

# MANCHESTER-BY-THE SEA RECREATION FIELDS MASTER PLAN



Masconomo Park

**STAKEHOLDER MEETING: BOARD OF SELECTMEN**  
**February 18, 2020**  
Cass Chroust, RLA





# MANCHESTER-BY-THE-SEA RECREATION FIELDS MASTER PLAN

## PRESENTATION OUTLINE



1. What We've Been Up To...
2. Field Improvement Strategies and Draft Concept Plans
3. Open Discussion

# MANCHESTER-BY-THE-SEA RECREATION FIELDS MASTER PLAN

## WHAT WE'VE BEEN UP TO...(TENTATIVE PROJECT TIMELINE - DRAFT)

Task or Milestone	Date
Project Kick-off	Dec 17, 2018
Facility Inspections + Observations	Complete
Data Gathering	Complete
Public Input Survey	Complete
Public Meeting 1	Mar 14, 2019
Needs Assessment	Complete
Concept Design	Ongoing
Key Stakeholder Meetings	Ongoing
Public Meeting 2	Oct 3, 2019
Draft Report	Feb / Mar 2020
Plan Adoption	Mar / Apr 2020



# MANCHESTER-BY-THE-SEA RECREATION FIELDS MASTER PLAN

## FIELD IMPROVEMENT STRATEGIES AND DRAFT CONCEPT PLANS



**SWEENEY PARK**

# MANCHESTER-BY-THE-SEA RECREATION FIELDS MASTER PLAN

## FIELD IMPROVEMENT STRATEGIES AND DRAFT CONCEPT PLANS

### COST ESTIMATE

ITEM	COST
SITE PREPARATION	\$32,500
SYNTHETIC TURF FIELD	\$910,000
SOFTBALL FIELD AMENITIES	\$105,000
LANDSCAPE	\$16,000
Subtotal:	\$1,063,500
Mobilization, Overhead & Profit (15%):	\$159,525
Contingency (10%):	\$106,350
<b>CONSTRUCTION TOTAL:</b>	<b>\$1,329,375</b>
Design Fee of Construction Total (10%):	\$133,000
<b>TOTAL:</b>	<b>\$1,462,375</b>
Total with Inflation Allowance (5%):	\$1,535,494

*\* does not include parking or pathways*

ITEM	COST
BATHROOM FACILITY	\$350,000
Subtotal:	\$350,000
Mobilization, Overhead & Profit (15%):	\$52,500
Contingency (10%):	\$35,000
Design Fee (10%):	\$35,000
<b>TOTAL:</b>	<b>\$472,500</b>
Total with Escalation Allowance (10%):	\$519,750

### DRAFT

BASIC DESIGN SERVICES	COST
Preliminary Design (20%)	\$26,600
Design Development (25%)	\$33,250
Construction Documentation (30%)	\$39,900
Construction Administration (25%)	\$33,250
<b>TOTAL</b>	<b>\$133,000</b>

SUPPLEMENTAL SERVICES	COST
Test Pits (4 Total)	\$8,000
Borings (5 Total) (Optional for Sports Lighting)	\$8,000
Notice of Intent	\$10,000
Stormwater Report	\$6,000
Survey and Wetland Delineation	\$5,000
<b>TOTAL:</b>	<b>\$37,000</b>



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PINE STREET

# MANCHESTER-BY-THE-SEA RECREATION FIELDS MASTER PLAN

## FIELD IMPROVEMENT STRATEGIES AND DRAFT CONCEPT PLANS

### PINE STREET COST ESTIMATE

Manchester-by-the-Sea, Massachusetts

**DRAFT**

ITEM	COST
SITE PREPARATION	\$50,000
RECTANGULAR NATURAL TURF FIELD	\$325,000
WALKWAYS & PARKING LOT	\$160,000
Subtotal:	\$535,000
Mobilization, Overhead & Profit (15%):	\$80,250
Contingency (10%):	\$53,500
Design Fee (10%):	\$53,500
<b>TOTAL:</b>	<b>\$722,250</b>
Total with Inflation Allowance (10%):	\$794,475



