



Public Restrooms in Wellesley

Playing Fields Task Force Discussion
July 14th, 2020



Background

- Wellesley has inadequate restroom facilities at key outdoor recreation locations around town
 - Sprague Field - tens of thousands of player and spectator hours of use per year - 2 porta-potties
 - Wellesley High School Track and Field - high school sporting events, WHS graduation, and community events such as the annual St. Paul/St. John's outdoor mass - 4 porta-potties
 - For major events such as Marathon Monday, Wellesley Wonderful Weekend, and the Wellesley-Needham Thanksgiving Day game, the town or user groups generally rent porta-potties to try to handle the need
- Town projects have consistently pushed bathrooms to a later phase of projects, which haven't been built
 - The 2008 Sprague Field project included bathrooms in the initial Master Plan and work on the bathroom structure was planned to start in Fall 2008
 - The 2016 Track and Field project included bathrooms (and a proposed Team Room for school use) in "Phase II"



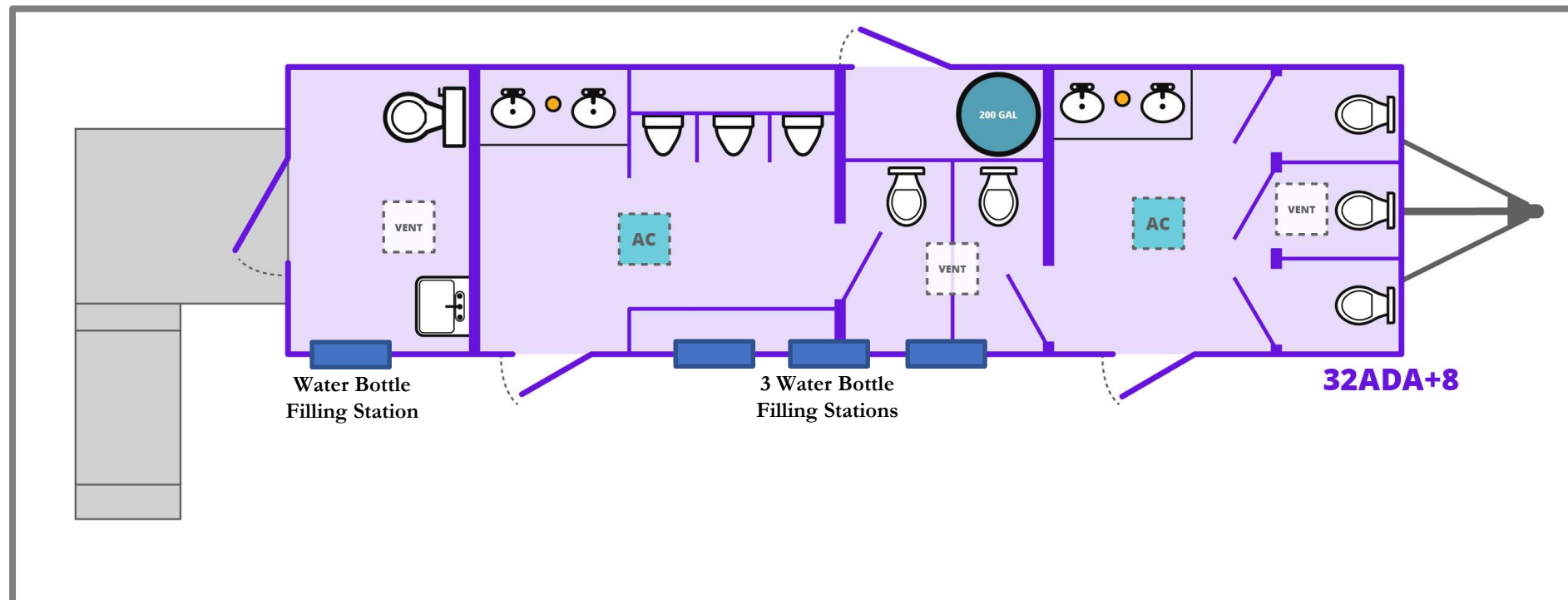
Background – continued

- Funding bathroom structures can be very expensive
 - Annual Town Meeting authorized funding for bathrooms at the Aqueduct (2017) and Track and Field (2018), but after requesting bids, the funds appropriated were found to be insufficient
 - DPW pursued a bathroom solution at the Aqueduct based on a retrofitted shipping container design in Spring 2020, but didn't receive any bids
- Permanent team room / bathroom structure cost originally estimated at more than \$2m during the Stadium Master Plan development
 - Permanent bathrooms for the stadium would require either 56 or 28 (with a waiver) stalls according to the Massachusetts building code
- With COVID and significant town building needs creating near and medium term capital and operating funding constraints, we need a cost-effective solution that provides bathrooms without costing \$2m



