



**Evaluation of Athletic  
Fields & Parks**  
Middletown, Connecticut  
April 8, 2015

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**Prepared for:**  
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MMI #2708-09-3

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## 1.0 INTRODUCTION

The City of Middletown, like so many municipalities in Connecticut, supports robust recreational athletic programs throughout the year by providing outdoor athletic fields throughout its park system. There are numerous organized leagues for the traditional sports, and there are burgeoning programs for new sports such as Ultimate Frisbee. The programs are available for all age groups from five-year-olds in soccer to softball for adult men and women. Some sports play in three seasons thus competing for field space with traditional spring and fall sports. In addition, the city provides fields for scholastic athletic programs for both the public schools and private independent schools and hosts statewide and regional competitions at Palmer Field, the city's premier baseball stadium, and at the Country Club Road soccer complex.

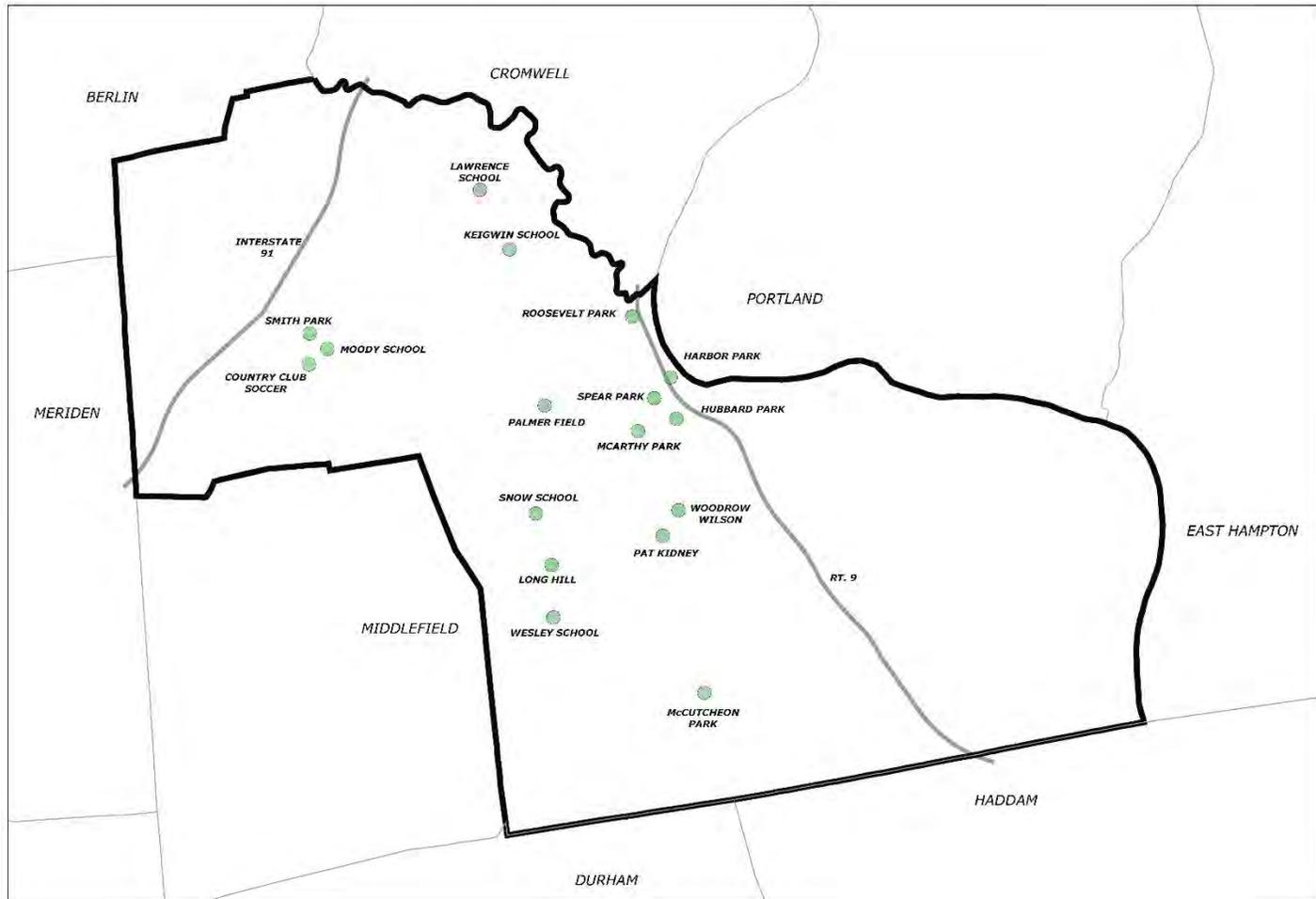
Also like so many cities and towns in Connecticut, the demand for Middletown's fields exceeds the capacity at certain times of the year, which can cause excessive wear and contributes to the premature deterioration of the fields over time. This is particularly acute with the city's older facilities that have not benefited from capital reconstruction in the past couple of decades. Consequently, the city faces escalating maintenance costs with fewer personnel available to meet the demand for safe playing fields.

When it took over the management of the city's parks approximately three years ago, the Public Works Department recognized the dilemma of having too many teams wanting to use too few fields, particularly in the spring and fall seasons. The department also recognized that inclement weather conditions affected both the quality and availability of fields, frequently resulting in damage to the fields. In order to better understand the problem, the city commissioned Milone & MacBroom, Inc. (MMI) to conduct a study of 13 park and school facilities that are used or could be developed for the sports programs. The facilities include:

- Keigwin Middle School
- Lawrence School
- Moody School
- Snow School
- Wesley School
- Woodrow Wilson Middle School
- Pat Kidney Field
- Hubbard Park
- Smith Park
- Country Club Road Soccer Complex
- Long Hill Road Soccer Complex
- McCarthy Park
- Roosevelt Park

In addition to the athletic fields, the study also addresses conditions at four other sites where there is a perceived need to make enhancements that will benefit the broader population of Middletown. These sites include:

- Ron McCutcheon Park at Crystal Lake
- Harbor Park – limited to the area near the boathouses
- Palmer Field – entrance gate at baseball stadium
- Spear Park



The study has three components. The first is an analysis of the existing conditions at each facility, which includes field observations, documenting the conditions using existing aerial maps and other available data, and preparing graphic illustrations of the findings. The second component is a demand analysis to better understand the athletic programs using the fields including the number of teams, desired number of practices, number of games, and times when the facilities are needed. This analysis is based on the information provided by the sports programs. The final component of the study includes recommendations for improving the facilities including graphic illustrations, budgets, and priorities.



## 2.0 EXISTING CONDITIONS ANALYSIS

MMI personnel visited each of the park and school facilities during September and October 2014 to observe and record the existing conditions. The focus at the athletic field facilities was on such features as turf condition, site drainage, Americans with Disabilities Act (ADA) accessibility compliance, and site safety. Base maps were prepared for each site using existing aerial photography. In addition, such features as floodplains, wetlands, and other land features were obtained from published reports. In some instances, construction plans for the newer facilities were provided by the city. A standardized checklist was used along with digital photography to document observations. A sample checklist is appended to this report in Appendix D for reference. Field observations were then transferred onto annotated aerial photos of each site for a visual summary of the site inventory and analysis.

### 2.1 Site Summary

This section provides a brief summary of the existing features and uses for each site evaluated. For more specific information for each site, including condition of site features, refer to the attached corresponding site inventory and analysis graphics in Appendix A.

#### Schools

##### Keigwin Middle School

Keigwin Middle School is located on Spruce Street just north of the Middletown High School. The athletic field parcel is located across the street from the school building. The site is a large open lawn area with a baseball diamond located between two striped football practice areas. The site is used primarily for school gym activities and middle school football practice. The baseball diamond appeared to have no recent use. There is no vehicular access although the paved pedestrian walk could accommodate emergency vehicles. Paved access crosses Spruce Street as well as East Swamp Brook and continues along the western edge of the open lawn area.



Keigwin Middle School

##### Lawrence School

Lawrence Elementary School is located at the terminus of Kaplan Drive. The site consists of multiple athletic facilities including one softball field, one multipurpose field, and four basketball courts. Parking is on the north side of the site adjacent to the softball field. Pedestrian access is provided to all the site elements by paved walks. However, the paved access to the softball field stops short of the dugouts and portable bleachers. There is also a paved sidewalk along Kaplan Drive and around the perimeter of the school building.

##### Moody School

Moody School is located on Country Club Road, east of the I-91 corridor. The site contains multiple athletic facilities including one Little League field, two softball fields, one soccer field, and two basketball

courts. The soccer field and larger softball field, named Ray Jacobs Field, have lighting. The athletic facilities are located at the rear of the school and are terraced south to north with steep slopes in between a number of the fields. Parking is a paved lot at the southwest corner of the school. Pedestrian access is along the western edge of the fields with a paved spur between the soccer and softball fields to the north. The site has a permanent restroom and storage building located at the north end. There is a connection to a trail at the north end, which connects to the adjacent Smith Park parcel.



**Moody School**

*Snow School*

Snow School is located on Wadsworth Street, southwest of Wesleyan University. The athletic facilities are located at the front of the school along Wadsworth Street and include three softball fields and a multipurpose overlay field. One of the softball fields appears to be unused. The site has other site amenities including a batting cage and four bullpens. Parking is located on an upper terrace just south of the fields. Pedestrian access is limited due to the steep slope between the fields and parking. There are presently no sidewalks from the parking to the fields and no accessible connections between the fields.



**Snow School**

*Wesley School*

Wesley School is located on Wesleyan Hill Road, west of Route 17. The athletic facilities are located to the rear of the school and include two undersized basketball courts and a youth soccer field. Parking is located to the east of the school. Pedestrian access is from a paved perimeter road and looped path.

*Woodrow Wilson Middle School*

Woodrow Wilson Middle School is located on Hunting Hill Avenue. Pat Kidney Field abuts the property to the west. The athletic facilities are located across the street to the west and include a multiuse field surrounded by a six-lane track with grandstand bleacher seating. The site also contains a restroom/concession building and a storage building and shed. There are no public parking facilities for the athletic complex. Paved pedestrian access is provided to the track, field, and bleachers.



**Woodrow Wilson Middle School**

## Parks

### Pat Kidney Field

Pat Kidney Field is a 9-acre site located on Farm Hill Road. Woodrow Wilson Middle School track and field abuts the property to the east. The park's athletic facilities consist of two softball fields, one baseball field, an overlay soccer field, basketball court, four tennis courts, and batting cages. One softball field has lighting. Other park facilities include a restroom and storage building. There are no parking facilities or paved pedestrian routes in the park.

### Hubbard Park

Hubbard Park is a 3.5-acre site located between Main Street and East Main Street just north of Route 17. The park is a Little League complex consisting of two baseball fields. The west field adjacent to Main Street has lights. The site has additional amenities including press boxes, concession/restroom building, and batting cages. Primary site access is from the southeast corner of the site into a paved parking lot of approximately 35 spaces. Paved pedestrian access is limited to the west field. Gravel surfacing surrounds the concession building and provides limited access to the east field. There is a set of concrete stairs connecting the site to Main Street.



Hubbard Park

### Smith Park

Smith Park is an 80-acre site located on Country Club Road, east of the I-91 corridor. The park has one Little League baseball field and one soccer field as well as a playground, a pavilion, horseshoe pits, shuffleboard courts, and walking/hiking trails. Paved parking is provided at two locations. The first is located near the baseball field at the park's entrance, and the second parking area is located at the upper portion of the site at the soccer field. Pedestrian access is limited to perimeter walking paths and wooded trails. The site has no permanent restroom facilities.



Smith Park

### Country Club Road Soccer Complex

The Country Club Road Soccer Complex is a 40-acre site located off Country Club Road, east of the I-91 corridor. The complex consists of two full-size soccer fields utilized for competitive play and two undersized fields used for practice and open play. One of the competitive fields has lights. Access to the complex is up a steep, paved drive from the northeast. The parking lot is a reclaimed asphalt surface. There is a paved bituminous concrete walk between the two full-size fields. The site has no permanent restroom facilities.



Country Club Road Soccer Complex

### Long Hill Soccer Complex

The Long Hill Soccer Complex is a 38-acre site located on Long Hill Road, north of Randolph Road. The complex consists of two full-size soccer fields. Primary access to the complex is from the west into a reclaimed asphalt surface parking lot. Pedestrian access is limited to a reclaimed asphalt trail along the perimeter of the fields. Future expansion of the site is planned. The site has no permanent restroom facilities.

### McCarthy Park

McCarthy Park is a 2.5-acre site located on Hotchkiss Street. The park consists of an open lawn area, one basketball court, one tennis court, and a swing set. The courts are located side by side. There is no parking area provided. Pedestrian access is provided from Hotchkiss Street along a paved walk to the basketball and tennis courts.



**McCarthy Park**

### Roosevelt Park

Roosevelt Park is a 2-acre site located on Miller Street, west of Route 9. The park is an open lawn area with one basketball court. Parking is a small unpaved pull-off area along Miller Street. There are no pedestrian pathways. The parcel is surrounded by railroad tracks on the east, Miller Street on the south, railroad tracks on the west, and a floodplain wetland of the Mattabesset River to the north.

### McCutcheon Park

McCutcheon Park is a 105-acre site located on Livingston Road. The park's athletic facilities include one softball field, one baseball field, an overlay multiuse field, and beach volleyball court. The park also contains a number of other facilities including swimming, beach area, boat launch, restrooms, picnic pavilions, fishing pier, and trails. The main parking area is paved and located between the beach/swimming area and the sports fields. There are two small paved parking areas provided, one near the baseball field and one near the walking/hiking trails to the east of the beach. Pedestrian access is provided through paved walks, ramps, and stairs adjacent to the beach area. There are no pedestrian routes provided to the fields.

The following parks were not evaluated for athletic field facilities.

### Palmer Field

Palmer Field is a 7-acre site located on Bernie O'Rourke Drive. The complex is a multiuse baseball, soccer, and football stadium with football and soccer as an overlay field within the baseball outfield. Stadium seating is provided for the baseball diamond and along the east side of the football/soccer field. The complex also contains the Middletown Sports Hall of Fame as well as concession and restroom buildings. Paved parking is provided to the west



**Palmer Field Entrance**

of the stadium with an additional unpaved area further to the west. There is also an unpaved parking area to the east of the stadium. Paved pedestrian access is provided to the stadium's bleachers, Hall of Fame, and concession and restroom buildings.

Harbor Park

Harbor Park is a 2-acre linear site located on Harbor Drive along the banks of the Connecticut River. The park consists of a paved riverwalk along the west bank of the river with site amenities including a restaurant, boat launch, restrooms, picnic pavilions, and a gazebo. Paved parking is provided in multiple lots primarily on the southeastern half of the park. Paved pedestrian routes connect the park facilities.



Harbor Park - Boathouses

Spear Park

Spear Park is a 2-acre site located at the corner of Main Street and William Street. The park is an urban space containing a terraced, paved plaza with fountain, sculptures, tree grove, and adjacent open lawn area. The paved plaza abuts the Main Street commercial corridor on the east. Public housing abuts the lawn area to the west. The parcel is owned by the Housing Authority.



Spear Park



## 3.0 ANALYSIS OF CAPACITY AND DEMAND

The City of Middletown staff solicited and received information from each of the organized athletic programs and organizations that use the city parks and school fields on a regular basis. The information included the number of teams by age group, the number of players per team, the length of time for practices and games, the number of games per week, the length of season, and where practices and games take place. In addition, some programs provided information regarding the projected growth in participation. MMI compiled the data in order to identify the "load" on each field and to determine the adequacy of the number of fields that the city now has to meet the demand.

### 3.1 Capacity

Simply counting the number of fields is not an accurate measurement of field capacity. There are several other factors that need to be considered as identified below.

- *Weekly Amount of Play.* A well-maintained natural grass field is an ideal surface on which to play most sports. However, not all fields are well maintained primarily due to their inability to be rested, particularly in a municipal setting. Moreover, maintaining natural grass is costly when such things as irrigation, fertilizer, aeration, topdressing, and other cultural practices are considered. As a result, in order to have some hope of maintaining the quality of the turf suitable for safe athletic play, studies have shown that play on natural grass should be limited to 15 to 20 hours per week. The consequence of overuse is that the turf deteriorates, compaction increases, weeds supplant the turf, and a field eventually turns to dirt, making the field unsafe for play.
- *Single Purpose Versus Multipurpose.* A significant factor in the analysis of capacity is the shape of the field, that is, whether the field is a rectangle suitable for such sports as football, soccer, and lacrosse or whether it is a diamond for softball or baseball. These would be considered exclusive -use fields regardless of the season of play. However, as in the case of Middletown and many other municipalities, there are instances where the outfield of a diamond field doubles as the playing area for a rectangular sport.
- *Time When Events Occur.* A third consideration in the capacity analysis is when the field is available for use. Most recreational events occur after school or at the end of the work day during the week and on weekends. Therefore, the number of available hours is generally limited to the evening, which is further limited by the daylight. Obviously, a properly illuminated field will extend the time available for use to some extent. However, as a practical matter, youth recreational sports generally end play by dusk.
- *Event Units.* The time it may take for a practice or game in one sport may differ from another sport. For example, a soccer game may take between one to two hours depending on the age group of the team. A football game generally takes longer. Similarly, practice time varies depending on the availability of fields, time of day, and the time desired by the coaching staff. For the purpose of determining capacity, it is reasonable to assign two hours to an "event" whether it is practice or a game.

Table 3-1 below lists the 14 fields in Middletown that are the subject of this study and illustrates the number of available fields by season of play and whether the field is a rectangle or a diamond. It should be noted that the peak seasons of play when the fields are in greatest demand are the spring and fall months. Thus, this analysis is limited to those two seasons of play.

**TABLE 3-1  
Number of Fields at Each Facility**

Field	Field Availability							
	Spring/Summer				Fall			
	Rectangle		Diamond		Rectangle		Diamond	
	Large	Small	Large	Small	Large	Small	Large	Small
Snow School				2		1		
Moody School		1	2	1		1	2	1
Lawrence School		1	1			1	1	
Keigwin Field			1		1	1		
Wesley School		1				1		
Woodrow Wilson Field	1				1			
Pat Kidney Field			2	1	1			
Smith Park		1		1		1		1
Roosevelt Park								
McCutcheon Park				2				2
McCarthy Park								
Hubbard Park				2				2
Country Club Road Soccer	2	2			2	2		
Long Hill Soccer	2				2			
<b>Total</b>	<b>5</b>	<b>6</b>	<b>6</b>	<b>9</b>	<b>7</b>	<b>8</b>	<b>3</b>	<b>6</b>

Using the number of fields shown in Table 3-1 multiplied by 15 hours of use per field per week, Middletown has the following number of field hours available on a weekly basis.

**TABLE 3-2  
Available Field Hours by Season**

Field Type	Field Hours	
	Spring	Fall
<b>Rectangular Fields</b>		
Large	75	105
Small	<u>90</u>	<u>120</u>
Total	165	225
<b>Diamond Fields</b>		
Large	90	45
Small	<u>135</u>	<u>90</u>
Total	225	135

### 3.2 Field Demand

Field demand is measured by the number of event hours that the athletic program uses the available fields. The greater the number of teams there are, the greater the number of event hours there will be for that sport. In Middletown, the demand has been derived from the information provided by the city's athletic programs. As noted in the discussion of capacity, an average 2 hours of field use has been assigned to each event whether it is a practice session or a game. It is also noted that some sports may have two teams practicing on the field during the same event period. Finally, certain programs use specific fields for their events based on the design of the facility. An example of this would be the two fields at Hubbard Park that are used exclusively for boys' baseball.

Tables 3-3, 3-4, and 3-5 below illustrate the current demand for the available fields in Middletown.

**TABLE 3-3**  
**Use of Rectangular Fields – Spring Season**

	Lacrosse Youth	Lacrosse High School	Travel Soccer	Ultimate Frisbee	Flag Football	Total
Number of Teams	9	2	34	2		
Number of Practices/ Team	3	5	2	6		
Hours/Practice	1.5	2.5	2	2.5		
Teams/Field	2	2	2	1		
Total Practice Hours/ Week	40.5	25	78	18		161.5
Number of Games/ Week	6	8	17	2	1	
Hours/Game	2	2.5	2	2	2	
Total Game Hours	12	12	34	4	2	64
Total Game and Practice Hours	52.5	37	112	22	2	222.5

**TABLE 3-4**  
**Use of Rectangular Fields – Fall Season**

	Recreational Soccer	Travel Soccer	Football	Ultimate Frisbee	Total
Number of Teams	20	27	6	2	
Number of Practices/ Team	2	2	5	6	
Hours/Practice	2	2	2	2.5	
Teams/Field	4	2	1	1	
Total Practice Hours/ Week	20	54	60	18	152
Number of Games/Week	10	15	5	2	
Hours/Game	1.5	2	2.5	2	
Total Game Hours	15	30	12.5	4	61.5
Total Game and Practice Hours	35	84	72.5	22	213.5

**TABLE 3-5**  
**Use of Diamond Fields – Spring Season**

	Boys' Baseball	Girls' Softball	Men's Baseball	Women's Softball	Total
Number of Teams	26	5	12	12	
Number of Practices/ Team	2	2			
Hours/Practice	2	2			
Teams/Field	1	1			
Total Practice Hours/ Week	104	20			124
Number of Games/ Week	26	5	12	6	
Hours/Game	2	2	2	1.5	
Total Game Hours	54	10	24	9	99
Total Game and Practice Hours	158	30	24	9	221

### 3.3 Comparison of Capacity to Demand

When the data from Table 3-2 and Tables 3-3 through 3-5 are compared, it becomes evident that the available number of fields barely meets the demand for field time. What are not taken into account in the analysis are such intangibles as inclement weather, which can affect both schedule and the health of the field, and special events such as tournament events or, in the case of where the field is located at a school, special activities at the school site. More specifically:

- The demand for rectangular fields in the fall season matches the field availability. However, this does not take into account the projected growth in the youth soccer program.
- The demand for diamond fields matches the spring season and the field availability. Here again, this does not take into account projected growth for any of the programs. Moreover, the number of fields for boys' baseball is insufficient for the existing number of teams.
- The demand for rectangular fields in the spring season far exceeds the field availability by approximately 60 hours per week. This does not take into account the projected increases in both the soccer and lacrosse programs. Moreover, the number of field hours of the two dedicated soccer complexes is insufficient to meet the demand.

### 3.4 Using Synthetic Turf to Meet Field Demand

Using synthetic turf instead of natural grass is one approach to meeting the demand for athletic fields when space is at a premium. The principal advantage of synthetic turf is its ability to be used in a variety of weather conditions and for longer periods of time. While synthetic turf has high capital cost, the maintenance costs are quite low in comparison to what is required for natural grass. Consideration should be given to the following:

	Natural Grass	Synthetic Turf
Construction Costs	\$500,000	\$900,000
Maintenance -10 years	<u>\$250,000</u>	<u>\$ 60,000</u>
Total	\$750,000	\$960,000
Hours of use per year (15 hrs/wk x 37 wks x 10 yrs)	5,550	
(40 hrs/wk x 42 wks x 10 yrs)		16,800
Cost per hour of use	\$135	\$57

It should be understood that field lights are essential in order to maximize the number of hours a field can be used. Further, if the synthetic turf field is located at a school, it can be used for physical education.

In the case of Middletown where there is a demonstrated need for additional field time at present and which is likely to grow in the future, synthetic turf is a legitimate option for those sites where lighting exists or can be installed as part of the park reconstruction program.



## 4.0 RECOMMENDED IMPROVEMENTS

Upon completion of the analysis phase, MMI prepared Conceptual Master Plan graphics for each site. Each master plan depicts site improvements selected based on the existing conditions analysis and comments from city officials and the public. The primary goals for each park's master plan are:

- Improve safety
- Improve universal accessibility
- Increase field availability
- Improve field conditions
- Continue to support Middletown's parks and athletic programs

### 4.1 Stakeholder Involvement

Throughout the analysis phase, meetings were held with city officials including the Public Works Council to gain insight into the needs, challenges, and desires of the community. The field use and demand information was gathered from the athletic programs and organizations that use the city parks and school fields on a regular basis in order to accurately depict the use and issues at each site. Once conceptual site master plans were developed, a public meeting was held to gather further public input, particularly from coaches, participants, and parents. Upon incorporating the public comments, a series of meetings were again held with city officials to finalize appropriate site recommendations, calculate their related costs, and prioritize their implementation. The following narrative is a summary of the individual site recommendations and estimated costs. For more in-depth information, refer to the attached site plan graphics and cost estimates in Appendices B and C.

### 4.2 Recommended Site Improvement Plans and Estimated Costs Summary

This section provides a brief summary of the proposed improvements and features for each site evaluated. For detailed information for each site, refer to the attached corresponding site master plan graphics and estimates.

#### Schools

##### Keigwin Middle School

No recommended improvements at this time.

##### Lawrence School

Site improvements to Lawrence School are limited to the softball and multiuse fields. Softball field improvements include renovating the turf and infield, extending paved access to the field's dugouts, and installing a new bituminous concrete bleacher pad with new portable bleacher. The multiuse field is slated for turf renovation. Proposed improvements for Lawrence School total \$70,000.

