

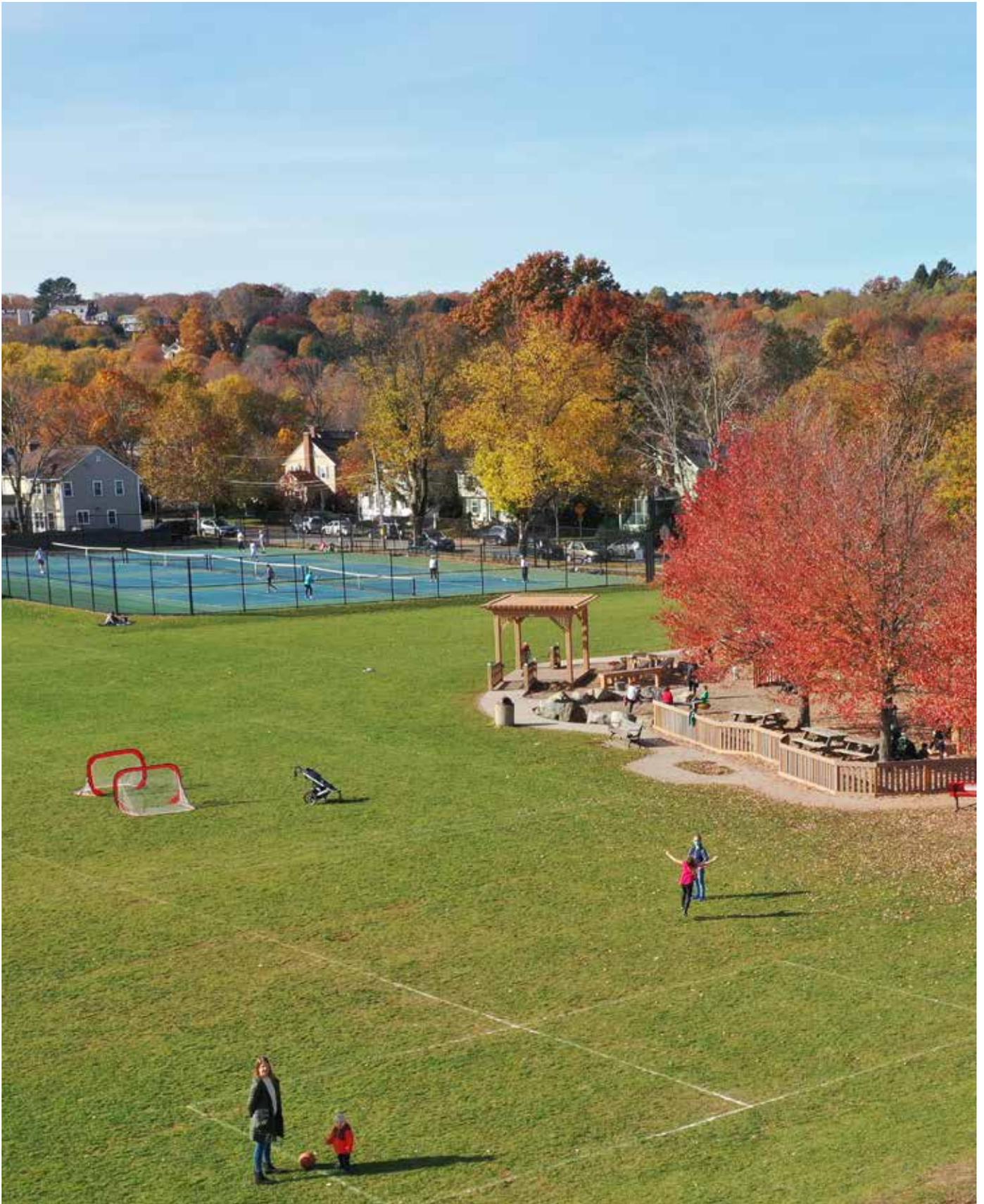


RECREATIONAL FACILITIES INVENTORY

TOWN OF BELMONT | JUNE 30, 2022

ACTIVITAS
landscape architecture | civil engineering





ACKNOWLEDGMENTS

Feasibility studies are most effective when the institutional knowledge of facility use is provided. We would like to acknowledge and thank those who helped provide information and data to assist our team throughout this study. Their input and excitement for this study shows the dedication the Town of Belmont has for recreation and the success that can be achieved working together.

Activitas thanks all participants who provided feedback and helped to advance this effort.

TOWN OF BELMONT

Brandon Fitts, Acting Director of Recreation

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The background of the page is a grayscale topographic map. It features intricate contour lines that represent elevation changes across a landscape. The lines are more densely packed in some areas, indicating steeper slopes, and more widely spaced in others, indicating flatter terrain. The overall pattern is complex and organic, filling the entire page.

1 | PROJECT SUMMARY

1 | PROJECT SUMMARY

In the fall of 2021, Activitas, Inc. was retained by the Town of Belmont to perform a comprehensive inventory, conditions review and usage analysis of the following town-owned parks:

- Belmont High School
- Burbank Elementary School
- Butler Elementary School
- Chenery Middle School
- Grove Street Park
- Payson Park
- Pequossette Park
- Town Field
- Underwood Pool
- Wellington Elementary School
- Winn Brook Elementary School

When this study was being conducted, the Belmont High School construction project was still underway, so the outdoor athletic and recreation spaces at the high school are not included in the comprehensive inventory; however, the field usage portion of the study does include the high school facilities that are scheduled by the Town's Recreation Department.

Design and conceptual planning studies for Payson Park and Town Field also occurred prior to this study. The information provided in this report for Payson Park is consistent with the proposed project that came before Belmont's Town Meeting in the spring of 2022. The portion of Town Field that came before Belmont's Town Meeting was not included in this report's inventory.

This study was limited to public outdoor park facilities and did not include review of any buildings or structures.

COMPREHENSIVE INVENTORY

In the Fall of 2021, Activitas visited each site noted above to inventory each park's existing fields, courts, playgrounds, and site amenities. Each site was documented with ground-level existing conditions photography, drone and online aerial imagery. Activitas itemized each amenity along with a description of the amenity, its condition, and a recommendation for repair or replacement as necessary.

Section 2 of this report includes general site and zoning information for each facility, a summary of the site's existing amenities and a partial photographic inventory of the amenities referenced to their location on an aerial image. A brief narrative description of the recommendations for each facility is also provided.

Based on our observation of each amenity, a numerical value of 1, 2 or 3 was provided, which recommends the following actions:

- 1 Remove or Replace (1-5 Years)**
Amenity has major damage that impedes use as intended. Amenity may be a safety hazard. Repair, removal or replacement is urgently suggested.
- 2 Improvements Recommended (5+ Years)**
Amenity has minor damage or significant cosmetic flaws that do not impede use as intended. Minor repairs may improve performance or user experience.
- 3 Fully Functional**
Amenity is intact and able to be used as intended. Wear and tear is minor and cosmetic.

It should be noted that the condition of the natural grass surfaces was not reviewed as part of the Comprehensive Inventory; the natural grass fields were reviewed through the Field Use Inventory & Analysis portion of the summary. Based on the review of each facility, the following recommended actions were generally given a numerical value of 1 or 2:

1	1-5 YRS	2	5+ YRS
DESCRIPTION		DESCRIPTION	
<ul style="list-style-type: none"> • Resurface basketball and tennis courts • ADA improvements (concrete pads, pedestrian walkways, etc.) • Playground repairs or replacement • Playground mulch replenishment • Bench replacement • Fence repairs • Synthetic turf resurfacing* 		<ul style="list-style-type: none"> • Rebuild basketball courts • Convert playground surfacing to rubberized** • New playground equipment • Baseball/softball backstop replacement 	
	<p><i>*At Harris Field, currently 8 years old</i></p> <p><i>**ADA allows engineered wood fiber as an accessible surface when it is installed properly and maintained to be stable, firm and slip-resistant. This requires frequent maintenance.</i></p> <p><i>The Massachusetts Architectural Access Board (MAAB) has long considered engineered wood fiber and wood chips as non-compliant and problematic materials. It is currently MAAB's opinion that such material is not clearly compliant with the requirements of 521 CMR (Code of Massachusetts Regulations).</i></p> <p><i>Surfaces to consider include poured in place rubber, tiles, and hybrid.</i></p>		

Based on the recommendations above, Activitas developed order of magnitude opinions of probable costs to address these items over the next 5 to 10 years. The cost opinions for items given a numerical value of 1 are shown as a range representing the impact of inflation over 5 years. These costs include additional percentages for contingency and soft costs. The cost opinions are to be used for planning purposes only and do not constitute a basis for construction or design. Additional surveying, geotechnical explorations, and other due diligence may be required to verify existing site conditions. The following is a summary of the opinion of costs for each facility.

	1	2	
	1-5 YRS		5+ YRS
	COST RANGE		COST
BELMONT HS	\$1,000,000.00	\$1,300,000.00	
BURBANK	\$38,850.00	\$53,700.00	\$950,000.00
BUTLER	\$321,100.00	\$416,100.00	
CHENERY	\$392,700.00	\$508,250.00	\$650,000.00
GROVE STREET	\$247,500.00	\$322,500.00	\$750,000.00
PAYSON	\$1,190,529.83	\$1,519,418.12	
TOWN	\$13,000.00	\$17,000.00	\$130,000.00
UNDERWOOD	\$25,600.00	\$34,100.00	\$725,000.00
WELLINGTON	\$300,000.00	\$400,000.00	
WINN BROOK	\$258,550.00	\$341,100.00	\$1,730,000.00
TOTAL	\$3,787,829.83	\$4,912,168.12	\$4,935,000.00

FIELD USE INVENTORY & ANALYSIS

As part of the Comprehensive Inventory, Activitas quantified the number of baseball fields, Little League fields, softball fields, multi-purpose (rectangular) fields, basketball, tennis and pickle ball courts that the Town currently has in their parks system. This inventory also included the number of hours that are scheduled annually for each facility. It should be noted that the hours itemized below reflect only what is scheduled through the Recreation Department. Passive use (e.g. walking and jogging) and use that may occur outside of what is scheduled is not included.

	Baseball		Little League		Softball		Multi-Purpose (Rectangular)		
	# of Fields	Hours of Use - Annual	# of Fields	Hours of Use - Annual	# of Fields	Hours of Use - Annual	# of Fields	Overlap BB/LL/SB?	Hours of Use - Annual
SYNTHETIC TURF									
HS HARRIS							1	N	1220
HS TURF							1	N	320
WELLINGTON							1	N	0

Tennis/Pickleball		Basketball	
# of Tennis Courts	# of Pickleball Courts	# of Courts	# of 1/2 Courts
			2

NATURAL GRASS									
BURBANK									
BUTLER									
CHENERY					2	1090	1	Y	40
GROVE			3	2595			1	N	640
PAYSON							1	N	285
PEQUOSSETTE			1	425			1	Y	715
TOWN FIELD	1	605					1	Y	635
WINN BROOK	1	125					1	Y	720
HS JV							1	N	825
CONCORD AVE					1	935			
TOTAL	2		4		3		10		

		1	2
		1	1
2*		1	4
4		1	
4	8**	1	
	4	1	
4	8**	2	
14	20	8	7

The next step in analyzing the field usage is to take the annual hours of use and determine the Field Wear Index Value (FWIV) for each facility. The FWIV is a tool used by the Sports Field Management Association (SFMA) to determine how much use occurs on a natural grass field based on hours of use, and to determine the level of maintenance that should occur on a field based on that use.

This is done by taking the annual hours of use and multiplying them by the multiplier value that correlates with the activity that occurs on the field. Refer to the Activities and Multipliers below.

Activity	Multiplier
Walking and/or Standing on a field.	1
Baseball and/or Softball	1.25
Parked Cars	1.5
Sport Camp: Baseball/Softball	1.5
Marching Band Practice	1.75
Soccer w/cleats	2
Field Hockey	2.25
Football w/cleats	2.25
Lacrosse & Team Practice	2.25
Rugby	2.5
Soccer w/cleats & Team Practices	2.5
Sport Camp: Lacrosse	2.5
Tournaments	2.5
Ultimate Frisbee	2.5
Football w/cleats	2.75
Sport Camp: Soccer	2.75
Sport Camp: Football	3
Football Team Practice	3.25
Activity before/after Turf Dormancy	3.75
Activity during/after Rain	4

For example, if someone walks on a field for 200 hours annually, the 200 hours is multiplied by an Activity Multiplier value of 1, returning a FWIV of 200. If those same 200 hours were used to play football with cleats (2.75 Activity Multiplier), the resulting FWIV would be 550.

The FWIV for each of the natural grass fields in Belmont ranges from 90 to 1856.3. Refer to the chart on page 12.

Once the FWIV is determined for each natural grass field, the value may fall within one of six (6) possible levels of maintenance. Levels range from Level 1: Light Maintenance through Level 6, which requires significant maintenance and potential renovations to the fields annually (sodding). Refer to the chart on page 13.

The maintenance that currently occurs in Belmont ranges between Level 3 and Level 5. The levels of maintenance vary at each field based on necessity, budget and staffing availability.

	Type of Field		Total Annual Hours	Total Annual Hours - FWIV	Maintenance Level 6	Revised Capacity
HS HARRIS	MULTIPURPOSE	Synthetic Turf	1220	1220	N/A	
HS TURF	MULTIPURPOSE	Synthetic Turf	320	320	N/A	
CHENERY	SOFTBALL	Natural Grass	545	681.25	450	151%
	SOFTBALL	Natural Grass	545	681.25	450	151%
	MULTIPURPOSE	Natural Grass	40	90	450	20%
GROVE (UPPER)	BASEBALL/LITTLE LEAGUE	Natural Grass	865	1081.3	450	240%
	BASEBALL/LITTLE LEAGUE	Natural Grass	865	1081.3	450	240%
	BASEBALL/LITTLE LEAGUE	Natural Grass	865	1081.3	450	240%
GROVE (LOWER)	MULTIPURPOSE	Natural Grass	640	1600	450	356%
PAYSON	MULTIPURPOSE	Natural Grass	285	498.75	450	111%
PEQUOSSETTE	BASEBALL/LITTLE LEAGUE	Natural Grass	425	531.25	450	118%
	MULTIPURPOSE (MULTI-FIELD)	Natural Grass	715	1787.5	450	397%
TOWN FIELD	BASEBALL/LITTLE LEAGUE	Natural Grass	605	756.25	450	168%
	MULTIPURPOSE (MULTI-FIELD)	Natural Grass	635	1428.8	450	318%
WINN BROOK	BASEBALL/LITTLE LEAGUE	Natural Grass	125	156.25	450	35%
	MULTIPURPOSE (MULTI-FIELD)	Natural Grass	720	1800	450	400%
HS JV	MULTIPURPOSE	Natural Grass	825	1856.3	450	413%
HS CONCORD AVE	SOFTBALL	Natural Grass	935	1168.8	450	260%

The results of this analysis show that almost every natural grass field in Belmont has an FWIV greater than 451, which correlates to Maintenance Level 6. The chart above assumes Level 6 maintenance for each facility, which is the highest level of maintenance.

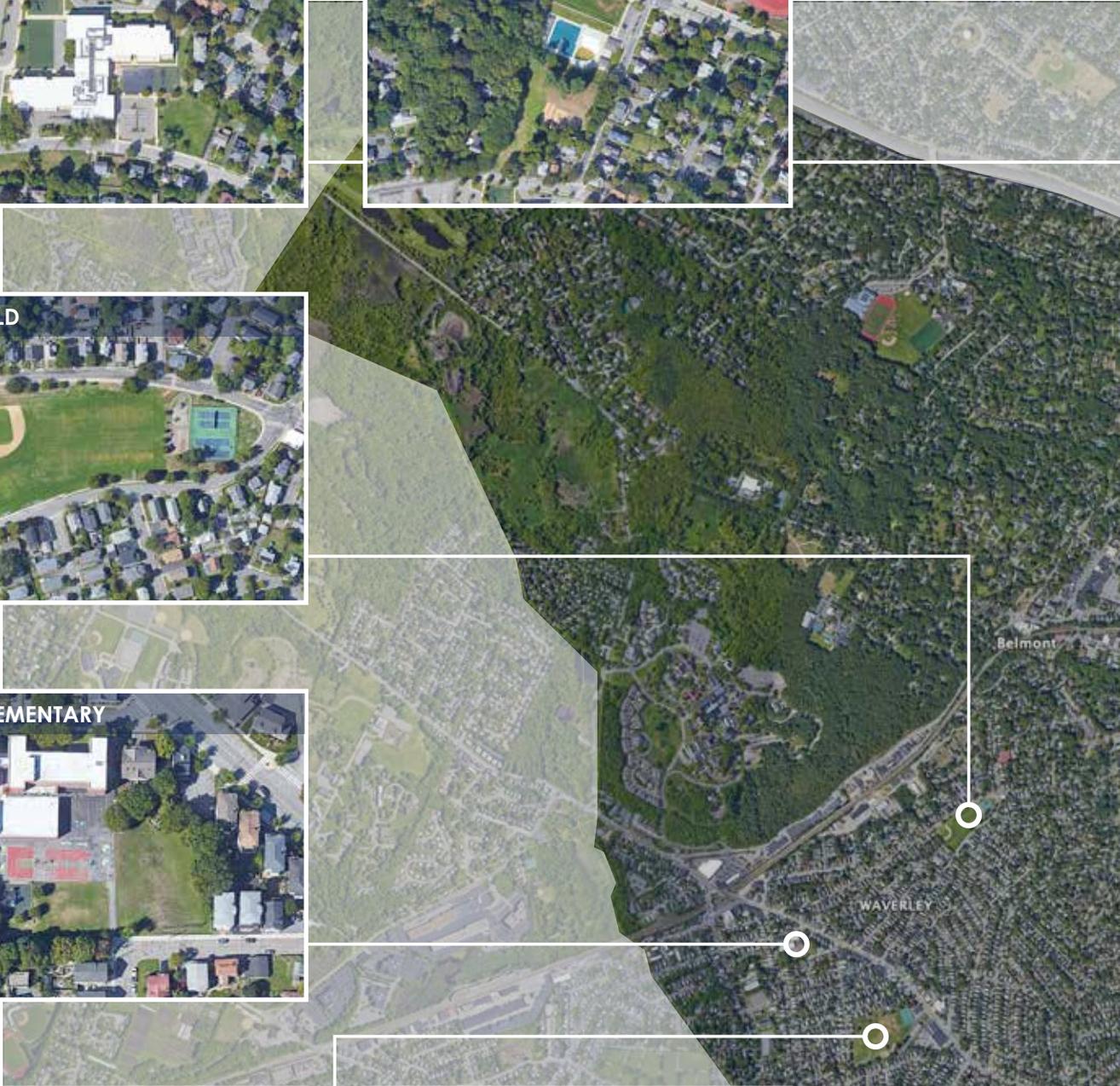
Per the Revised Capacity column, a 100% would indicate that the field is being maintained appropriately for its amount of use. Anything below 100% shows a field being utilized below what is allowed and anything above 100% shows that the field is being used more than maintenance can support. The results of this column show that a majority of the existing fields in Belmont are over scheduled and overused even if the maximum amount of maintenance (Level 6) was to be performed annually on every field.

