

## APPENDIX D

**SCHEMATIC PRE-DESIGN COST ESTIMATE - LYNNFIELD HIGH SCHOOL - July 1, 2013**

This cost estimate reflects the improvements proposed under Option 1 for Lynnfield High School. The estimate includes construction of the synthetic turf stadium field (Field 1), construction of the combined synthetic turf game/practice fields (Fields 2 & 3), reconstruction of the baseball field including multipurpose outfield, construction of the softball field in its proposed location, grandstand and amenities building at the stadium field, and pedestrian circulation routes.

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST	REMARKS
<b>1</b>	<b>General Conditions</b>					<b>\$ 127,817.71</b>	
a	Bonds and Insurance (2%)	LS	1	\$ 107,817.71	\$ 107,817.71		
b	Mobilization/Demobilization	LS	1	\$ 20,000.00	\$ 20,000.00		
<b>2</b>	<b>Erosion Control</b>					<b>\$ 12,600.00</b>	
a	Haybales and Silt Fence	LF	1400	\$ 9.00	\$ 12,600.00		
<b>3</b>	<b>Demolition</b>					<b>\$ 88,400.00</b>	
a	Misc. Demolition	LS	1	\$80,000.00	\$ 80,000.00		
b	Clearcutting	AC	1.2	\$7,000.00	\$ 8,400.00		
<b>4</b>	<b>Synthetic Turf Field Construction - Field 1</b>					<b>\$ 1,376,957.50</b>	
a	Strip and haul topsoil / organics (assume 24")	CY	7000	\$ 15.00	\$ 105,000.00		
b	Prepare sub-base, shape and compact	SY	10,530	\$ 2.25	\$ 23,692.50		
c	Drainage						
d	Geotextile Separation Layer	SY	10,530	\$ 2.00	\$ 21,060.00		
e	10" Perf. HDPE	LF	1100	\$ 25.00	\$ 27,500.00		
f	Flat panel drains	LF	3000	\$ 4.00	\$ 12,000.00		
g	Cleanouts (Nyloplast CB's)	EA	6	\$ 1,600.00	\$ 9,600.00		
h	Field Base						
i	Ordinary Borrow	CY	2500	\$ 23.00	\$ 57,500.00		
j	Crushed Stone Base under Field (8")	CY	2400	\$ 36.00	\$ 86,400.00		
k	Crushed Stone Base under Field (2")	CY	600	\$ 37.00	\$ 22,200.00		
l	Concrete						
m	Cast in place Concrete Curb without Trench Drain	LF	670	\$ 32.00	\$ 21,440.00		
n	Cast in place Concrete Curb with Trench Drain	LF	590	\$ 40.00	\$ 23,600.00		
o	Field Fencing						
p	4' High Perimeter Fence	LF	1280	\$ 40.00	\$ 51,200.00		
q	12' Wide Gate	EA	2	\$ 1,725.00	\$ 3,450.00		
r	4' Pedestrian Gate	EA	4	\$ 560.00	\$ 2,240.00		
s	Water Supply						
t	Water Cannon	EA	1	\$ 7,000.00	\$ 7,000.00		
u	Water Cannon Connection	EA	4	\$ 1,500.00	\$ 6,000.00		
v	Water Line	LS	1	\$ 25,000.00	\$ 25,000.00		
w	Field Surfacing						
x	Filled-Turf installed	SF	94,700	\$ 4.25	\$ 402,475.00		
y	Turf striping	Sport	3	\$ 7,000.00	\$ 21,000.00		
