TOWN OF WELLESLEY

Athletic Fields & Outdoor Courts Utilization Study

2023

INDEX

BASIC PROJECT GOALS

Hunnewell Courts

- Complete an **inventory** and **analysis** of specific athletic fields and outdoor courts
- Complete a **public outreach** and **needs assessment** process to identify and prioritize community needs
- Develop a **strategic plan** for improving existing facilities and/or constructing new facilities to meet community needs, safety, accessibility, and gender equity
- Outline a potential **implementation process** to include funding and phasing strategies
- Compare Wellesley's current **fee and permitting structure** against a curated selection of surrounding communities

PROJECT PROCESS OVERVIEW

MAY 2022
Kick-off Meeting

JUNE 2022
Inventory

JUNE 2022
Analysis-Physical Conditions

JUNE 2022
Public Meeting

JUNE 2022 – MARCH 2023
Stakeholder Meetings

OCTOBER 2022
Public Survey

SEPTEMBER 2022 - MARCH 2023
Current Field Capacity & Analysis

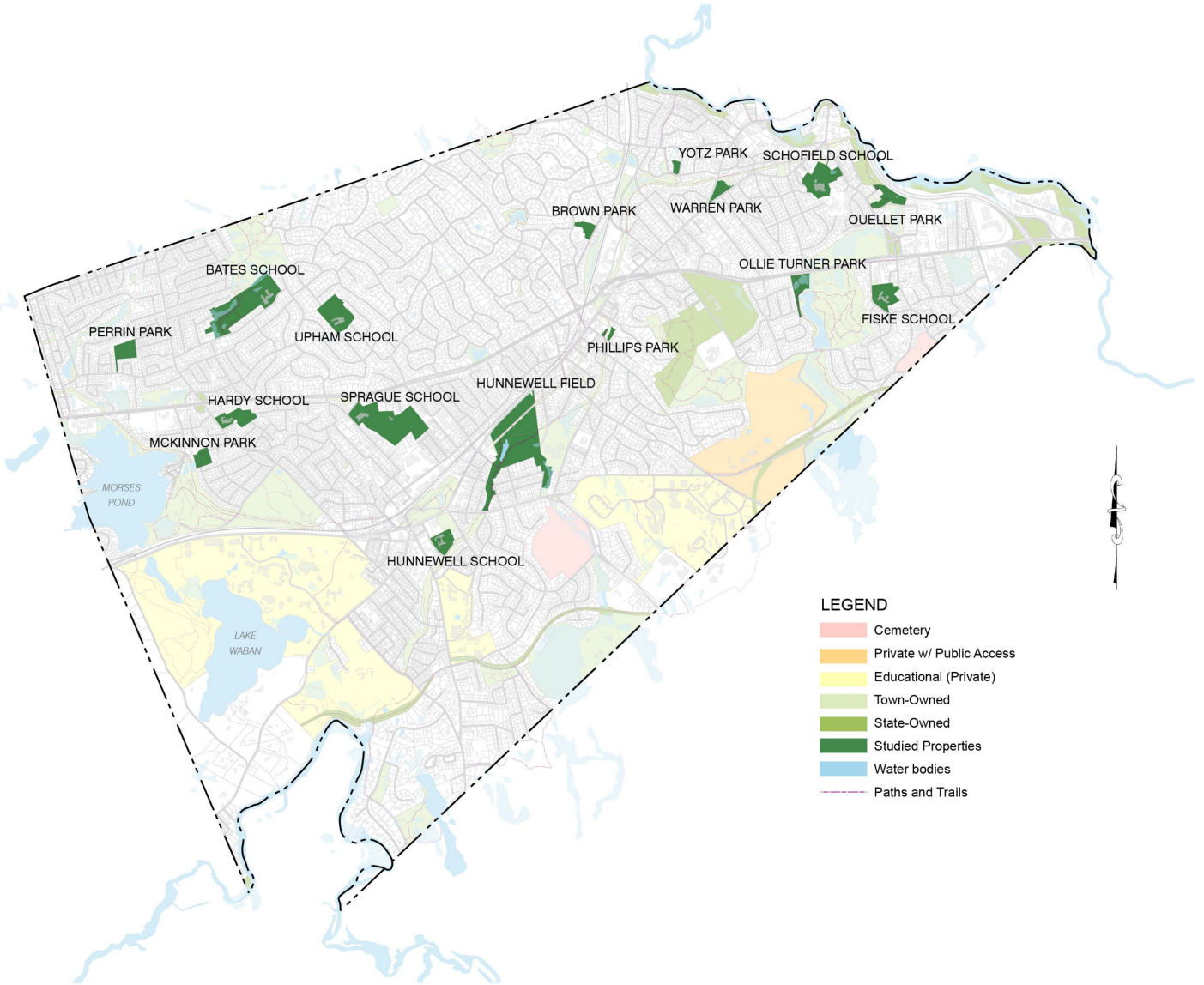
MARCH 2023 – SEPTEMBER 2023
Needs Assessment & Recommendations

OCTOBER 2023
Final Report Document

INVENTORY

16 Sites Total
13 Sites with Active Field & Court Use

- Bates School
- Brown Park
- Fiske School
- Hardy School
- Hunnewell School
- Hunnewell Fields
- Ouellet Playground
- Perrin Park
- Phillips Park
- Schofield School
- Sprague School
- Upham School
- Warren Park



INVENTORY - Physical Conditions Analysis

Turf Conditions

Overall, in good condition
- Great maintenance practices
  - Test soil every 2 years
  - Most fields are irrigated

Drainage issues present at
- ★ Hunnewell (Field 1 & Lee Field)
- ★ Sprague (HS Baseball Field & Courts)
- Hardy LL Field
- Upham LL Field

Grading issues present at
- Fiske School
- Upham (Soccer Field)
- Perrin Park

Amenities

Overall, the amenities at most sites are in fair condition. Improvements are needed across all sites including,
- Fencing
- ★ Netting
- ★ Basketball Hoops
- Benches

Lighting

Only 2 fields in town currently have lights: Reidy LL Field and Warren MU Field at Hunnewell Field Complex.
- Both are natural grass fields

Accessibility

Overall, needs improvement especially at the following sites,
- Ouellet Park (BB court)
- Schofield (tennis courts)
- Warren Park (BB Court)
- Brown Park (entire site)

Surfacing

Numerous courts in town are in need of resurfacing, specifically the following,
- Bates Tennis Courts
- Ouellet Basketball Court
- Schofield Tennis/Pickleball Courts
- Upham Basketball Courts

★ Also reflected in public survey results

INVENTORY - Courts

How many courts does Wellesley have?

TENNIS

- 4 Overlap with Pickleball

17

BASKETBALL

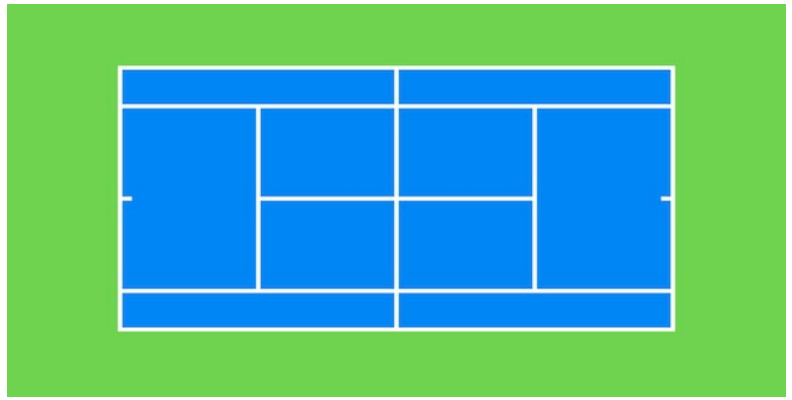
- 11 full courts (1 overlaps with pickleball)
- 2 half courts

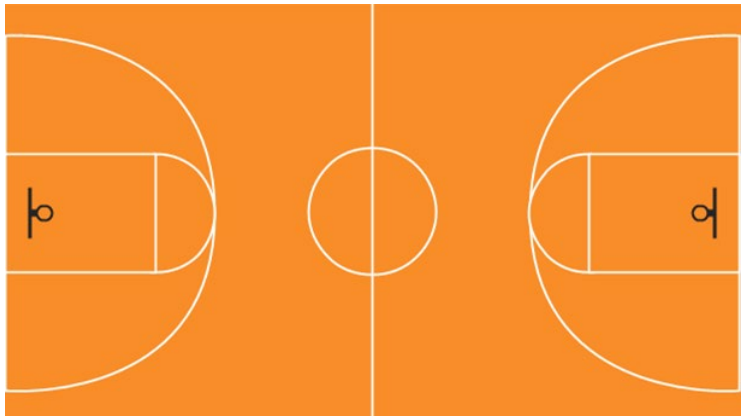
12

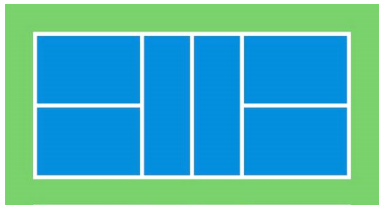
PICKLEBALL

- 2 overlap with basketball
- 4 overlap with tennis

7







INVENTORY - Fields

How many fields does Wellesley have?

GRASS DIAMOND FIELDS

- 4 Large Diamonds
- 15 Small Diamonds
  (excludes diamonds at Hardy)

19

GRASS RECTANGULAR FIELDS

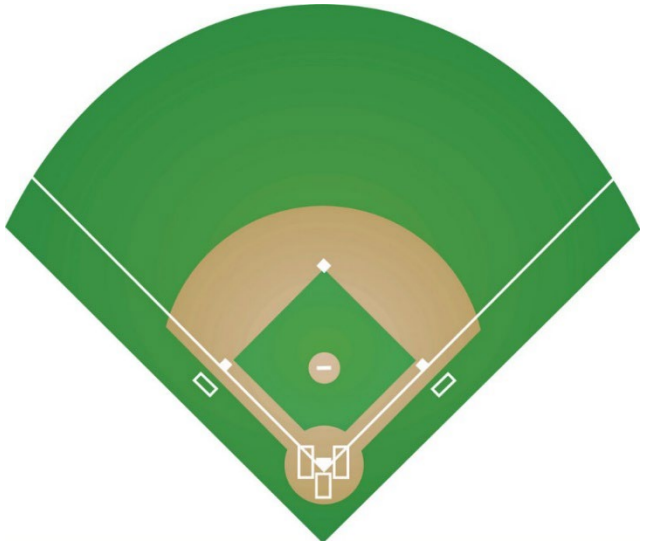
- 8 Large Rectangular Fields
- 2 Medium Rectangular Fields
- 6 Small Rectangular Fields
- 4 X-Small Rectangular Fields

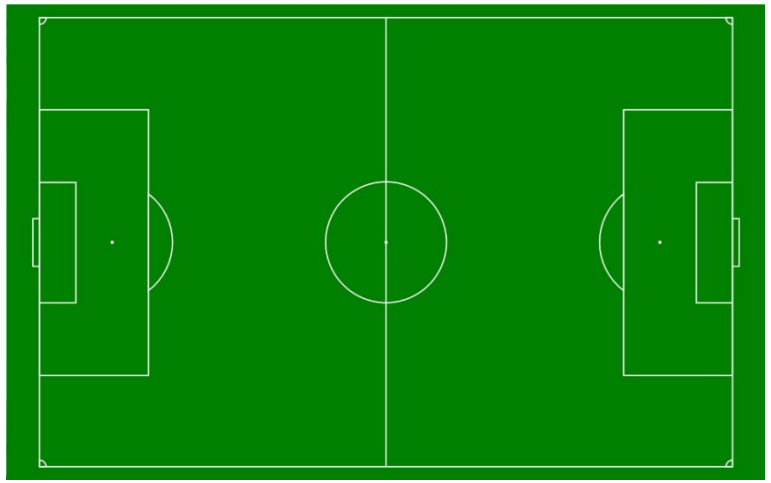
20

SYNTHETIC TURF FIELDS

- 3 Large Rectangular Fields

3





INVENTORY | ANALYSIS - Field Overlay

How many fields does Wellesley ACTUALLY have when considering field overlays?

GRASS DIAMOND FIELDS

- 2 Large Diamonds
- 8 Small Diamonds

19 **10**

GRASS RECTANGULAR FIELDS

- 4.5 Large Rectangular Fields
- 1.5 Medium Rectangular Fields
- 4 Small Rectangular Fields
- 3 X-Small Rectangular Fields

20 **13**

SYNTHETIC TURF FIELDS

- 3 Large Rectangular Fields

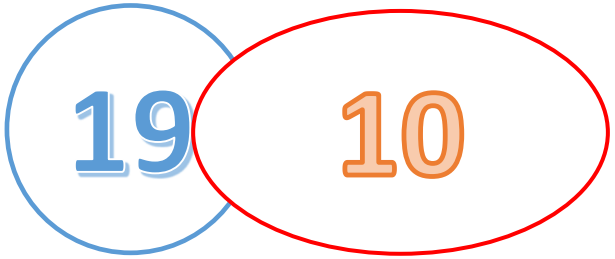
3 **3**

Weston & Sampson

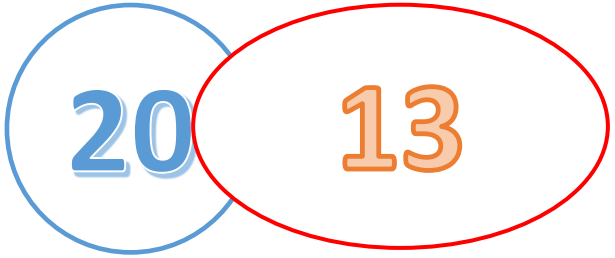
INVENTORY | ANALYSIS - Field Overlay

Why is there a reduction in numbers?

