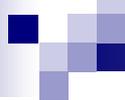


# Sprague Field Master Plan Reference Guide



For more SFTF information, go to [www.wellesley.ma.gov](http://www.wellesley.ma.gov),  
and find the SFTF section under Boards and Committees



# Table of Contents

- I. The Challenge
- II. The Process
- III. The Solution: Sprague Field Master Plan
- IV. The Alternative: Basic Remediation Plan
- V. Costs & Funding
- VI. Why the Solution Makes Sense for the Town

# I. The Challenge

## (1 of 2)

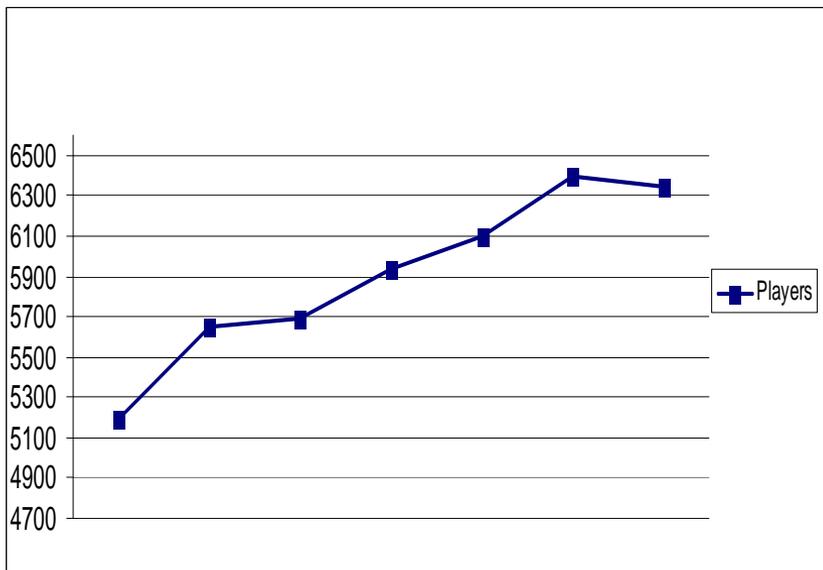
- Complete required remediation
  - Portion of Sprague Field has debris rising up from former Town dump
  - Will receive consent order and incur fines, or possibly be shut down, if not in compliance by June 2009
- Solve problems raised at 2007 ATM
  - Concerns relative to open and inclusive process
  - Synthetic turf immediately adjacent to Sprague Elementary School
  - Tire crumb in-fill
  - Permanent lights, fences, scoreboards, and stands

# I. The Challenge

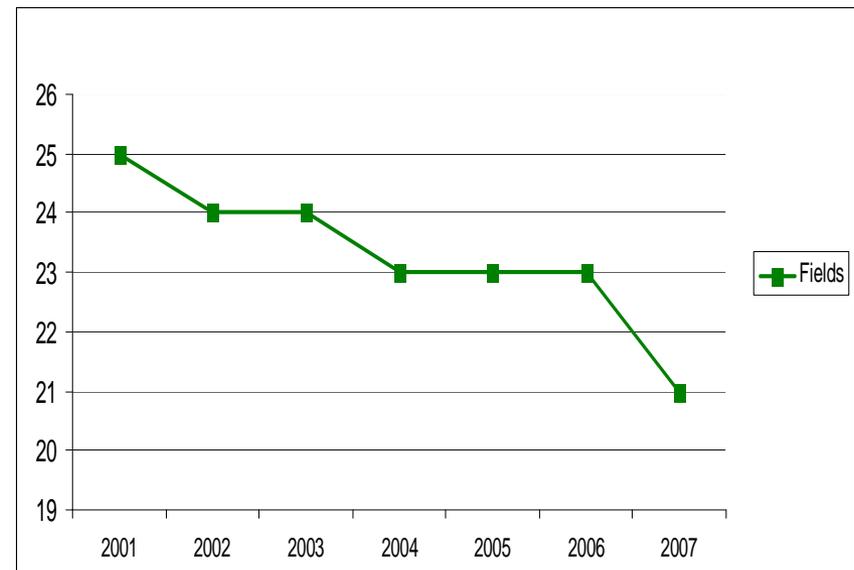
## (2 of 2)

- Partially address Town's unmet need for additional playing field capacity

*Growth in users*



*Reduction in fields*



## II. The Process

### SFTF - Mission

The SFTF will recommend to School Committee one or more plans for the Town to approve at the 2008 Annual Town Meeting to solve the remediation of the Sprague Field, with a consensus from constituency groups, which optimize the use of the athletic fields at the Sprague Field complex.

