



Ruthanne Fuller  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
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Barney S. Heath  
Director

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**Community Preservation Committee  
Funding Recommendation for  
Athletic Fields Capital Improvements Plan Design FY2022-  
2025 Project**

**Date:** August 19, 2021  
**From:** Community Preservation Committee  
**To:** The Honorable City Council  
**CC:** Her Honor Mayor Ruthanne Fuller

**PROJECT GOALS & ELIGIBILITY**

This proposal requests CPA funding to hire an on-call design consultant to complete the work necessary to take the project from initial design development through construction and project completion. The project proposes to complete this work at four sites (Russ Halloran Sports and Recreation Complex at Albemarle Park, McGrath Park, Burr School Fields, and the Brown/Oak Hill Middle School Fields) within the next three years, with two additional sites, Braceland Park in Upper Falls and Forte Park in Nonantum, to be worked on if there are program funds remaining in the account at the completion of the three year period. For each site, the consultants will be asked to complete any site analyses, feasibility studies, design development plans, landscape plans, construction documents, and cost estimates. The consultants would also continue to monitor the project during construction and complete construction observation work. The goal of this project is to complete all of the work necessary to make projects at each of these sites construction ready and successfully completed.

The project is eligible for CPA funding for the preservation, rehabilitation, and restoration of city-wide Recreation resources. The project may also be eligible under creation of new recreational resources if the projects produce new fields or other recreational amenities.

**RECOMMENDED FUNDING**

At its regular monthly meeting on Tuesday, August 10, the Community Preservation Committee unanimously recommended, with a vote of 6 to 0, the appropriation of \$420,000 in Community Preservation Act funding to the control of the Planning & Development to complete the design phase of the Athletic Fields Improvement Project which includes hiring of on-call consultants to complete the studies, plans and design work necessary to construct new fields and restore existing sites.

[www.newtonma.gov/cpa](http://www.newtonma.gov/cpa)

Lara Kritzer, Community Preservation Program Manager  
[lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov) 617.796.1144

The CPC recommends that the funding for this project be taken from the FY22 Undesignated Funds Account as stated below.

Proposed CPA Funding Accounts for the Athletic Fields Improvements Project			
Account Name	Account Number	Amount Currently Available	Proposed Amount for Athletic Fields Project
FY22 Budget Reserve (Undesignated Funds)	# 58R10498 579000	\$2,957,003	\$420,000
Total Project Funds			\$420,000

#### SPECIAL ISSUES CONSIDERED BY THE CPC

**Community Needs:** The proposal and presentation clearly illustrate Newton’s critical need to improve the condition and quality of its existing fields and to increase the number of available fields where possible. Many of Newton’s teams and athletic organizations submitted letters of support for the proposal expressing their full support for the project and explaining the challenges they face with the current conditions at Newton facilities. The proposal addresses Newton’s limited number of existing fields by both redesigning those fields to better utilize space, improving conditions, and considering where additional fields might be created. The City’s Parks and Recreation Committee has established an Athletic Fields Subcommittee which is working with City staff, local teams, and athletics organizations to address this situation. In addition to the above, the City’s goals for this project also include improving the accessibility of multiuse fields, standardizing Newton’s park design, ensuring equitable investment throughout the City, and developing the projects to shovel ready status. The proposal will initially focus this funding on the redevelopment of four existing sites over the next three years, with the requested option to include two additional locations over the next five years if there are unused CPA funds available.

This project would accomplish multiple goals listed in the City’s Capital Improvement Plan (CIP). Specifically, #48 (Halloran Field Lights) and #107 (Halloran Sport Complex) would be directly addressed by the proposed use of CPA funding to redesign and complete construction documents for the Halloran Sports Complex at Albemarle Park. In addition, the CIP specifically recognizes the need to “enhance field space to house more rectangular field space to accommodate lacrosse and soccer” at McGrath Park (Page 152) and notes the need to rehabilitate and improve the City’s athletic fields in the May 2021 Supplemental CIP (Page 4). The proposal also meets multiple goals and objectives listed in the 2020-2027 Open Space and Recreation Plan including “to optimize playability, expand utility, and ensure public safety to meet the changing needs of Newton residents and the year-round character of athletics in Newton.” (Section 8, Goal 2, Objective 2B) The project would also meet other Open Space and Recreation Plan goals including improving accessibility, open space resources, and facilities in Newton’s parks and playgrounds.

**Funding Uses and Sources:** The recommended CPA funding will be used to hire an on-call consultant to complete all of the reviews, studies, and plans necessary to improve and redesign the four to six locations included in the proposal. The City will cover the remaining expenses of the project, including staff time to oversee the project for the next three to five years. Also included in the project budget are several site specific funding sources including Athletic League funds for the Forte Park Artificial Turf Feasibility work, CDBG funding for a new accessible path at McGrath Park, and developer funds to cover new lighting at Forte Park.

**Project Finances:** CPA funding would cover all of the consulting work involved at the four to six sites listed in the application, which are estimated to be 42% of the overall project costs. As noted above, other funding sources will be used to complete site specific projects, while the City will provide project oversight from initial design through construction oversight. Construction funding for this project is not included at this time, and it is anticipated that CPA funding may be requested in the future to complete the onsite work.

**Accessibility:** A significant goal noted in this project is to increase the accessibility of the four to six sites noted in the application, many of which do not provide any accessible access to the fields at this time. CDBG funding is already included in the project budget to complete construction of an accessible pathway at McGrath Park.

### **ADDITIONAL RECOMMENDATIONS** (*funding conditions*)

1. CPA funding is intended to hire an on-call consultant to complete the work necessary to redesign and reconfigure four parks (Russ Halloran Sports & Recreation Complex @Albemarle, McGrath Park, Burr School Fields, and Brown/Oak Hill Middle School Fields) with work to include site analysis, feasibility studies, design development plans, landscape plans, construction documents, cost estimates, construction observation and/or any other studies or documents needed to complete the project.
2. Any CPA funding left over after the completion of work at the four sites listed above may be used to complete the same scope of work at Forte Park and/or the Upper Falls Playground/Braceland Park.
3. The CPC shall receive a copy of all of the design documents, including both preliminary plans and the final construction documents as soon as they are available.
4. Any periodic reports or interim deliverables prepared as part of this project, and any City or State reviews of those deliverables, must be shared with the CPC for online posting.
5. The CPC or its staff may periodically request updates on the status of the project and/or schedule site visits and request photos of any site work underway for the Committee and public's information.
6. All recommended CPA funds should be appropriated by the City Council within 6 months and expended within three years of the date of any CPC recommendation. If either deadline cannot be met, the applicant should request an extension from the CPC, which the CPC may grant at its discretion.
7. Any CPA funds appropriated but not used for the purposes stated herein shall be returned to the Newton Community Preservation Fund.