Level 1 – Light Maintenance Two or less Hollow Core Aerations a year.	Below 250 hrs. AWIV
Level 2 – Light to Medium Maintenance Between two and four Hollow Core Aerations a year. One top-dressing a year.	251 - 300 hrs. AWIV
Level 3 – Medium Maintenance Hollow Core Aeration once a month. One Deep Tine Aeration a year. One top-dressing a year. One Over-seeding a year.	301 - 350 hrs. AWIV
Level 4 – Medium to Heavy Maintenance Hollow core aeration once a month. Two Deep Tine Aeration a year. Two top-dressings a year. Two or less Over-seeding a year.	351 - 400 hrs. AWIV
Level 5 – Heavy Maintenance Hollow Core Aeration once a month. Two or more Deep Tine Aeration a year, or One Deep Tine Aeration and one Deep Hollow Tine Aeration a year. Two or more top-dressings a year. Two or more Over-seeding a year. Renovation, having to do field repairs by plugging	401 - 450 hrs. AWIV
Level 6 – Renovation Hollow Core Aeration once a month. Two or more Deep Tine Aeration a year, or one or more Deep Tine Aeration and one or more Deep Hollow Tine Aeration a year. Two or more top-dressings a year. Two or more Over-seeding a year. Renovation, having to do field repairs by Sodding and Plugging.	Over 451 hrs. AWIV

FIELD USAGE RECOMMENDATIONS

Based on the results of the Field Usage Analysis above, the following are recommendations to be considered by the Town of Belmont to improve the existing natural grass fields:

1. Reduce the amount of use on the fields to fit within current maintenance levels;
2. Increase maintenance levels (however, as noted above, Level 6 maintenance still does not solve the issued based on the amount of uses being well above 451 FWIV);
3. Convert field(s) to synthetic turf. Synthetic turf can withstand much more use than the natural grass fields and this may allow the natural grass fields to reduce use to fit within current maintenance levels;
4. Build new natural grass fields on other properties to increase the number of fields in Belmont, thus redistributing use hours more evenly across all fields;
5. Perform a master plan study to see if there are ways to reorganize and expand any of the existing parks, or develop other Town owned properties to increase the amount of natural grass fields.



BELMONT HIGH SCHOOL



WINN BROOK ELEMENTARY



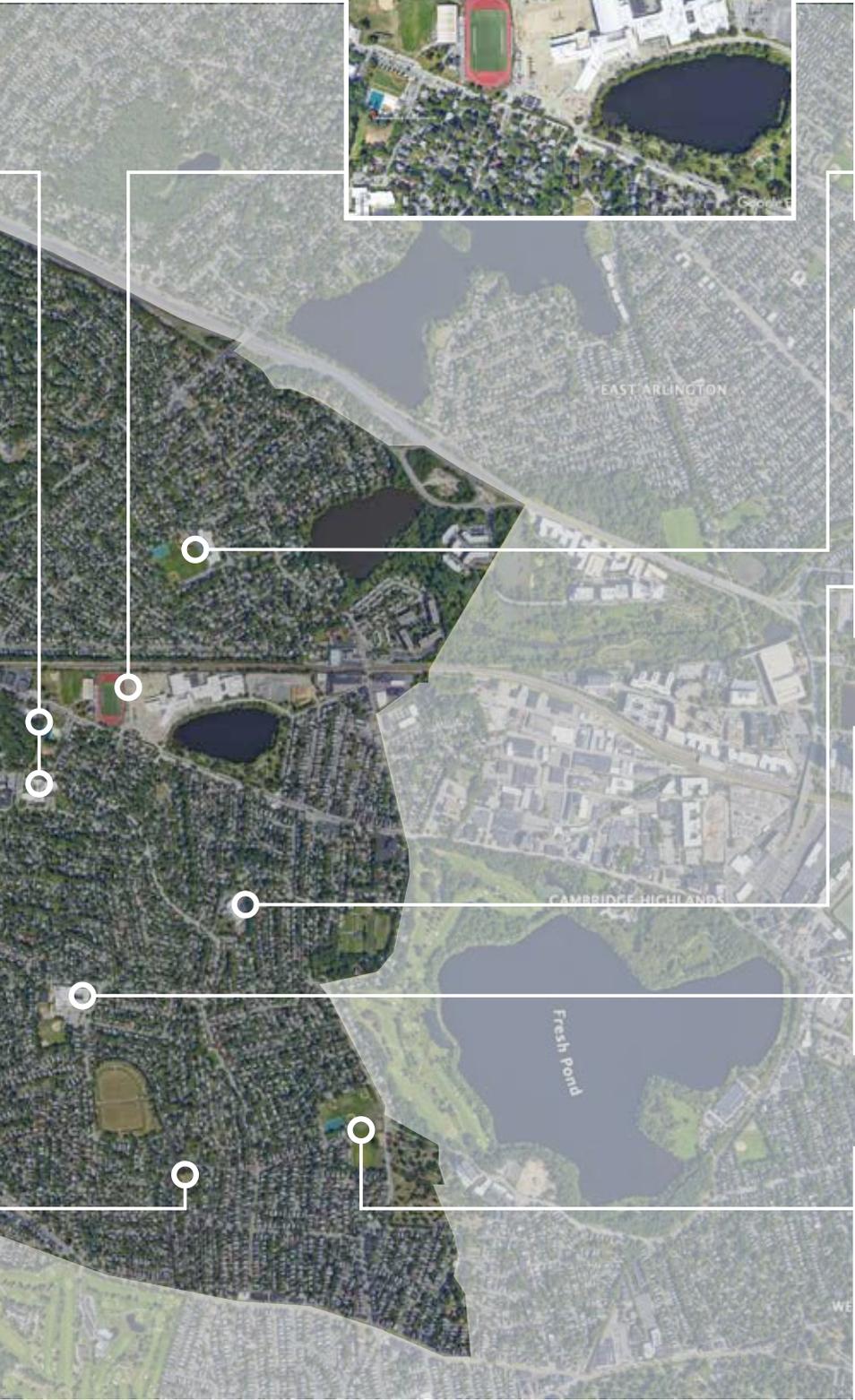
BURBANK ELEMENTARY



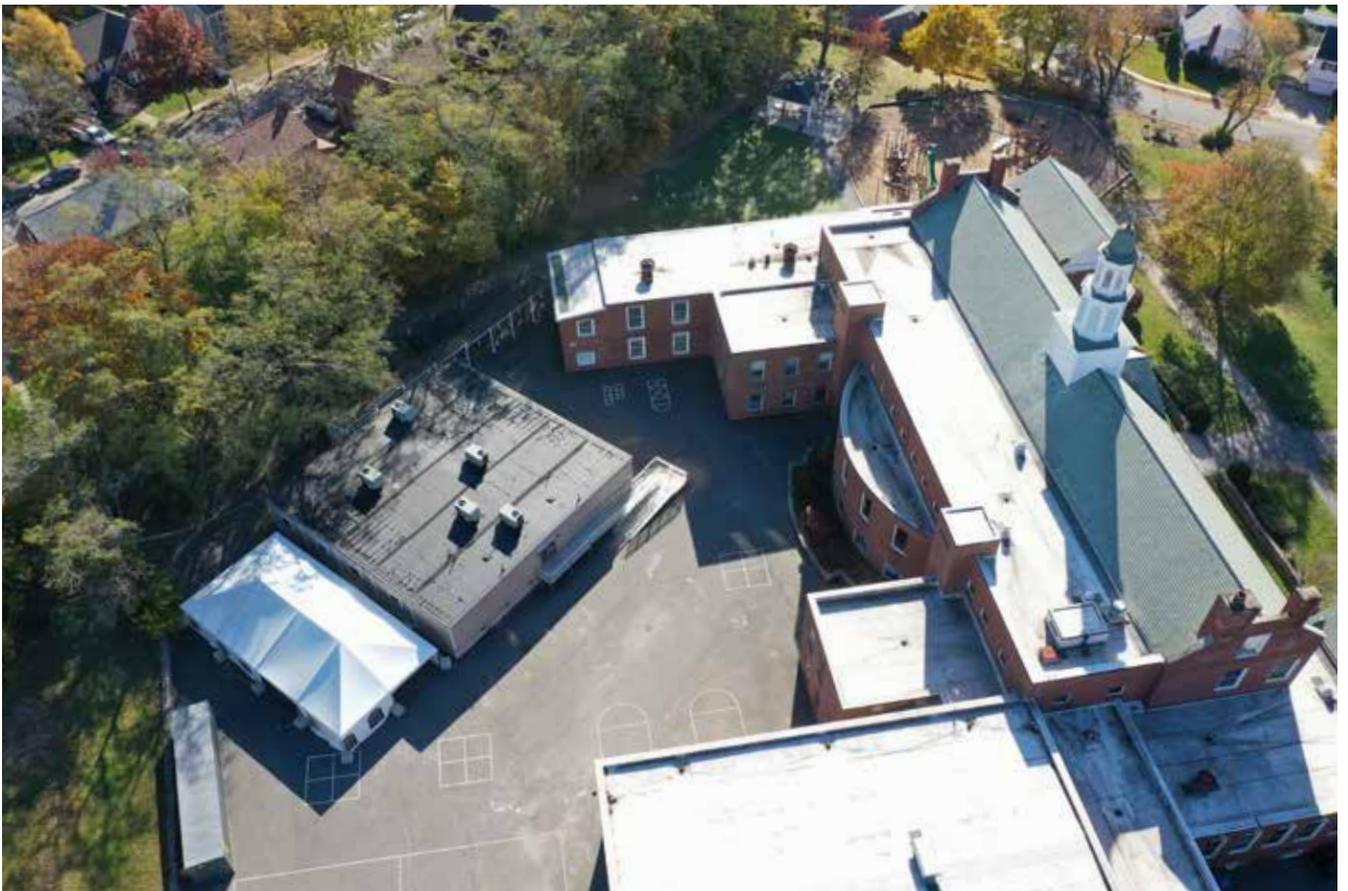
CHENERY MIDDLE SCHOOL



GROVE STREET PARK



2.1 | BURBANK ELEMENTARY SCHOOL



SITE INFORMATION & ZONING

<i>Address</i>	266 School Street
<i>Area</i>	4.65 Acres
<i>Zone</i>	Single Residence C
<i>Neighboring Land Use</i>	Single-Family Residential
<i>Nearby Transit</i>	MBTA Bus Stop within 0.25 miles
<i>Parking</i>	50 Spaces (2 Accessible) Bicycle Parking (2 Racks)

FACILITY INFORMATION

<i>Fields & Courts</i>	One (1) Flexible Synthetic Turf Field (~3,700 square feet) One (1) Basketball Court, 2 Adjustable Height Hoops Two (2) Basketball 1/2-Courts, 2 Adjustable Height Hoops
<i>Athletic Equipment</i>	None
<i>Playground Equipment</i>	Play Structures (2), 5-12 years Swings (7) Mulch Surfacing
<i>Site Amenities</i>	Benches (9), Picnic Table (5) Shade Structure Teaching Garden
<i>Restrooms</i>	Building Access Required

EVALUATION

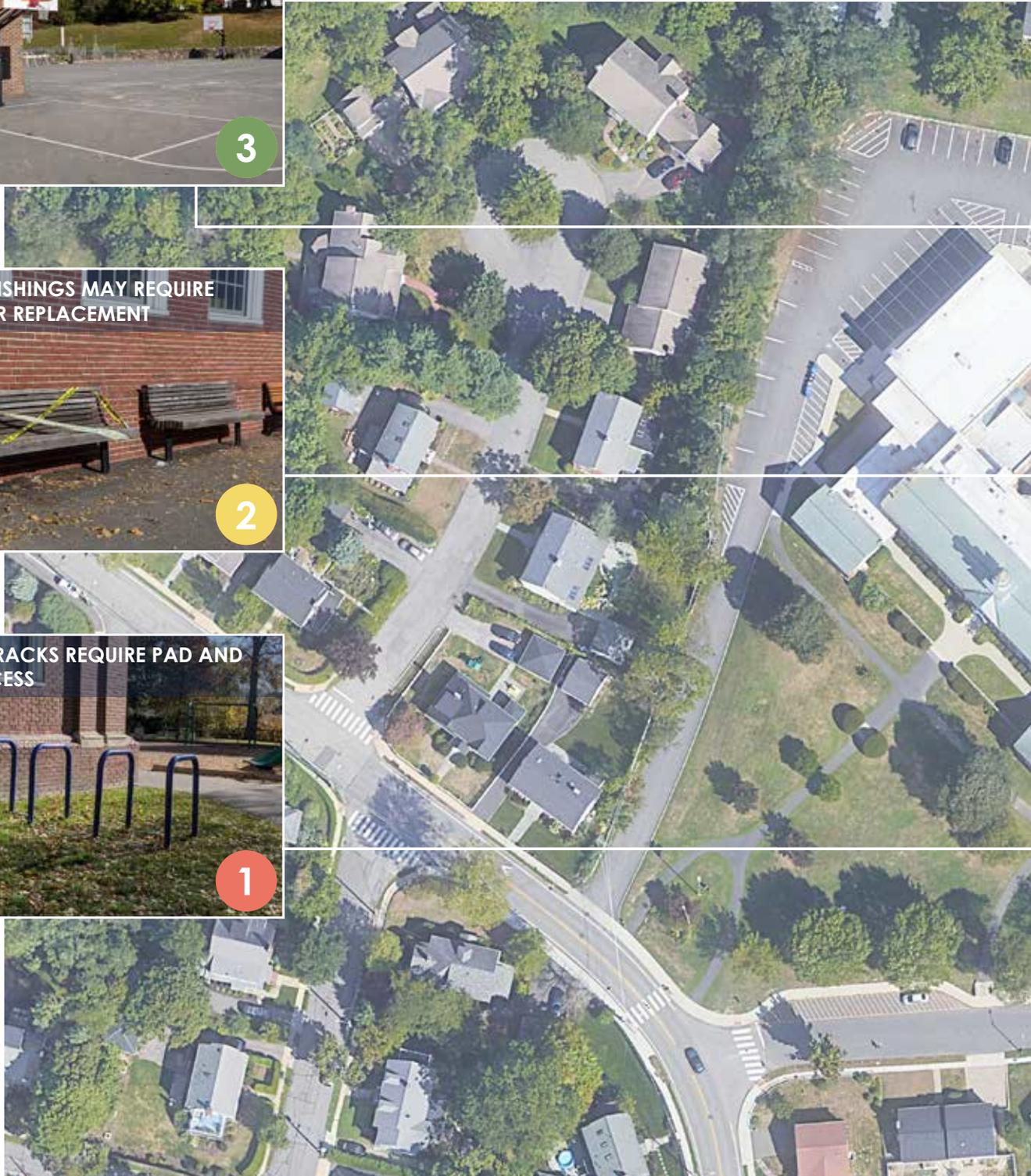
There are temporary classrooms sited on a large portion of the hard court space behind the school. If the structure is not formalized, integrating its functions into the school building or an addition would provide additional court spaces or an opportunity to reorganize the existing court uses.

