

TOWN OF WELLESLEY



COMMUNITY PRESERVATION COMMITTEE

Wellesley Town Hall, 525 Washington Street, Wellesley, MA 02482

www.wellesleyma.gov cpc@wellesleyma.gov

Community Preservation Act (CPA) funds may be used for projects in the areas of open space, housing, historical preservation and recreation. CPA funds are generated from a 1% surcharge on our local property tax bills and are matched by the State through increased filing fees at the registries of deeds.

SHORT FORM PRELIMINARY APPLICATION

Date Application Delivered to CPC	December 2, 2014
Name of Applicant:	Eugene C "Tripp" Sheehan
Contact Information: Address: Telephone: E-mail:	55 Woodridge Road, Wellesley 781 772 2046 eugene.c.sheehan@marsh.com
Sponsoring Organization	Wellesley Playing Fields Task Force
CPA Category(ies)	<input type="checkbox"/> Open space <input type="checkbox"/> Housing <input type="checkbox"/> Historical Preservation <input checked="" type="checkbox"/> Recreation
Brief Description of Project	See Attachment No. 1
Goals	See Attachment No. 2
Community Need	See Attachment No. 3
Time Line	Construction initiated in April 2016 and completed by September 2016
Maintenance/ongoing costs	See Attachment No. 4
Other pertinent information (zoning changes, etc.)	Unknown
Amount of CPA Request	\$900,000. See Attachment No. 5 for details
Other funding source(s) and amount(s) of funding	\$150,000 - School Department \$ 500,000 - Private Fundraising \$1,100,000 - Town of Wellesley

Town of Wellesley

Community Preservation Committee

Short Form Preliminary Application Attachments to Application date December 2, 2014

Submitted by Eugene C. Sheehan
Chairman, Wellesley Playing Fields Task Force

Attachment No. 1 - Brief Description of Project

This application is for a portion of the funds needed to complete a capital project to rehabilitate the track and field located on Rice Street, across from Wellesley High School by installing a new track and synthetic turf field. The track and the field are in abysmal condition and need significant improvements to make them more functional for their intended recreational use.

Attachment No. 2 - Goals

At the June meeting of the PFTF we formally ranked our top field improvement priorities. The PFTF identified the WHS track and field as the top field maintenance priority irrespective of what happens with the North 40 and 900 Worcester Street.

There are close to 700 high school students who participate in Track & Field, Soccer, Lacrosse, Field Hockey and Football that would benefit from the rehabilitation of the track and field. In addition there are close to 3,000 children that are middle school age or younger that participate in the same sports. The improvement of the track and field would have an incredibly positive and broad impact on all students participating in those sports, their families and the community at large.

Wellesley justifiably takes great pride in our public schools. Wellesley High School athletics has one of the highest participation rates of any school in the Commonwealth yet our high school track and field facilities are in woefully poor condition. Rehabilitating the track and field across the street from the high school will provide a high quality, central location for many high school field sports and serve as a focal point for the community. A sense of place will exist in a way that is not possible when the majority of the high school sport playing fields are located somewhere other than the high school campus.

The track and field is located in close proximity to the high school and would allow the students to utilize the locker room facilities in the high school. Allowing greater utilization of the field by a greater number of sports would also significantly reduce the number of high school students having to transit to Sprague after school. This would not only reduce the flow of traffic across Route 16 as all schools are letting out but it would also relieve the traffic chaos and potential safety issues that occur in the Sprague parking area that occur with the confluence of high school students driving into the lot as Sprague parents and children are endeavoring to exit Sprague at the same time.

The primary goals of the rehabilitation project are to:

1. Replace the existing track and improve the track surface
2. Expand the size of the existing track to accommodate multiple sports in a Massachusetts Interscholastic Athletic Association (MIAA) compliant infield. The current field is only wide enough to support football but not wide enough to support soccer, lacrosse and field hockey
3. Improve the durability of the field to allow greater utilization of the field by high school and youth sports teams
4. Provide a plan that fits in with the surrounding landscape and residential neighborhood

Attachment No. 3 - Community Need

The need to rehabilitate the high school track and field complex goes back over ten years. In 2003, the Town of Wellesley engaged Geller Sport Inc. to evaluate the Hunnewell Field parkland, which includes the track and field. One of the report's primary recommendations was to widen the track, expand the playing field and install a synthetic turf surface on the field to accommodate more sports and extend the amount of time the field can be utilized.

In 2008 the Sprague Fields complex was completed. Understandably, the decision to focus on Sprague was driven by the pressing nature of the environmental issues surrounding the former Sprague landfill and the undulating and unsafe condition of the fields due to the settling of material in the landfill. As a result, no steps were taken to move forward on the track and field.