### **KEY OUTCOMES**

The Community Preservation Committee will evaluate this project based on its success in completing plans for the redesign and improvement of the four to six sites listed in the proposal which create both better playing conditions at existing sites and establish new fields where possible.

### **ATTACHMENTS**

- July 23, 2021 Proposal and selected attachments submitted to the CPC for the August 10, 2021 public hearing
- Project Presentation given at the August 10 CPC meeting.

Additional information not attached to this recommendation, including petitions and letters of support, are available on the CPC's website at: <https://www.newtonma.gov/government/planning/community-preservation-program/proposals-projects/athletic-fields-improvements>

City of Newton



Ruthanne Fuller  
Mayor

# Newton, Massachusetts Community Preservation Program FUNDING REQUEST

PRE-PROPOSAL

PROPOSAL

(For staff use)  
date rec'd:

Last updated October 2020.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa) or contact:

Lara Kritzer, Community Preservation Program Manager

City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459

[lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov)

617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

<b>Project TITLE</b>	<b>Athletic Fields Capital Improvement Plan Design Phase FY 2022-2025</b>														
<b>Project LOCATION</b>	<ol style="list-style-type: none"> <li>Russ Halloran Sports &amp; Recreation Complex @ Albemarle – 256 Albemarle Road, Newtonville</li> <li>McGrath Park – 1600 Washington Street, West Newton</li> <li>Burr School Fields - 171 Pine Street, Auburndale</li> <li>Brown/Oak Hill Middle School Fields – 130 Wheeler Road, Oak Hill</li> <li>Forte Park - 235 California St, Nonantum</li> <li>Upper Falls Playground 'Braceland'- 1146 Chestnut St, Newton Upper Falls</li> </ol>														
<b>Project CONTACTS</b>	<table border="1"> <thead> <tr> <th>Name &amp; title or organization</th> <th>Email</th> <th>Phone</th> <th>Mailing address</th> </tr> </thead> <tbody> <tr> <td><b>Project Manager</b> Luis Perez Demorizi, Director of Parks and Open Space Parks, Recreation &amp; Culture</td> <td><a href="mailto:lpdemorizi@newtonma.gov">lpdemorizi@newtonma.gov</a></td> <td>617-769-1500</td> <td>246 Dudley Road, Newton MA, 02459</td> </tr> <tr> <td><b>Other Contacts</b> Nicole Banks, Commissioner Parks, Recreation &amp; Culture</td> <td><a href="mailto:nbanks@newtonma.gov">nbanks@newtonma.gov</a></td> <td>617-796-1500</td> <td>246 Dudley Road, Newton MA, 02459</td> </tr> </tbody> </table>			Name & title or organization	Email	Phone	Mailing address	<b>Project Manager</b> Luis Perez Demorizi, Director of Parks and Open Space Parks, Recreation & Culture	<a href="mailto:lpdemorizi@newtonma.gov">lpdemorizi@newtonma.gov</a>	617-769-1500	246 Dudley Road, Newton MA, 02459	<b>Other Contacts</b> Nicole Banks, Commissioner Parks, Recreation & Culture	<a href="mailto:nbanks@newtonma.gov">nbanks@newtonma.gov</a>	617-796-1500	246 Dudley Road, Newton MA, 02459
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<b>Project FUNDING</b>	<b>A. CPA funds requested:</b> \$ 420,000 – Design for various field improvements	<b>B. Other funds to be used:</b> \$567,545– approximate match	<b>C. Total project cost (A+B):</b> \$987,545												
<b>Project SUMMARY</b>	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization’s accomplishments.														

## **NEWTON ATHLETIC FIELDS**

Newton has robust and growing athletics programs with thousands of athletes participating in a wide range of sports including football, baseball, lacrosse, soccer, softball and field hockey. Over the past decades: youth athletic organizations have grown, and youth athletics have shifted to “field intensive” sports; playing seasons are both longer and “multi-season”; and adult interest in recreational sports is increasing. As a result, the City’s existing playing fields are more heavily used than ever. Given the limited number of fields that the City has and the limited budget that it has to regularly renovate fields, Newton, like many cities, has been unable to keep up with growing needs and is not currently aligned with the amount of use. Thus, larger capital projects to increase field capacity, reconfiguration for efficiency in use is required.

Challenges for grass fields include lack of irrigation and lack of rest time (harder to accomplish with fields in constant use all spring and fall), which has led to bare patches, uneven surfaces, and hazardous playing conditions. In addition, many fields are sited on former wetlands and lie in or near floodplains, and so have drainage problems, especially in the spring and fall, leading to canceled games and degraded field conditions.

Residents would like to see improvements in drainage for these facilities, and improvements in field amenities such as lights to increase field utilization.

Because of the high demand and continued maintenance issues with grass fields, the “multi-purpose field” athletic community (soccer, lacrosse, football, etc.) has unanimously identified the construction of synthetic fields as its highest priority. Synthetic turf fields allow for notably higher utilization (more hours by more athletes) at a more consistent level of quality than grass fields, thus providing a critical part of a balanced portfolio of athletic facilities. Given the number of synthetic turf field candidates already identified, a program-based approach will enable Newton to successfully manage multiple projects in a more efficient (resources, budget, public input, and effort/duration) manner.

Some of the key items the city has been doing to keep up with athletic trends include: Establishing multiyear, multi-phased project priority (based on usage, demand by program, current inventory, budget, and stakeholder input); understanding renovation costs; Assessing and developing an estimated project delivery timeline. Additionally, to better maintain fields, the City has significantly increased maintenance funding for grass fields.

