe the background, experience, and capabilities of your organization or department as it relates to capacity for delivering the proposed project and managing federal funds.

Originally incorporated in 1965, The University of North Carolina at Asheville Foundation (“The Foundation”) is a non-profit corporation as certified by the State of North Carolina. The mission of the Foundation is to advocate for and oversee gifts that support the University of North Carolina Asheville (“the University”). The Foundation’s purposes are to foster public understanding and support for the University and to solicit, promote and administer donations for the exclusive support of the University.

The Foundation oversees and administers an endowment with a balance of approximately \$45 Million and transfers an average of \$4 Million annually to the University. These transfers to the university are consistent with donor intent. The Foundation stands ready to receive, receipt, acknowledge, invest and disburse funds it receives from donors and grantors.

The primary mission of the Foundation is to advance the initiatives of UNC Asheville and has a reciprocal relationship working with the university and resources. The foundation has the capacity to manage federally source funding amongst various federal organizations. UNC Asheville has had no issues with audits for grant management from millions of funding.

In addition, UNC Asheville under the leadership of John Pierce, VC for Budget & Finance and David Todd, AVC for Campus Operations has a facilities management and construction unit that oversees all renovation and new construction projects from design to completion.

## Budget\*

Provide a detailed project budget including all proposed project revenues and expenditures, including explanations and methodology. For all revenue sources, list the funder and denote whether funds are confirmed or pending. For project expenses, denote all capital vs. operating costs, and reflect which specific expenses are proposed to be funded with one-time Buncombe County Recovery Funds.

Download a copy of the budget form [HERE](#). Complete the form, and upload it using the button below.

Recovery-Funds-budget-template.xlsx

## Special Considerations\*

Provide any other information that might assist the County in its selection.

Budget Documentation for Track.pdf

The Straus Track no longer meets the appropriate health and safety guidelines such as ADA, etc.. The track is unsafe for the participants and does not have the required track surface nor amenities to host any campus & community users nor practice and competition needs for College, High School, Middle School, Special Olympics, Para Olympic, Senior Games, AAU, or Junior Olympic Meets. The Straus Track is one of the most used facilities in the County by the community. As mentioned previously, the track is open daily as a fitness and recreation outlet for our community. We also partner with several local schools to allow them access for practice. Once renovated and with the support of the Sports Commission, we can become a mecca for hosting local, regional, state and national track events, which will boost the local economy and tourism on a yearly basis. Having our local teams competing in Asheville will increase family, friend and community participation, better performances, and greater advertising for Asheville and Buncombe County. Our partnership and facility could create a "WOW FACTOR" for our county, community, and campus.

Finally, a Mondo track allows the greatest safety and performance factors available; they are the official track surface of the IAAF World Championships, Olympic Games, Paralympics, and many universities such as WCU, NC A&T, Winthrop, Clemson, USC, Lenoir-Rhyne, Columbia International, and UGA. Other track surfaces have a life span of 5-8 years before requiring repair work. Mondo has a 10-year warranty and a life span of 15+ years. Mondo has tracks that are still in use for over 20 years. Not only does Mondo have the best performance and safety, but they are also the best long-term investment possible for our partnership.

## File Attachment Summary

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### *Applicant File Uploads*

- Recovery-Funds-budget-template.xlsx
- Budget Documentation for Track.pdf

## Coronavirus State and Local Fiscal Recovery Funds Proposed Project Budget

<b>Organization Name:</b>	UNC Asheville
<b>Project Name:</b>	Restoration of Karl Straus Track at UNC Asheville
<b>Amount Requested:</b>	1,500,000.00

Proposed Project Revenue Funder	Amount	Confirmed or Pending?	Notes
Proposed Buncombe COVID Recovery Funds	\$1,500,000.00	Pending	
UNC Asheville Comprehensive Capital Campaign 2021	\$1,500,000.00	Pending	Track is listed as one of the University's Priorities for Capital Campaign.
List other sources here			
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List other sources here			
List other sources here			
<b>Total</b>	<b>\$ 3,000,000.00</b>		