z	Equipment						
aa	Scoreboard	LS	1	\$ 15,000.00	\$ 15,000.00		
bb	Goals	PR	4	\$ 3,400.00	\$ 13,600.00		
cc	Site Electrical (connection of system)	LS	1	\$100,000.00	\$100,000.00		
dd	MUSCO Athletic Field Lighting System	Pole	4	\$80,000.00	\$320,000.00		
<b>5</b>	<b>Synthetic Turf Field Construction - Fields 2 &amp; 3</b>					<b>\$ 1,633,738.00</b>	
a	Strip and haul topsoil / organics (assume 24")	CY	11800	\$ 15.00	\$ 177,000.00		
b	Prepare sub-base, shape and compact	SY	17,700	\$ 2.25	\$ 39,825.00		
cc	Drainage						
d	Geotextile Separation Layer	SY	17,700	\$ 2.00	\$ 35,400.00		
e	10" Perf. HDPE	LF	1100	\$ 25.00	\$ 27,500.00		
f	Flat panel drains	LF	4000	\$ 4.00	\$ 16,000.00		
g	Cleanouts (Nyloplast CB's)	EA	6	\$ 1,600.00	\$ 9,600.00		
h	Field Base						
i	Ordinary Borrow	CY	3900	\$ 23.00	\$ 89,700.00		
j	Crushed Stone Base under Field (8")	CY	3790	\$ 36.00	\$ 136,440.00		
k	Crushed Stone Base under Field (2")	CY	950	\$ 37.00	\$ 35,150.00		
l	Concrete						
m	Cast in place Concrete Curb with Trench Drain	LF	1000	\$ 40.00	\$ 40,000.00		
n	Cast in place Concrete Curb without Trench Drain	LF	634	\$ 32.00	\$ 20,288.00		
o	Field Fencing						
p	4' High Perimeter Fence	LF	1650	\$ 40.00	\$ 66,000.00		
q	12' Wide Gate	EA	2	\$ 1,725.00	\$ 3,450.00		
r	4' Pedestrian Gate	EA	6	\$ 560.00	\$ 3,360.00		
s	Water Supply						
t	Water Cannon	EA	0	\$ 7,000.00	\$ -		
u	Water Cannon Connection	EA	6	\$ 1,500.00	\$ 9,000.00		
v	Water Line	LS	1	\$ 10,000.00	\$ 10,000.00		
w	Field Surfacing						
x	Filled-Turf installed	SF	159,300	\$ 4.25	\$ 677,025.00		
y	Turf striping	Sport	4	\$ 7,000.00	\$ 28,000.00		
z	Equipment						
aa	Scoreboard	LS	2	\$ 15,000.00	\$ 30,000.00		
bb	MUSCO Athletic Field Lighting System	Pole	2	\$90,000.00	\$180,000.00		
<b>6</b>	<b>Relocate Softball Field</b>					<b>\$ 176,850.00</b>	
a	Strip and Screen and stockpile topsoil (assume 8")	CY	1440	\$ 9.00	\$ 12,960.00		
b	Prepare sub-base, shape and compact	SY	5,000	\$ 2.25	\$ 11,250.00		
c	Demolish/repair existing irrigation	LS	1	\$ 2,500.00	\$ 2,500.00		
d	Field Base						
e	Place an amend root zone materials (8")	CY	800	\$ 27.00	\$ 21,600.00		
f	Irrigation						
g	Tap to existing system	LS	1	\$ 700.00	\$ 700.00		
h	Irrigation System on existing controler	Zone	12	\$ 2,500.00	\$ 30,000.00		
i	Field Surfacing						
j	Clay Infield mix	Ton	250	\$ 45.00	\$ 11,250.00		
k	Seed athletic field mix and fine grade	SF	30,000	\$ 0.35	\$ 10,500.00		