## II. The Process

# SFTF - Approach

- Don't limit our work to a debate of synthetic turf v. natural grass on the two fields in need of remediation
- Do seek consensus on a compromise solution by developing a Master Plan for the entire Sprague Field complex
- Remediation will be foundational element of Master Plan
- Thoroughly investigate key impact areas
- Move as quickly as possible to meet deadlines associated with Annual Town Meeting and DEP remediation order

## II. The Process

# SFTF - Membership

- Department of Health
  - Board of Public Works
  - Recreation Commission
  - Director of Athletics
  - Natural Resources Commission
  - School Committee
  - Board of Selectmen
  - Sprague Fields Abutters
  - Sprague School Administration
  - Sprague School Parents
  - Wellesley Cancer Prevention Project
  - Youth Baseball & Softball
  - Youth Lacrosse
  - Youth Soccer
  
  - Advisory Committee Liaison
  - CPC Liaison
- Lenny Izzo
  - Bill Charlton
  - Carl Fleischer
  - John Brown
  - Rick Bashian
  - Chris Guiffre & Suzy Littlefield
  - Greg Mills
  - Tom Brown & Mike Urban
  - Donna Dankner
  - Todd Himstead & Jane Neilson
  - Richard Morse
  - Curt Smith
  - Barbara McMahon
  - Tom Harrington
  
  - Marijane Tuohy
  - Jack Morgan

## II. The Process

# SFTF - Informed Decision-making

- Health & Environmental Risk Evaluation Sub-group
  - Seek alternative to tire crumb
- Sports Injuries Risk Evaluation Sub-group
  - Synthetic turf comparable to *premium* natural grass
- Other Towns Liaison Sub-group
  - Consistently favorable reports
- Sub-group reports plus extensive literature available on SFTF website

## II. The Process

### SFTF - Consultants

#### ■ Gale Associates

- Unanimous selection after public RFP process
- Retained to provide design services for Master Plan
- Will provide customary oversight to the chosen general contractor, but will not serve as general contractor

#### ■ Green Seal Environmental Inc.

- J. Luker has served as Licensed Site Professional of Record since commencement of project
- LSP certifies to State that remediation is done correctly

## II. The Process

### Milestones - Summer 2007

- School Committee takes lead in search for a Sprague solution (May)
- School Committee holds Listening Session at Sprague School and forms the SFTF as an advisory committee to School Committee (June)
- School Committee recruits members to SFTF (June-Aug)
- SFTF develops RFP with help from Town Engineer and distributes RFP (July-Aug)
- SFTF seeks funding for consultants (Aug-Oct)

## II. The Process

### Milestones - Fall 2007

- SFTF holds Listening Session at WHS (Sept)
- SFTF receives responses to RFP and interviews three vendors (Sept)
- SFTF updates Advisory (Sept)
- SFTF *unanimously* selects Gale for field layout and remediation design work – excludes evaluation of synthetic turf v. natural grass issues (Oct)
- SFTF secures consultant funding assistance from School Committee, Selectmen, Recreation, DPW & Field Use Fund (Oct)
- SFTF *unanimously* agrees on field layout (Nov)
- SFTF establishes home page on Town website (Nov)
- SFTF submits placeholder application with CPC (Nov)
- SFTF evaluates synthetic v. natural grass issues, including health/environmental issues, sports injury issues, experience at other towns, alternative in-fills (Nov-Jan)
- SFTF evaluates funding issues (Nov-Jan)
- SFTF and members of Advisory tour local fields (Dec)
- SFTF requests that School Committee request a warrant article for 2008 ATM (Dec)
- School Committee requests warrant article for 2008 ATM (Dec)

