

Athletic and Recreation Facilities Condition Assessment and Usage Report Town of Lynnfield, MA Volume I

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ATHLETIC AND RECREATION FACILITIES CONDITION ASSESSMENT AND USAGE REPORT

TOWN OF LYNNFIELD, MASSACHUSETTS

Section 1.0 – Introduction, Background, and Purpose

Gale Associates, Inc. (Gale) was engaged by the Town of Lynnfield to assist with the development of a Recreation and Facilities Needs Assessment and Master Plan. As an initial step in this effort, Gale completed an evaluation of the eight (8) recreation sites included in the study and listed below in Section 2.0. Additionally, Gale completed a demand assessment to quantify the use made of the existing facilities and to assess their adequacy. This deliverable is a report which addresses the following questions:

- What is the general condition of the population of recreational and athletic field sites included as part of this project?
- What record information or base plans are available for each?
- What are some of the immediate repair or renovation needs for each site (as opposed to redevelopment)?
- How many scheduled uses, by type, does each field sustain in a given year?
- What is the resultant impact on the quality of turf associated with this demand?

This Preliminary Report will set the stage for Phases II and III of the Recreation and Facilities Plan project, the Recreation Needs Survey Summary and the development of schematic plans for additional facilities or improvements to the existing sites, consistent with the priorities identified in this report.

Section 2.0 - Field Assessment Methodology

The first step in the Recreation and Facilities Planning effort was to identify, inventory, and assess the existing conditions at each recreation facility. The scope of this study included facilities and fields at each of the following sites:

- Lynnfield Regional High School
- Lynnfield Middle School
- Summer Street School
- Huckleberry Hill School
- St. Maria Goretti Parish

- Jordan Park
- Glen Meadow Park
- Newhall Park

There are a total of seventeen (17) individual athletic fields (baseball, softball, and multi-purpose rectangular fields) and related facilities that were analyzed throughout these eight (8) sites.

All of the seventeen (17) fields were visited by Gale staff and standard field evaluation forms were completed for each (*Enclosure 1*). Gale completed photo documents and took measurements as required to assess geometric compliance with applicable standards.

The assessment was performed using accepted industry standards and guidelines where available. A good example of the use of structured guidelines by which to assess an area of these fields is the Lynnfield Regional High School site. The National Federation State High School Association (NFHS) and Massachusetts Interscholastic Athletic Association (MIAA) guidelines were followed in the evaluation of the high school field layout and equipment. Similarly, the Architectural Access Board Guidelines were used to assess ADA compliance. Federal Playground Safety Standards were used to assess play structures and surfacing.

The fields were evaluated for general condition, serviceability (are systems and equipment in good repair and meeting the intended purpose), geometry, safety, and accessibility. The findings within each functional area are documented as they relate to the safety, serviceability, and accessibility of the components.

Based on assessment findings and conclusions, Gale prepared recommendations for each individual site. The recommendations included herein do not consider economic constraints of available budgets. Instead, the deficiencies identified and the recommended actions to be taken form the basis for the next step in the process, which is the development of a Recreation and Facilities Plan for the Town of Lynnfield.

Section 3.0 - Base Plan Development

An essential task to this Recreation and Facilities Planning effort is the creation of a suitable AutoCAD base plan for each site to serve as the basis for the schematic planning effort to follow. Gale consulted FEMA maps, topographic information, wetland data, assessors maps, and aerial mapping available through Mass GIS. Additionally, we met with Town officials to obtain pertinent site information and data available. Gale produced a base plan for each facility, as provided in *Enclosure 2*.

While the compilation of GIS base plans is sufficient for this planning effort, these plans are not suitable for detailed design, and any projects completed as a result of this Recreation and Facilities Plan in the future will require a detailed topographic survey. The

results of these surveys may or may not require modifications to the Master Planning assumptions.

Section 4.0 - Field Assessments – Short-Term Recommendations

The individual field assessment reports, provided at *Enclosure 1*, detail the assessment and general condition of each facility. Additionally, Gale has compiled a listing of short-term maintenance and repair items required at each of the subject sites to address immediate needs. Of the short term maintenance and repairs recommended, the highest priority needs are bolded. These repairs are required to provide safe, serviceable, and accessible facilities, and are not related to the capital improvements or renovation strategies to be presented in subsequent submissions. For the readers' understanding, we have provided a list of some general comments that may be included, along with a definition to better understand how the comment should be interpreted. The definitions are as follows:

- “No accessible route” – An accessible route to a facility means that there is a sidewalk, path, road, etc. constructed of a “hard surface” (asphalt, concrete, stonedust, etc.) that has slopes consistent with ADA requirements. The cross slope of an accessible route must be less than 2% while the slope in the walking direction should be less than 5%. Otherwise, a ramp with handrails should be provided. If routes to the facilities do not meet these requirements, it is considered to be non-compliant with ADA regulations. While there may not be immediate legal implications resulting from this, the public has a right to file a complaint with the Architectural Access Board of Massachusetts. If determined to be non-compliant, the Access Board may decide to fine the Town or require that the non-compliant issues be corrected.
- “No accessible seating” – Older, fabricated bleacher units are often not accessible by design, meaning there are no aisles, handrails, closed-decks, or adequate tread and riser dimensions. Newer, accessible bleachers typically include these items, and also provide for a wheelchair space with an adjacent companion seat. Most municipalities are still using the older style systems, but it should be noted that these are not meeting Access Board regulations. Additionally, grandstand style seating may be inaccessible due to lack of ramps, handrails, closed decks, tread depths, and wheelchair seating. These may also be non-compliant with Access Board Regulations and the public has the right to file a complaint based on these issues.
- “Poor solar orientation” – For rectangular fields, the ideal solar orientation is North-South (endline to endline). For baseball and softball diamonds, the ideal solar orientation is North-East, where the third baseline is pointing North and the first baseline is pointing East. There may be comments indicating that solar orientation is poor, or not ideal, meaning there are opportunities for the sun to be in the eyes of players, batters, pitchers, catchers, etc., which may be a potential safety hazard.

In addition to the evaluation summaries, a cost estimate for the short-term recommendations has been compiled for each of the facilities. Refer to Enclosure 1 for the full evaluation reports and short-term recommendation cost estimates. The following is a summary of the field evaluations at each of the facilities within the Town of Lynnfield:

Section 4.1 – Lynnfield Regional High School

Lynnfield High School (refer to Base Map C-4 in *Enclosure 2*) contains one (1) 90' baseball diamond, a 60' softball diamond, three (3) multipurpose rectangular fields, and a shared multipurpose field within the outfields of the diamonds. The athletic campus also includes a full outdoor basketball court and four (4) tennis courts.

The overall turf quality at the park is fair to poor due to poor turf growth density, lack of sufficient seasonal maintenance, weed infestation, and areas of poor drainage and poor planarity. The following is a summary of the evaluation of each athletic facility at the High School:

Practice Football Field

- The rectangular field dimensions are 160' x 360' with a 10' safety runout around the perimeter. The dimensions are adequate for football use.
- The field is oriented in the North-South direction, which is preferred for rectangular field use.
- **Turf conditions on the field area are poor; there are significant bare areas, sparse turf growth, heaves and ruts, and mud throughout the center of the field and end zones.**
- **The field is chronically over-compacted and is experiencing a failing root zone necessary for adequate turf growth.**
- No formal drainage is provided. Runoff sheet flows over land toward the surrounding field areas.
- Temporary lighting is provided through use of rented mobile lighting units and light fixtures affixed to the poles in the parking lot. The lighting levels provided through this system are inadequate for formal use of the fields.
- Spectator seating is not provided. No player seating was visible during the evaluation.
- No irrigation is provided.
- An accessible route to the field is not provided.