As a result of the aforementioned assessment by the Parks, Recreation & Culture Department (PRC), the city has determined that the need to enlist a professional landscape architecture and engineering team with appropriate qualifications will be required to assist the City in completing one of the largest investment in athletic fields improvement programs in Newton’s history. Additionally, the city has established the following project goals and criteria for prioritizing projects for a 5-year timeframe, with the goal of continuing to develop a 10-year plan.

## **PROJECT GOALS AND PRIORITIZATION:**

### Field Improvement Goals

- Improve quality and quantity of usable multiuse/multipurpose fields
- Improve accessibility in parks
- Establish standardized park design details to better manage operation & maintenance
- Invest equitably in Newton’s Athletic Fields + Parks across the city
- Develop shovel-ready projects

### Field Prioritization Criteria

- Potential for greatest city-wide project 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)
- Safety (Albemarle lights)
- Integrated with other projects in a park area (e.g., path at McGrath)

The Athletic Fields Capital Improvements Plan FY22-25 Design Funding requests \$420,000 in CPA funds to allow the City to hire design consultants to complete the work necessary, including site analysis, feasibility studies, design development plans, landscape plans, construction documents, cost estimates, and construction observation, to take the field improvement projects at the Russ Halloran Sports & Recreation Complex, McGrath Park, Burr School Fields, Brown/Oak Hill Middle School Fields, Forte Park, and Upper Falls Playground (Braceland Park) from the design development phase through project completion.

#### Project Management

Luis Perez Demorizi, Open Space Coordinator, has 7 years of experience as a landscape designer 5 of which were spent designing parks, playground, streetscape and inspecting post-construction contractor work in both municipal work, as well as private sector projects. He helped manage an 11-million-dollar contract with the City of New York's Department of Environmental Protection's green infrastructure program retrofitting sidewalks, schools and parks to manage and capture stormwater. For PRC, Luis has managed and supervised the construction of Heartbreak Hill Park at Waban Hill Reservoir(368K value), the design and construction of the athletic field lights at Newton South High School (~450K value), structural field and court lighting assessment at Albemarle Park, Forte Park and Newton South High School tennis courts, retaining wall assessment at Burr Park, Life course trail renovation at Cold Spring Park, and landscape improvements at the Newton Corner traffic islands. He is currently overseeing the design and engineering of the Improvements to Levingston Cove at Crystal Lake. He is also in the process of finalizing trail bid documents for the Phase 1 of the Marty Sender greenway improvements. Under his oversight, Luis has been able to deliver quality open space projects to the city of Newton. He puts extra focus on minimizing project unknowns when possible. He is also able to connect effectively with other departments, various city commissions and the public.

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

<b>Project TITLE</b>	<b>Athletic Fields Capital Improvement Plan Design Phase FY 2022-2025</b>	
<b>USE of CPA FUNDS</b>	<b>RECREATION</b>	
	<b>Preservation</b>	
	<b>Rehabilitate/ Restore</b>	X
<b>COMMUNITY NEEDS</b>	From each of at least 2 plans linked to the <a href="#">Guidelines &amp; Forms</a> page of <a href="http://www.newtonma.gov/cpa">www.newtonma.gov/cpa</a> , provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.	

**Open Space and Recreation Plan Update 2020-2027**

- Section 8, Page 141 Goal 2 Objective 2B: A comprehensive City-wide plan to develop an assessment for existing and future active recreational facilities (i.e. sports fields, hard courts, aquatics and other athletic facilities) to optimize playability, expand utility, and ensure public safety to meet the changing needs of Newton residents and the year-round character of athletics in Newton..
- Section 8, Page 141 Goal 3 Objective 2B: Improved City parks, playgrounds, and other recreational facilities.
- Section 8, Page 141 Goal 3 Objective 3A: Increased accessibility in the City’s Park land.
- Section 8, Page 142 Goal 4 Objective 4A: Improved existing open space resources where need is greatest.
- Section 9, Pages 145-146 Goal 2 Objective 2B: Improved City parks, playgrounds, and other recreational facilities.
  - Possible Synthetic Turf Projects: # 15 - Brown/Oak Hill Middle Schools: Upgrade existing natural turf fields to synthetic and improve; accessibility throughout; #16 - Albemarle Field/ Russell J. Halloran Athletic Complex: Upgrade existing natural turf to synthetic at football, soccer and baseball fields.
  - Possible Sports Lighting Project: #17 - Modernize, expand sports lighting at Cole and Murphy Fields; repair poles based on public safety assessment and structural assessment of existing lighting equipment.
  - Possible Natural Turf Projects: #24 - Burr School Fields - Consider renovation of existing fields.
- Section 9, Pages 146-146 Goal 2 Objective 2C Improved trails, paths, and infrastructure (e.g., bridges and boardwalks).
  - Possible Trail Improvement Projects: #39 Richard McGrath Park – Plan an accessible pathway project for the fields.
- Section 9, Pages 146-146 Goal3 Objective 3A Maximized accessibility of as many of Newton’s Outdoor Recreation Facilities and Natural Open Spaces as feasible. #62 Implement priority accessibility improvements throughout the City’s park system, including: accessible paths at Cold Spring Park, Plan for paths at Auburndale Playground/Lyons Field (Marty Sender Path) and Richard McGrath Park.

**Capital Improvement Plan FY2022-2026**

- CIP by Priority FY 2022-2026:
  - Priority #48 - Halloran Field Lights at Albemarle  
“Replace sports lighting structures and fixtures at Halloran (Albermarle)”
  - Priority #107 – Halloran Sports Complex  
“Synthetic Turf field to include baseball and football/soccer/lacrosse field”
- CIP by Priority FY 2022-2026 Page 152:
  - “At Richard McGrath Park (a.k.a., Warren House) Field Complex in West Newton on Washington Street, the Department is looking to enhance field space to house more rectangular field space to accommodate for lacrosse and soccer for both children and adults. This would include constructing a Lacrosse Wall on site to help enhance players’ skills. The wall would be approximately 15’ tall and 30’ wide”
- Supplemental CIP FY 2022-2026:
  - “Rehabilitation of Athletic Field – The city’s athletic field infrastructure at both parks and schools need significant improvement. The Parks, Recreation & Culture Department is developing a long-term plan of field improvement projects for the next five years, with several projects going to the

Community Preservation Committee for funding approval to in 2021. The goal is to improve field quality and increase field use hours by rearranging fields, adding, or improving lighting and rehabilitating the fields themselves. The total cost estimate for the five-year period is 3.75 million, using a combination of CPA and ARPA funds.”

