

Memo



Stantec

To: Town of Weymouth
Athletic Field Feasibility Committee

From: Josh Atkinson
Stantec Sport Group

File: 210800929

Date: October 16, 2012

Reference: Infilled Synthetic Turf Feasibility Study Memo

The Town of Weymouth hired the Stantec Sport Group in June of 2012 to review and analyze twenty (20) athletic facility sites throughout the Town to determine optimal areas for athletic improvements. Stantec was tasked with providing a detailed site analysis of each facility and presenting the findings to the Athletic Feasibility Committee. Following the discussion of the Site Analysis presentation, Stantec and the Town determined six (6) facilities of which improvements would best support the Town's goal of maximizing field use programs while improving athlete safety. The descriptions below outline the recommended concepts and program for the six (6) sites. Attached to this memo are the supporting two dimensional colored renderings of each site and an Opinion of Probable Project Costs for the entire recommended program and alternate for natural grass.

Multi-purpose fields may contain the following, if applicable:

Sport	Dimensions
Soccer Field	165'x300' NFHS min. 240'x360' NFHS max.
6v6 Youth Soccer Field	105'x135' USYS min. 135'x180' USYS max.
Football Field	160'x360'
Boys' Lacrosse Field	180'x330'
Girls' Lacrosse Field	180'x330' NFHS min. 210'x420' NFHS max.
Field Hockey Field	180'x300'

Riley / Central Fields

- One (1) infilled synthetic turf field accommodating:
 - One (1) 160'x220' multi-purpose field with 10' minimum perimeter safety run out
- One (1) infilled synthetic turf field accommodating:
 - One (1) 210'x350' multi-purpose field or two (2) 120'x180' 6v6 youth fields with 10' minimum perimeter safety run out
- One (1) infilled synthetic turf field accommodating:
 - Two (2) 190'x280' multi-purpose fields or four (4) 120'x180' 6v6 youth fields with 10' minimum perimeter safety run out
- Four (4) natural grass practice /skills areas, approximately 12,000 s.f. each

One Team. Infinite Solutions.

Stantec

October 16, 2012
Town of Weymouth
Page 2 of 5

Reference: Infilled Synthetic Turf Feasibility Study Memo

- Handicap parking and drop-off zone with accessible path to fields
- Additional parking for approximately 56 spaces in eastern part of site
- Stairway to access fields from parking lot
- Accessible path to secondary parking area in western part of site
- Pedestrian walking paths and central gathering area
- Landscape / informal seating berms to buffer noise and unwanted views from abutters
- Protective ball net/fence to limit ball roll off fields along slopes
- Permitting:
 - Wetlands: None
 - Zoning Height Restrictions: Considered a Public, Semi Public, & Open Space District which means there is a maximum height of 35' in the regulations. If anticipating structures above 35', Zoning Board of Appeals will be involved

Lawrence W. Pingree School

- One (1) infilled synthetic turf field accommodating:
 - Three (3) 195'x330' multi-purpose fields or six (6) 120'x180' 6v6 youth fields with 10' minimum perimeter safety run out
 - One (1) 120'x180' 6v6 youth field with 10' minimum perimeter safety run out
 - Full size baseball / softball field with backstop and team areas (overlaps other fields)
- One (1) natural grass youth baseball / softball field with backstop and team areas
- Handicap parking and drop-off zone with accessible path to fields
- Additional parking for approximately 20 spaces
- Pedestrian walking paths and central gathering area
- Fitness Stations along the perimeter path
- Pavement bump out for maintenance access and temporary bleachers
- Renovated basketball court and in-line hockey rink
- Area for relocated or new play structures
- Permitting:
 - Wetlands: 100 year flood plain, riverfront, outstanding resource water, but no wetlands
 - Zoning Height Restrictions: Considered a Public, Semi Public, & Open Space District which means there is a maximum height of 35' in the regulations. If anticipating structures above 35', Zoning Board of Appeals will be involved

Legion Field

- One (1) natural grass field accommodating:
 - 215'x360' multi-purpose field or two (2) 120'x180' 6v6 youth fields with 10' minimum perimeter safety run out
 - Field can shift substantially each season to prevent excessive wear at midfield and goal mouth
- Handicap parking and drop-off zone with accessible path to fields
- Additional parking for approximately 52 spaces
- Pedestrian walking paths with mile markers to quantify distances walked

One Team. Infinite Solutions.