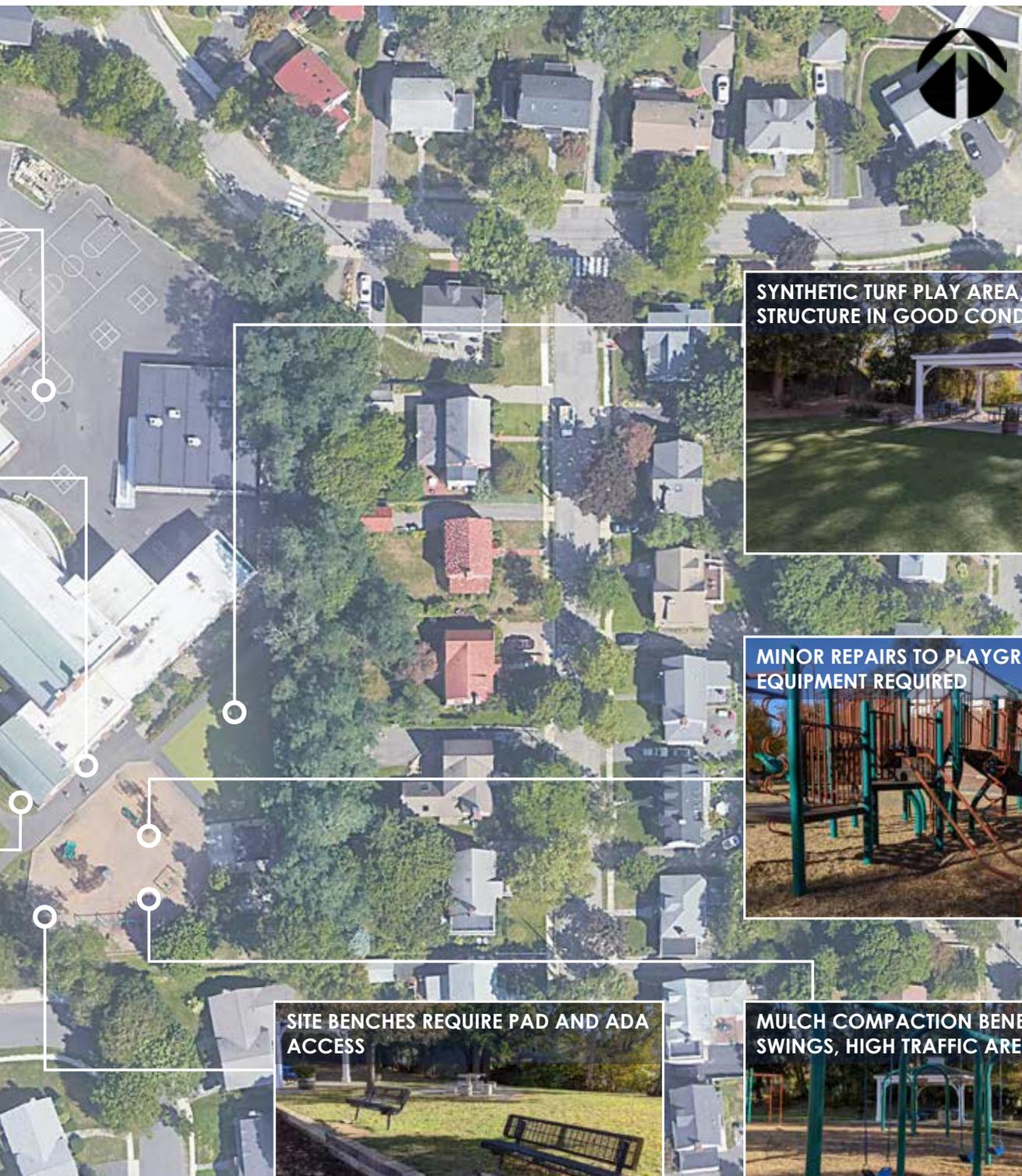
Play structures show signs of wear. Rust is evident on many components. Rubber coating on sheet metal components is peeling away and leaving exposed rusted metal edges in prominent fall zones.

Mulch surfacing has compacted significantly, leaving high curbs exposed around the entire play area.

The existing lawn areas, including the synthetic turf carpet adjacent to the play area, are too small to be used for youth recreational athletics.

2.1 | BURBANK ELEMENTARY SCHOOL





SYNTHETIC TURF PLAY AREA, SHADE STRUCTURE IN GOOD CONDITION



MINOR REPAIRS TO PLAYGROUND EQUIPMENT REQUIRED



SITE BENCHES REQUIRE PAD AND ADA ACCESS



MULCH COMPACTION BENEATH SWINGS, HIGH TRAFFIC AREAS



2.1 | BURBANK ELEMENTARY SCHOOL

SITE INVENTORY

ASSET	DESCRIPTION	CONDITION	RECOMMENDATION				
			1-5 YRS	5+ YRS			
BURBANK							
Site Furnishings	9 Benches	Metal, located at playground perimeter	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway			
		Metal, located at playground perimeter	1 Requires concrete pad, ADA access				
		Metal, located at playground perimeter	1 Requires concrete pad, ADA access				
		Metal, located at playground perimeter	1 Requires concrete pad, ADA access				
		Metal, located at playground perimeter	1 Requires concrete pad, ADA access				
		Metal, located at playground perimeter	1 Requires concrete pad, ADA access				
		Granite, located at dedication garden	3 Acceptable				
		Wood, located at building wall	1 Out of order			Replacement	
		Wood, located at building wall	3 Acceptable				
	2 Bicycle Racks	Engineered wood, located at building wall	3 Acceptable	Construct concrete pad and ADA walkway	Replacement to increase parking capacity		
		Located at entry path	1 Requires pad, ADA access				
	5 Picnic Tables	Concrete, 4 concrete chairs	Located at entry path near play area	1 Requires pad, ADA access	Construct concrete pad and ADA walkway	Replacement to increase parking capacity	
			Concrete, 4 concrete chairs	3 Acceptable			
			Coated metal, at shade structure	3 Acceptable			
	Landscape Amenities	1 Shade Structure	Coated metal, at shade structure	3 Acceptable			
Coated metal, at shade structure			3 Acceptable				
Coated metal, at shade structure			3 Acceptable				
Wooden Structure, dedicated			3 Acceptable				
2 Teaching Gardens			Located at playground area	3 Acceptable			
Turf			Located behind building	3 Acceptable			
Playground	Mulch Surfacing	Long-pile nonfilled turf carpet	3 Acceptable	Replenishment of mulch	Replacement with rubber surfacing for accessibility		
			1 Surface is depressed with exposed curbing, pitted below swings and in high-traffic areas				
	2 Structures	5-12 play structure, by GameTime	2 Paint is worn, rusted, coating is peeling at contact areas			Selective replacement of parts	Replacement
		5-12 play structure, by GameTime	2 Paint is worn, rusted, coating is peeling at contact areas				
	2 Swingsets	5 Swings, by GameTime	3 Space to add additional swing if desired			Selective replacement of parts	Replacement
		2 Swings, by GameTime	3 Acceptable				
Basketball Court	Court Surfacing	Asphalt, painted 2-point line	3 Acceptable				
	2 Basketball Hoops	Adjustable, by Hang Time	3 Acceptable				
Basketball Half Courts	Court Surfacing	Asphalt, painted 2-point line	3 Acceptable				
	2 Basketball Hoops	Adjustable, by Hang Time	3 Acceptable				

COST OPINIONS

1

1 - 5 Years

DESCRIPTION	COST RANGE	
Concrete Pads at Bicycle Rack (ADA)	\$1,500	\$2,000
Concrete Pads at Benches (ADA)	\$1,600	\$2,200
Walkways (ADA)	\$5,750	\$7,500
Mulch Replenishment	\$10,000	\$15,000
Playground Repairs	\$15,000	\$20,000
Bench Replacement	\$5,000	\$7,500
TOTAL	\$38,850	\$53,700

2

5+ YEARS

DESCRIPTION	COST RANGE	
New Playground Equipment		\$275,000
Convert to Rubberized Surfacing		\$675,000
TOTAL		\$950,000

2.2 | BUTLER ELEMENTARY SCHOOL



SITE INFORMATION & ZONING

<i>Address</i>	90 White Street
<i>Area</i>	2.99 Acres
<i>Zone</i>	General Residence
<i>Neighboring Land Use</i>	Multi-Family Residential
<i>Nearby Transit</i>	MBTA Bus Stop within 500 feet
<i>Parking</i>	28 Spaces (2 Accessible) Bicycle Parking (2 Racks)

FACILITY INFORMATION

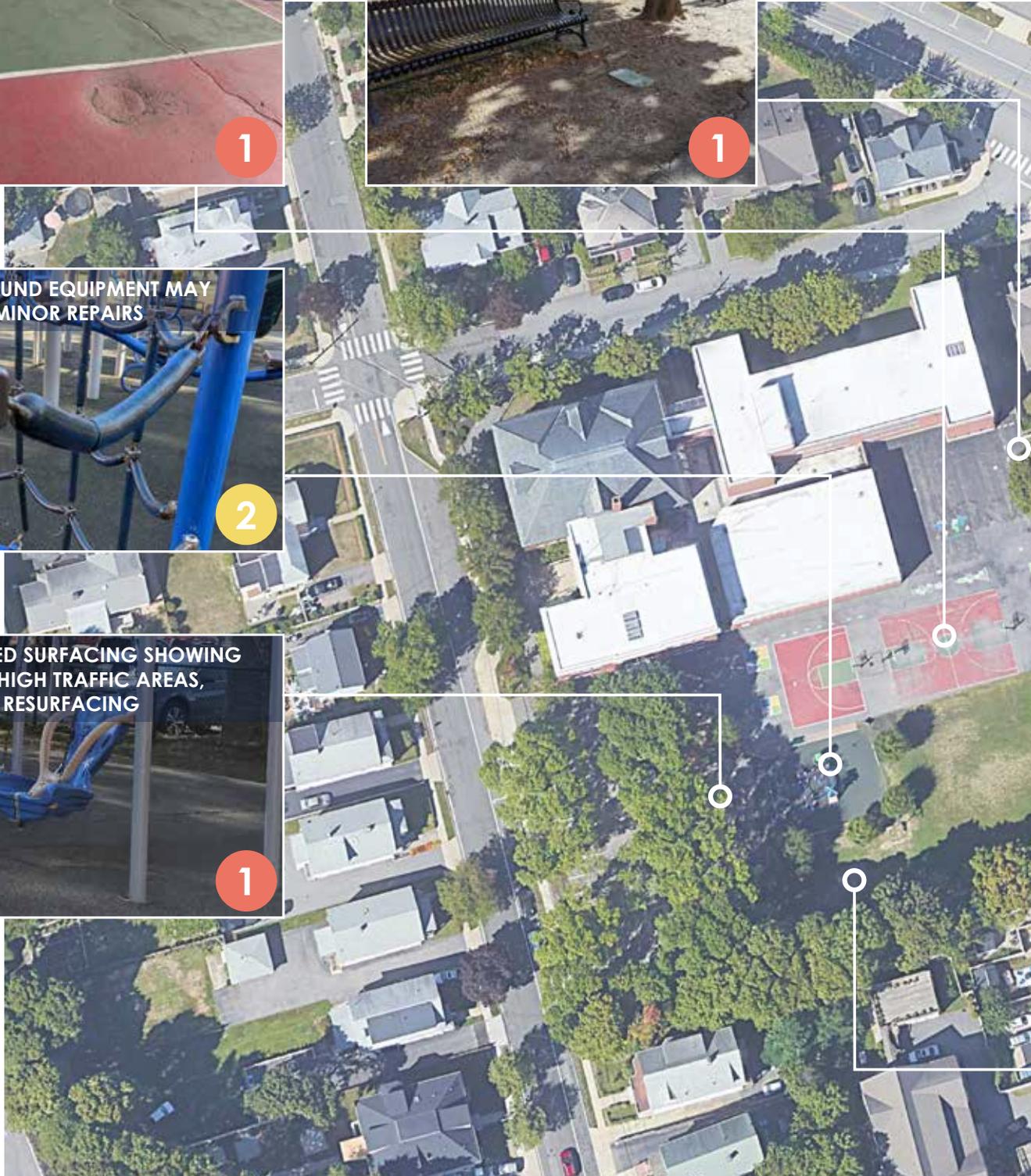
<i>Fields & Courts</i>	Two (2) Flexible Grass Fields (~6,000 and ~15,000 square feet) One (1) Basketball Court, Two (2) Adjustable Height Hoops One (1) Basketball 1/2 Court, One (1) Adjustable Height Hoop
<i>Athletic Equipment</i>	Team Areas with Benches (2)
<i>Playground Equipment</i>	Play Structure, 5-12 years Swings (6), Chair Swing (1) Rubber Play Surfacing
<i>Site Amenities</i>	Benches (17), Picnic Table Waste Receptacles (2) Teaching Garden
<i>Restrooms</i>	Building Access Required

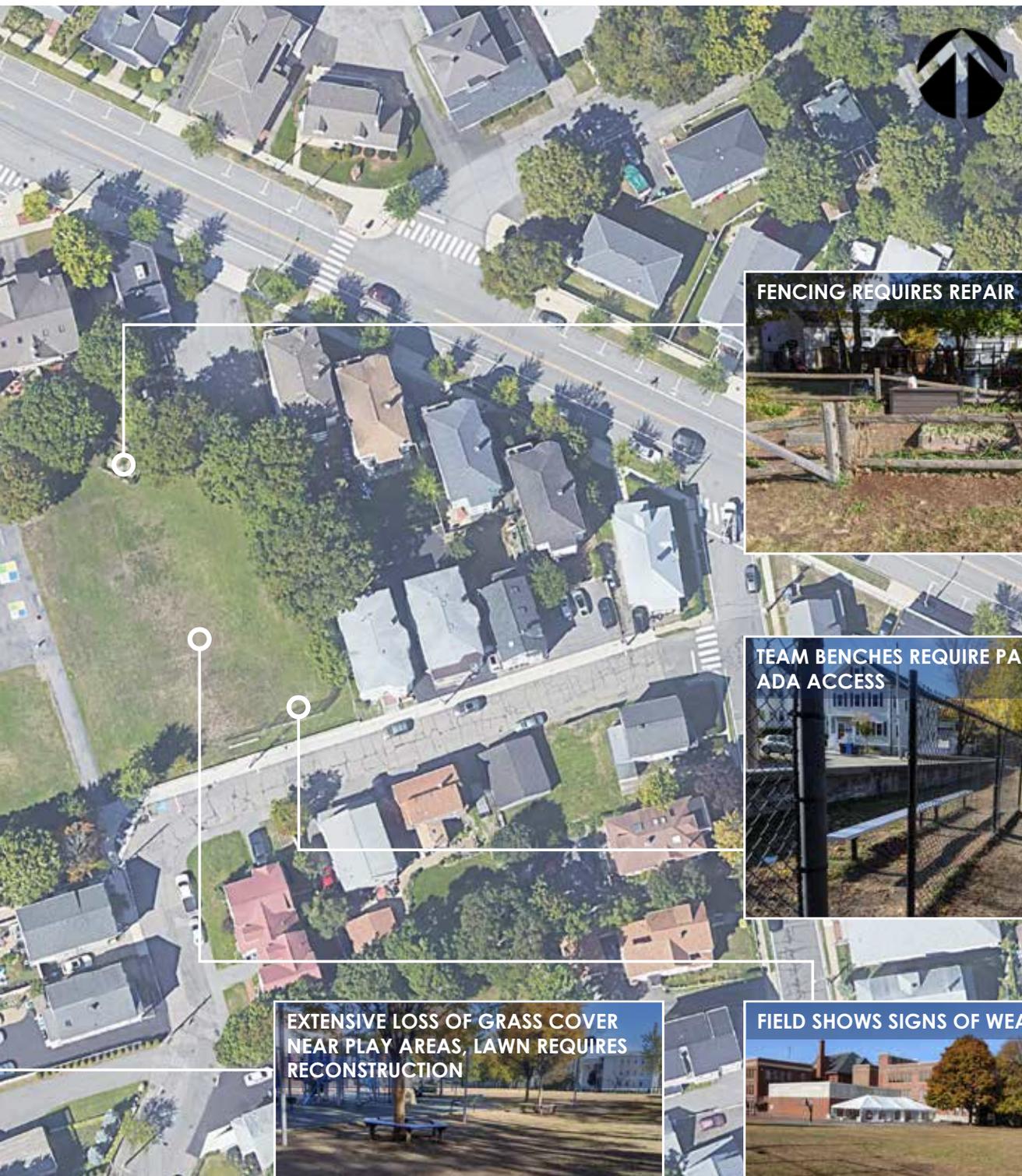
EVALUATION

There is an existing backstop with team areas and benches on the site, but no baseball/softball infield. Almost no grass remains in the area beneath the trees adjacent to the play structure. Soil compaction is evident in this area. The space should be stripped, screened, regraded and sodded with a shade-tolerant grass species.

The smaller field area has a significant slope from the street down towards the school. The slope, combined with large tree roots visible in the area, makes this area impractical for recreational use.