Possible Solution – Mobile Trailer Bathrooms

- 1 ADA / Family Bathroom
- Women's side: 4 stalls, 2 sinks
- Men's side: 3 urinals, 1 stall, 2 sinks
- Standard Unit: \$83,500
- Estimated life of 15+ years





Proposed Funding

- Capital cost ~\$100,000
 - Funded by town funds
- Maintenance costs
 - Offset or covered by reduction in annual porta-potty rental at Hunnewell Track and Field (\$8,000-9,000/year)
 - Moving and post event cleaning cost to be covered by user groups
 - Field user fees if necessary
 - Next step to determine detailed costs



Proposed Locations

- Primary location at Hunnewell Track and Field, hooked to town sewer, water and electricity
- Moved at least once per year so that it isn't a permanent structure subject to that building code
 - Wellesley United Soccer would use it for the Memorial Day Tournament
 - Additional possible uses (exploring with organizers)
 - Hunnewell Field Tennis Courts for Wonderful Wellesley Weekend
- Transport to and setup at alternate locations by DPW (proposed)
- Limited use at alternate locations to be governed by a process setup by Playing Fields Task Force



Proposed Maintenance

- Opening, closing and maintenance while at the High School Track and Field by FMD
 - Needs validation with FMD
 - FMD was working to estimate costs for the proposed permanent structure funded by the 2018 Town Meeting¹
- Cleaning after use at alternate sites funded by user group
 - Need to determine with FMD/DPW the best structure for this and whether this will be done internally or contracted out

¹ https://wellesleyma.gov/DocumentCenter/View/11352/2018-ATM-Advisory-Report_UPDATED - page 120



Next Steps

- Endorse concept
 - Playing Fields Task Force
- Finalize ownership and maintenance plan
 - Who will do it?
 - How much will it cost?
 - Will offset of no porta-potties cover the cost?
- Validate permitting requirements
 - Moveable temporary structure – building code?
 - Board of Health requirements – particularly in COVID
- Sponsor Project for Funding by Town
 - Schools, NRC, Recreation



Appendix: Mobile Bathroom Features



Standard Bathroom Interior





Exterior View

- Can be customized with external water bottle filling stations
- Can be wrapped with Raiders logo or other artwork if desired



Other Advantages of Mobile Bathrooms



- ADA compliant
- Connects to water, sewer, and electrical hook-up similar to RV parks.
- On-board storage tanks for locations where sewer is not available
- Tie-down and anchor systems available when unit is parked for a long time. Similar to RV parks, mobile homes, and custom containers
- Heating and air conditioning are available to extend the season
- 10-year warranty for roof, 3-year warranty for parts.
- 15+ year life of the unit



Standard Features

- 4" x 10" structural steel main I-beam frame with rear bumper
- 7000 lb. axles with stud hubs and electric brakes;
- 1.5" x 1.5" x 11 gauge steel tubing floor joists; 16" o.c.
- 8,000 – 12,000 lbs. tongue mounted frame jack
- 2 5/16 ball hitch
- Four 5,000 lbs. leveling jacks
- ST235/80/R16 LRE radial tires on trailers 14' and larger
- 1" undercoated marine board sub-flooring
- Single-piece seamless vinyl charcoal / grey TPO floor covering
- .040 white laminated fiberglass exterior walls
- .040 white laminated fiberglass over aluminum frame exterior walls with gel coat; R8 insulation
- Laminated two tone grey interior walls with matching corner trim
- .045 TPO membrane roof with 10 year limited warranty
- .040 Pebbleboard seamless ceiling with R13 insulation rating
- Pre-finished, smooth white FRP entry/exit and mechanical room doors
- 87" inside height with aluminum vertical studs
- Powder coated steel partitions and doors with transportation locks
- 12v LED lighting fixtures in restrooms and mechanical room
- 11,500 BTU roof mounted A/C unit
- 30 amp panel boxes located in onboard locking mechanical room; 15 amp adapters provided
- D.O.T. approved running lights
- LED Entry/Exit deck lighting – overhead
- Heavy-duty steel telescopic stairs with deck platform
- Stainless steel fold out support handrails
- ½" copolymer waste tank with cleanout, dipstick and electric tank monitor
- ¾" city water hookup; sewer hookup with 3" Banjo insulated dump valve



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DEPUTY DIRECTOR
BRANDON G. FITTS

FIELD PERMIT APPLICATION

Name: Kelly Uller Organization: Wellesley Youth Field Hockey Club

Mailing Address: 3 Wildon Road, Wellesley, MA

Email: admin@wellesleyfieldhockey.com Daytime Phone # 617-620-8675

Field Requested: Sprague Turf Field #3

For what activity/sport: Youth field hockey practice during the week and league games on Saturday.