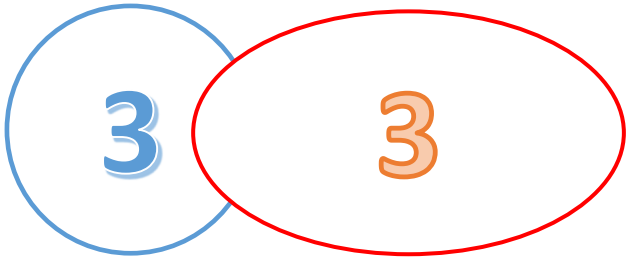
GRASS DIAMOND FIELDS



GRASS RECTANGULAR FIELDS



SYNTHETIC TURF FIELDS



- Concurrent use of the two field types is not recommended as it would compromise player safety.
- "Field inventory" numbers to the left indicate the number of fields quantified on an individual basis.
- The numbers on the right account for rectangle field overlay of diamond outfields.
- For initial analysis purposes 50% of availability was allocated to each field type.

THREE MODELS FOR ESTIMATING ANNUAL FIELD USE HOURS

RECOMMENDED FIELD USE HOURS

Recommended hours that fields should be used based on the sports fields industry standards. The recommended hours of use account for the following:

- Resting the fields
- Regulating foot traffic to prevent compaction and overuse
- Daylight hours (related to synthetic turf fields only)

NEEDED FIELD USE HOURS*

Estimated hours of use needed per sports organization based on number of practices, games, teams, and age groups (assumes 1 team per field).

PERMITTED FIELD HOURS

Hours of field use based on approved permits during Spring 2022 and Fall 2022 and WPS priority field time (2:45 pm-5:45 pm, Monday- Friday)

North Carolina State University Expected Field Condition Based on Hours of Field Use				
Condition	**Hrs Per Year**		**Hrs Per Week**	
	Min	Max	Min	Max
Sustained Good Field Conditions	0	200	0	8
Good Field Conditions with some Thinning of Turf and Localized Wear Areas	400	600	15	23
Fair Field Conditions; Expect Significant Thinning and Wear	800	1000	31	38
Poor Field Conditions with Significant Turf Loss, Field Surface Damage, and Increased Potential for Athlete Injury	1000		38	

*Needed field use hours were provided by all stakeholder groups in written form in the charts provided by Weston & Sampson except WPS. WPS needed field use hours were verbally communicated to Weston & Sampson to be interpreted and recorded.

INVENTORY | ANALYSIS

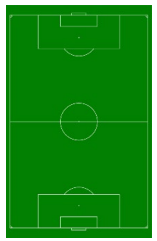
How do we get the recommended field hours?

		Recommended Annual Hours of Use		Total Recommended Field Hours
LIVING GRASS DIAMOND FIELDS				
• 2 Large Diamonds • 8 Small Diamonds	10	800	=	8,000
LIVING GRASS RECTANGLE FIELDS				
• 4.5 Large Rectangular Fields • 1.5 Medium Rectangular Fields • 4 Small Rectangles • 3 X-Small Rectangular Fields	13	500	=	6,500
SYNTHETIC TURF FIELDS				
• 3 Large Rectangular Fields	3	1215	=	3,645

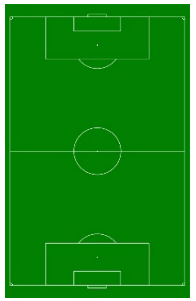
SURPLUS/DEFICIT OF FIELD USE HOURS - By Field Type

Needed field use hours compared to recommended field use hours by season

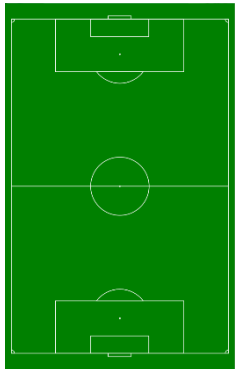
X-Small Rectangular



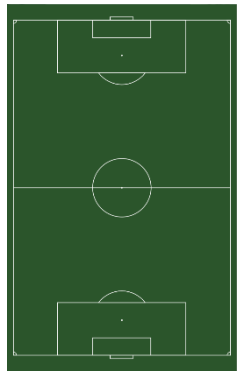
Small Rectangular



Medium Rectangular



Large Rectangular



Large Synthetic Rectangular

Large Diamond

Small Diamond

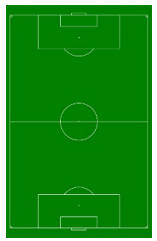
	X-Small Rectangular	Small Rectangular	Medium Rectangular	Large Rectangular	Large Synthetic Rectangular	Large Diamond	Small Diamond
SPRING	345	0	-307	-321	-302	117	470
FALL	265	145	-373	-2,139	175	729	638
SURPLUS/DEFICIT	610	145	-680	-2,460	-127	846	1,108

There is a deficiency in available rectangular field hours and a surplus of available diamond field hours

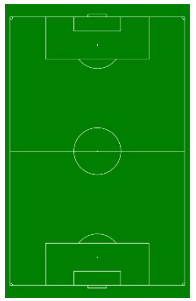
PERMITTED VS. FIELD USE HOURS - By Field Type

Recommended field use hours compared to permitted field hours on an annual basis.

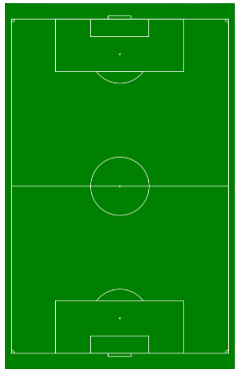
X-Small Rectangular



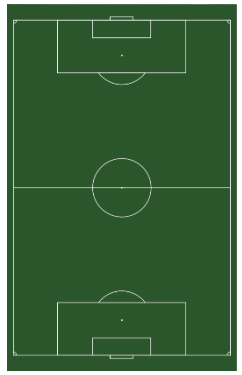
Small Rectangular



Medium Rectangular



Large Rectangular



Large Synthetic Rectangular

Large Diamond

Small Diamond

	X-Small Rectangular	Small Rectangular	Medium Rectangular	Large Rectangular	Large Synthetic Rectangular	Large Diamond	Small Diamond
RECOMMENDED FIELD HOURS	1,500	2000	750	2,250	3,645	1,600	6,400
PERMITTED FIELD HOURS	1,047	3,029	808	5,296	3,540	1,198	15,065
SURPLUS/DEFICIT	453 under	1,029 over	58 over	3,046 over	105 under	402 under	8,665 over

The number of permitted hours exceeds recommended available field use hours on all fields except the synthetic turf, large diamonds, and x-small rectangular fields

FIELD USE NEEDS VS. PERMITTED USE BY SPORT - Spring 2022

Spring Field Use Hours Per Sport

Sport		Foot Traffic Hours Needed	Flex Time	*Permitted Use	Permitted Daylight Hours	Surplus/ Deficit	Permitted Use of Private Fields	Total Cost of Private Field Use
Soccer	Youth Soccer	2,905		4,551	4,141	1,237	136.5	$23,000
	HS & MS Soccer- Girls	0		0	0	0	0	
	HS & MS Soccer- Boys	0		84	84	84	0	
Lacrosse	Youth Lacrosse- Girls	477		151	139	(338)	33	$0
	Youth Lacrosse- Boys	314		956	753	438	70	$17,500
	HS & MS Lacrosse- Girls	480	41.25	281	281	(200)	0	
	HS & MS Lacrosse- Boys	466	41.25	400	400	(66)	0	
Field Hockey	Youth Field Hockey	48		48	48	0	0	
	HS & MS Field Hockey	0		0	0	0	0	
Football	Youth Football	0		0	0	0	0	
	HS & MS Football	0		0	0	0	0	
	Youth Flag Football	21		0	0	(21)	0	
Softball	HS & MS Softball	468		408	408	(60)	0	
	Adult Softball	60		74	72	12	0	
Wellesley Little League	Youth Softball	1,070		9,060	8,621	6,091	0	
	Youth Baseball	1,460					0	
Baseball	HS & MS Baseball	624		630	630	6	0	
Track	HS Track, Javelin & Discus	889		382	382	(507)	0	
	X-Country	0		0	0	0	0	
Misc.	Terriers	64		154	154	90	0	
	AM Baseball			0	0	0	0	
	Other			20	20	20	0	
Clubs	Little League - Beantown Bombers			49	49	49	0	
	Youth Soccer - James Bede Club			28	28	28	0	
	Gorilla Lacrosse			0	0	0	0	
	Primetime Lacrosse			65	65	65	0	
	Total	9,345	82.50	17,338	16,273			

Over permitting of fields beyond a user groups' needs is limiting other user groups' ability to permit field space to meet their demand.

* Does not include private field use

Wellesley Public Schools has priority use of fields from 2:45 pm-5:45 pm. Monday-Friday. This was used , in addition to their scheduled weekend games, to produce their permitted hours.

FIELD USE NEEDS VS. PERMITTED USE BY SPORT - Fall 2022

Fall Field Use Hours Per Sport

Sport		Foot Traffic Hours Needed	Flex Time	*Permitted Use	Permitted Daylight Hours	Surplus/ Deficit	Permitted Use of Private Fields	Total Cost of Private Field Use
Soccer	Youth Soccer	2,977		6,300	3,857	880	136.5	23,000
	HS & MS Soccer- Girls	565	49.50	449	449	(117)	0	
	HS & MS Soccer- Boys	547	49.50	382	382	(166)	0	
Lacrosse	Youth Lacrosse- Girls	53		76	76	24	0	
	Youth Lacrosse- Boys	14		0	0	(14)	0	
	HS & MS Lacrosse- Girls	0	0.00	0	0	0	0	
	HS & MS Lacrosse- Boys	0	0.00	0	0	0	0	
Field Hockey	Youth Field Hockey	158		192	87	(71)	13.5	2,025
	HS & MS Field Hockey	584		336	336	(248)	0	
Football	Youth Football	400		304	304	(96)	0	
	HS & MS Football	946		406	406	(540)	0	
	Youth Flag Football	28		0	0	(28)	0	
Softball	HS & MS Softball	0		0	0	0	0	
	Adult Softball	0		0	0	0	0	
Wellesley Little League	Youth Softball	263		4,130	2,827	2,178	0	
	Youth Baseball	386					0	
Baseball	HS & MS Baseball	0		0	0	0	0	
Track	HS Track, Javelin & Discus	0		0	0	0	0	
	X-Country	540		0	0	(540)	0	
Misc.	Terriers	1		19	19	18	0	
	AM Baseball			0	0	0	0	
	Other			0	0	0	0	
Clubs	Little League - Beantown Bombers			0	0	0	0	
	Youth Soccer - James Bede Club			0	0	0	0	
	Gorilla Lacrosse			52	52	52	0	
	Primetime Lacrosse			0	0	0	0	
	Total	7,460	99.00	12,644	8,793			

Over permitting of fields beyond a user groups' needs is limiting other user groups' ability to permit field space to meet their demand.

* Does not include private field use

Wellesley Public Schools has priority use of fields from 2:45 pm-5:45 pm. Monday-Friday. This was used , in addition to their scheduled weekend games, to produce their permitted hours.

FIELD USE NEEDS VS. PERMITTED USE BY SPORT - Fall/Spring

Fall & Spring Field Use Hours Per Sport

Sport		Foot Traffic Hours Needed	Flex Time	Permitted Use of Town Fields	Permitted Daylight Hours	Surplus/ Deficit	Permitted Use of Private Fields	Total Cost of Private Field Use
Soccer	Youth Soccer	5,882		10,851	7,998	2,117	475.5 (202.5 are in winter)	$86,500
	HS & MS Soccer- Girls	565	49.50	449	449	(117)	0	
	HS & MS Soccer- Boys	547	49.50	466	466	(82)	0	
Lacrosse	Youth Lacrosse- Girls	529		227	215	(314)	33	$0
	Youth Lacrosse- Boys	328		956	753	425	140 (70 are in winter)	$42,000
	HS & MS Lacrosse- Girls	480	41.25	281	281	(200)	0	
	HS & MS Lacrosse- Boys	466	41.25	400	400	(66)	0	
Field Hockey	Youth Field Hockey	206		240	135	(71)	29.5 (16 are in winter)	$4,425
	HS & MS Field Hockey	584		336	336	(248)	0	
Football	Youth Football	400		304	304	(96)	0	
	HS & MS Football	946		406	406	(540)	0	
	Youth Flag Football	49		0	0	(49)	24 (winter only)	$8,400
Softball	HS & MS Softball	468		408	408	(60)	0	
	Adult Softball	60		74	72	12	0	
Wellesley Little League	Youth Softball	1,333		13,189	11,448	8,269	0	
	Youth Baseball	1,846					0	
Baseball	HS & MS Baseball	624		630	630	6	0	
Track	HS Track, Javelin & Discus	889		382	382	(507)	0	
	X-Country	540		0	0	(540)	0	
Misc.	Terriers	65		173	173	108	0	
	AM Baseball (Summer)	0		0	0	0	0	
	Other	0		20	20	20	0	
Clubs	Little League - Beantown Bombers	0		49	49	49	0	
	Youth Soccer - James Bede Club	0		28	28	28	0	
	Gorilla Lacrosse	0		52	52	52	0	
	Primetime Lacrosse	0		65	65	65	0	
	Total	16,805	181.50	29,982	25,066			

Over permitting of fields beyond a user groups' needs is limiting other user groups' ability to permit field space to meet their demand.