**COMMUNITY CONTACTS**

List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.

Name & title or organization	Email	Phone	Mailing address
Arthur Magni, Chairman Parks & Recreation Commission		617-821-8351	107 Mount Vernon Street Newton, 02465
Midge Connolly, Athletic Field Sub-Committee Member		617-527-6988	289 Cherry Street West Newton 02465
Justin Traxler, President, Newton Girls Soccer, Newton Athletic Field Foundation		617-549-8126	36 Metacomet Rd Newton 02468
Josh Krintzman, Councilor	<a href="mailto:jkrintzman@newtonma.gov">jkrintzman@newtonma.gov</a>	617-558-0699	77 Crehore Drive, Newton, 02462
John Oliver, Councilor	<a href="mailto:joliver@newtonma.gov">joliver@newtonma.gov</a>	248-219-3858	14 Wyoming Street Newton, 02460



You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.  
**Full proposals must include separate, detailed budgets in addition to this page.**

<b>Project TITLE Athletic Fields Capital Improvement Plan Design Phase FY 2022-2025</b>		
<b>SUMMARY CAPITAL/DEVELOPMENT BUDGET</b>		
<b>Uses of Funds</b>		
Estimated Designer fee for various field projects		\$420,000
Approximate staff time for the duration of multi-year plan (Design & Construction Phases)		\$236,670
Forte Park Artificial Turf Feasibility		\$17,000
McGrath Park Accessible Path CDBG funding		\$92,000
Forte Park lighting upgrades – Developer mitigation funds		\$200,000
Athletic Lighting Structural Assessment @ various sites (Forte Park, Albemarle, & Newton South Tennis Courts)		\$21,875
<b>D. TOTAL USES (should equal C. on page 1 and E. below)</b>		<b>\$987,545</b>
<b>Sources of Funds</b>	<b>Status (requested, expected, confirmed)</b>	
CPA funding	Requested	\$420,000.00
Approximate staff time for the duration for the duration of multi-year plan	Expected	\$236,670.00
Forte Park Artificial Turf Feasibility – Athletic League	Expected	\$17,000.00
McGrath Park Accessible path – Community Development Block Grant	Confirmed	\$92,000.00
Forte Park lighting upgrades – Developer mitigation funds	Confirmed	\$200,000.00
Athletic Lighting Structural Assessment @ various sites (Forte Park, Albemarle, & Newton South Tennis Courts)	Confirmed	\$21,875.00
<b>E. TOTAL SOURCES (should equal C. on page 1 and D. above)</b>		<b>\$987,545.00</b>
<b>SUMMARY ANNUAL OPERATIONS &amp; MAINTENANCE BUDGET (cannot use CPA funds)</b>		
<b>Uses of Funds</b>		
Turf Management – See detailed breakdown of scope in attachment		\$250,000
Turf Mowing – See detailed breakdown of scope in attachment		\$700,000
		\${amount}
		\${amount}
<b>F. TOTAL ANNUAL COST (should equal G. below)</b>		<b>\$950,000</b>
<b>Sources of Funds</b>		
Public Grounds Maintenance Operation Budget		\$950,000
		\${amount}
<b>G. TOTAL ANNUAL FUNDING (should equal F. above)</b>		<b>\$950,000</b>
<b>Project TIMELINE</b>	<b>Phase or Task</b>	<b>Season &amp; Year</b>
	Phase 1 Task 1 – Survey + Preliminary Design (Includes public meetings and supporting materials, master planning, site analysis, feasibility studies, test pits as needed, wetland delineation, and Preliminary cost estimates)	Fall 2021 thru Winter 2022
	Phase 1 Task 2 – Design Development (Includes 30% design, refined cost estimates, and preliminary construction details)	Spring 2022 thru Summer 2022

Phase 1 Task 3 – Final Design + Bid Documents (60% plans thru construction bid documents, refined construction cost estimates, technical specifications, construction details, structural soil borings at lighted fields, and required permitting)	Summer 2022 thru Fall 2022
Phase 1 Task 4 – Construction Administration (includes administrative review of contractor material submittals, shop drawings, onsite inspection of work, punch list review)	Fall 2022 thru TBD (based on construction prioritization and limiting number of fields being off line)
Phase 2 – Construction of various field improvement projects	Time is TBD

Project TITLE		Athletic Fields Capital Improvement Plan Design Funding FY 2022-2025	
↓ Check off submitted attachments here.			
REQUIRED.	X	<b>PHOTOS</b>	of existing site or resource conditions (2-3 photos may be enough)
	X	<b>MAP</b>	of site in relation to nearest major roads (omit if project has no site)
Pre-proposals: separate attachments not required, just use page 3 of form.  <b>Full proposals: separate, detailed budget attachments REQUIRED.</b>	<b>PROJECT FINANCES</b> printed and as computer spreadsheets, with both uses & sources of funds		
	X	<b>Development budget:</b> include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed) <b>Operating/maintenance budget, projected separately for each of the next 10 years</b> (CPA funds may not be used for operations or maintenance)	
	NA	<b>Non-CPA funding:</b> commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
	NA	<b>Purchasing of goods &amp; services:</b> briefly summarize sponsor’s understanding of applicable state statutes and City policies	
REQUIRED for all full proposals.	<b>SPONSOR FINANCES &amp; QUALIFICATIONS, INSTITUTIONAL SUPPORT</b>		
		<b>For sponsoring department or organization, most recent annual operating budget</b> (revenue & expenses) <b>&amp; financial statement</b> (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
	X	<b>For project manager: relevant training &amp; track record</b> of managing similar projects	
REQUIRED for all full proposals involving City govt., incl. land acquisition.	X	<b>CAPITAL IMPROVEMENT PLAN</b>	current listing/ranking & risk factors for this project
		<b>COVER LETTER</b>	from head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management
	<b>ZONING &amp; PERMITTING</b>		
		<b>Permits required:</b> including building permits, environmental permitting, parking waivers, demolition, comprehensive permit, or special permits (if applicable)	
		<b>Other approvals required:</b> Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Parks and Recreation Commission, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.	
	<b>DESIGN &amp; CONSTRUCTION</b>		
		<b>Professional design &amp; cost estimates:</b> include site plans, landscape plans, etc. <b>Materials &amp; finishes;</b> highlight “green” or sustainable features & materials	
OPTIONAL for all proposals.	X	<b>LETTERS of SUPPORT</b>	from Newton residents, organizations, or businesses



