



Newton Parks, Recreation and Culture Department

Athletic Fields Capital Improvement Plan

Community Preservation Committee

Design Funding Request

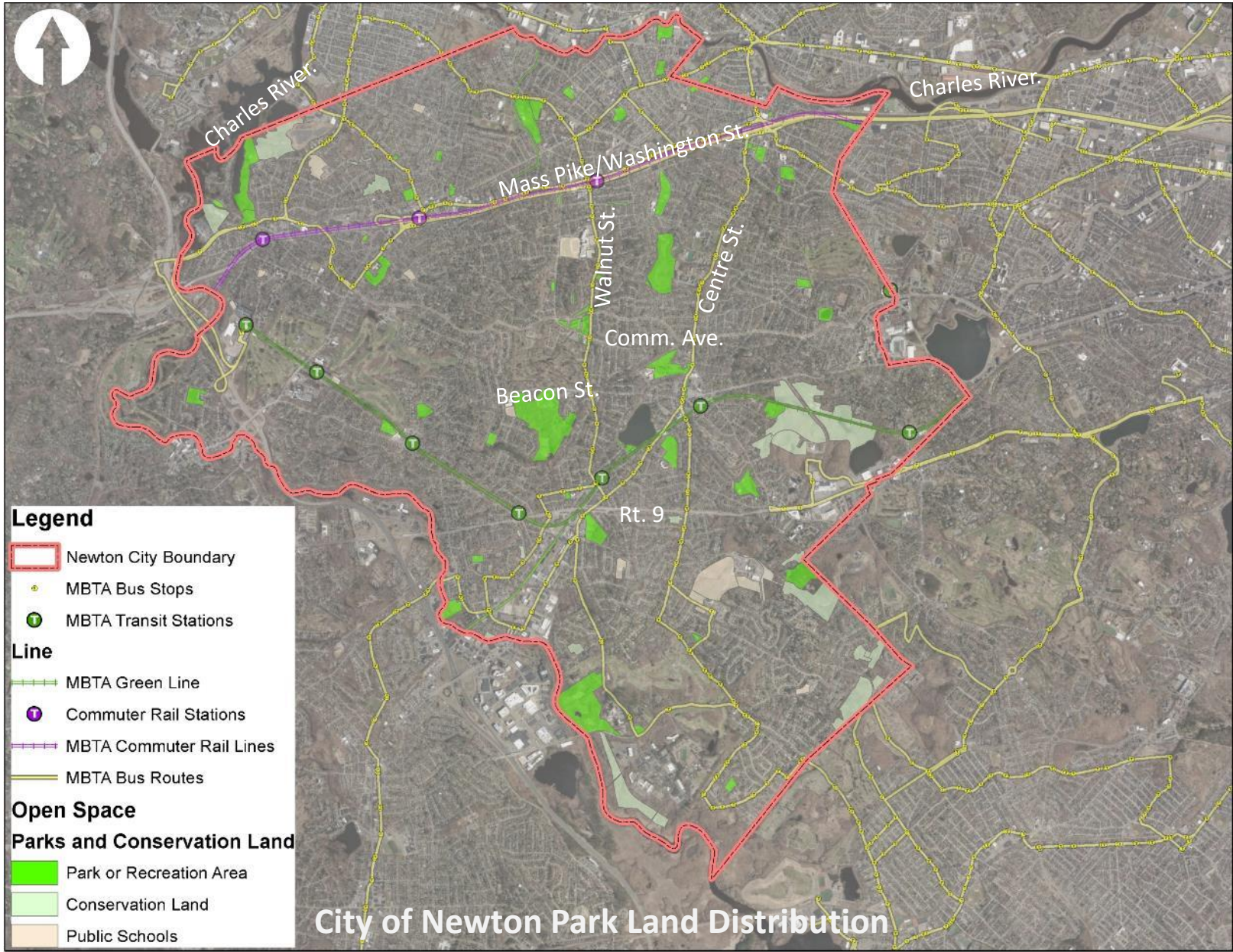
August 10th, 2021

athleticfields@newtonma.gov

Agenda

- 1 Parks, Recreation & Culture Department Jurisdiction Overview +
Community Survey
- 2 Field Improvement Goals & Prioritization Criteria
- 3 5-Year Athletic Field Capital Project Geographic Distribution
- 4 3-Year Site Specific Preliminary Improvement Goals
- 5 **Parks, Recreation & Culture Department – Key Athletic Stakeholder
Data, Departmental Budget and Staffing Improvements**
- 6 DRAFT Designer RFQ (Request for Qualifications) Requirements
- 7 **DRAFT Project Schedule, Phasing & Next Steps**

Newton Parks, Recreation and Culture Department
Athletic Fields Capital Improvement Plan