Lower Multipurpose Field (Northeast athletic campus)

- The rectangular field dimensions are 210' x 330', which is adequate for all rectangular field use at the High School level with exception of football.
- Turf conditions are fair to good. Few bare areas at goalmouths that require top-dressing, fertilization, re-seeding, and re-growth.
- Recommend installation of 4' chain link fencing around the perimeter of the field play area for ball containment and safety.
- Irrigation is provided.
- Site amenities such as scoreboard, storage, and seating areas are not provided. An accessible route should be provided to accessible spectator seating areas.
- **Field requires aeration to relieve compaction, top-dressing, fertilizer, reseeding, and re-growth to eliminate bare spots.**
- There is no ADA accessible route to the field. A walking path from the parking areas to the field should be constructed to enhance pedestrian flow and accessibility.
- **Field area is infested with weed growth and contains heaves and ruts throughout. There is no formal grading and drainage pattern, and runoff sheet flows over the field to the low lying woodlands to the East.**
- Field appearance is fair to poor – no fencing, no scoreboards, no seating.

60' S Diamond & MP Field in Outfield

- The softball diamond measures 60' baselines and has unobstructed outfield distances greater than 210', which is adequate for high school level play. There is no outfield fence. The dimension between the batters box and the backstop is 20'. Recommended distance is 25'.
- **Significant weed removal should be performed within the infield of the softball field. The outfield is infested with weeds and clover and is highly compacted.**
- **Outfield needs to be aerated to relieve compaction, top-dressed, fertilized, reseeded, and re-grown to eliminate bare spots.**

- Irrigation is provided.
- There is no formal grading and drainage pattern, and runoff sheet flows over the field to the low lying woodlands to the East.
- 20' backstop is in good condition. Baseline fencing is recommended from the backstop to first and third bases.
- Spectator seating is provided by a 50-75 seat mobile bleacher system. There is no accessible route provided to the seating.
- Concrete pad and masonry block dugouts are in good condition. Recommend painting to improve field aesthetics.
- An existing scoreboard is provided and is operable; however is in poor aesthetic condition.
- Recommend installation of baseline fencing, foul poles, spectator seating, and maintenance of infield and outfield.

90' Baseball Diamond & MPR in Outfield

- The baseball diamond measures 90' baselines and has unobstructed outfield distances greater than 350', which is adequate for high school level play. There is no outfield fence. A temporary fence is used in the Spring, limiting use of the shared outfield. The dimension between the batters box and the backstop is adequate at 60'.
- **Outfield is infested with weed growth and needs to be aerated to relieve compaction, top-dressed, fertilized, reseeded, and re-grown.**
- No formal grading patterns results in a low point in right field where standing water is present. Runoff is intended to sheet flow overland toward an existing catch basin in the far Southern point of the campus, however is slow draining resulting wet areas in the outfield.
- 4' fencing along baselines is provided and is in good condition.
- Concrete pad and masonry block dugouts are in good condition with player seating and storage areas.
- Existing Daktronics scoreboard is estimated at 10-15 years old but appears to be in fair to good condition.

- **Infield is in poor condition and should be supplemented with a free draining infield mix. Infield maintenance is required, i.e. re-grading, weed removal, base path repair, raking, and lip removal.**
- **Outfield should be aerated to relieve compaction. Consider installation of flat panel drainage system to improve drainage conditions currently prohibiting use of field after rain events.**
- Backstop (30') meets dimensional spacing requirements and contains a hood for safety.
- Spectator seating and ADA accessibility should be provided to the field.
- The field is in generally fair condition. The solar orientation of the field is poor (south-southeast). Optimum solar orientation is east-northeast.

Upper MPR Field

- The rectangular field dimensions are 170' x 250', which is inadequate for the majority of high school level rectangular sports based on width (soccer, lacrosse) and length (football, soccer, lacrosse). The field is sufficient in several orientations for youth level rectangular field sports.
- **Turf conditions are fair to poor due to weed infestation, bare areas, and lack of formal grading and drainage patterns.**
- **Existing playing field area needs to be re-graded to remove ruts and heaves, top-dressed, fertilized, and re-seeded to promote root growth.**
- There are no player and spectator seating areas. An accessible parking space is provided at the adjacent parking lot, however no accessible seating is provided.
- **Fencing should be provided around the perimeter of the field for ball containment as the field is adjacent to an access route and the lower baseball field.**
- A scoreboard is not provided.
- Irrigation is not provided.

Four (4) Standard Tennis Courts

- Tennis courts are in fair condition. There does not appear to be significant planarity or structural base mat issues, however cracks that have been temporarily repaired were observed.
- A surfacing top coat should be applied and courts re-stripped.
- Continued use of crack repair will only postpone appearance of cracks through surface. Within 5 years, the courts should be pulverized and reconstructed in place to correct limited cracking that is currently occurring.
- Fencing and windscreen are in good condition.

One (1) Full Basketball Court

- Basketball courts are in good condition. There do not appear to be any structural base mat issues or cracks in the asphalt.
- The School may want to consider application of an acrylic top coat to maintain adequate outdoor basketball surfacing requirements.
- There is a 10' high perimeter fencing for ball containment and safety purposes. The fence is in "like new" condition.

Section 4.2 – Lynnfield Middle School

The Lynnfield Middle School athletic campus (Refer to C-2 in Enclosure 2) includes a 90' baseball diamond with a multipurpose field in the outfield, a 60' softball diamond, a running track, and a multipurpose game field on the interior of the running track. Hardcourt surfaces include four (4) tennis courts and an outdoor basketball court. A paved parking lot is provided at the school entrance and is adjacent to several of the athletic facilities. An accessible sidewalk route is provided through the athletic campus to provide access to the track and field, located to the South of the school. The overall turf quality and serviceability at the campus is fair, however the fields are constrained by dimensions and solar orientation. The following is a summary of the evaluation of each athletic facility at the Middle School:

90' Baseball Diamond & Multipurpose Field

- The field is in generally good condition. The solar orientation of the field is poor (south-southwest). Optimum solar orientation is east-northeast.

- Distance to center field is 320', to right field 270', and to left field 350'. The right field dimension is less than the required distance (300') based on MIAA standards. The distance to center field is also less than the required 350' MIAA recommendation. The rectangular field in the outfield measures at 190' x 270', which is narrower than recommended widths for MIAA level soccer and lacrosse, but adequate for field hockey and youth sports.
- **Base paths and pitchers' mounds require weeding, raking, re-grading, and lip removal. The infield drains poorly and is not formally graded to promote drainage. Several low spots should be re-graded to promote drainage.**
- A 40' backstop with hood is provided and is in good condition.
- Fencing is installed along the baselines and is in good condition. There are no foul poles or outfield fencing.
- Outfield turf condition is generally good. A rectangular multipurpose field is used in the outfield and does not have a formal grading pattern. Storm runoff sheet flows across both fields to the low lying woodlands to the east.
- The adjacent School parking lot contains an accessible parking space and an accessible route to the field. However, no spectator seating is provided.

60' Softball Diamond

- The softball diamond measures 60' baselines and has a distance to center field of 270', to left field 154', and to right field 210'. The right field dimension is significantly short and does not meet requirements for MIAA level play. A 4' vinyl coated baseline fence is provided and is in good condition.
- **Significant weed removal should be performed within the infield of the softball field and the pitchers "mound" and batters box should be reconstructed. The outfield is infested with weeds and requires aeration and complete reconstruction. Several dips and heaves in the playing areas should be removed by re-grading. A padded manhole cover should be installed on the existing drain manhole in the outfield.**
- **Outfield needs to be aerated to relieve compaction, top-dressed, fertilized, reseeded, and re-grown to eliminate bare spots.**
- Irrigation is provided.
- 30' backstop is in good condition.

- Spectator seating is not provided.
- Foul poles and an outfield fence are not provided.
- The general field condition is poor. The solar orientation is poor (South-Southwest), field area requires reconstruction, and the infield is in need of significant maintenance. Additionally, the field has a significantly inadequate left field dimension that limits use of the field.