2.2 | BUTLER ELEMENTARY SCHOOL





FENCING REQUIRES REPAIR



1

TEAM BENCHES REQUIRE PAD AND ADA ACCESS



1

EXTENSIVE LOSS OF GRASS COVER NEAR PLAY AREAS, LAWN REQUIRES RECONSTRUCTION



1

FIELD SHOWS SIGNS OF WEAR



1

2.2 | BUTLER ELEMENTARY SCHOOL

SITE INVENTORY

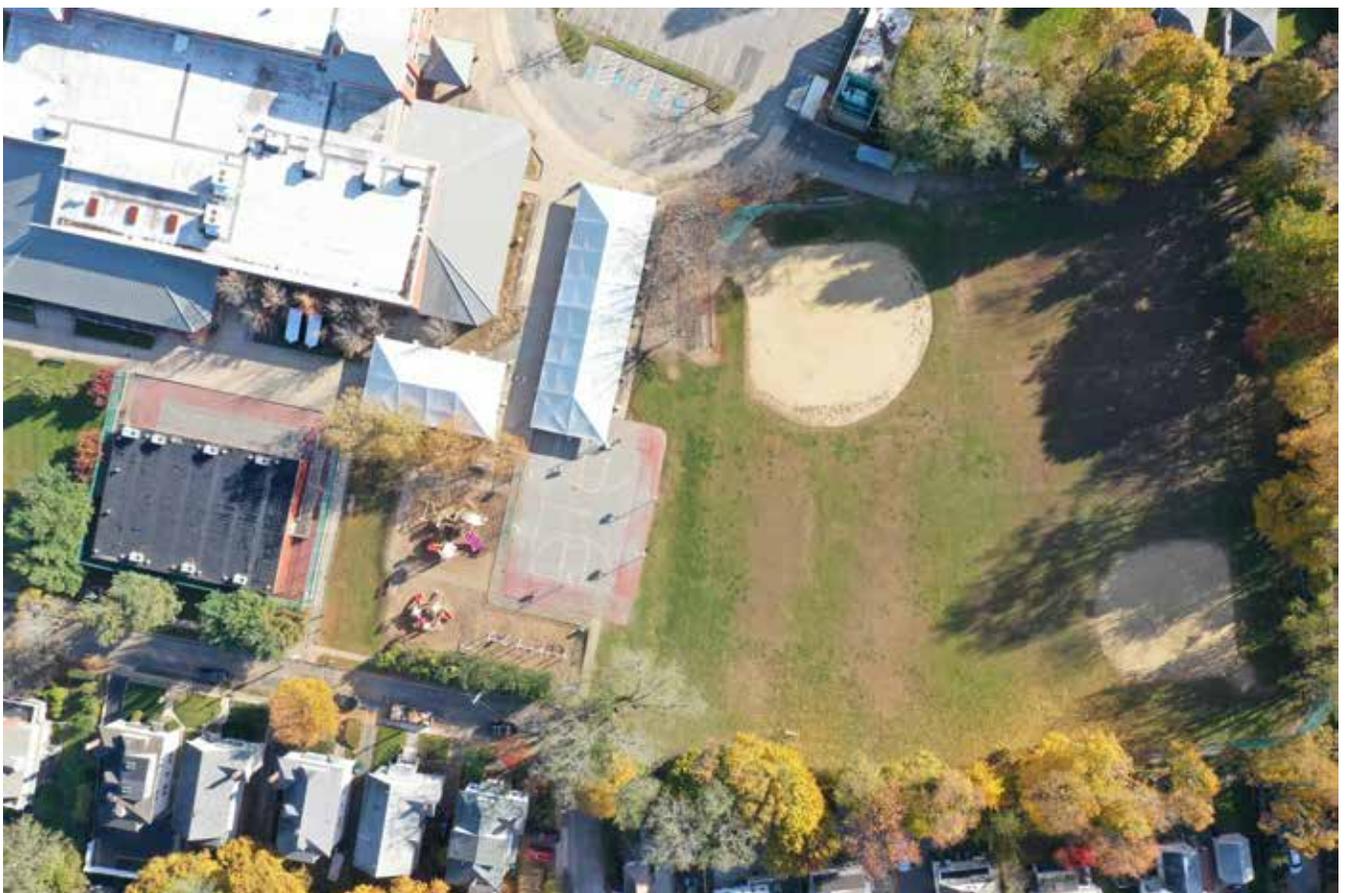
ASSET	DESCRIPTION	CONDITION	RECOMMENDATION		
			1-5 YRS	5+ YRS	
BUTLER					
Site Furnishings	17 Benches	Wood, located by parking area Wood, located by parking area Wood, located by parking area Backless, circle of 6 Benches Backless, circle of 6 Benches Wood, located by playground Wood, located by playground Wood, located by playground Wood, located by playground Wood, backless, round bench around tree trunk Wood, backless, round bench around tree trunk Metal, located by teaching garden Metal, located by teaching garden	3 Acceptable 3 Acceptable 3 Acceptable 1 Requires concrete pad, ADA access 1 Requires concrete pad, ADA access 3 Acceptable 3 Acceptable 3 Acceptable 3 Acceptable 2 Acceptable - located within lawn area, not ADA accessible 2 Acceptable - located within lawn area, not ADA accessible 1 Requires concrete pad, ADA access 1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Enhanced maintenance - repainting Enhanced maintenance - repainting Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway	
	2 Bicycle Racks	Located by side entrance Located by teaching garden	1 Requires pad, ADA access 1 Requires pad, ADA access	Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway	Replacement to increase parking capacity Replacement to increase parking capacity
	1 Picnic Table		1 Requires pad, ADA access	Construct concrete pad and ADA walkway	
	2 Waste Receptacles	Metal, located by parking entrance	3 Acceptable		
	Teaching Garden	Metal, located by side entrance	3 Acceptable		
Landscape Amenities		Wooden fence rails are collapsing	2	Selective replacement of parts	Reconstruction
Playground	Rubber Surfacing		1 Delamination and compaction at heavy traffic areas	Patching	Complete resurfacing
	Structure	5-12 play structure	2 Some evidence of wear	Selective replacement of parts	
	Swingset	6 Swings, 1 Chair Swing	3 Acceptable		
	Lighting	Solar LED Lighting	Confirm functionality		
Basketball Court	Court Surfacing	Asphalt	2 Cracks throughout	Crack filling, repainting	Resurfacing or reconstruction
	2 Basketball Hoops	Adjustable, by Hang Time Adjustable, by Hang Time	3 Acceptable 3 Acceptable		
Basketball Half Court	Court Surfacing	Asphalt	2 Cracks throughout	Crack filling, repainting	Resurfacing or reconstruction
	2 Basketball Hoops	Adjustable, by Hang Time Adjustable, by Hang Time	3 Acceptable 3 Acceptable		
Baseball Field	Field	Natural grass, approximately 150'x125'; no infield	2 Grass shows signs of wear	Enhanced maintenance	
	Backstop	Black chain link fence backstop, no overhang	3 Acceptable		
	2 Dugouts	Team bench behind chain link fence - first baseline Team bench behind chain link fence - third baseline	1 Requires ADA accessible route to enter 1 Requires ADA accessible route to enter	Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway	
	2 Benches	Backless aluminum bench, located in first baseline dugout Backless aluminum bench, located in third baseline dugout	1 Requires concrete pad, ADA access 1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway	
Multipurpose Field	Field	Natural grass, approximately 100'x75'	2 Grass shows signs of wear, slope limits recreational use	Enhanced maintenance	

COST OPINIONS

1

1 - 5 Years		
DESCRIPTION	COST RANGE	
Rebuild Basketball Courts	\$175,000	- \$225,000
Concrete Pads at Bicycle Rack (ADA)	\$750	- \$1,000
Concrete Pads at Benches (ADA)	\$1,600	- \$2,100
Walkways (ADA)	\$8,750	- \$11,500
Playground Resurfacing	\$130,000	- \$170,000
Wooden Garden Fence Repairs	\$5,000	- \$6,500
TOTAL	\$321,100	- \$416,100

2.3 | CHENERY MIDDLE SCHOOL



SITE INFORMATION & ZONING

<i>Address</i>	95 Washington Street
<i>Area</i>	8.36 Acres
<i>Zone</i>	Single Residence C
<i>Neighboring Land Use</i>	Mixed Residential
<i>Nearby Transit</i>	MBTA Bus Stop within 0.25 miles
<i>Parking</i>	118 Spaces (5 Accessible) Bicycle Parking (4 Racks)

FACILITY INFORMATION

<i>Fields & Courts</i>	One (1) Flexible Grass Field (~60,000 square feet), Irrigation System Two (2) Softball Diamonds One (1) Basketball Court, 6 Fixed-Height Hoops Two (2) Tennis Courts
<i>Athletic Equipment</i>	Portable Soccer Goals (7) Team Areas with Benches (4 - 2 per Softball Diamond)
<i>Playground Equipment</i>	Play Structure, 5-12 years Play Structure, 2-5 years Swings (2), Toddler Swings (2), Chair Swing (1) Mulch Surfacing
<i>Site Amenities</i>	Benches (3), Picnic Tables (2) Waste Receptacles (5) Drinking Fountain
<i>Restrooms</i>	Portable Restroom and Building Access

EVALUATION

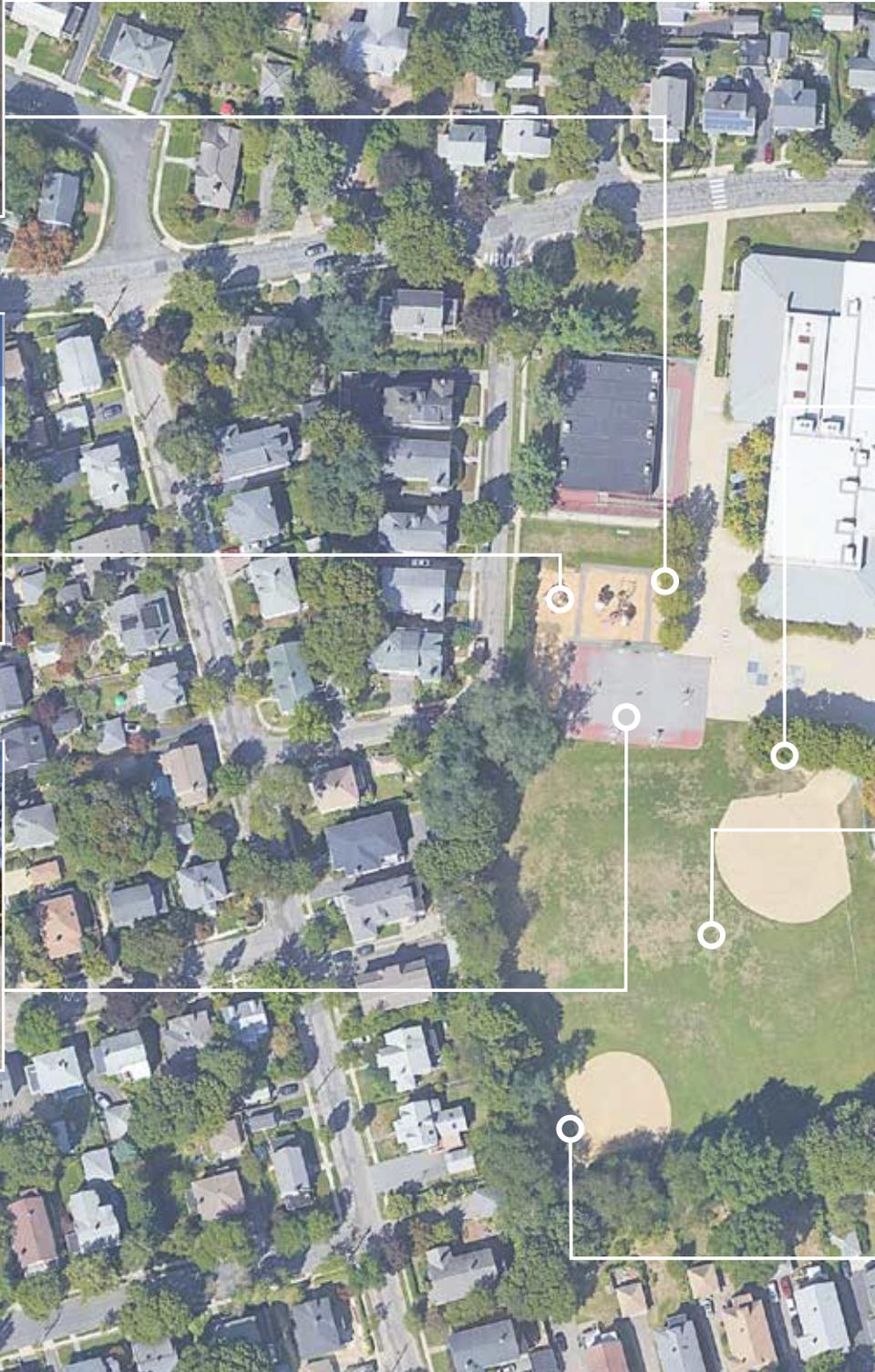
Grass cover is poor with patchy evidence of wear and many weeds, though the fields are well-sloped. Compaction is evident across the entire site.

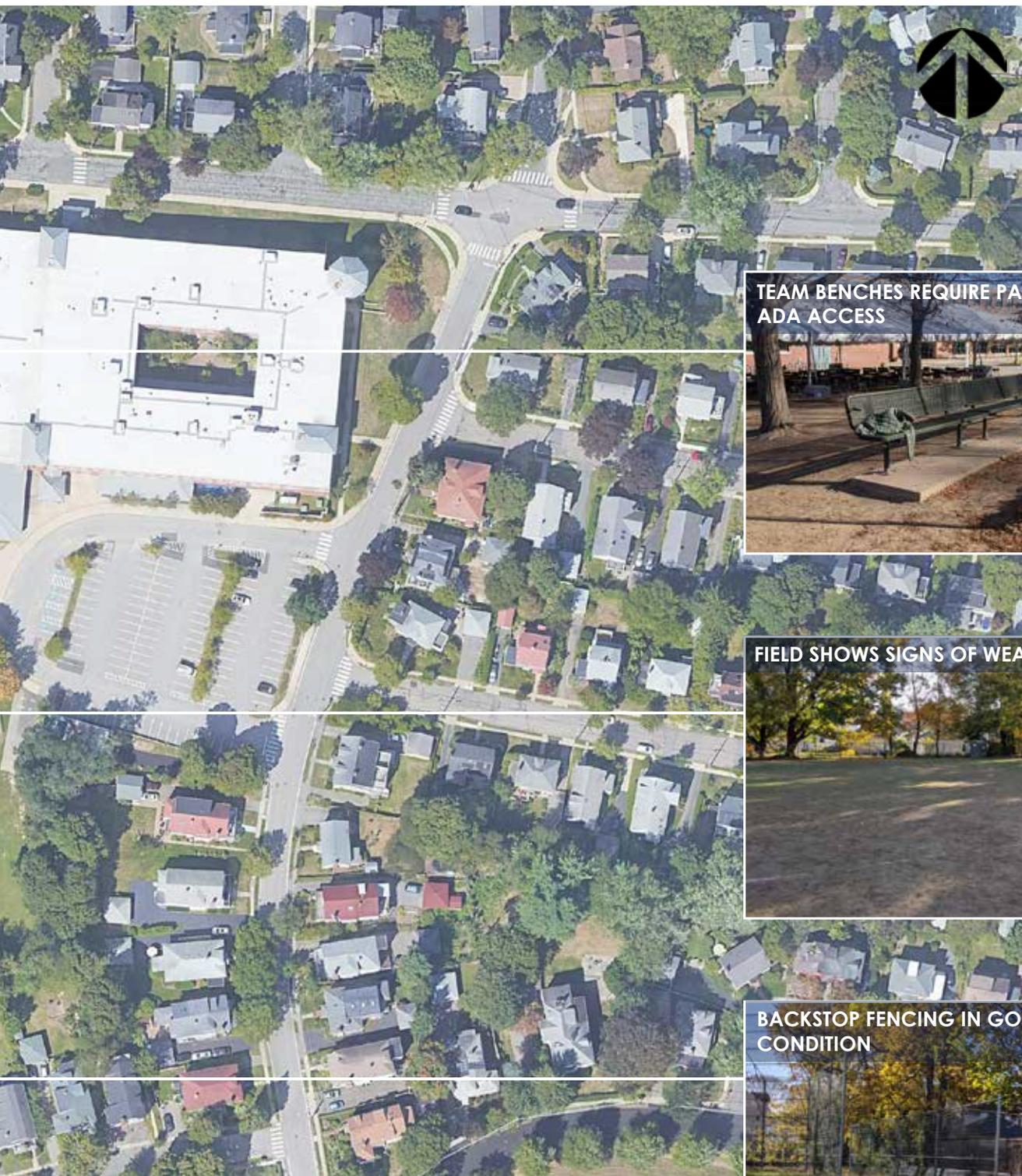
There are many areas of bare soil in shaded areas. Re-sodding with a shade-tolerant species of grass may provide a more resilient cover in these areas.

The softball infields are gravelly and pitted and are generally uneven. Weeds are abundant.

There are currently temporary classrooms on the tennis courts. Moving or removing this structure would free additional court space for tennis, pickleball or other racket sports; or create space for additional full-sized basketball courts.

2.3 | CHENERY MIDDLE SCHOOL





TEAM BENCHES REQUIRE PAD AND ADA ACCESS



FIELD SHOWS SIGNS OF WEAR



BACKSTOP FENCING IN GOOD CONDITION



2.3 | CHENERY MIDDLE SCHOOL

SITE INVENTORY

ASSET	DESCRIPTION	CONDITION	RECOMMENDATION		
			1-5 YRS	5+ YRS	
CHENERY					
Site Furnishings	3 Benches	Coated metal, located at playground	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway	
		Coated metal, located at swingset	1 Requires concrete pad, ADA access		
		Granite, backless, located at fields	3 Acceptable - primarily a memorial, not ADA accessible		
	4 Bicycle Racks	Located adjacent to building	3 Acceptable		
		Located adjacent to building	3 Acceptable		
		Located adjacent to building	3 Acceptable		
	1 Drinking Fountain	Located adjacent to building	3 Acceptable		
		Located at Softball 2	Confirm functionality		
	2 Picnic Tables	Aluminum, located at playground	1 Requires ADA access		Construct ADA walkway Construct concrete pad and ADA walkway
		Wood, located at playground	1 Requires concrete pad, ADA access		
5 Waste Receptacles	Metal, located at drinking fountain	3 Acceptable	Replacement with permanent installation		
	Metal, located at playground entrance	3 Acceptable			
	Plastic barrel, located at swingset	2 Temporary plastic barrel, could be upgraded to a permanent solution			
	Metal, located at Softball 1	3 Acceptable			
	Metal, located at Softball 2	3 Acceptable			
Playgrounds	Mulch Surfacing		1 Surface is compacted, pitted below swings and in high-traffic areas.	Replenishment of mulch	Replacement with rubber surfacing for accessibility
	2 Structures	5-12 play structure	1 Heavily rusted, coating is peeling at contact areas	Replacement	
		2-5 play structure	1 Heavily rusted, coating is peeling at contact areas	Replacement	
	2 Swingsets	2 Swings, 2 Toddler Swings	2 Paint is worn, may develop rust	Selective replacement of parts	Replacement
	1 Chair Swing	2 Paint is worn, may develop rust	Selective replacement of parts	Replacement	
Basketball Court	Court Surfacing	Asphalt	2 Painted lines are faded	Resurfacing	Repaving and reconstruction Replacement with adjustable hoop for accessibility Replacement with adjustable hoop for accessibility
	6 Basketball Hoops	Fixed hoop	2 Acceptable		
		Fixed hoop	2 Acceptable		
		Fixed hoop	2 Acceptable		
		Fixed hoop	2 Acceptable		
		Fixed hoop	2 Acceptable		
		Fixed hoop	2 Acceptable		
Tennis Court	Court Surfacing	Asphalt	1 Currently covered by temporary classrooms		Reconstruction if the classrooms are relocated following the renovation.
Softball Field 1	Infield		2 Heavily weeded, poorly defined, muddy and wet infield mix	Enhanced maintenance	Reconstruction
	Backstop	Galvanized chain link backstop with overhang	3 Acceptable		Selective replacement of parts as needed
2 Dugouts	Bench behind chain link fence - first baseline		1 Requires ADA access	Construct ADA walkway	
	5 Benches behind chain link fence - third baseline		1 Requires ADA access	Construct ADA walkway	
	6 Benches	Coated metal, located in first baseline dugout	3 Acceptable		
		Coated metal, located in third baseline dugout	3 Acceptable		
		Coated metal, located in third baseline dugout	3 Acceptable		
		Coated metal, located in third baseline dugout	3 Acceptable		
		Coated metal, located in third baseline dugout	3 Acceptable		
		Coated metal, located in third baseline dugout	3 Acceptable		