* Does not include private field use

Wellesley Public Schools has priority use of fields from 2:45 pm-5:45 pm. Monday-Friday. This was used , in addition to their scheduled weekend games, to produce their permitted hours.

COMMUNITY SURVEY SUMMARY

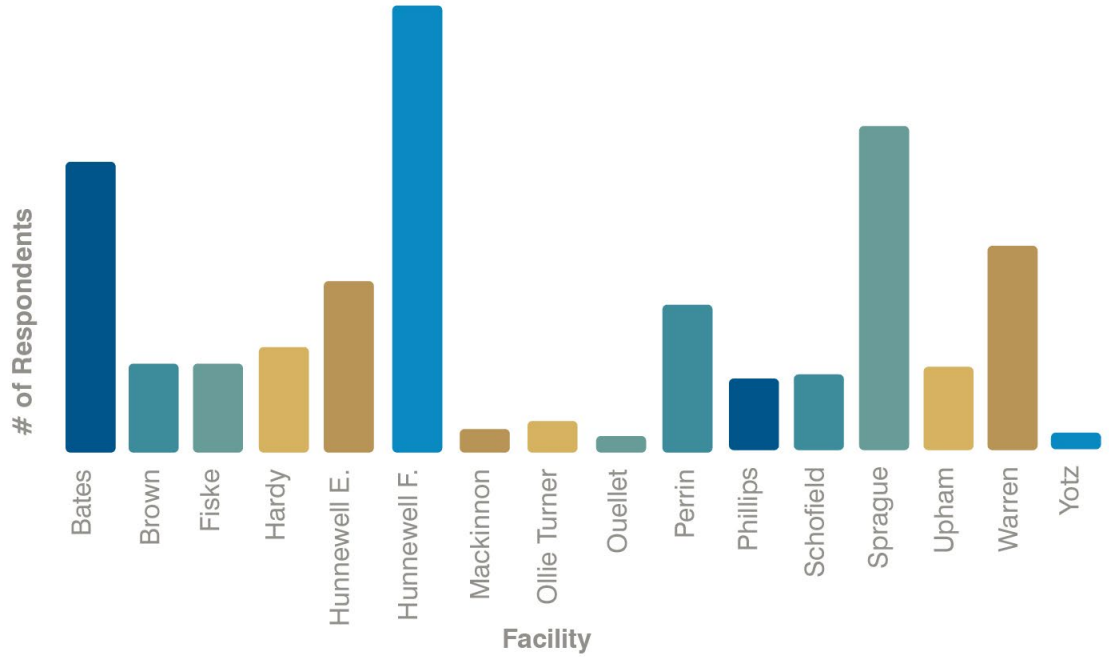
966

People responded to the online survey

63% are between ages 30-55; 18% are between ages 56 and 64

64% has a household with children under 18

Demographics

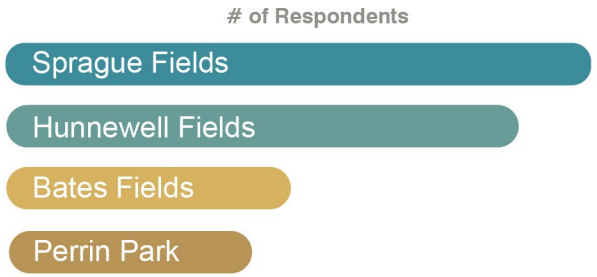


Respondents' Closest Facility

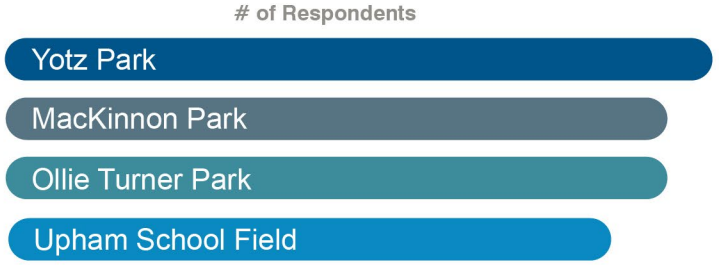
COMMUNITY SURVEY SUMMARY - Fields

Sports usage - Number of respondents by sport

Most used fields - weekly basis



Least used fields - never used



What people love

- The fields are **very well-used**, particularly Sprague and Hunnewell Fields
- The fields are **well-maintained**, especially Sprague Fields
- The **turf field** is a fantastic asset.
- The **lighting** at Reidy Field is working well.
- Sprague fields are in **great condition.**

Desired improvements

- Many fields could use **improved drainage**.
- Amenities such as **formal restroom facilities, shade, waste receptacles and water fountains** would be a huge asset.
- **Handicap accessibility** at fields.
- Expanded **lighting** and more **artificial turf fields**.
- **Signage** indicating field names would be beneficial.

In your words...

"I do like when younger age groups get to play sports (team or recreational) at fields that are at our local elementary schools."

"Love seeing kids tournaments and weekly soccer games on Sprague soccer fields. Sounds like a healthy neighborhood."

"We need lights, bathrooms and team rooms at Darcey Field and more support generally of programs that support our kids.."

"Consider replacing some grass fields with turf fields to allow practice to happen on rainy days."

COMMUNITY SURVEY SUMMARY – Sprague Fields

Sprague fields desired improvements

FIELD	CATEGORY	FIELD	CATEGORY
SOFTBALL FIELD:		FIELD #2 - SYNTHETIC:	
HIGH SCHOOL BASEBALL FIELD:		FIELD #3 - SYNTHETIC:	
MIDDLE SCHOOL BASEBALL FIELD:		FIELD #4 - GRASS:	
FIELD #1 - GRASS:		FIELD #5 - GRASS:	

Ballfield | Multi-Purpose (Grass) | Multi-Purpose (Synthetic)

- **Improve Field Condition** (Surface Condition, Drainage)
- **Add Lighting**
- **Improve Parking** (Safe, Convenient, Sufficient Number of Spaces)
- **Improve Maintenance & Cleanliness** (Trash and Recycling)
- **Add Amenities** (Seating, Shade, Water Fountains)
- **Convert to Artificial Turf**
- **Improve Safety** (Temporary Fence)
- **Add or Improve Equipment** (Scoreboard & Bleachers)

COMMUNITY SURVEY SUMMARY – Hunnewell Fields

Hunnewell fields desired improvements

FIELD	CATEGORY
REIDY LITTLE LEAGUE FIELD:	
DIANE WARREN FIELD:	
LEE SOFTBALL FIELD:	
JV BASEBALL FIELD:	
FRESHMAN BASEBALL FIELD:	

FIELD	CATEGORY
FIELD #1 - GRASS:	
FIELD #2 - GRASS:	
FIELD #3 - GRASS:	
FIELD #4 - GRASS:	
HIGH SCHOOL TRACK & FIELD:	

Ballfield | Multi-Purpose (Grass) | Multi-Purpose (Synthetic)

- **Improve Field Condition** (Surface Condition, Drainage)
- **Add Lighting**
- **Improve Parking** (Safe, Convenient, Sufficient Number of Spaces)
- **Improve Maintenance & Cleanliness** (Trash and Recycling)
- **Add Amenities** (Seating, Shade, Water Fountains)
- **Convert to Artificial Turf**
- **Improve Safety** (Uneven Surface)
- **Add or Improve Equipment** (Scoreboard & Spectator Seating)

COMMUNITY SURVEY SUMMARY – Bates & Perrin

Bates & Perrin desired improvements

FIELD CATEGORY

BATES ELEMENTARY SCHOOL FIELDS:

PERRIN PARK FIELDS:

Ballfield with Multi-Purpose

Multi-Purpose (Grass)

Improve Field Condition (Surface Condition, Drainage, Ballfield Infrastructure)

Improve Parking (Safe, Convenient, Sufficient Number of Spaces)

Add Lighting

Add Amenities (Seating, Shade, Water Fountains, Paths)

Improve Maintenance & Cleanliness (Trash and Recycling, Dog Waste, Snow Clearing)

Convert to Artificial Turf

Sprague, Hunnewell, Bates, Perrin

SUMMARY

Add Amenities
- 8 locations at Sprague
- 10 locations at Hunnewell
- Bates
- Perrin

Add Lighting
- 2 locations at Sprague
- 4 locations at Hunnewell
- Bates
- Perrin

Improve Field Condition
- 5 locations at Sprague
- 9 locations at Hunnewell
- Bates
- Perrin

Convert to Artificial Turf
- 2 locations at Sprague
- 6 locations at Hunnewell
- Bates

Improve Parking
- 5 locations at Sprague
- 10 locations at Hunnewell
- Bates
- Perrin

Improve Field Condition
- 1 location at Sprague
- 1 location at Hunnewell

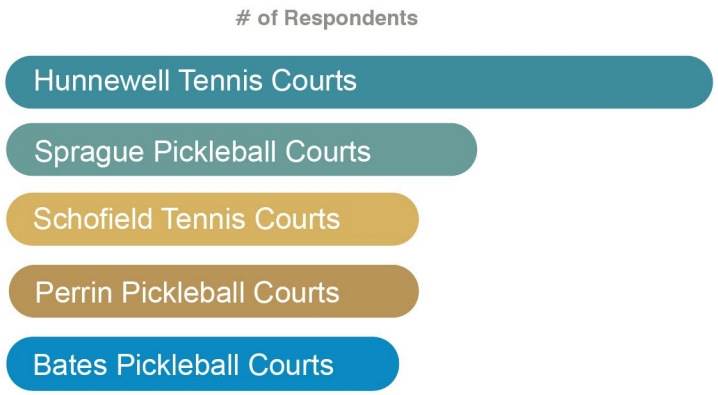
Improve Maintenance & Cleanliness
- 5 locations at Sprague
- 4 locations at Hunnewell
- Bates
- Perrin

Improve Field Condition
- 1 location at Sprague
- 2 locations at Hunnewell

COMMUNITY SURVEY SUMMARY - Courts

Current court use

Most used courts - weekly basis



What people love

- The courts are **very well-used**.
- The courts bring people together.
- The **online reservation system** is a great addition.
- The addition of **pickleball courts**.
- **Lighting** at Hunnewell courts.
- The **classes and leagues** at Hunnewell courts are great.

Desired improvements

- Many courts could use **repairs** to nets and surfacing.
- Amenities such as **formal restroom facilities, shade, waste receptacles and water fountains** would be a huge asset.
- Basketball courts could benefit from **standardization of hoop heights.**
- Desire for more **pickleball courts** and **tennis courts.**
- Signage explaining the **reservation system**.

In your words...

"I'd like to see dedicated Pickleball courts with permanent nets."

"Let's improve the outdoor high school basketball courts to make them a gathering spot. Good quality court, lights, seating, water fountains."

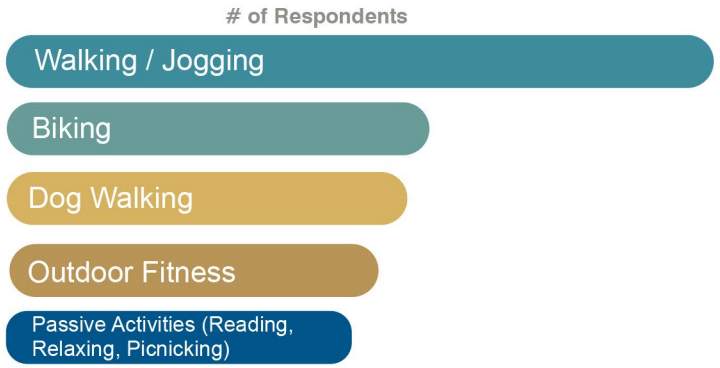
"More pickleball and tennis would be awesome!"

"Upgrades to Schofield Tennis Courts and Pickleball Courts is much needed and would be welcomed by the neighborhood."

COMMUNITY SURVEY SUMMARY – Informal Use

Informal field use

Top informal use categories



What people love

- There is a **diverse mix of users**. Sprague serves many uses from sports to informal hang-outs.
- The **walking paths** adjacent to the fields are great, such as the ADA trails adjacent to Hunnewell Fields.
- That the fields are **dark at night**.
- The h**igh school track for walking**.
- The **bike path** around Perrin Park.
- Great **playgrounds**.

Desired improvements

- Expand and protect **walking trails**.
- Would like to see walking paths **plowed during winter months**.
- Additional **shade trees** at Perrin playground.
- Would like to see **passive recreational uses balanced** with formal sports.
- Would like to have a **dog park**.

In your words...

I enjoy the mix of sports and recreational activities bringing people together - youth and HS sports, dog walkers, bikers etc... all in one place enjoying the public spaces.

"Would LOVE to see the paved path go all the way around Bates/Kelly Field so that my mom could walk to see the grandkids play in baseball games more easily and safely."

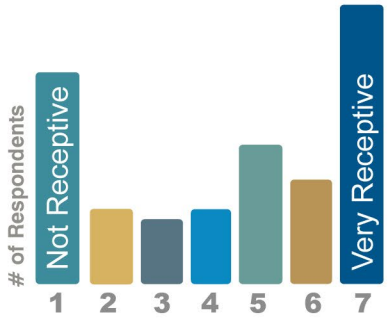
"Access to the trails in and around Hunnewell Fields is very important. The trails are a valuable town resource and are ADA friendly in a town that needs more such spaces."