Following the completion of Sprague the expectation was that the high school track and field would become part of the new high school construction project, which was ultimately completed in 2012. For a number of mostly budgetary reasons, the track and field was not a part of that project.

In an effort to preserve safe and reasonable playing field surface conditions, use of the current field is significantly restricted. However, by restricting the use of the field it creates a domino effect that results in the grass fields at Sprague and the grass fields at Hunnewell Fields being negatively impacted by increased use, wear and abuse. Many of these fields suffer from compaction issues due to the inability to rest the fields properly.

The Playing Fields Task Force (PFTF) is the organization that is charged with oversight of the town playing fields. Two of the primary duties of the PFTF as stated in its charter are:

1. "to develop and maintain the master plan for the reconfiguration, use, maintenance, and improvement of active recreational playing fields throughout the Town of Wellesley for approval/action by the appropriate responsible boards; Recreation Commission, Natural Resources Commission, Board of Public Works and the School Committee"
2. "to provide recommendations to the responsible boards [NRC, School Committee and DPW] for capital funding appropriations for playing field improvements, and to provide active support for those funding requests throughout the funding approval process."

The rehabilitation of the high school track and field has been deferred for many years now and the time has come to finally address the problem and this project won't happen without the help of the Community Preservation Committee.

Attachment No. 4 - Maintenance/Ongoing Costs

The amount and cost of maintenance of the track and synthetic field would be minimal. It typically consists of a regular schedule of adding and maintaining infill, repainting lines, checking seams, and annual GMAX testing to monitor field compaction. Estimated annual maintenance costs are approximately \$15,000.

Attachment No. 5 - Amount of CPA Request

\$900,000 which includes:

Site preparation: \$97,325

Earthwork and base preparation: \$101,499

Track surfacing: \$491,792

Athletic equipment: \$125,000

Fencing and netting: \$96,300

TOWN OF WELLESLEY

SCHEMATIC DESIGN FOR STADIUM FIELD AND TRACK

Opinion of Probable Project Costs:

PROJECT: Town Of Wellesley - Schematic Design for Stadium Field and Track

PROJ #: 210800982

STATUS: Schematic Design

DATE: 12 September 2013



141 Portland Street
Boston, MA 02114

Stantec

NOTE:

Due to the inflationary and unpredictable construction climate, this opinion of probable costs may not represent the actual cost of construction.

TRACK AND FIELD ONLY

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
	ITEMIZED OPINION OF PROBABLE CONSTRUCTION COSTS						
00001	SITE PREPARATION AND DEMOLITION						\$97,325
1	Mobilization		1	ALLOW	10000.00	\$10,000.00	
2	Site Preparation						
	Temporary construction entrance		1	ALLOW	5000.00	\$5,000.00	
	Erosion control (silt fence)	(1)	1,060	LF	3.00	\$3,180.00	
3	Site Demolition						
	Remove and dispose of existing fencing	(2)	3,710	LF	4.00	\$14,840.00	
	Remove and dispose of existing football goal post		2	EA	1000.00	\$2,000.00	
	Remove and dispose of existing field events		1	EA	1000.00	\$1,000.00	
	Remove and dispose of existing visitor side bleachers		1	ALLOW	5000.00	\$5,000.00	
	Remove and dispose of existing track surfacing		41,305	SF	1.00	\$41,305.00	
	Cap existing utilities at property line		1	ALLOW	5000.00	\$5,000.00	
	Protect existing utilities to remain		1	ALLOW	5000.00	\$5,000.00	
	Tree Removal		1	ALLOW	5000.00	\$5,000.00	
	Subtotal					\$97,325.00	
00002	EARTHWORK AND BASE PREPARATION						\$101,499
1	General Earthwork	(3)(4)					
	Pulverize and reuse track base on site for general fill		41,305	SF	0.90	\$37,174.50	
	Pulverize and reuse pavement and base material on site for general fill		12,856	SF	0.90	\$11,570.40	
	Strip and stockpile existing topsoil (assume 10')		3,013	CY	6.00	\$18,078.88	
	Rough grade site		231,170	SF	0.15	\$34,675.50	
	Subtotal					\$101,499.28	
00003	SYNTHETIC TURF CARPET AND INFILL						\$839,529
1	Fine Grade Subgrade		95,243	SF	0.15	\$14,286.45	
2	Infilled Synthetic Turf	(5)	95,243				
	Geotextile fabric at field subgrade	(6)		SF	0.25	\$23,810.75	
	6" Crushed stone drainage layer (including drainage pipe)	(8)		SF	1.00	\$95,243.00	
	2" finishing stone layer			SF	0.50	\$47,621.50	
	Laser grade finishing stone layer			SF	0.20	\$19,048.60	
	Synthetic turf carpet and infill	(7)		SF	6.25	\$595,268.75	
	Concrete turf anchor at field perimeter		1,475	LF	30.00	\$44,250.00	
	Subtotal					\$839,529.05	
00004	TRACK SURFACING						\$491,792
1	Paving		42,880				
	Fine grade			SF	0.15	\$6,432.00	
	Bituminous concrete paving and base			SF	4.50	\$192,960.00	
2	Urethane Track Surfacing (paved mat structural spray BS 200)		4,764	SY	45.00	\$214,400.00	
3	Premanufactured channel drain at inside track-to-track areas		200	LF	60.00	\$12,000.00	
4	Premanufactured channel drain at inside track-to-turf areas		1,100	LF	60.00	\$66,000.00	
	Subtotal					\$491,792.00	