ASSET	DESCRIPTION	CONDITION	RECOMMENDATION		
			1-5 YRS	5+ YRS	
Softball Field 2	Infield	-	2 Heavily weeded, poorly defined, muddy and wet infield mix	Enhanced maintenance	Reconstruction
	Backstop	Galvanized chain link backstop with overhang	3 Acceptable		Selective replacement of parts as needed
	2 Dugouts	2 benches on concrete pad behind chain link fence - first baseline	1 Ground around concrete is settling, leaving edges of pad exposed	Construct ADA accessible walkway	
		2 benches on concrete pad behind chain link fence - third baseline	1 Requires ADA access	Construct ADA walkway	
	4 Benches	Coated metal, located in first baseline dugout	3 Acceptable		
		Coated metal, located in first baseline dugout	3 Acceptable		
		Coated metal, located in third baseline dugout	3 Acceptable		
	Coated metal, located in third baseline dugout	3 Acceptable			
Multipurpose Field	Field	Natural grass shared outfield	2 Grass shows signs of wear	Enhanced maintenance	

COST OPINIONS

1	1 - 5 Years		
DESCRIPTION	COST RANGE		
Repaint Basketball Courts	\$12,500	-	\$ 16,000
Concrete Pads at Benches (ADA)	\$3,600	-	\$ 5,000
Concrete Pads at Picnic Tables (ADA)	\$1,600	-	\$ 2,250
Walkways (ADA)	\$40,000	-	\$ 50,000
Mulch Replenishment	\$10,000	-	\$ 15,000
Fence Improvements	\$50,000	-	\$ 65,000
New Playground Equipment (2-5)	\$100,000	-	\$ 130,000
New Playground Equipment (5-12)	\$125,000	-	\$ 160,000
New Swingset	\$50,000	-	\$ 65,000
TOTAL	\$65,000	-	\$508,250

2	5+ YEARS		
DESCRIPTION	COST RANGE		
Convert to Rubberized Surfacing	\$650,000		
TOTAL	\$650,000		

2.4 | GROVE STREET PARK



SITE INFORMATION & ZONING

<i>Address</i>	180 Grove Street
<i>Area</i>	10.3 Acres
<i>Zone</i>	Single Residence C
<i>Neighboring Land Use</i>	Mixed Residential
<i>Nearby Transit</i>	MBTA Bus Stop within 0.25 miles
<i>Parking</i>	On-Street Only Bicycle Parking (5 Racks)

FACILITY INFORMATION

<i>Fields & Courts</i>	One (1) Flexible Grass Field, Irrigation System (~85,000 square feet) Three (3) Little League Baseball Diamonds One (1) Basketball Court, Two (2) Fixed-Height Hoops Four (4) Tennis Courts
<i>Athletic Equipment</i>	Batting Cage (2) Team Areas with Benches (6 - 2 per Baseball Diamond) Portable Soccer Goals (2) Scoreboard (1 at Baseball Diamond) Bleachers (3)
<i>Playground Equipment</i>	Play Structure, 5-12 years Play Structure, 2-5 years Swings (4), Toddler Swings (4), Chair Swing (1) Mulch Surfacing
<i>Site Amenities</i>	Amenity Building Benches (14) Waste Receptacles (4) Drinking Fountain
<i>Restrooms</i>	Portable Restroom

EVALUATION

Play structures show signs of wear. Rust is evident on many components.

Mulch surfacing has compacted significantly, leaving a significant grade change between the asphalt path in the play area and the top of the mulch.

Asphalt basketball courts are cracking and need to be reconstructed.

2.4 | GROVE STREET PARK





BASKETBALL COURT REQUIRES RECONSTRUCTION



1

MULCH COMPACTION BENEATH SWINGS, HIGH TRAFFIC AREAS



1

PLAYGROUND EQUIPMENT MAY REQUIRE MINOR REPAIRS



1

2.4 | GROVE STREET PARK

SITE INVENTORY

ASSET	DESCRIPTION	CONDITION	RECOMMENDATION			
			1-5 YRS	5+ YRS		
GROVE STREET						
Site Furnishings	14 Benches	Wood, located at Baseball (Little League) 2 Wood, located at paver circle Wood, located at paver circle Wood, located at paver circle Wood, located at paver circle Wood, located at serpentine path Wood, located at serpentine path Wood, located at serpentine path Wood, located at serpentine path Wood, located by playground Wood, located by playground Wood, located by playground Wood, located at Baseball (Little League) 3 Wood, located at Baseball (Little League) 1	3 Acceptable 3 Acceptable			
	5 Bicycle Racks	In grass, located by tennis courts	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway		
		On concrete pad, located by soccer fields	1 Requires ADA access	Construct ADA walkway		
		On concrete pad, located at playground	1 Requires ADA access	Construct ADA walkway		
		On concrete pad, located by batting cage	1 Requires ADA access	Construct ADA walkway		
		On concrete pad, located at Baseball (Little League) 1	1 Requires ADA access	Construct ADA walkway		
	Drinking Fountain	Single water fountain on concrete pad, located at Baseball (Little League) 3	1 Requires ADA access	Construct ADA walkway		
	4 Waste Receptacles	Metal, located at Baseball (Little League) 2	3 Acceptable			
		Metal, located at Baseball (Little League) 3	3 Acceptable			
		Metal, located by playground	3 Acceptable			
		Plastic barrel with lid, located by Amenity Building	2 Temporary plastic barrel, could be upgraded to a permanent solution	Replacement with permanent installation		
	Landscape Amenities	Amenity Building	Brick storage building	2 Lack of signage		
	Playground	Mulch Surfacing	1 Surface is compacted, pitted below swings and in high-traffic areas	Replenishment of mulch	Replacement with rubber surfacing for accessibility	
		3 Play Elements	Climbing Bars, by GameTime	3 Acceptable		
			Pullup bars, by GameTime	1 Parts are loosening, paint is worn	Selective replacement of parts	Replacement
See-Saw, by GameTime			2 Paint is worn, may develop rust	Selective replacement of parts	Replacement	
4 Structures		5-12 Play Structure, by GameTime	2 Paint is worn, may develop rust	Selective replacement of parts	Replacement	
		5-12 Slide, by GameTime	2 Paint is worn, may develop rust	Selective replacement of parts	Replacement	
		2-5 Play Structure, by GameTime	2 Paint is worn, may develop rust	Selective replacement of parts	Replacement	
Swingset	Space Module, by GameTime	2 Paint is worn, may develop rust	Selective replacement of parts	Replacement		
	4 Swings, 4 Toddler Swings, 1 Chair Swing	2 Vinyl coating on chains wearing away	Selective replacement of parts	Replacement		
Basketball Court	Court Surfacing	Asphalt	1 Deep cracks throughout	Reconstruction		
	Basketball Hoops	Fixed, concrete post	2 Condition is acceptable			
		Fixed, concrete post	2 Condition is acceptable			
Tennis Court	Court Surfacing	Asphalt	3 Acceptable	Replacement with adjustable hoop for accessibility Replacement with adjustable hoop for accessibility Eventual resurfacing will be needed		
	4 Tennis Court Nets	Tennis net at Court 1 Tennis net at Court 2 Tennis net at Court 3 Tennis net at Court 4	3 Acceptable 3 Acceptable 3 Acceptable 3 Acceptable			
Baseball (Little League) 1	Infield	Clay infield mix	2 Some weeds, wear at pitchers mound	Enhanced Maintenance		
	Outfield	Natural Grass	3 Acceptable			
	Backstop	Black chain link backstop with overhang	3 Acceptable	Selective replacement of parts as needed		
	Bleacher	Located in grass adjacent to fence	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway		
	2 Dugouts	Concrete pad with bench behind chain link fence, located at 1st	3 Acceptable			
		Concrete pad with bench behind chain link fence, located at 3rd	3 Acceptable			
	2 Benches	Vinyl-coated metal team bench on concrete pad at 1st baseline	3 Acceptable			
		Vinyl-coated metal team bench on concrete pad at 3rd baseline	3 Acceptable			
	Scoreboard	Wooden scoreboard with roof	3 Acceptable			
	Dedication Stone	Stone with plaque, located behind backstop	3 Acceptable			
Storage Container	Gray metal container, located behind backstop	3 Acceptable				

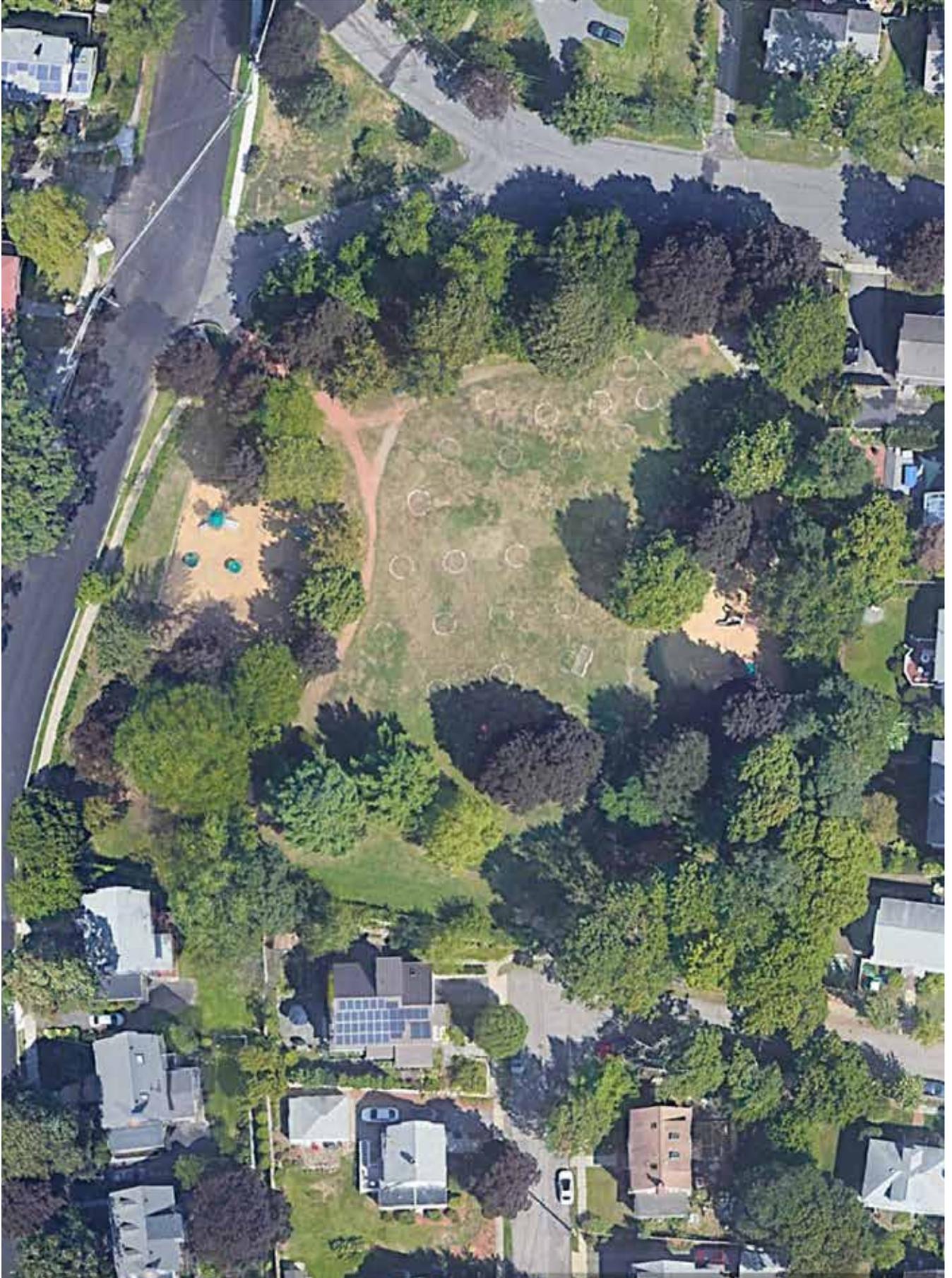
ASSET	DESCRIPTION	CONDITION	RECOMMENDATION		
			1-5 YRS	5+ YRS	
Baseball (Little League) 2	Infield	Clay infield mix	2 Some weeds, wear at pitchers mound	Enhanced Maintenance	Reconstruction
	Outfield	Natural Grass	3 Acceptable		
	Backstop	Black chain link backstop with overhang	3 Acceptable		Selective replacement of parts as needed
	Bleacher	Located in grass adjacent to walkway	1 Requires concrete pad, wheelchair seating area	Construct concrete pad	
	2 Dugouts	Concrete pad with bench behind chain link fence, located at 1st	1 Requires ADA access	Construct ADA walkway	
	2 Benches	Concrete pad with bench behind chain link fence, located at 3rd	1 Requires ADA access	Construct ADA walkway	
Baseball (Little League) 3	Infield	Clay infield mix	2 Some weeds, wear at pitchers mound	Enhanced Maintenance	Reconstruction
	Outfield	Natural Grass	3 Acceptable		
	Backstop	Black chain link backstop with overhang	3 Acceptable		Selective replacement of parts as needed
	Bleacher	Located in grass adjacent to fence	1 Aluminum foot platform is warped; requires concrete pad, ADA access	Repair, construct concrete pad and ADA walkway	Replacement
	2 Dugouts	Concrete pad with bench behind chain link fence, located at 1st	3 Acceptable		
	2 Benches	Concrete pad with bench behind chain link fence, located at 3rd	3 Acceptable		
Batting Cages	Stonedust		3 Acceptable	Replenishment as needed	Eventual resurfacing
	Frame	Black	3 Acceptable		
	Netting		3 Acceptable		
	4 Storage Containers	Black, by Husky	3 Acceptable		
Multipurpose Field	Field	Natural Grass	2 Signs of wear from overuse	Enhanced Maintenance	Synthetic turf conversion

COST OPINIONS

1	1 - 5 Years		
DESCRIPTION	COST RANGE		
Rebuild Basketball Court	\$175,000	-	\$225,000
Mulch Replenishment	\$12,500	-	\$16,000
Playground Swing Repairs	\$5,000	-	\$6,500
Fence Improvement	\$55,000	-	\$75,000
TOTAL	\$247,500	-	\$322,500

2	5+ YEARS		
DESCRIPTION	COST RANGE		
Convert to Rubberized Surfacing			\$750,000
TOTAL			\$750,000

2.5 | PAYSON PARK



SITE INFORMATION & ZONING

<i>Address</i>	288 Payson Road
<i>Area</i>	2.03 Acres
<i>Zone</i>	Single Residence C
<i>Neighboring Land Use</i>	Single-Family Residential
<i>Nearby Transit</i>	MBTA Bus Stop within 0.25 miles
<i>Parking</i>	On-Street Only Bicycle Parking (1 Rack)

FACILITY INFORMATION

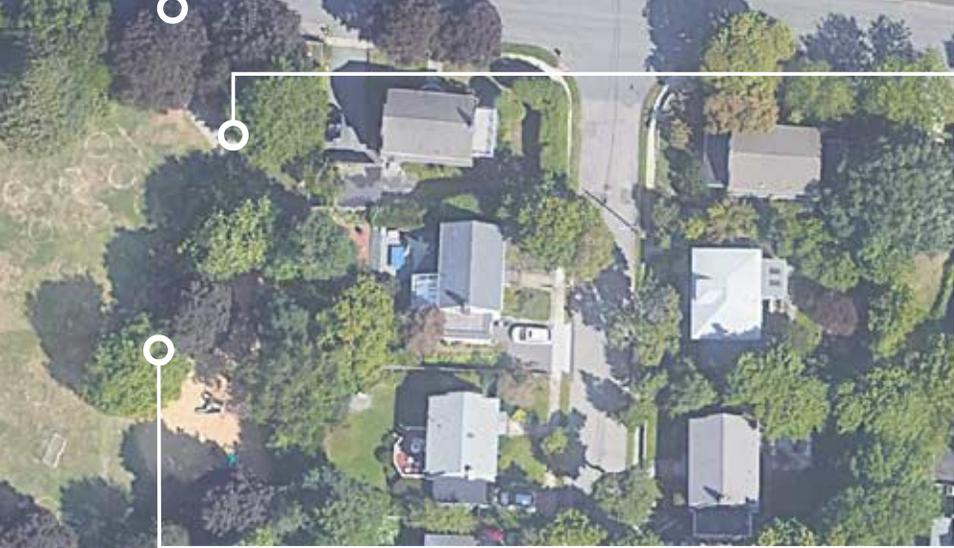
<i>Fields & Courts</i>	1 Flexible Grass Field, No Irrigation
<i>Athletic Equipment</i>	None
<i>Playground Equipment</i>	Play Equipment, 5-12 years Play Equipment, 2-5 years Swings (4), Toddler Swings (4), Chair Swing (1) Mulch Surfacing
<i>Site Amenities</i>	Benches (8), Picnic Table Waste Receptacles (2) Drinking Fountain Concrete Stage
<i>Restrooms</i>	Portable Restroom

EVALUATION

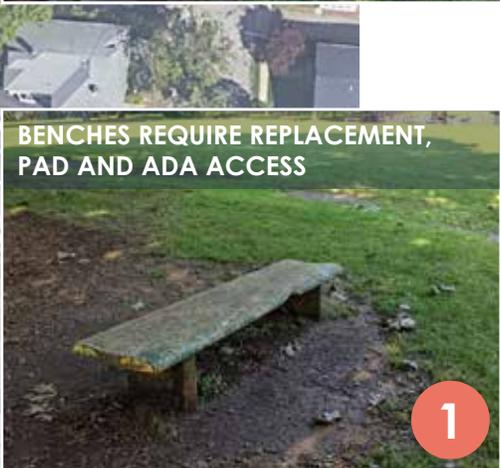
Play structures show signs of wear. Rust is evident on many components and there are components where rubber coating has pulled away from sheet metal in high-traffic areas, leaving edges exposed. The field area is uneven, with rocks and rubble found beneath shallow topsoil.