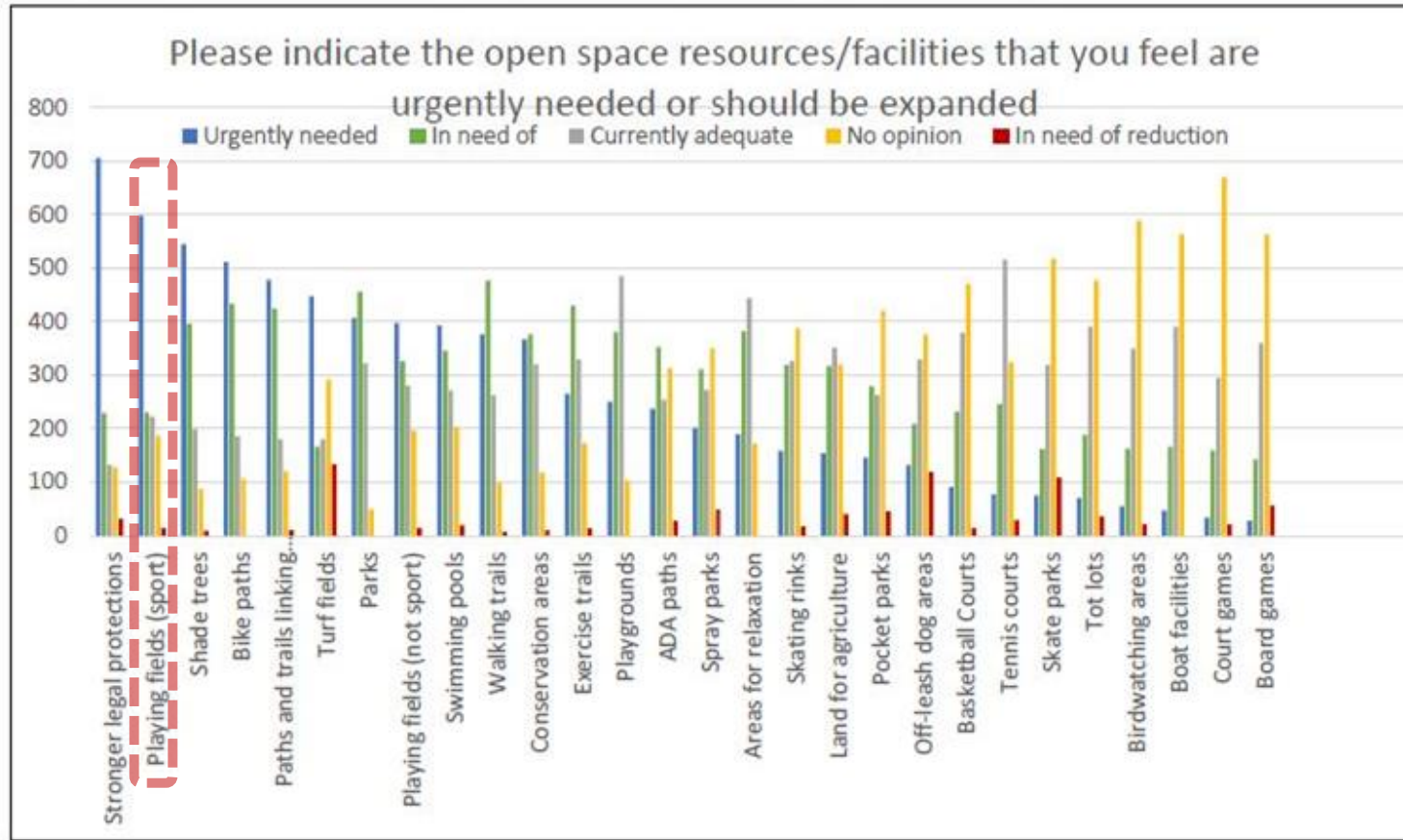
Parks, Recreation & Culture Overview:

- Manage and oversee nearly 600 Acres of park land with varying recreational interests including:
 - Aquatic facilities
 - Tracks + fields
 - Trails, pathways + safe routes to schools
 - Playgrounds + tot Lots
 - Field houses + community centers
 - Hard courts
 - Passive areas
 - Outdoor exercise equipment
 - Wooded areas
 - Outdoor challenge courses
 - Dog parks
 - Splash pads
 - Historic significance
 - Wetlands and waterways
- Spread across all Villages, Wards + School zones

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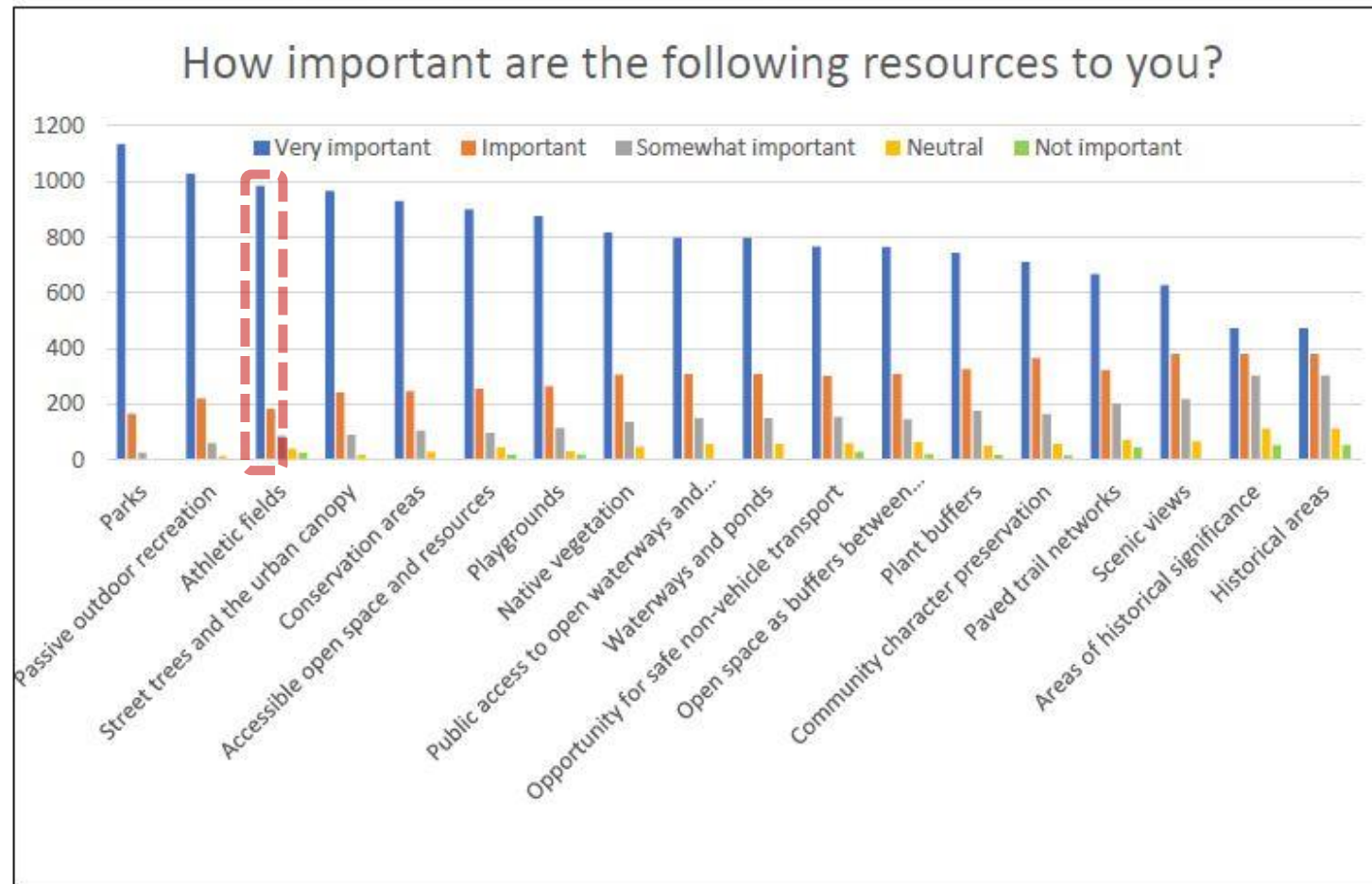
Community Survey (Open Space + Recreation Plan)