### Moody School

Moody School is proposed to undergo renovations and redesign of existing facilities. Renovations include infield and turf restorations to the Little League field and the softball field No. 2. Redesigns include converting both the soccer field and premier softball field, Ray Jacobs Field, to synthetic turf. Ray Jacobs' outfield could accommodate a multiuse overlay area for youth sport groups. The existing field lighting for both of these fields will remain in place. Other proposed site improvements include the addition of a more centrally located restroom building, paved walks to each field, reconstruction of the basketball courts, formalized accessible parking spaces, and new portable spectator bleachers. Proposed improvements for Moody School total \$2,670,000.

### Snow School

Improvements to Snow School aim primarily to improve accessibility and turf conditions. Sidewalks are proposed to connect the existing parking areas to the fields providing accessible routes and a direct route with a proposed set of stairs located near field No. 2. Painted crosswalks will aid in directing pedestrian routes and connect existing and proposed sidewalks. Field improvements will include turf and infield renovations to fields No. 1 and No. 2. Due to the lack of use of field No. 3, it is proposed to be removed and the area restored to open space to provide additional multiuse field space. The multiuse field is slated for turf restoration, and a perimeter fence will be installed along Wadsworth Street to keep errant balls from entering the road. Other site improvements include a restroom and storage building located between fields No. 1 and No. 2, new portable bleachers and pads, and restoration of the bullpens and batting cage stone dust surfaces. Proposed improvements for Snow School total \$710,000.

### Wesley School

Improvements at Wesley School are limited to turf renovation of the youth soccer field, replacement of the bituminous concrete play area adjacent to the playground, and repaving of the bituminous access loop to the field. Proposed improvements for Wesley School total \$100,000.

### Woodrow Wilson Middle School

Due to the numerous unsafe conditions, including fall hazards from the grandstands and large cracks in the track surface, coupled with the nonstandard track and severe lack of parking, it was decided that a global view should be taken of both the Woodrow Wilson site and Pat Kidney Park to determine if a safer, more efficient and functional park could be established. While each of these sites is summarized and estimated individually, it is the intent that both projects would be completed in concert to achieve optimal results for the community. A signature city park can be implemented that greatly enhances safety, accessibility, field availability, and the city's athletic programs.

Complete removal of the existing grandstands, bleachers, press box, track, multiuse field, concession building, field lighting, and ancillary site items is recommended. Once cleared, the site will have installed a six-lane nonequal quadrant track suitable to hold competitive scholastic track meets, a synthetic multiuse field, new grandstand bleachers and press box, concession building with restrooms and storage, and paved parking to accommodate 13 parking spaces including six handicap-accessible spaces. Redesigning the track and field will push the grandstand improvements downslope into the area

currently holding the four tennis courts. Therefore, the courts will be removed, and a new six-court system will be installed along Newtown Street. This will provide better visibility to the courts and increase their potential use for scholastic meets. This relocation also provides for a 26-car parking lot, which can serve both the courts and track and field events. Track and field events such as discus and shot put can be located in the former tennis court location if desired. Paved site walks will connect all site improvements to provide accessibility throughout the site. Proposed improvements for the Woodrow Wilson site total \$5,350,000.

## Parks

### Pat Kidney Field

As mentioned in the discussion above, Pat Kidney Park is proposed to undergo a complete redesign to create a signature city park in concert with improvements to the Woodrow Wilson site. As such, all existing site features will be removed including the baseball field, two softball fields, basketball court, batting cages, bleachers, and restroom and storage buildings. Once cleared, the site will have installed a synthetic field facility that will accommodate a premier baseball field, a softball field, and a multiuse overlay field. The redesigned site will also accommodate a three-court basketball facility, central concession/restroom/storage building, tot lot playground, and a 100-car parking lot. Further expansion of parking is proposed along Farm Hill Road with modification to the curb line to accommodate 30 on-street parallel parking spaces. Paved site walks will connect all site improvements to provide accessibility throughout the site and the Woodrow Wilson site. Proposed improvements for Pat Kidney Park total \$7,585,000.

### Hubbard Park

Proposed improvements to Hubbard Park include the conversion of both baseball fields to synthetic turf, installing field lighting for field No. 2, paved walks to provide accessible routes to the fields and concession building, striping of the parking lot including accessible spaces, and repair of the stair access from Main Street. Proposed improvements for Hubbard Park total \$2,340,000.

### Smith Park

Recommended improvements at Smith Park include renovations to the Little League field's turf and infield and turf renovations to the soccer field. Sidewalk connections will be installed to provide accessible routes to amenities at both fields. Additional improvements include formally striping parking spaces within the upper parking lot, including two accessible spaces, and replacement of the portable bleachers on site. Due to security concerns, an access gate with remote control through a smartphone will be installed to limit access to the upper soccer field and parking lot. Proposed improvements for Smith Park total \$115,000.

### McCarthy Park

Recommended improvements at McCarthy Park are limited to the removal of the basketball and tennis courts toward the rear of the site due to underuse, misuse, and safety concerns. This work will be completed by city staff and is not included in the overall master plan budget.

### Roosevelt Park

No improvements are recommended at this time.

### Country Club Road Soccer Complex

Improvements to Country Club Soccer Complex include the conversion of soccer fields No. 1 and No. 2 to synthetic turf, paving and striping the parking lot to provide a formal and organized parking area, installing paved accessible routes from the parking lot to the fields, installing a restroom and storage building, and expansion of field lighting to include field No. 2. The synthetic field conversion will accommodate full-size men's and women's lacrosse fields to provide flexibility of scheduling and better meet field demands. The multiuse turf area to the rear of the site will remain natural grass with proposed restoration actions to promote healthy turf growth. This area can accommodate a number of youth soccer and lacrosse field sizes and will be striped according to the scheduled event. Proposed improvements for Country Club Soccer Complex total \$4,500,000.

### Long Hill Soccer Complex

Long Hill Soccer Complex was considered for conversion to synthetic turf but, due to the development agreement restricting the use of field lighting, the decision was made to renovate the natural turf fields instead. Other site improvements to Long Hill Complex include paving and striping of the existing gravel parking lot, constructing a paved north parking lot, installing a restroom and storage building, and paving accessible routes from the parking lot to the fields and perimeter walking trail. Proposed improvements for Long Hill Soccer Complex total \$1,675,000.

It should be noted that the proposed city-sponsored Wesleyan Hill/Wesleyan University multiuse trail will be routed through the east perimeter of the complex. This amenity will provide alternative transportation means to the site and a critical link to the surrounding residential and university neighborhoods.

### McCutcheon Park

McCutcheon Park has a variety of proposed improvements to enhance existing site amenities and introduce new ones to expand the site's potential recreational opportunities. Existing features such as the baseball and softball fields will undergo renovations to the infields and turf areas. A four-court sand volleyball facility is proposed just east of the softball field, and a playground area is proposed between the baseball and softball fields. An additional open-air pavilion will be added to the south side of the pond, similar to the structure and open lawn area existing on the north side. To increase the visibility of the park entrance, it is recommended to install a pair of gateway signs with landscaping. Additional site improvements include accessible routes to link existing and proposed elements, a trail kiosk, replacement of portable bleachers, and landscaping enhancements. Proposed improvements for McCutcheon Park total \$1,620,000.

The addition of a spray park has been discussed and is shown on the master plan; however, significant site improvements will be necessary due to public health requirements for spray parks to use potable water and the lack of an adequate on-site existing potable water supply. An in-depth evaluation and

design of the spray park and its water usage would need to be conducted in order to fully understand the necessary site improvements.

### Palmer Field

Site improvements to Palmer Field aim to create a more defined and welcoming site entry. Through slight modifications to existing parking access and spaces, a defined vehicular drop-off area and entry plaza can be created. These modifications allow for a congregation space outside the new ornamental entry gates for the field. Within this space, decorative paving, benches, wayfinding kiosk, landscaping, and a new ticket and information booth welcome visitors. Visitors are propelled through the entry gates as the new site features continue into the concession and restroom building area. Painting the existing and new building features in the same color scheme will further aid in unifying the aesthetics of the area.

Further improvements to the site include the removal of the grandstand's wood bleacher seats and replacement with aluminum seating. Proposed improvements for Palmer Field total \$570,000.

### Harbor Park

Improvements at Harbor Park are limited to the area between the restaurant and boat ramp. The gravel and millings area between the boathouses and ramp is proposed to be replaced with bituminous concrete to reduce maintenance and migration of loose surface materials. The existing concrete walk that traverses along the top of the boat ramp will be replaced and enlarged to a 5-foot width. The concrete paver area surrounding the open-air pavilion will be replaced with concrete and enlarged slightly. The pavilion itself will remain. Curbing and landscaping enhancements will better define hardscape areas and improve the aesthetic as more and more public events take place within this area of the park. Proposed improvements for Harbor Park total \$585,000.

### Spear Park

Spear Park is not owned by the city and, therefore, the improvements shown are for discussion purposes only. Due to the various grade changes and dense tree canopy, the park today is unwelcoming with little relationship to the city's Main Street. Spear Park could be converted into a public park with a welcoming "front door" along Main Street and clear sightlines into the upper portions of the site. With removal of the multi-terraced hardscape and selective removal of existing trees, a welcoming urban park could be created. The new park could incorporate sloped lawn areas for relaxing, low-maintenance landscape beds for visual interest, social node hardscape areas for small events, informal seating, seasonal displays, and a respite area for shoppers all while maintaining access to the adjacent Mansfield House property. Potential improvements for Spear Park total \$515,000.



## 5.0 MASTER PLAN COST SUMMARY AND PRIORITY LIST

The following table summarizes the more detailed opinions of construction costs included in Appendix C. The parks have been prioritized based on discussions with city officials and the recognized need for improvements due to safety concerns, to improve field conditions, and to increase field availability.

**Parks Summary Estimate**

Priority	Park Facility	TOTAL PROJECT COST (including design fees)
H	Woodrow Wilson	\$ 5,350,000.00
H	Pat Kidney Field	\$ 7,585,000.00
H	Moody School	\$ 2,670,000.00
H	Hubbard Park	\$ 2,340,000.00
H	Country Club Soccer Complex	\$ 4,500,000.00
H	Harbor Park	\$ 585,000.00
M	Long Hill Soccer Complex	\$ 1,675,000.00
M	Snow School	\$ 710,000.00
M	Smith Park	\$ 115,000.00
M	Palmer Field Entry & Bleacher Repair	\$ 570,000.00
L	McCutcheon Park	\$ 1,620,000.00
L	Wesley School	\$ 100,000.00
L	Lawrence School	\$ 70,000.00
L	Spear Park	\$ 515,000.00
L	McCarthy Park	-
L	Keigwin School	-
L	Roosevelt Park	-
	<b>Total Park Improvements</b>	<b>\$ 28,405,000.00</b>

**Priority Legend**

H = High

M = Medium

L = Low



## 6.0 ATHLETIC FIELD TURF AND INFIELD SITE IMPROVEMENTS

A majority of the athletic facilities studied require restorative or reconstruction efforts to improve the playing surfaces. A typical investigation prior to any improvement efforts should include:

- Examination of the soil and drainage conditions
- Test pits should be dug to expose the soil profile and allow for in-situ testing.
- Permeability testing should be conducted in several locations.
- Soil samples taken for laboratory testing and analysis of chemical and physical characteristics
- Evaluation of playing surface

The above services should be conducted under the supervision of a landscape architect, engineer, and agronomist. Once the above services are complete, a recommendation must be made as to whether to restore or reconstruct the athletic facility.

### 6.1 Athletic Field Turf Restoration

The following is a sample construction specification for turf renovation activities that should be used as a general guide for work performed. This guide will need to be modified for specific facility conditions.

#### AERATING, TOPDRESSING, OVERSEEDING, AND FERTILIZATION OF THE ATHLETIC FIELD

1. Description: The work under this item shall consist of furnishing all materials, labor, and equipment to perform aeration, topdressing, overseeding, amending, and watering all areas of specified athletic field per the schedule provided herein. The work shall also include maintaining the turf per these specifications or per the direction of the landscape architect as turf conditions change.

**CAUTION!** The existing irrigation lines may be at a shallow depth. It shall be the contractor's responsibility to locate and mark all irrigation heads and lines. Any damage to the system as a result of this work shall become the sole responsibility of the contractor, and they will be required to immediately perform satisfactory repairs at no additional cost to the owner.

2. Submittals: Submit sample, product literature, and guarantees in accordance with the specifications for the following:

Seed: The seed delivered to the site must be fully labeled according to the seed laws and regulations of the State of Connecticut. A letter from the seed supplier is to accompany the seed mixture delivered to the site certifying that the seed in the bags is the cultivars listed on the label. The seed mixture is to be inspected by the owner prior to its acceptance.

Fertilizer: Submit for approval manufacturer's label or literature of product being used.

Topdressing: Submit for approval manufacturer's label or literature of product being used along with product sample.

3. Materials: The materials for this work shall conform to the requirements listed below.

Seed Mixture:

	<u>% by Weight</u>	<u>Percent Min. Purity</u>	<u>Min. Germination</u>
Limousine Kentucky bluegrass	25	98	80
Princeton 105 Kentucky bluegrass	25	98	80
Accent II ryegrass	25	98	90
*Cutter perennial ryegrass (* ) denotes high endophyte	25	97	90

Overseeding rate: 6 lbs/1,000 SF

The seed mixture is to have no noxious weeds or other crop seeds. Other cultivars of Kentucky bluegrass or perennial ryegrass may be substituted for the above-listed cultivars with the approval of the owner; however, substitutes for the Kentucky bluegrass cultivars must show good wear tolerance based on the National Kentucky Bluegrass Test - 2000, National Turfgrass Evaluation Program, Progress Report 2003, NTEP No. 04-6. Substitutes for perennial ryegrass must remain at 50% by weight in the mixture.

Fertilizer: Apply 15-15-15 fertilizer at a rate of 295 pounds per acre.

Topdressing: Apply sand meeting the following specification:

	<u>Allowable Range Particle Size (mm)</u>	<u>By Weight</u>
Fine Gravel	2.00-3.40	Not more than 10% of the particles will fall within these two fractions, of which no more than 3% will be fine gravel.
Very Coarse Sand	1.00-2.00	
Coarse Sand	0.50-1.00	At least 60% particles in these two fractions.
Medium Sand	0.25-0.50	
Fine Sand	0.15-0.25	20% maximum
*Very Fine Sand	0.05-0.15	5% maximum
*Silt	0.002-0.05	5% maximum
*Clay	Less than 0.002	3% maximum

\*Very fine sand, silt, and clay should not exceed 10% of total.

4. Construction Methods:

- a. Sow 100 pounds per acre of the perennial ryegrass-Kentucky bluegrass seed mixture specified above.
- b. Core aerify two times over the field with a core aerifier having tines spaced at 3" to 3.5" on center with a coring depth of 3" or greater.
- c. Sow another 100 pounds per acre of seed mixture.
- d. Pulverize the soil cores and work the pulverized soil cores into the turf using a steel mat.
- e. Sow 60 pounds per acre of seed mixture using a slit seeder.
- f. Topdress with sand at 1 cubic yard per 1,000 square feet.
- g. Apply the 15-15-15 fertilizer on the treated field.

Four aeration/overseeding treatments shall be performed in year one. One aeration/overseeding shall be performed following the completion of the fall athletic season if temperature and weather conditions permit.

Cleanup: Cleanup will be required after each overseeding operation. Cleanup shall include the removal of all debris resulting from the seeding operation.

Warranties and Certificates: The contractor shall supply the landscape architect with all warranties or certificates, or both, furnished with the seed mixture, fertilizer, and topdressing prior to use of the material, prior to application.

Ongoing Maintenance: The contractor shall maintain the fields and their surroundings from the contract start date, following the program outlined below, for the season.

Irrigation: Irrigate all seeded areas daily with 1/4 inch of water per day using three sets to keep the surface moist and to maintain soil moisture at or near field capacity so that the seedbed does not dry out. The amount of water per day and the number of sets may be adjusted at the request of owner. The irrigation schedule shall further be adjusted after the seedling plants are well established. The quantity of water used per day shall be recorded and reported daily to the owner for the first 3 weeks from seeding and weekly thereafter. The contractor shall be responsible for fully operating the irrigation system continuously, as necessary for the season.

Mowing: The field and its surroundings shall be mowed with a reel mower set at a mowing height in which the clip of the reel matches the mowing height when the mow height to be achieved is 1.5" or less. The reel blades and bed knife shall be kept sharp and evenly matched to provide a clean cut. The blades are to be kept sharp. The mower shall be operated within the speed range recommended by the manufacturer. The fields shall be mowed at 5-day intervals.

**NOTE - Additional mowing of the field prior to each sporting event is required.**

Fertilization: Apply a second application of fertilizer approximately 4 to 5 weeks after seeding.

Rolling: Roll the field on occasion to smooth the playing surface using a roller that has a minimum width of 8 feet.

Weed Control: The contractor will be responsible for the control of weeds that ingress into the field areas during the maintenance period. The need for and extent of treating weeds shall be determined by the owner. The use of herbicides or other methods of control will be determined per site and on the weed species present. Herbicide treatments must be applied by an applicator with a pesticide license issued by the State of Connecticut, Department of Energy & Environmental Protection. No herbicides shall be applied to any preschool or K-8 school sites per Connecticut legislation.

Maintenance Log: The contractor shall maintain a maintenance log identifying all water uses as outlined in the Irrigation section above, dates of each mowing, dates at which fertilizer treatments were applied, and any weed treatments. The log shall be submitted to the owner biweekly.

## **6.2 Athletic Field Reconstruction**

Field reconstruction will be more costly than restoration but may be necessary to correct issues with large areas of improper grades, poor drainage, or poor soil conditions. Reconstruction should also be considered in areas with continuous maintenance issues. Reconstruction will typically include:

- Remove existing sod
- Strip and stockpile existing topsoil
- Remove irrigation system
- Subsoil regraded to meet the desired cross pitch
- Reinstall irrigation system
- Topsoil screened and placed
- New sod installed or seed established

## **6.3 Infield Renovation**

A number of the baseball and softball facilities are in need of renovations to the skinned infields to correct issues including low spots, compaction, and drainage. A typical infield restoration will include:

- Strip existing infield material to full depth.
- Remove all stones over ½ inch in diameter and all other deleterious material from existing infield material.
- Stockpile suitable material. Use extreme care not to comingle infield mix with subbase material or topsoil.
- Incorporate approved supplemental infield mix as required and blend together with existing material.
- Slope subgrade as needed to meet desired grades. Prior to placement of any material, the contractor shall notify the owner and landscape architect in order to conduct a field meeting to determine the necessary grades within the infield.
- Incorporate infield conditioner "Truface Pro League®" or approved equal at proportion/ratio as directed by the manufacturer.
- Spread reconditioned infield material to appropriate grades. Spread the material in two lifts and hand roll each lift to the proper thickness. After rolling the first layer, the surface shall be lightly

scarified with a rake prior to applying the second layer. The contractor shall return a minimum depth of 4" of material as measured after rolling both lifts.

- Roll infield with a 1-ton roller.
- Slowly drag the infield with a mat drag. Perform this operation twice.
- Rake field edges to remove any loose material from turf.

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## APPENDIX A

### EXISTING CONDITIONS ANALYSIS



## APPENDIX B

### RECOMMENDED IMPROVEMENTS



## APPENDIX C

### OPINION OF PROBABLE CONSTRUCTION COSTS



## APPENDIX D

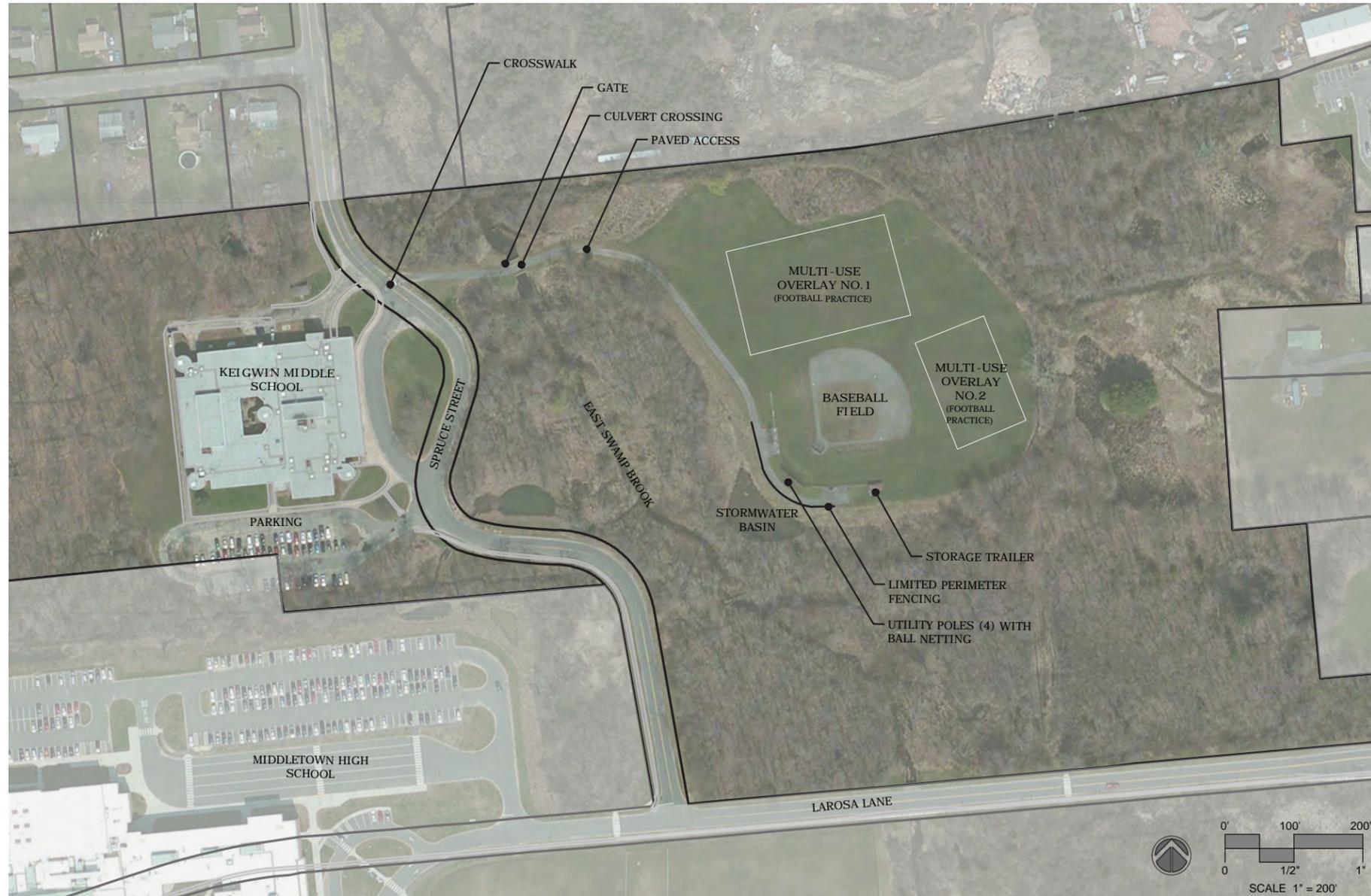
### SAMPLE FIELD EVALUATION CHECKLIST



## APPENDIX A

### EXISTING CONDITIONS ANALYSIS

# Keigwin Middle School



## SITE SUMMARY

**Address** 99 Spruce Street  
**Lot Size** +/- 39 acres

**Facilities & Features:**  
 Baseball Field  
 Multi-use Overlay (2)  
 Storage Trailer

## CONDITION ANALYSIS SUMMARY

**General Site** School site with athletic facilities across the street from school, Facility appears to be used only for football practice

**Vehicular Circulation** Paved parking at south side of school

**Pedestrian Circulation** Gated, paved access to fields west perimeter

**Accessibility** Crosswalk and drop ramps provided to cross Spruce Street, No designated parking spaces provided

## Athletic Facilities:

**Baseball** Very Poor Condition, Appears unused

**Multi-Use 1** Fair/Poor Condition, Turf worn, weedy, and compacted, Bare soil areas, Uneven playing surface in areas, Striped for football practice at time of evaluation

**Multi-Use 2** Fair Condition, Turf worn, weedy, and compacted, Uneven playing surface in areas, Striped for football practice at time of evaluation





**Keigwin School**

**ANALYSIS LEGEND**

<u>SYMBOL</u>	<u>GENERAL SITE DESCRIPTION</u>
A-01	Repair Fence
<u>SYMBOL</u>	<u>GENERAL ATHLETIC FIELD DESCRIPTION</u>
C-02	Lack of Spectator Seating
<u>SYMBOL</u>	<u>FIELD TURF DESCRIPTION</u>
D-01	Weedy and Compacted Turf
D-05	Bare Turf Area
<u>SYMBOL</u>	<u>INFIELD DESCRIPTION</u>
E-02	Infield needs Grooming
E-04	Excessive Weed Growth

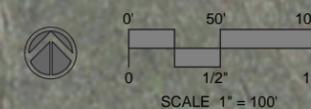
**ADDITIONAL NOTES:**

Facility appears to be used exclusively for football practice.

