

*Town of Weymouth  
Massachusetts*

Robert L. Hedlund  
Mayor  
  
75 Middle Street  
Weymouth, MA 02189



Office: 781.340.5012  
Fax: 781.335.8184  
  
TTY: 781.331.5124

**MEMORANDUM**

16 141A

**TO:** TOWN COUNCIL

**FROM:** ROBERT L. HEDLUND, MAYOR *Bob Hedlund*

**RE:** BORROWING AUTHORIZATION FOR FIELD AND PARK IMPROVEMENTS

**DATE:** OCTOBER 26, 2016

I hereby submit the following measure for consideration by Town Council:

"That the sum of \$10,000,000.00 is appropriated to pay costs associated with the renovation of several Town parks, playgrounds and recreation fields, including the construction of artificial turf fields, installation and repair of irrigation systems, installation of field and security lighting systems, construction and renovation of playground areas, construction of walking paths, rehabilitation of natural grass recreation areas, renovation of infields, renovation and construction of basketball courts, construction and improvements to parking areas, landscaping, fencing, installation and renovation of bleachers and grandstands, and for the payment of all other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(6) of the General Laws, or pursuant to any other enabling authority, and that the Mayor is authorized to contract for and expend any grants, aid, or gifts available for this project; and that the Mayor is authorized to take any other action necessary or convenient to carry out this project."

This measure requires a legal notice, public hearing, and a two-thirds vote.

This measure is being submitted in conjunction with measure 16-~~141~~<sup>141B</sup> which requests the transfer of \$1,408,000 from the Special Purpose Stabilization Fund for Capital Projects (Fund 8352) for the same purpose, making the total authorization for field and park improvements \$11,408,000.00

Referral Dte. \_\_\_\_\_ PH Dte. \_\_\_\_\_  
Comm. Referral \_\_\_\_\_ TC Vote \_\_\_\_\_  
Comm. Vote \_\_\_\_\_ TC Vote Dte. \_\_\_\_\_  
Comm. Vote Dte. \_\_\_\_\_

2016 OCT 26 AM 10:04  
RECEIVED  
TOWN OF WEYMOUTH  
TOWN CLERK'S OFFICE

2016 OCT 26 PM 10:30  
RECEIVED  
TOWN OF WEYMOUTH  
TOWN COUNCIL

RECEIVED

*Town of Weymouth  
Massachusetts*

Robert L. Hedlund  
Mayor  
  
75 Middle Street  
Weymouth, MA 02189



Office: 781.340.5012  
Fax: 781.335.8184  
  
TTY: 781.331.5124

---

**MEMORANDUM**

---

16 141B

**TO:** TOWN COUNCIL

**FROM:** ROBERT L. HEDLUND, MAYOR *Bob Hedlund*

**RE:** SPECIAL PURPOSE STABILIZATION FUND TRANSFER FOR  
FIELD AND PARK IMPROVEMENTS

**DATE:** OCTOBER 26, 2016

---

I hereby submit the following measure for consideration by Town Council:

“That the Town of Weymouth transfer the sum of \$1,408,000.00 from the Special Purpose Stabilization Fund for Capital Projects (Fund 8352) for the purpose of funding the costs associated with the construction of artificial turf fields, installation and repair of irrigation systems, installation of field and security lighting systems, construction and renovation of playground areas, construction of walking paths, rehabilitation of natural grass recreation areas, renovation of infields, renovation and construction of basketball courts, construction and improvements to parking areas, landscaping, fencing, installation and renovation of bleachers and grandstands, and for the payment of all other costs incidental and related thereto”

This measure requires a legal notice, public hearing, and a two-thirds vote.