Figure 42. Community Survey: Open Space Resources in Greatest Demand



Community Survey (Open Space + Recreation Plan)

Figure 43. Community Survey: Open Space Resources in Greatest Demand



Newton Parks, Recreation and Culture Department
Athletic Fields Capital Improvement Plan

Parks, Recreation & Culture Department Field + Park Improvement Goals

- IMPROVE QUALITY AND QUANTITY OF USABLE MULTIUSE/MULTIPURPOSE FIELDS
- IMPROVE ACCESSIBILITY IN PARKS
- ESTABLISH STANDARDIZED PARK CONSTRUCTION DETAILS TO BETTER MANAGE OPERATION & MAINTENANCE POST CONSTRUCTION
- INVEST EQUITABLY IN NEWTON'S ATHLETIC FIELDS + PARKS ACROSS THE CITY

Parks, Recreation & Culture Department Field Project Prioritization Criteria

- *Potential for greatest city-wide benefit*
- *Project sequencing: prioritize new fields being brought online first*
- *Bandwidth: Balancing concurrent projects against staff time*
- *Potential for expansion of multiuse fields*
- *Expanding evening play (light improvements/ additions)*
- *Player safety*
- *Integrated with other projects in a park area (e.g., path at McGrath, Gath Pool renovation)*

Additional Projects:

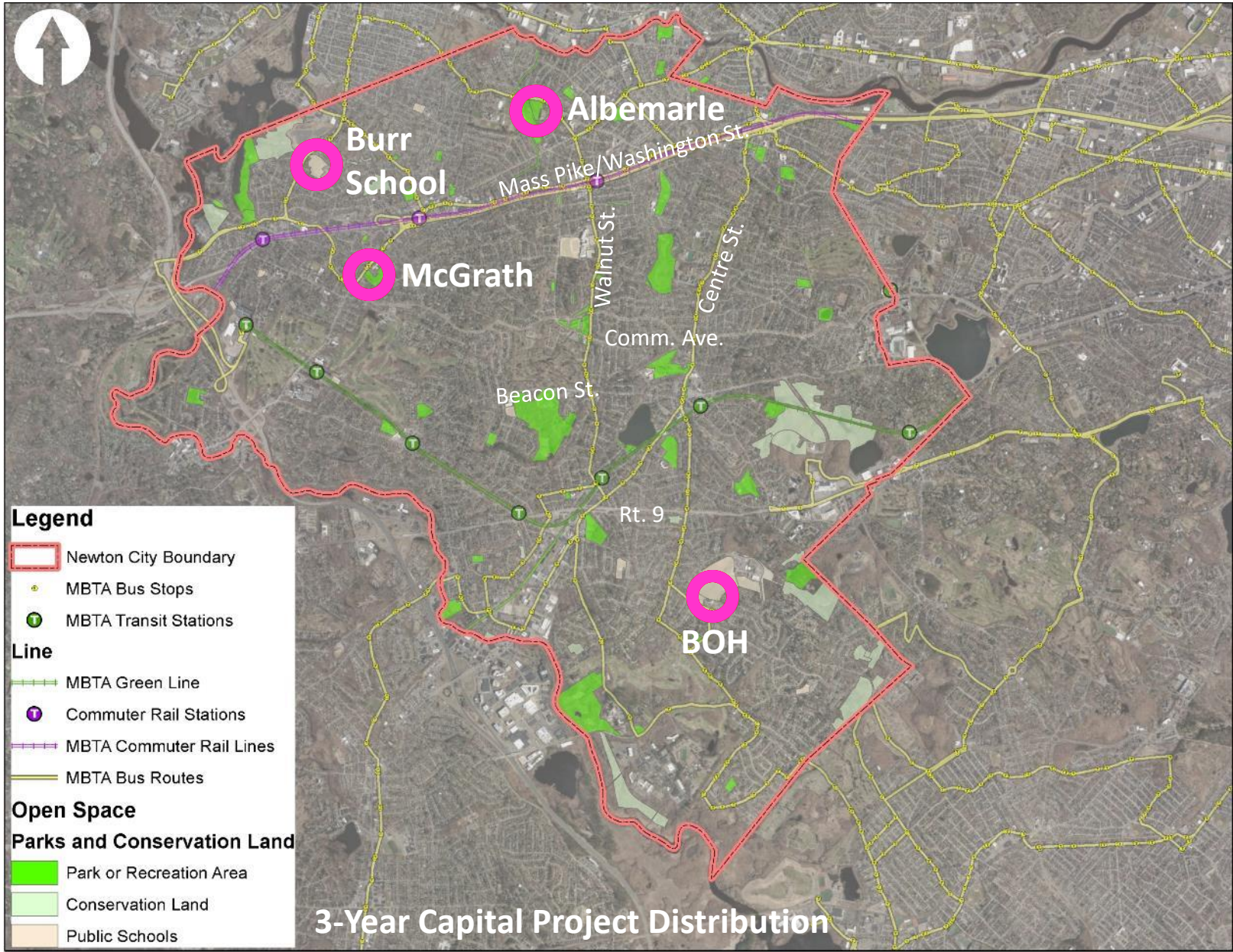
- Other athletic improvement projects that are in the works
 - *Forte: Soccer Leagues conducting a feasibility study for artificial turf conversion; developer-funded relighting*
 - *NNHS: Tiger Stadium Lighting project is under consideration*
 - *Replace 3 turf carpets at both High Schools (on CIP over next 5 years)*
 - *Increased Maintenance: additional seeding, fertilizing, and aeration, etc.*