2.5 | PAYSON PARK





CONCRETE STAGE REQUIRES ADA ACCESS



BENCHES REQUIRE REPLACEMENT, PAD AND ADA ACCESS



STAIRS REQUIRE RECONSTRUCTION



FENCE REQUIRES REPAIR OR RECONSTRUCTION

2.5 | PAYSON PARK

SITE INVENTORY

ASSET	DESCRIPTION	CONDITION	RECOMMENDATION		
			1-5 YRS	5+ YRS	
PAYSON					
Site Furnishings	8 Benches	Coated metal, located by entrance	1 Heavily rusted, coating is peeling at contact areas; requires concrete pad and ADA access	Replace, construct concrete pad and ADA walkway	
		Wood, located by entrance	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway	
		Wood, dedicated, on concrete pad, located by stage	1 Requires ADA access	Construct ADA walkway	
		Wood, dedicated, on brick pad, located by stage	1 Requires ADA access	Construct ADA walkway	
		Concrete, located at Playground 2	1 Precast concrete is worn, beginning to break apart at corners; requires concrete pad and ADA access	Replace, construct concrete pad and ADA walkway	
		Coated metal, located by bocce court	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway	
		Concrete, located at Playground 1	1 Precast concrete is worn, beginning to break apart at corners; requires concrete pad and ADA access	Replace, construct concrete pad and ADA walkway	
		Concrete, located at Playground 1	1 Precast concrete is worn, beginning to break apart at corners; requires concrete pad and ADA access	Replace, construct concrete pad and ADA walkway	
		1 Bicycle Rack	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway	
		1 Drinking Fountain	1 Not functional	Repair or removal	Upgrade to bottle filling station
	2 Picnic Tables	Wood, located at bocce court	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway, affix to ground	
		Wood	1 Heavily worn; requires concrete pad and ADA access	Replace, construct concrete pad and ADA walkway, affix to ground	
		Plastic barrel	2 Temporary plastic barrel, could be upgraded to a permanent solution	Replacement with permanent installation	
Landscape Amenities	Memorial Stone	Granite stone with bronze plaque	2 Shrubbery is overgrown, obscures view of memorial	Enhanced maintenance	
	Stage	Concrete pad with electric service	2 Electric box is broken	Repair	
Playground 1	Mulch Surfacing		2 Surface is compacted, pitted below swings and in high-traffic areas	Replenishment of mulch	Replacement with rubber surfacing for accessibility
	4 Play Elements	Inchworm, by GameTime	3 Acceptable	Selective replacement of parts	Replacement
		Rings, by GameTime	2 Paint is worn	Selective replacement of parts	Replacement
		Sand funnel, by GameTime	2 Paint is worn	Replacement	
	3 Structures	Spinner, by GameTime	1 Not functional	Replacement	
		2-5 Play Structure, by GameTime	2 Paint is worn, rust developing, coating is peeling at contact areas	Selective replacement of parts	Replacement
		2-5 Play Structure with slide, by GameTime	1 Heavily rusted, coating is peeling at contact areas	Replacement	
Swingset	Space Module, by GameTime	2 Paint is worn, rust developing	Selective replacement of parts	Replacement	
	6 Toddler Swings, by GameTime	2 Paint is worn	Selective replacement of parts	Replacement	
Playground 2	Mulch Surfacing		2 Surface is compacted, pitted below swings and in high-traffic areas.	Replenishment of mulch	Replacement with rubber surfacing for accessibility
	Play Elements 2 Structures	Monkey Bars	3 Acceptable		
		5-12 structure with slide, by GameTime	2 Paint is worn, rust developing, coating is peeling at contact areas	Selective replacement of parts	Replacement
	Swingset	5-12 climbing structure, by GameTime	2 Paint is worn, rust developing, coating is peeling at contact areas	Selective replacement of parts	Replacement
4 Swings, 1 Accessible Swing, by GameTime		2 Paint is worn	Enhanced maintenance		
Bocce Court			2 Weeded, stonedust could be replenished; requires ADA walkway to access	Enhanced maintenance, construct ADA accessible walkway	Replacement or removal
Multipurpose Field	Field	Natural grass	2 Uneven, rocky	Regrading, resodding	

COST OPINIONS

1

1 - 5 Years

DESCRIPTION	COST RANGE	
Mobilization	\$120,769.83	- \$154,130.78
Walkways (ADA)	\$13,221.86	- \$16,869.29
Mulch Replenishment	\$153,235.20	- \$195,565.73
Playground Repairs	\$469,624.12	\$599,367.07
Landscape Improvements	\$195,572.85	\$249,600.50
Construction & Soft Costs	\$238,105.97	\$303,884.73
		-
TOTAL	\$1,190,529.83	- \$1,519,418.12

2.6 | PEQUOSSETTE PARK



SITE INFORMATION & ZONING

<i>Address</i>	310 Trapelo Road
<i>Area</i>	7.61 Acres
<i>Zone</i>	Local Business III
<i>Neighboring Land Use</i>	Multi-Family Residential, Commercial
<i>Nearby Transit</i>	MBTA Bus Stop within 500 feet
<i>Parking</i>	On-Street Only Bicycle Parking (3 Racks)

FACILITY INFORMATION

<i>Fields & Courts</i>	One (1) Flexible Grass Field, Irrigation System (~160,000 square feet) One (1) Baseball Diamond One (1) Basketball Court, Two (2) Fixed-Height Hoops Four (4) Tennis Courts, Four (4) Tennis Nets
<i>Athletic Equipment</i>	Portable Soccer Goals (12) Team Areas with Benches (2) Outdoor Exercise Equipment, Mulch Surfacing
<i>Playground Equipment</i>	Wooden Play Structure, 5-12 years Wooden Play Structure, 2-5 years Swings (6), Toddler Swings (4), Chair Swing (1), Double Swing (1) Mulch Surfacing
<i>Site Amenities</i>	Benches (14), Picnic Table (4) Waste Receptacles (3)
<i>Restrooms</i>	Portable Restroom

EVALUATION

Mulch surfacing has compacted significantly, leaving high curbs exposed around the entire play area. This poses concerns about accessibility.

2.6 | PEQUOSSETTE PARK





TENNIS/PICKLEBALL COURTS IN GOOD CONDITION BUT REQUIRE A RESURFACE



TEAM BENCHES REQUIRE REPLACEMENT CONCRETE PAD AND ADA ACCESS



MULCH COMPACTION BENEATH SWINGS, HIGH TRAFFIC AREAS



EROSION AT SLIDE



2.6 | PEQUOSSETTE PARK

SITE INVENTORY

ASSET		DESCRIPTION	CONDITION	RECOMMENDATION	
				1-5 YRS	5+ YRS
PEQUOSSETTE					
Site Furnishings	14 Benches	wood, located at Playground 1	3 Acceptable - located within mulch area, not ADA accessible		
		wood, located at Playground 1	3 Acceptable - located within mulch area, not ADA accessible		
		wood, located at Playground 1	3 Acceptable - located within mulch area, not ADA accessible		
		wood, located at Playground 2	3 Acceptable - located within mulch area, not ADA accessible		
		wood, located at Playground 2	3 Acceptable - located within mulch area, not ADA accessible		
		wood, located at Playground 2	3 Acceptable - located within mulch area, not ADA accessible		
		wood, located at Playground 2	3 Acceptable - located within mulch area, not ADA accessible		
		wood, located at Playground 2	3 Acceptable - located within mulch area, not ADA accessible		
		wood, located at Playground 2	3 Acceptable - located within mulch area, not ADA accessible		
		backless, coated metal, located at fitness equipment	3 Acceptable - located within mulch area, not ADA accessible		
		backless, coated metal, located at fitness equipment	3 Acceptable - located within mulch area, not ADA accessible		
		backless, coated metal, located at basketball court	3 Acceptable		
		backless, coated metal, located at basketball court	3 Acceptable		
		wood, located on path	3 Acceptable		
	wood, located on path	3 Acceptable			
	located by Playground 1	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway		
	located by baseball backstop	1 Requires concrete pad, ADA access			
	located by fitness equipment	1 Requires concrete pad, ADA access			
	5 Picnic Tables	wood, located at Playground 1	3 Acceptable		
		wood, located at Playground 1	3 Acceptable		
wood, located at Playground 1		3 Acceptable			
wood, located at Playground 2		3 Acceptable			
wood, located at Playground 2		3 Acceptable			
4 Waste Receptacles	powder-coated metal barrel, located at Playground 1	3 Acceptable			
	powder-coated metal barrel, located at Playground 2	2 Lid askew			
	Plastic barrel, located by baseball backstop	2 Temporary plastic barrel, could be upgraded to a permanent solution			
	powder-coated metal barrel, located at basketball court	3 Acceptable			
	Bronze plaque on granite naming patrons	3 Acceptable			
Landscape Amenities	Dedication Stone				
Playground 1	Mulch Surfacing		2 Surface is pitted below swings and in high-traffic areas, fabric is exposed. Rubber curb is exposed.	Replenishment of mulch	Replacement with rubber surfacing for accessibility
	Play Elements Structure	Spinner, by GameTime 5-12 wooden play structure, by Columbia Cascade	3 Acceptable 2 Metal components show signs of wear	Selective replacement of parts	
Playground 2	Swingset	4 Swings, 2 Toddler Swings, 1 Chair Swing, by GameTime	2 Metal components show signs of wear	Selective replacement of parts	
	Mulch Surfacing		2 Surface is pitted below swings and in high-traffic areas. Rubber curb is exposed.	Replenishment of mulch	Replacement with rubber surfacing for accessibility
Playground 2	5 Play Elements	Play House	3 Acceptable		
		Play House	3 Acceptable		
	Plastic slide on slope, by Columbia Cascade	2 Path to slide is worn down, soil is spilling into mulch area	Resodding		
	TimberPlay, by Columbia Cascade Stump Climber, by Columbia Cascade	3 Acceptable 3 Acceptable			
Playground 2	Structure	2-5 wooden play structure, by Columbia Cascade	2 Metal components show signs of wear	Selective replacement of parts	
	Swingset	2 Swings, 2 Toddler Swings, 1 Double Swing, by GameTime	2 Metal components show signs of wear	Selective replacement of parts	
Fitness Equipment	Mulch Surfacing		2 Surface is pitted below elements	Replenishment of mulch	Replacement with rubber surfacing for accessibility
Fitness Equipment	4 Fitness Elements	2-Person Cross-Country Ski, by Greenfields	3 Acceptable		
		2-Person Lat Pull, by Greenfields	3 Acceptable		
		2-Person Pendulum, by Greenfields	3 Acceptable		
		3-Person Static Combo, by Greenfields	3 Acceptable		

ASSET	DESCRIPTION	CONDITION	RECOMMENDATION		
			1-5 YRS	5+ YRS	
Basketball Court	Court Surfacing	Asphalt courts	2 Paint is chipping at edges of surface	Resurfacing	Reconstruction
	Basketball Hoops	Fixed, concrete post	2 Acceptable		
Tennis Court		Fixed, concrete post	2 Acceptable		Replacement with adjustable hoop for accessibility Replacement with adjustable hoop for accessibility Eventual resurfacing will be needed
	Court Surfacing	Asphalt	3 Acceptable		
Pickleball Courts	4 Tennis Court Nets	Tennis net at Court 1	3 Acceptable	Provision of portable nets for pickleball	Reconstruction
		Tennis net at Court 2	3 Acceptable		
		Tennis net at Court 3	3 Acceptable		
		Tennis net at Court 4	3 Acceptable		
		Asphalt courts, co-stripped with tennis	2 Nets could be provided		
Baseball Field	Infield	Red gravel infield mix, 45' infield	1 Infield is poorly defined, pitching mound is collapsed	Reconstruction	Selective replacement of parts as needed
	Backstop	Galvanized chain link backstop with overhang	3 Acceptable		
	2 Team Benches	2 Benches behind chain link fence - first baseline	1 Wood is worn, paint is chipping; requires concrete pad, ADA access	Replace, construct concrete pad and ADA walkway	Replace, construct concrete pad and ADA walkway
		2 Benches behind chain link fence - third baseline	1 Wood is worn, paint is chipping, seats are tilting towards field; requires concrete pad, ADA access		
	Bleacher	3-row bleacher in grass	1 Aluminum foot platform is warped; requires concrete pad, ADA access	Repair, construct concrete pad and ADA walkway	Replacement
Multipurpose Field	Storage Box Field	Brown metal storage box	3 Acceptable	Enhanced Maintenance	Conversion to synthetic turf
		Natural grass, approximately 240' x 540'	2 Grass shows signs of wear		

COST OPINIONS

1

1 - 5 Years

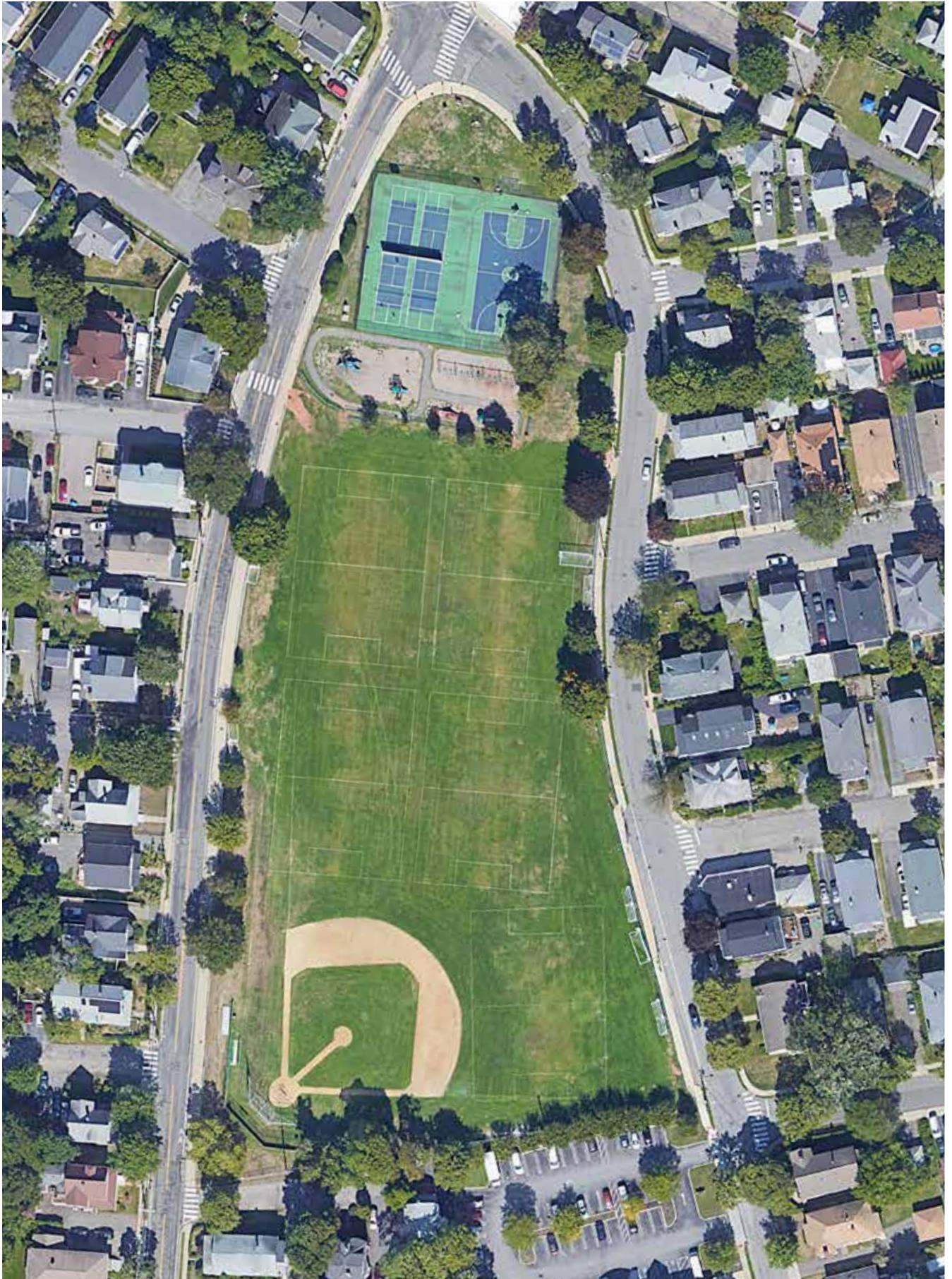
DESCRIPTION	COST RANGE	
Resurface Basketball Courts	\$12,500	- \$16,000
Resurface Tennis Courts	\$30,000	- \$40,000
Concrete Pads at Benches (ADA)	\$800	- \$1,100
Walkways (ADA)	\$11,250	- \$15,000
Mulch Replenishment	\$15,625	\$20,000
Playground Slide Erosion	\$10,000	\$13,000
TOTAL	\$80,175	- \$105,100

2

5+ YEARS

DESCRIPTION	COST RANGE
Rebuild Basketball Court	\$225,000
Convert to Rubberized Surfacing	\$1,100,000
TOTAL	\$71,325,000

2.7 | TOWN FIELD



SITE INFORMATION & ZONING

<i>Address</i>	288 Beech Street
<i>Area</i>	4.83 Acres
<i>Zone</i>	General Residence
<i>Neighboring Land Use</i>	Mixed Residential
<i>Nearby Transit</i>	None
<i>Parking</i>	On-Street Only (parking available at Beech Street Center lot) Bicycle Parking (3 Racks)

FACILITY INFORMATION

<i>Fields & Courts</i>	One (1) Flexible Grass Field (~100,000 square feet) One (1) Baseball Diamond One (1) Basketball Court, Two (2) Fixed-Height Hoops Four (4) Pickleball Courts, Two (2) Pickleball Nets
<i>Athletic Equipment</i>	Portable Soccer Goals (8) Team Areas with Benches (2) Concrete Hitting Wall
<i>Playground Equipment</i>	Play Structure, 5-12 years Play Structure, 2-5 years Swings (4), Toddler Swings (4), Chair Swing (1) Mulch Surfacing
<i>Site Amenities</i>	Benches (3), Picnic Table Waste Receptacles (3)
<i>Restrooms</i>	Portable Restroom

EVALUATION

Play structures show signs of wear. Rust is evident on all components. Paint has faded and has worn away leaving exposed metal in key contact areas. Some playground components are broken or missing.