## ***Lynnfield Fields Committee***

### **Middle School Option #1**

July 5, 2013

<b>Description</b>	<b>Cost</b>
<b><i>Track</i></b>	<b><i>\$355,250</i></b>
Eight lane regulation size track	
<b><i>Synthetic turf field</i></b>	<b><i>\$635,764</i></b>
Multi use regulation size turf field	
<b><i>Discus and Shot Put Venues</i></b>	<b><i>\$13,986</i></b>
<b><i>Long Jump Venues</i></b>	<b><i>\$30,000</i></b>
<b><i>Track Equipment</i></b>	<b><i>\$23,217</i></b>
<b><i>Overall site amenities</i></b>	
Fencing	\$67,800
Spectator seating (100 person portable bleachers)	\$30,000
<b><i>Total</i></b>	<b><i>\$97,800</i></b>
<b><i>General items</i></b>	
Bonds, insurance, mobilization costs	\$38,200
Site preparation	\$39,680
Demolition	\$45,000
Utilities (water line)	\$16,000
<b><i>Total</i></b>	<b><i>\$138,880</i></b>
<b><i>Total Cost for Option #1</i></b>	<b><i>\$1,294,896</i></b>
<b><i>Soft costs (7%)</i></b>	<b><i>\$90,643</i></b>
<b><i>Contingency (10%)</i></b>	<b><i>\$129,490</i></b>
<b><i>TOTAL</i></b>	<b><i>\$1,515,028</i></b>

### **Additional Options**

Lighting	\$280,000
Amenities building	\$394,300
Spectator seating (1,200 people)	\$318,000
Landscaping	\$23,000



# Lynnfield Fields Committee

July 5, 2013

## Recommended Field Maintenance Costs - Current and Proposed

Field Type	Annual Per Field Maintenance Cost (Recommended)	Current			Proposed		
		Field Inventory (Prior to HS-MS Option 1) #	Maintenance Cost Need	Actual Costs (Materials - Repairs - Equipment - Staffing)	Field Inventory (After HS-MS Option 1) *	Future Maintenance Costs	Savings (Recommended maintenance current and proposed)
Multi-Purpose Natural Turf Rectangular Field	\$21,921	7	\$153,447		4	\$87,684	\$65,763
Baseball/Softball Diamond	\$22,809	10	\$228,090		10	\$228,090	\$0
Synthetic Turf Field	\$5,000	0	\$0		4	\$20,000	(\$20,000)
Total Maintenance cost			\$381,537	\$227,600		\$335,774	\$45,763

### # Current Field Inventory:

Multi-Purpose Natural Turf Rectangular Field: High School - 3; Middle School 2; Jordan Park - 2;  
Baseball/Softball: High School - 2; Middle School - 2; Newhall - 2; Glen Meadow - 1; Summer Street - 2; St. Maria Goretti - 1;

### \* Proposed Field Inventory if baseball remains natural turf:

Multi-Purpose Natural Turf Rectangular Field: High School - 1; Middle School 1; Jordan Park - 2;  
Baseball/Softball: High School - 2; Middle School - 2; Newhall - 2; Glen Meadow - 1; Summer Street - 2; St. Maria Goretti - 1;  
Synthetic Turf Field: High School - 3; Middle School - 1;

**Option A: Natural grass baseball and softball WITH lights**

Cost of lighting baseball and softball	\$770,000
Cost of natural grass baseball field	\$533,030
Total	\$1,303,030

**Option B: synthetic turf baseball (two multi use fields) WITHOUT lights for baseball or softball**

Cost of two fields synthetic (from Gale report for HS Option 1)	\$1,444,563
Deletes	
Fencing and gates as they are already there	\$72,810
Scoreboard as it is already there	\$30,000
Lighting	\$180,000
	\$282,810
Cost less deletes	\$1,161,753

Savings from doing synthetic turf rather than grass baseball field without lights keeping same orientation	\$141,277
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## APPENDIX E

TOWN OF LYNNFIELD  
RECREATION COMMISSION  
INCLEMENT WEATHER POLICY

In an effort to protect the playing fields in the Town of Lynnfield the Recreation Commission in conjunction with the Board of Selectmen and the Lynnfield Public Schools has established the following Inclement Weather Policy.

PURPOSE

Lynnfield athletic fields are designed and maintained for the enjoyment and use of all residents. The purpose of this policy is to inform the public of certain rules and restrictions for field use in an effort to: (1) Prevent damage to the playing surface; and, (2) to prevent injuries to field users caused by inclement weather or unsafe playing conditions. An effective field maintenance program and inclement weather closure policy is essential for safety, upkeep, and enjoyment for all residents and visitors.

Field users are asked to help the town by adhering to the following rules and procedures. Authorized groups that use Lynnfield athletic facilities are expected to assist in protecting their participants and the fields during periods of adverse weather conditions including rain, snow and other conditions that constitute inclement weather.