Newton Parks, Recreation and Culture Department

# Athletic Fields Capital Improvement Plan

Community Preservation Committee

Design Funding Request

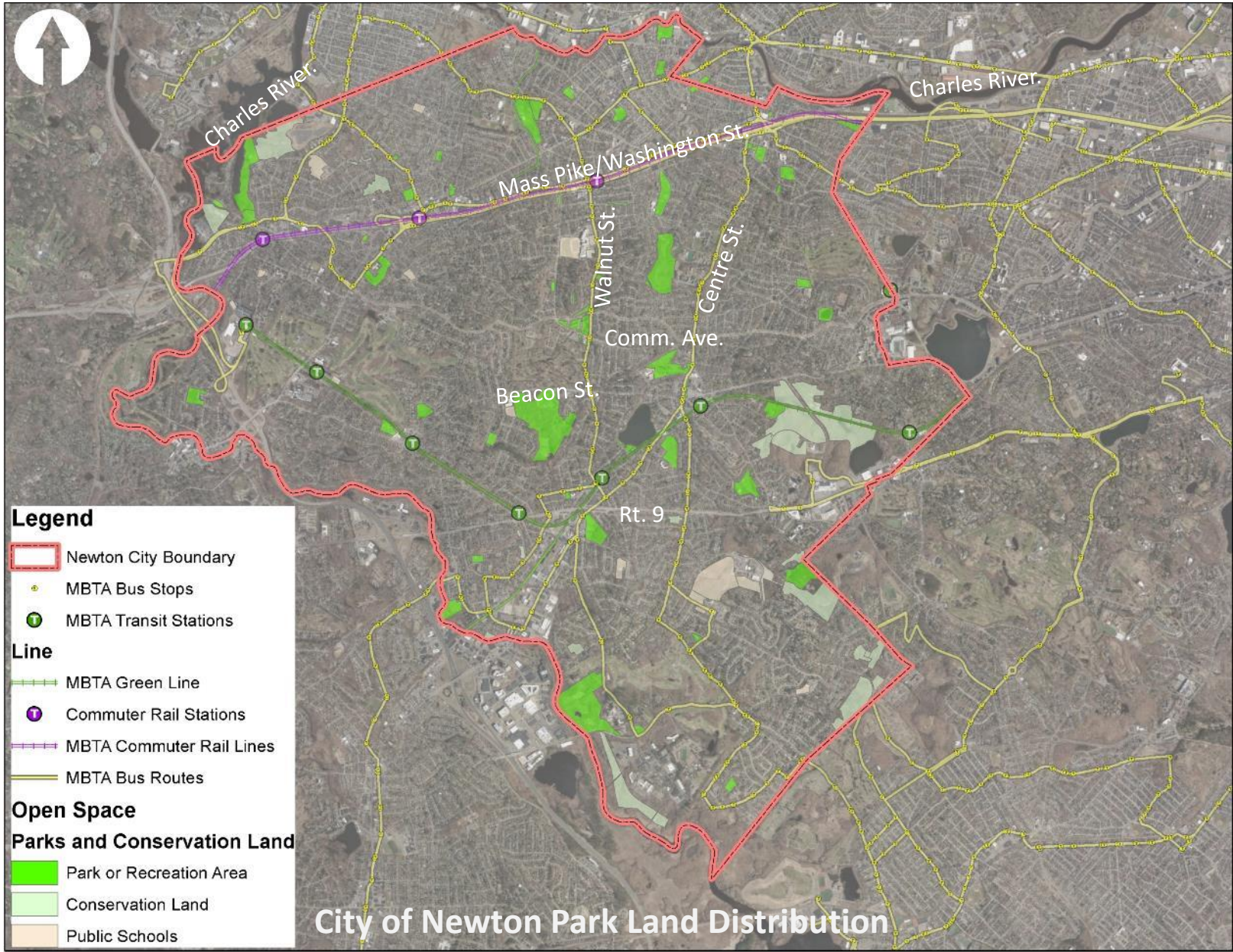
August 10<sup>th</sup>, 2021

[athleticfields@newtonma.gov](mailto: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**