Proposed Project Expenses	Proposed Recovery Funds	Other Funds	Total	Capital or Operating Expense?	Notes
Phase I (See detailed list itemized below):			\$ -	Capital	
New Mondo Track System installation	\$ 900,000.00		\$ 900,000.00		
Demo existing track and haul offsite			\$ -		
Construct new concrete curbs			\$ -		
New stone base and asphalt for new track surface			\$ -		
Installation pole vault boxes			\$ -		
Long/Triple jump pits			\$ -		
Steeple Chase pit & barrier			\$ -		
Shot Put areas			\$ -		
Hammer/Discus area			\$ -		
Pre-Track Installation Projects	\$ 600,000.00		\$ 600,000.00		
Permitting			\$ -		
Design & Construction Drawings			\$ -		
Re-grade existing natural grass area inside track			\$ -		
Correcting drainage issues			\$ -		
Adding new sod			\$ -		
Safety Netting			\$ -		
List expenses here			\$ -		
List expenses here			\$ -		
List expenses here			\$ -		
List expenses here			\$ -		
List expenses here			\$ -		
List expenses here			\$ -		
List expenses here			\$ -		
List expenses here			\$ -		
<b>Total</b>			<b>\$ 1,500,000.00</b>		



April 16, 2021

**University of North Carolina Asheville**  
Asheville, North Carolina

### **Budgetary Pricing Per Preliminary Design Dated 4/16/2021**

Geo Surfaces is pleased to provide this budget proposal for surfacing your running track. The proposal includes the following:

#### **Track Construction**

##### **Scope of Work:**

- Demolition of existing track and haul offsite.
  - Further exploration of existing conditions will need to be conducted to finalize a price. Used a budget amount for this exercise.
- Construct new concrete curbs.
  - Inside curb to include track trench drain, slot drain to be utilized where track meets D-area and long/triple jump area.
  - Outside curb to be typical 6" curb.
  - Curb where D-area and long/triple jump area meets field to be typical 6" curb.
- New stone base and asphalt to be installed for new track design.
- Installation of (4) new pole vault boxes.
  - Includes aluminum pole vault box covers with track surface.
- Installation of (4) new long/triple jump pits.
  - Includes (12) new takeoff boards.
  - Includes (4) mesh pit covers.
- Installation of new steeple chase pit and barrier
  - Assumes existing water supply and drainage is in working order.
  - Includes steeple chase cover with track surface.
- Installation of (2) new shot put areas.
  - Landing areas to be includes crushed stone
  - Includes concrete shot put pads with toe boards.
  - Concrete shot put stop to be elevated above grade.
- Installation of (1) hammer/discus area.
  - Includes concrete hammer/discus pad to accommodate both events.
  - Includes safety hammer/discus cage.
- Installation of (2) safety net systems along straights.
  - Approximately 250 ft long.
- Re-grade existing natural grass area inside the track.
  - More thorough survey will be required to calculate elevations and cut/fill analysis.
  - Used a budget amount for this exercise.
  - Re-grading may be required to certify the landing areas for hammer/discus.
  - Re-grading will also eliminate the current elevation changes from the grass field to the track.
- Sod existing natural grass area inside the track.
  - Includes irrigation system, assuming existing irrigation supply can be re-used.
- Construct concrete pad for future bleachers, located between existing school building and track.
  - Concrete pad to be approx. 3,000 sf.
- Construct concrete pad at end of chute (PC2) for future storage building.
  - Concrete pad to be approx. 1,500 sf.
- Construct concrete sidewalk around the outside perimeter of the track oval.
  - Concrete walkway to be 8.5 ft. wide.
  - New fence to be installed in walkway, approx. 3.5' from oval.
  - Includes 5' walkway outside the fence for egress requirements.