Stadium Field & Track

- The rectangular field dimensions are 180' x 360' with a 10' safety runout at the sidelines. The track has a radius measuring approximately 104'. This small radius dimension is the limiting factor for width of the inner field. A more adequate multipurpose field width is 210', as compared to the existing width of 180'.
- The field is crowned along the center and slopes to catch basins at the sidelines. The catch basin / swale drainage system also limits the usable field width. The grading of the field is not adequate for proper drainage at the sidelines and it appears that there is standing water between the track and field in heavy storm events.
- **There is a 4' vinyl coated chain link fence around the perimeter of the track along its southeast side. In some areas, the distance between the fence and track does not meet the recommended 1 meter minimum. There is no other spectator control fencing at either the track or field.**
- An irrigation system is installed.
- A scoreboard is provided and is in good condition.
- **Spectator seating and pressbox do not appear to meet building codes, life safety codes, or accessibility requirements. While there is an accessible route from the parking lot, there is no accessibility provided to the spectator seating. We recommend replacing the spectator seating completely.**
- The turf condition is generally fair to poor. The field is infested with weed growth and is over compacted. Recommend re-grading, installation of a trench drain between the track and field, and panel drains to promote field drainage.

- **The field requires aeration to relieve compaction, top-dressing, fertilizer, reseeding, and re-growth to eliminate bare spots and promote root zone development.**
- **The track surface is in poor condition and is cracking and delaminating at the surface. There do not appear to be significant structural deficiencies, however improvement to the inadequate track radius would require complete reconstruction.**

Four (4) Standard Tennis Courts

- The tennis courts appear to be in good condition.
- The asphalt base mat appears to be in good condition and is not experiencing significant cracking, heaving, or structural deficiencies.
- Fencing (10' vinyl coated chain link) is in good condition.
- There are no immediate short term maintenance recommendations for the tennis courts.

One (1) Full Basketball Court

- The basketball court is in good structural condition and there do not appear to be immediate concerns associated with the asphalt base mat or surface.
- There are no immediate short term recommendations for the basketball court.

Section 4.3 – Summer Street School

(Refer to C-3 in Enclosure 2)

One (1) 60' Baseball Diamond (Adjacent to playground)

- **Field conditions are poor. Field requires complete reconstruction to become a serviceable field.**
- Solar orientation of field is poor (southwest). Optimal orientation is east-northeast.
- Infield is a gravelly sand mix and generates dust when used. Gravelly sand has migrated into the outfield area which has poor turf cover and is unusable as an outfield playing area.

- Dimensions are constrained, with a distance of 100' to center, left and right fields. This is inadequate for Little League play.
- Spectator seating is not provided. ADA Accessibility to the field is not provided.
- A backstop is provided but is in poor condition.
- The field requires complete reconstruction. The field has become a gravel area without supporting amenities, fencing, adequate dimensions, seating, or accessibility.

One (1) 60' Baseball Diamond & MP Field (Behind the school)

- Field conditions are fair. Outfield dimensions are as follows: Center: 180', Right: 230', Left: 190'. Multipurpose Outfield dimensions are 110' x 130'. Dimensions are short of the required 200' Little League outfield dimension.
- Solar orientation of field is fair (East-Southeast), but no optimal (North-Northeast)
- Infield is fully skinned which is ideal for softball, while Little League prefers a partially skinned infield.
- **Backstop (10' x 20') in good condition. Recommend extension of fencing along baselines.**
- Spectator seating is not provided. ADA Accessibility to the field is not provided. Player seating is provided by benches in fair condition.
- **The infield is in poor condition with weed infestation, improper infield mix, and standing water in some areas. The outfield turf is in fair to good condition with some weed growth, but a healthy stand of turf. Planarity is poor, with a significant low point in left field and several heaves and dips.**
- While the dimensions are not ideal for Little League use, the field is in fair condition with a need for infield maintenance and minor outfield maintenance. Recommend re-grading to promote drainage away from field areas.

Section 4.4 – Huckleberry Hill School

(Refer to C-7 in Enclosure 2)

One (1) Multi-purpose Rectangular Field

- Field dimensions are 110' x 210', which is inadequate for anything other than youth level sports.
- No formal drainage or grading is provided. The field relies on sheet flow and infiltration for drainage.
- Fencing is provided on three sides of the field area and is in good condition.
- The site is accessible from the parking area, however no spectator seating is provided.
- **The turf condition is poor with signs of overuse, areas void of turf, weak growth density, weeds, and areas of mud/gravel. Planarity is poor and there are several ruts and heaves.**
- Constrained geometry of field area severely limits level of use.

Section 4.5 – St. Maria Goretti Parish

(Refer to C-1 in Enclosure 2)

60' S Diamond & MPR in Outfield

- The softball diamond measures 60' baselines and has unobstructed outfield distances greater than 200', which is adequate for high school level play. There is no outfield fence.
- **The infield appears to be lacking maintenance and is in very poor condition due to weed infestation, poor drainage, and poor grading. The outfield is infested with weeds and clover and is highly compacted, has significant rutting, is non-planar, and has no formal drainage or grading patterns.**
- **Outfield needs to be aerated to relieve compaction, top-dressed, fertilized, reseeded, and re-grown to eliminate bare spots.**
- No irrigation is provided.
- Backstop is in poor condition due to rusting and leaning.
- Spectator seating is not provide. Accessibility to the field is not provided.

- There are no amenities such as dugouts, foul poles, fencing, scoreboards, seating, storage areas, etc.
- **Recommend complete reconstruction and/or re-programming of space for most effective use of space.**

Section 4.6 – Jordan Park

(Refer to C-5 in Enclosure 2)

Field 1 – Multipurpose Rectangular Field East (170' x 300') &

Field 2 – Multipurpose Rectangular Field West (170' x 300')

- Field dimensions adequate for most MIAA sporting events, including soccer and lacrosse. The west field (Field 2) is used in a variety of orientations for youth soccer.
- 4' vinyl coated fencing is installed along perimeter of field with exception of the side abutting the adjacent field. Fencing needs to be replaced due to rusting and areas that have collapsed.
- Irrigation is provided and is serviced through well water.
- There is no formal drainage and the fields rely on sheet flow and infiltration.
- Spectator seating is provided through wooden benches that are in poor condition, do not meet safety or ADA codes and need to be replaced or upgraded.
- **A parking facility is provided and has a capacity of approximately 48 spaces. Additional parking is recommended for a facility of this size. Handicap parking is provided, however the sidewalk to the field from the parking lot does not meet slope requirements for ADA accessibility. Excessive traffic and poor pedestrian safety has been reported.**
- The facility does not provide scoreboards, lighting, flag pole, an amenities building, or adequate spectator seating.
- General turf condition is good with high growth density, healthy root zone development, and minor weed infestation. There are some localized dips and ruts throughout the field that should be addressed.

- **Recommend aerating to relieve compaction and localized maintenance including topdressing, fertilizing, and re-seeding.**

Section 4.7 – Glen Meadow Park

(Refer to C-6 in Enclosure 2)

One (1) 60' Baseball Diamond

- Field conditions are good. Baseball diamond measures 60' baselines with a distance of 200' to the outfield fence. This meets the requirements for Little League baseball.
- Solar orientation of field is poor (South-Southwest).
- Infield is partially skinned, which is preferred for Little League baseball play.
- **Baseline fencing (3') is in poor condition and should be replaced. Backstop (20') is in fair condition.**
- **The 5' outfield fence is beginning to rest / lean and should be replaced in the future.**
- Spectator seating is provided through wooden bleachers that are in poor condition and do not meet safety or ADA accessibility codes and should be replaced.
- The infield is in fair condition with some weed infestation and maintenance required. The infield is overcompacted and should be reconstructed with a proper sand/clay infield mix. Outfield turf areas are in generally good condition with some areas low in turf growth density and inadequate root zone development.
- The field is in generally fair to good condition with maintenance and minor repairs required to become a more serviceable facility.
- **Parking is provided through a paved, unstriped area. Accessibility is not provided.**
- A lockable chest is provided for baseball storage. No other amenities (scoreboard, restrooms, lighting) are provided.