Mulch surfacing has compacted significantly, leaving a significant grade change between the asphalt path in the play area and the top of the mulch. Weeds are prolific throughout the mulch area. In some places, new grass cover has overtaken the mulch entirely.

Cracking is evident in the asphalt at the basketball and pickleball courts. There are areas where cracks have extended beneath the surfacing and hollow patches can be felt underfoot. Large areas of surfacing is missing at center court.

2.7 | TOWN FIELD





PLAYGROUND, BASKETBALL
AND PICKLEBALL COURTS
TO BE RECONSTRUCTED
AS PART OF CPA-FUNDED
RENOVATION PROJECT

2.7 | TOWN FIELD

SITE INVENTORY

ASSET		DESCRIPTION	CONDITION	RECOMMENDATION	
				1-5 YRS	5+ YRS
TOWN FIELD					
Site Furnishings	3 Benches	coated metal, located at playground coated metal, located at playground	3 Acceptable - located within mulch area, not ADA accessible 3 Acceptable - located within mulch area, not ADA accessible		
	3 Bicycle Racks	wood and metal, dedicated, on concrete pad located by playground	1 Requires ADA access	Construct ADA walkway	
		located by basketball court	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway	
	Picnic Table	Wood, located at playground	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway	
	3 Waste Receptacles	located at baseball backstop located at playground Plastic barrel, located at basketball court	3 Acceptable 3 Acceptable 2 Temporary plastic barrel, could be upgraded to a permanent solution	Replacement with permanent installation	
Landscape Amenities	Memorial Stone	Located at corner of property	3 Acceptable		
Playground	Mulch Surfacing		1 Surface is compacted, heavily weeded, pitted below swings and in high-traffic areas	Complete reconstruction, replenishment of mulch	Replacement with rubber surfacing for accessibility
	3 Play Elements	Mushrooms	2 Faded, paint is worn		Replacement
		Spring Car Spring	1 Component is missing 2 Faded, paint is worn, depressed mulch reveals mounting hardware	Replacement Selective replacement of parts	Replacement
	4 Structures	5-12 structure, 2 slides, by GameTime	1 Heavily rusted, coating is peeling at contact areas	Replacement	
		2-5, by GameTime	1 Heavily rusted, coating is peeling at contact areas	Replacement	
		Fire Engine structure, by GameTime	1 Heavily rusted, coating is peeling at contact areas	Replacement	
	Swingset	Space Module, by GameTime	1 Heavily rusted, coating is peeling at contact areas	Replacement	
	4 Swings, 4 Toddler Swings, 1 Chair Swing, by GameTime	2 Metal components show signs of wear	Selective replacement of parts		
Basketball Court	Court Surfacing	Asphalt	1 Heavily cracked, some areas hollow below top coat	Reconstruction	
	Basketball Hoops	Fixed, concrete post	2 Condition is acceptable		Replacement with adjustable hoop for accessibility
		Fixed, concrete post	2 Condition is acceptable		Replacement with adjustable hoop for accessibility
Pickleball Court	Court Surfacing	Asphalt	1 Heavily cracked, some areas hollow below top coat	Reconstruction	
	Pickleball Court Nets	Pickleball net at Court 1 Pickleball net at Court 2	3 Acceptable 3 Acceptable		
		Hitting Wall	Concrete hitting wall between Pickleball Courts 1&2 and 3&4	1 No nets provided at Courts 3 and 4 2 Graffiti	Provision of permanent or portable nets for pickleball Enhanced maintenance (repainting)
Baseball	Infield	Sandy infield mix	1 Heavily weeded, poorly defined, muddy and wet infield mix	Enhanced maintenance	Reconstruction
	Backstop	Galvanized chain link backstop with overhang	2 Acceptable	Selective replacement of parts as needed	Replacement will eventually be required
	2 Dugouts	Metal bench on concrete pad behind chain link fence - first baseline	1 Requires ADA access	Construct ADA walkway	
		Metal bench on concrete pad behind chain link fence - third baseline	1 Requires ADA access	Construct ADA walkway	
2 Team Benches	Vinyl-coated metal team bench on concrete pad at 1st baseline	3 Acceptable			
	Vinyl-coated metal team bench on concrete pad at 3rd baseline	3 Acceptable			
Multipurpose Field	Field	Natural grass field	2 Grass shows signs of wear	Enhanced maintenance	

COST OPINIONS

1 <i>1 - 5 Years</i>			
DESCRIPTION	COST RANGE		
Walkways (ADA)	\$13,000	-	\$17,000
TOTAL	\$13,000	-	\$17,000

2 <i>5+ YEARS</i>			
DESCRIPTION	COST RANGE		
Rebuild Backstop Fence			\$130,000
TOTAL			\$130,000

CPC has reviewed a proposal to redesign the playground and courts. For the purpose of this study, renovations in this area were not considered.

2.8 | UNDERWOOD POOL



SITE INFORMATION & ZONING

<i>Address</i>	320 Concord Avenue
<i>Area</i>	3.74 Acres
<i>Zone</i>	Single Residence C
<i>Neighboring Land Use</i>	Single-Family Residential, Commercial
<i>Nearby Transit</i>	MBTA Bus Stop at Property
<i>Parking</i>	10 Spaces (1 Accessible) Bicycle Parking (3 Racks)

FACILITY INFORMATION

<i>Fields & Courts</i>	Swimming Pool, Splash Pad
<i>Athletic Equipment</i>	N/A
<i>Playground Equipment</i>	Play Structure, Mulch Surfacing Swings (4), Toddler Swings (4), Chair Swing (1)
<i>Site Amenities</i>	Amenity Building Benches (2), Picnic Tables (3)
<i>Restrooms</i>	Indoor Restroom

EVALUATION

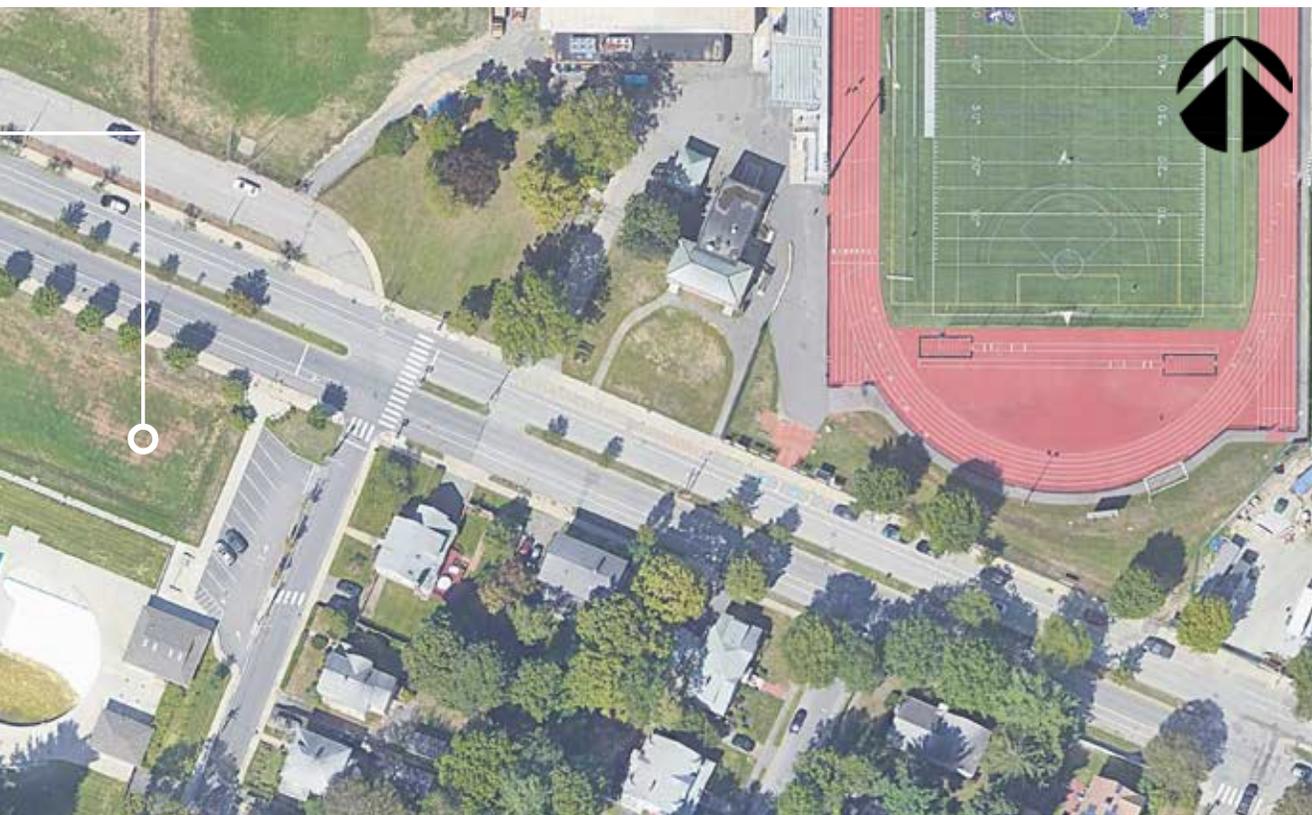
Play structures show signs of wear. Rust is evident on many components and paint is peeling and faded across the entire facility. There is graffiti and other signs of vandalism on many pieces. Rubber coating on sheet metal components is pulling away and leaving exposed rusted metal edges in prominent fall zones.

Mulch surfacing has compacted significantly and has worn away under high-traffic areas, causing severe pitting under swings and movable components.

The grass cover and quality in this park is very good (90-95% cover), though significant slopes across all of the lawn areas preclude most recreational athletic uses. The largest level field space is located next to the pool, adjacent to Concord Avenue, but is used for stormwater retention and is frequently inundated with mud.

2.8 | UNDERWOOD POOL





BENCHES, PICNIC TABLES REQUIRE PAD AND ADA ACCESS



PLAYGROUND EQUIPMENT MAY REQUIRE MINOR REPAIRS



PLAYGROUND EQUIPMENT REQUIRES ENHANCED MAINTENANCE

2.8 | UNDERWOOD POOL

SITE INVENTORY

ASSET	DESCRIPTION	CONDITION	RECOMMENDATION		
			1-5 YRS	5+ YRS	
UNDERWOOD					
Site Furnishings	2 Benches	Wood, located on hillside	2 Inaccessible, wood is worn	Enhanced maintenance (repainting)	Replacement or relocation
	3 Bicycle Racks	Coated metal, located by playground entrance	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway	
		freestanding metal rack, located at pool area	3 Acceptable		
	3 Picnic Tables	freestanding metal rack, located at pool area	3 Acceptable	Construct concrete pad and ADA walkway	
		located by playground entrance	1 Requires concrete pad, ADA access		
Engineered wood, located by playground entrance		1 Requires concrete pad, ADA access			
1	Coated metal, located by playground entrance	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway		
	Engineered wood, located by Swingset	1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway		
Landscape Amenities	Amenity Building	Located at pool area	3 Acceptable	Construct concrete pad and ADA walkway	
Playground	Mulch Surfacing		2 Surface is pitted below swings and in high-traffic areas, fabric is exposed.	Replenishment of mulch	Conversion to rubberized surfacing
	3 Play Elements	Monkey Bars	2 Paint is heavily worn	Selective replacement of parts	
		5-12 slide structure	1 Heavily rusted, coating is peeling at contact areas	Replacement	
		2-5 slide structure	1 Heavily rusted, coating is peeling at contact areas	Replacement	
	Structure	5-12 Play Structure	1 Heavily rusted, coating is peeling at contact areas	Replacement	
	2 Swingsets	4 Swings	3 Acceptable	Selective replacement of parts	
1 Accessible Swing, 4 Toddler Swings		2 Paint is heavily worn			
Pool	Splash Pad		3 Acceptable		
	Swimming Pool		3 Acceptable		

COST OPINIONS

1

1 - 5 Years

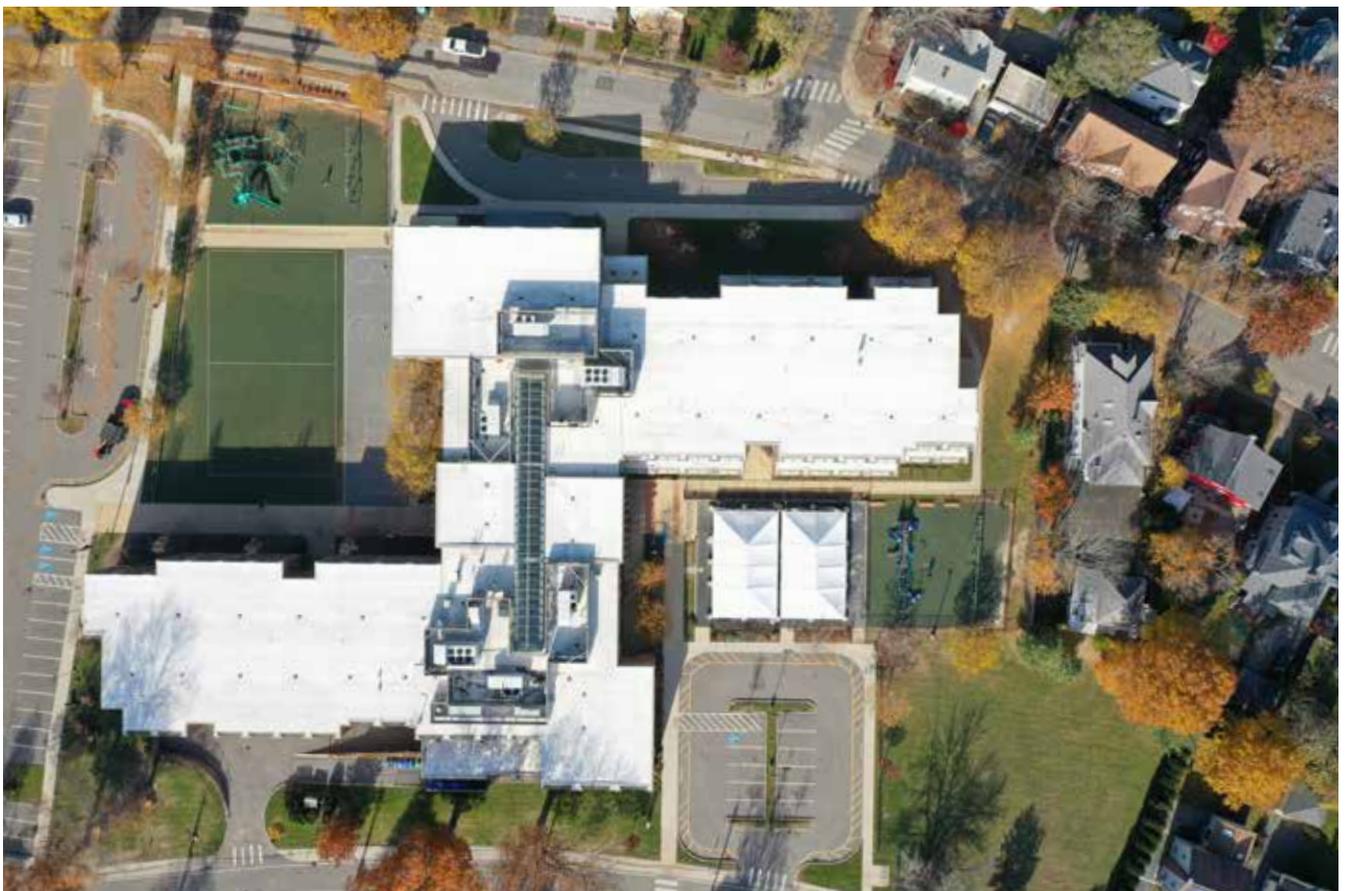
DESCRIPTION	COST RANGE	
Concrete Pads at Picnic Tables (ADA)	\$1,600 -	\$2,100
Walkways (ADA)	\$3,000 -	\$4,000
Mulch Replenishment	\$11,000 -	\$15,000
Playground Repairs	\$10,000 -	\$13,000
TOTAL	\$25,600 -	\$34,100

2

5+ YEARS

DESCRIPTION	COST RANGE	
Convert to Rubberized Surfacing		\$725,000
TOTAL		\$725,000

2.9 | WELLINGTON ELEMENTARY



SITE INFORMATION & ZONING

<i>Address</i>	121 Orchard Street
<i>Area</i>	4.42 Acres
<i>Zone</i>	Single Residence C
<i>Neighboring Land Use</i>	Single-Family Residential
<i>Nearby Transit</i>	MBTA Bus Stop within 0.25 miles
<i>Parking</i>	79 Spaces (5 Accessible) Bicycle Parking (2 Racks)