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### MASCONOMO COST ESTIMATE

Manchester-by-the-Sea, Massachusetts

**DRAFT**

ITEM	COST
SITE PREPARATION	\$7,500
SOFTBALL FIELD	\$210,000
WALKWAYS (ADA Trail Surfacing + Subgrade)	\$11,000
Subtotal:	\$228,500
Mobilization, Overhead & Profit (15%):	\$34,275
Contingency (10%):	\$22,850
Design Fee (10%):	\$22,850
<b>TOTAL:</b>	<b>\$308,475</b>
Total with Inflation Allowance (10%):	\$339,323

# **MANCHESTER-BY-THE-SEA RECREATION FIELDS MASTER PLAN**

## **MAINTENANCE CONSIDERATIONS**

- 1. Formal Field Use Policy**
- 2. Soil Testing Every Three (3) to Five (5) Years**
- 3. Fertilization Applied Mid-Spring, Early June, Mid-September, Later October, and Mid-to-Late December**
- 4. Annual Aeration**
- 5. Lime Application As Needed (for pH purposes)**
- 6. Seeding (slice-seeding, hand seeding, hydroseeding)**
- 7. Excess Thatch Removal As Needed (in June)**
- 8. Rolling Three (3) Time per Year When Ground is Soft**



# MANCHESTER-BY-THE-SEA RECREATION FIELDS MASTER PLAN

## OPEN DISCUSSION



**THANK YOU**

# MANCHESTER-BY-THE-SEA RECREATION FIELDS MASTER PLAN

## FIELD USAGE

FIELD	WINTER	SPRING	SUMMER	FALL	TOTAL HOURS* PER YEAR
MASCONOMO	-	375	-	462	837
COACH FIELD	31	735	-	740	1,506
SWEENEY BASEBALL	-	645	-	-	645
SWEENEY SOFTBALL	-	645	48	-	693
SWEENEY RECTANGULAR FIELD	-	-	-	553	553

\* These figures represent permitted hours and do not include non-permitted or recreational use. The town does not permit or maintain the High School field or the tennis courts in front of Memorial Elementary School.

### **FIELD USAGE MATRIX: CURRENT CAPACITY VERSUS TOTAL USAGE**

- Total hours per field per season versus recommended hours of use for turf viability
  - 250 to 550 hours per year, depending on performance level of the field



# MANCHESTER-BY-THE-SEA RECREATION FIELDS MASTER PLAN

## FACILITY INSPECTIONS + OBSERVATIONS



COACH FIELD PLAYGROUND



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COACH FIELD PLAYGROUND



# MANCHESTER-BY-THE-SEA RECREATION FIELDS MASTER PLAN

## FACILITY INSPECTIONS + OBSERVATIONS



MASCONOMO PARK



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## FACILITY INSPECTIONS + OBSERVATIONS



MASCONOMO PARK



# MANCHESTER-BY-THE-SEA RECREATION FIELDS MASTER PLAN

## FACILITY INSPECTIONS + OBSERVATIONS



### **KEY INITIAL OBSERVATIONS**

- The basketball courts are in fair/good condition
- The baseball and softball fields are in fair to poor condition
- The rectangular field has grading irregularities and areas of poor drainage
- The skate park is in disrepair
- The site is not ADA accessible

**SWEENEY PARK**



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## FACILITY INSPECTIONS + OBSERVATIONS