One (1) Standard Tennis Court

- Tennis courts are in fair to good condition. While there does not appear to be significant structural issues, there are some surface cracks that need repair if

a reconstruction is not feasible. Surfacing appears to be in generally good condition.

- Fencing is in fair to good condition.
- Tennis standards are in good condition and don't appear to have significant heaving or structural issues.
- Solar orientation is not optimal (N-S), but adequate for informal play.
- Adjacent overhanging vegetation should be pruned/weeded, and/or removed.
- An accessible route to the tennis court is not provided.

One (1) Full Basketball Court and One (1) Half -Court

- There is a 10' high perimeter fencing for ball containment and safety purposes. The fence is in fair to good condition.
- It is recommended that the basketball hoop at the half-court facility be replaced.
- Asphalt mat appears to be in fair structural condition, however there are surface cracks that should be repaired.
- An accessible route to the basketball court is not provided.

Section 4.8 – Newhall Park

(Refer to C-8 in Enclosure 2)

One (1) 60' Baseball Diamond (Main Field - West)

- Field conditions are good. The diamond is a 60' diamond with outfield dimensions of 200'. A permanent outfield fence is provided.
- Solar orientation of field is optimal (North-Northeast).
- Infield is partially skinned which is preferred for Little League baseball.
- Backstop is in good condition, and perimeter 6' fencing is in fair condition with some repairs needed due to rust, leaning, planarity, etc.
- Spectator seating is provided through portable aluminum stands in fair condition.

- Infield is in generally good condition with minor repairs and maintenance required to the mound, batters box area, and lip and aeration required due to overcompaction.
- Lighting is provided through a 6-pole Musco system in good condition with 3-6 fixtures per pole.
- Irrigation is provided and appears to be in good condition.
- The turf is in generally good condition with high growth density and few bare areas that require repair.
- A scoreboard is provided and is in fair to good condition.
- **The fenced dugouts are in generally good condition with some minor fence repair required.**
- **Player seating is provided but is in poor condition and needs to be replaced.**
- An amenities building is provided and appears to be in good exterior condition.

One (1) 60' Baseball Diamond (Small Field - East)

- Field conditions are fair to good. The diamond is a 60' diamond with outfield dimensions of approximately 190'. A temporary outfield fence is provided.
- Solar orientation of field is optimal (North-Northeast).
- Infield is partially skinned which is preferred for Little League baseball but is overcompacted, needs repair and maintenance, and appears to drain very slowly in wet conditions. The infield mix should be replaced with a well draining sand/clay mix.
- Backstop is in like new condition, and baseline fencing is in good condition.
- Spectator seating is provided through portable aluminum stands in fair condition.
- The turf is in generally good condition with high growth density and few bare areas that require repair. Right field is in need of repair due to poor growth density and inadequate root zone development.

- Irrigation is not provided.
- Player seating is provided through benches in good condition.

Two (2) Standard Tennis Courts

- **Tennis court is in poor condition due to age of pavement, poor fence condition, condition of nets and standards, and surface repairs required. The facility requires complete reconstruction to become serviceable and safe.**

Overall, the sites are in generally fair condition. As is typical with municipal athletic facilities, a majority of the fields throughout the sites have deficiencies in similar areas. The primary deficiencies and concerns associated with the Lynnfield facilities are dimensional constraints, grading and drainage concerns, parking facilities, spectator seating, ADA accessibility, and supporting equipment. The fields which experience dimensional constraints and drainage issues specifically result in a compromise on the serviceability and availability of the fields. Additionally, the majority of the multipurpose rectangular fields are in declining condition due to overuse, in addition to the geometric constraints already limiting use.

Again, it is not the intent of this Assessment Report to address the redevelopment recommendations for each facility. That will be addressed in the Volume 3 report of the Master Plan. Rather, these comments are intended to define existing site conditions and identify those repairs and upgrades necessary to make the sites more fully serviceable, safe, and compliant in the short-term.

Section 5.0 - Scheduled Field Demand – Team Uses

An essential task in this study was to determine the extent to which athletic fields are used and rested. During the assessment phase, Gale met with and contacted School faculty, leadership of youth sports, coaches, Recreation scheduler, and various other users of the existing fields. Based on these meetings, Gale and the Committee determined the approximate seasons of play, number of teams, number of events (games and practices), and facilities utilized for each sport. The total number of team uses (a team use being 10-20 persons using the field for a two (2) hour event) was then established for each playing field.

The Town maintains essentially seventeen (17) athletic fields over eight (8) facilities. Some fields, such as those at the High School and Middle School, have shared multi-purpose rectangular fields and baseball diamonds and are considered only a single field. Regardless what use is made of the field, either baseball or soccer, the outfield is experiencing the team use as if it is a single field. As a result, shared combination fields are often counted as a single field. However, in order to maintain accurate user statistics, multipurpose use of the outfields and use of the field for baseball/softball are identified separately.

Enclosure 3 includes a field use matrix for all field uses, as utilized by the high school users, middle school users, elementary school users, Town sponsored events, youth sports, and all others in the community. The totals are a reflection of all of the formal scheduled field uses for each site in a given year.

It is estimated that a properly maintained, rested field can accommodate up to 250 scheduled uses per year and still maintain an acceptable stand of athletic turf. If the field is not rested either in the spring or fall for a 30-day period while cold climate blue grasses are in active growth, or if other maintenance requirements are not met (irrigation, fertilization, top dressing, and over-seeding), then the sustainable use numbers decrease accordingly.

As reflected in the demand analysis matrix at *Enclosure 3*, many of the Towns' fields currently experience more than 300 scheduled team uses per year, and some over 400 and 500 uses. These fields cannot sustain an acceptable stand of turf even if properly well maintained and rested. Clearly, the most heavily scheduled fields in the Towns are the High School and Middle School.

There are twelve (12) fields out of the seventeen (17) total athletic fields in the Town which are over scheduled, i.e. see an average of over 250 scheduled team uses per year. Another three (3) fields experience over 200 uses and must be aggressively maintained and rested to maintain an acceptable safe stand of turf. As a result, fifteen (15) out of seventeen (17) athletic fields maintained by the Town are either broken down or heavily distressed.

Furthermore, there are nearly 5,700 scheduled team events occurring on Lynnfield athletic fields every year. This number is based on scheduled events only; it does not include informal uses. The average number of scheduled team uses experienced by each field in the Towns, assuming that all uses were pro-rated over the existing population of fields uniformly over the Towns' inventory of 17 fields, is 330 events per year. However, this method is inaccurate in determining the amount of field space required due to varying field dimensions, uses, and accounting for those fields that are not useable for the majority of organized sporting events. It is apparent that there is a deficit in field space if the current recreation and school programs are to be sustained and/or expanded, and development of a Planning Program will identify the field and use types required.

Section 6.0 - Field Demand Impact – Equivalent Team Uses

While the number of scheduled uses is important to gain an understanding of field space adequacy and turf quality, it can be misleading, as scheduled uses do not always correlate to damage to the turf condition. Obviously, high school football is more deleterious to turf condition than Little League baseball. As a result, we must account not only for the number of uses, but for the type of use and age of the participants, as well by applying an impact factor to the raw scheduled use data.