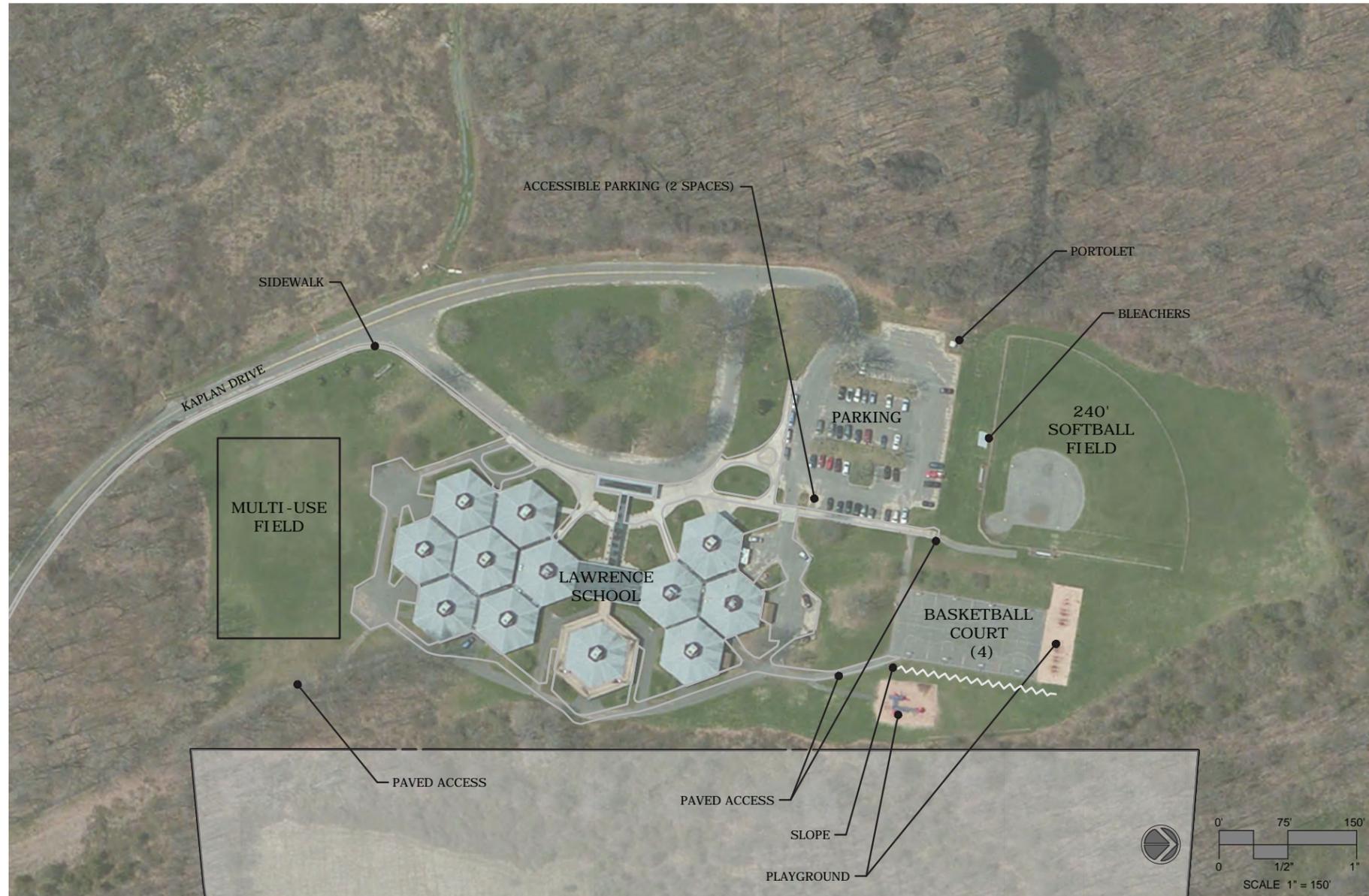
Baseball field appears unused and is in very poor condition.

Heavy use on football practice overlay fields are resulting in compaction, weed growth, worn turf, and bare soil areas.

If facility is used for spectator attended events issues with damaged and lack of perimeter fencing near culvert and stormwater basin should be addressed.



# Lawrence School



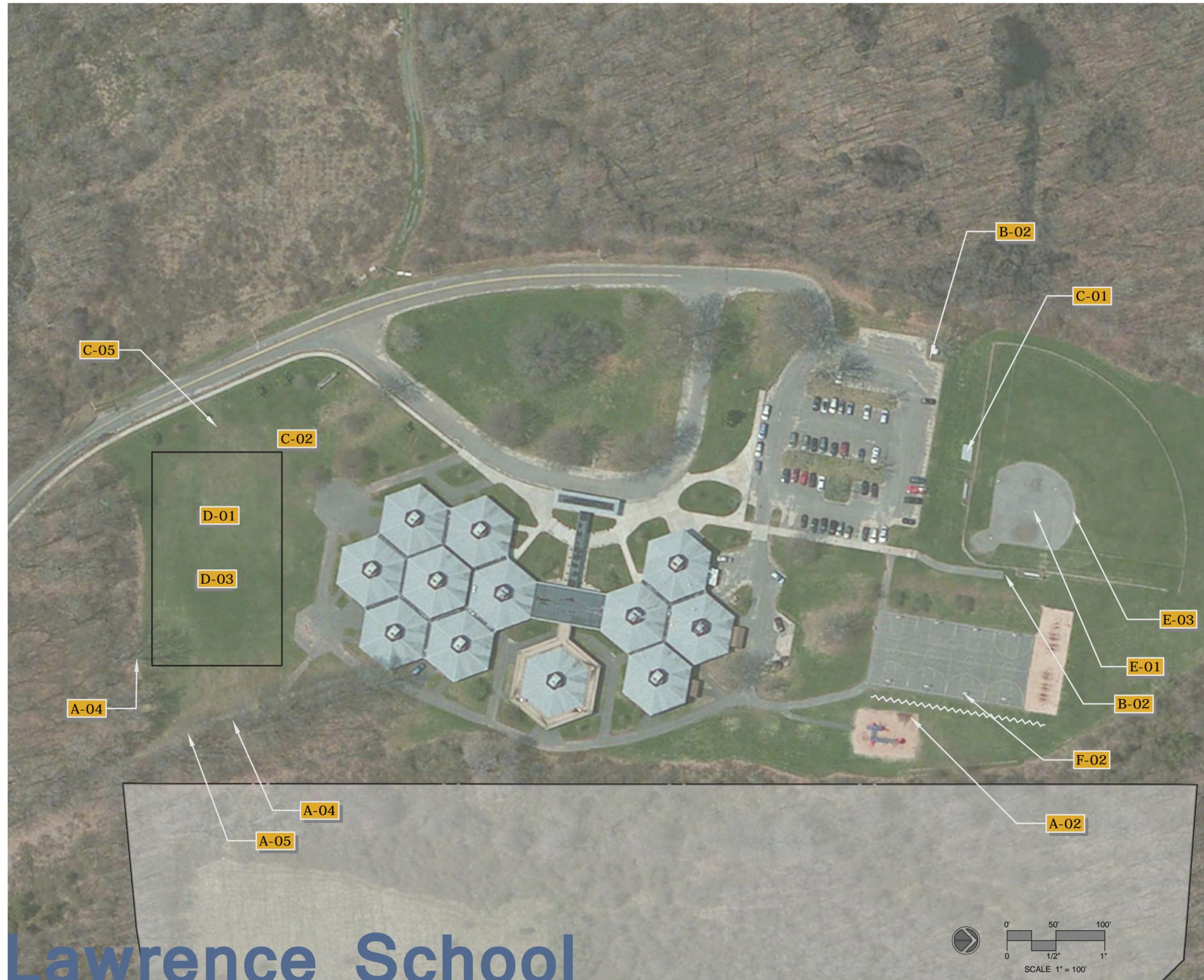
## SITE SUMMARY

<b>Address</b>	Kaplan Drive	<b>Facilities &amp; Features:</b>
<b>Lot Size</b>	+/- 165 acres	Softball Field
		Multi-use Field
		Basketball Court (4)
		Playground (2)

## CONDITION ANALYSIS SUMMARY

<b>General Site</b>	School site with recreational facilities flanking the school on north and south sides
<b>Vehicular Circulation</b>	Paved parking at north side of school
<b>Pedestrian Circulation</b>	Sidewalk from adjacent neighborhood, Paved access to facilities along eastern perimeter
<b>Accessibility</b>	Parking spaces provided, Limited access to softball field and multi-use field, Connections to basketball courts and playgrounds provided
<b>Athletic Facilities:</b>	
<b>Softball</b>	Fair Condition, Low spouts in infield, Weedy and compacted turf, Uneven playing surface in outfield
<b>Multi-Use</b>	Fair/Poor Condition, Turf worn, weedy, and compacted, Uneven playing surface in areas, Striped for Lacrosse at time of evaluation
<b>Basketball</b>	Fair Condition, Some surface cracks, Hoops need nets





# Lawrence School

## ANALYSIS LEGEND

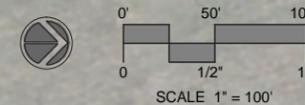
<u>GENERAL SITE</u>	
<u>SYMBOL</u>	<u>DESCRIPTION</u>
A-02	Drainage Issue
A-04	Prune Overhanging Branches
A-05	Pavement in Poor Condition
<u>ACCESSIBILITY</u>	
<u>SYMBOL</u>	<u>DESCRIPTION</u>
B-02	No ADA Compliant Route
<u>GENERAL ATHLETIC FIELD</u>	
<u>SYMBOL</u>	<u>DESCRIPTION</u>
C-01	Damaged / Non Code Compliant Bleacher
C-02	Lack of Spectator Seating
C-05	No Perimeter Fence
<u>FIELD TURF</u>	
<u>SYMBOL</u>	<u>DESCRIPTION</u>
D-01	Weedy and Compacted Turf
D-03	Inconsistent Grades
<u>INFIELD</u>	
<u>SYMBOL</u>	<u>DESCRIPTION</u>
E-01	Low Spots Need Infill
E-03	Weedy / Irregular Edge
<u>SPORT COURT</u>	
<u>SYMBOL</u>	<u>DESCRIPTION</u>
F-02	Nets/ Hoops In Need of Repair

### ADDITIONAL NOTES:

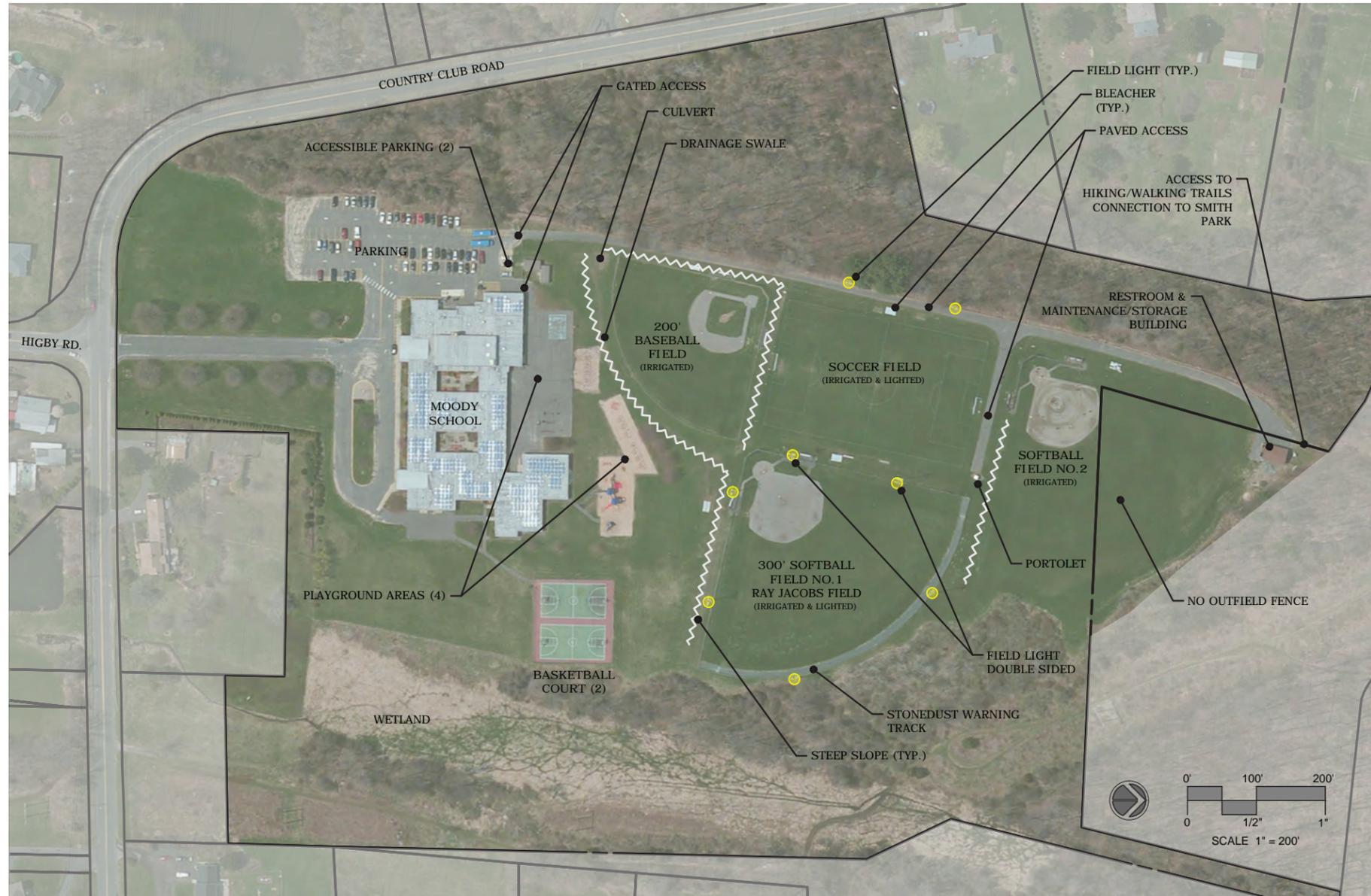
Multi-use field was striped for lacrosse at time of evaluation.

Multi-use field lacks adequate run-out area along south border of field.

Site bleachers are not compliant with safety code.



# Moody School

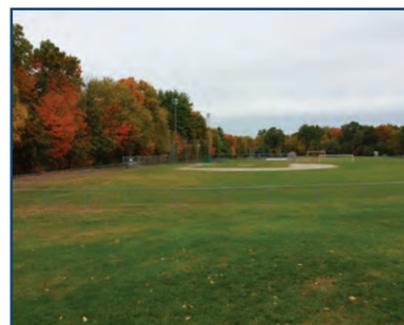


## SITE SUMMARY

<b>Address</b>	300 Country Club Road	<b>Facilities &amp; Features:</b>
<b>Lot Size</b>	+/- 34 acres	Restroom / Maintenance Building
		Hiking/Walking Trail Access
		Playground (3)
		Baseball Field
		Softball Field (2) - 1 irrigated & lit
		Soccer Field - irrigated & lit
		Basketball Court (2)

## CONDITION ANALYSIS SUMMARY

<b>General Site</b>	School site with recreational facilities at rear of school, Significant grade change from south to north, Bordered by forested vegetation on 3 sides
<b>Vehicular Circulation</b>	Paved parking at south west corner of property
<b>Pedestrian Circulation</b>	Limited paved access, Terraced fields create challenge
<b>Accessibility</b>	Limited - 2 parking spaces provided, pedestrian limited to west side of park, No connections to any fields
<b>Athletic Facilities:</b>	
<b>Baseball</b>	Fair Condition, Turf weedy, Poorly defined turf edge at infield & outfield,
<b>Softball -1</b>	Good/Fair Condition, Turf weedy, Lip at turf edge of infield & outfield, Poorly defined turf edge at outfield, Weedy warning track surface
<b>Softball -2</b>	Fair Condition, Turf weedy , Lip at turf edge of infield & outfield, Weedy warning track surface
<b>Soccer</b>	Poor Condition, Turf badly worn from over use, Exposed irrigation heads, Uneven playing surface in areas
<b>Basketball</b>	Poor Condition, Large surface cracks throughout





# Moody School

## CONDITIONS ANALYSIS LEGEND

<u>SYMBOL</u>	<u>GENERAL SITE DESCRIPTION</u>
A-01	Repair Fence
A-02	Drainage Issue
<u>SYMBOL</u>	<u>ACCESSIBILITY DESCRIPTION</u>
B-01	No Pedestrian Connection
B-02	No ADA Compliant Route
B-03	Door Threshold Not Compliant
<u>SYMBOL</u>	<u>GENERAL ATHLETIC FIELD DESCRIPTION</u>
C-01	Damaged / Non Code Compliant Bleacher
C-03	Lack of Protective Fence / Fence Topper
<u>SYMBOL</u>	<u>FIELD TURF DESCRIPTION</u>
D-01	Weedy and Compacted Turf
D-04	Exposed Irrigation Head
D-06	Excessive Weed Growth
D-08	Turf in Poor Condition
<u>SYMBOL</u>	<u>INFIELD DESCRIPTION</u>
E-01	Low Spots Need Infill
E-03	Weedy / Irregular Edge
<u>SYMBOL</u>	<u>SPORT COURT DESCRIPTION</u>
F-01	Playing Surface in Poor Condition

### ADDITIONAL NOTES:

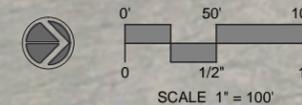
Basketball courts are in very poor condition and should not be used.

Soccer field is being overused creating bare and damaged turf areas throughout center of field.

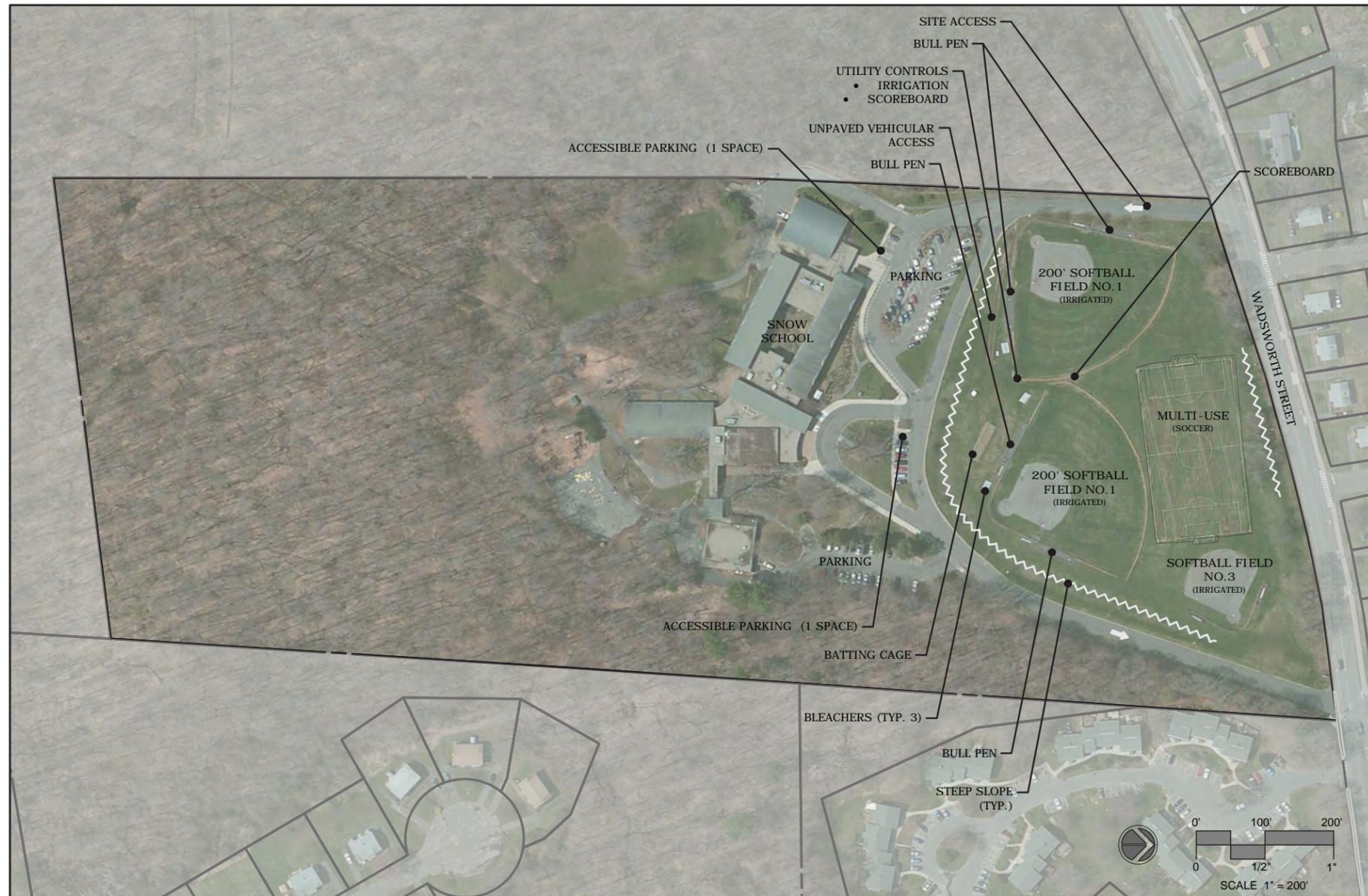
Heavy use on baseball and softball fields appears to be the contributing factor resulting in compaction and weed growth.

Terraced fields create access issues and a minor drainage issue at Softball Field No.2's south dugout.

Site bleachers are not compliant with safety code and a number are damaged with sharp exposed surfaces.



# Snow School



## SITE SUMMARY

<b>Address</b>	299 Wadsworth Street	<b>Facilities &amp; Features:</b>
		Softball Field (3 Irrigated)
		Batting Cage
<b>Lot Size</b>	+/- 29 acres	Bull Pen (4)
		Multi-Use (overlay)
<b>User Groups</b>	Youth Softball	
	Youth Soccer	

## CONDITION ANALYSIS SUMMARY

<b>General Site</b>	School site with recreational facilities at front of school, Significant grade change at south side of fields, Bordered by forested vegetation on 3 sides
<b>Vehicular Circulation</b>	3 paved parking areas at front of school
<b>Pedestrian Circulation</b>	No paved access to fields, Slope between parking and fields creates a challenge
<b>Accessibility</b>	Limited - parking spaces provided, No paved connections or ADA route to any fields

### Athletic Facilities:

<b>Softball -1</b>	Good/Fair Condition, Infield in good condition, Turf weedy, Outfield turf poor, Poorly defined turf edge at outfield
<b>Softball -2</b>	Fair Condition, Turf weedy, Poor turf edge of infield & outfield
<b>Softball -3</b>	Very Poor Condition, Appears unused
<b>Multi-Use</b>	Fair/Poor Condition, Turf worn, weedy, and compacted, Uneven playing surface in areas, Unstriped at time of evaluation





**Snow School**

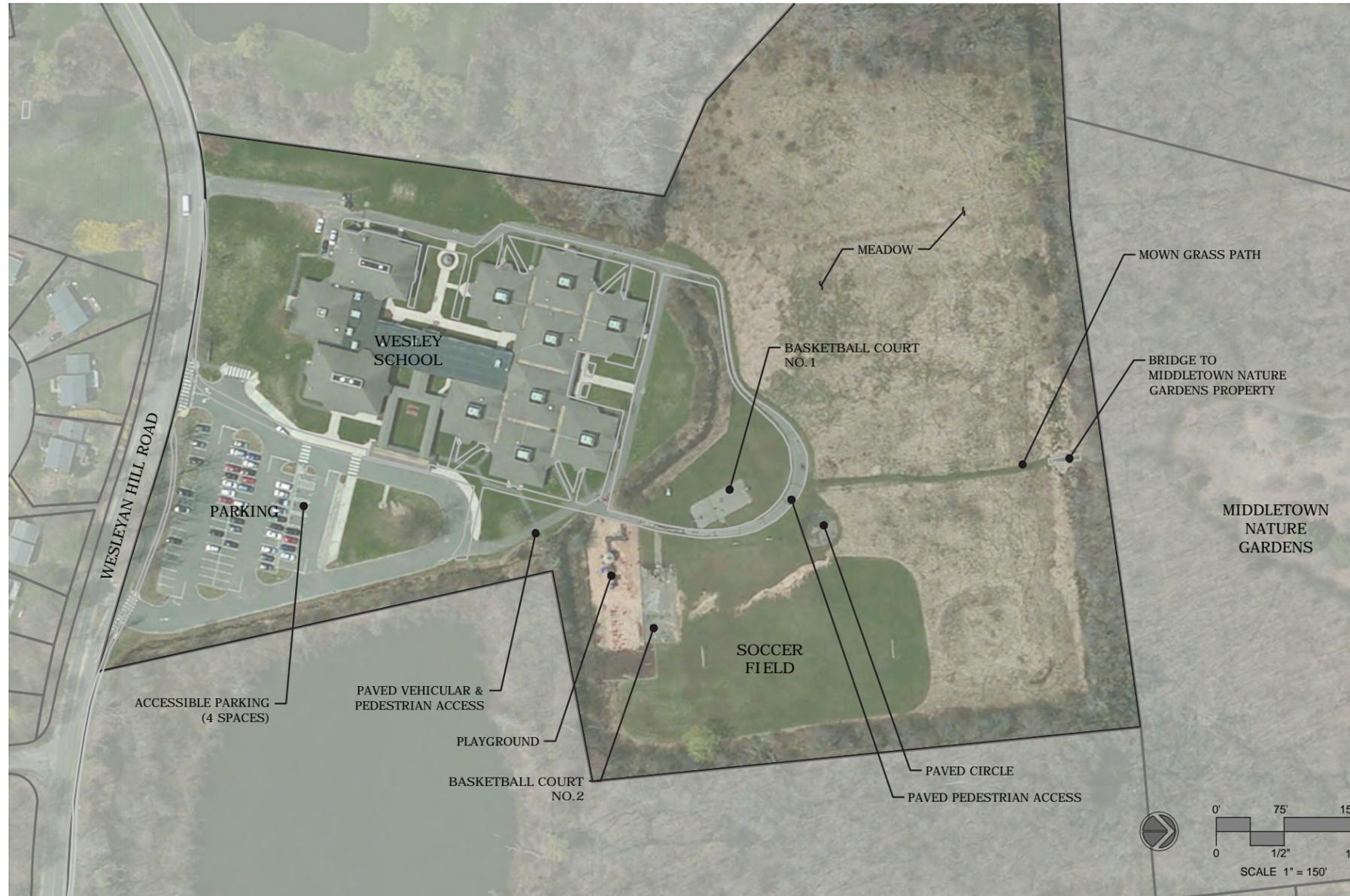
**ANALYSIS LEGEND**

<u>SYMBOL</u>	<u>GENERAL SITE DESCRIPTION</u>
<b>A-01</b>	Repair Fence
<u>SYMBOL</u>	<u>ACCESSIBILITY DESCRIPTION</u>
<b>B-01</b>	No Pedestrian Connection
<b>B-02</b>	No ADA Compliant Route
<u>SYMBOL</u>	<u>GENERAL ATHLETIC FIELD DESCRIPTION</u>
<b>C-01</b>	Damaged / Non Code Compliant Bleacher
<b>C-04</b>	Surface in Poor Condition
<b>C-05</b>	No Perimeter Fence
<u>SYMBOL</u>	<u>FIELD TURF DESCRIPTION</u>
<b>D-01</b>	Weedy and Compacted Turf
<b>D-03</b>	Inconsistent Grades
<u>SYMBOL</u>	<u>INFIELD DESCRIPTION</u>
<b>E-02</b>	Infield needs Grooming
<b>E-03</b>	Weedy / Irregular Edge
<b>E-04</b>	Excessive Weed Growth

**ADDITIONAL NOTES:**

- Softball Field No. 3 appears unused and is in very poor condition.
- Overlay multipurpose field lacks adequate run-out area around perimeter.
- Steep slopes at south side of facility create access issues.
- Site bleachers are not compliant with safety code.