3-Year Capital Project Distribution:

- Albemarle Park/ Russ Halloran Sports and Recreation Complex
- Burr School
- Brown/Oak Hill Fields
- McGrath Park

TOTAL: 4 Sites



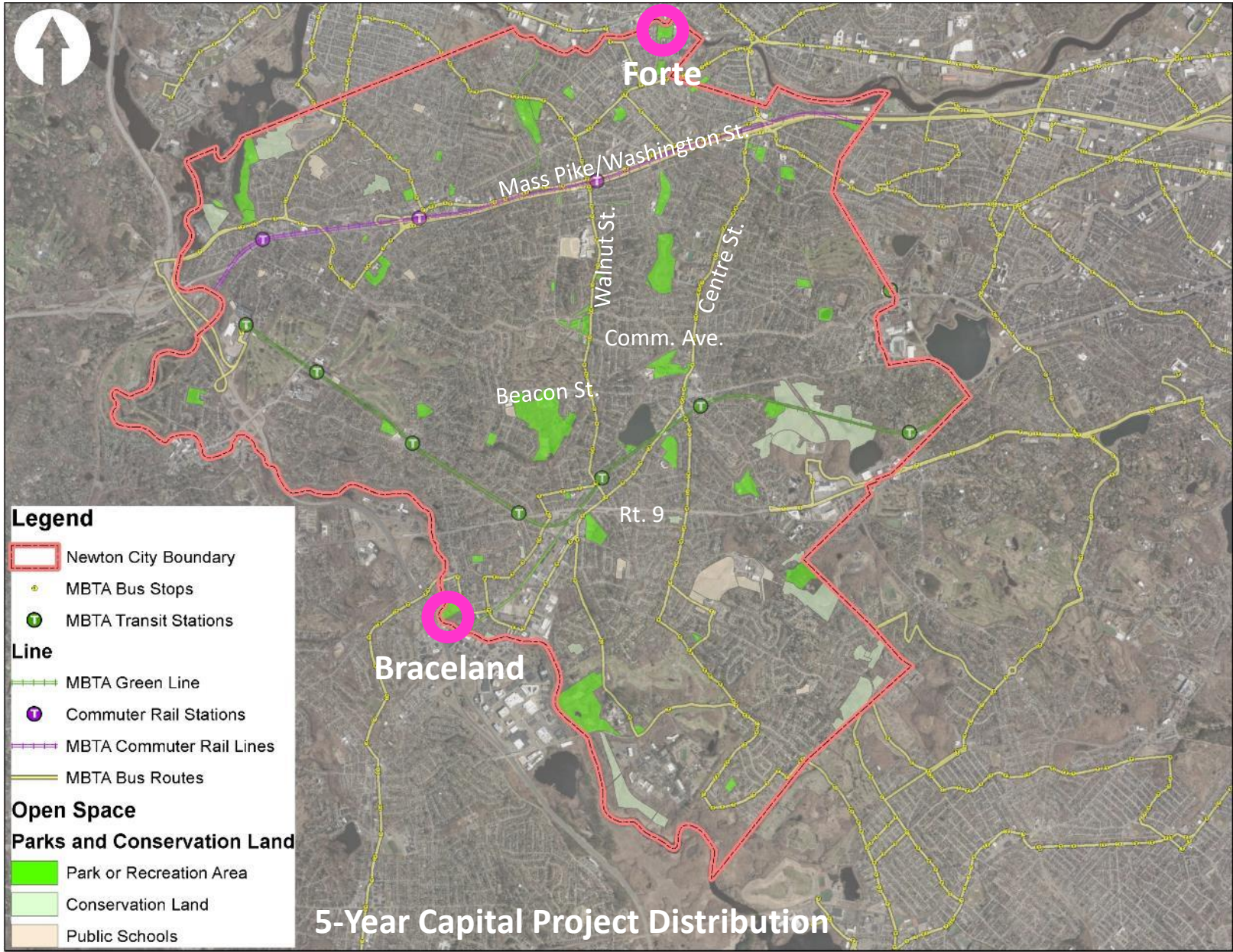
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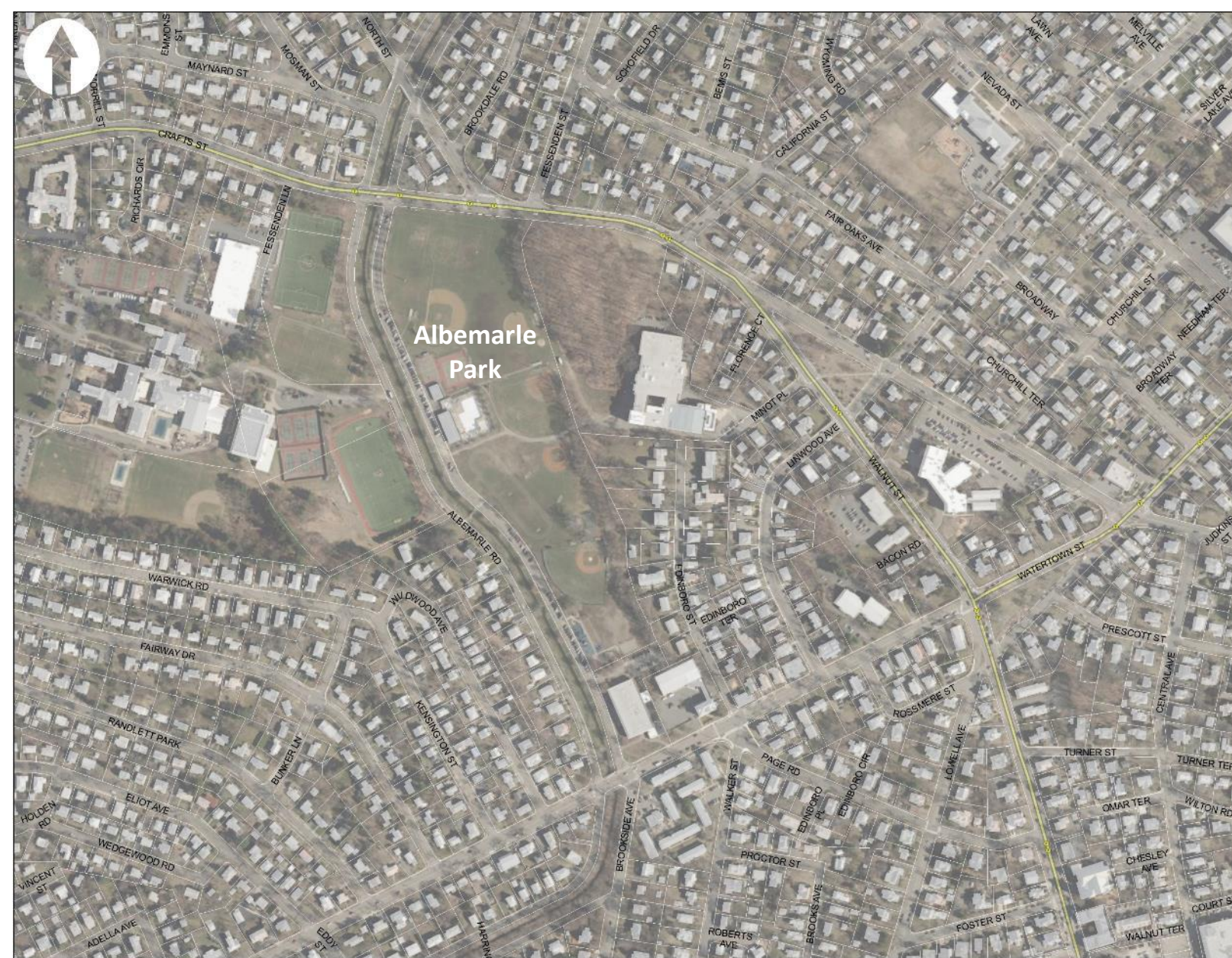
5-Year Capital Project Distribution:

- Bobby Braceland 'Upper Falls' Playground
- Forte Park

TOTAL: 2 Sites



Newton Parks, Recreation and Culture Department
Athletic Fields Capital Improvement Plan



Russ Halloran Sports & Recreation Complex at Albemarle

24.9 ACRES

Ward: 2

Village: Newtonville/ West Newton

Improvement Goals

- Develop 25% schematic design for entire site ensuring:
 - Maximized field & site layout for efficiency in use*
 - Improved accessibility*
 - Developed a phased plan for improvements*
 - Phase 1 – relighting, field reconfiguration & accessibility improvements*
 - Additional phases – To be determined during design process*
 - Develop construction bid-ready documents for **PHASE 1** to include:
 - Installation of new sports lighting and infrastructure for future system expansion*
 - Some reconfiguration of fields*
 - Improved accessibility*
 - Additional scope identified during public process*
- Approximate Construction Budget: 3.2M**



Richard J. McGrath Park

10.1 ACRES

Ward: 3

Village: West Newton

Improvement Goals

•Develop construction bid-ready documents for Improvements to include:

- New accessible perimeter path (CDBG Funded)
- Reconfigured courts to maximize field efficiency
- Removed underutilized backstops and infield
- Expanded irrigation system to areas where ballfield have been removed
- Properly located and designed lacrosse practice wall (Wall construction cost to be funded by LAX league)
- Caliper tree replacement for any tree removals required

Approximate Construction Budget: \$500,000

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Athletic Fields Capital Improvement Plan



Burr School

10.1 ACRES

Ward: 4

Village: Auburndale

Improvement Goals

•Develop feasibility study and 25% schematic design for field area to include:

- Maximized field and site layout for increased permitted field space
- Improved accessibility
- Assessed potential environmental concerns

•If feasible, develop construction bid-ready documents to include:

- Regraded and properly developed multipurpose field area
- Installed Irrigation
- Reconfigured safe routes to school path and 4c tree planting
- Reconfigured ball diamonds and other amenities within field area
- Improved drainage