As is commonplace in athletic facility planning, we have assigned an impact factor of 1.0 to women's soccer as the average activity in terms of field impact and deterioration. We have

assumed that adult football is twice as damaging to the turf and assigned it a 2.0 impact factor accordingly. Other impact factors for various sports were assigned accordingly, and multiplied by the number of scheduled uses for each type of activity to yield the equivalent team uses in terms of turf damage and impact.

The resultant impact matrixes (net effective uses) are provided in *Enclosure 4*. This matrix includes the uses associated with the high school users, middle school users, elementary school users, youth sport users, and other Town users. While this approach is arguably somewhat imprecise, it is a definite improvement over the consideration of raw scheduled use data alone, as it does account for differences in the impact on turf condition of the various uses on the athletic fields across the Town.

The equivalent scheduled team use data for fields which routinely sustain use for adult sports, such as men's lacrosse or football, tend obviously to be higher than actual scheduled uses, while those for fields which are routinely used for Little League baseball tend to be less. In general, however, the summary data included as part of *Enclosure 4* suggests that the trends and conclusions above regarding field use within the Town are generally unchanged, and perhaps somewhat more compelling.

Section 7.0 - Field Use

How a field is scheduled is an important consideration in its ability to sustain heavy use with an acceptable decrement in turf condition. Obviously, a field with 250 scheduled uses stretched out over the year (May through October) behaves differently than if this use was broken up with rest period(s) provided. Ideally, a natural turf field should have a 30-day rest period during the active growing season (spring or fall) during which to repair the rootzone damage it has sustained and to propagate new crown growth. A rest period in the summertime is much less effective because the cool weather grasses, such as blue grass, are dormant.

An assessment of the seasonal uses of each field in the Lynnfield inventory leads us to the conclusion that not only do the fields sustain heavy use, but that the majority of the usable fields do not have a spring or fall rest period. *An analysis of the estimated seasonal uses is provided as Enclosure 5.*

Section 8.0 - Field Demand Conclusions

The Lynnfield fields sustain heavy use and the majority of these fields do not have a spring or fall rest period, including the most heavily used fields at the High School and Middle School.

An aggressively maintained, irrigated field that is rested for up to one-third of the growing season can theoretically sustain up to 250 team uses per year while maintaining high quality and safe athletic turf. For most municipal fields, which are less well maintained, seldom rested, and often poorly watered, a more realistic level of use is 200 scheduled team uses per year. As may be seen from the demand study results noted above, twelve (12) of

Lynnfield's seventeen (17) fields experience over 250 team uses per year, with some fields exceeding 300, 400, or 500 uses. Additionally, the majority of these fields do not have a rest period in the Spring or Fall seasons. We conclude that even given optimal maintenance efforts and growing conditions, the demands on a number of the playing fields currently in use exceed, or will soon exceed, the level at which is it possible to sustain safe, acceptable quality, athletic facilities.

Volumes II and III of this Master Plan Report will provide analysis of the needs assessment, results of the planning program, and recommendations for implementing the recommended short and long term repairs.

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Enclosure 1A-
Field Assessment Reports

HIGH SCHOOL





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G:\715630\Field Evaluations\High School Photos 3.doc

FIELD EVALUATION
DATA SHEET

Date: 09/11/12

Facility Name: Lynnfield High School

Field: 2 – MP, Soccer Fields

Type: Baseball/Softball Football Soccer Lacrosse Other

Facilities Manager/Director:

Site Address:

275 Essex Street

City: Lynnfield State: MA Zip: _____

A. Record Information (available):

	<u>Yes</u>	<u>No</u>
1. Design Plans and Specifications		
2. As-Built Drawings		
3. Site Plan Sketches		
4. Assessors Maps/Plot Plans		
5. Aerial Photography		
6. Flood Insurance Maps/USGS Maps	X	
7. Town Utility Maps	X	
8. Other: _____		



Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance. Is there an Integrated Turf Management Plan (ITMP) for this field (attach)?

Field 1 – N/S orientation

Field 2 – E/W orientation

Stream behind softball field adjacent to both fields

Describe proximity of abutters to this field. Comment on viewsapes, noise buffers, and other potential impacts.

One (1) abutters adjacent to Field 2, Bourque Rd.

B. Photo Documents (please refer to photos at end of evaluation):

C. Geometry Evaluation:

- 1. List all intended user organizations for each sport. Specify the level of play for each (i.e., youth soccer vs. MIAA soccer vs. NCAA soccer).**

MIAA soccer/lacrosse(?)

- 2. Narrative results of Geometry Evaluation (List Significant Deficiencies and Recommendations).**

Field 1 – N/S orientation, 210' x 330' with 10' safety

Field 2 – E/W/ orientation, 165' x 330' with 10' safety

Safety zone <5' near flagpole

D. Evaluation of Field Sub Systems and Equipment:

1. Irrigation: Yes/No

a. **Comments / Observations** None observed.

b. **Recommendations:**

2. Does the field have existing drainage? Yes/No

a. **General condition/effectiveness:** No formal drainage.

b. **Recommendations:**

3. Sports Lighting: Yes/No

a. **Describe system (make/model; age; type poles; controls; coverage; condition):** None

b. **Recommendations:**

4. Fencing: Yes/No

a. **Describe Fencing Condition:** No sideline fencing.

b. **Recommendations:**

5. Ancillary Equipment (describe general conditions):

- a. **pitchers mound and rubber** – N/A
- b. **bases and home plate** – N/A
- c. **scoreboards** – N/A
- d. **backstop** – N/A
- e. **dug out(s)** - N/A
- f. **P.A. system** – N/A
- g. **spectator seating** – N/A – one (1) mobile bleacher at softball
- h. **flag pole** - N/A (see softball)
- i. **player benches** – N/A
- j. **goals/goal posts** – Goals (4) in good condition (mobile)
- k. **field marking/stripping** – Soccer (Fall)
- l. **parking facilities** – N/A
- m. **site accessibility** – No N/A
- n. **site safety** -
- o. **site buildings (list type and general assessment only)** – N/A

E. Turf Condition (based on Inspection and Interview of Turf Manager):

- 1. General Turf Conditions (Describe turf quality. Note obvious weed or pest infestations, damage by over use, water deficiency, or drainage deficiencies).**

Weed infestation, dips/heaves throughout. No formal grading patterns.

Areas void of turf.

2. Describe the overall appearance of the field:

Fair appearance – no fencing, no scoreboards, no seating, turf requires aeration, fertilization, topdressing.

No accessible route. Planarity is okay, but regarding recommended.

F. Evaluation Summary Table:

	Failing/ Unacceptable	Marginally meets intended purpose	Good field Minor deficiencies	Excellent Field Meets/exceeds all requirement
Geometry Compliance			X	
Turf Condition		X		
Safety		X		
Support facilities/ equipment		X		
ADA Compliance	X			
Overall:		X		



H. Additional Comments:

G:\715630\Field Evaluations\Lynnfield High School Soccer FEDS 091112.doc

FIELD EVALUATION
DATA SHEET

Date: 09/11/12

Facility Name: Lynnfield High School

Field: 90' Baseball Diamond (shared outfield)

Type: Baseball/Softball Football Soccer Lacrosse Other

Facilities Manager/Director:

Site Address:

275 Essex Street

City: Lynnfield State: MA Zip: _____

A. Record Information (available):

1. Design Plans and Specifications

2. As-Built Drawings

3. Site Plan Sketches

4. Assessors Maps/Plot Plans

5. Aerial Photography

6. Flood Insurance Maps/USGS Maps

7. Town Utility Maps

8. Other: _____

Yes No

X

X



Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance. Is there an Integrated Turf Management Plan (ITMP) for this field (attach)?

No environmentally sensitive areas adjacent to field.

Describe proximity of abutters to this field. Comment on views, noise buffers, and other potential impacts.

Abutters directly adjacent to field on Lovell Rd., with treeline buffer along first baseline/right field.