# Wesley School



## SITE SUMMARY

<b>Address</b>	10 Wesleyan Hill Road	<b>Facilities &amp; Features:</b>
<b>Lot Size</b>	+/- 16 acres	Soccer Field Basketball Court (2) Playground Walking Trail

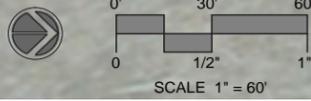
## CONDITION ANALYSIS SUMMARY

<b>General Site</b>	School site with recreational facilities on the east side of school
<b>Vehicular Circulation</b>	Paved parking at southeast side of school, Paved access around school
<b>Pedestrian Circulation</b>	Sidewalk connections to access road around school, Paved access into recreational facility area - poor condition, Lawn path to walking trails in adjacent property
<b>Accessibility</b>	Parking spaces provided, Limited access to soccer field, Connections to basketball courts and playgrounds provided - poor condition
<b>Athletic Facilities:</b>	
<b>Soccer</b>	Fair/Poor Condition, Turf worn, weedy, and compacted, Uneven playing surface in areas
<b>Basketball -1</b>	Fair Condition, Some surface cracks, Not striped or sized for sports play
<b>Basketball -2</b>	Poor Condition, Significant surface cracks, Not striped or sized for sports play, Should not be used





**Wesley School**



**ANALYSIS LEGEND**

<u>GENERAL SITE DESCRIPTION</u>	
SYMBOL	DESCRIPTION
<b>A-05</b>	Pavement in Poor Condition
<u>GENERAL ATHLETIC FIELD DESCRIPTION</u>	
SYMBOL	DESCRIPTION
<b>C-02</b>	Lack of Spectator Seating
<u>FIELD TURF DESCRIPTION</u>	
SYMBOL	DESCRIPTION
<b>D-01</b>	Weedy and Compacted Turf
<u>SPORT COURT DESCRIPTION</u>	
SYMBOL	DESCRIPTION
<b>F-01</b>	Playing Surface in Poor Condition

**ADDITIONAL NOTES:**

Basketball Courts are in very poor condition.  
 Court No.2 should not be used for play.

# Woodrow Wilson School



## SITE SUMMARY

**Address** Farm Hill Road  
**Lot Size** +/- 9 acres

**Facilities & Features:**  
 Multi-Use Field - irrigated  
 Track  
 Grandstand w/ Pressbox  
 Concession/ Restroom Building

## CONDITION ANALYSIS SUMMARY

**General Site** One multiuse field located infield to a six lane running track located across the street from the school building and parking areas. The track is boxed in on the north and south by residential properties, Pat Kidney Park borders on the west and southwest. The site also contains a restroom/ concession building and a storage building and shed. Multiuse field is maintained by the school district.

**Vehicular Circulation** There are no public parking areas on site.

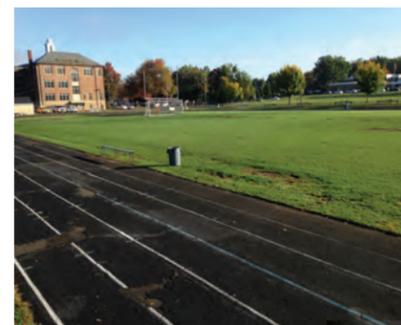
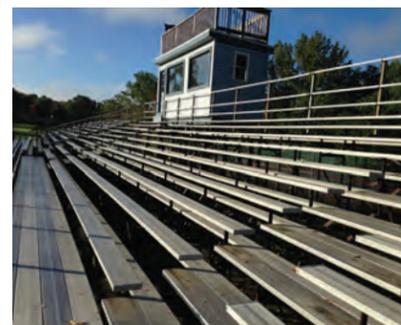
**Pedestrian Circulation** Walkways are in poor condition.

**Accessibility** There is no drop ramp at crosswalk from school, bleachers do not provide accessible seating, storage shed not accessible.

**Athletic Facilities:**

**Multi-use** Turf in good condition except for bare areas, drainage inadequate, bleachers in poor condition, fencing in poor condition.

**Track** Dangerous condition, holes in surface, large cracks, surface delaminating, drainage inadequate, fencing is poor condition. Field events in poor condition.





## ANALYSIS LEGEND

<u>GENERAL SITE DESCRIPTION</u>		<u>SPORT COURT DESCRIPTION</u>	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
A-01	Repair Fence	F-01	Playing Surface in Poor Condition
A-02	Drainage Issue	F-02	Nets/ Hoops In Need of Repair
A-10	Stairs Not to Code	<u>BUILDING FACILITIES DESCRIPTION</u>	
A-11	Replace Fence	SYMBOL	DESCRIPTION
<u>ACCESSIBILITY DESCRIPTION</u>		G-01	In Need of Repair - See Additional Notes
SYMBOL	DESCRIPTION	<u>TRACK &amp; FIELD DESCRIPTION</u>	
B-01	No Pedestrian Connection	SYMBOL	DESCRIPTION
B-02	No ADA Compliant Route	H-01	Surface in Poor Condition
B-03	Door Threshold Not Compliant		
B-04	No ADA Parking		
B-05	No Site Parking		
<u>GENERAL ATHLETIC FIELD DESCRIPTION</u>			
SYMBOL	DESCRIPTION		
C-01	Damaged / Non Code Compliant Bleacher		
C-03	Lack of Protective Fence / Fence Topper		
<u>FIELD TURF DESCRIPTION</u>			
SYMBOL	DESCRIPTION		
D-01	Weedy and Compacted Turf		
D-02	Lip at Infield / Outfield Interface		
D-04	Exposed Irrigation Head		
D-05	Bare Turf Area		
D-06	Excessive Weed Growth		
D-07	Turf needs Restoration		
D-08	Turf in Poor Condition		
D-12	Add Irrigation System		
<u>INFIELD DESCRIPTION</u>			
SYMBOL	DESCRIPTION		
E-01	Low Spots Need Infill		
E-03	Weedy / Irregular Edge		
E-04	Excessive Weed Growth		
E-06	Infield requires grading/ drainage		
E-07	Infield Built up Over Years		

### ADDITIONAL NOTES:

Park buildings generally appear to be in poor condition.

All perimeter fencing and field fencing is in poor condition.

Site lacks pedestrian connections.

Park contains no parking areas.

All fields are in a generally poor condition.

Running track surface is unsafe due to condition and track drainage is not to current standards.

Tennis court surface is unsafe for play due to condition.

# Pat Kidney Field



## SITE SUMMARY

**Address** Farm Hill Road  
**Lot Size** +/- 9 acres

- Facilities & Features:**
- Baseball Field - irrigated
  - Softball Field - irrigated
  - Multi-Use Field
  - Basketball Court - lighted
  - Tennis Courts (4)
  - Batting Cages
  - Bull Pen
  - Pressbox
  - Concession/ Restroom Building (2)

## CONDITION ANALYSIS SUMMARY

- General Site** Park Site comprised of two softball fields, one large lighted, one little league size; one baseball field, an overlay soccer field, basketball court, four tennis courts, batting cages, restroom and storage building, and concession building. There are some additional undeveloped open areas, and a wooded area that may be wetlands.
- Vehicular Circulation** There are no parking areas on site.
- Pedestrian Circulation** No walkways to facilities on site, stairs from school not to code.
- Accessibility** Limited - pedestrian limited to west side of park, No connections to any fields
- Athletic Facilities:**
- Baseball** Poor Condition, infield higher in elevation, turf in poor condition, poorly defined turf edge at infield & outfield, fencing in poor condition, press box in poor condition, bleachers not to code.
  - Softball Field-1** Poor Condition, infield drainage issue, turf in poor condition, poorly defined turf edge at outfield, fencing in poor condition, bleachers not to code.
  - Softball Field-2** Poor Condition, infield higher in elevation, weedy, turf in poor condition, poorly defined edge of infield & outfield, backstop in poor condition.
  - Overlay Turf** Turf worn from use.
  - Basketball** Bituminous concrete surface old, no cracks, no court surfacing, old hoop foundations exposed.
  - Tennis** Poor Condition, Large surface cracks throughout, fencing needs repairs.





## ANALYSIS LEGEND

SYMBOL	GENERAL SITE DESCRIPTION	SYMBOL	SPORT COURT DESCRIPTION	
A-01	Repair Fence	F-01	Playing Surface in Poor Condition	
A-02	Drainage Issue	F-02	Nets/ Hoops In Need of Repair	
A-10	Stairs Not to Code			
A-11	Replace Fence	BUILDING FACILITIES DESCRIPTION		
	ACCESSIBILITY DESCRIPTION		G-01	In Need of Repair - See Additional Notes
B-01	No Pedestrian Connection	TRACK & FIELD DESCRIPTION		
B-02	No ADA Compliant Route	H-01	Surface in Poor Condition	
B-03	Door Threshold Not Compliant			
B-04	No ADA Parking			
B-05	No Site Parking			
	GENERAL ATHLETIC FIELD DESCRIPTION			
C-01	Damaged / Non Code Compliant Bleacher			
C-03	Lack of Protective Fence / Fence Topper			
	FIELD TURF DESCRIPTION			
D-01	Weedy and Compacted Turf			
D-02	Lip at Infield / Outfield Interface			
D-04	Exposed Irrigation Head			
D-05	Bare Turf Area			
D-06	Excessive Weed Growth			
D-07	Turf needs Restoration			
D-08	Turf in Poor Condition			
D-12	Add Irrigation System			
	INFIELD DESCRIPTION			
E-01	Low Spots Need Infill			
E-03	Weedy / Irregular Edge			
E-04	Excessive Weed Growth			
E-06	Infield requires grading/ drainage			
E-07	Infield Built up Over Years			

### ADDITIONAL NOTES:

Park buildings generally appear to be in poor condition.

All perimeter fencing and field fencing is in poor condition.

Site lacks pedestrian connections.

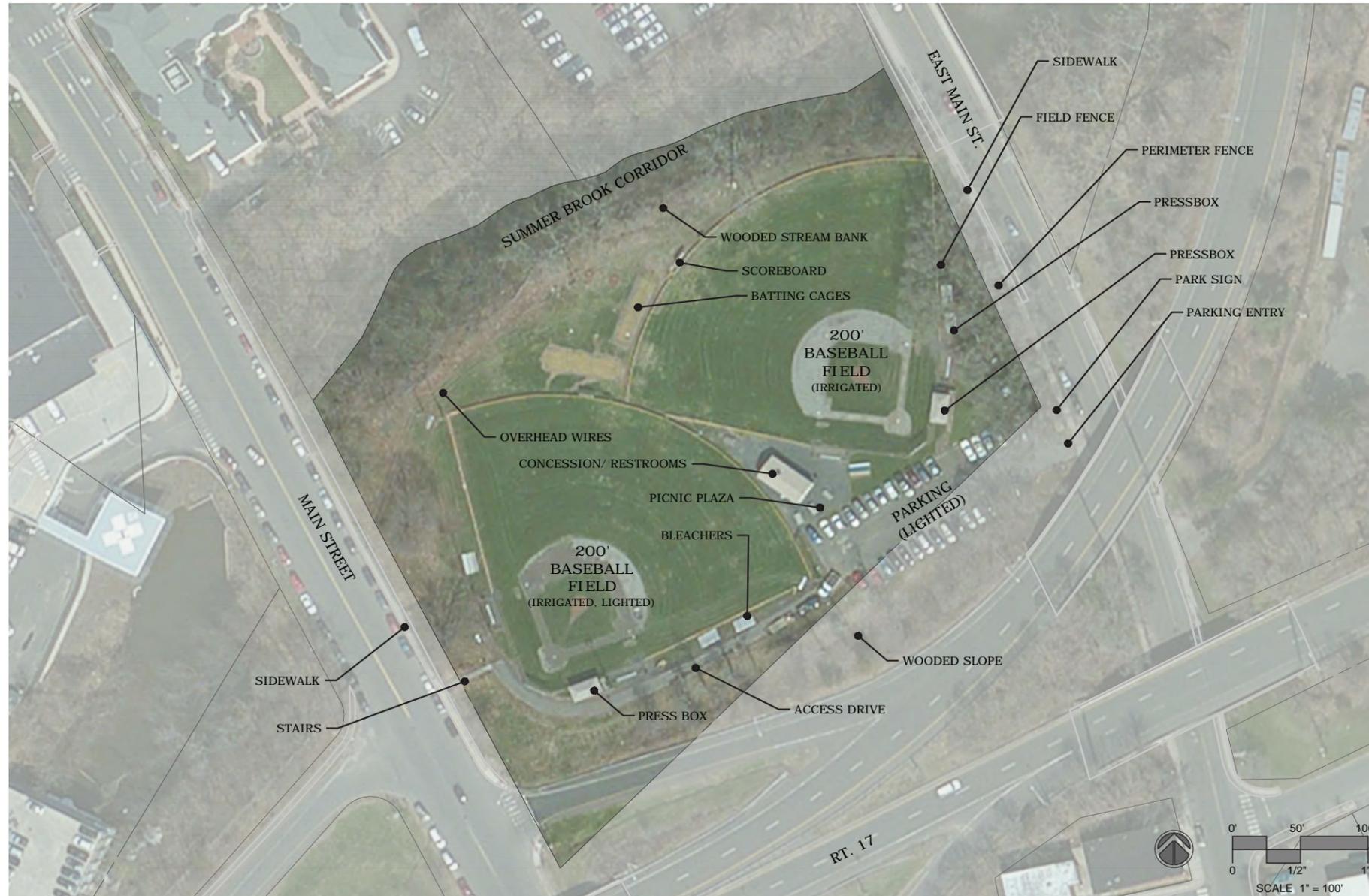
Park contains no parking areas.

All fields are in a generally poor condition.

Running track surface is unsafe due to condition and track drainage is not to current standards.

Tennis court surface is unsafe for play due to condition.

# Hubbard Park



## SITE SUMMARY

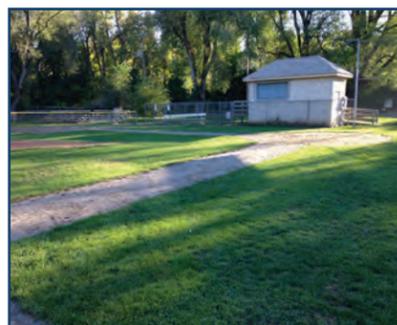
<b>Address</b>	East Main Street	<b>Facilities &amp; Features:</b>
<b>Lot Size</b>	+/- 3.5 acres	Baseball Field (2) - irrigated, 1 lighted
		Batting Cages
		Pressbox (2)
		Concession/ Restroom Building

## CONDITION ANALYSIS SUMMARY

<b>General Site</b>	The site is comprised of two little league sized baseball fields, one lighted and both with press boxes, two batting cages, and a restroom/ concession building with plaza area. The site is bordered on the north by Summer Brook, the east by East Main Street, the south by a highway entrance ramp, and the west by Main Street.
<b>Vehicular Circulation</b>	Paved parking exists in the southeast corner of the site, a stairway connection to Main Street parking is provided by stairs.
<b>Pedestrian Circulation</b>	Limited paved access to field -1.
<b>Accessibility</b>	Limited - no parking spaces provided, pedestrian connections not complete, plaza area surface is gravel.

## Athletic Facilities:

<b>Baseball Field -1</b>	Good condition, turf contains weedy areas, thin areas; mound in poor condition, infield elevation raised, fence needs minor repairs, no warning track. Bleachers not to code.
<b>Baseball Field-2</b>	Good condition, turf contains weedy areas, thin areas; mound in poor condition, infield elevation raised, fence needs minor repairs, fence topper in poor condition, no warning track. Bleachers not to code.





# Hubbard Park

## ANALYSIS LEGEND

<u>GENERAL SITE DESCRIPTION</u>	
SYMBOL	DESCRIPTION
A-02	Drainage Issue
<u>ACCESSIBILITY DESCRIPTION</u>	
SYMBOL	DESCRIPTION
B-02	No ADA Compliant Route
B-04	No ADA Parking
<u>GENERAL ATHLETIC FIELD DESCRIPTION</u>	
SYMBOL	DESCRIPTION
C-01	Damaged / Non Code Compliant Bleacher
C-03	Lack of Protective Fence / Fence Topper
C-07	Fencing in Need of Minor Repairs
<u>FIELD TURF DESCRIPTION</u>	
SYMBOL	DESCRIPTION
D-02	Lip at Infield / Outfield Interface
D-07	Turf needs Restoration
<u>INFIELD DESCRIPTION</u>	
SYMBOL	DESCRIPTION
E-05	Reconstruct Mound

### ADDITIONAL NOTES:

Stairs from Main Street in need of minor repairs.

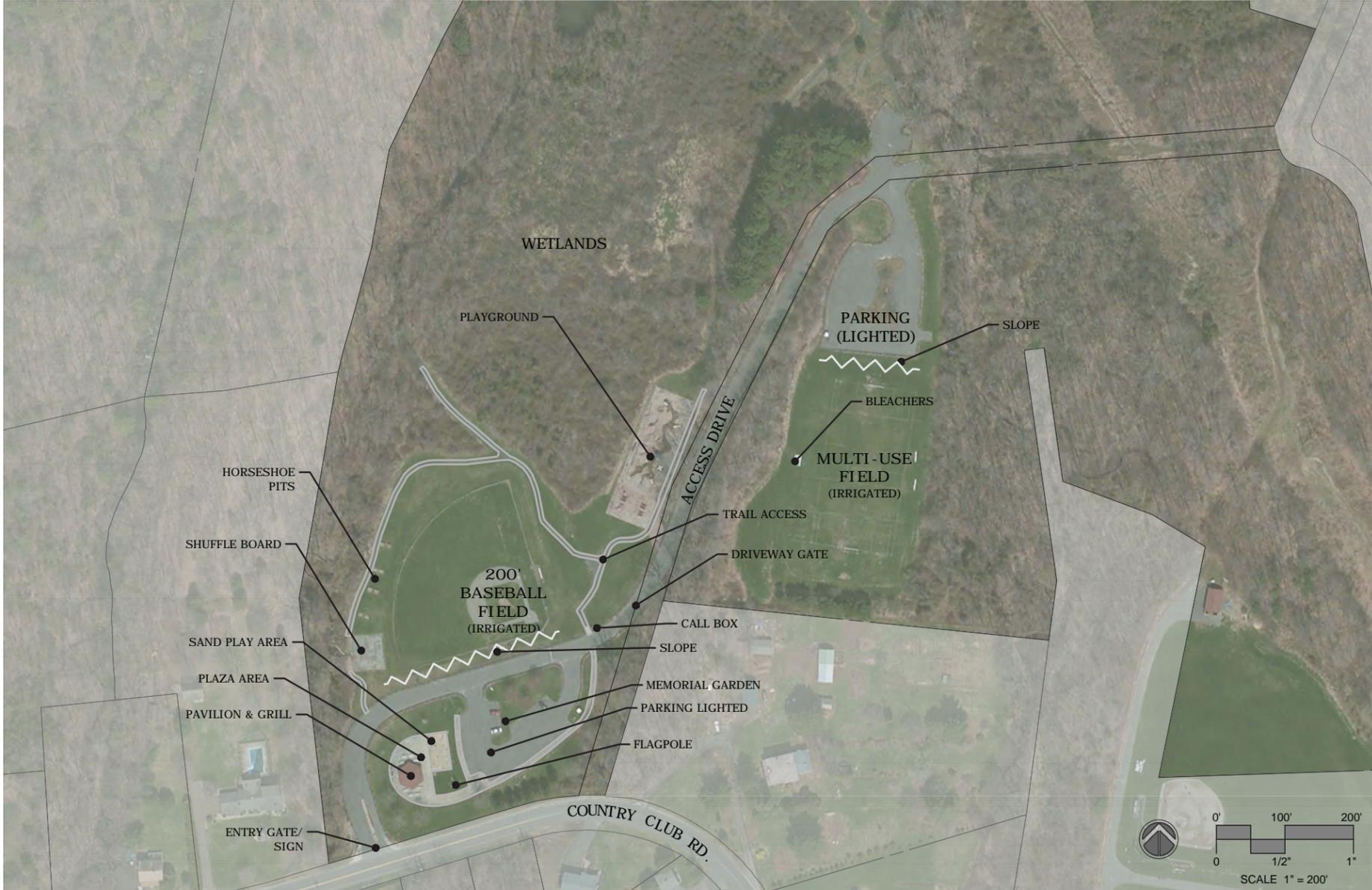
Heavy use on baseball and softball fields appears to be the contributing factor resulting in compaction and weed growth.

Stone surface at restrooms/ concession area presents accessibility issues.

Site bleachers are not compliant with safety code.

Lack of protective fencing/ netting to protect vehicles from foul balls.

# Smith Park



### SITE SUMMARY

<b>Address</b>	Country Club Road	<b>Facilities &amp; Features:</b>
<b>Lot Size</b>	+/- 80 acres	Baseball Field - irrigated
		Multi-Use Field- irrigated
		Memorial Garden
		Plaza
		Horseshoe Pits
		Shuffle Board
		Pavilion Grill

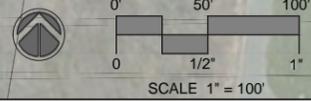
### CONDITION ANALYSIS SUMMARY

<b>General Site</b>	Park site containing one little league size baseball field and one soccer field in an outlying location, both fields are irrigated. The park also contains two areas of play equipment, a pavilion, horseshoe pits, shuffle board courts, and a trail system.
<b>Vehicular Circulation</b>	There are two paved parking areas one along the street serving the baseball field and the other park amenities and one area serving the outlying soccer field.
<b>Pedestrian Circulation</b>	No paved access, to athletic facilities. No spectator seating at baseball field.
<b>Accessibility</b>	Limited - 2 parking spaces provided, pedestrian limited to west side of park, No connections to any fields
<b>Athletic Facilities:</b>	
<b>Baseball Field</b>	Fair Condition, infield turf thin, outfield turf weedy poorly defined turf edge at infield & outfield, mound requires reconstruction, fencing needs minor repairs. No warning track or fence topper.
<b>Soccer</b>	Poor Condition, turf generally in poor condition worn badly in areas from use, bleachers not to code.





# Smith Park



## ANALYSIS LEGEND

<u>GENERAL SITE DESCRIPTION</u>	
<u>SYMBOL</u>	<u>GENERAL SITE DESCRIPTION</u>
A-05	Pavement in Poor Condition
A-06	Curbing in poor condition
<u>ACCESSIBILITY DESCRIPTION</u>	
<u>SYMBOL</u>	<u>ACCESSIBILITY DESCRIPTION</u>
B-01	No Pedestrian Connection
B-02	No ADA Compliant Route
B-04	No ADA Parking
<u>GENERAL ATHLETIC FIELD DESCRIPTION</u>	
<u>SYMBOL</u>	<u>GENERAL ATHLETIC FIELD DESCRIPTION</u>
C-01	Damaged / Non Code Compliant Bleacher
C-02	Lack of Spectator Seating
C-07	Fencing in Need of Minor Repairs
<u>FIELD TURF DESCRIPTION</u>	
<u>SYMBOL</u>	<u>FIELD TURF DESCRIPTION</u>
D-07	Turf needs Restoration
D-10	Aerate, Overseed, Topdress
D-11	Check Irrigation System Function
<u>INFIELD DESCRIPTION</u>	
<u>SYMBOL</u>	<u>INFIELD DESCRIPTION</u>
E-05	Reconstruct Mound

### ADDITIONAL NOTES:

- Bituminous curbing on site is heavily broken up.
- Broken picnic table at upper field parking lot.
- Both fields lack ADA parking and access to spectator seating.
- Bituminous concrete parking area are heavily cracked, no stall striping, some traffic signs faded.
- Site lacks restroom/ concession/ storage building.