Stantec

October 16, 2012
Town of Weymouth
Page 3 of 5

Reference: Infilled Synthetic Turf Feasibility Study Memo

- Central gathering area
- Rest areas along the perimeter path
- Five (5) renovated tennis courts (3 bituminous pavement and 2 post tension concrete)
- Restored wetland
- Dock/overlook
- Spectator seating / landscape berms
- Permitting:
 - Wetlands: None shown, but pond/ wetland will fall under local by-law
 - Zoning Height Restrictions: Considered a Public, Semi Public, & Open Space District which means there is a maximum height of 35' in the regulations. If anticipating structures above 35', Zoning Board of Appeals will be involved

Bicknell Field

- One (1) natural grass multipurpose field accommodating:
 - 185'x330' multi-purpose field or two (2) 120'x180' 6v6 youth fields with 10' minimum perimeter safety run out
 - Field can rotate each season to prevent excessive wear at midfield and goal mouth
- One (1) natural grass practice /skills areas, approximately 14,400 s.f.
- Handicap parking and drop-off zone with accessible path to fields
- Additional parking for approximately 26 spaces
- Pedestrian walking path
- Permitting:
 - Wetland: None
 - Zoning Height Restrictions: Considered a Public, Semi Public, & Open Space District which means there is a maximum height of 35' in the regulations. If anticipating structures above 35', Zoning Board of Appeals will be involved

Ralph Talbot School

- One (1) infilled synthetic turf field accommodating:
 - One (1) 220'x330' multi-purpose field or two (2) 120'x180' 6v6 youth fields with 10' minimum perimeter safety run out
 - Two (2) youth baseball / softball field with backstop and team areas
- One (1) infilled synthetic turf field to accommodate:
 - Two (2) 210'x330' Multi-purpose fields or four (4) 120'x180' 6v6 youth fields with 10' minimum perimeter safety run out
 - Two (2) youth baseball / softball field with backstop and team areas
- Handicap parking and drop-off zone with accessible path to fields
- Additional parking for approximately 40 spaces
- Pedestrian walking paths and central gathering area
- Landscape / informal seating berms to buffer noise and unwanted views from abutters
- Understory clearing to provide visual security sight lines to back field
- Permitting:
 - Wetland: Wetlands associated with intermittent stream, riverfront associated with intermittent stream and 100 year flood plain

One Team. Infinite Solutions.

Reference: Infilled Synthetic Turf Feasibility Study Memo

- Zoning Height Restrictions: Considered a Public, Semi Public, & Open Space District which means there is a maximum height of 35' in the regulations. If anticipating structures above 35', Zoning Board of Appeals will be involved

Thomas Nash School

- One (1) infilled synthetic turf field accommodating:
 - One (1) 160'x360' football field
 - One (1) 225'x360' multi-purpose field or three (3) 6v6 120'x180' youth fields with 10' minimum perimeter safety run out
 - Two (2) youth baseball / softball field with backstop and team areas
- Handicap parking and drop-off zone with accessible path to fields
- Additional Parking for approximately 25 spaces
- Pedestrian walking paths and central gathering area
- Temporary bleacher seating
- Landscape / informal seating berms
- Excess screened topsoil can be used to amend and level tee-ball practice field
- Permitting:
 - Wetland: Outstanding resource water, wetlands, riverfront associated with intermittent stream, aquifer
 - Zoning Height Restrictions: Considered a Public, Semi Public, & Open Space District which means there is a maximum height of 35' in the regulations. If anticipating structures above 35', Zoning Board of Appeals will be involved

During your review you will notice that most sites include the use of infilled synthetic turf as a field surface. The use of infilled synthetic turf at the sites will maximize field use without compromising athlete safety due to over-played field conditions – a major goal of the Town. Infilled synthetic turf will require some maintenance, but not to the extent required by properly maintained natural grass. We recommend that the Town setup an infilled synthetic turf maintenance program to best protect their investment over the longevity of the field. It is also important to remember that the life-span of the surface is about 10-12 years and replacement of the carpet and infill will be necessary at that time. The Town should consider setting up a replacement fund for the fields to prepare for the future.

We recognize that the upfront costs of the recommended renovations all together may be considered a significant undertaking. While project phasing is certainly a possibility for the work, there may be opportunities to combine needs from various sites to help reduce some costs. In addition, by purchasing materials in bulk quantities as opposed to a field by field basis, the Town has the opportunity to realize additional savings. The magnitude of savings will be affected by the bidding climate, time, and amount of bulk materials and is difficult to quantify at this stage.

We thank you for the opportunity to visit the Town's athletic facility sites and provide you with our planning expertise. The selected sites have the potential to be leading athletic field facilities in the area provided the work is properly planned for and the facilities receive adequate maintenance. We look forward to the opportunity in assisting Weymouth in the near future in

Stantec

October 16, 2012
Town of Weymouth
Page 5 of 5

Reference: Infilled Synthetic Turf Feasibility Study Memo

implementing these exciting projects. If you have any questions please don't hesitate to contact us.

Sincerely,

Stantec Sport Group



Josh Atkinson
Landscape Designer
josh.atkinson@stantec.com



Megan Buczynski
Senior Associate / Civil Engineer
megan.buczynski@stantec.com

Attachments:

Two Dimensional Colored Site Renderings

Opinion of Probable Project Costs- Recommended

Opinion of Probable Project Costs- Alternate (Natural Grass)

One Team. Infinite Solutions.

ja v:\2108\active\210800929\design\correspondence\2012_10_15-memo_field concepts.docx