- Construct concrete pad outside the fence line between PC1 and PC2 for future bleachers.
  - Will require more thorough survey to calculate, used budget for this exercise.
  - May require retaining wall, not included in this budget.
- Track timing system
  - Further discussion will be required, used budget for this exercise.
  - This could be eliminated for reduction of cost.
- Communication Boxes
  - Electrical outlets and Cat V outlets for meet hosting.
- Raised Kerb
  - Required for NCAA Championships.
- Permitting, design and construction drawings.
  - Complete design must be agreed upon to accurately calculate cost, used a budget for this exercise.
- Items not included.
  - Track equipment other than listed above., ie. pole vault pads, hurdles, starting blocks, etc.
  - Bleachers.
  - Stadium lighting.
  - Score boards.
  - Remediation for poor soils or rock, if encountered.
  - Any removal for hazardous materials, if encountered.
  - Track surface, striping and certification, see below for price.

**Track Construction Budget Price:** ..... \$ 2,500,000.00 - \$ 3,000,000.00

### Track Surface

#### Scope of Work:

- Supply and installation of Track Surface by Certified Installers
- Price includes painting lane lines and event markings.
- Submittals and samples provided for selecting materials
- Aid in design and planning
- Inspect asphalt and identify deficiencies.
- Verify track length
- Engineered calculations for events and line markings
- Surveying for surface and striping installation
- CAD and rendering work
- Line markings and events by experienced striping specialist
- Project managed by a Certified Track Builder
- Certification to host NCAA Division Championship

#### Track System Option(s):

#### Budget Price

- |   |                                      |
|---|--------------------------------------|
| <ul style="list-style-type: none"> <li>• Urethane Full Pour System 14mm               <ul style="list-style-type: none"> <li>▪ Full pour in place</li> <li>▪ Impermeable</li> <li>▪ Available in other colors</li> <li>▪ IAAF certified system</li> <li>▪ Blue track with grey exchange zones</li> </ul> </li> </ul>  | <p>\$ 725,000.00 – \$ 775,000.00</p> |
| <hr/>   |                                      |
| <ul style="list-style-type: none"> <li>• Pre Manufactured Mondo Track System, standard colors               <ul style="list-style-type: none"> <li>▪ Impermeable</li> <li>▪ Available inlaid logos</li> <li>▪ Highest performance</li> <li>▪ Most durable</li> <li>▪ Used in Olympics</li> <li>▪ Mondo IAAF certified system</li> <li>▪ Available in multiple thickness                   <ul style="list-style-type: none"> <li>▪ 13.5 mm Mondo Super X 720</li> </ul> </li> </ul> </li> </ul> | <p>\$ 875,000.00 - \$ 900,000.00</p> |

## Artificial Turf at Soccer Field

### Scope of Work:

- Permitting, survey, and erosion control requirements.
- Excavate field to desired elevation; elevation to be verified by proof roll.
- Supply & install HDPE perforated drains along perimeter of field as required. Drainage to tie into existing site drains.
- Supply & install non-woven fabric under perimeter trench drains at fields. Back-fill trenches with stone.
- Supply & install non-woven fabric over entire sub-base.
- Supply & install perimeter concrete curb.
- Supply & install perimeter nailer board to attach to concrete curb.
- Supply & install laser graded 6" dynamic stone base.
- Supply & install 2" pile height turf for soccer with combination SBR and sand infill. Turf color to be chosen from standard color line.
- Supply & install permanent game lines for soccer.
- Assume footprint to be 380' x 250'

**Artificial Turf Budget Price:** ..... \$ 710,000.00 - \$ 760,000.00

**Optional Center Field Logo:** ..... \$ 8,000.00 - \$ 10,000.00

Thank you for allowing Geo Surfaces the opportunity to provide you with this proposal for your project. Geo Surfaces specializes in solutions for athletic facilities and surfacing while delivering extensive expertise, comprehensive project management and excellence in service to our customers. If you have any questions, please don't hesitate to contact me.