# McCarthy Park



## SITE SUMMARY

**Address** Hotchkiss Street  
**Lot Size** +/- 2.4 acres

**Facilities & Features:**  
 Multi-Use Field  
 Basketball Court  
 Tennis Court  
 Playground

## CONDITION ANALYSIS SUMMARY

**General Site** Park site comprised of an open lawn area that previously was a football field, one basketball court, one tennis court and swings. The park is bordered by residential properties on the north, west, and south sides, and Hotchkiss Street on the east.

**Vehicular Circulation** No onsite parking.

**Pedestrian Circulation** Paved walk to courts only, unpaved trail from High Street.

**Accessibility** Limited.

### Athletic Facilities:

**Multi-Use** Poor Condition, Turf worn, weedy, and compacted, Bare soil areas, Uneven playing surface in areas

**Basketball** Surface in fair condition, areas of vandalism, cracking and birdbaths, fencing in fair/poor condition.

**Tennis** Surface in fair condition, areas of vandalism, cracking and birdbaths, fencing in fair/poor condition.



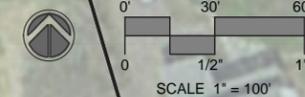


**ANALYSIS LEGEND**

<u>GENERAL SITE DESCRIPTION</u>	
<u>SYMBOL</u>	<u>DESCRIPTION</u>
A-01	Repair Fence
A-14	Park Entry Undefined
A-16	Vegetation Overgrown
<u>ACCESSIBILITY DESCRIPTION</u>	
<u>SYMBOL</u>	<u>DESCRIPTION</u>
B-06	Area of Poor Visibility
<u>FIELD TURF DESCRIPTION</u>	
<u>SYMBOL</u>	<u>DESCRIPTION</u>
D-14	Field Reconstruction Required
<u>SPORT COURT DESCRIPTION</u>	
<u>SYMBOL</u>	<u>DESCRIPTION</u>
F-03	Surface Needs Repairs

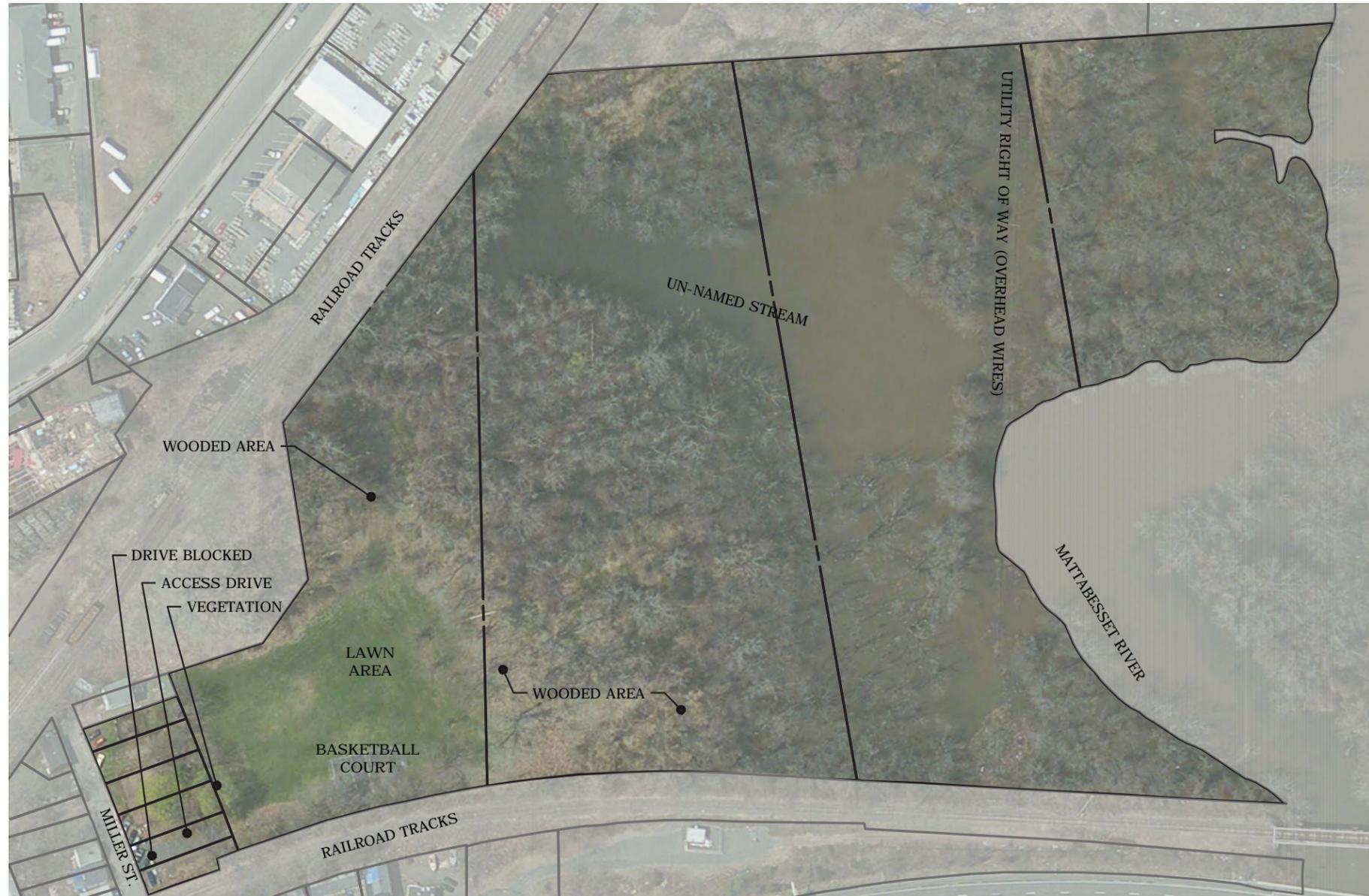
**ADDITIONAL NOTES:**

- Trail entrance from High Street encroaches on neighboring property.
- Athletic field would need to be constructed on site.
- No parking provided other than limited on street parking.
- Site lacks restroom/ concession/ storage building.



**McCarthy Park**

# Roosevelt Park



## SITE SUMMARY

**Address** Miller Street  
**Lot Size** +/- 2 acres

**Facilities & Features:**  
 Open Lawn  
 Basketball Court

## CONDITION ANALYSIS SUMMARY

**General Site** Mainly undeveloped park site, contains an area of open field, and a basketball court. Parcel is surrounded by railroad tracks on the east, Miller Street on the south, railroad tracks on the west, and the Mattabesset River to the north.

**Vehicular Circulation** None, no parking.

**Pedestrian Circulation** None.

**Accessibility** N/A

**Athletic Facilities:**  
**Basketball** Poor Condition, Large surface cracks throughout





# Roosevelt Park

## REFERENCE NOTES SCHEDULE

<u>SYMBOL</u>	<u>GENERAL SITE DESCRIPTION</u>
A-09	Athletic Field will Need to be Constructed
<u>SYMBOL</u>	<u>ACCESSIBILITY DESCRIPTION</u>
B-05	No Site Parking
<u>SYMBOL</u>	<u>SPORT COURT DESCRIPTION</u>
F-01	Playing Surface in Poor Condition

### ADDITIONAL NOTES:

Site does not currently have any improvements other than an older basketball court. Park amenities will have to be constructed.

# Country Club Soccer Complex

## SITE SUMMARY

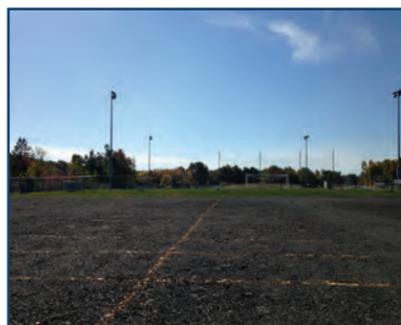
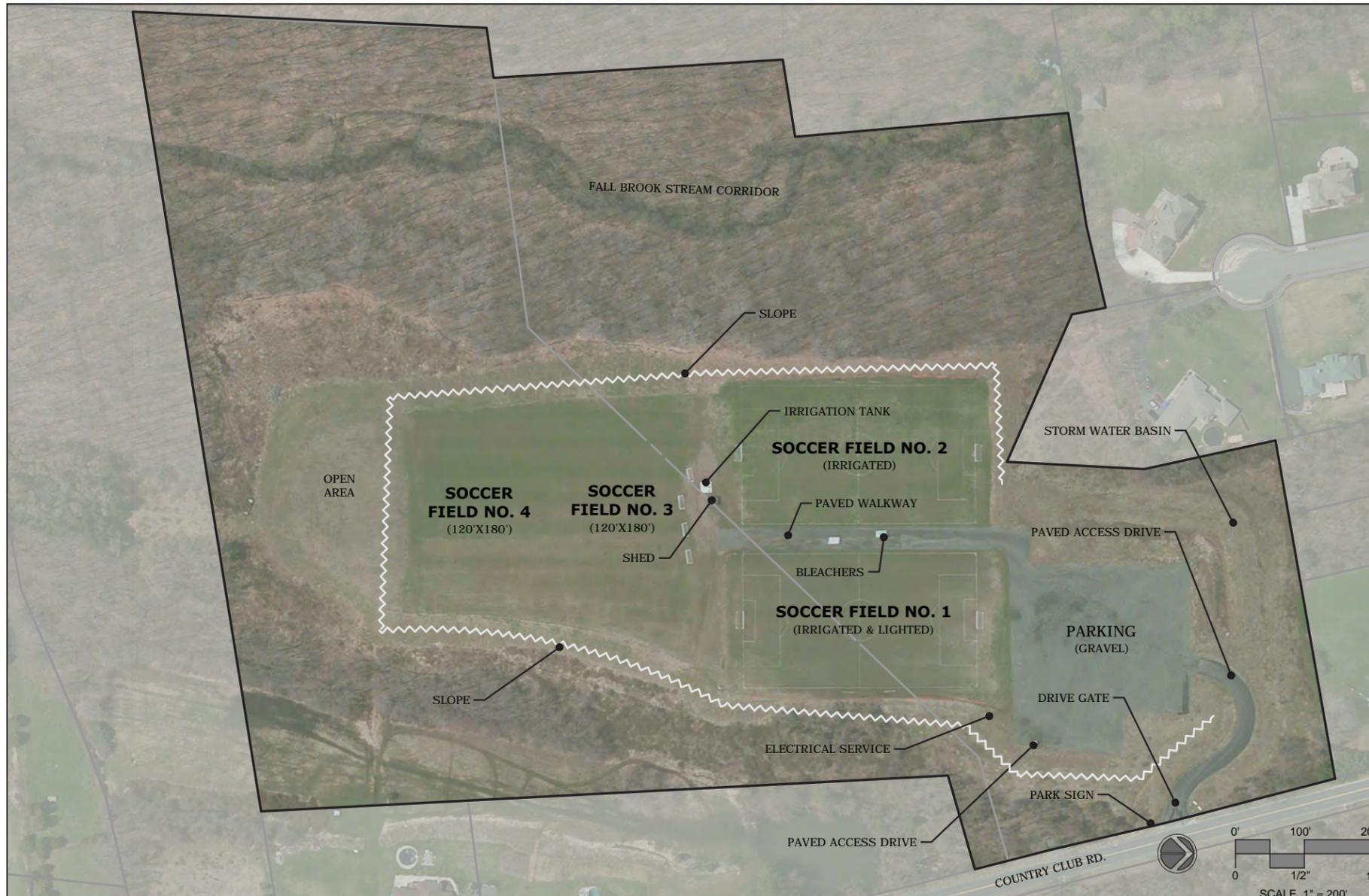
<b>Address</b>	Country Club Road	<b>Facilities &amp; Features:</b>
<b>Lot Size</b>	+/- 40 acres	Soccer Field (4), 2 - irrigated, 1 Lighted
		Stormwater Basin

## CONDITION ANALYSIS SUMMARY

<b>General Site</b>	Soccer field complex comprised of four fields, two full size and two undersized. Northeast field is lighted; the two full size fields are irrigated. The site sits on top of a hill with slopes on all sides. Storm water basin is located in the northwest corner of the site.
<b>Vehicular Circulation</b>	A parking area exists to the north of the fields and is roughly surfaced with reclaimed asphalt. A steep paved entry drive site enters from the northeast.
<b>Pedestrian Circulation</b>	Paved access is limited to a wide bituminous concrete walk between the two full size fields.
<b>Accessibility</b>	No marked parking stalls. No walks provided to the two southern undersized fields.

### Athletic Facilities:

<b>Soccer Field-1</b>	Good condition, turf in fair condition, worn from use, field needs attention to turf to improve quality of turf stand
<b>Soccer Field-2</b>	Good condition, turf in fair condition, worn from use, field needs attention to turf to improve quality of turf stand.
<b>Soccer Field-3</b>	Good condition, turf in good condition less wear, field needs attention to turf to improve quality of turf stand.
<b>Soccer Field-4</b>	Good condition, turf in good condition less wear, field needs attention to turf to improve quality of turf stand.





**REFERENCE NOTES SCHEDULE**

<u>SYMBOL</u>	<u>GENERAL SITE DESCRIPTION</u>
A-02	Drainage Issue
A-05	Pavement in Poor Condition
A-06	Bleachers Not to Code or Damaged
<u>SYMBOL</u>	<u>ACCESSIBILITY DESCRIPTION</u>
B-01	No Pedestrian Connection
B-04	No ADA Parking
<u>SYMBOL</u>	<u>GENERAL ATHLETIC FIELD DESCRIPTION</u>
C-06	Add Gate
<u>SYMBOL</u>	<u>FIELD TURF DESCRIPTION</u>
D-05	Bare Turf Area
D-09	Irrigation System Leak
D-10	Aerate, Overseed, Topdress

**ADDITIONAL NOTES:**

Lack of Gate system at walk entrance allows direct vehicle access to fields.

Lighted Soccer field is being overused creating bare and damaged turf areas throughout center of field.

Lack of turnaround at end of walk/ access drive requires maintenance vehicles to turn around on grass at end of drive.

Reclaimed asphalt material in parking area is rough and may not be an ADA traversable surface, lack of ADA parking spaces.

Site lacks restroom/ concession/ storage building.

# Country Club Soccer Complex

# Long Hill Soccer Fields



## SITE SUMMARY

<b>Address</b>	Long Hill Road	<b>Facilities &amp; Features:</b> Soccer Field (2), Stormwater Basin Walking Path
<b>Lot Size</b>	+/- 38 acres	

## CONDITION ANALYSIS SUMMARY

<b>General Site</b>	Soccer field complex with two fields constructed and room for construction of two additional fields to the south east of the existing fields. A wetland area exists to the south of the existing fields.
<b>Vehicular Circulation</b>	A parking area exists to the south of the fields and is surfaced with reclaimed asphalt. A second parking area is being constructed to the north of the fields and is also surfaced with reclaimed asphalt.
<b>Pedestrian Circulation</b>	Paved access limited to a perimeter loop trail surfaced with reclaimed asphalt.
<b>Accessibility</b>	No marked parking stalls or connections to fields.

### Athletic Facilities:

- Soccer Field-1** Good Condition, Turf worn from over use at goals, fields need additional attention to continue grown in of quality turf, areas along field edge should also receive care to prevent weed infiltration. Drainage issue between Field 1 and 2.
- Soccer Field-2** Good Condition, Turf slightly worn from over use at goals, fields need additional attention to continue grown in of quality turf, areas along field edge should also receive care to prevent weed infiltration. Large Drainage issue along east edge of field





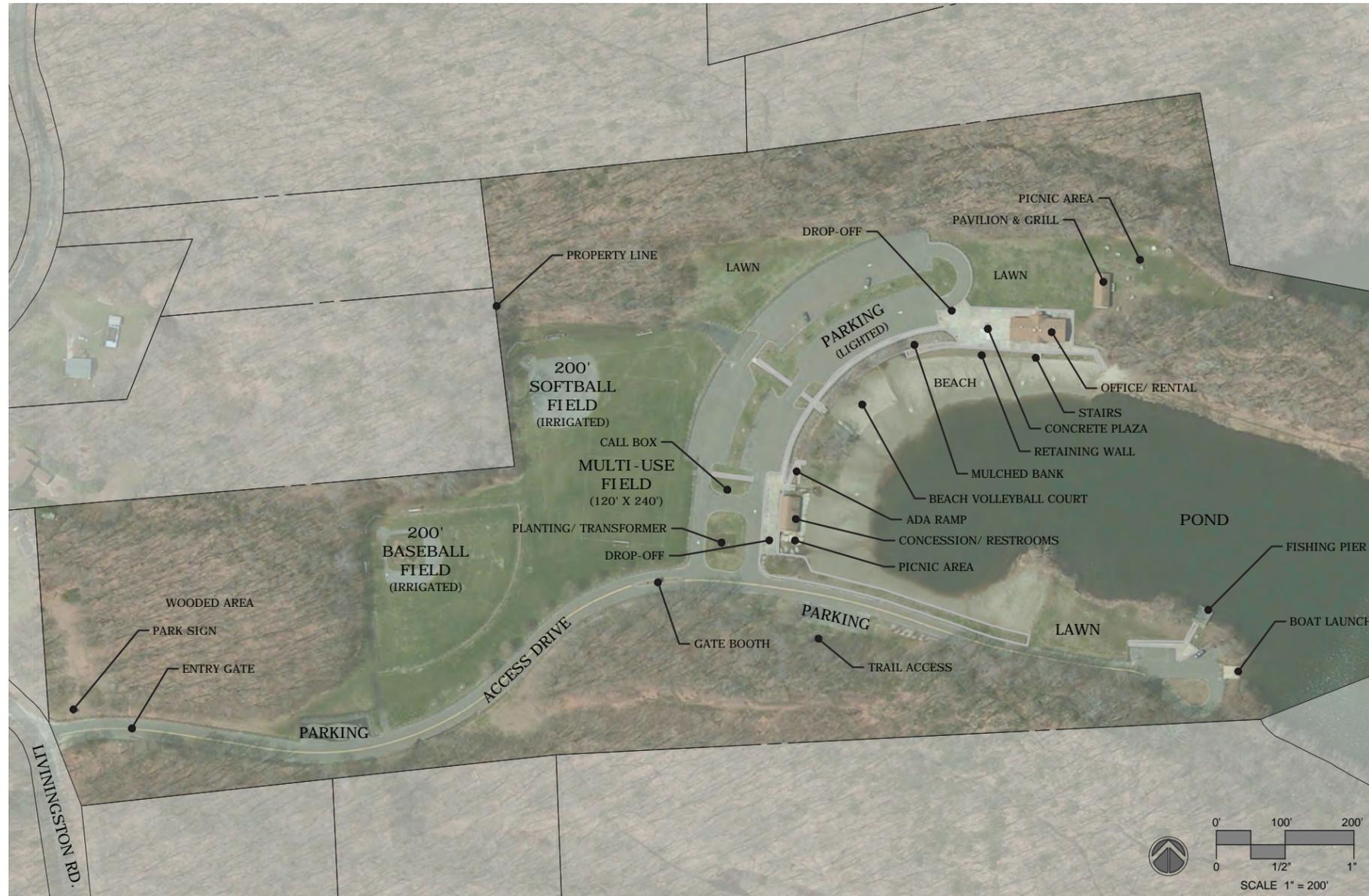
**ANALYSIS LEGEND**

<u>GENERAL SITE DESCRIPTION</u>	
<b>A-02</b>	Drainage Issue
<u>ACCESSIBILITY DESCRIPTION</u>	
<b>B-01</b>	No Pedestrian Connection
<b>B-08</b>	Surface Not ADA Compliant
<u>GENERAL ATHLETIC FIELD DESCRIPTION</u>	
<b>C-02</b>	Lack of Spectator Seating
<b>C-06</b>	Opening in Fence/ Rail
<u>FIELD TURF DESCRIPTION</u>	
<b>D-05</b>	Bare Turf Area
<b>D-06</b>	Excessive Weed Growth
<b>D-07</b>	Turf needs Restoration

**ADDITIONAL NOTES:**

- There is a major drainage issue at the northeast corner of Field No. 2.
- Openings in fencing and guide rail allows direct vehicle access to fields.
- Field turf needs additional work to produce thick turf cover.
- Turf areas outside of fields need work to produce quality stand of lawn.
- Reclaimed asphalt material in parking area is rough and may not be an ADA traversable surface, lack of ADA parking spaces.
- Site lacks restroom/ concession/ storage building.
- Site loop walk has excessive weed growth.

# McCutcheon Park



## SITE SUMMARY

<b>Address</b>	Livingston Road	<b>Facilities &amp; Features:</b>
<b>Lot Size</b>	+/- 105 acres	Baseball Field - irrigated
		Softball Field - irrigated
		Multi-Use Field
		Beach Volleyball Court
		Beach
		Swimming Pond
		Pavilion & Picnic Areas
		Trails
		Fishing Pier
		Boat Launch
		Restrooms

## CONDITION ANALYSIS SUMMARY

<b>General Site</b>	Park site with recreational facilities including one Little League field and a 200' softball field. The park also contains a pond with boat launch and beach, bath house, pavilion, and trail system.
<b>Vehicular Circulation</b>	Paved circulation drive and main lighted parking area along with some minor parking areas spread out through park.
<b>Pedestrian Circulation</b>	Concrete sidewalks around parking and beach areas, no access to fields, no spectator seating.
<b>Accessibility</b>	Limited - 2 parking spaces provided, pedestrian limited to west side of park, No connections to any fields
<b>Athletic Facilities:</b>	
<b>Baseball Field</b>	Good/fair condition, turf weedy, infield weedy, poorly defined turf edge at infield & outfield, mound in poor condition, fence needs minor repairs, no warning track or fence topper.
<b>Softball Field</b>	Good/fair condition, turf weedy, Lip at turf edge of infield & outfield, poorly defined turf edge at outfield, fence needs minor repairs, no fence topper.





# McCutcheon Park

## ANALYSIS LEGEND

<u>GENERAL SITE DESCRIPTION</u>	
<b>A-01</b>	Repair Fence
<b>A-05</b>	Pavement in Poor Condition
<b>A-12</b>	Add/ Replace Plantings
<b>A-13</b>	No Railing on Wall
<b>A-14</b>	Park Entry Undefined
<b>A-15</b>	Gate Located in Travel Lanes
<u>ACCESSIBILITY DESCRIPTION</u>	
<b>B-01</b>	No Pedestrian Connection
<b>B-02</b>	No ADA Compliant Route
<u>GENERAL ATHLETIC FIELD DESCRIPTION</u>	
<b>C-02</b>	Lack of Spectator Seating
<u>FIELD TURF DESCRIPTION</u>	
<b>D-08</b>	Turf in Poor Condition
<b>D-11</b>	Check Irrigation System Function
<u>INFIELD DESCRIPTION</u>	
<b>E-04</b>	Excessive Weed Growth
<b>E-05</b>	Reconstruct Mound

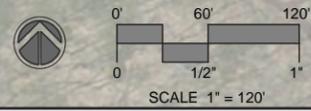
### ADDITIONAL NOTES:

Bituminous concrete in parking areas is cracked, ADA spaces are not striped correctly, crosswalks are not striped.