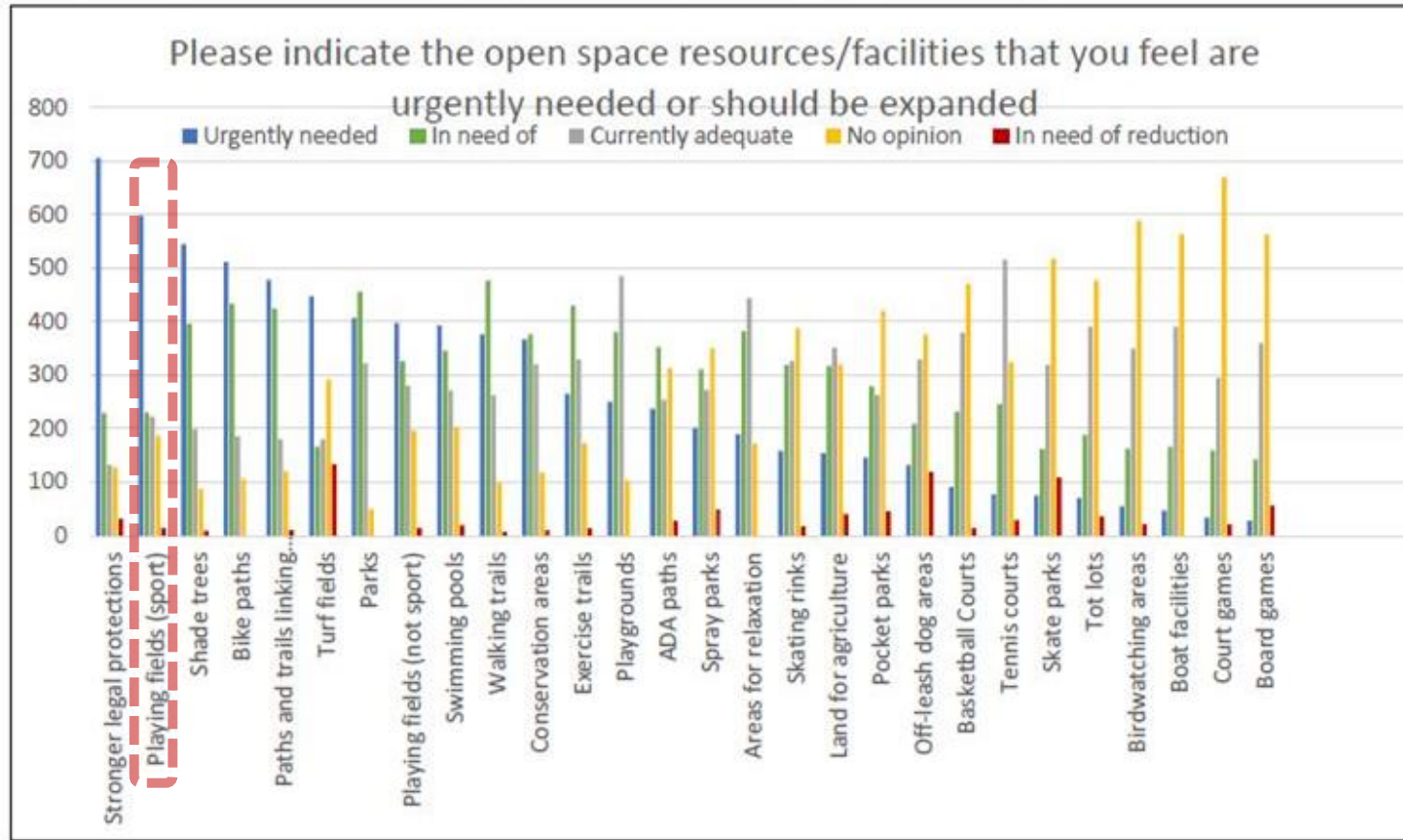
Parks, Recreation & Culture Overview:

- 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

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

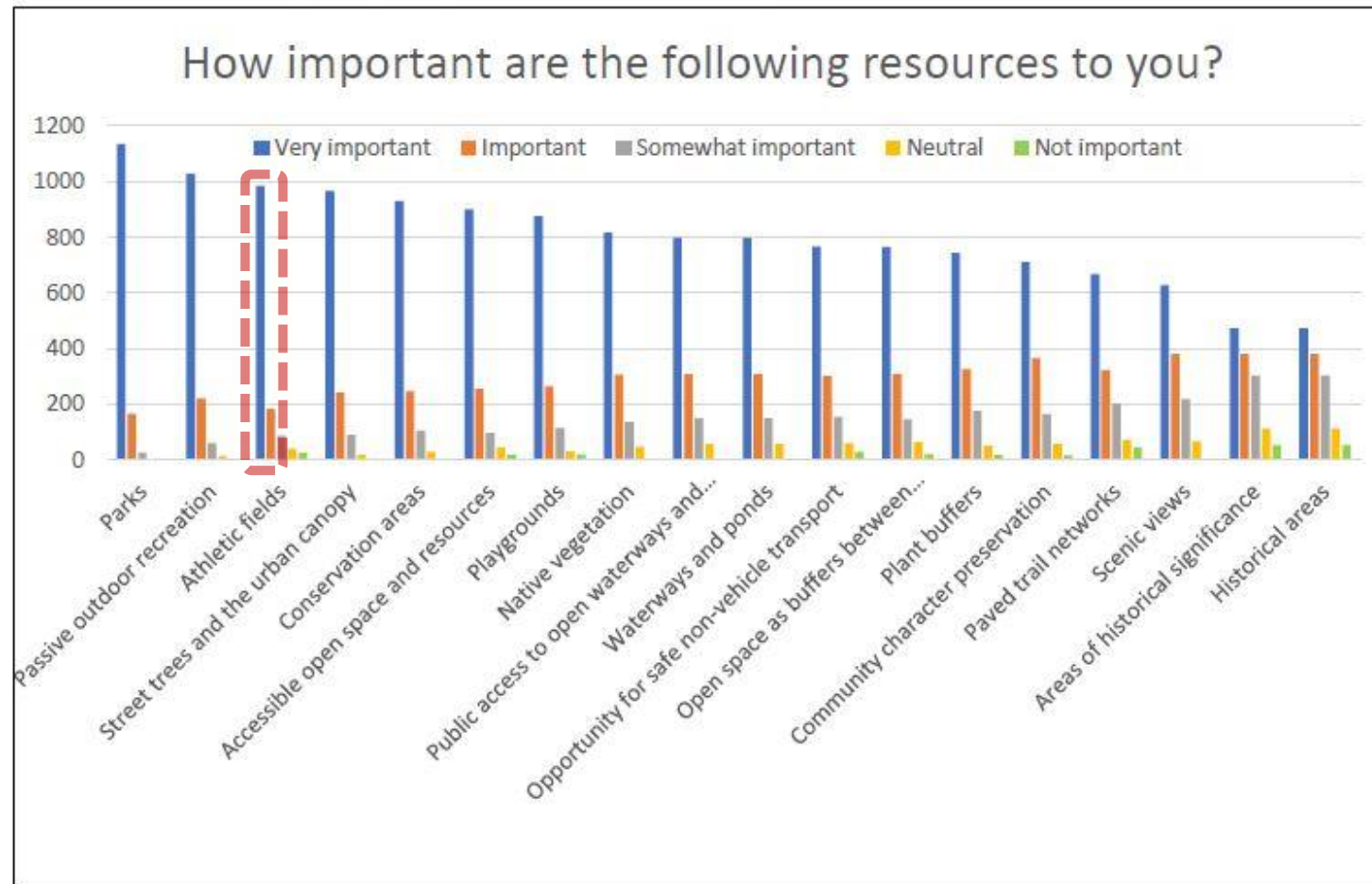
# Community Survey (Open Space + Recreation Plan)