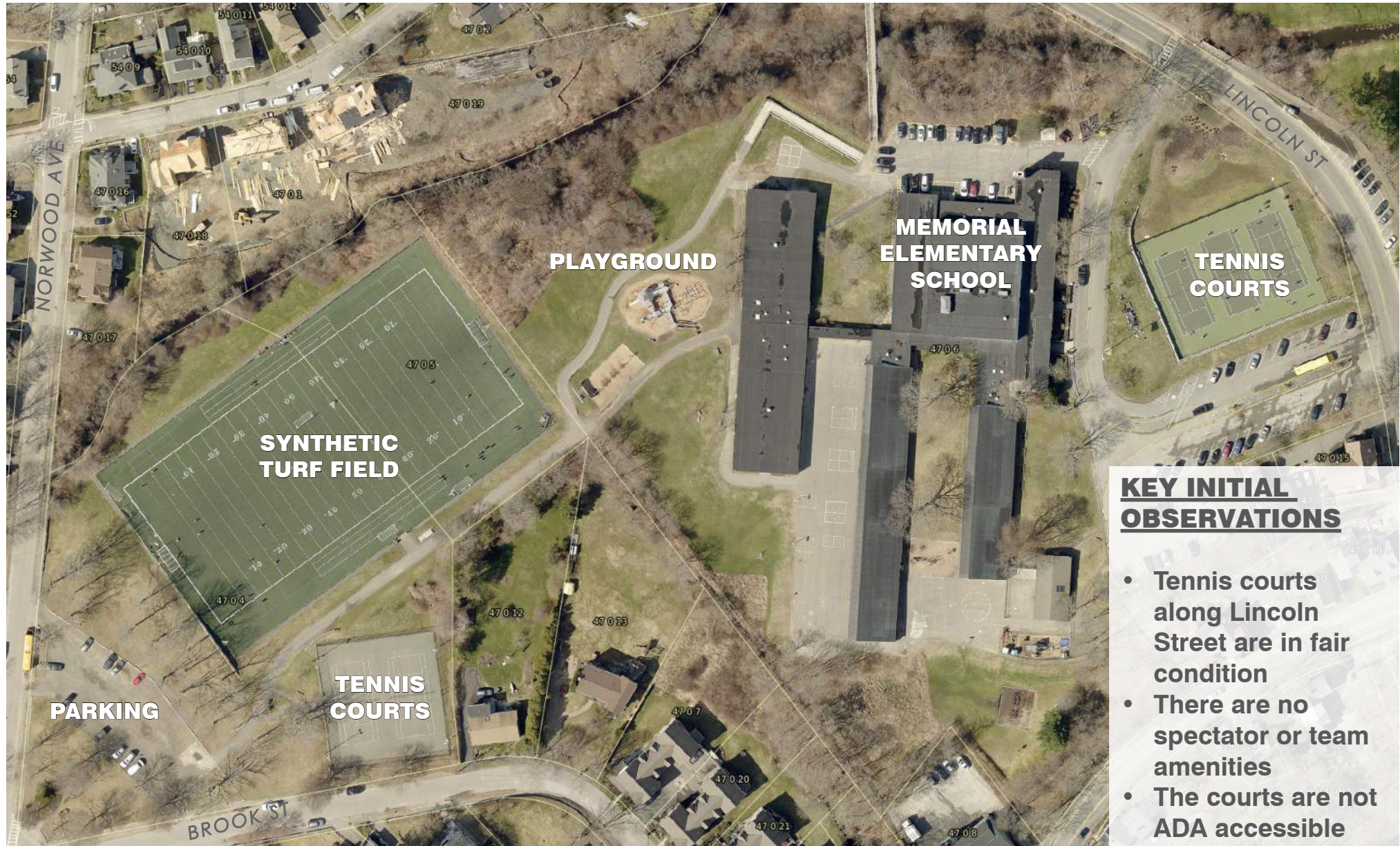


SWEENEY PARK



# MANCHESTER-BY-THE-SEA RECREATION FIELDS MASTER PLAN

## FACILITY INSPECTIONS + OBSERVATIONS



### **KEY INITIAL OBSERVATIONS**

- Tennis courts along Lincoln Street are in fair condition
- There are no spectator or team amenities
- The courts are not ADA accessible

**MEMORIAL ELEMENTARY SCHOOL**