**It only takes one game or practice to destroy a field that is not ready for play.**

POLICY

The Recreation Commission reserves the right to cancel or suspend any facility or field use due to weather or field conditions. That includes uses subject to a permit, for games, practices and any other uses whenever field conditions might result in damage to the fields or injury to players.

Permits may also be cancelled when the health and safety of participants is threatened due to existing or predicted conditions, including but not limited to heavy rains, thunderstorms, and air quality alerts.

It is the field users responsibility to contact the Recreation Commission hotline at: 781-334-94\_\_ after 2:30 p.m. Monday through Friday or after 7:30 a.m. on Saturday and Sunday to verify field closures. Closed fields may not be used.

The Recreation Commission enforces field closure notices, and if groups are found using closed fields the permit holder may be charged for the cost to repair the field. Additionally, if the Commission determines that a permit holder has violated the field closure notice on multiple occasions, their permit may be revoked and that organizations ability to acquire future permits shall be under review.



The below breakdown will be used to determine whether fields will be open or closed:

Rain

Artificial Turf – Open until conditions become unsafe for play

Natural Turf – Closed

Thunderstorm

All fields closed until storm passes; natural turf may remain closed depending on the condition of the field and the amount of rainfall.

Snow or Ice

Artificial Turf – To be determined by the Recreation Commission on a field by field basis

Natural Turf - Closed

## APPENDIX F

**Town of Lynnfield  
Athletic Fields  
Short Term Repairs**

Task	Estimated Qty	Unit	Unit Price	Subtotal	Task Total
<b>LYNNFIELD HIGH SCHOOL</b>					
<b><u>PRACTICE FOOTBALL FIELD</u></b>					
Fertilize (routine)	3	EA	\$ 570.00	\$ 1,710	
Aerate	2	EA	\$ 280.00	\$ 560	
Topdress	3	EA	\$ 1,320.00	\$ 3,960	
Overseed	3	EA	\$ 1,030.00	\$ 3,090	\$ 9,320
<b><u>LOWER MULTIPURPOSE FIELD</u></b>					
Fertilize	2	EA	\$ 570.00	\$ 1,140	
Aerate	1	EA	\$ 280.00	\$ 280	
Topdress	2	EA	\$ 1,320.00	\$ 2,640	
Overseed	2	EA	\$ 1,030.00	\$ 2,060	
Replace Player Seating	2	EA	\$ 650.00	\$ 1,300	
4' Chain Link Fence	1000	LF	\$ 10.00	\$ 10,000	
New spectator seating-(5 row-50 seats)	2	EA	\$ 1,900.00	\$ 3,800	
New Scoreboard	1	EA	\$ 20,000.00	\$ 20,000	\$ 41,220
<b><u>60' SOFTBALL DIAMOND &amp; MP OUTFIELD</u></b>					
Weed removal (Infield)	1	EA	\$ 200.00	\$ 200	
Pesticide (outfield)	1	EA	\$ 340.00	\$ 340	
Fertilize	1	EA	\$ 570.00	\$ 570	
Aerate	1	EA	\$ 280.00	\$ 280	
Topdress	2	EA	\$ 1,320.00	\$ 2,640	
Overseed	2	EA	\$ 1,030.00	\$ 2,060	
Paint Dugouts	2	EA	\$ 600.00	\$ 1,200	
Drag and Scarify Infield	1	EA	\$250.00	\$ 250	\$ 7,540
<b><u>90' BASEBALL DIAMOND &amp; MP OUTFIELD</u></b>					
Fertilize	2	EA	\$ 570.00	\$ 1,140	
Aerate	1	EA	\$ 280.00	\$ 280	
Topdress	2	EA	\$ 1,320.00	\$ 2,640	
Overseed	2	EA	\$ 1,030.00	\$ 2,060	
Install Infield Drainage	1	EA	\$ 30,000.00	\$ 30,000	
Suppliment infield mix	1	EA	\$ 2,500.00	\$ 2,500	
Weed Removal	1	EA	\$ 950.00	\$ 950	
Drag and Scarify Infield	1	EA	\$250.00	\$ 250	\$ 39,820
<b><u>UPPER MULTIPURPOSE FIELD</u></b>					
Fertilize	2	EA	\$ 570.00	\$ 1,140	
Aerate	1	EA	\$ 280.00	\$ 280	
Topdress	2	EA	\$ 1,320.00	\$ 2,640	
Overseed	2	EA	\$ 1,030.00	\$ 2,060	
New Spectator Seating	2	EA	\$1,900.00	\$ 3,800	
4' Chain Link Fence	1000	LF	\$ 10.00	\$ 10,000	\$ 19,920
<b><u>TENNIS COURTS</u></b>					
Surfacing Top Coat	2,064	SY	\$ 8.00	\$ 16,512	\$ 16,512
<b><u>BASKETBALL COURTS</u></b>					
Surfacing Top Coat	711	SY	\$ 8.00	\$ 5,688	\$ 5,688
			Subtotal	\$ 140,020	
			15% contingency	21,003	
			Total	\$ 161,023	