## II. The Process

### Milestones - Winter 2008 (1 of 2)

- SFTF mails Public Hearing invitations to abutters (Jan)
- Selectman and School Committee member meet with abutters (Jan)
- SFTF meets with synthetic turf vendors (Jan)
- SFTF holds successful Public Hearing (Jan)
- SFTF *unanimously* agrees on recommendation to School Committee (Jan)
- Youth Leagues commenced private fundraising (Jan)
- SFTF updates Advisory Committee (Jan)
- SFTF works closely with CPC to update placeholder application (Jan)
- SFTF presents its recommendation to School Committee (Jan)
- School Committee *unanimously* approves recommending Master Plan to Town Meeting (Jan)
- Townsman gives Master Plan a “thumbs up”
- SFTF *unanimously* agrees on TPE in-fill (Jan)
- SFTF & School Committee present joint recommendation to Selectmen (Jan)
- Selectmen *unanimously* approve Master Plan (Jan)
- SFTF works to refine cost estimates (Jan-March)

## II. The Process

# Milestones - Winter 2008 (2 of 2)

- NRC *unanimously* approves Master Plan so long as it includes a high quality TPE in-fill (Jan)
- PFTF *unanimously* approves \$5 of existing user fee for synthetic turf replacement fund (Feb)
- Design Review Board *unanimously* approves Master Plan (Feb)
- CPC *unanimously* supports Master Plan and votes **8 to 1** to recommend \$1.5M in CPA funds {one member supported \$1.2M} (Feb)
- SFTF updates Advisory (Feb)
- Board of Public Works *unanimously* approves Master Plan (Feb)
- Recreation Commission *unanimously* approves Master Plan (March)
- Health Department supports Master Plan so long as it includes TPE (March)
- Wellesley Cancer Prevention Project *unanimously* approves use of TPE (March)
- PFTF *unanimously* approves Master Plan (March)
- SFTF updates Advisory . . . twice (March)
- SFTF present so Zoning Board of Appeals (March)
- Advisory Committee to vote on Master Plan (March 31)
- Zoning Board of Appeals to vote Master Plan (April 3)

# III. The Solution: Master Plan Remediation (1 of 3)

- Remediation conducted under the supervision of Licensed Site Professional of Record
  - LSP prepares DEP-required remediation plan
  - LSP reviews and assists engineer on drawings and specifications
  - LSP provides oversight to Environmental Technician who monitors all work performed within the Remediation Area
  - LSP prepares DEP-required closeout documentation at completion of project

# III. The Solution: Master Plan

## Remediation (2 of 3)

- Topsoil to be removed and screened to eliminate undesirable material (*e.g.*, metal and glass)
- Remediation Area to be leveled to at least 18-inches below proposed finished grade
- All undesirable material to be disposed of at a facility approved by the LSP
- Geotextile fabric to be placed on leveled sub-grade over Remediation Area to provide physical barrier
- Remediation Area to be brought to finish grade using a minimum of 18-inches of select, clean, free-draining materials

# III. The Solution: Master Plan Remediation (3 of 3)

- Multi-layered DEP-approved Remediation Barrier
  - Geotextile fabric
    - Non-woven polypropylene fibers
    - Strong, durable & chemically stable
  - 18” of select, clean, free-draining materials
    - Standard natural grass substructure
      - 6-inches of topsoil with sod
      - 6-inches of drainage aggregate
      - 6-inches of select granular material (to achieve LSP’s 18” requirement)
    - Standard synthetic turf substructure
      - Synthetic Turf Carpet with 2” of sand and TPE Infill
      - 12-inches of drainage aggregate
      - 4-inches of select granular material (to achieve LSP’s 18” requirement)

# III. The Solution: Master Plan

## Field Layout

- See cover of this Reference Guide for map
- Five multi-purpose fields
  - two of which are synthetic turf
    - both of which can be used for soccer, boys & girls lacrosse, & field hockey
    - one of which can be used for football
  - three of which are natural grass
    - all of which can be used for soccer
    - one of which is not regulation for soccer, but is regulation for field hockey
    - all of which overlap with baseball or softball field outfields
- Two full-size baseball diamonds
- One full-size softball diamond