"Use of Hunnewell Field has been for passive recreation activities and enjoyment of nature."

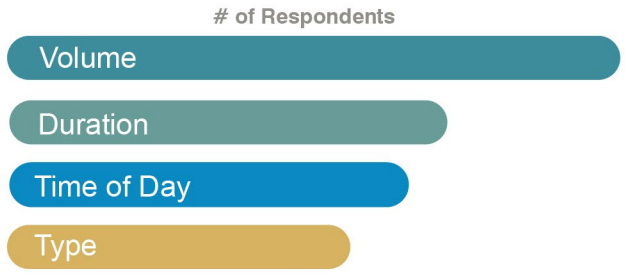
COMMUNITY SURVEY SUMMARY – Sound & Lights

AMPLIFIED SOUND

Receptiveness



Considerations



Identified Pros & Cons

- Music and cheering at sports events can be a pleasant sound.
- With proper guidelines (time of day, volume), announcers and music would add fun and excitement to youth sporting events.

"Town needs a balanced sound policy for all playing fields providing both guidelines and opportunities for our community to enjoy the physical, social and emotional benefits of musically inspired active recreation. "

"We need quiet to work from home, for our kids to do our homework, for little kids to go to bed early, to relax and read books in our backyards."

- Potentially disruptive to neighboring residences.
- Potentially blocks out sounds of nature such as nearby brooks and birds.
- Not essential to sporting events.

COURT & FIELD LIGHTING

Identified Pros & Cons

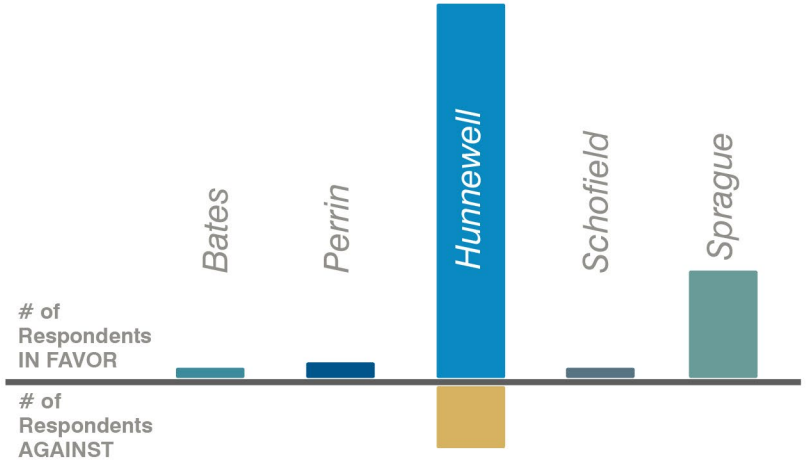
- Allows for after dark sports and passive recreation, especially around the winter months.
- Potential improvements to safety and visibility.

"Modern lights are environmentally and neighbor-friendly. Kids and adults need the opportunity to use these resources. "

"I am against lights at night. Lights solve one problem by creating many others and is totally in conflict with our Climate Action Plan.."

- Potentially disruptive to neighboring residences.
- Nighttime light pollution.
- Potentially disruptive to wildlife.
- Concerns with additional resource consumption.

Locations



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CONCLUSIONS

- Additional availability of field use hours is needed in both Spring and Fall for **rectangular fields**.
- Available field use hours for **diamond fields** exceed the demand for Spring and Fall.
- Natural turf rectangular fields and small diamond fields are **over permitted**.
- **Over permitting** of fields beyond a user groups' needs is **limiting** other user groups' ability to permit field space to meet their demand.
- Additional signage for court reservations is needed at all court facilities.
- Public survey feedback indicates additional pickleball courts are desired.
- Pickleball overlays on tennis courts have limited the use the courts for tennis

ADDITIONAL CONSTRAINTS

- Peak programming – after school/work, weekends
- Instability in programming due to weather closures
  - Up to 25 days per season can be lost per poor draining field*
  - Time gets shifted to well draining fields
- Limited lighting on existing synthetic turf fields
- Neighborhood considerations

*Based on 2022 USGS daily sum precipitation totals of 0.5 inches or more. Fields closures depend on total rainfall events and each field's ability to drain water.

SUMMARY OF NEEDS ANALYSIS

EXISTING FIELD SURPLUS

X-Small Rectangular

1

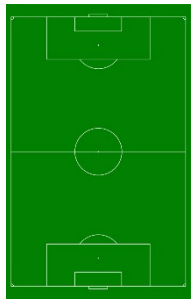
Large Diamond

1

Small Diamond

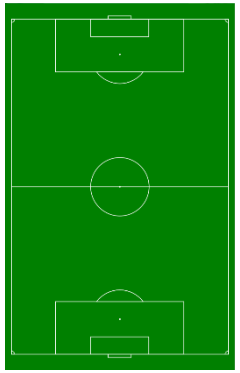
1

EXISTING FIELD DEFICIT



Medium Rectangular

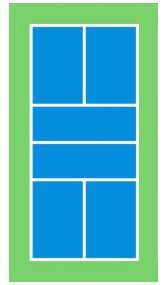
2



Large Rectangular

6

EXISTING COURT DEFICIT



Pickleball Courts

GENERAL RECOMMENDATIONS

- Provide good quality and well-performing sports facilities that can be maintained with reasonable resources in a manner that fits the town's (and leagues') operation and maintenance abilities;
- Develop facilities that are designed and constructed to industry standards/best practices when considering field orientation, field of play dimensions and safety zones, separation to adjacent facilities, grading and drainage, and lighting to ensure user safety;
- Develop safe, attractive field and park facilities and amenities that respect the needs of abutting property owners.
- Provide accessible and multi-generational open space and recreation assets to better serve all Wellesley residents.

GENERAL RECOMMENDATIONS – Drainage Management

The proper drainage of fields is critical. Some fields possess adequate drainage because the field was constructed and maintained properly. However, poor drainage is one of the most common problems at other high-use athletic fields. Soil compaction is a major contributor to drainage issues, even if the field is properly graded. Games are canceled and maintenance practices are delayed. If play occurs on fields when saturated, the turf can become permanently damaged. Additionally, wet soils take longer to warm up in the spring which can delay seed germination.

The most effective way to improve the drainage performance of a natural grass turf field is a full-depth reconstruction with proper soil composition, grading, and a sub-drainage system. However, full reconstruction and sub-drainage can be cost prohibitive and take a field off-line for two (2) or more growing seasons. Other drainage improvement options are available that are less intensive and may help to get a field back on-line faster.

Some of these methods, which are frequently used together include,

- Two-inch (2") trench drains
- Verti-drain aeration
- Verti-quake sand injection slits (available in multiple widths depending on need)
- Sand top-dressing.
- Trench drains
    - These require a perimeter collector pipe and, ultimately, an outlet structure.

APPROXIMATE COST TO INSTALL EACH DRAINAGE IMPROVEMENT		
ITEM	UNIT	UNIT COST
Cut in 2" Sand-Slit Drains	LF	$12.50
Verti-quake Sand Injection Slits (2 directions)	SY	$2.25
Verti-drain Aeration	SY	$0.55
2mm Spec Sand for Top Dressing (1/4")	CY	$65.00
Collector Drain	LF	$50.00
Drainage Structure	EA	$3,500.00

GENERAL RECOMMENDATIONS – Accessibility

An important improvement includes provisions for new and improved access to the properties, by foot and by car. This can be accomplished by providing convenient and appropriately scaled parking amenities, reducing conflicts between pedestrians and drivers, and providing logical ADA-compliant linkages between various site features and facilities within a given space. Providing adequate parking will also promote the use of facilities that have historically been used less due to the lack of parking (i.e., Brown Park).

Our primary recommendations for improvements to enhance park access and linkages include the following:

- Eliminate any badly deteriorated and difficult-to-maintain existing conditions
- Develop new park entrances and reconfigure drives/parking areas to provide clear travel patterns, clearly defined parking spaces, more efficient use of the overall space, and more parking spaces to meet industry standards
- Establish pedestrian connections from all reconstructed parking areas to provide safe, convenient, and ADA-compliant access to all major park facilities and park areas
- Modify parking areas to achieve ADA compliance
- Install traffic-calming measures to slow vehicular traffic and provide for safe pedestrian movement throughout the area (e.g., speed bumps, tabled (or raised) crossings, and special surface textures and colors to delineate areas of pedestrian use and traffic-related signage)

GENERAL RECOMMENDATIONS – Sports Lighting

Only two town-owned fields possess sports lighting: Reidy Field and Warren Field at the high school. Reidy Field is a dedicated little league field with very good grass conditions, while Warren Field is a multi-use rectangular field with a softball overlay. Poor turf quality is often a result of extended hours of use on a natural turf field that caters to rectangular field sports due to overuse.

Due to the durable characteristics of synthetic turf fields, it is recommended to install **sports lighting at any new synthetic turf field** moving forward in order to maximize the hours of use. The hours diverted to synthetic turf fields relieves the burden on natural turf fields which enables more "rest" and promotes better field conditions. The technology in today's sports lighting is significantly advanced compared to even five (5) or ten (10) years ago. Sports lighting of appropriate height results in better lit facilities, improved night-time play, reduced light spillage, and less glare seen by adjacent properties.

MINOR SITE IMPROVEMENTS

Minor site improvements are generally intended to be accomplished within the short term, +/- 5 years. The facilities listed below have been categorized into the recommended minor improvements.

	Shade	Pathway Improvements/ Accessibility	Parking	Seating	Drainage	Field & Court Amenities (fencing, hoops, goals, nets, etc.)	Cleanliness
Bates *				1			1
Brown		2	2				
Fiske	1			1		2	
Hunnewell School							
Hunnewell Fields *				2	1	1	1
Ouellet *							
Perrin			2	2			
Phillips		3		3			
Schofield *							
Sprague *	2	3			2		
Upham *			3				
Warren		1					

* Part of a larger renovation

1 Complete with in the next **1-2 years**

2 Complete with in the next **2-4 years**

3 Complete with in the next **4-5 years**

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MINOR SITE IMPROVEMENTS- Associated Costs

General costs for minor site improvements are listed below. Demolition, site grading, and earthwork are not included in the costs and should be assessed on a site-by-site basis.

Shade

ITEM	COST
Shade Tree	$1,500 each

Pathway Improvements/ Accessibility

ITEM	COST
Concrete Walk (6' wide)	$100 per linear foot
Hot Mix Asphalt Walk (6' wide)	$35 per linear foot
Ramp & Handrails	$400 per linear foot
Sidewalk HC Ramp	$2,500 each

* Site grading and earthwork are not included in costs and should be assessed on a site-by-site basis

Parking

ITEM	COST
1 (9'x18') Parking Space	$10,000 per space
Vertical Granite Curb	$45 per linear foot

* Parking cost includes stormwater infrastructure

Seating

ITEM	COST
Park Bench	$2,500 each
3 Row Bleacher Seating (15' long)	$10,000 each
Players Benches	$2,500 each

Field & Court Amenities (fencing, hoops, goals, nets, etc.)

ITEM	COST
Chain Link Fence (6' Ht.)	$75 per linear foot
Backstop	$40,000 each
Covered Dugout	$25,000 each
Football Goal Post	$7,500 each
Scoreboard	$30k-80k each
Tennis Net	$3,500 each
Basketball Hoop	$6k-15k each
Pickleball Net	$2,000 each
Ball Safety Netting (25' Ht.)	$140 per linear foot

Cleanliness

ITEM	COST
Trash/ Recycling Receptacle	$1,200 each
Dog Station	$1,000 each

FIELD / COURT RENOVATIONS

In some cases, a field or court requires more than minor site improvements to achieve a level of play that provides a safe and reliable amenity. For fields, this may be due to constant drainage issues, or settlement overtime has made the field an uneven playing surface. For courts, the issue is usually more structural and/or age related. The following full depth renovations are recommended on the field and courts below.

FACILITY	FIELD / COURT	RENOVATION	COST
Fiske Elementary School	Softball/Multi-use Field	Full field renovation including a regulation size softball field with a 210' x 135' medium multi-use rectangular field overlay in outfield. Regrade and update all field amenities.	$800,000
Perrin Park	Multi-Use Field	Full renovation of existing multi-use field to fit a 360' x 240' natural grass field. Regrade the field to improve player safety and update all field amenities.	$600,000
Bates Elementary School *	Tennis Courts	Full renovation of both existing tennis courts to include new surfacing, seal coat, fencing, and court amenities.	$300,000
Schofield Elementary School *	Tennis/Pickleball Courts	Full renovation of the existing tennis and pickleball courts to include 2 tennis courts and 4 pickleball courts with new surfacing, fencing, seal coat, and court amenities.	$360,000

* Renovations only apply if the recommended full site project is not implemented

FIELD / COURT RENOVATIONS – Associated Costs | Diamonds

The following represent typical costs associated with full scale field renovations. All costs are related to the field only. Additional costs may be required for surrounding site accommodations and should be assessed during initial design phases.