Respectfully Submitted,

**Bryan Conley, CTB**

**Geo Surfaces**

Director, Track and Field

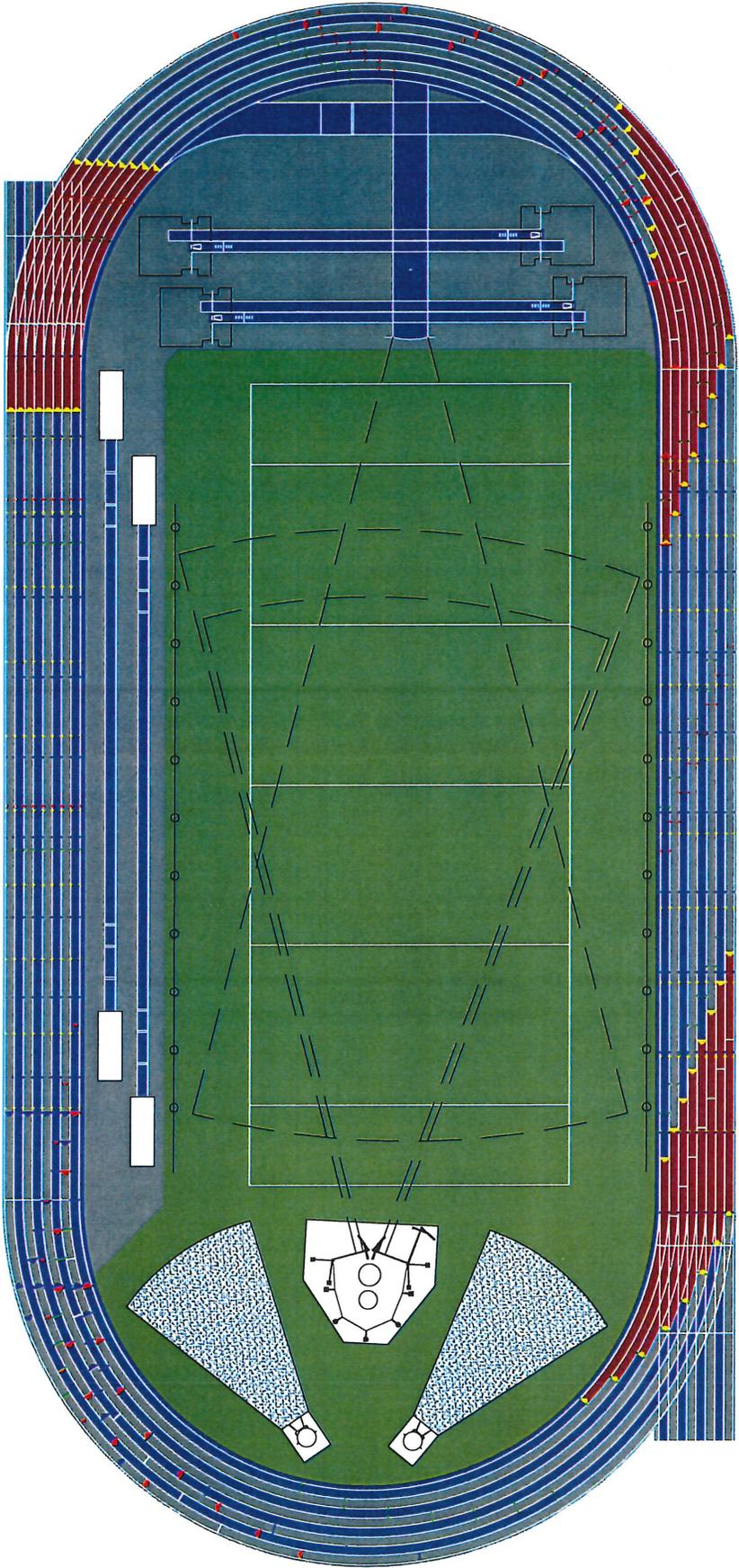
704-363-0274 (c)

b.conley@geosurfaces.com



NOT FOR CONSTRUCTION  
SCALE: N.T.S.

UNIVERSITY OF NORTH CAROLINA ASHEVILLE  
TRACK AND FIELD



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4/6/2021

UNIVERSITY OF NORTH CAROLINA  
ASHEVILLE  
RENDERING 1



REVISIONS	DATE	BY