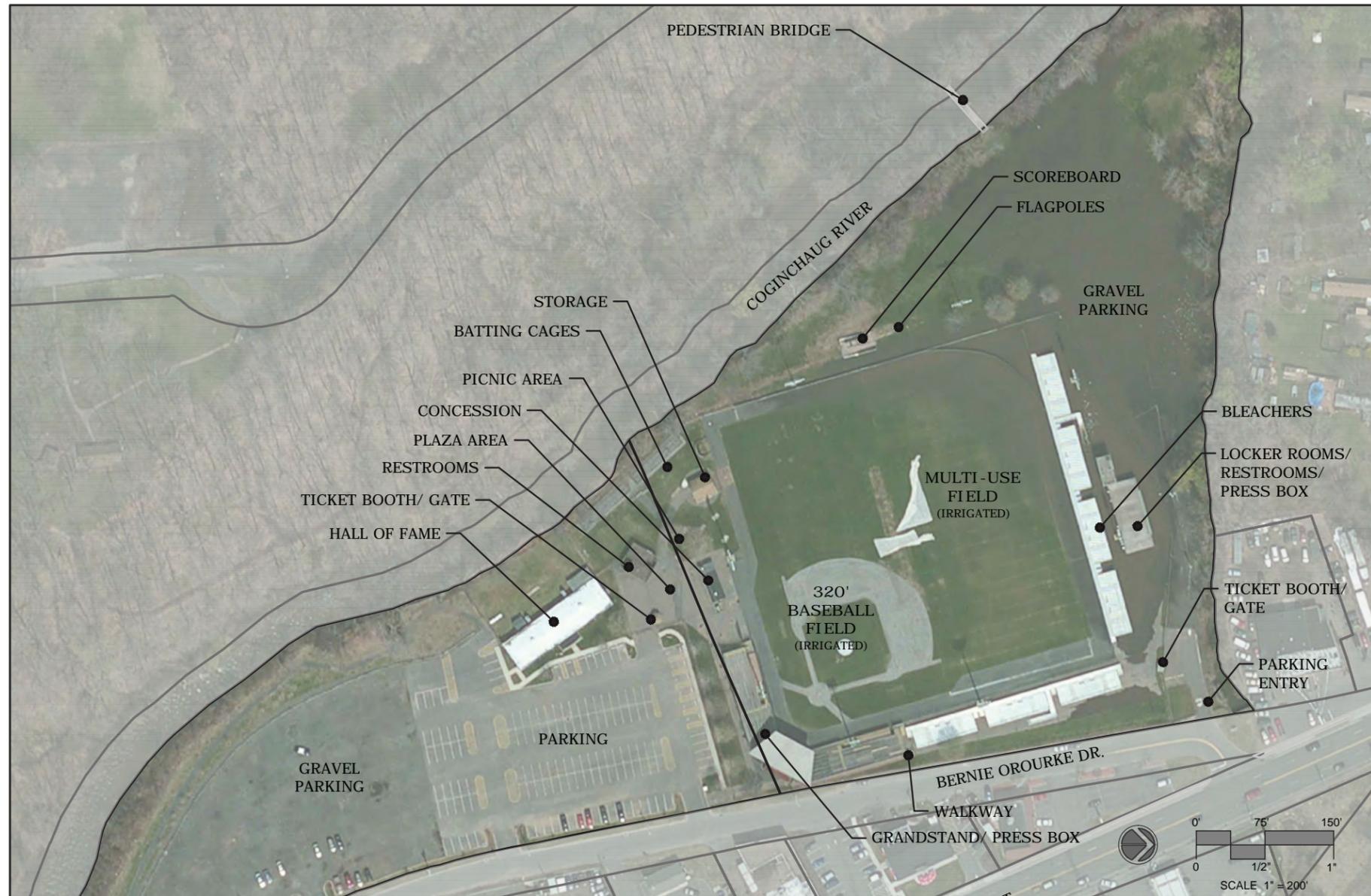
Entrance to Park is undefined.

Both fields lack ADA access and spectator seating.

Field turf is in general need of rehabilitation, softball field grade appears to have inadequate pitch to drain.



# Palmer Field



## SITE SUMMARY

<b>Address</b>	Bernie O'Rourke Drive	<b>Facilities &amp; Features:</b>
<b>Lot Size</b>	+/- 7 acres	Baseball Field - irrigated
		Multi-Use Field - irrigated
		Hall of Fame
		Batting Cages
		Grandstand w/ Pressbox
		Concession Building
		Concession/ Restroom Building
		Bleachers
		Ticket Booth (2)

## CONDITION ANALYSIS SUMMARY

<b>General Site</b>	Evaluation of this facility was limited to the field main entry statement. Athletic stadium and accessory buildings, parking areas, and Middletown Sports Hall of Fame. The site is bordered on the south by Bernie Orourke Drive, and the north and west by the Coginchaug River.
<b>Vehicular Circulation</b>	Paved and unpaved parking areas on the east and west side of site.
<b>Pedestrian Circulation</b>	Walks around stadium of bituminous concrete and of brick on flexible base both in fair/ poor condition.
<b>Accessibility</b>	Eight parking spaces with direct connection to walk system.





# Palmer Field

## REFERENCE NOTES SCHEDULE

<u>SYMBOL</u>	<u>GENERAL SITE DESCRIPTION</u>
A-05	Pavement in Poor Condition
A-14	Park Entry Undefined
<u>SYMBOL</u>	<u>BUILDING FACILITIES DESCRIPTION</u>
G-02	Inconsistent Architecture Styles

### ADDITIONAL NOTES:

Plaza pavement is in general poor condition.  
 Site buildings are well maintained, can be better organized on site.



# Harbor Park



## SITE SUMMARY

**Address** Harbor Drive  
**Lot Size** +/- 2.6 acres  
**User Groups**  
**Maintained By:** Parks & Rec. Dept.

**Facilities & Features:**  
 Restaurant  
 Pavilion & Picnic Areas  
 Boat Launch  
 Restrooms

## CONDITION ANALYSIS SUMMARY

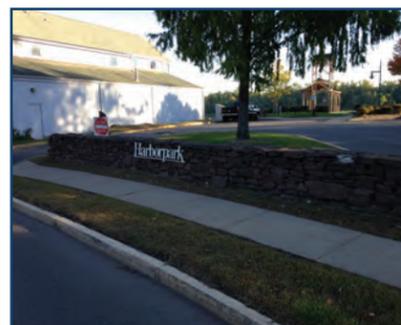
**General Site** A river walk park along the west bank of the Connecticut River. Harbor Drive and Route 9 border to the west, and Sumner Brook to the south.

**Vehicular Circulation** Multiple connected paved lighted parking areas off of Harbor Drive.

**Pedestrian Circulation** Wood decking river walk with paver plazas, and concrete and bituminous concrete connecting walks in good to fair condition.

**Accessibility** Six parking spaces with direct connection to walk system.

**Site Facilities:** Evaluation of the site was limited to the condition of the pavement around the eastern two pavilions and the pedestrian connection between them. The pavement in this area is in poor condition and in need or repair.





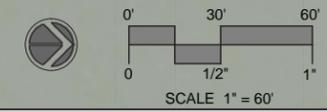
# Harbor Park

## ANALYSIS LEGEND

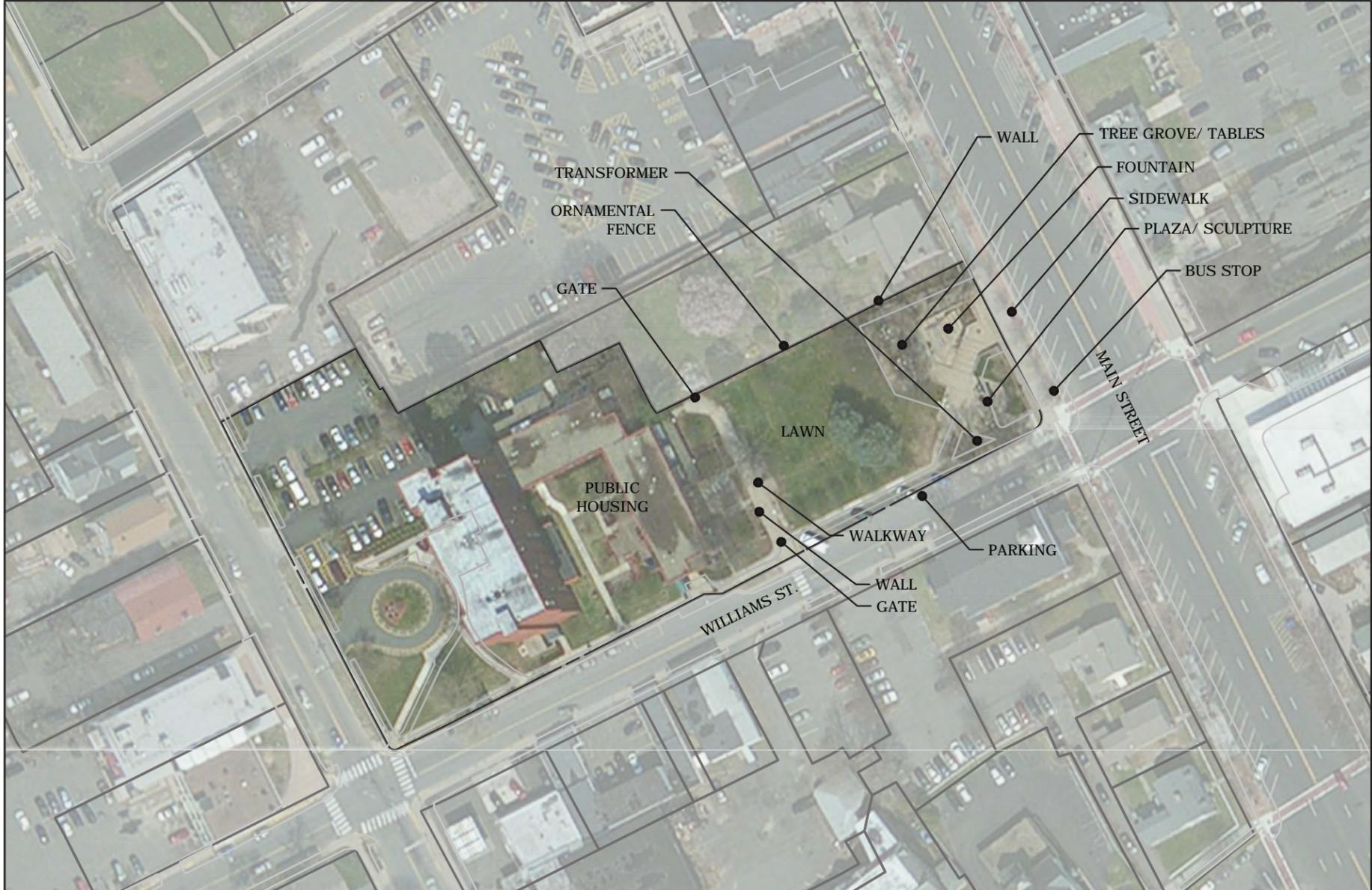
<u>SYMBOL</u>	<u>GENERAL SITE DESCRIPTION</u>
A-05	Pavement in Poor Condition

### ADDITIONAL NOTES:

- Pedestrian pavements are in general poor condition.
- Octagonal pavilion is older.
- Wood bollards at parking area have unfinished appearance.
- Add detail to area of flagpoles.



# Spear Park



**SITE SUMMARY**

<b>Address</b>	Main Street	<b>Facilities &amp; Features:</b>
<b>Lot Size</b>	+/- 2 acres	Fountain
<b>Owned By:</b>	Public Housing Authority	Sculpture
		Plaza

**CONDITION ANALYSIS SUMMARY**

<b>General Site</b>	An urban park comprised of an open lawn area and paved plaza containing fountain, sculpture, seating grove. The park is bordered on the east by Main Street, on the south by Williams Street, on the west by public housing, and on the north by private property.
<b>Vehicular Circulation</b>	None, on street parking is located on Main Street. Parking on Williams Street is signed by use.
<b>Pedestrian Circulation</b>	Concrete walks, plaza area, and steps connected to street sidewalks are in good condition.
<b>Accessibility</b>	Limited due to plaza terraces.





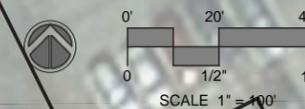
**REFERENCE NOTES SCHEDULE**

<u>SYMBOL</u>	<u>GENERAL SITE DESCRIPTION</u>
A-05	Pavement in Poor Condition
A-17	Fountain Not Working
A-18	Trees Out Growing Planters
<u>SYMBOL</u>	<u>ACCESSIBILITY DESCRIPTION</u>
B-07	Lack of Stair/ Ramp Railings

**ADDITIONAL NOTES:**

Park lighting was not checked for functionality.  
 Seat wall at front of park allows for congregation.

**Spear Park**





## APPENDIX B

### RECOMMENDED IMPROVEMENTS



KAPLAN DRIVE

MULTI-USE FIELD

LAWRENCE SCHOOL

BITUMINOUS CONCRETE WALK & BLEACHER PAD

PARKING

RENOVATE TURF

SOFTBALL FIELD

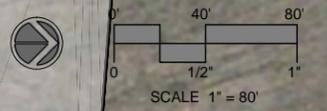
RENOVATE INFIELD

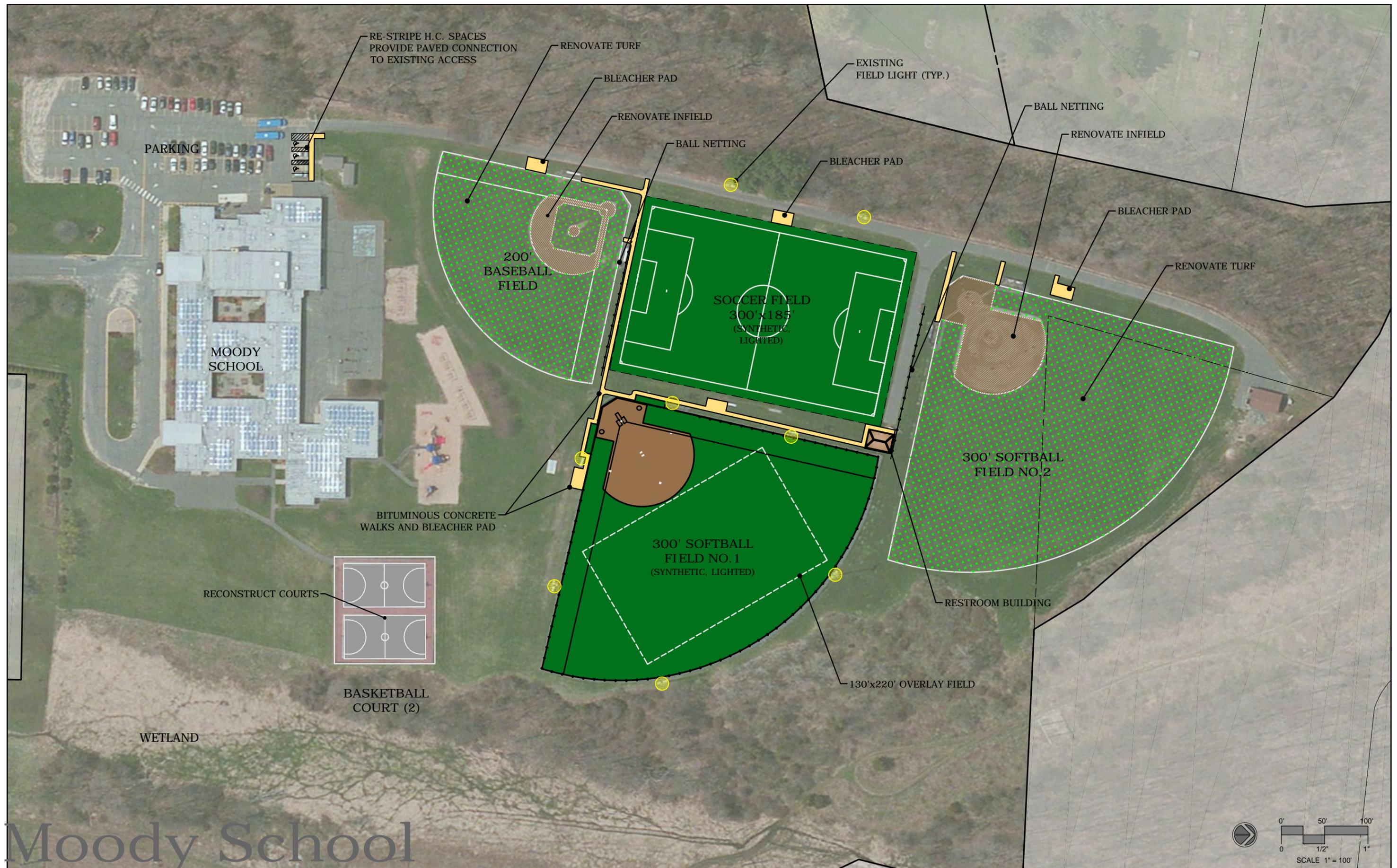
BASKETBALL COURTS (4)

REPLACE NETS

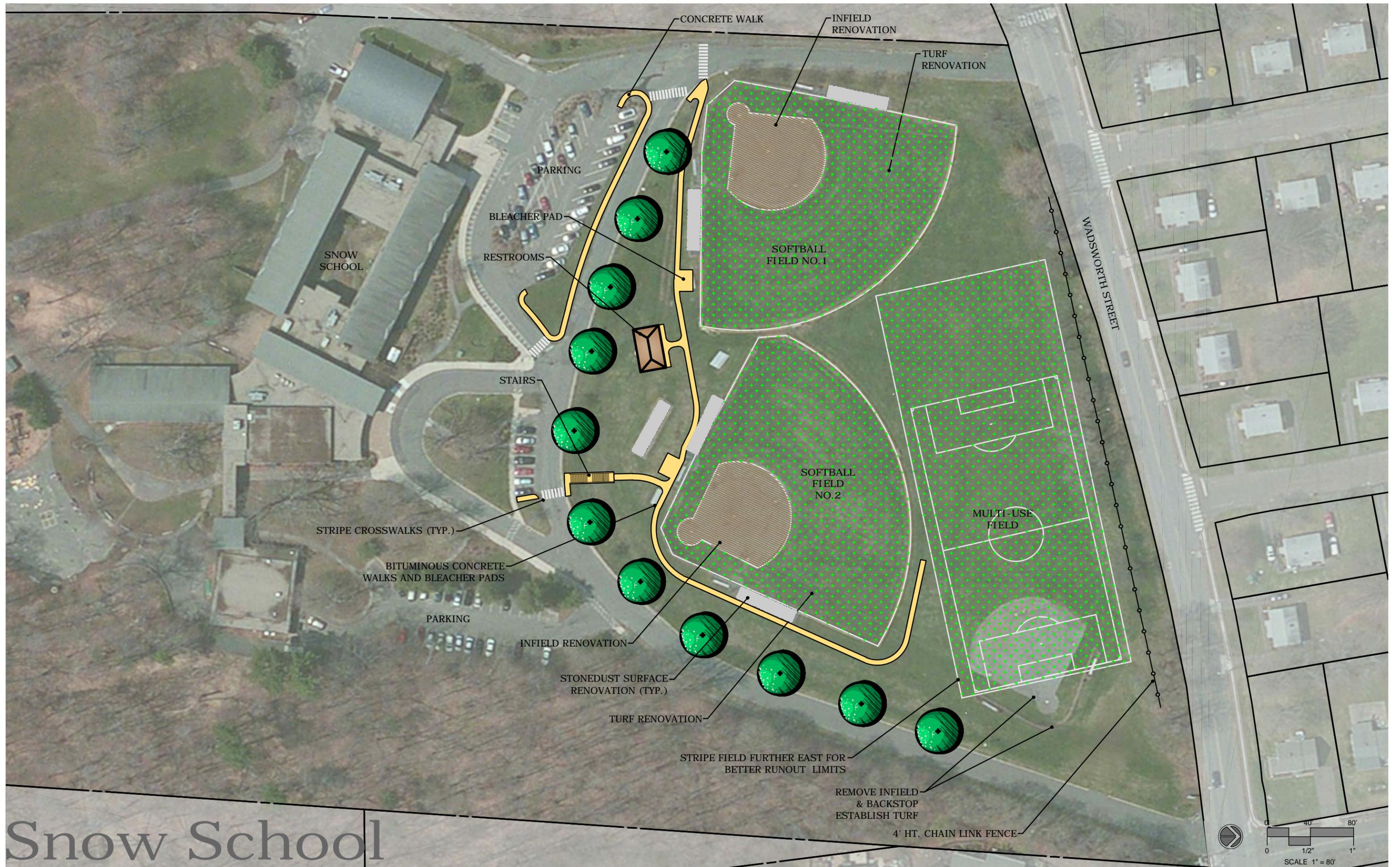
RENOVATE TURF

Lawrence School





# Moody School



# Snow School

WESLEY SCHOOL

MEADOW

REPAVE BITUMINOUS  
CONCRETE WALKWAY

REMOVE PAVEMENT

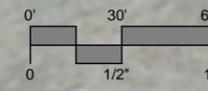
RENOVATE TURF  
IN FIELD AREA

REPLACE GOALS

SOCCER  
FIELD

CONSTRUCT BITUMINOUS  
CONCRETE PLAY AREA

Wesley School



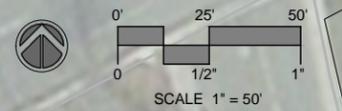
SCALE 1" = 60'

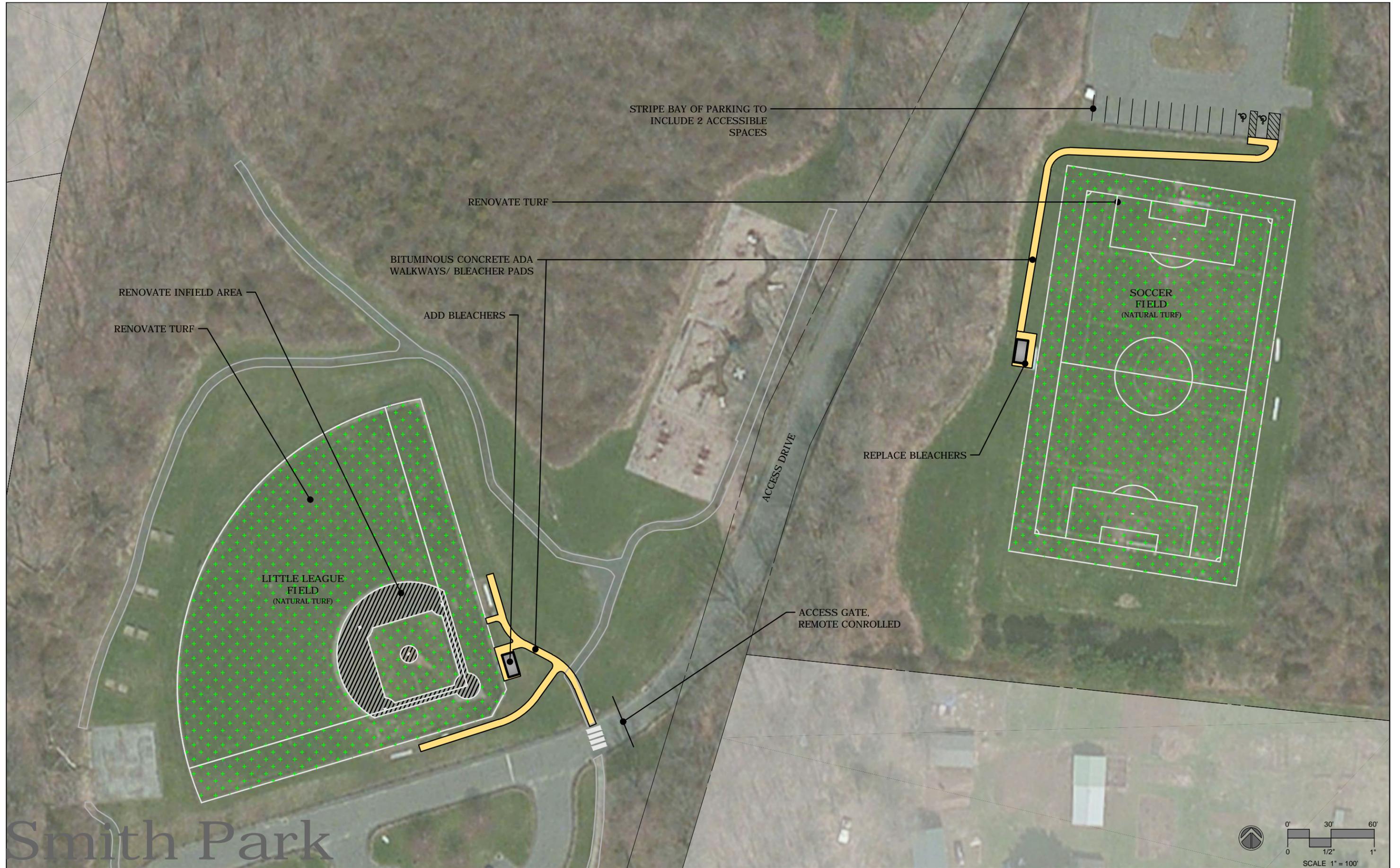


Woodrow Wilson & Pat Kidney

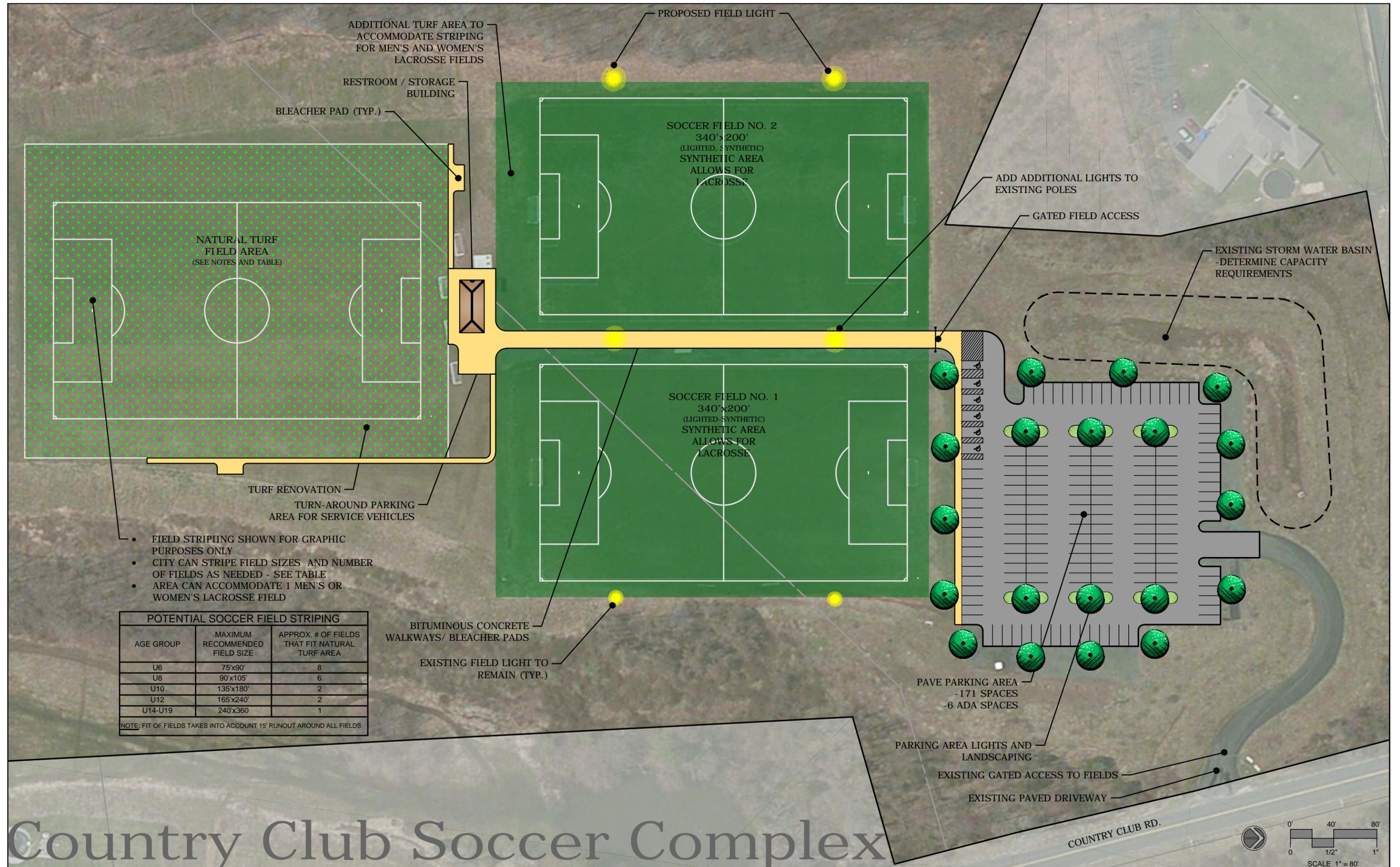


# Hubbard Park





Smith Park



- FIELD STRIPING SHOWN FOR GRAPHIC PURPOSES ONLY
- CITY CAN STRIPE FIELD SIZES AND NUMBER OF FIELDS AS NEEDED - SEE TABLE
- AREA CAN ACCOMMODATE 1 MEN'S OR WOMEN'S LACROSSE FIELD