ITEM	COST	DESCRIPTION
Infield Mix	$4 per SF	4" infield mix, 4" sand, fine grading & compaction
Warning Track	$3 per SF	4" warning track mix, 4" sand, fine grading & compaction
Natural Grass	$6 per SF	Root zone mix, earthwork, seeding, & irrigation
Drainage	$2 per SF	Collector drains, lateral drains, & associated structures
Baseball Amenities Package	$280k ($250k for small diamonds)	Backstop, foul poles, perimeter fencing, covered dugouts, bases, & scoreboard

Large Diamond

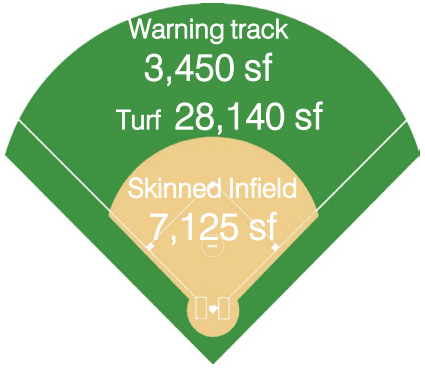
$855k + $280k
Field Amenities

$1.135M

Small Little League Diamond

$290k + $250k
Field Amenities

$540k



Small Softball Diamond

$285k + $250k
Field Amenities

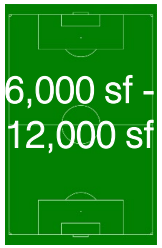
$535k

All takeoffs are based on typical field sizes for diamond fields and all costs have been rounded.

FIELD / COURT RENOVATIONS – Associated Costs | Rectangular

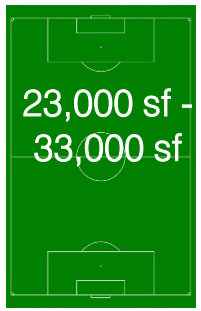
The following represent typical costs associated with full scale field renovations. All costs are related to the field only. Additional costs may be required for surrounding site accommodations and should be assessed during initial design phases.

ITEM	COST	DESCRIPTION
Natural Grass	$6 per SF	Root zone mix, earthwork, seeding, & irrigation
Synthetic Turf	$15 per SF	Turf carpet, infill, drainage stone, underdrains, earthwork, & nailer curb
Drainage	$2 per SF	Collector drains, lateral drains, & associated structures



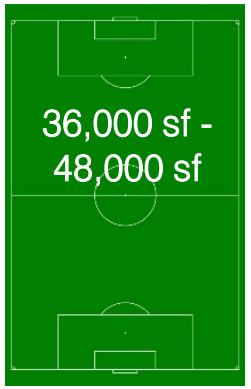
X-Small Rectangular

$48k – $96k



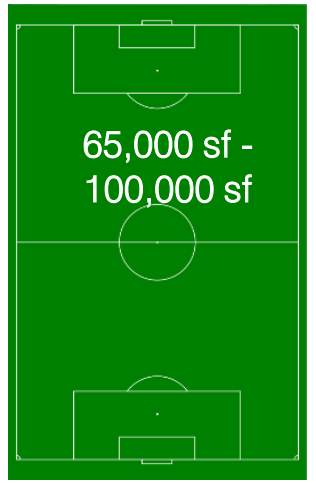
Small Rectangular

$184k – $264k



Medium Rectangular

$288k – $384k



Large Rectangular

$520k – $800k

Large Synthetic Rectangular

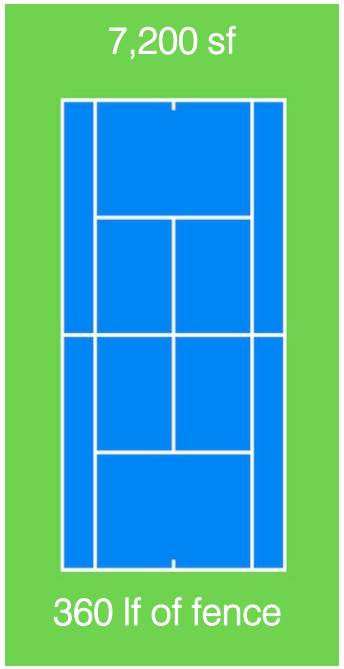
$975k – $1.5m

All takeoffs are based on typical field sizes for diamond fields and all costs have been rounded.

FIELD / COURT RENOVATIONS – Associated Costs | Courts

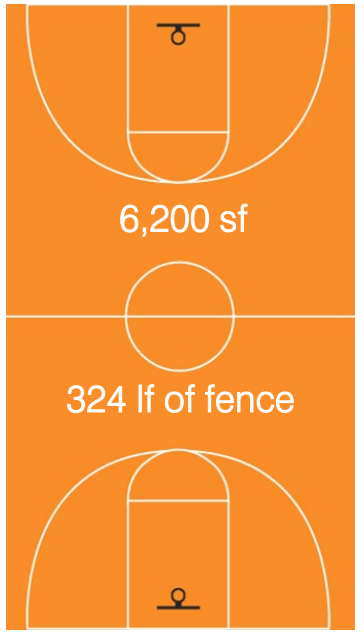
The following represent typical costs associated with full scale court renovations. All costs are related to the court only. Additional costs may be required for surrounding site accommodations and should be assessed during initial design phases.

ITEM	COST	DESCRIPTION
Court Surfacing	$9.30 per SF	Hot mix asphalt paving, gravel base, color seal coat, & earthwork
Court Fencing	$120 per linear foot	10' height black vinyl chain link fence & mow curb
Court Amenities	See Slide 34	Tennis nets, basketball hoops, pickleball nets



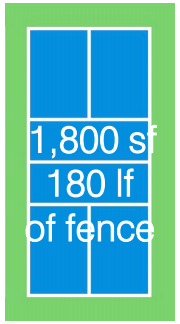
Tennis Court

$115k



Basketball Court

$110k



Pickleball Court

$40k

FULL SITE RENOVATION

The conceptual design plans included on the following pages identify the proposed reconfiguration of the site features at individual properties. It is important to note that many recommendations suggest the refinement, enhancement, or reorganization of existing facilities within the properties. Short narratives describe each preferred conceptual plan, which graphically depicts the basic scope of suggested improvements.

The following recommendations identify specific properties and a series of improvements that would help to relieve many pressures and challenges currently being experienced by the residents of Wellesley. These properties are valuable assets and, if properly redesigned, could provide more meaningful recreational opportunities to all user groups. These properties include:

- Bates Elementary School
- Hunnewell Fields
- Ouellet Playground
- Schofield Elementary School
- Sprague Elementary School
- Upham Elementary School

The corresponding cost estimates are on previous experience with similar projects.
high-level opinions of cost and identify an initial breakdown of costs associated with the recommended improvements. All costs have been rounded.

The soft costs found in each estimate typically cover the consultant services costs associated with survey, wetlands delineation, soil borings, test pits, stormwater modeling, permitting, and bid assistance. Budgeting should consider an annual 5% inflation allowance (not included in the following estimates).

FULL SITE RENOVATION AND PHASING – Bates Elementary School

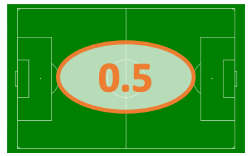
EXISTING

1. (2) Little League Fields
2. (2) Little League Diamonds
3. (1) Large Rectangular Field
4. (2) Tennis Courts
5. Bates Elementary School

Field turf is in good condition, while the skinned infields showed evidence of drainage issues. The fencing is in fair to poor condition.

Tennis courts are in poor condition. The surfacing has large cracks, and the fencing has started to lean and rust.

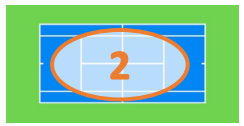
EXISTING FIELD USE POTENTIAL*



Large Field

Small Diamond

EXISTING COURT INVENTORY



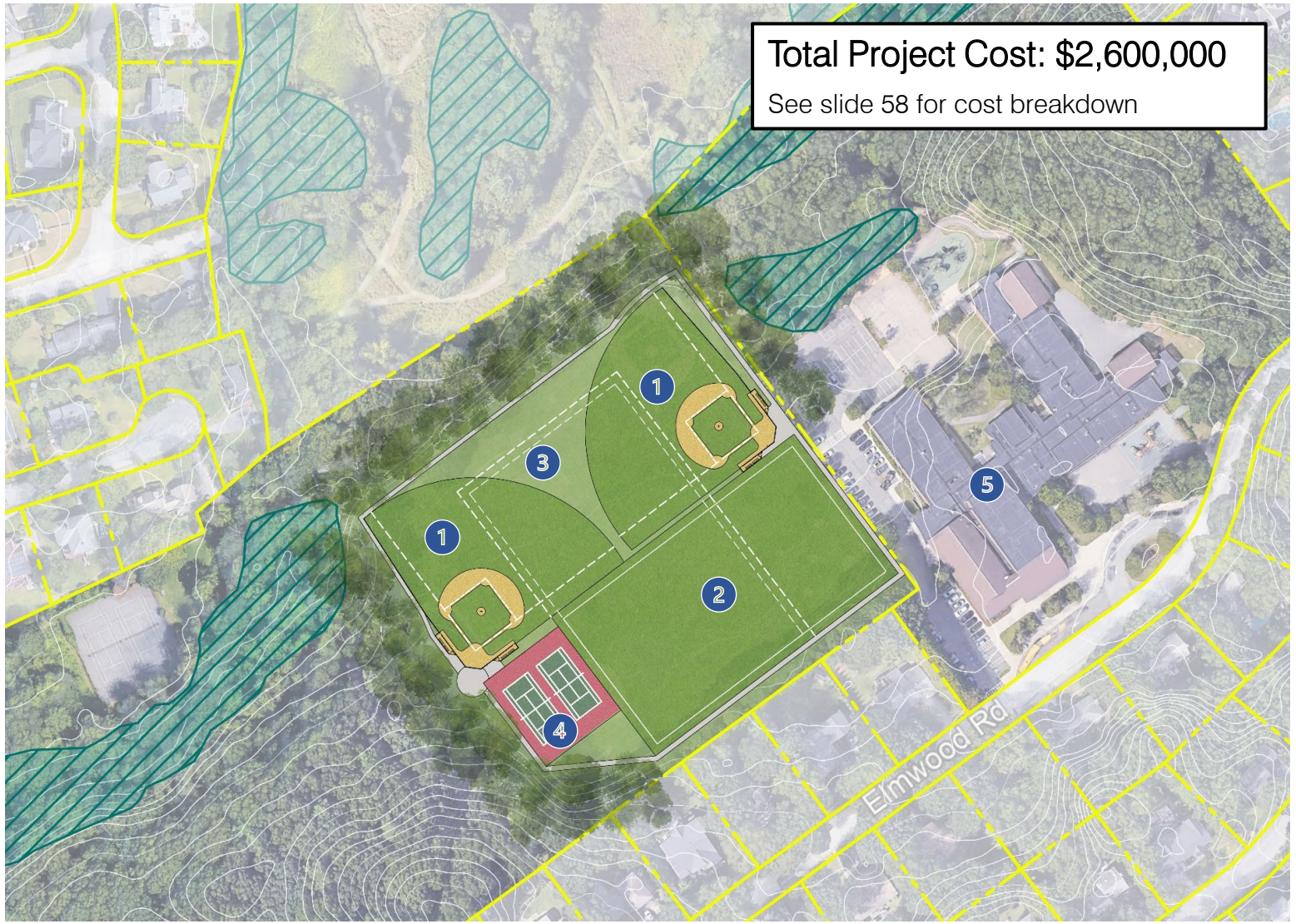
Tennis Court

*See slides 9-10 for how the field use potential was calculated

FULL SITE RENOVATION – Bates Elementary School

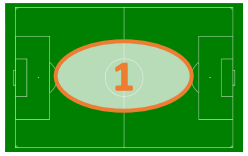
RECOMMENDED SITE RENOVATIONS

1. (2) Little League Fields
2. (1) Large Rectangular Field (330’ x 180’)
3. (1) Optional Rotated Large Rectangular Field (360’ x 200’)
4. (2) Tennis Courts
5. Bates Elementary School



*See slides 9-10 for how the field use potential was calculated

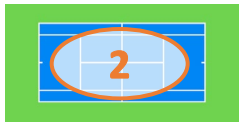
PROPOSED FIELD USE POTENTIAL*



Large Field

Small Diamond

PROPOSED COURT INVENTORY



Tennis Court

FULL SITE RENOVATION – Hunnewell Fields

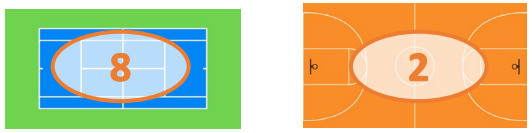
EXISTING

1. Lee Little League Field
2. Warren Multi-Use Field
3. Reidy Little League Field
4. JV Baseball Field
5. Freshmen Baseball Field
6. Grass Field #1
7. Grass Field #2
8. Grass Field #3
9. Grass Field #4
10. Synthetic Turf Field & Running Track
11. (2) Basketball Courts
12. (8) Tennis Courts
13. Wellesley High School

EXISTING FIELD USE POTENTIAL*

Large Diamond | Small Diamond | Medium Field | Small Field | Lg. Turf Field | Large Field