At the time of this submittal the balance in Fund 8352 is \$430,730. This does **NOT** include the \$1,160,969.98 being transferred into Fund 8352 (from line-item 11210430-432011) through Measure 16-136, which will make the total available from Fund 8352 \$1,591,426.98

This measure is being submitted in conjunction with measure 16-141A, which requests the authorization to appropriate and borrow \$10,000,000.00 for the same purpose, making the total authorization for field and park improvements \$11,408,000.00

Referral Dte. \_\_\_\_\_ PH Dte. \_\_\_\_\_  
Comm. Referral \_\_\_\_\_ TC Vote \_\_\_\_\_  
Comm. Vote \_\_\_\_\_ TC Vote Dte. \_\_\_\_\_  
Comm. Vote Dte. \_\_\_\_\_

2016 OCT 26 AM 10:04

RECEIVED  
TOWN OF WEYMOUTH  
TOWN OFFICE

RECEIVED

2016 OCT 26 PM 10:30



# FIELD PRESENTATION 2016

Proposed projects that include new construction as well as  
rehabilitation of existing facilities



# HOW WE GOT HERE...TIMELINE

## June 2012

Site Analysis of 20 Athletic Facilities  
The Sport Group of Stantec Planning & LA \$34,000

## October 2012

Concepts, Programs & Feasibility for 6 fields

## August 2013

Design and Permitting of Legion & Lovell  
Activitas \$443,000

## December 2013

25% Public Design Presentation for Legion & Lovell  
by Activitas  
Outreach included sports groups, civic associations,  
businesses – including lower & upper Jackson  
Square, Town departments, boards and committees,  
School Department, abutters and neighbors

## March 2014

75% Public Design Presentation for Legion & Lovell  
by Activitas - Same outreach

## June 2014

Construction of Legion Field

## January 2015

Turf Field Presentation for School Committee

## March 2015

Turf Field Presentation for Town Council Park & Rec  
Sub Committee

## June 2015

Grand Opening of Legion Field

## December 2015

\$11M Lovell Project not approved (2-2 ConCom vote)

## March – August 2016

Begin redesign of Lovell

## September 28, 2016

Approval of NOI by ConCom for \$6M Lovell Plan

## October 24, 2016

Issuance of Order of Conditions for Lovell Plan



The previous Administration had proposed a \$18 million debt exclusion that included \$11 million for Lovell alone.

As the original Lovell plans were denied through the Conservation Commission, Mayor Hedlund recognized this as an opportunity for a **new design** that may be more affordable and allow the Town to take a **look at the needs at other parks and fields** throughout the Town.

As both Legion and Lovell were designed for rectangular fields, **attention needed to be given to diamond and other sports.**

Through **multiple meetings** with the numerous baseball and softball organizations as well as the knowledge gained through the original field assessments and public hearings, the following list of projects are being proposed.



# FACILITIES TO BE IMPROVED

- Lovell Field
- Weston Park
- Libby Fields
- Julia Road Field
- Stella Tirrell Park
- WHS Baseball Field
- WHS Basketball Courts
- Gifford Park
- Brad Hawes Park
- Madden/Bicknell Field
- Lane Beach
- O'Sullivan Court
- Negus Field



# MAINTENANCE IS KEY TO SUCCESS...

## 1) **New Facilities Management Software ... *Facilities Solution***

- Complete Inventory of Facilities and Assets, including replacement cost estimates.
- Develop and track maintenance schedules ... generate work orders.
- Track labor, associated costs, work assignments and completion.

## 2) **Turf Maintenance – outside vendor**

- WHS, Legion, and proposed Lovell and Libby fields.
- Monthly cleaning/sweeping (8 months out of the year); Infill maintenance as needed

## 3) **Irrigation Maintenance – outside vendor**

- Seasonal system opening and closing; monitoring; as needed service

## 4) **Grass, Weeds, Infields and Tree Work – DPW & Schools**

- Weekly cutting and weed whacking.

## 5) **“Specialty” Landscaping – outside vendor**

- “Dressing” of parks...edging of beds, mulch, pruning, new plantings.
- Monitoring of beds/weeds; fertilization, seeding and aeration.