B. Photo Documents (please refer to photos at end of evaluation):

C. Geometry Evaluation:

- 1. List all intended user organizations for each sport. Specify the level of play for each (i.e., youth soccer vs. MIAA soccer vs. NCAA soccer).**

MIAA baseball

- 2. Narrative results of Geometry Evaluation (List Significant Deficiencies and Recommendations).**

90' diamond with unobstructed outfield at 350' +. No foul poles, no outfield

fence (use temporary). 60' distance between batter box and backstop.



D. Evaluation of Field Sub Systems and Equipment:

1. Irrigation: Yes/No

- a. **Comments / Observations** Irrigation control box near backstop. Potential campus connect.
- b. **Recommendations:**

2. Does the field have existing drainage? Yes/No

- a. **General condition/effectiveness:** No formal drainage. One (1) catch basin beyond LF/CF limits.
- b. **Recommendations:** Wet in outfield/RF at low spot of campus. Recommend regarding to promote drainage.

3. Sports Lighting: Yes/No

- a. **Describe system (make/model; age; type poles; controls; coverage; condition):** N/A
- b. **Recommendations:**

4. Fencing: Yes/No

- a. **Describe Fencing Condition:** 4' fencing at portion of baselines in good condition.
- b. **Recommendations:** Outfield fencing/extension of baseline fencing

5. Ancillary Equipment (describe general conditions):

- a. **pitchers mound and rubber** – Mound in poor condition. Needs maintenance and repair at lip.
- b. **bases and home plate** – (Stored, out of season)
- c. **scoreboards** – Daktronics, estimated 10-15 years old. Working, fair aesthetically. Dedicated baseball.
- d. **backstop** – Good condition. 30' – 20' with hood.



- e. **dug out(s)** - Good condition, with player seating and storage. Masonry and concrete pad.
- f. **P.A. system** - N/A
- g. **spectator seating** - N/A
- h. **flag pole** - N/A (one on campus)
- i. **player benches** - (See dugout.) Good condition
- j. **goals/goal posts** - N/A
- k. **field marking/stripping** - N/A
- l. **parking facilities** - None adjacent
- m. **site accessibility** - No accessible route to field, no ADA seating
- n. **site safety** -
- o. **site buildings (list type and general assessment only)** - Bullpen, batting tunnel in good condition. Minor repairs needed.

E. Turf Condition (based on Inspection and Interview of Turf Manager):

1. **General Turf Conditions (Describe turf quality. Note obvious weed or pest infestations, damage by over use, water deficiency, or drainage deficiencies).**

Infield turf in good condition. Clay infield in poor condition. Requires supplementation, weeding and lip repair. Weed infestation.

Outfield turf in fair condition. Weed infestation. Some local dips/heaves. Low point in RF, poor damage.

2. **Describe the overall appearance of the field:**

Fair to poor. Requires reconstruction of mound, infield and batters box.

Seasonal maintenance/repair required.

F. Evaluation Summary Table:

	Failing/ Unacceptable	Marginally meets intended purpose	Good field Minor deficiencies	Excellent Field Meets/exceeds all requirement
Geometry Compliance			X	
Turf Condition		X		
Safety			X	
Support facilities/ equipment		X		
ADA Compliance		X		
Overall:			X	



H. Additional Comments:

- Seasonal maintenance

- Lip repair, infield requires repair/weeding/maintenance

- Needs foul poles, outfield fence

- Re-grading to promote drainage

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FIELD EVALUATION
DATA SHEET

Date: 09/11/12

Facility Name: Lynnfield High School

Field: 90' Baseball Diamond (shared outfield)

Type: Baseball/Softball Football Soccer Lacrosse Other

Facilities Manager/Director:

Site Address:

275 Essex Street

City: Lynnfield State: MA Zip: _____

A. Record Information (available):

	<u>Yes</u>	<u>No</u>
1. Design Plans and Specifications		
2. As-Built Drawings		
3. Site Plan Sketches		
4. Assessors Maps/Plot Plans		
5. Aerial Photography		
6. Flood Insurance Maps/USGS Maps	X	
7. Town Utility Maps	X	
8. Other: _____		



Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance. Is there an Integrated Turf Management Plan (ITMP) for this field (attach)?

No environmentally sensitive areas adjacent to field.

Describe proximity of abutters to this field. Comment on viewscales, noise buffers, and other potential impacts.

Abutters directly adjacent to field on Lovell Rd., with treeline buffer along first baseline/right field.

B. Photo Documents (please refer to photos at end of evaluation):

C. Geometry Evaluation:

- 1. List all intended user organizations for each sport. Specify the level of play for each (i.e., youth soccer vs. MIAA soccer vs. NCAA soccer).**

MIAA baseball

- 2. Narrative results of Geometry Evaluation (List Significant Deficiencies and Recommendations).**

90' diamond with unobstructed outfield at 350' +. No foul poles, no outfield

fence (use temporary). 60' distance between batter box and backstop.



D. Evaluation of Field Sub Systems and Equipment:

1. Irrigation: Yes/No

- a. Comments / Observations** Irrigation control box near backstop. Potential campus connect.
- b. Recommendations:**

2. Does the field have existing drainage? Yes/No

- a. General condition/effectiveness:** No formal drainage. One (1) catch basin beyond LF/CF limits.
- b. Recommendations:** Wet in outfield/RF at low spot of campus. Recommend regarding to promote drainage.

3. Sports Lighting: Yes/No

- a. Describe system (make/model; age; type poles; controls; coverage; condition):** N/A
- b. Recommendations:**

4. Fencing: Yes/No

- a. Describe Fencing Condition:** 4' fencing at portion of baselines in good condition.
- b. Recommendations:** Outfield fencing/extension of baseline fencing

5. Ancillary Equipment (describe general conditions):

- a. pitchers mound and rubber** – Mound in poor condition. Needs maintenance and repair at lip.
- b. bases and home plate** – (Stored, out of season)
- c. scoreboards** – Daktronics, estimated 10-15 years old. Working, fair aesthetically. Dedicated baseball.
- d. backstop** – Good condition. 30' – 20' with hood.



- e. **dug out(s)** - Good condition, with player seating and storage. Masonry and concrete pad.
- f. **P.A. system** - N/A
- g. **spectator seating** - N/A
- h. **flag pole** - N/A (one on campus)
- i. **player benches** - (See dugout.) Good condition
- j. **goals/goal posts** - N/A
- k. **field marking/striping** - N/A
- l. **parking facilities** - None adjacent
- m. **site accessibility** - No accessible route to field, no ADA seating
- n. **site safety** -
- o. **site buildings (list type and general assessment only)** - Bullpen, batting tunnel in good condition. Minor repairs needed.

E. Turf Condition (based on Inspection and Interview of Turf Manager):

1. **General Turf Conditions (Describe turf quality. Note obvious weed or pest infestations, damage by over use, water deficiency, or drainage deficiencies).**

Infield turf in good condition. Clay infield in poor condition. Requires supplementation, weeding and lip repair. Weed infestation.

Outfield turf in fair condition. Weed infestation. Some local dips/heaves. Low point in RF, poor damage.

2. **Describe the overall appearance of the field:**

Fair to poor. Requires reconstruction of mound, infield and batters box.

Seasonal maintenance/repair required.