**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:**

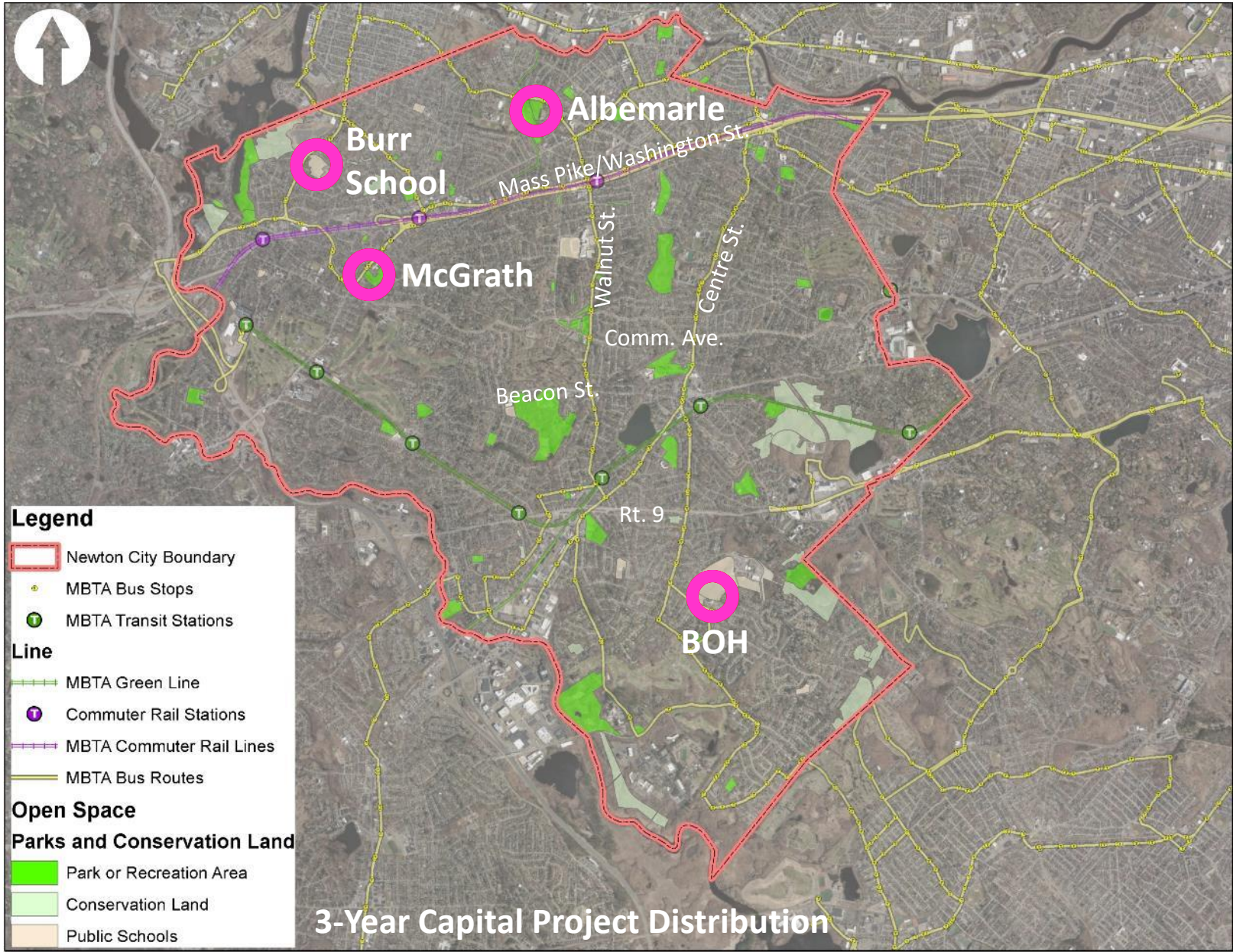
- Other athletic improvement projects that are in the works
  - *Forte: Soccer Leagues conducting a feasibility study for artificial turf conversion; developer-funded relighting*
  - *NNHS: Tiger Stadium Lighting project is under consideration*
  - *Replace 3 turf carpets at both High Schools (on CIP 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



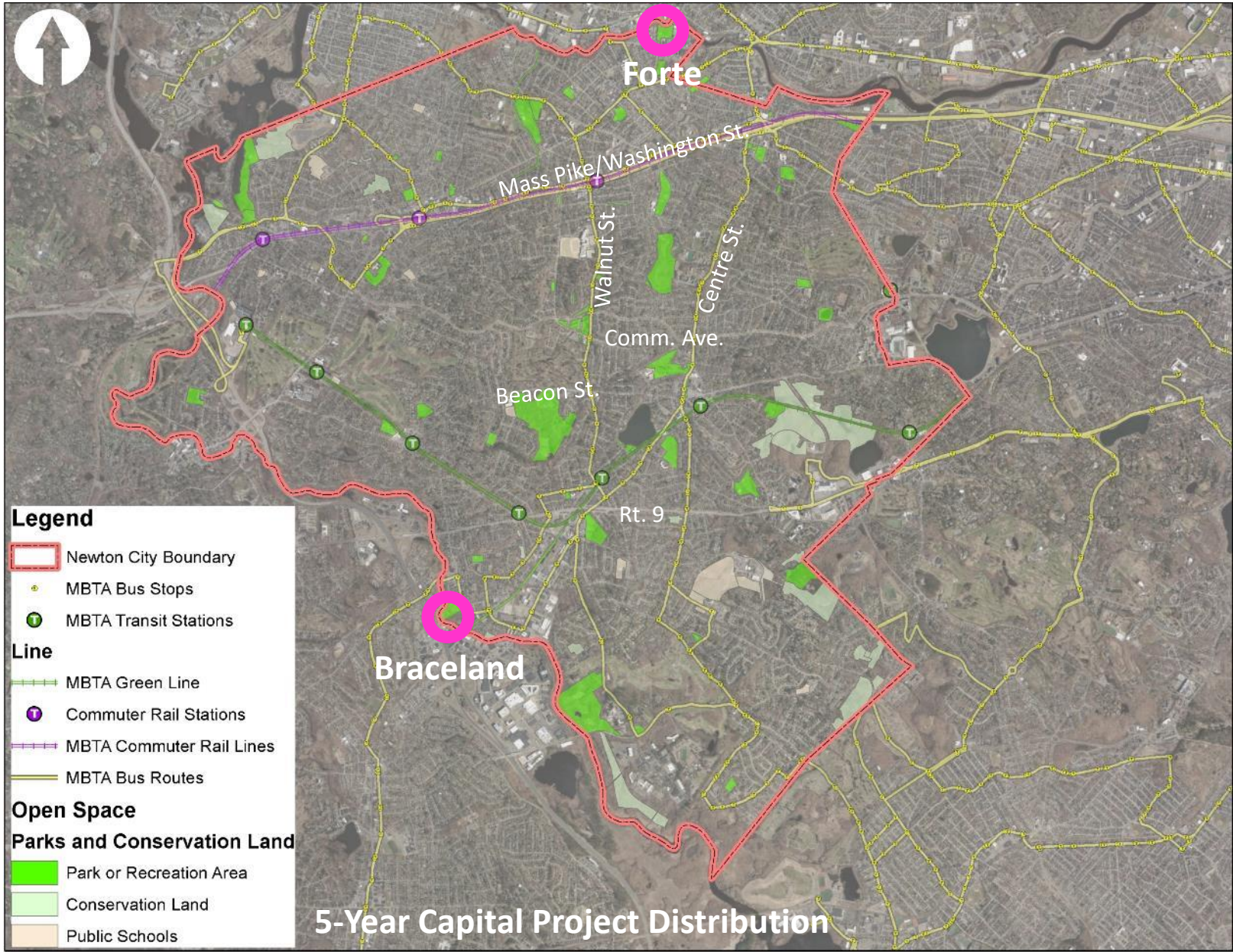
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### 5-Year Capital Project Distribution:

- Bobby Braceland 'Upper Falls' Playground
- Forte Park

TOTAL: 2 Sites



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**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**

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



## 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**

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





## **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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**Athletic Fields Capital Improvement Plan**

# 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
<b>TOTALS:</b>	<b>8,810</b>		

## 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
<b>Albemarle Park 'Russell J. Halloran Sports and Recreation Complex'</b>	F.A. Day Middle School students, playground users, passive users, tennis players, basketball players, general park users, pool users, safe route to school	<b>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</b>	<b>2905 hours</b>	Newton Little League; <b>Babe Ruth Baseball</b> ; Adult Cricket; <b>Newton Girls Softball</b> ; Newton Community Ed - baseball; <b>Boys and Girls Club</b> ; Extra Innings Baseball Clinic; Mustang Youth Football; American Legion Baseball; Prime Baseball; BUDA Youth Frisbee; Juventas Youth Soccer	<b>1588 hours</b>	Newton Little League; <b>Newton LL Seniors</b> ; Adult Cricket; Newton Girls Softball; Mustang Youth Football; F.A. Day Middle School Athletics; <b>Newton Youth Soccer; Newton Girls Soccer</b> ; Extra Innings Baseball Clinic; Lasell Baseball; NNHS Baseball captain's practice; BUDA Youth Frisbee; BUDA Adult Frisbee	<b>2115.50 hours</b>
<b>Brown/Oak Hill Fields</b>	Brown/Oak Hill middle school students, passive users, dog owners, runners, general field users	<b>Brown/Oak Hill Athletics; NSHS Track- discus, javelin; Kindergarten Soccer; Newton Youth Soccer; Newton Girls Soccer; Newton Community Education</b>	<b>1838.50 hours</b>	SMASH Volleyball Clinics; Newton Youth Soccer Clinics; <b>Newton Girls Soccer Clinics; NSHS Fall preseason sports; Newton Community Education; UVC Volleyball</b>	<b>159 hours</b>	<b>Brown/Oak Hill Athletics; Kindergarten Soccer; Newton youth Soccer; Newton Girls Soccer; Newton Community Education; BC Grad Flag Football; Brute Rugby Club</b>	<b>1952 hours</b>
<b>Burr School</b>	Burr school students, playground users, passive users, potentially dog owners, runners and general field users, safe route to school	Newton Public Schools; <b>Newton Girls Softball; Newton Youth Soccer; Newton Girls Soccer; Burr PTO; NNHS Ultimate Frisbee</b>	<b>657 hours</b>		<b>0 hours</b>	Newton Public Schools; <b>Newton Youth Soccer; Newton Girls Soccer</b>	<b>253 hours</b>
<b>Richard J. McGrath Park</b>	walkers, runners, dog owners	<b>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</b>	<b>1092 hours</b>	<b>Boston Ski and Sports Club; Newton Tennis; Over 55 Pickleball; Over 55 Tennis</b>	<b>128 hours</b>	Over 55 Pickleball; Over 55 Tennis; <b>NNHS Boys Soccer; Newton Youth Soccer; Newton Girls Soccer; Learning Center After School PE; Belge-Friends soccer group</b>	<b>1003 hours</b>

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)				

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

# 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)
<b>Total Staff Time in Hours</b>				<b>5880</b>
<b>***Total Staff Time Costs</b>			<b>\$</b>	<b>236,670.00</b>
*** Staff Time costs are based on FY 2022 moneys and does not account for inflation, salary increases, cost of living adjustments, and benefits				

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

## 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*

Newton Parks, Recreation and Culture Department

# **Athletic Fields Capital Improvement Plan**

## 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	
<b>Total Design Budget Requested</b>			<b>\$ 420,000.00</b>
** Includes Permitting, Wetlands delineation, Soil borings and test pits, Part-time site observation, and Utility back charges			

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





# Next Steps

- ~~Present to Parks and Recreation Commission and Athletic Field Sub-Committee~~
- Present to CPC/ Request Funds for 1<sup>st</sup> 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

Newton Parks, Recreation and Culture Department

**Athletic Fields Capital Improvement Plan**

A wide-angle photograph of a large, green athletic field under a cloudy sky. In the foreground, a soccer goal is visible on the left. The field is surrounded by trees and a few buildings in the distance. The overall scene is dimly lit, suggesting an overcast day.

# Questions and Discussion

For additional questions and input please contact: [athleticfields@newtonma.gov](mailto:athleticfields@newtonma.gov)