## 6) **Funding Sources**

- Increased Field Revenue (estimated to be at least \$200,000 per year)
- Shifting of Meals Tax Revenue – dedicated to field/park maintenance





LOVELL FIELD  
(ORIGINAL PLAN)

75% DESIGN



# TOWN OF WEYMOUTH

LEGION AND LOVELL PLAYGROUND 75% FIELD DESIGN REVIEW

*activitas*  
Planning | Landscape | Athletic Facilities

5 MARCH 2014







LOVELL FIELD  
(REVISED PLAN)





# LOVELL FIELD

## Proposed Scope of Work –

- Installation of approximately 2.5 full size synthetic turf fields
- Installation of MUSCO lighting system
- Construction of associated parking lots and entryways (approx. 181 spots)
- Construction of small building (bathrooms/storage)
- New playground area adjacent to the school
- Walking path around perimeter of play area

## Potential User Groups

- Weymouth Youth Lacrosse - Weymouth Youth Soccer - Weymouth Youth Football and Cheer
- North Weymouth Flag Football - Field Hockey - Weymouth Public Schools Athletics
- Weymouth adult sports programs and outside user groups

Economic Benefit to Jackson Square Businesses!

Estimated Cost ~ \$6,000,000





# WESTON PARK - BALL FIELD







# WESTON PARK - BALL FIELD





# WESTON PARK - BALL FIELD

## Proposed Scope of Work:

- Natural grass field (250/325/3000F)
- Upgrade irrigation
- Extend left field fence
- MUSCO light system
- Small bleacher system
- Reconfigure walkways
- Small storage building
- Resurface basketball court
- Coat and stripe court Nova Coat
- Court lighting
- New backboards and hoops
- Upgrade landscaping
- Perimeter fencing

### Potential User Groups

13-15 year old Youth Baseball  
Weymouth Girls Softball

**Economic Benefit to Weymouth Landing!**

**Estimated Costs ~ \$1,500,000**





# WESTON FIELD







# LIBBY FIELD

## Proposed Scope of Work:

- Turf (60/90 baseball)(325/400/325 OF)
- 2 covered semi enclosed dugouts
- MUSCO light system
- Small grandstand w/ utility building
- Perimeter walkway
- perimeter irrigation
- Small storage building
- Upgrade landscaping and fencing

## Potential User Groups

**Weymouth High School varsity baseball**

**Babe Ruth Baseball**

**Legion Baseball**

**Triple A baseball**

**Cranberry League/others**

**Turf creates opportunity for other sports**

**Estimated Cost ~ \$3,000,000**



# LIBBY FIELD

## DESIGN CONSIDERATIONS

- Outfield distances meet minimum high school recommendations.
- Maintains existing field orientation (not ideal).
- Requires removal of some trees and ledge on east side of site (backstop).







# JULIA FIELD

## Proposed Scope of Work:

- Rehabilitate infield/outfield
- Slice seed/aerate/treatment
- Rehabilitate irrigation system/filter
- Improve player bench area

## Potential User Groups

**Babe Ruth Baseball**

**Legion Baseball**

**Triple A Baseball**

**Cranberry League/others as well as men's softball**



Estimated Cost ~ \$90,000





# JULIA FIELD







# E. LEO MADDEN FIELD (BICKNELL)

## Proposed Scope of Work:

- Irrigation
- Slice seed/aerate/treatment
- Site and landscape

## Potential User Groups

Men's or Girls' softball

Estimated Cost ~ \$70,000







# E. LEO MADDEN FIELD (BICKNELL)







# RICHARD E. GIFFORD PLAYGROUND

## Proposed Scope of Work:

- Irrigation
- Investigate mosquito control
- Infield Mix

## Potential User Groups

Little League

Estimated Cost ~ \$60,000







# RICHARD E. GIFFORD PLAYGROUND







# NEGUS PARK

Proposed Scope of Work:

Renovate infield/outfield

Irrigation

check wells/repair/upgrade

Potential User Groups

Little League

Estimated Cost ~\$70,000







# NEGUS PARK





# STELLA TIRRELL BALL FIELD

## Proposed Scope of Work:

Renovate infield

Renovate bleacher area

Remove skate park

Replace skate park area with parking

Create hard walkway at bleachers/backstop

## Potential User Groups

**Babe Ruth Baseball**

**Legion baseball**

**Triple A baseball**

**Cranberry League/others (freshman baseball)**



Estimated cost ~ \$50,000





# STELLA TIRRELL BALL FIELD







# BRAD HAWES PARK BALL FIELD

Proposed Scope of Work:

Install irrigation

Aerate/slice seed/fertilize outfield

Potential User Groups

Triple A

Estimated cost ~ \$60,000





# BRAD HAWES PARK BALL FIELD





# HUMPHREY FIELD

## Proposed Scope of Work:

- Irrigation
- Slice seed/aerate/treatment
- Site and landscape

Estimated Cost ~ \$70,000





# PLAYER FIELD (WHS BASEBALL)

## Proposed Scope of Work:

- Rehab infield
- Extend pad and roof on dugouts
- Move players benches in dugouts
- Pull in foul poles
- Temporary outfield fence

## Potential User Groups

Junior Varsity and Freshman Baseball

Estimated Cost ~ \$28,000





# GEORGE LANE BEACH NEW BASKETBALL COURT

Proposed Scope of Work:

- New court
- Paving, surfacing, fencing, equipment
- Playground

Estimated cost ~ \$120,000







# JAMES O'SULLIVAN PARK

## COURT RESURFACING

Proposed Scope of Work:

- Resurfacing
- Coating and lines

Estimated cost ~ \$40,000





# WHS - NEW BASKETBALL COURTS

Proposed Scope of Work: Construct 3 new basketball courts

Estimated cost:  
~ \$250,000







# CAPITAL INVESTMENT PLAN

<b><u>PROJECT</u></b>	<b><u>Projected Cost</u></b>	
Lovell	\$ 6,000,000.00	
Weston	\$ 1,500,000.00	
Libby	\$ 3,000,000.00	
Julia	\$ 90,000.00	
Stella	\$ 50,000.00	
WHS Baseball	\$ 28,000.00	
WHS Basketball	\$ 250,000.00	
Gifford	\$ 60,000.00	
Brad Hawes	\$ 60,000.00	
Madden	\$ 70,000.00	
Lane Beach	\$ 120,000.00	
O'Sullivan	\$ 40,000.00	
Negus	\$ 70,000.00	
Humphrey	\$ 70,000.00	
	\$ 11,408,000.00	Total Estimated Cost
	\$ 10,000,000.00	Bonding
	\$ 1,408,000.00	Special Purpose Stabilization



# CAPITAL INVESTMENT PLAN

<u>TAX SUPPORTED DEBT SERVICE</u>								
	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Current Net Payment	\$ 4,365,296	\$ 4,055,225	\$ 3,881,209	\$ 3,706,976	\$ 3,353,748	\$ 3,005,968	\$ 2,451,957	\$ 1,722,865
Roads and Sidewalks (\$3M-15yrs)		\$ 277,500	\$ 180,750	\$ 279,950	\$ 273,950	\$ 267,950	\$ 261,950	\$ 255,950
New/Renovated Fields (\$10M-15yrs)		\$ 160,000	\$ 510,000	\$ 527,050	\$ 667,200	\$ 883,000	\$ 913,350	\$ 913,100
New Library (\$15.3M-30yrs)			\$ 40,000	\$ 150,000	\$ 367,200	\$ 504,400	\$ 938,867	\$ 933,600
Emery Grounds (\$1.7M-15yrs)		\$ 34,000	\$ 34,000	\$ 161,000	\$ 157,700	\$ 159,400	\$ 160,950	\$ 162,350
	\$ 4,365,296	<b>\$ 4,526,725</b>	<b>\$ 4,645,959</b>	<b>\$ 4,824,976</b>	<b>\$ 4,819,798</b>	<b>\$ 4,820,718</b>	<b>\$ 4,727,074</b>	<b>\$ 3,987,865</b>
change from FY17 budget		<b>\$ (161,429)</b>	<b>\$ (280,663)</b>	<b>\$ (459,680)</b>	<b>\$ (454,502)</b>	<b>\$ (455,422)</b>	<b>\$ (361,778)</b>	<b>\$ 377,431</b>