F. Evaluation Summary Table:

	Failing/ Unacceptable	Marginally meets intended purpose	Good field Minor deficiencies	Excellent Field Meets/exceeds all requirement
Geometry Compliance			X	
Turf Condition		X		
Safety			X	
Support facilities/ equipment		X		
ADA Compliance		X		
Overall:			X	



H. Additional Comments:

- Seasonal maintenance

- Lip repair, infield requires repair/weeding/maintenance

- Needs foul poles, outfield fence

- Re-grading to promote drainage

G:\715630\Field Evaluations\Lynnfield High School Baseball FEDS 091112.doc

FIELD EVALUATION
DATA SHEET

Date: 09/11/12

Facility Name: Lynnfield High School

Field: Practice Football

Type: Baseball/Softball Football Soccer Lacrosse Other

Facilities Manager/Director:

Site Address:

275 Essex Street

City: Lynnfield State: MA Zip:

A. Record Information (available):

Yes No

1. Design Plans and Specifications

2. As-Built Drawings

3. Site Plan Sketches

4. Assessors Maps/Plot Plans

5. Aerial Photography

X

6. Flood Insurance Maps/USGS Maps

X

7. Town Utility Maps

8. Other:



Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance. Is there an Integrated Turf Management Plan (ITMP) for this field (attach)?

No environmental constrains.

Describe proximity of abutters to this field. Comment on viewsapes, noise buffers, and other potential impacts.

No abutters adjacent to school and parking lot.

B. Photo Documents (please refer to photos at end of evaluation):

C. Geometry Evaluation:

- 1. List all intended user organizations for each sport. Specify the level of play for each (i.e., youth soccer vs. MIAA soccer vs. NCAA soccer).**

MIAA practice football.

- 2. Narrative results of Geometry Evaluation (List Significant Deficiencies and Recommendations).**

160' x 360', with 10' runouts.

D. Evaluation of Field Sub Systems and Equipment:

1. Irrigation: Yes/No

a. Comments / Observations

b. Recommendations:

2. Does the field have existing drainage? Yes/No

a. General condition/effectiveness:

b. Recommendations:

3. Sports Lighting: Yes/No

a. Describe system (make/model; age; type poles; controls; coverage; condition): Two (2) poles in parking lot with two (2) fixtures each. Poor condition, not adequate. Two (2) mobile light fixtures.

b. Recommendations:

4. Fencing: Yes/No

a. Describe Fencing Condition: No fencing. Adjacent to parking lot fence.

b. Recommendations:



5. Ancillary Equipment (describe general conditions):

- a. **pitchers mound and rubber** – N/A
- b. **bases and home plate** – N/A
- c. **scoreboards** – N/A
- d. **backstop** – N/A
- e. **dug out(s)** - N/A
- f. **P.A. system** – N/A
- g. **spectator seating** – None
- h. **flag pole** - N/A
- i. **player benches** – N/A
- j. **goals/goal posts** – Goal post uprights in fair condition. Needs paint job.
- k. **field marking/stripping** – Practice football
- l. **parking facilities** – Adjacent to parking at school
- m. **site accessibility** – No accessible route to field
- n. **site safety** -
- o. **site buildings (list type and general assessment only)** – N/A

E. Turf Condition (based on Inspection and Interview of Turf Manager):

1. **General Turf Conditions (Describe turf quality. Note obvious weed or pest infestations, damage by over use, water deficiency, or drainage deficiencies).**

Poor turf condition. Infested with clover and weeds. Significant rutting

and void turf areas.

2. Describe the overall appearance of the field:

Poor appearance due to areas void of turf, rutting and peeling goal post.

Lights in poor condition. No fencing/support equipment. Significant

Rutting, loss of turf. Poor root zone. Heavily impacted.

F. Evaluation Summary Table:

	Failing/ Unacceptable	Marginally meets intended purpose	Good field Minor deficiencies	Excellent Field Meets/exceeds all requirement
Geometry Compliance		X		
Turf Condition	X			
Safety	X			
Support facilities/ equipment	X			
ADA Compliance	X			
Overall:	X			



H. Additional Comments:

- Requires complete reconstruction

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FIELD EVALUATION
DATA SHEET

Date: 09/11/12

Facility Name: Lynnfield High School

Field: 60' Softball Diamond (Shared Outfield)

Type: Baseball/Softball Football Soccer Lacrosse Other

Facilities Manager/Director:

Site Address:

275 Essex Street

City: Lynnfield State: MA Zip: _____

A. Record Information (available):

	<u>Yes</u>	<u>No</u>
1. Design Plans and Specifications		
2. As-Built Drawings		
3. Site Plan Sketches		
4. Assessors Maps/Plot Plans		
5. Aerial Photography		
6. Flood Insurance Maps/USGS Maps	X	
7. Town Utility Maps	X	
8. Other: _____		



Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance. Is there an Integrated Turf Management Plan (ITMP) for this field (attach)?

Wetlands located Southeast of softball field. (Perennial stream with 200' buffer.)

Adjacent to Pillings Road Conservation Land.

Describe proximity of abutters to this field. Comment on viewsapes, noise buffers, and other potential impacts.

No abutters directly adjacent to field. Nearest abutter on Bourque Road.

B. Photo Documents (please refer to photos at end of evaluation):

C. Geometry Evaluation:

- 1. List all intended user organizations for each sport. Specify the level of play for each (i.e., youth soccer vs. MIAA soccer vs. NCAA soccer).**

MIAA Softball.

- 2. Narrative results of Geometry Evaluation (List Significant Deficiencies and Recommendations).**

60' Diamond with no foul poles. Unobstructed outfield distances > 210'.

No outfield fence. 20' between batter's box and backstop.



D. Evaluation of Field Sub Systems and Equipment:

1. Irrigation: Yes/No

a. Comments / Observations: No irrigation observed

b. Recommendations:

2. Does the field have existing drainage? Yes/No

a. General condition/effectiveness:

b. Recommendations:

3. Sports Lighting: Yes/No

a. Describe system (make/model; age; type poles; controls; coverage; condition):

b.

c. Recommendations:

4. Fencing: Yes/No

a. Describe Fencing Condition: No baseline fencing. Backstop in good condition, 20' with small hood.

b. Recommendations:

5. Ancillary Equipment (describe general conditions):

a. pitchers mound and rubber – Fair condition, need reinstallation prior to season start.

b. bases and home plate – Not installed. Out of season.

c. scoreboards – Dedicated softball scoreboard in good condition although old. No wireless controls.

d. backstop – Fair to good condition

e. dug out(s) – Good condition, serviceable, 2 player seating benches, concrete pad/masonry. Recommend painting.

f. P.A. system – N/A



- g. **spectator seating** – 50-75 seat mobile bleacher (not ADA accessible)
- h. **flag pole** - Located in far left field
- i. **player benches** – (see dug outs)
- j. **goals/goal posts** – N/A
- k. **field marking/stripping** – N/A
- l. **parking facilities** – N/A
- m. **site accessibility** – No accessible route to seating/field
- n. **site safety** -
- o. **site buildings (list type and general assessment only)** – Batters box, fair condition, needs minor maintenance.

E. Turf Condition (based on Inspection and Interview of Turf Manager):

1. **General Turf Conditions (Describe turf quality. Note obvious weed or pest infestations, damage by over use, water deficiency, or drainage deficiencies).**

Outfield infested with weeds, clovers, high compaction. Some planarity

issues in outfield. Infield requires weeding, lip repair, new infield mix,

overcompacted, needs aeration, baselines/mounds/batters box, requires

reconstruction.

2. **Describe the overall appearance of the field:**

Infield is poor in appearance due to weed infestation, over compaction.

Dug outs/backstop in good condition. No outfield fencing – needs accessible

route and seating.