TOTAL REPAIRS

\$1,209,618

- 161,023\*

- 278,243\*\*

\$ 780,352

\* HIGH SCHOOL REPAIRS

\*\* MIDDLE SCHOOL REPAIRS



**Town of Lynnfield  
Athletic Fields  
Short Term Repairs**

Task	Estimated Qty	Unit	Unit Price	Subtotal	Task Total
<b>MIDDLE SCHOOL</b>					
<b>90' BASEBALL DIAMOND &amp; MP OUTFIELD</b>					
Weeding (Infield)	1	EA	\$400.00	\$ 400	
Rake, Scarify, Drag Infield	1	EA	\$250.00	\$ 250	
Lip Removal	1	EA	\$2,000.00	\$ 2,000	
Regrade	1	EA	\$75,000.00	\$ 75,000	\$ 77,650
<b>60' SOFTBALL DIAMOND</b>					
Weed removal (Infield)	1	EA	\$ 200.00	\$ 200	
Pitchers/Batters Box Reconstruction	1	EA	\$3,000.00	\$ 3,000	
Re-grade/reconstruct Outfield	1	EA	\$60,000.00	\$ 60,000	
Manhole Cover	1	EA	\$1,200.00	\$ 1,200	
Fertilize	1	EA	\$ 570.00	\$ 570	
Aerate	1	EA	\$ 280.00	\$ 280	
Topdress	1	EA	\$ 1,320.00	\$ 1,320	
Overseed	1	EA	\$ 1,030.00	\$ 1,030	\$ 67,600
<b>STADIUM TRACK/FIELD</b>					
Fertilize	1	EA	\$ 570.00	\$ 570	
Aerate	1	EA	\$ 280.00	\$ 280	
Topdress	1	EA	\$ 1,320.00	\$ 1,320	
Overseed	1	EA	\$ 1,030.00	\$ 1,030	
Trench Drains	1	EA	\$ 80,000.00	\$ 80,000	
Panel Drains	1	EA	\$ 13,500.00	\$ 13,500	\$ 96,700
Subtotal				\$ 241,950	
15% contingency				36,293	
Total				\$ 278,243	
<b>SUMMER STREET SCHOOL</b>					
<b>60' BASEBALL DIAMOND(FRONT)</b>					
Completely Reconstruct / Re-program	1	EA	\$ 215,000.00	\$ 215,000.00	
<b>60' DIAMOND MP OUT(BACK)</b>					
Extend Fenceline	500	LF	\$ 10.00	\$ 5,000	
Weeding(Infield)	1	EA	\$ 200.00	\$ 200	
Supplement infield Mix	1	EA	\$ 2,500.00	\$ 2,500	
Pesticide at Outfield	1	EA	\$ 340.00	\$ 340	\$ 8,040
Subtotal				\$ 223,040	
15% contingency				33,456	
Total				\$ 256,496	
<b>HUCKLEBERRY HILL ELEMENTARY</b>					
<b>Field 1</b>					
Complete Reconstruction	1	EA	\$250,000.00	\$ 250,000	\$ 250,000
Subtotal				\$ 250,000	
15% contingency				37,500	
Total				\$ 287,500	