EXISTING COURT INVENTORY



Tennis Court | Basketball Court

*See slides 9-10 for how the field use potential was calculated

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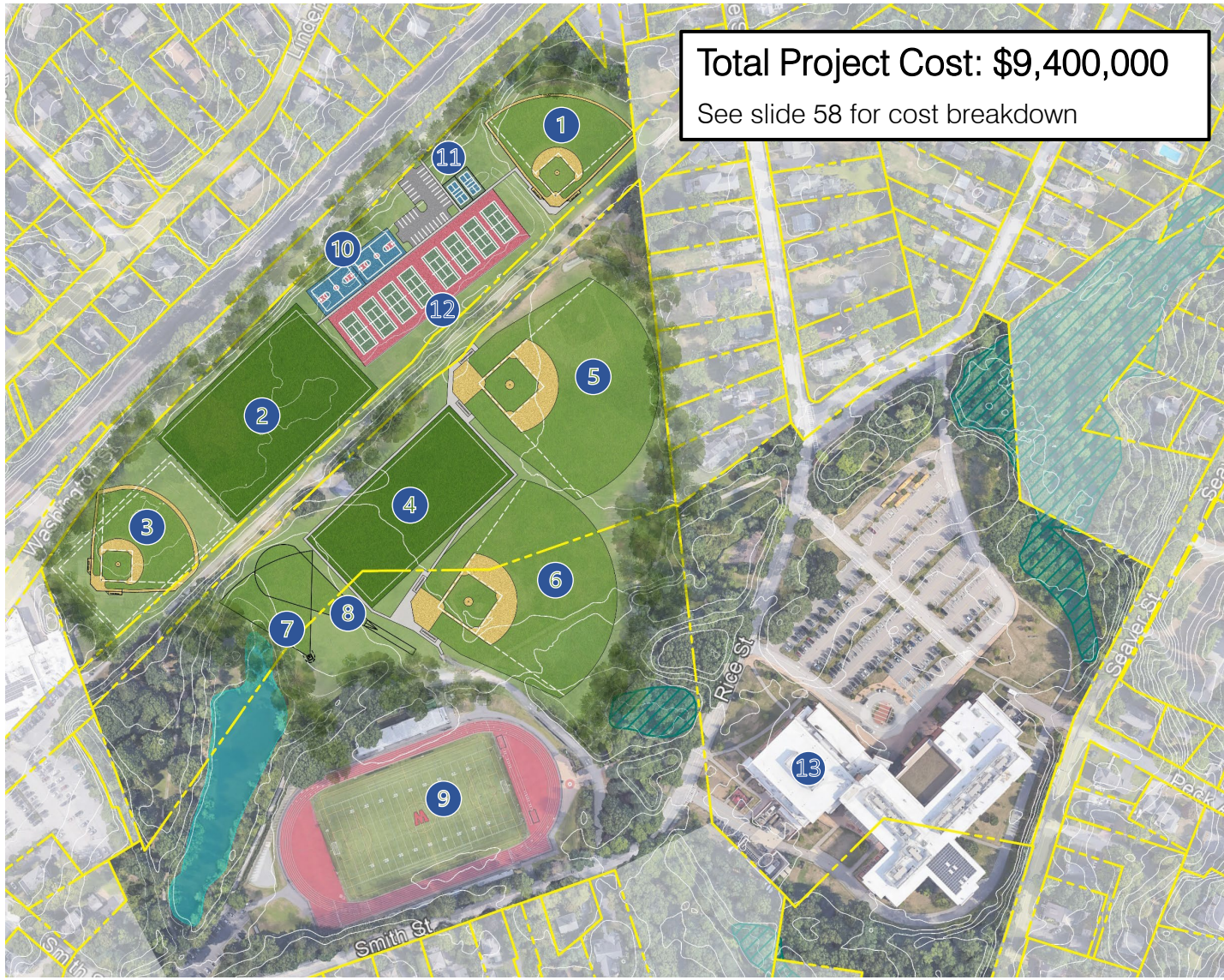
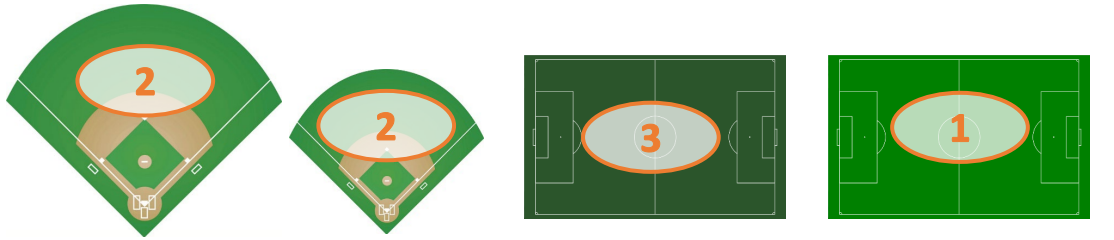
FULL SITE RENOVATION – Hunnewell Fields

RECOMMENDED SITE RENOVATIONS

1. Existing Lee Little League Field
2. Warren Large Turf Multi-Use Field (360' x 210') w/ Lights
3. Existing Reidy Little League Field (optional 300' x 165' multi-use field)
4. Large Turf Field (360' x 165') w/ Lights
5. JV Baseball Field
6. Freshmen Baseball Field
7. Discus
8. Javelin
9. Ex. Synthetic Turf Field & Running Track
10. (2) Basketball Courts
11. (2) Pickleball Courts
12. (8) Ex. Tennis Courts
13. Wellesley High School

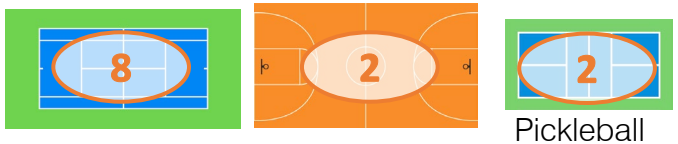


PROPOSED FIELD USE POTENTIAL*



Large Diamond | Small Diamond | Lg. Turf Field | Large Field (optional)

PROPOSED COURT INVENTORY



Tennis Court | Basketball Court | Pickleball Court

*See slides 9-10 for how the field use potential was calculated

FULL SITE RENOVATION – Ouellet Playground Opt. 1

EXISTING

1. Stone Dust Parking Lot
2. Playground
3. (1) Small Diamond
4. (1) Basketball Court

Field turf and skinned infield are in good condition. The basketball court surfacing and hoops are in need of replacement and not accessible.

EXISTING FIELD USE POTENTIAL*

Small Diamond

EXISTING COURT INVENTORY

Basketball Court

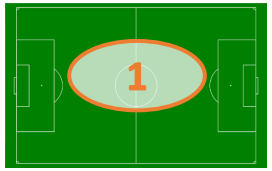
*See slides 9-10 for how the field use potential was calculated

FULL SITE RENOVATION – Ouellet Playground Opt. 1

RECOMMENDED SITE RENOVATIONS

1. Paved Existing Parking Lot
2. Additional Parking Lot
3. New Playground w/ Picnic Area
4. (1) Tennis Court
5. (2) Pickleball Courts
6. (1) Large Rectangular Multi-Use Field (330' x 180')
7. (1) Small Diamond

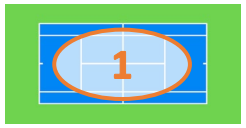
PROPOSED FIELD USE POTENTIAL*



Large Field

Small Diamond

PROPOSED COURT INVENTORY



Tennis Court

Pickleball Court

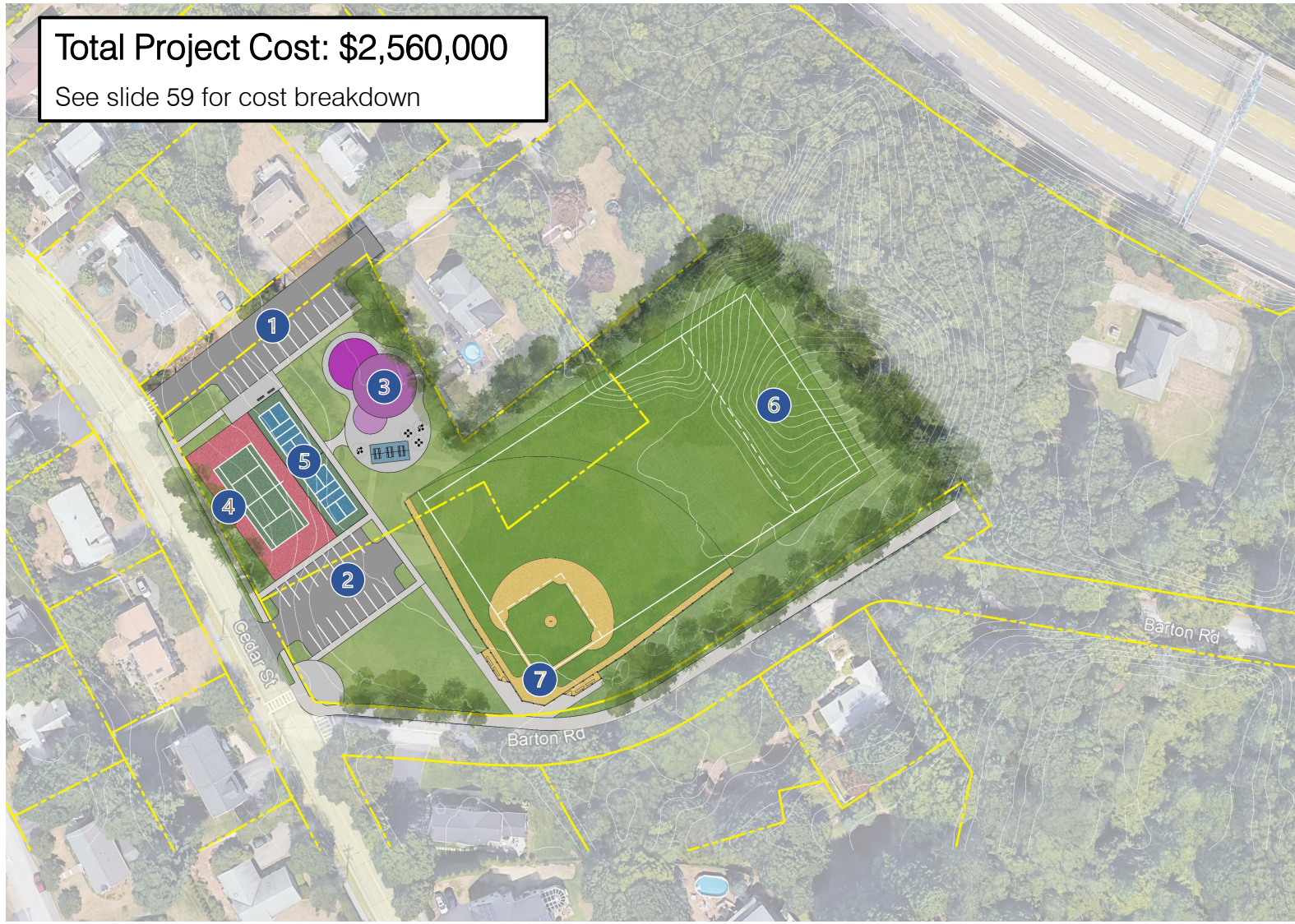
*See slides 9-10 for how the field use potential was calculated

Weston & Sampson

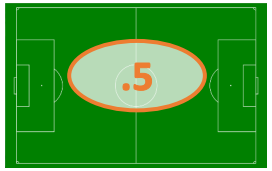
FULL SITE RENOVATION – Ouellet Playground Opt. 2

RECOMMENDED SITE RENOVATIONS

1. Paved Existing Parking Lot
2. Additional Parking Lot
3. New Playground w/ Picnic Area
4. (1) Tennis Court
5. (2) Pickleball Courts
6. (1) Large Rectangular Multi-Use Field Overlay (300' x 165')
7. (1) Small Diamond