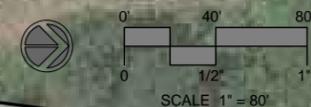
POTENTIAL SOCCER FIELD STRIPING		
AGE GROUP	MAXIMUM RECOMMENDED FIELD SIZE	APPROX. # OF FIELDS THAT FIT NATURAL TURF AREA
U6	75'x90'	8
U8	90'x105'	6
U10	135'x180'	2
U12	165'x240'	2
U14-U19	240'x360'	1

NOTE: FIT OF FIELDS TAKES INTO ACCOUNT 15' RUNOUT AROUND ALL FIELDS

# Country Club Soccer Complex

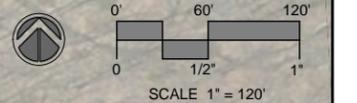


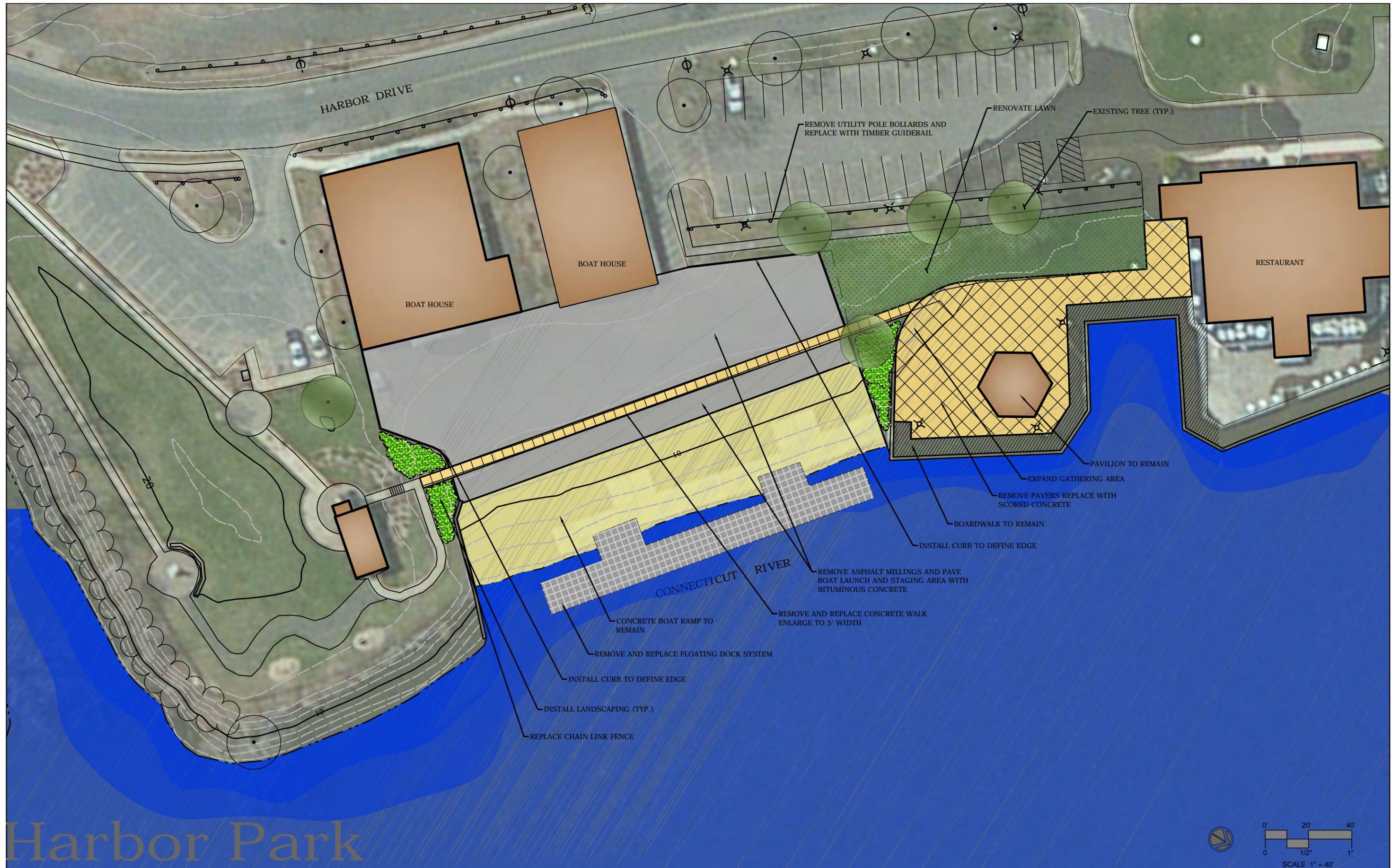
Long Hill Soccer



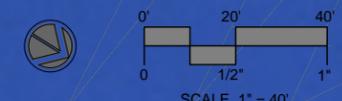


# McCutcheon Park





# Harbor Park

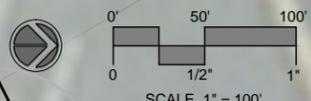




# Palmer Field



Spear Park





## APPENDIX C

### OPINION OF PROBABLE CONSTRUCTION COSTS



**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS**  
 April 8, 2015

**Parks Summary Estimate**

Priority	Park Facility	TOTAL PROJECT COST (including design fees)
H	Woodrow Wilson	\$ 5,350,000.00
H	Pat Kidney Field	\$ 7,585,000.00
H	Moody School	\$ 2,670,000.00
H	Hubbard Park	\$ 2,340,000.00
H	Country Club Soccer Complex	\$ 4,500,000.00
H	Harbor Park	\$ 585,000.00
M	Long Hill Soccer Complex	\$ 1,675,000.00
M	Snow School	\$ 710,000.00
M	Smith Park	\$ 115,000.00
M	Palmer Field Entry & Bleacher Repair	\$ 570,000.00
L	McCutcheon Park	\$ 1,620,000.00
L	Wesley School	\$ 100,000.00
L	Lawrence School	\$ 70,000.00
L	Spear Park	\$ 515,000.00
L	McCarthy Park	-
L	Keigwin School	-
L	Roosevelt Park	-
	<b>Total Park Improvements</b>	<b>\$ 28,405,000.00</b>

**General Notes:**

1. The above quantities are assumed, and are based upon a conceptual master plan.
2. Estimated costs are based on projected 2015 pricing. Improvements budgeted for following years should be adjusted appropriately.

**Priority Legend**

H = High

M = Medium

L = Low



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS  
 April 8, 2015

Woodrow Wilson Middle School

	ITEM/DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
<b>General Site Improvements</b>					
	Site Removals	LS	1	\$ 75,000.00	\$ 75,000.00
	Bituminous Concrete Parking Lot - 40 Spaces	LS	1	\$ 120,000.00	\$ 120,000.00
	Bituminous Concrete Walk	SY	1,000	\$ 45.00	\$ 45,000.00
	Concrete Walk	SF	7,000	\$ 13.00	\$ 91,000.00
	Chain Link Fence -6' Ht.	LF	400	\$ 50.00	\$ 20,000.00
	Timber Guide Rail	LF	600	\$ 65.00	\$ 39,000.00
	Landscaping	LS	1	\$ 40,000.00	\$ 40,000.00
	Access Gate	Ea	1	\$ 5,000.00	\$ 5,000.00
	Site Utilities (storm, electric)	LS	1	\$ 200,000.00	\$ 200,000.00
	Site Amenities (trash receptacles, bike racks, benches, signage)	LS	1	\$ 20,000.00	\$ 20,000.00
	<b>Subtotal</b>				\$ 655,000.00
<b>Athletic Field Improvements</b>					
	Synthetic Field - Football with Multi-use overlay	SF	84,500	\$ 8.00	\$ 676,000.00
	LED Field Lighting w/ non-event lights	LS	1	\$ 485,000.00	\$ 485,000.00
	500 Seat Grandstand Bleachers with Pressbox	Ea	1	\$ 195,000.00	\$ 195,000.00
	(2) Football Goal Posts	Ea	1	\$ 15,000.00	\$ 15,000.00
	<b>Subtotal</b>				\$ 1,371,000.00
<b>Athletic Improvements</b>					
	Running Track -6 Lane/ 8 Lane Straight	SY	6,500	\$ 95.00	\$ 618,000.00
	Field Events (discus, shot put)	LS	1	\$ 30,000.00	\$ 30,000.00
	Jumping Events (long jump pit, pole vault)	LS	1	\$ 10,000.00	\$ 10,000.00
	Tennis Court - Post Tension Concrete	Ea	6	\$ 80,000.00	\$ 480,000.00
	Scoreboard	EA	1	\$ 30,000.00	\$ 30,000.00
	<b>Subtotal</b>				\$ 1,168,000.00
<b>Building Improvements</b>					
	Concession/Restroom/ Storage	SF	1,800	\$ 200.00	\$ 360,000.00
	Site Utilities (sanitary, water)	LS	1	\$ 10,000.00	\$ 10,000.00
	<b>Subtotal</b>				\$ 370,000.00
	<b>CONSTRUCTION COST</b>				\$ 3,565,000.00
	Contingency (25% rounded)				\$ 892,000.00

	TOTAL CONSTRUCTION COST				\$ 4,457,000.00
	Survey, Design & Engineering, Construction Admin. & Inspection (20% rounded)				\$ 892,000.00
	<b>TOTAL PROJECT COST (rounded)</b>				<b>\$ 5,350,000.00</b>

**General Notes:**

1. The above quantities are assumed, and are based upon a conceptual master plan.
2. Estimated costs are based on projected 2015 pricing. Improvements budgeted for following years should be adjusted appropriately.
3. Estimated cost for field lighting assumes adequated electrical service is in close proximity to field.



**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS**  
**April 8, 2015**

**Pat Kidney Field**

	ITEM/DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
<b>General Site Improvements</b>					
	Site Removals	LS	1	\$ 100,000.00	\$ 100,000.00
	Bituminous Concrete Parking Lot - 125 Spaces	LS	1	\$ 375,000.00	\$ 375,000.00
	On-Street Parking - 30 Spaces	LS	1	\$ 75,000.00	\$ 75,000.00
	Bituminous Concrete Walk	SY	1,300	\$ 45.00	\$ 59,000.00
	Concrete Walk	SF	13,000	\$ 13.00	\$ 169,000.00
	Perimeter Chain Link Fence 5' Ht.	LF	2,000	\$ 50.00	\$ 100,000.00
	Timber Guide Rail	LF	950	\$ 65.00	\$ 62,000.00
	Landscaping	LS	1	\$ 150,000.00	\$ 150,000.00
	Access Gate	Ea	4	\$ 5,000.00	\$ 20,000.00
	Site Utilities (storm)	LS	1	\$ 250,000.00	\$ 250,000.00
	Site Amenities (trash receptacles, bike racks, benches, signage)	LS	1	\$ 50,000.00	\$ 50,000.00
	<b>Subtotal</b>				\$ 1,410,000.00
<b>Athletic Field Improvements</b>					
	Synthetic Field - Baseball/ Softball with Multi-use overlay (	SF	219,000	\$ 8.00	\$ 1,752,000.00
	Temporary Outfield Fence - Baseball Field	LF	600	\$ 110.00	\$ 66,000.00
	LED Lighting Baseball	LS	1	\$ 400,000.00	\$ 400,000.00
	LED Lighting Softball	LS	1	\$ 330,000.00	\$ 330,000.00
	LED Lighting Overlay	LS	1	\$ 100,000.00	\$ 100,000.00
	200 Seat Softball Bleachers	Ea	1	\$ 25,000.00	\$ 25,000.00
	100 Seat Baseball Bleachers	Ea	1	\$ 15,000.00	\$ 15,000.00
	Ball Netting at Baseball Field -40' Ht.	LF	200	\$ 110.00	\$ 22,000.00
	Baseball Backstop	LS	1	\$ 50,000.00	\$ 50,000.00
	Baseball Dugouts	LS	1	\$ 40,000.00	\$ 40,000.00
	Baseball Field Chain Link Fence 8' Ht.	LF	200	\$ 80.00	\$ 16,000.00
	Baseball Field Chain Link Fence 4' Ht.	LF	500	\$ 40.00	\$ 20,000.00
	Softball Backstop	LS	1	\$ 40,000.00	\$ 40,000.00
	Softball Field Chain Link Fence 8' Ht.	LF	200	\$ 80.00	\$ 16,000.00
	Softball Field Chain Link Fence 4' Ht.	LF	450	\$ 40.00	\$ 18,000.00
	Ball Netting at Baseball Field -40' Ht.	LF	200	\$ 110.00	\$ 22,000.00
	Foul Poles	EA	4	\$ 2,500.00	\$ 10,000.00

	<b>Subtotal</b>				\$ 2,942,000.00
<b>Athletic Improvements</b>					
	Basketball Court (Bituminous Conc. w/ coating)	Ea	3	\$ 50,000.00	\$ 150,000.00
	Exercise Trail	Ea	1	\$ 50,000.00	\$ 50,000.00
	Scoreboards	EA	2	\$ 30,000.00	\$ 60,000.00
	Pressbox	EA	1	\$ 50,000.00	\$ 50,000.00
	Batting Cage	EA	2	\$ 6,000.00	\$ 12,000.00
	Bullpen	EA	2	\$ 6,000.00	\$ 12,000.00
	<b>Subtotal</b>				\$ 334,000.00
<b>Building Improvements</b>					
	Restroom/Storage	SF	1,800	\$ 200.00	\$ 360,000.00
	Site Utilities (sanitary, water)	LS	1	\$ 10,000.00	\$ 10,000.00
	<b>Subtotal</b>				\$ 370,000.00
	CONSTRUCTION COST				\$ 5,056,000.00
	Contingency (25% rounded)				\$ 1,264,000.00
	TOTAL CONSTRUCTION COST				\$ 6,320,000.00
	Survey, Design & Engineering, Construction Admin. & Inspection (20% rounded)				\$ 1,264,000.00
	<b>TOTAL PROJECT COST (rounded)</b>				<b>\$ 7,585,000.00</b>

**General Notes:**

1. The above quantities are based upon a conceptual master plan.
2. Estimated costs are based on projected 2015 pricing. Improvements budgeted for following years should be adjusted appropriately.
3. Estimated cost for field lighting assumes adequately electrical service is in close proximity to field.



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS  
April 8, 2015

Moody School

	ITEM/DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
<b>General Site Improvements</b>					
	Site Removals	LS	1	\$ 50,000.00	\$ 50,000.00
	Bituminous Concrete Walk	SY	700	\$ 45.00	\$ 32,000.00
	Re-stripe for ADA parking	LS	1	\$ 2,000.00	\$ 2,000.00
	<b>Subtotal</b>				\$ 84,000.00
<b>Athletic Field Improvements</b>					
	Synthetic Turf - Multi-use (300' x185')	SF	66,000	\$ 8.00	\$ 528,000.00
	Synthetic Turf - Softball Field No. 1	SF	86,000	\$ 8.00	\$ 688,000.00
	Renovate Turf -Softball Field No.2	SY	9000	\$ 2.00	\$ 18,000.00
	Renovate Turf -Baseball Field	SY	4500	\$ 2.00	\$ 9,000.00
	Renovate Infield Softball Field No. 2	SY	800	\$ 12.00	\$ 10,000.00
	Renovate Baseball Field	SY	400	\$ 12.00	\$ 5,000.00
	Backstop -Synthetic Turf Softball Field	EA	1	\$ 40,000.00	\$ 40,000.00
	Chain Link Fence -5' Ht.	LF	1,000	\$ 50.00	\$ 50,000.00
	Chain Link Fence -8' Ht.	LF	200	\$ 80.00	\$ 16,000.00
	Ball Safety Netting -30' Ht.	LF	400	\$ 100.00	\$ 40,000.00
	Portable Bleachers	Ea	4	\$ 5,000.00	\$ 20,000.00
	<b>Subtotal</b>				\$ 1,424,000.00
<b>Athletic Court Improvements</b>					
	Basketball Court (Bituminous Conc.)	Ea	2	\$ 50,000.00	\$ 100,000.00
<b>Building Improvements</b>					
	Restroom/Storage	SF	700	\$ 200.00	\$ 140,000.00
	Site Utilities (sanitary, water)	LS	1	\$ 30,000.00	\$ 30,000.00
	<b>Subtotal</b>				\$ 170,000.00
	CONSTRUCTION COST				\$ 1,778,000.00
	Contingency (25% rounded)				\$ 445,000.00
	TOTAL CONSTRUCTION COST				\$ 2,223,000.00
	Survey, Design & Engineering, Construction Admin. & Inspection (20% rounded)				\$ 445,000.00
	<b>TOTAL PROJECT COST (rounded)</b>				<b>\$ 2,670,000.00</b>

**General Notes:**

1. The above quantities are based upon a conceptual master plan.
2. Estimated costs are based on projected 2015 pricing. Improvements budgeted for following years should be adjusted appropriately.
3. Renovation of turf would typically include aeration, top dressing with topsoil, addition of appropriate soil amendments and overseeding or sodding.
4. Estimated cost for restroom utilities assumes sanitary and water service is on site.



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS  
 April 8, 2015

Hubbard Park

	ITEM/DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
<b>General Site Improvements</b>					
	Site Removals	LS	1	\$ 50,000.00	\$ 50,000.00
	Bituminous Concrete Walk	SY	200	\$ 45.00	\$ 9,000.00
	Concrete Walk	SF	5,000	\$ 13.00	\$ 65,000.00
	Landscaping	LS	1	\$ 50,000.00	\$ 50,000.00
	Lighting	Ea	3	\$ 7,500.00	\$ 23,000.00
	Site Utilities (storm)	LS	1	\$ 50,000.00	\$ 50,000.00
	Site Amenities (trash receptacles, bike racks, benches, signage)	LS	1	\$ 20,000.00	\$ 20,000.00
	Playground	LS	1	\$ 75,000.00	\$ 75,000.00
	Re-stripe for ADA parking	LS	1	\$ 2,500.00	\$ 3,000.00
	Repair Stairs	LS	1	\$ 2,500.00	\$ 3,000.00
	<b>Subtotal</b>				\$ 348,000.00
<b>Athletic Field Improvements</b>					
	Synthetic Field - Baseball No. 1	SF	41,000	\$ 8.00	\$ 328,000.00
	Backstop Field No. 1	LS	1	\$ 45,000.00	\$ 45,000.00
	Chain Link Fence -8' Ht. Field No. 1	LF	200	\$ 80.00	\$ 16,000.00
	Chain Link Fence -4' Ht. Field No. 1	LF	650	\$ 40.00	\$ 26,000.00
	Synthetic Field - Baseball No. 2	SF	40,000	\$ 8.00	\$ 320,000.00
	Backstop Field No. 2	LS	1	\$ 45,000.00	\$ 45,000.00
	Chain Link Fence -8' Ht. Field No. 2	LF	200	\$ 80.00	\$ 16,000.00
	Chain Link Fence -4' Ht. Field No. 2	LF	650	\$ 40.00	\$ 26,000.00
	LED Lighting Field No. 2	LS	1	\$ 350,000.00	\$ 350,000.00
	Portable Bleachers	Ea	8	\$ 5,000.00	\$ 40,000.00
	<b>Subtotal</b>				\$ 1,212,000.00
	CONSTRUCTION COST				\$ 1,560,000.00
	Contingency (25% rounded)				\$ 390,000.00
	TOTAL CONSTRUCTION COST				\$ 1,950,000.00
	Survey, Design & Engineering, Construction Admin. & Inspection (20% rounded)				\$ 390,000.00
	<b>TOTAL PROJECT COST (rounded)</b>				\$ 2,340,000.00

**General Notes:**

1. The above quantities are based upon a conceptual master plan.
2. Estimated costs are based on projected 2015 pricing. Improvements budgeted for following years should be adjusted appropriately.
3. Estimated cost for field lighting assumes adequated electrical service is in close proximity to field.



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS  
 April 8, 2015

Country Club Road Soccer Complex

	ITEM/DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
<b>General Site Improvements</b>					
	Site Removals	LS	1	\$ 25,000.00	\$ 25,000.00
	170 Space Parking Area	LS	1	\$ 300,000.00	\$ 300,000.00
	Bituminous Concrete Walk	SY	1,700	\$ 45.00	\$ 77,000.00
	Chain Link Fence	LF	100	\$ 50.00	\$ 5,000.00
	Timber Guide Rail	LF	1,000	\$ 65.00	\$ 65,000.00
	Landscaping	LS	1	\$ 50,000.00	\$ 50,000.00
	Access Gate	Ea	1	\$ 5,000.00	\$ 5,000.00
	Parking Area Lighting	Ea	6	\$ 7,500.00	\$ 45,000.00
	Site Utilities (storm)	LS	1	\$ 50,000.00	\$ 50,000.00
	Site Amenities (trash receptacles, bike racks, benches, signage)	LS	1	\$ 20,000.00	\$ 20,000.00
	<b>Subtotal</b>				\$ 642,000.00
<b>Athletic Field Improvements</b>					
	Synthetic Field - Multi-use Field No. 1	SF	92,000	\$ 8.00	\$ 736,000.00
	Synthetic Field - Multi-use Field No. 2	SF	92,000	\$ 8.00	\$ 736,000.00
	Renovate Turf	SY	13,000	\$ 2.00	\$ 26,000.00
	LED Lighting -Field No. 2	LS	1	\$ 400,000.00	\$ 400,000.00
	Portable Bleachers	Ea	6	\$ 5,000.00	\$ 30,000.00
	<b>Subtotal</b>				\$ 1,928,000.00
<b>Building Improvements</b>					
	Concession/Restroom/Storage	SF	2,000	\$ 200.00	\$ 400,000.00
	Site Utilities (sanitary, water)	LS	1	\$ 30,000.00	\$ 30,000.00
	<b>Subtotal</b>				\$ 430,000.00
	<b>CONSTRUCTION COST</b>				\$ 3,000,000.00
	Contingency (25% rounded)				\$ 750,000.00
	<b>TOTAL CONSTRUCTION COST</b>				\$ 3,750,000.00
	Survey, Design & Engineering, Construction Admin. & Inspection (20% rounded)				\$ 750,000.00
	<b>TOTAL PROJECT COST (rounded)</b>				\$ 4,500,000.00

**General Notes:**

1. The above quantities are based upon a conceptual master plan.
2. Estimated costs are based on projected 2015 pricing. Improvements budgeted for following years should be adjusted appropriately.
3. Renovation of turf would typically include aeration, top dressing with topsoil, addition of appropriate soil amendments and overseeding or sodding.
4. Estimated cost for field lighting assumes adequate electrical service is in close proximity to field.
5. Estimated cost for restroom utilities assumes septic field installation and connection to well.
6. Estimated cost for parking area assumes material in place will be adequate for pavement base.