**Town of Lynnfield  
Athletic Fields  
Short Term Repairs**

Task	Estimated Qty	Unit	Unit Price	Subtotal	Task Total
<b>ST. MARIA GORETTI PARISH</b>					
<b>60' SOFTBALL DIAMOND MP OUT</b>					
Reconstruct Infield	1	EA	\$ 20,000.00	\$ 20,000	
Re-grade/reconstruct Outfield	1	EA	\$40,000.00	\$ 40,000	
Fertilize	3	EA	\$ 570.00	\$ 570	
Aerate	2	EA	\$ 280.00	\$ 560	
Topdress	3	EA	\$ 1,320.00	\$ 3,960	
Overseed	3	EA	\$ 1,030.00	\$ 1,030	\$ 66,120
<b>Subtotal</b>				<b>\$ 66,120</b>	
15% contingency				9,918	
<b>Total</b>				<b>\$ 76,038</b>	
<b>JORDAN PARK</b>					
<b>MULTIPURPOSE FIELD (EAST)</b>					
Additional Parking	874	SY	\$ 22.00	\$ 19,228	
ADA Walkway	607	SY	\$ 22.00	\$ 13,354	
Localized Topdressing	2	EA	\$ 500.00	\$ 1,000	
Localized Overseeding	2	EA	\$ 110.00	\$ 220	\$ 33,802
<b>Subtotal</b>				<b>\$ 33,802</b>	
15% contingency				5,070	
<b>Total</b>				<b>\$ 38,872</b>	
<b>NEWHALL PARK</b>					
<b>MAIN 60' BASEBALL DIAMOND</b>					
Minor Fence Repair at Dugout	1	EA	\$500.00	\$ 500	
Replace Player Seating	2	EA	\$ 650.00	\$ 1,300	
Localized Topdress	1	EA	\$ 500.00	\$ 500	
Localized Overseed	1	EA	\$ 110.00	\$ 110	\$ 2,410
<b>SMALL DIAMOND</b>					
Localized Topdress	1	EA	\$ 500.00	\$ 500	
Localized Overseed	1	EA	\$ 400.00	\$ 400	
Localized Fertilize	1	EA	\$ 200.00	\$ 200	
Drag and Scarify Infield	1	EA	\$ 600.00	\$ 600	
Supplement Infield Mix	1	EA	\$2,500.00	\$ 2,500	\$ 4,200
<b>TENNIS</b>					
Complete Reconstruction	2	EA	\$35,500.00	\$71,000.00	\$ 73,500
<b>Subtotal</b>				<b>\$ 77,610</b>	
15% contingency				11,642	
<b>Total</b>				<b>\$ 89,252</b>	

**Town of Lynnfield  
Athletic Fields  
Short Term Repairs**

Task	Estimated Qty	Unit	Unit Price	Subtotal	Task Total
<b><u>GLEN MEADOW PARK</u></b>					
<b><u>60' BASEBALL DIAMOND</u></b>					
Replace Baseline Fencing	1	EA	\$500.00	\$ 500	
Replace Outfield Fencing	1	EA	\$10,000.00	\$ 10,000	
Supplement Infield Mix	1	EA	\$2,500.00	\$ 2,500	
New Spectator Seating	2	EA	\$1,900.00	\$ 3,800	\$ 16,800
<b><u>TENNIS</u></b>					
Prune Vegetation	1	EA	\$300.00	\$ 300	
Crack Repair	1	EA	\$300.00	\$ 300	\$ 600
<b><u>BASKETBALL</u></b>					
Replace Hoop	1	EA	\$1,900.00	\$ 1,900	\$ 1,900
Subtotal				\$ 19,300	
15% contingency				2,895	
Total				\$ 22,195	
<b>TOWN TOTAL</b>				<b>\$ 1,209,618</b>	