FACILITY INFORMATION

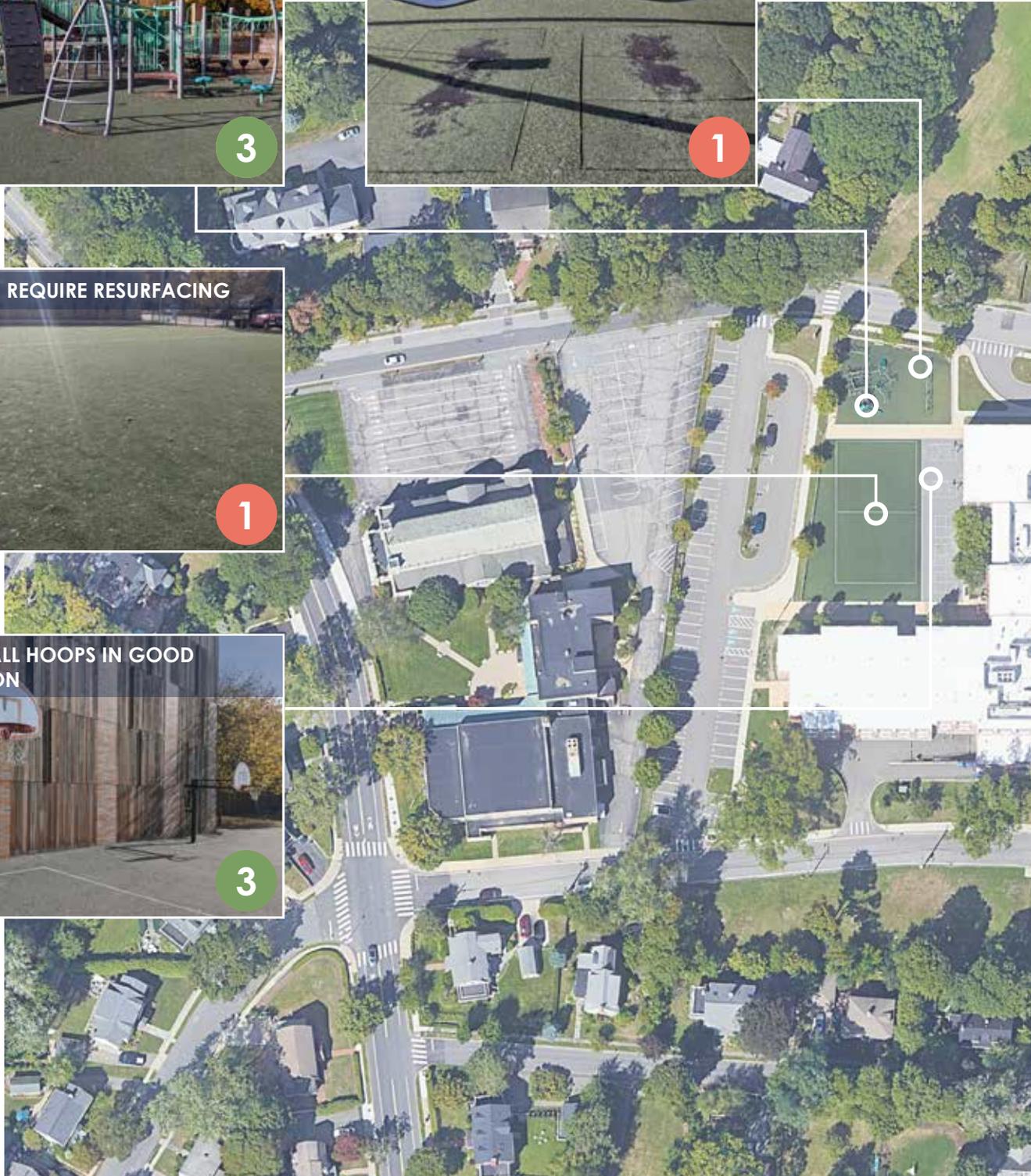
<i>Fields & Courts</i>	One (1) Flexible Grass Field (~13,000 square feet) One (1) Flexible Synthetic Turf Field (60' x 120') Two (2) Basketball 1/2 Courts, 2 Adjustable Height Hoops
<i>Athletic Equipment</i>	N/A
<i>Playground Equipment</i>	Play Structure, 5-12 years Play Structure, 2-5 years Swings (10), Toddler Swings (2), Chair Swing (1) Rubberized Play Surfacing
<i>Site Amenities</i>	Benches (8), Picnic Table (3)
<i>Restrooms</i>	Building Access Required

EVALUATION

Many areas of rubber surfacing are weak or torn. Delamination is obvious underfoot.

The natural grass field has significant uneven slopes within, with a high point beneath the existing large tree and a low point in the southeast corner with a catch basin, making recreational use impractical.

2.9 | WELLINGTON ELEMENTARY





PLAYGROUND EQUIPMENT IN GOOD CONDITION



3

RUBBERIZED SURFACING SHOWING WEAR AT HIGH TRAFFIC AREAS, REQUIRES RESURFACING



1

SLOPES WITHIN LAWN AREA LIMIT USABLE FIELD SPACE



2.9 | WELLINGTON ELEMENTARY

SITE INVENTORY

ASSET	DESCRIPTION	CONDITION	RECOMMENDATION		
			1-5 YRS	5+ YRS	
WELLINGTON					
Site Furnishings	6 Benches	wood, backless, located at Playground 1	3 Acceptable		
		wood, backless, located at Playground 1	3 Acceptable		
		wood, backless, located at Playground 1	3 Acceptable		
		wood, backless, located at Playground 2	3 Acceptable		
		wood, backless, located at Playground 2	3 Acceptable		
		wood, backless, located at Playground 2	3 Acceptable		
	2 Bicycle Racks	located by picnic area	3 Acceptable		
		located by Playground 2	3 Acceptable		
	3 Picnic Tables	Engineered wood, round	3 Acceptable		
		Engineered wood, round	3 Acceptable		
Landscape Amenities	Turf	Short-pile nonfilled turf carpet	2 Carpet fibers are compacted	Resurfacing	
Playground 1	Rubber Surfacing		1 Rips in surfacing, obvious delamination at many locations	Patching	Complete resurfacing
	Structure	5-12 Structure, by GameTime	2 Paint is worn, rust developing, coating is peeling at contact areas	Selective replacement of parts	Replacement
	Swingset	5 Swings, by GameTime	3 Space to add additional swing if desired		
Playground 2	Rubber Surfacing		1 Rips in surfacing, obvious delamination at many locations	Patching	Complete resurfacing
	Structure	2-5 Structure, by GameTime	2 Paint is worn, rust developing, coating is peeling at contact areas	Selective replacement of parts	Replacement
	Swingset	5 Swings, 2 Toddler Swings, 1 Chair Swing, by GameTime	3 Acceptable		
Basketball Half Court	Court Surfacing	Asphalt	3 Acceptable		
	Basketball Hoops	Adjustable	2 Paint is worn	Enhanced maintenance	
		Adjustable	2 Paint is worn	Enhanced maintenance	

COST OPINIONS

1

1 - 5 Years

DESCRIPTION	COST RANGE		
Playground Resurfacing	\$225,000	-	\$300,000
Turf Resurfacing	\$75,000	-	\$100,000
TOTAL	\$300,000	-	\$400,000

2.10 | WINN BROOK ELEMENTARY SCHOOL



SITE INFORMATION & ZONING

<i>Address</i>	97 Waterhouse Road
<i>Area</i>	7.75 Acres
<i>Zone</i>	Single Residence C
<i>Neighboring Land Use</i>	Single-Family Residential
<i>Nearby Transit</i>	MBTA Bus Stop within 500 feet
<i>Parking</i>	118 Spaces (5 Accessible) Bicycle Parking (2 Racks)

FACILITY INFORMATION

<i>Fields & Courts</i>	One (1) Flexible Grass Field, Irrigation System (~115,000 square feet) One (1) Baseball Diamond Two (2) Basketball Courts, Four (4) Adjustable Height Hoops Four (4) Tennis Courts
<i>Athletic Equipment</i>	Batting Cage Portable Soccer Goals (2)
<i>Playground Equipment</i>	Wooden Play Structure, 5-12 years Wooden Play Structure, 2-5 years Swings (5), Toddler Swings (4), Chair Swing (1), Tire Swing (1) Mulch Surfacing Zipline, Rubber Mound
<i>Site Amenities</i>	Shade Structure Benches (11), Picnic Tables (6) Waste Receptacles (5) Ornamental Boulder Seating Area
<i>Restrooms</i>	Portable Restroom

EVALUATION

Expanding the tennis court facility to a 5-battery court complex is occurring in 2022.

There are many areas of bare soil in the field from wear, particularly at high-traffic areas where goals have been positioned. Given the size of the facility, rotating fields to rest areas of grass should be possible both annually and throughout the course of a season.

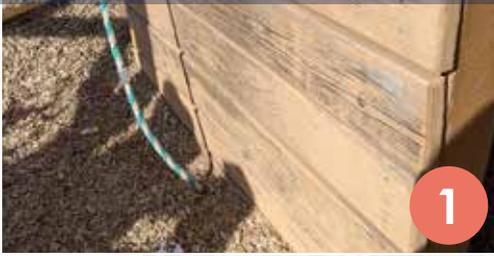
Sprinkler heads within the field have sunken significantly.

There is evidence of some splintering in the natural wood components of the play structures. Some parts of the play structures have been replaced with engineered wood to solve this problem and it is recommended that this practice continue for the remaining life of the structure.

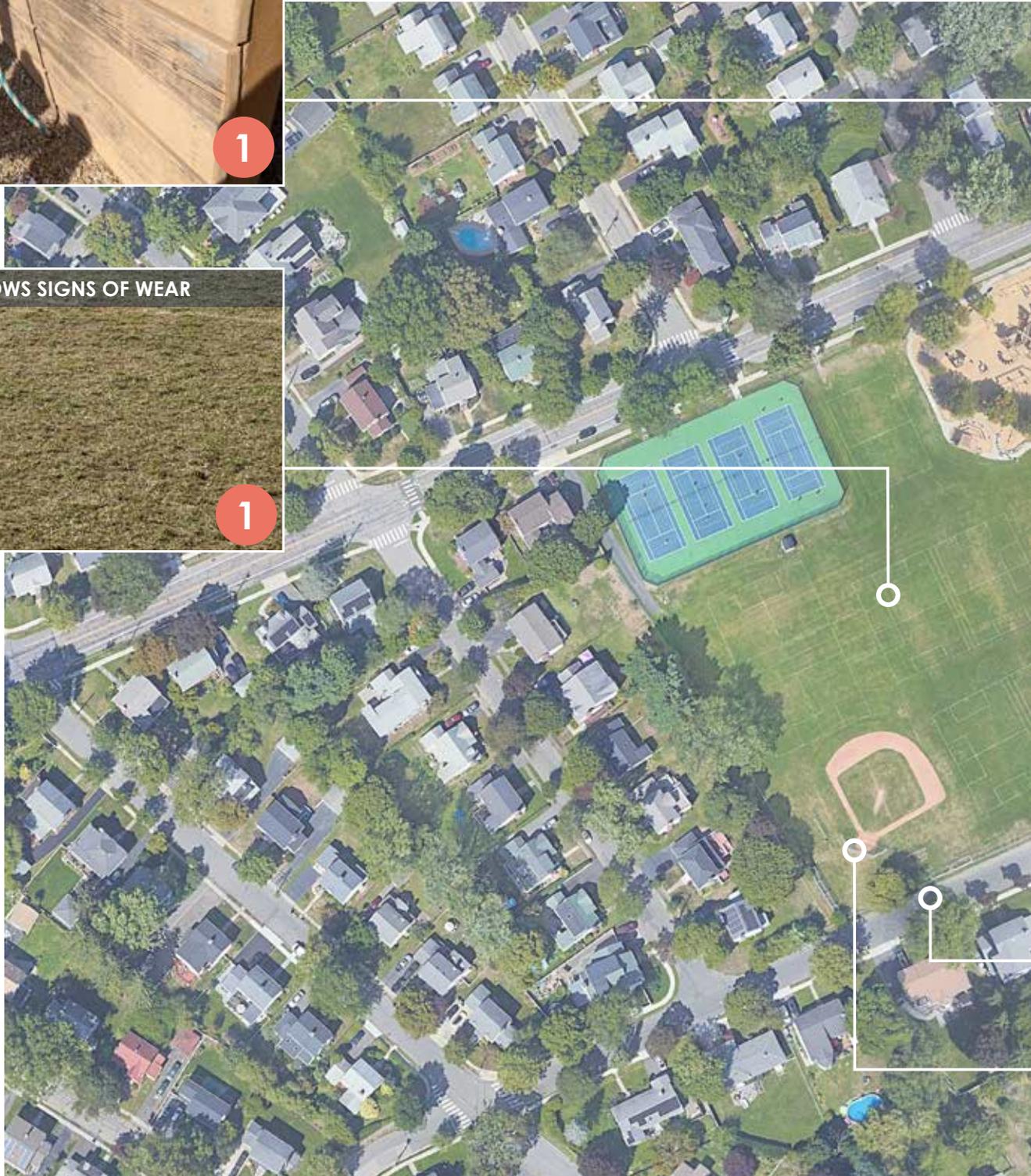
There are multiple areas where the mulch has worn away from high-activity areas of the playground. Examples include the areas below the tire swing, zipline, and around the spinner components.

2.10 | WINN BROOK ELEMENTARY SCHOOL

PLAYGROUND EQUIPMENT REQUIRES MINOR REPAIRS, ENHANCED MAINTENANCE



FIELD SHOWS SIGNS OF WEAR

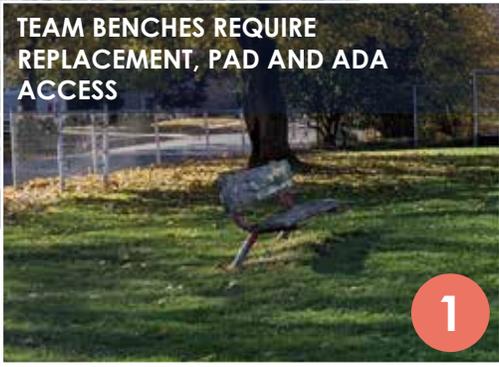




BASKETBALL COURTS REQUIRE RECONSTRUCTION



BACKSTOP FENCE MAY REQUIRE REPAIR OR EVENTUAL REPLACEMENT



TEAM BENCHES REQUIRE REPLACEMENT, PAD AND ADA ACCESS

2.10 | WINN BROOK ELEMENTARY SCHOOL

SITE INVENTORY

ASSET	DESCRIPTION	CONDITION	RECOMMENDATION				
			1-5 YRS	5+ YRS			
WINN BROOK							
Site Furnishings	11 Benches	Wood, located at playground area Wood, located at playground area	3 Acceptable 3 Acceptable				
	2 Bicycle Racks	located at tennis courts located at tennis courts	1 Requires concrete pad, ADA access 1 Requires concrete pad, ADA access	Construct concrete pad and ADA walkway Construct concrete pad and ADA walkway			
	6 Picnic Tables	Wood, located by parking area Wood, located by zipline Wood, located by zipline Wood, located by toddler playground Wood, located by toddler playground Wood, located by toddler playground	3 Acceptable - located within mulch area, not ADA accessible 3 Acceptable - located within mulch area, not ADA accessible 3 Acceptable - located within mulch area, not ADA accessible 3 Acceptable - located within mulch area, not ADA accessible 3 Acceptable - located within mulch area, not ADA accessible 3 Acceptable - located within mulch area, not ADA accessible				
	5 Waste Receptacles	Concrete, located at playground entrance Concrete, located at playground area Concrete, located at playground boulder area Plastic barrel, located at field Concrete, located at baseball backstop	3 Acceptable 3 Acceptable 3 Acceptable 2 Temporary plastic barrel, could be upgraded to a permanent solution 3 Acceptable	Replacement with permanent installation			
	Landscape Amenities	Boulder Seating Area	Natural seating area with ornamental rocks	3 Acceptable			
		Shade Structure	Wood, located adjacent to toddler playground	3 Acceptable			
		Shed	Located near tennis courts	3 Acceptable			
	Playground	Mulch Surfacing		1 Mulch is heavily worn at high-traffic areas: swings, under zipline, slides 3 Acceptable	Replenishment of mulch	Conversion to rubberized surfacing	
		Rubber Surfacing	Raised mound at zipline starting point	3 Acceptable			
		Play Elements Structures	Circular spinner	Large wood and metal structure, by Play By Design	3 Acceptable	Enhanced maintenance, selective replacement of parts	
			Small wood and metal structure, by Play By Design	Toddler structure, small wood and metal structure, by Play By Design	2 Paint is worn away, some wooden components replaced with engineered wood 2 Paint is worn away, some wooden components replaced with engineered wood	Enhanced maintenance, selective replacement of parts Enhanced maintenance, selective replacement of parts	
			2 Swingsets	5 Swings, 1 Chair Swing, 1 Tire Swing 4 Toddler Swings	3 Acceptable 3 Acceptable	Enhanced maintenance, selective replacement of parts	
	Basketball Courts	Court Surfacing	Asphalt	2 Painted courts heavily worn and faded, asphalt cracked at edges 3 Acceptable	Resurfacing or reconstruction		
		4 Basketball Hoops	Adjustable, by First Team Adjustable, by First Team Adjustable, by First Team	3 Acceptable 3 Acceptable 3 Acceptable			
		Tennis Courts	Court Surfacing	Asphalt	3 Acceptable		Eventual resurfacing will be needed
4 Tennis Court Nets			Tennis net at Court 1 Tennis net at Court 2 Tennis net at Court 3 Tennis net at Court 4	3 Acceptable 3 Acceptable 3 Acceptable 3 Acceptable			
Baseball	Infield	Red gravel infield mix	1 Very prolific weeds, infield is poorly defined, significant wear at pitching mound 2 Acceptable	Reconstruction			
	Backstop	Galvanized chain link backstop with overhang	2 Wood is worn, paint is chipping	Selective replacement of parts as needed Enhanced Maintenance (repainting)	Replacement will eventually be required Replacement		
	2 Team Benches	Bench behind chain link fence - first baseline Bench behind chain link fence - third baseline	2 Wood is worn, paint is chipping	Enhanced Maintenance (repainting)	Replacement		
Multipurpose Field	Field	Natural grass with irrigation	2 Grass shows signs of wear	Enhanced Maintenance			

COST OPINIONS

1

1 - 5 Years

DESCRIPTION	COST RANGE	
Rebuild Basketball Court	\$175,000	- \$225,000
Concrete Pads at Picnic Tables (ADA)	\$800	- \$1,100
Walkways (ADA)	\$7,750	\$10,000
Mulch Replenishment	\$25,000	\$30,000
Playground Repairs	\$25,000	- \$35,000
TOTAL	\$258,550	- \$341,100

2

5+ YEARS

DESCRIPTION	COST RANGE	
Rebuild Backstop Fence		\$130,000
Convert to Rubberized Surfacing		\$1,600,000
TOTAL		\$1,730,000