Approximate Construction Budget: \$500,000

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Brown/Oak Hill Fields

11.3 ACRES

Ward: 8

Village: Oak Hill

Improvement Goals

•Develop feasibility study and 25% schematic design for field area to include:

- Maximized field and site layout for increased permitted field space
- Improved accessibility
- Assessed potential environmental concerns

•If feasible, develop construction bid-ready documents to include:

- Regraded field area
- Expanded Irrigation
- Reconfigured ball diamonds and other amenities within field area
- Improved accessibility
- Improved drainage

Approximate Construction Budget: \$500,000

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Key Athletic and Facility Stake Holder City-Wide Data

Total # of Athletes is still being finalized and continues to develop. This table reflects approximate numbers and are subject to further refinement

LEAGUE	TOTAL PLAYERS	SPORT	FACILITY
Newton Youth and Girls Soccer	4,775	soccer	Nahanton, <i>Brown/Oak Hill</i> , Countryside School Fields, NSHS, Newton Highlands, Mason-Rice, <i>Albemarle</i> , Cabot Park, <i>Burr School</i> , Burr Park, <i>Forte Park</i> , <i>McGrath Park</i> , Warren E. Lincoln Playground, Lower Falls Playground, Cold Spring Park, <i>Upper Falls Playground (Braceland)</i> , Weeks Park
Newton Little League	997	baseball	Cabot Park, Carr School Playground, <i>Albemarle</i> , Boyd Park, Lower Falls Playground, Lyons Park, Pierce School Playground, Stearns Park, Ward Park, Franklin School Playground
Newton South East Little League	622	baseball	Hyde Playground, Newton Centre Playground, Richardson Playground, Newton Highlands Playground, Angier School Playground, Bowen School Fields (Thompsonville Playground), <i>Brown/Oak Hill Fields</i> , Memorial Spaulding School Fields, Countryside School Fields
Newton Girls Softball	343	softball	NNHS, NSHS, <i>Albemarle</i> , Davis Playground, Emerson Playground, <i>Upper Falls Playground (Braceland)</i> , Memorial Spaulding School Fields, Ward Park, Burr Park, <i>Burr School</i> , Hyde Playground
Newton Area Flag Football league	325	football	Newton Highlands Playground
Newton Boys Lacrosse League	300	lacrosse	Newton Highlands Playground, <i>McGrath Park</i> , NNHS
Newton Girls Lacrosse League	180	lacrosse	Weeks Park, NSHS, Cold Spring Park
Babe Ruth League	120	baseball	<i>Albemarle</i> , NSHS, Warren E. Lincoln Playground, <i>Upper Falls Playground (Braceland)</i> , Cabot Park, West Newton Common
Newton Youth Football	75	football	NNHS, <i>Albemarle</i>
Girls Lacrosse Newton	61	lacrosse	Pellegrini Park, Highlands, NSHS
Senior Youth Baseball	50	baseball	Newton Centre Playground, <i>Albemarle</i>
American Legion Juniors	36	baseball	NNHS, NSHS, <i>Albemarle</i>
Newton 50/70 Summer Baseball	TBD	baseball	Cold Spring Park
Newton LL Senior Division	TBD	baseball	NNHS, Cabot Park, <i>Albemarle</i>
Zervas Kindergarten Soccer	500	soccer	<i>Brown/ Oak Hill Fields</i>
Gorilla Boys Lacrosse	125	lacrosse	Pellegrini Park, Newton Highlands Playground
BUDA Youth Frisbee	115	frisbee	Cabot Park, West Newton Common, <i>McGrath Park</i> , <i>Albemarle</i>
Triple Crown Baseball	106	baseball	NSHS, Cabot Park, <i>Albemarle</i> , Auburndale Park, Warren E. Lincoln Playground
Newton Youth Field Hockey	80	field hockey	NNHS
Minuteman Baseball	TBD	baseball	West Newton Common, Cabot Park, NSHS
TOTALS:	8,810		

Newton Parks, Recreation and Culture Department Athletic Fields Capital Improvement Plan

Key Athletic and Facility Stake Holder Data: 3-Year Projects

Facility Name	Non-permitted stake holders	Key Permitted Stake Holders					
		Spring Users (April-June)	Total Spring Permitted Hours	Summer Users (July-August)	Total Summer Permitted Hours	Fall Users (Sept. - November)	Total Fall Permitted Hours
Albemarle Park 'Russell J. Halloran Sports and Recreation Complex'	F.A. Day Middle School students, playground users, passive users, tennis players, basketball players, general park users, pool users, safe route to school	Newton Little League; Newton LL Seniors; Senior Youth Baseball; Newton Girls Softball; Newton Youth Soccer; Newton Girls Soccer; BUDA Youth Frisbee; F.A. Day Middle School Athletics; Prime Baseball League; Babe Ruth Baseball Tryouts; Adult Cricket; Extra Innings Baseball Clinic	2905 hours	Newton Little League; Babe Ruth Baseball ; Adult Cricket; Newton Girls Softball ; Newton Community Ed - baseball; Boys and Girls Club ; Extra Innings Baseball Clinic; Mustang Youth Football; American Legion Baseball; Prime Baseball; BUDA Youth Frisbee; Juventas Youth Soccer	1588 hours	Newton Little League; Newton LL Seniors ; Adult Cricket; Newton Girls Softball; Mustang Youth Football; F.A. Day Middle School Athletics; Newton Youth Soccer; Newton Girls Soccer ; Extra Innings Baseball Clinic; Lasell Baseball; NNHS Baseball captain's practice; BUDA Youth Frisbee; BUDA Adult Frisbee	2115.50 hours
Brown/Oak Hill Fields	Brown/Oak Hill middle school students, passive users, dog owners, runners, general field users	Brown/Oak Hill Athletics; NSHS Track- discus, javelin; Kindergarten Soccer; Newton Youth Soccer; Newton Girls Soccer; Newton Community Education	1838.50 hours	SMASH Volleyball Clinics; Newton Youth Soccer Clinics; Newton Girls Soccer Clinics; NSHS Fall preseason sports; Newton Community Education; UVC Volleyball	159 hours	Brown/Oak Hill Athletics; Kindergarten Soccer; Newton youth Soccer; Newton Girls Soccer; Newton Community Education; BC Grad Flag Football; Brute Rugby Club	1952 hours
Burr School	Burr school students, playground users, passive users, potentially dog owners, runners and general field users, safe route to school	Newton Public Schools; Newton Girls Softball; Newton Youth Soccer; Newton Girls Soccer; Burr PTO; NNHS Ultimate Frisbee	657 hours		0 hours	Newton Public Schools; Newton Youth Soccer; Newton Girls Soccer	253 hours
Richard J. McGrath Park	walkers, runners, dog owners	NNHS Boys LAX; Newton Boys lacrosse league; Newton Youth Soccer; Newton Girls Soccer; NCDS tennis; Maimonides tennis; Over 55 Pickleball; Over 55 Tennis; N.E. Surf Soccer; Newton Tennis; Learning Center After School PE; Belge-Friends soccer group	1092 hours	Boston Ski and Sports Club; Newton Tennis; Over 55 Pickleball; Over 55 Tennis	128 hours	Over 55 Pickleball; Over 55 Tennis; NNHS Boys Soccer; Newton Youth Soccer; Newton Girls Soccer; Learning Center After School PE; Belge-Friends soccer group	1003 hours