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS  
April 8, 2015

Long Hill Road Soccer Complex

	ITEM/DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
<b>General Site Improvements</b>					
	Site Removals	LS	1	\$ 20,000.00	\$ 20,000.00
	200 Spaces Parking	LS	1	\$ 300,000.00	\$ 300,000.00
	Bituminous Concrete Walk	SY	700	\$ 45.00	\$ 32,000.00
	Concrete Walk	SF	8,000	\$ 13.00	\$ 104,000.00
	Pave Walking Trail	SY	800	\$ 30.00	\$ 24,000.00
	Chain Link Fence	LF	100	\$ 50.00	\$ 5,000.00
	Timber Guide Rail	LF	1,500	\$ 65.00	\$ 98,000.00
	Landscaping	LS	1	\$ 50,000.00	\$ 50,000.00
	Access Gate	Ea	2	\$ 5,000.00	\$ 10,000.00
	Site Amenities (trash receptacles, bike racks, benches, signage)	LS	1	\$ 10,000.00	\$ 10,000.00
	<b>Subtotal</b>				\$ 653,000.00
<b>Athletic Field Improvements</b>					
	Renovate Turf Field No. 1	SY	9000	\$ 2.00	\$ 18,000.00
	Renovate Turf Field No. 2	SY	9000	\$ 2.00	\$ 18,000.00
	Field Drainage	LS	1	\$ 15,000.00	\$ 15,000.00
	Portable Bleachers	Ea	4	\$ 5,000.00	\$ 20,000.00
	<b>Subtotal</b>				\$ 71,000.00
<b>Building Improvements</b>					
	Restroom/Concession/ Storage	SF	1,800	\$ 200.00	\$ 360,000.00
	Site Utilities (sanitary, water)	LS	1	\$ 30,000.00	\$ 30,000.00
	<b>Subtotal</b>				\$ 390,000.00
	<b>CONSTRUCTION COST</b>				\$ 1,114,000.00
	Contingency (25% rounded)				\$ 279,000.00
	<b>TOTAL CONSTRUCTION COST</b>				\$ 1,393,000.00
	Survey, Design & Engineering, Construction Admin. & Inspection (20% rounded)				\$ 279,000.00
	<b>TOTAL PROJECT COST (rounded)</b>				\$ 1,675,000.00

**General Notes:**

1. The above quantities are based upon a conceptual master plan.
2. Estimated costs are based on projected 2015 pricing. Improvements budgeted for following years should be adjusted appropriately.
3. Renovation of turf would typically include aeration, top dressing with topsoil, addition of appropriate soil amendments and overseeding or sodding.
4. Estimated cost for restroom utilities assumes sanitary and water service is on site.
5. Estimated cost for parking area assumes material in place will be adequate for pavement base.



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS  
 April 8, 2015

**Snow School**

	ITEM/DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
<b>General Site Improvements</b>					
	Remove Infield and Est. Turf	SY	900	\$ 10.00	\$ 9,000.00
	Remove Backstop and Chain Link Fence	LS	1	\$ 1,500.00	\$ 2,000.00
	Bituminous Concrete Walk	SY	600	\$ 45.00	\$ 27,000.00
	Concrete Walk	SF	1,700	\$ 13.00	\$ 23,000.00
	Concrete Stairs	LS	1	\$ 75,000.00	\$ 75,000.00
	Chain Link Fence 4' Ht.	LF	500	\$ 40.00	\$ 20,000.00
	Landscaping	LS	1	\$ 10,000.00	\$ 10,000.00
	<b>Subtotal</b>				\$ 166,000.00
<b>Athletic Field Improvements</b>					
	Renovate Turf -Multi-Use Field	SY	7000	\$ 2.00	\$ 14,000.00
	Renovate Turf -Softball Field No.1	SY	4000	\$ 2.00	\$ 8,000.00
	Renovate Turf -Softball Field No.2	SY	4000	\$ 2.00	\$ 8,000.00
	Renovate Infield No. 1	SY	800	\$ 12.00	\$ 10,000.00
	Renovate Infield No. 2	SY	800	\$ 12.00	\$ 10,000.00
	Portable Bleachers	Ea	3	\$ 5,000.00	\$ 15,000.00
	Stonedust Batting Cage and Bullpen Restoration	Ea	5	\$ 2,000.00	\$ 10,000.00
	<b>Subtotal</b>				\$ 75,000.00
<b>Building Improvements</b>					
	Restroom/ Storage Building	SF	1200	\$ 200.00	\$ 240,000.00
	Site Utilities (sanitary, water)	LS	1	\$ 30,000.00	\$ 30,000.00
	<b>Subtotal</b>				\$ 270,000.00
	<b>CONSTRUCTION COST</b>				\$ 511,000.00
	Contingency (25% rounded)				\$ 77,000.00
	<b>TOTAL CONSTRUCTION COST</b>				\$ 588,000.00
	Survey, Design & Engineering, Construction Admin. & Inspection (20% rounded)				\$ 118,000.00
	<b>TOTAL PROJECT COST (rounded)</b>				\$ 710,000.00

**General Notes:**

1. The above quantities are based upon a conceptual master plan.
2. Estimated costs are based on projected 2015 pricing. Improvements budgeted for following years should be adjusted appropriately.
3. Renovation of turf would typically include aeration, top dressing with topsoil, addition of appropriate soil amendments and overseeding or sodding.
4. Estimated cost for restroom utilities assumes sanitary and water service is on site.



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS  
 April 8, 2015

McCutcheon Park

	ITEM/DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
<b>General Site Improvements</b>					
	Site Removals	LS	1	\$ 50,000.00	\$ 50,000.00
	Bituminous Concrete Walk	SY	500	\$ 45.00	\$ 23,000.00
	Concrete Walk	SF	5,000	\$ 13.00	\$ 65,000.00
	Landscaping	LS	1	\$ 150,000.00	\$ 150,000.00
	Site Amenities (trash receptacles, bike racks, benches, signage)	LS	1	\$ 20,000.00	\$ 20,000.00
	Playground	LS	1	\$ 100,000.00	\$ 100,000.00
	Park Entry Treatment	LS	1	\$ 75,000.00	\$ 75,000.00
	Railing	LF	200	\$ 100.00	\$ 20,000.00
	Repair Plaza Concrete	SF	1500	\$ 13.00	\$ 20,000.00
	Repair Ramps and Stairs	LS	1	\$ 10,000.00	\$ 10,000.00
	<b>Subtotal</b>				\$ 533,000.00
<b>Athletic Field Improvements</b>					
	Renovate Turf -Little League Field	SY	4500	\$ 2.00	\$ 9,000.00
	Renovate Infield -Little League Field	SY	400	\$ 12.00	\$ 5,000.00
	Underdrain Little League Field	LS	1	\$ 25,000.00	\$ 25,000.00
	Renovate Turf -Softball Field	SY	11000	\$ 2.00	\$ 22,000.00
	Renovate Infield -Softball Field	SY	1000	\$ 12.00	\$ 12,000.00
	Underdrain Softball Field	LS	1	\$ 25,000.00	\$ 25,000.00
	Portable Bleachers	Ea	3	\$ 5,000.00	\$ 15,000.00
	Repair Chain Link Fence	LS	1	\$ 2,500.00	\$ 3,000.00
	Fence Topper	LF	700	\$ 5.00	\$ 4,000.00
	<b>Subtotal</b>				\$ 120,000.00
<b>Athletic Improvements</b>					
	Sand Volleyball Court	Ea	4	\$ 23,000.00	\$ 92,000.00
	Spray Park	LS	1	\$ 225,000.00	\$ 225,000.00
	<b>Subtotal</b>				\$ 317,000.00
<b>Building Improvements</b>					
	Open-air Pavilion	Ea	1	\$ 100,000.00	\$ 100,000.00
	Kiosk	Ea	1	\$ 8,000.00	\$ 8,000.00
	<b>Subtotal</b>				\$ 108,000.00

	CONSTRUCTION COST				\$ 1,078,000.00
	Contingency (25% rounded)				\$ 270,000.00
	TOTAL CONSTRUCTION COST				\$ 1,348,000.00
	Survey, Design & Engineering, Construction Admin. & Inspection (20% rounded)				\$ 270,000.00
	<b>TOTAL PROJECT COST (rounded)</b>				<b>\$ 1,620,000.00</b>

**General Notes:**

1. The above quantities are based upon a conceptual master plan.
  
2. Estimated costs are based on projected 2015 pricing. Improvements budgeted for following years should be adjusted appropriately.
  
3. Renovation of turf would typically include aeration, top dressing with topsoil, addition of appropriate soil amendments and overseeding or sodding.
  
4. Cost of spray park assumes adequate connection to water supply and electrical is in close proximity.



**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS**  
**April 8, 2015**

**Smith Park**

	ITEM/DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
<b>General Site Improvements</b>					
	Site Removals	LS	1	\$ 5,000.00	\$ 5,000.00
	Bituminous Concrete Walk	SY	200	\$ 45.00	\$ 9,000.00
	Access Gate	LS	1	\$ 25,000.00	\$ 25,000.00
	Re-stripe Parking for ADA Spaces	LS	1	\$ 2,000.00	\$ 2,000.00
	<b>Subtotal</b>				\$ 41,000.00
<b>Athletic Field Improvements</b>					
	Renovate Turf - Multi-Use Field	SY	5000	\$ 2.00	\$ 10,000.00
	Renovate Turf - Little League Field	SY	4000	\$ 2.00	\$ 8,000.00
	Renovate Infield	SY	450	\$ 12.00	\$ 6,000.00
	Portable Bleachers	Ea	2	\$ 5,000.00	\$ 10,000.00
	Fence Repairs	LS	1	\$ 5,000.00	\$ 5,000.00
	<b>Subtotal</b>				\$ 39,000.00
	CONSTRUCTION COST				\$ 80,000.00
	Contingency (25% rounded)				\$ 12,000.00
	<b>TOTAL CONSTRUCTION COST</b>				\$ 92,000.00
	Survey, Design & Engineering, Construction Admin. & Inspection (20% rounded)				\$ 19,000.00
	<b>TOTAL PROJECT COST (rounded)</b>				\$ 115,000.00

**General Notes:**

1. The above quantities are based upon a conceptual master plan.
2. Estimated costs are based on projected 2015 pricing. Improvements budgeted for following years should be adjusted appropriately.
3. Renovation of turf would typically include aeration, top dressing with topsoil, addition of appropriate soil amendments and overseeding or sodding.



**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS**  
 April 8, 2015

**Wesley School**

	ITEM/DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
<b>General Site Improvements</b>					
	Remove Bituminous Concrete & Est. Turf	SY	200	\$ 10.00	\$ 2,000.00
	Bituminous Concrete Walk & Playground	SY	900	\$ 45.00	\$ 41,000.00
	Site Amenities (trash receptacles, bike racks, benches, signage)	LS	1	\$ 10,000.00	\$ 10,000.00
	<b>Subtotal</b>				\$ 53,000.00
<b>Athletic Field Improvements</b>					
	Renovate Turf -Multi-Use Field	SY	3500	\$ 2.00	\$ 7,000.00
	Soccer Goals	Ea	2	\$ 2,000.00	\$ 4,000.00
	<b>Subtotal</b>				\$ 11,000.00
	CONSTRUCTION COST				\$ 64,000.00
	Contingency (25% rounded)				\$ 16,000.00
	<b>TOTAL CONSTRUCTION COST</b>				\$ 80,000.00
	Survey, Design & Engineering, Construction Admin. & Inspection (20% rounded)				\$ 16,000.00
	<b>TOTAL PROJECT COST (rounded)</b>				\$ <b>100,000.00</b>

**General Notes:**

1. The above quantities are based upon a conceptual master plan.
2. Estimated costs are based on projected 2015 pricing. Improvements budgeted for following years should be adjusted appropriately.
3. Renovation of turf would typically include aeration, top dressing with topsoil, addition of appropriate soil amendments and overseeding or sodding.



**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS**  
 April 8, 2015

**Lawrence School**

	ITEM/DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
<b>General Site Improvements</b>					
	Bituminous Concrete Walk	SY	150	\$ 45.00	\$ 7,000.00
	Site Amenities (trash receptacles, bike racks, benches, signage)	LS	1	\$ 10,000.00	\$ 10,000.00
	<b>Subtotal</b>				\$ 17,000.00
<b>Athletic Field Improvements</b>					
	Renovate Turf -Multi-Use Field	SY	3500	\$ 2.00	\$ 7,000.00
	Renovate Turf -Softball Field	SY	5000	\$ 2.00	\$ 10,000.00
	Renovate Infield	SY	800	\$ 12.00	\$ 10,000.00
	Portable Bleachers	Ea	1	\$ 5,000.00	\$ 5,000.00
	<b>Subtotal</b>				\$ 32,000.00
	CONSTRUCTION COST				\$ 49,000.00
	Contingency (25% rounded)				\$ 8,000.00
	<b>TOTAL CONSTRUCTION COST</b>				\$ 57,000.00
	Survey, Design & Engineering, Construction Admin. & Inspection (20% rounded)				\$ 12,000.00
	<b>TOTAL PROJECT COST (rounded)</b>				\$ <b>70,000.00</b>

**General Notes:**

1. The above quantities are assumed, and are based upon a conceptual master plan.
2. Estimated costs are based on projected 2015 pricing. Improvements budgeted for following years should be adjusted appropriately.
3. Renovation of turf would typically include aeration, top dressing with topsoil, addition of appropriate soil amendments and overseeding or sodding.



**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS**  
**April 8, 2015**

**Harbor Park**

	ITEM/DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
<b>Park Improvements</b>					
	Removals	LS	1	\$ 25,000.00	\$ 25,000.00
	Bituminous Concrete Pavement	SY	1500	\$ 45.00	\$ 68,000.00
	Bituminous Curbing	LF	200	\$ 25.00	\$ 5,000.00
	Concrete Sidewalk and Plaza	SF	8,000	\$ 13.00	\$ 104,000.00
	Remove and Replace Floating Dock	LS	1	\$ 200,000.00	\$ 200,000.00
	Timber Guiderail	LF	200	\$ 65.00	\$ 13,000.00
	Landscaping	LS	1	\$ 8,000.00	\$ 8,000.00
	<b>CONSTRUCTION COST</b>				\$ 423,000.00
	Contingency (25% rounded)				\$ 64,000.00
	<b>TOTAL CONSTRUCTION COST</b>				\$ 487,000.00
	Survey, Design & Engineering, Construction Admin. & Inspection (20% rounded)				\$ 98,000.00
	<b>TOTAL PROJECT COST (rounded)</b>				\$ 585,000.00

**General Notes:**

1. The above quantities are based upon a conceptual master plan.
2. Estimated costs are based on projected 2015 pricing. Improvements budgeted for following years should be adjusted appropriately.
3. Removal and replacement of floating dock system assumes existing mooring and anchoring system in place can be reused.



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS  
 April 8, 2015

**Spear Park**

	ITEM/DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
<b>Entry Improvements</b>					
	Removals and Site Prep	LS	1	\$ 150,000.00	\$ 150,000.00
	Seatwall / Retaining Wall (approx. 2-3' Ht.)	FSF	300	\$ 65.00	\$ 20,000.00
	Concrete Sidewalk and Plaza	SF	4,000	\$ 15.00	\$ 60,000.00
	Unit Pavers	SF	2,500	\$ 25.00	\$ 63,000.00
	Site Amenities (Kiosk, Flagpole, Benches, Trash)	LS	1	\$ 25,000.00	\$ 25,000.00
	Landscaping	LS	1	\$ 25,000.00	\$ 25,000.00
	CONSTRUCTION COST				\$ 343,000.00
	Contingency (25% rounded)				\$ 86,000.00
	TOTAL CONSTRUCTION COST				\$ 429,000.00
	Survey, Design & Engineering, Construction Admin. & Inspection (20% rounded)				\$ 86,000.00
	<b>TOTAL PROJECT COST (rounded)</b>				<b>\$ 515,000.00</b>

**General Notes:**

1. The above quantities are based upon a conceptual master plan.
2. Estimated costs are based on projected 2015 pricing. Improvements budgeted for following years should be adjusted appropriately.



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS  
 April 8, 2015

Palmer Field Entry and Bleacher Seating Replacements

	ITEM/DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
<b>Entry Improvements</b>					
	Removals	LS	1	\$ 30,000.00	\$ 30,000.00
	Ticket Booth	Ea	1	\$ 15,000.00	\$ 15,000.00
	Bituminous Concrete Removal & Re-Pave	SY	850	\$ 30.00	\$ 26,000.00
	Concrete Curbing	LF	100	\$ 35.00	\$ 4,000.00
	Concrete Sidewalk and Plaza	SF	3,000	\$ 15.00	\$ 45,000.00
	Unit Pavers	SF	1,500	\$ 25.00	\$ 38,000.00
	Ornamental Steel Gate (Two 9' Swing Gates)	Ea	2	\$ 4,000.00	\$ 8,000.00
	Ornamental Steel Picket Fence	LF	200	\$ 85.00	\$ 17,000.00
	Site Amenities (Kiosk, Benches, Trash)	LS	1	\$ 12,000.00	\$ 12,000.00
	Landscaping	LS	1	\$ 20,000.00	\$ 20,000.00
	Aluminum Grandstand Bleacher Seats	LF	3,000	\$ 55.00	\$ 165,000.00
	CONSTRUCTION COST				\$ 380,000.00
	Contingency (25% rounded)				\$ 95,000.00
	TOTAL CONSTRUCTION COST				\$ 475,000.00
	Survey, Design & Engineering, Construction Admin. & Inspection (20% rounded)				\$ 95,000.00
	<b>TOTAL PROJECT COST (rounded)</b>				<b>\$ 570,000.00</b>

**General Notes:**

1. The above quantities are based upon a conceptual master plan.
2. Estimated costs are based on projected 2015 pricing. Improvements budgeted for following years should be adjusted appropriately.



## APPENDIX D

### SAMPLE FIELD EVALUATION CHECKLIST

**FACILITY CONDITION ASSESSMENT CHECKLIST  
CITY OF MIDDLETOWN PARKS  
MMI #2708-09-1**



- 5 - NEW - New or like-new condition; no issues to report; no expected failures; Plan 8 to 10 years
- 4 - GOOD - Good condition no reported issues or concerns; consider replacement 6 to 8 years.
- 3 - FAIR - Average wear for age; not new but no issues to report; replace within 4 to 6 years.
- 2 - POOR - Worn from use - end of expected life cycle. Replace within 2 to 4 years when funds are available.
- 1 - CRITICAL - Extremely worn or damaged; replace immediately

Evaluation Considerations

Age of Component

Expected Service Life

Maintenance Records

Visual Inspection Condition

Name \_\_\_\_\_

Address \_\_\_\_\_

Survey Date \_\_\_\_\_

Surveyor \_\_\_\_\_

**SITE PAVING AND ACCESS**

**CONDITION**

5 4 3 2 1 n/a

**COMMENTS/RECOMMENDED ACTION**

	5	4	3	2	1	n/a	
Emergency Vehicle Access							
Access Gates							
Perimeter Fencing							
Equipment/Stormwater Fencing							
On-Site Sidewalks/Crosswalks (erosion)							
Off-Site Sidewalks/Crosswalks							
Paving Parking Lot (Asphalt/Concrete)							
Access Driveway (Asphalt/Concrete)							
Striping/Pavement Markings/Speed Bumps							
Curbing							
On-Site Signage							
Pedestrian Access (ADA & Safety)							

**FACILITY CONDITION ASSESSMENT CHECKLIST**  
**CITY OF MIDDLETOWN PARKS**  
**MMI #2708-09-1**



5 - NEW - New or like-new condition; no issues to report; no expected failures; Plan 8 to 10 years
4 - GOOD - Good condition no reported issues or concerns; consider replacement 6 to 8 years.
3 - FAIR - Average wear for age; not new but no issues to report; replace within 4 to 6 years.
2 - POOR - Worn from use - end of expected life cycle. Replace within 2 to 4 years when funds are available.
1 - CRITICAL - Extremely worn or damaged; replace immediately

Evaluation Considerations

Age of Component

Expected Service Life

Maintenance Records

Visual Inspection Condition

Name \_\_\_\_\_

Address \_\_\_\_\_

Survey Date \_\_\_\_\_

Surveyor \_\_\_\_\_

**ADA COMPLIANCE**

**CONDITION**

5	4	3	2	1	n/a
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**COMMENTS/RECOMMENDED ACTION**

Handicap Parking							
Passenger Loading Zones							
Accessible Entry							
Exterior Stairs and Railings							
Exterior Ramps and Walks							
Barrier Free Route (ROW - Sidewalk to Bldg. Entry)							
Building Entry Threshold							

**FACILITY CONDITION ASSESSMENT CHECKLIST**  
**CITY OF MIDDLETOWN PARKS**  
**MMI #2708-09-1**



5 - NEW - New or like-new condition; no issues to report; no expected failures; Plan 8 to 10 years

4 - GOOD - Good condition no reported issues or concerns; consider replacement 6 to 8 years.

3 - FAIR - Average wear for age; not new but no issues to report; replace within 4 to 6 years.

2 - POOR - Worn from use - end of expected life cycle. Replace within 2 to 4 years when funds are available.

1 - CRITICAL - Extremely worn or damaged; replace immediately

Evaluation Considerations

Age of Component

Expected Service Life

Maintenance Records

Visual Inspection Condition

Name \_\_\_\_\_

Address \_\_\_\_\_

Survey Date \_\_\_\_\_

Surveyor \_\_\_\_\_

**LANDSCAPE & AMENITIES**

**CONDITION**

5 4 3 2 1 n/a

**COMMENTS/RECOMMENDED ACTION**

	5	4	3	2	1	n/a	
Exterior Furniture							
Bike Racks/Storage (Safe & Accessible)							
Irrigation System (Condition or Needed)							
Landscape Vegetation (Condition & Type)							
Landscape Walls/Structures							
Trees							
Patio Systems (Paver, Brick, etc.)							
Other Amenities							

**FACILITY CONDITION ASSESSMENT CHECKLIST**  
**CITY OF MIDDLETOWN PARKS**  
**MMI #2708-09-1**



- 5 - NEW - New or like-new condition; no issues to report; no expected failures; Plan 8 to 10 years
- 4 - GOOD - Good condition no reported issues or concerns; consider replacement 6 to 8 years.
- 3 - FAIR - Average wear for age; not new but no issues to report; replace within 4 to 6 years.
- 2 - POOR - Worn from use - end of expected life cycle. Replace within 2 to 4 years when funds are available.
- 1 - CRITICAL - Extremely worn or damaged; replace in next 2 years.

Evaluation Considerations

Age of Component

Expected Service Life

Maintenance Records

Visual Inspection Condition

Name \_\_\_\_\_

Address \_\_\_\_\_

Survey Date \_\_\_\_\_

Surveyor \_\_\_\_\_

**SITE FACILITIES**

**CONDITION**

5 4 3 2 1 n/a

**COMMENTS/RECOMMENDED ACTION**

SITE FACILITIES	5	4	3	2	1	n/a	COMMENTS/RECOMMENDED ACTION
Playground Areas							
Irrigation							
Scoreboards							
Dugouts (Condition & Safety)							
Athletic Tracks							
Concessions & Restrooms							
Tennis Courts							
Basketball Courts							
PE Equipment Storage Areas							
Pavilion							
Bleachers							
Dumpster (Apron, Pad, Enclosure)							

**FACILITY CONDITION ASSESSMENT CHECKLIST  
CITY OF MIDDLETOWN PARKS  
MMI #2708-09-1**



- 5 - NEW - New or like-new condition; no issues to report; no expected failures; Plan 8 to 10 years
- 4 - GOOD - Good condition no reported issues or concerns; consider replacement 6 to 8 years.
- 3 - FAIR - Average wear for age; not new but no issues to report; replace within 4 to 6 years.
- 2 - POOR - Worn from use - end of expected life cycle. Replace within 2 to 4 years when funds are available.
- 1 - CRITICAL - Extremely worn or damaged; replace immediately

Evaluation Considerations

Age of Component

Expected Service Life

Maintenance Records

Visual Inspection Condition

Name \_\_\_\_\_

Address \_\_\_\_\_

Survey Date \_\_\_\_\_

Surveyor \_\_\_\_\_

**ATHLETIC FIELDS (Baseball/Softball)**

(circle one or write-in)

**CONDITION**

5 4 3 2 1 n/a

**COMMENTS/RECOMMENDED ACTION**

Skinned Infield							
Pitcher's Mound							
Turf Areas							
Bases/Base Path							
Fencing							
Lighting							
Bleachers/Benches							
General							

**FACILITY CONDITION ASSESSMENT CHECKLIST**  
**CITY OF MIDDLETOWN PARKS**  
**MMI #2708-09-1**



- 5 - NEW - New or like-new condition; no issues to report; no expected failures; Plan 8 to 10 years
- 4 - GOOD - Good condition no reported issues or concerns; consider replacement 6 to 8 years.
- 3 - FAIR - Average wear for age; not new but no issues to report; replace within 4 to 6 years.
- 2 - POOR - Worn from use - end of expected life cycle. Replace within 2 to 4 years when funds are available.
- 1 - CRITICAL - Extremely worn or damaged; replace immediately

Evaluation Considerations

Age of Component

Expected Service Life

Maintenance Records

Visual Inspection Condition

Name \_\_\_\_\_

Address \_\_\_\_\_

Survey Date \_\_\_\_\_

Surveyor \_\_\_\_\_

ATHLETIC FIELD (circle one or write-in) (Football/Soccer/Lacrosse/Multipurpose)	CONDITION						COMMENTS/RECOMMENDED ACTION
	5	4	3	2	1	n/a	
Turf/Playing Surface							
Goals and Posts							
Out of Bounds/Transition Areas							
Fencing							
Bleachers							
Lighting							
General							