# III. The Solution: Master Plan Before & After



For more SFTF information, go to [www.wellesley.ma.gov](http://www.wellesley.ma.gov),  
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# III. The Solution: Master Plan

## TPE (1 of 2)

- Town Meeting 2007 - significant debate over the use of tire crumb rubber infill: contains heavy metals, polycyclic aromatic hydrocarbons (PAHs), and volatile organic compounds (VOCs) and other chemicals.
- SFTF's *Health & Environmental Sub-group* concluded that “the safest synthetic turf field to use in Wellesley, from a health and environmental perspective, is one that does not use loose crumb rubber infill.” (*i.e.*, no tire crumb rubber)
- SFTF's research identifies TPE (thermoplastic elastomers), a significantly safer infill alternative to tire crumb rubber.
- TPE is used extensively in Europe and increasingly in North America

# III. The Solution: Master Plan

## TPE (2 of 2)

- A round, cylinder shaped pellet made of plastic/rubber composite using raw (not recycled) materials.
- Environmentally friendly: Contains no heavy metals and few PAHs and VOCs; minimal leaching potential.
- Recyclable, reusable and not a disposal risk; not biodegradable.
- Inert and non-digestible; small quantities are harmless if consumed.
- Available in a variety of colors, minimizing concerns about high temperatures on playing fields.
- Used in healthcare packaging, medical supplies, children's toys and food applications.
- Approved as a significantly safer alternative to tire crumb rubber by:
  - Natural Resource Commission
  - Wellesley Cancer Prevention Project
  - Wellesley Health Department
- Health and safety concerns from last year's proposal are addressed

# III. The Solution: Master Plan

## Other Key Features

- Expanded Sprague playground (equipment paid for by Sprague PTO)
- Improved elementary drop-off line turnaround
- Improved handicapped accessible Kindergarten Meadow
- Handicapped access to fields and playground
- Provides for future Field House for restrooms, storage & concessions
- Plowable 12' walking path from WMS to Sprague
- Maintains all emergency access points as approved by Police & Fire Chiefs
- Add baseball and softball field without reducing multi-use fields
- No permanent fences, stands, scoreboards & lighting
- Removable goal post next to abutters

# III. The Solution: Master Plan

## Three Motions

- Approval of Master Plan requires three motions
  - First Motion: appropriate \$700,000 of Town funds to DPW
    - within the levy limit borrowing
    - 2/3<sup>rds</sup> majority vote required
  - Second Motion: appropriate \$1,500,000 of CPA funds to DPW
    - majority vote required
  - Third Motion: appropriate up to \$2,000,000 of private funds to DPW, dollar for dollar in proportion to amount of funds raised
    - majority vote required

# IV. The Alternative: Basic Remediation Plan

- If Master Plan, or some portion thereof, is not approved, the required remediation can be achieved by approving the Basic Remediation Plan
  - Remediates Fields 1 & 2 with natural grass
  - New softball field
  - Space allocated for expanded Sprague playground
  - Improved elementary drop-off line turnaround
  - Improved handicapped accessible Kindergarten Meadow

# V. Costs & Funding

## Estimated Project Costs – Master Plan

Demolition and site development	\$999,130
Field construction and irrigation systems	\$2,636,480
Field house	<u>\$226,320</u>
Subtotal--bid items	\$3,861,930
Kindergarten meadow plantings	\$5,000
Architectural building design	\$30,000
Bidding services	\$10,000
Construction period services	\$40,000
Survey	\$4,000
Additional design/master plan services	\$10,600
Licensed site professional	\$25,100
Legal fees	<u>\$2,500</u>
Subtotal--other items	\$127,200
<b>Total</b>	<b>\$3,989,130</b>

# V. Costs & Funding

## Estimated Project Costs – Remediation

Demolition and site development	\$542,300
Field construction and irrigation systems	\$429,770
Field house	<u>\$0</u>
Subtotal--bid items	\$972,070
Kindergarten meadow plantings	\$5,000
Architectural building design	\$0
Bidding services	\$10,000
Construction period services	\$40,000
Survey	\$4,000
Additional design/master plan services	\$8,700
Licensed site professional	\$25,100
Legal fees	<u>\$2,500</u>
Subtotal--other items	\$95,300
<b>Total</b>	<b>\$1,067,370</b>