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SCHEMATIC DESIGN FOR STADIUM FIELD AND TRACK

00005	ATHLETIC EQUIPMENT						\$125,000
1	Removable Football Field Goal Post		1	PR	12500.00	\$12,500.00	
2	Field Event Equipment						
	Long / triple jump pits and covers		2	EA	36000.00	\$72,000.00	
	Shot put pad with stone dust landing area		1	FA	12000.00	\$12,000.00	
3	Portable Athletic Equipment						
	Team benches at team areas		4	EA	1500.00	\$6,000.00	
	Soccer Goals		1	PR	12500.00	\$12,500.00	
	Lacrosse Goals		1	PR	5000.00	\$5,000.00	
	Field Hockey Goals		1	PR	5000.00	\$5,000.00	
	<i>Subtotal</i>					\$125,000.00	
00006	PERIMETER FENCING & NETTING						\$96,300
1	4' High Chain Link Fence and Gates @ Track Perimeter		1,500	LF	35.00	\$52,500.00	
2	30' High Protective Ball Net at Endlines		320	LF	125.00	\$40,000.00	
3	10' High Protective Ball Net Sleeved Footings at Sidelines		40	EA	95.00	\$3,800.00	
	<i>Subtotal</i>					\$96,300.00	
00007	SITE UTILITIES						\$94,000
1	Waterline for Field		200	LF	35.00	\$7,000.00	
2	Quick Coupler for Field		2	EA	5000.00	\$10,000.00	
3	Drainage Tie-ins		2	EA	1000.00	\$2,000.00	
4	Additional Storm Water Management		1	ALLOW	75000.00	\$75,000.00	
	<i>Subtotal</i>					\$94,000.00	
00008	SITE AND SPORTS LIGHTING / ELECTRICAL						\$60,000
1	Electrical conduit and hand holes		1	LS	40000.00	\$40,000.00	
2	Scoreboard (with solar support)	(9)	1	EA	20000.00	\$20,000.00	
	<i>Subtotal</i>					\$60,000.00	
	<i>Subtotal:</i>						\$1,905,445
	4% General Conditions						\$76,218
	8% Contractors Overhead and Profit						\$152,436
	CONSTRUCTION SUBTOTAL:						\$2,134,099
	15% Project Contingency						\$320,115
	0.5 % Survey Fees						\$10,670
	0.5 % Geotechnical Analysis Fees						\$10,670
	1.5% Permitting Fees						\$32,011
	5% Design Services Fees						\$106,705
	0.3% Bidding Services Fees						\$6,402
	1.7% Construction Administration Services Fees						\$36,280
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$2,656,953

Assumptions / Comments / Potential Alternates:

- 1 Allowance for limited hay bale and silt fence protection. Also includes silt sacks at catch basins and hay bale dikes adjacent to catch basins.
- 2 Assumes existing perimeter fence be used as construction fencing and to be removed when contractor has secured site with new fencing
- 3 General earthwork does not include additional costs associated with ledge removal (if encountered)
- 4 Assumes excavated materials are suitable for use as fill or topsoil for disturbed areas .
Costs associated with unsuitable material excavation and replacement have not been included.
- 5 ADD for resilient underlayment (pad) - \$155,000 for Brock® or \$80,000 for 10mm SBR rolled pad
- 6 Fabric to have woven and non-woven qualities based on geotechnical recommendations
- 7 Assumes TPE infill
- 8 Drainage design assumes ability to recharge natural ground water through subgrade based on initial geotechnical report,
drainage connections are proximate to the site and water connections are proximate to the site
- 9 Budget estimate provided by Daktronics for a standard scoreboard with football separate play or/ penalty board