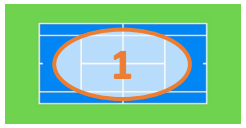
PROPOSED FIELD USE POTENTIAL*



Large Field

Small Diamond

PROPOSED COURT INVENTORY



Tennis Court

Pickleball Court

*See slides 9-10 for how the field use potential was calculated

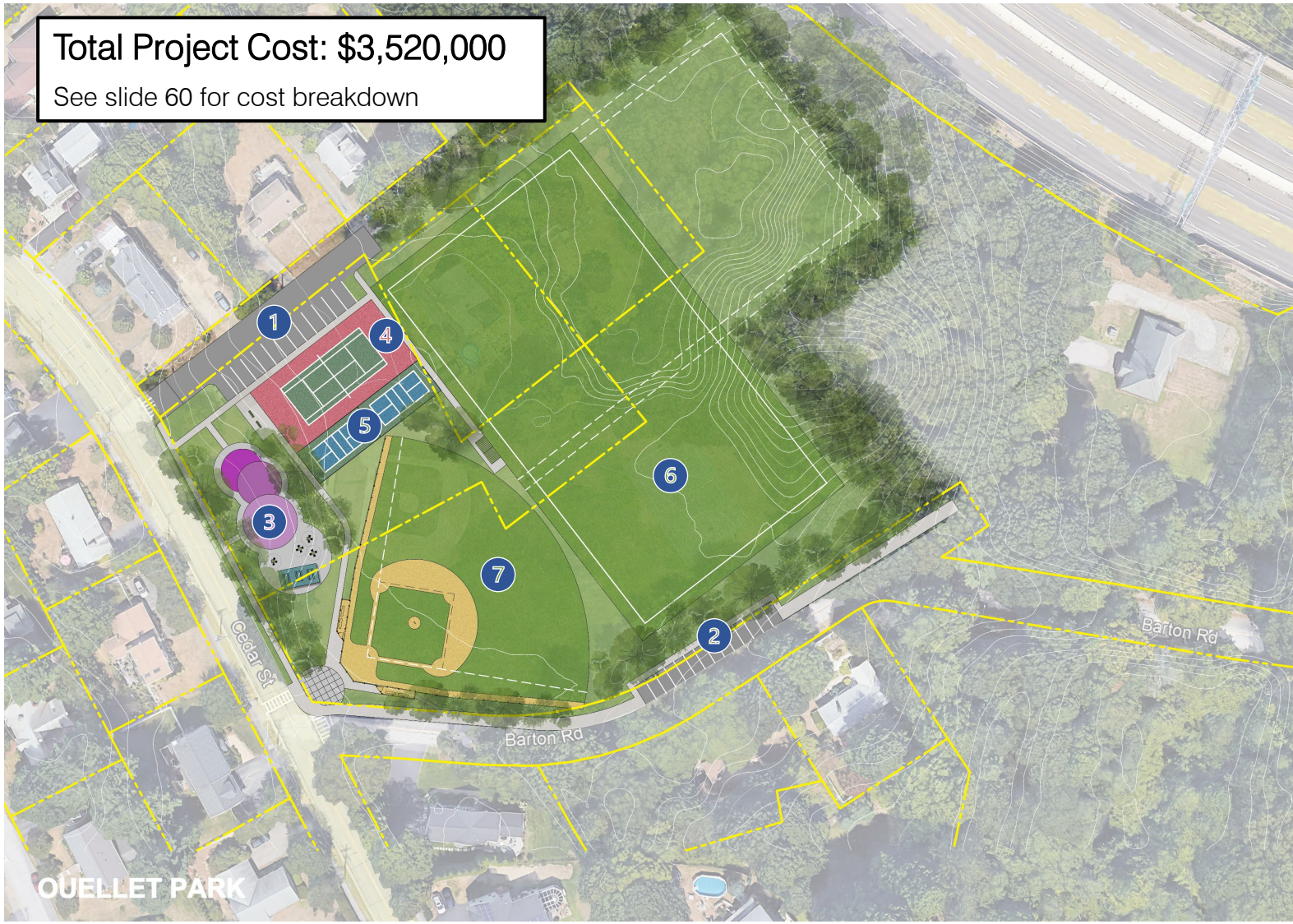
Weston & Sampson

FULL SITE RENOVATION – Ouellet Playground Opt. 3

RECOMMENDED SITE RENOVATIONS

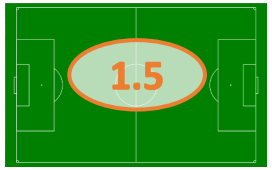
1. Paved Existing Parking Lot
2. Additional Parking Lot
3. New Playground w/ Picnic Area
4. (1) Tennis Court
5. (2) Pickleball Courts
6. (1) Large Rectangular Multi-Use Field (330' x 180') w/ Option for Rotation
7. (1) Small Diamond

This option requires the procurement of the two private properties northeast of the existing parking.



*See slides 9-10 for how the field use potential was calculated

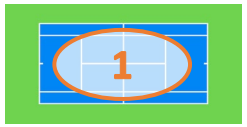
PROPOSED FIELD USE POTENTIAL *



Large Field

Small Diamond

PROPOSED COURT INVENTORY



Tennis Court

Pickleball Court

Weston & Sampson

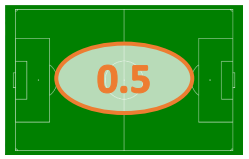
FULL SITE RENOVATION – Schofield School

EXISTING

1. (1) Large Rectangular Multi-use Field
2. (1) Small Diamond
3. (3) Tennis Courts
4. (1) Pickleball Court
5. (1) Basketball Court
6. Schofield Elementary School

Field turf is in fair condition with numerous wear spots . Tennis courts and pickleball court are in poor condition. The surfacing has large cracks, and the fencing has started to lean and rust.

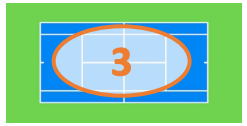
EXISTING FIELD USE POTENTIAL*



Large Field

Small Diamond

EXISTING COURT INVENTORY



Tennis Court

Basketball Court

Pickleball Court

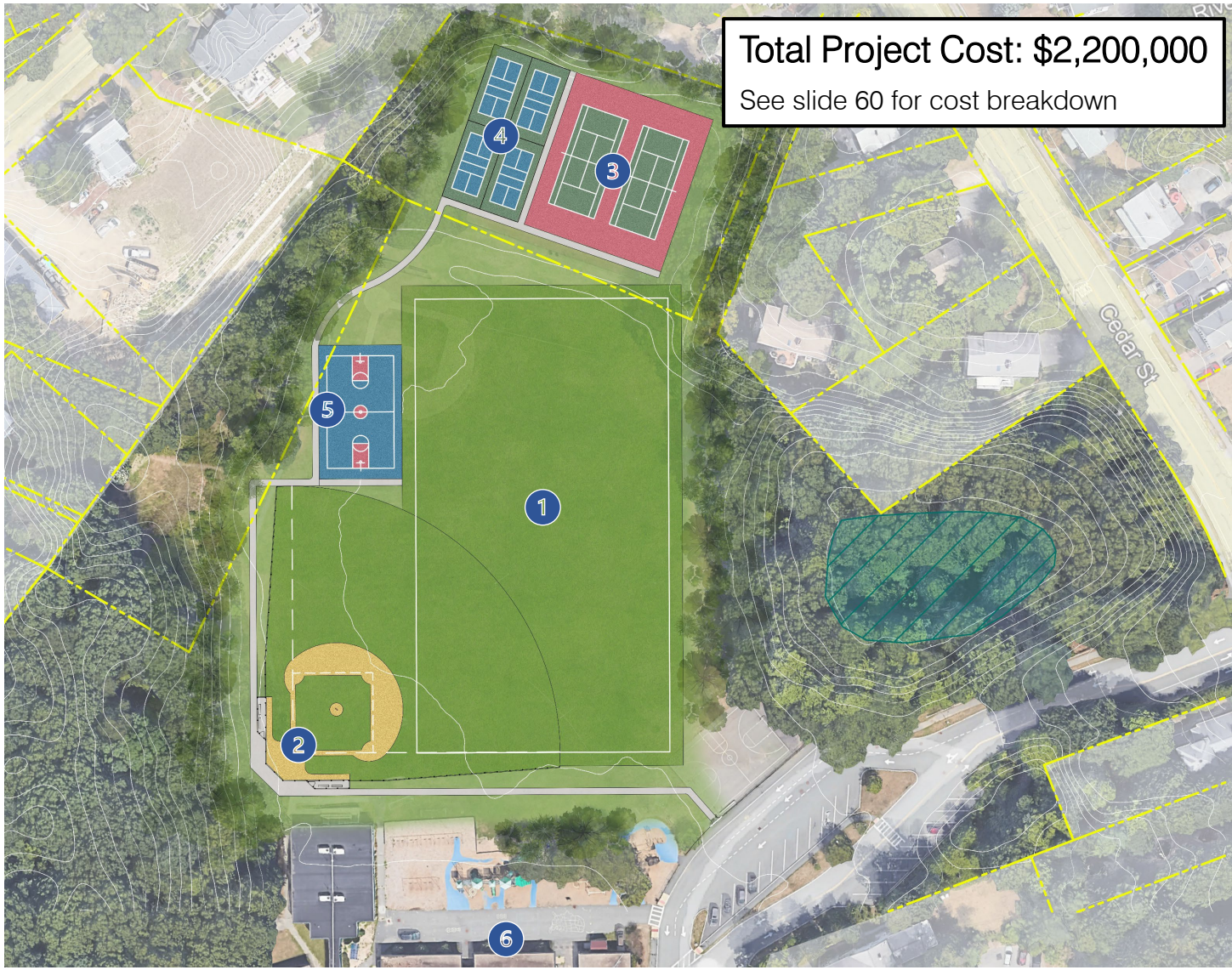
*See slides 9-10 for how the field use potential was calculated

FULL SITE RENOVATION – Schofield School

RECOMMENDED SITE RENOVATIONS

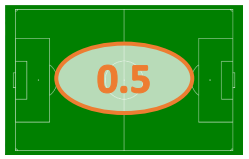
1. (1) Large Rectangular Multi-use Field Overlay (330' x 180')
2. (1) Small Diamond
3. (2) Tennis Courts
4. (4) Pickleball Courts
5. (1) Basketball Court
6. Schofield Elementary School

This option improves field orientation and brings the gathering space behind the backstop closer to the school and parking.



*See slides 9-10 for how the field use potential was calculated

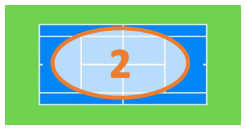
PROPOSED FIELD USE POTENTIAL*



Large Field

Small Diamond

PROPOSED COURT INVENTORY



Tennis Court

Basketball Court

Pickleball Court

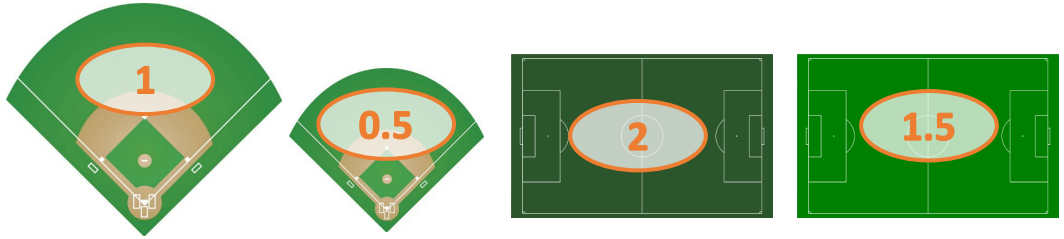
Weston & Sampson

FULL SITE RENOVATION – Sprague School

EXISTING

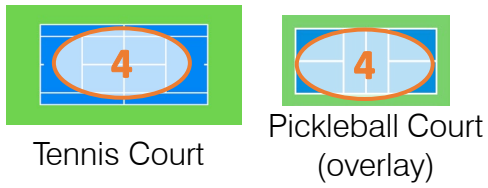
1. Grass Field #1
2. Softball Field
3. Turf Field #2
4. Turf Field #3
5. Grass Field #4
6. Grass Field #5
7. Middle School Baseball Field
8. High School Baseball Field
9. (4) Tennis Courts & (4) Pickleball Courts
10. Sprague Elementary School

EXISTING FIELD USE POTENTIAL*



Large Diamond | Small Diamond | Lg. Turf Field | Large Field

EXISTING COURT INVENTORY



Tennis Court | Pickleball Court (overlay)

*See slides 9-10 for how the field use potential was calculated

FULL SITE RENOVATION – Sprague School

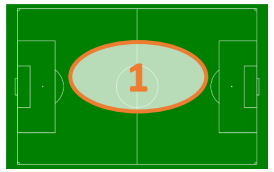
RECOMMENDED SITE RENOVATIONS

1. (1) Medium Rectangular Field (210' x 135')
2. (1) Softball Field
3. (1) Large Turf Field (360' x 210')
4. (1) Large Turf Field (360' x 220')
5. (1) Large Rectangular Field Overlay (300' x 165')
6. Turf High School Baseball Field
7. (1) Large Turf Field Overlay (340' x 220')
8. Middle School Baseball Field
9. (4) Tennis Courts & (4) Pickleball Courts
10. Sprague Elementary School

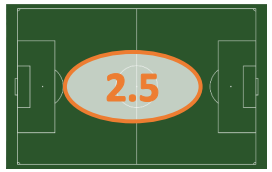
PROPOSED FIELD USE POTENTIAL *

Large Diamond

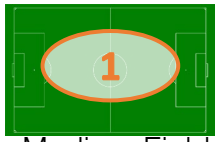
Small Diamond



Large Field

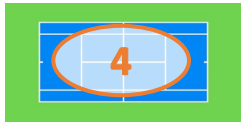


Lg. Turf Field



Medium Field

PROPOSED COURT INVENTORY



Tennis Court

Pickleball Court (overlay)

*See slides 9-10 for how the field use potential was calculated

Weston & Sampson

FULL SITE RENOVATION – Upham School

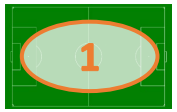
EXISTING

1. (1) Small Diamond
2. (1) Small Field
3. (2) Basketball Courts
4. Existing Parking
5. Upham Elementary School

Field turf is in good condition, while the amenities including the backstop, benches, and fencing are in fair to poor condition. Additionally, the field is not accessible.

The courts are in poor condition and are also used for parking.

EXISTING FIELD USE POTENTIAL*



Small Field

Small Diamond

EXISTING COURT INVENTORY

Basketball Court

*See slides 9-10 for how the field use potential was calculated

Weston & Sampson

FULL SITE RENOVATION – Upham School

RECOMMENDED SITE RENOVATIONS

1. (1) Small Diamond
2. (2) Tennis Courts
3. (2) Pickleball Courts
4. (2) Pickleball Courts
5. Outdoor Fitness Nodes
6. New Playground with slope play and splash pad
7. Community Garden
8. New Parking Lots
9. Walking Trails
10. Upham Elementary School

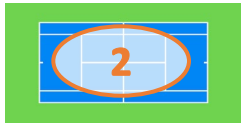
The building will no longer be used as an elementary school which provides an opportunity to use the property active and passive recreational amenities.