# V. Costs & Funding

## Funding Sources - Master Plan (1 of 3)

■ Private Funds	\$1,800,000	(45%)
■ CPA Funds	\$1,500,000	(37.5%)
■ Other Town Funds	\$ 700,000	(17.5%)
■ <b>Total</b>	<b>\$4,000,000</b>	<b>(100%)</b>

# V. Costs & Funding

## Funding Sources - Master Plan (2 of 3)

### ■ Private Funds

- All project costs in excess of \$2.2M to be privately raised by a youth sports coalition using the Wellesley United Soccer 501C3 structure
- Fundraising continues in earnest
  - ***Please consider donating!***
- Donations collected to date to be supplemented by youth league borrowing
  - No interest loan for first year gives youth leagues one year to complete fundraising
  - Interest free loan converts to a 6% loan (10 year term) if original loan is not paid off within one year
- Lending commitment from Needham Bank to youth leagues provides funding needed in May 2008 to begin full Master Plan
  - ***Thank you Needham Bank!***
- Town Counsel has confirmed that Needham Bank has no recourse to the Town

# V. Costs & Funding

## Funding Sources - Master Plan (3 of 3)

### ■ Private Funds (continued)

- If loan is completely repaid within one year, registration fees would not increase
- If loan is not completely repaid within one year, then registration fees would increase modestly to service the debt until such debt is completely paid off
  - If loan amount is \$900,000 in *May 2009*, then registration fees would increase by \$20
  - If loan amount is \$600,000 in *May 2009*, then registration fees would increase by \$13
  - If loan amount is \$400,000 in *May 2009*, then registration fees would increase by \$9
  - Potential fee increases assume no growth in users between now and May 2009

### ■ CPA Funds

- Unanimous support of CPC
- 8 to 1 vote for level of funding (one member supported \$1.2M)

### ■ Other Town Funds

- Approximately equal to the amount required to execute required remediation
- Within the levy limit borrowing

# V. Costs & Funding

## Funding Sources – Remediation Plan

■ CPA Funds	\$700,000	(≈ 65%)
■ Other Town Funds	\$367,370	(≈ 35%)
■ <b>Total</b>	<b>\$1,067,370</b>	<b>(100%)</b>

# V. Costs & Funding

## Maintenance Costs

- Estimated annual maintenance costs per field:
  - Natural grass (current DPW program): \$17,700
  - Synthetic turf: \$11,300
  - Difference: \$6,400
- Estimated annual savings in maintenance costs associated with synthetic turf on Fields 2 and 3 is \$12,800
- These estimated savings will be applied to an enhanced DPW maintenance program on natural grass Fields 1, 4, and 5, to protect the investment

# V. Costs & Funding

## Synthetic Field Replacement Costs

- \$5 of existing user fee charged by Town to youth leagues will be set aside to support synthetic field replacement fund
- Using conservative assumptions, this approach creates at least a \$300,000 replacement fund in 10 years and a \$450,000 replacement fund in 15 years
  - Assumes 6,000 users today
  - Assumes no growth in users
  - Assumes no interest earned
- Whether or not this fund completely covers the cost of replacement will depend on the useful life of the carpet, the cost of carpet at the time of replacement, and the accuracy of the assumptions

# VI. Why the Solution Makes Sense for the Town

- Thorough, inclusive, transparent process resulted in consideration of all relevant input
- Master Plan completes required remediation before June 2009
- Master Plan takes a major step forward in addressing Town's unmet need for additional playing field capacity
- Master Plan significantly improves a major Town asset with less than 18% of project cost coming from general Town funds
- Master Plan shows serious consideration to health and environmental concerns, elementary school community, Sprague Field neighbors, WHS & WMS athletics, youth leagues & Town financial constraints

# Request for Favorable Action

- *On behalf of the School Committee, all of the other boards and committees who have supported the Master Plan, and all of the citizens and Town employees who have worked to make the Master Plan a reality, the 17 members of the SFTF ask for your favorable vote.*