Athletic Stake Holder Groups highlighted in Bold hold the most field permit hours and sorted by the 4 sites prioritized within the next 3 years.

Newton Parks, Recreation and Culture Department Athletic Fields Capital Improvement Plan

CITY OF NEWTON ATHLETIC FIELDS MAINTENANCE BUDGET
IMPROVEMENTS

- **Increase athletic field maintenance capabilities**
- **Increase scope of contractual maintenance work**
- **Significantly increase turf management capabilities**

Public Grounds Maintenance Budget					
Maint. Budget Expense Item	General Description	Fiscal Year 2021	Fiscal Year 2022	Budget Increase in Dollars	Budget Increase Percentage
Turf Mowing	Mowing	\$ 575,000	\$ 700,000	\$ 125,000	22%
	Leaf removal				
	Mulching				
	Pruning				
Turf Management	Aerification	\$ 75,000	\$ 250,000	\$ 175,000	233%
	Fertilization				
	Slice seeding				
	Top dressing				
	Integrated Pest Management (IPM)				

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PARKS, RECREATION & CULTURE DEPARTMENTAL IMPROVEMENTS

- To support the plan, PRC has taken/will take the following measures:
 - **Create a new division dedicated to Parks + Open Space projects**
 - *Create a Director of Parks + Open Space Position*
 - *Convert current Open Space Coordinator Position into Assistant Director of Parks + Open Space (vacant)*
 - **Allocate in-house maintenance and turf specialists toward project review:**
 - *Assist in reviewing athletic field-specific specifications*
 - *Assist in providing additional staff support during planning and construction*
 - **Increase staff time contribution to provide a greater City funding match:**

Staff Time Allocation

Staff Description	Hourly rate	Projected staff time allocation for duration of plan and implementation	Sub Total Staff Time Cost	Notes
Dir of Parks + Open Space	\$ 49.00	2450	\$ 120,050.00	10 hrs a week 5 yrs (49 weeks per yr)
Asst Dir of Parks + Open Space	\$ 31.00	2450	\$ 75,950.00	10 hrs a week 5 yrs (49 weeks per yr)
Superintendent of Public Grounds	\$ 47.00	490	\$ 23,030.00	2 hrs a week 5 yrs (49 weeks per yr)
Asst Sup. Of Public Grounds	\$ 36.00	490	\$ 17,640.00	2 hrs a week 5 yrs (49 weeks per yr)
Total Staff Time in Hours				5880
***Total Staff Time Costs			\$	236,670.00
*** Staff Time costs are based on FY 2022 moneys and does not account for inflation, salary increases, cost of living adjustments, and benefits				

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DRAFT Park & Athletic Field Engineering and Landscape Architecture Services Requirements for Design RFQ:

Basic Scope and requirement:

- Basic consultant requirements:
 - *Must be registered Landscape Architects or Engineers in the Commonwealth of Massachusetts*
 - *Must demonstrate expertise in:*
 - *Athletic field and park development*
 - *Accessible and inclusive design*
 - *Electrical engineering*
 - *Site engineering, drainage, and landscaping*
 - *Quality products – successfully designed and managed parks, playgrounds, and fields*
 - *Minimizing unknowns whenever possible*
 - *Project fast tracking*
- Basic Design Services:
 - *Site analysis, Feasibility studies, Design development plans, Landscape plans, Construction documents, Engineer’s Cost estimates, Construction observation, and punch list review*

Athletic Fields Capital Improvement Plan Phasing

PHASE 1 – PLANNING + DESIGN

Task 1:

- Multi-site Topographic Surveys:
 - *Conduct topographic surveys at all 4 prioritized sites*
- Feasibility Study/Preliminary Design:
 - *Conduct Site analysis + Drone imagery*
 - *Consensus Building (public input and hearings)*
 - *Feasibility studies for each site; Long-range, phasing plan at Albemarle*
 - *Preliminary cost estimates to help guide decision-making*
 - *Test Pits at Burr School and Albemarle*

Task 2:

- Design Development:
 - *Develop preliminary plans to 30% Design*
 - *Continue developing cost estimates*
 - *CPC Check-in & Update*

Task 3:

- Final Design + Bid Documents:
 - *60% Plans to Shovel-ready, buildable project*
 - *Continue developing cost estimates*
 - *Develop standardized Technical Specifications & Construction Details*
 - *Conduct structural soil borings (for lighted fields ONLY)*
 - *Request construction funding at substantial design completion (60% design)*
 - *Prepare construction bid documents*

Task 4:

- Construction Observation:
 - *Designer to assist the city in ensuring contractor adheres to contract documents (bid specifications, contract drawings, required material samples and submittals)*
 - *Punchlist review & Closeout*
 - *Assist with developing turf establishment*

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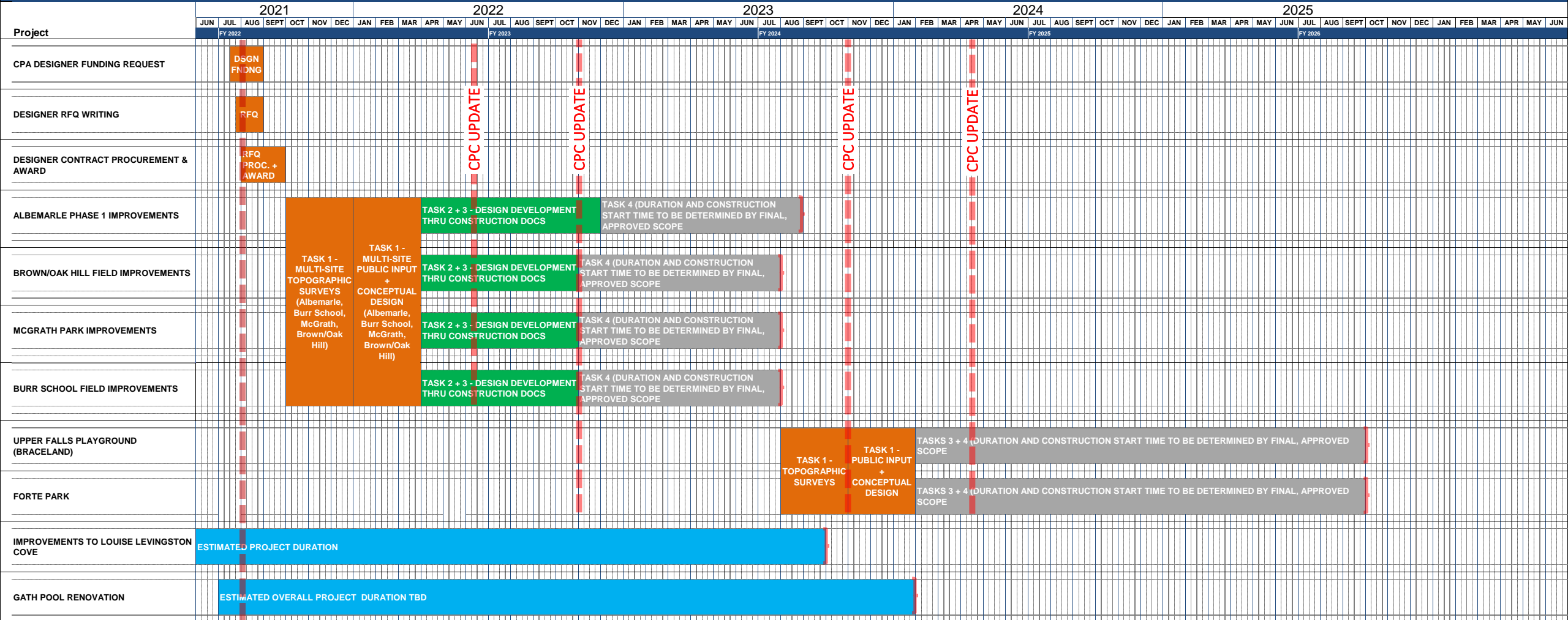
Preliminary Design Task Funding Allocation

Task Description	Percentage of design costs	Estimated Sub Total Task Costs	Notes
**Task 1 - Survey + Preliminary Design	20%	\$ 84,000	Percentage allocated toward design phases established based on previous projects. This percentage is subject to change based on project complexity and additional community needs resulting from consensus-building efforts.
**Task 2 - Design Development	25%	\$ 105,000	
**Task 3 - Final Design + Bid Documents	35%	\$ 147,000	
Task 4 - Construction Administration	20%	\$ 84,000	
Total Design Budget Requested			\$ 420,000.00
** Includes Permitting, Wetlands delineation, Soil borings and test pits, Part-time site observation, and Utility back charges			

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Projects

Phase 1 Conservative Timeline



We are here!

Please note that timeframes and durations are estimated and are subject to change as designs are refined. Construction Cycles are also estimated and are dependent on weather, field space allocation during closures during construction etc.

Legend

- Current Capital Proj.
- Planning + Prelim. Dsgn
- Const. Documents
- Construction - Phase 2

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Athletic Fields Capital Improvement Plan

Next Steps

- ~~Present to Parks and Recreation Commission and Athletic Field Sub-Committee~~
- Present to CPC/ Request Funds for 1st 3 to 5 years of project design/engineering
- Hire design/engineering consultant
- Public hearings and meetings as necessary to reach consensus
- Provide project updates to CPC at various stages of the design process
- Continue to build out the project list beyond year 5
- Continue to engage with sport groups and other stake holders on supplemental projects & funding

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Athletic Fields Capital Improvement Plan

A wide-angle photograph of a large, green grassy field, likely a soccer field, under a cloudy sky. In the foreground on the left, a soccer goal is visible. In the background, there are trees, a building, and another goal. The overall scene is dimly lit, suggesting an overcast day.

Questions and Discussion

For additional questions and input please contact: athleticfields@newtonma.gov