*See slides 9-10 for how the field use potential was calculated

PROPOSED FIELD USE POTENTIAL*

Small Diamond

PROPOSED COURT INVENTORY



Tennis Court

Pickleball Court

Weston & Sampson

MAINTENANCE PROTOCOLS – Industry Standards

The standards below can be utilized as supplemental information to help guide and set maintenance operations goals that all field maintenance personnel use and reference.

- Beginning of Season Conditions: The town should make every effort to begin each playing seasons with 100% turf coverage on the fields and well-groomed infields.
- Soil Testing: Perform at least once every two to three years to determine nutrient deficiencies. This allows fertilization and other amendments to be tailored to each field's individual needs.
- Fertilization: As a rule of thumb and based on soil testing, for Kentucky bluegrass, perennial ryegrass, sportsturf grown on silty topsoil, fertilizers should be applied May (after 20-30% greenup), June, September, October, and November (after last mowing).
- Aeration: Perform in late March to early April, after school is out in June, and in late August before fall school sports begin. Aeration reduces ground hardness and compaction of soil, allowing roots to breathe and grow more easily, and making turf more resilient for falling players. This is the single most important maintenance element. Without it, all others are futile.
- Mowing: Perform twice a week March through October and as needed from October to November. Turf maintenance professionals emphasize that mowing schedules should not be reduced when fields are resting or otherwise inactive, as regular mowing helps to ensure thick and vigorous turf growth. Mow to ensure not more then 1/3 the grass blade height is not cut off at any one time. Mow height specific to turfgrass type and .
- Irrigation: 1 inch per week.

MAINTENANCE PROTOCOLS – Industry Standards

- Lime: Per soil test results to maintain a pH of 6.0-6.5
- Seeding: New England weather conditions make mid-August to mid-September the preferred time of year to seed field areas. The method of seeding (slice seeding, hand seeding, hydroseeding) can be determined to fit the condition and size of the field being restored.
- Field Lining: Before each game or as otherwise needed. Rotate field lining from season to season if space allows. This helps high traffic areas to recover during a given year.
- Pest Control: Any pest problems that are detected should be resolved using cultural practices. It is important to note that fields treated with pesticides must be taken out of play to avoid contact with players and children. This requires extra fields to accommodate relocated play. To avoid loss of field use, an Integrated Pest Management (IPM) program should be developed.
- Excess Thatch Removal: Performed in June when soil is dry. Thatch layer should not exceed 1/2".
- Rolling: Perform three times per year when the ground is soft, prior to core aeration. This will help to keep playing surfaces from becoming inconsistent, uneven and lumpy, and improve player safety.
- All synthetic turf manufacturers have recommended maintenance practices. This includes sweeping, dragging, loosening and redistributing of infill and cleaning. Cleaning may involve watering and the use of special environmentally friendly solvents and cleansers. Depending upon use and weather conditions, a sand-rubber mix may need to be added annually to help restore the field's resiliency. The sports turf manager will also need special knowledge in troubleshooting and minor repairs, such as seam repair and snow removal. The installer can provide this information per the manufacturer's guidelines.

MAINTENANCE PROTOCOLS – Additional Recommendations

- Play on multi-use fields should be routinely rotated, where possible, to minimize areas of turf damage and wear.
- Fields should be aerated, slice-seeded, topdressed as necessary to ensure adequate root growth and turf coverage.
- Ensure appropriate budget is allocated for proper annual maintenance. The following table provides an example of calculating an approximate annual maintenance budget to maintain fields at an above-average level:

ANNUAL MAINTENANCE BUDGET EXAMPLE (FIELDS ONLY)

Field Type	Materials Cost/Field ($10.5k Grass) ($6k Synthetic Turf)	Labor Hours/Field $30/hour (570 Grass; 375 Turf)	Total Annual Cost
Natural Grass (28 fields considering overlays)	$294,000	$478,800	$772,800
Synthetic Turf (3 fields)	$18,000	$33,750	$51,750
Grand Total	**$312,000**	**$512,550**	**$824,550**

It is important to note the budget figure above does not include equipment costs.

- The town should also assess current staffing levels to properly maintain the fields and facilities. This industry average suggests one staff person per ten acres not including the superintendent.

PERMITTING & SCHEDULING

- Field scheduling should be limited to 75% to 90% of maximum capacity per week to allow enough rain date game replays; allowance for field, player, and equipment setup/take down time; and some measure of in-season field rest.
- Enforce a field closure policy related to rain events and a field's ability to drain the water to minimize damage to fields.
- Limit use of each sufficiently maintained natural turf field to 400 to 550 hours of use per season.
- Sufficient field quantities should exist to allow each field at least four (4) weeks of rest (no use at all) during an active growing season (spring and fall) each year to allow the turf to rejuvenate prior to the next year's use in either the spring or fall.
- Fields that are not irrigated should be scheduled for moderate use during the summer season with play rotated frequently during the season to minimize turf damage. Alternatively, provide on-site irrigation or watering systems for each town field. Exceptional damage occurs easily with use during hot and dry summer months as well as use immediately after a rain event.
- To streamline permitting, we recommend that all permitting be channeled through a central clearing house or single person who manages all field permits including Wellesley Public Schools, Recreation Department and the NRC.

COST BREAKDOWN

Bates Elementary School

ITEM	COST	DESCRIPTION
Little League Field 1 & 2	$930k	Full field renovation including new backstop, dugouts, bases, foul poles, & scoreboard
Nat. Grass Rect. Field	$560k	Root zone mix, earthwork, seeding, irrigation, & drainage
Tennis Courts	$230k	Court surfacing, color seal coat, fencing, nets, & earthwork
Walks	$65k	Hot mix asphalt perimeter path
Site Drainage	$50k	Additional structures and underdrains beyond the fields to connect to existing system.
Contingency, Mobilization, Overhead & Profit	$550k	30%, this covers contractor's mobilization, overhead, & profit and holds a contingency amount for unexpected costs during construction.
Soft Costs	$184k	10%, this covers design costs
TOTAL PROJECT BUDGET	**$2.6M**	

Hunnewell Fields

ITEM	COST	DESCRIPTION
Baseball Fields 1 & 2	$2.27M	Full field renovation including new backstop, dugouts, bases, foul poles, & scoreboard
Warren Turf Field w/ Lights	$2M	Turf, infill, underdrains, earthwork, & lighting
Large Turf Field w/ Lights	$1.8M	Turf, infill, underdrains, earthwork, & lighting
Discus & Javelin	$120k	Root zone mix, earthwork, toe boards & related amenities
Basketball Courts	$220k	Court surfacing, color seal coat, fencing, hoops, & earthwork
Pickleball Courts	$80k	Court surfacing, color seal coat, fencing, nets, & earthwork
Walks & Parking	$120k	Hot mix asphalt perimeter paths & parking
Site Drainage	$120k	Additional structures and underdrains beyond the fields to connect to existing system.
Contingency, Mobilization, Overhead & Profit	$2M	30%, this covers contractor's mobilization, overhead, & profit and holds a contingency amount for unexpected costs during construction.
Soft Costs	$673k	10%, this covers design costs
TOTAL PROJECT BUDGET	**$9.4M**	

COST BREAKDOWN

Ouellet Playground Option 1

ITEM	COST	DESCRIPTION
Little League Field	$540k	Full field renovation including new backstop, dugouts, bases, foul poles, & scoreboard
Nat. Grass Rect. Field	$580k	Root zone mix, earthwork, seeding, irrigation, drainage, & bleachers
Tennis Court	$115k	Court surfacing, color seal coat, fencing, nets, & earthwork
Pickleball Courts	$80k	Court surfacing, color seal coat, fencing, nets, & earthwork
Playground	$600k	Play equipment, rubber surfacing, pavilion, & seating
Walks & Parking	$130k	Hot mix asphalt paths & parking lots
Site Drainage	$80k	Additional structures and underdrains beyond the fields to connect to existing system.
Earthwork & Clearing	$150k	Rough and fine grading of fields & tree clearing
Contingency, Mobilization, Overhead & Profit	$685k	30%, this covers contractor's mobilization, overhead, & profit and holds a contingency amount for unexpected costs during construction.
Soft Costs	$230k	10%, this covers design costs
TOTAL PROJECT BUDGET	**$3.19M**	

Ouellet Playground Option 2

ITEM	COST	DESCRIPTION
Little League Field	$465k	Full field renovation including new backstop, dugouts, bases, foul poles, & scoreboard
Nat. Grass Rect. Field	$256k	Root zone mix, earthwork, seeding, irrigation,& drainage
Tennis Court	$115k	Court surfacing, color seal coat, fencing, nets, & earthwork
Pickleball Courts	$80k	Court surfacing, color seal coat, fencing, nets, & earthwork
Playground	$600k	Play equipment, rubber surfacing, pavilion, & seating
Walks & Parking	$130k	Hot mix asphalt paths & parking lots
Site Drainage	$80k	Additional structures and underdrains beyond the fields to connect to existing system.
Earthwork & Clearing	$100k	Rough and fine grading of fields & tree clearing
Contingency, Mobilization, Overhead & Profit	$550k	30%, this covers contractor's mobilization, overhead, & profit and holds a contingency amount for unexpected costs during construction.
Soft Costs	$185k	10%, this covers design costs
TOTAL PROJECT BUDGET	**$2.56 MIL**	

COST BREAKDOWN

Ouellet Playground Option 3

ITEM	COST	DESCRIPTION
Little League Field	$540k	Full field renovation including new backstop, dugouts, bases, foul poles, & scoreboard
Nat. Grass Rect. Field w/ Option to Rotate	$800k	Root zone mix, earthwork, seeding, irrigation,& drainage
Tennis Court	$115k	Court surfacing, color seal coat, fencing, nets, & earthwork
Pickleball Courts	$80k	Court surfacing, color seal coat, fencing, nets, & earthwork
Playground	$600k	Play equipment, rubber surfacing, pavilion, & seating
Walks & Parking	$100k	Hot mix asphalt paths & parking lots
Site Drainage	$80k	Additional structures and underdrains beyond the fields to connect to existing system.
Earthwork & Clearing	$200k	Rough and fine grading of fields & tree clearing
Contingency, Mobilization, Overhead & Profit	$755k	30%, this covers contractor's mobilization, overhead, & profit and holds a contingency amount for unexpected costs during construction.
Soft Costs	$252k	10%, this covers design costs
TOTAL PROJECT BUDGET	**$3.52 MIL**	

Schofield Elementary School

ITEM	COST	DESCRIPTION
Little League Field	$465k	Full field renovation including new backstop, dugouts, bases, foul poles, & scoreboard
Nat. Grass Rect. Field	$520k	Root zone mix, earthwork, seeding, irrigation,& drainage
Tennis Courts	$230k	Court surfacing, color seal coat, fencing, nets, & earthwork
Pickleball Courts	$150k	Court surfacing, color seal coat, fencing, nets, & earthwork
Basketball Court	$110k	Court surfacing, color seal coat, fencing, hoops, & earthwork
Walks	$40k	Hot mix asphalt paths
Site Drainage	$50k	Additional structures and underdrains beyond the fields to connect to existing system.
Contingency, Mobilization, Overhead & Profit	$470k	30%, this covers contractor's mobilization, overhead, & profit and holds a contingency amount for unexpected costs during construction.
Soft Costs	$157k	10%, this covers design costs
TOTAL PROJECT BUDGET	**$2.2M**	

COST BREAKDOWN

Sprague Elementary School

ITEM	COST	DESCRIPTION
Baseball Field	$1.21M	Full field renovation including new backstop, dugouts, bases, foul poles, & scoreboard
Softball Field	$535k	Full field renovation including new backstop, dugouts, bases, foul poles, & scoreboard
Large Turf Field Area	$4.9M	Includes 2 large turf fields and 1 baseball diamond. Turf, infill, underdrains, earthwork, backstop, & dugouts,
Nat. Grass Rect. Field	$290k	Root zone mix, earthwork, seeding, irrigation, drainage, & Bleachers
Basketball Courts	$220k	Court surfacing, color seal coat, fencing, hoops, & earthwork
Walks	$140k	Hot mix asphalt perimeter paths
Site Drainage	$120k	Additional structures and underdrains beyond the fields to connect to existing system.
Contingency, Mobilization, Overhead & Profit	$2.22M	30%, this covers contractor's mobilization, overhead, & profit and holds a contingency amount for unexpected costs during construction.
Soft Costs	$742k	10%, this covers design costs
TOTAL PROJECT BUDGET	**$10.4M**	

Upham Elementary School

ITEM	COST	DESCRIPTION
Tennis Courts	$230k	Court surfacing, color seal coat, fencing, nets, & earthwork
Pickleball Courts	$160k	Court surfacing, color seal coat, fencing, nets, & earthwork
Playground & Fitness Nodes	$900k	Play equipment, rubber surfacing, pavilion, & seating
Walks & Parking	$175k	Hot mix asphalt paths, parking lots, & trails
Community Gardens	$200k	Raised planters, stone dust surfacing, seating, and plants
Site Drainage	$100k	Additional structures and underdrains beyond the fields to connect to existing system.
Earthwork & Clearing	$100k	Rough and fine grading of fields & tree clearing
Contingency, Mobilization, Overhead & Profit	$560k	30%, this covers contractor's mobilization, overhead, & profit and holds a contingency amount for unexpected costs during construction.
Soft Costs	$187k	10%, this covers design costs
TOTAL PROJECT BUDGET	**$2.61M**	