DATE (S) – List all

Wednesdays: 9/9 - 11/4; 1:00 - 2:00 pm; 3rd/4th grade team, early release Wednesdays

Saturdays: 9/12 - 11/8; 9:00 - 10:00 am; league games

9/9, 9/16, 9/23, 9/30, 10/7, 10/14, 10/21, 10/28 - Wednesdays 5:00 pm - dusk
9/14, 9/21, 10/5, 10/19, 10/26 - Mondays 5:00 pm - dusk

These dates are when WHS field hockey teams are not using the field or after the freshman team's games ~ 5 pm or later.

Day (s): See above. Time: Start _____ Finish _____

Rain Date (if needed): _____

Approximate # of people: 65 # of Wellesley Residents: 65 - all Wellesley

To Request a field permit:

- **Complete this form and submit to: Recreation Director Matt Chin (Address above)**
- **For Questions contact Matt Chin at 7881-235-2370 or mchin@wellesleyma.gov**
- Requests to use Warren, Brown, Perrin, Phillips, Ouellette & Hunnewell Park (Town Hall Green) will be forwarded to the Natural Resources (NRC) for approval. *
- Requests to use school fields will be presented to the Playing Fields Task Force and the School Athletic Director for approval. *
- * These committees may only meet once a month. Do not expect a quick turnaround for permit approval.
- Requests for fields made by vendors operating summer camps will not be approved until that vendor has satisfied state and local Board of Health requirements.
- SEE BELOW FOR FEES AND POLICIES

WELLESLEY FIELD PERMIT REQUEST INFORMATION

Keep this for your records.

General Policies:

- No alcohol, no illegal drugs, no smoking and/or vaping.
- Public property may not be used to conduct a private business, unless certain requirements are met. The Recreation Director can aid you with this process. See "Public Facility Use for Private Gain Policy" at www.wellesleyma.gov click Government, click Recreation, click Facility & Fields, click Playing Fields Task Force & Field Applications, click Playing Fields Task Force Documents
- Users are responsible for any damage.
- Users are responsible for checking the Town website for field conditions/closures. Fields will be posted when closed during the spring, summer and fall seasons. Assume that fields are closed during the winter.
- If selling food, you must receive authorization from the Board of Health.
- In general, Wellesley fields do not have sanitary facilities.
- **WELLESLEY GREEN INITIATIVE:** The Playing Fields Task Force is partnering with Wellesley Green Schools on an important initiative to reduce waste on town fields. We require you to tell coaches, teams, family & friends, to help in the following ways: 1) Please ask players & visiting teams to BRING REUSABLE WATER BOTTLES TO ALL GAMES & PRACTICES; 2) Please consider eliminating the extra drinks & snacks that are often brought to practices & games (studies show that this has a positive health benefit as well); 3) Consider naming a team captain to oversee garbage collection & recycling or encourage players to clean up after themselves; and 4) Please remind players and visiting teams that the Town of Wellesley is committed to sustainable principles and has installed working water fountains & recycling bins at almost all Town fields.

Priority of Use:

- 1) Town-Wide Special Events
- 2) School Use/School Coaches' Clinics
- 3) Wellesley Resident Youth Leagues
- 4) Wellesley Recreation Department Programs
- 5) Wellesley Resident Adult Groups
- 6) Wellesley Resident – One-Time Use
- 7) Charitable Groups
- 8) Non-Resident Groups / Non-Recreation Department Camps and Clinics

Fees, as approved in the Playing Fields Policy:

- 1) Town-wide Special Events: No fee,
- 2) School Use: No fee,
- 3) School Coach(es) Clinics: \$15 per participant,
- 4) Wellesley Resident Youth Leagues: \$30 per participant per season (\$15 to Turf Field Fund),
- 5) Wellesley Resident Youth League Clinics: \$15 per participant,
- 6) Wellesley Recreation Department Programs: No fee,
- 7) Organized Use of the High School Track: \$15 per participant per season; if not a seasonal rental: \$150,
- 8) Multi-Purpose Field (at Hunnewell) for Adult Softball: \$40 per participant per season (\$25 to Recreation lighting account)
- 9) Wellesley Resident – One-Time Use: \$50 for a grass field, including the Multi-Purpose Field (at Hunnewell), but \$75 if using lights (incremental \$25 to Recreation lighting account); \$75 for a turf field,
- 10) Charitable Groups: No fee,
- 11) Non-Resident (Adults and Youth): Grass field and Sprague turf field: \$150; High School turf field: \$375 (fee is for field use only; utilization of scoreboard and sound system is not allowed), and
- 12) Non-Recreation Department Camps: \$35 per participant on a grass field; \$50 per participant on a turf field. (Camps catering to participants over the age of twelve years shall, whenever available, be assigned to turf fields).
- 13) All track and field rentals that are not charged per participant are figured in increments of 1.5 hours. Fees collected shall be deposited into the DPW Field Use Fund, unless otherwise noted or a rental of a turf field; revenue from turf field rentals shall be deposited into the Turf Field Fund.

General Field Use Rules

Hours of Operation:

Fields may be used until dusk with the exception of the lighted Multi-Purpose Field (at Hunnewell). Lights may remain on until 9:30 pm, except for Reidy Field, where lights may remain on until 9:45 pm. No play before 8:00 am on Sunday at any field that abuts homeowners.

Prohibited Activities:

Any prohibited activities posted on signage at the High School track or any fields, consumption/possession of drugs or alcoholic beverages; use of fields beyond permitted dates or times; use of grass fields during wet field conditions or before they are declared available for use; and any activity that may cause field damage. Users must show good judgment when using fields and must stop play if the field shows damage during activity. Any group who causes damage to any field will be responsible for repair costs.

Field Closures:

<http://www.wellesleyma.gov/1049/Playing-Fields-OpenClosed-Status> or call (781) 235-2370 for the latest field closures. If a field is closed, no use is permitted at all. The field status webpage and the hotline are for informational purposes only; field signage and/or direct communication from the Wellesley DPW Park and Tree Division (DPW) take precedence. Whenever possible, DPW will email user groups and post signs when fields are closed.

Please note that grass fields can be closed even when the weather appears good at the time because of standing water, previous damage or other field condition issues. The DPW, in consultation with the PFTF, will recommend when fields should be closed in order to rest them to prevent significant damage from overuse or for maintenance reasons.

Weather:

Since lightning can strike up to 10 miles from a storm, users should seek safe shelter as soon as they hear thunder or see lightning. They should wait for 30 minutes without hearing thunder or seeing lightning before returning to the field.

Maintenance of Baseball/Softball Infields:

Baseball/softball players and coaches are expected to groom the infields after each game and practice. Equipment for grooming is supplied and coaches are responsible for knowing the storage box combinations.

Litter, Trash and Recycling:

All users are responsible for picking up any trash or litter on the field at the completion of their practice or game session regardless of whether this trash was there when they first got on the field or not. Pick up trash when you leave the field, even if it is not yours. Consider naming team captains at each practice or game to oversee litter collection and recycling.

Users are expected to use trash and recycling receptacles located on or near the fields or to take their waste home for disposal. If the group expects to generate excess trash, they must provide a means for removing trash themselves. Bring a trash bag with you to games and practices. Please pick up and recycle all plastic bottles. Inform coaches, players, players' families, and attendees at games and practices that there are water fountains at the majority of the active playing fields and that participants are strongly encouraged to utilize reusable and refillable water bottles for all practices and games.

The last group to use a field for the day is responsible for leaving a clean, litter free field. If you consistently find trash when you arrive at the field please contact the Recreation Director at (781) 235-2370, who will attempt to identify the users who might be leaving the field in such condition.

Users are urged to support the preservation and sustainability of Wellesley's playing fields through responsible use of the fields and respect for those who neighbor the fields. It is the responsibility of all coaches, managers, referees and parents to lead by example by educating our children on the proper use of field space and emphasizing the importance of caring for our community assets and maintaining a clean environment.

Concerns related to the maintenance/condition of the High School track or any field should be addressed to the Assistant Superintendent/Deputy Tree Warden of the Park Division at dpw@wellesleyma.gov.