F. Evaluation Summary Table:

	Failing/ Unacceptable	Marginally meets intended purpose	Good field Minor deficiencies	Excellent Field Meets/exceeds all requirement
Geometry Compliance			X	
Turf Condition		X		
Safety		X		
Support facilities/ equipment			X	
ADA Compliance	X			
Overall:		X		



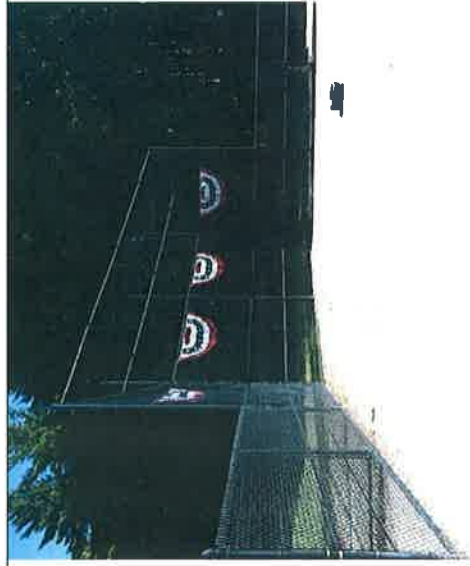
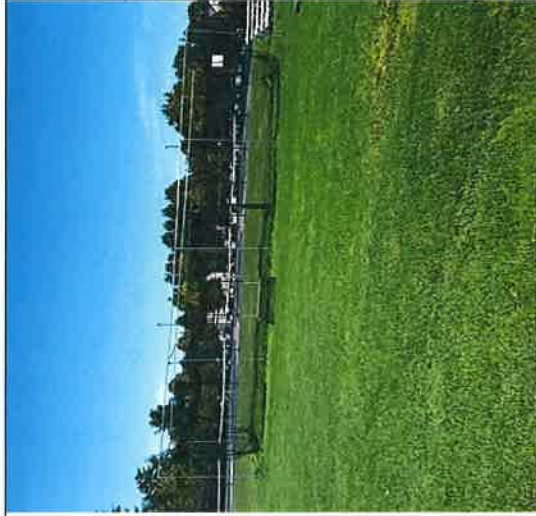
H. Additional Comments:

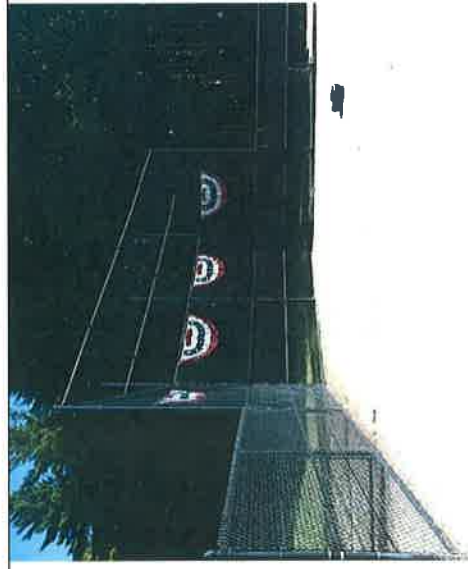
Recommend baseline fencing, foul poles, spectator seating with ADA and accessible route.

Recommend reconstruction of infield. Turf in outfield requires aeration, overseeding,
fertilization. Infested with weeds. No formal drainage or grading patterns.

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MIDDLE SCHOOL









G:\715630\Field Evaluations\Middle School Photos 3.doc

**FIELD EVALUATION
DATA SHEET**

Date: 09/11/12

Facility Name: Lynnfield Middle School

Field: 60' Diamond

Type: Baseball/Softball Football Soccer Lacrosse Other

Facilities Manager/Director:

Site Address:

505 Main Street

City: Lynnfield **State:** MA **Zip:**

A. Record Information (available):

	<u>Yes</u>	<u>No</u>
1. Design Plans and Specifications		
2. As-Built Drawings		
3. Site Plan Sketches		
4. Assessors Maps/Plot Plans		
5. Aerial Photography		
6. Flood Insurance Maps/USGS Maps	X	
7. Town Utility Maps	X	
8. Other: <u></u>		



Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance. Is there an Integrated Turf Management Plan (ITMP) for this field (attach)?

Describe proximity of abutters to this field. Comment on viewsapes, noise buffers, and other potential impacts.

No direct abutters to field.

B. Photo Documents (please refer to photos at end of evaluation):

C. Geometry Evaluation:

- 1. List all intended user organizations for each sport. Specify the level of play for each (i.e., youth soccer vs. MIAA soccer vs. NCAA soccer).**

MIAA/youth softball.

- 2. Narrative results of Geometry Evaluation (List Significant Deficiencies and Recommendations).**

Left Field: 154' Left Center: 180'

Center Field: 270' Right Field: 210'

D. Evaluation of Field Sub Systems and Equipment:

1. Irrigation: Yes/No

a. Comments / Observations

b. Recommendations:

2. Does the field have existing drainage? Yes/No

a. General condition/effectiveness:

b. Recommendations: Drain manhole then field, cover with artificial cover.

3. Sports Lighting: Yes/No

a. Describe system (make/model; age; type poles; controls; coverage; condition):

b. Recommendations:

4. Fencing: Yes/No

a. Describe Fencing Condition: 4' vinyl baseline fence in good condition.

b. Recommendations:



5. Ancillary Equipment (describe general conditions):

- a. **pitchers mound and rubber** – Needs replacement – poorly installed
- b. **bases and home plate** – Out of season
- c. **scoreboards** – N/A
- d. **backstop** – Good condition, 30'
- e. **dug out(s)** - N/A
- f. **P.A. system** – N/A
- g. **spectator seating** – N/A
- h. **flag pole** - N/A
- i. **player benches** – 2 – good condition – 15'
- j. **goals/goal posts** – N/A
- k. **field marking/stripping** – N/A
- l. **parking facilities** – N/A
- m. **site accessibility** – No accessible route
- n. **site safety** -
- o. **site buildings (list type and general assessment only)** – Batters box – fair conditions. Needs maintenance.

E. Turf Condition (based on Inspection and Interview of Turf Manager):

1. **General Turf Conditions (Describe turf quality. Note obvious weed or pest infestations, damage by over use, water deficiency, or drainage deficiencies).**

Weed infestation, no irrigation, ruts and heaves in outfield (tripping

hazards). Planarity is good, but localized depressions, ruts need repair.

Several divots. Fair turf cover.

2. Describe the overall appearance of the field:

Poor to fair. Outfield requires reconstruction. Infield is over compacted,
 requires reconstruction/weed removal. Reconstruct pitcher's "mound,"
 batter's box. Geometrical constrains (left field).

F. Evaluation Summary Table:

	Failing/ Unacceptable	Marginally meets intended purpose	Good field Minor deficiencies	Excellent Field Meets/exceeds all requirement
Geometry Compliance	X			
Turf Condition		X		
Safety		X		
Support facilities/ equipment		X		
ADA Compliance	X			
Overall:		X		



H. Additional Comments:

G:\715630\Field Evaluations\Lynnfield Middle 60' Diamond FEDS 091112.doc

FIELD EVALUATION
DATA SHEET

Date: 09/11/12

Facility Name: Lynnfield Middle School

Field: Football Field (within track)

Type: Baseball/Softball Football Soccer Lacrosse Other

Facilities Manager/Director:

Site Address:

505 Main Street

City: Lynnfield State: MA Zip: _____

A. Record Information (available):

	<u>Yes</u>	<u>No</u>
1. Design Plans and Specifications		
2. As-Built Drawings		
3. Site Plan Sketches		
4. Assessors Maps/Plot Plans		
5. Aerial Photography	X	
6. Flood Insurance Maps/USGS Maps	X	
7. Town Utility Maps		
8. Other: _____		



Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance. Is there an Integrated Turf Management Plan (ITMP) for this field (attach)?

None

Describe proximity of abutters to this field. Comment on viewsapes, noise buffers, and other potential impacts.

Abutters along west of track at Ford Ave. separated by treeline.

B. Photo Documents (please refer to photos at end of evaluation):

C. Geometry Evaluation:

- 1. List all intended user organizations for each sport. Specify the level of play for each (i.e., youth soccer vs. MIAA soccer vs. NCAA soccer).**

MIAA Football/Track

- 2. Narrative results of Geometry Evaluation (List Significant Deficiencies and Recommendations).**

200' x 360' Football

6 – Lane Track



D. Evaluation of Field Sub Systems and Equipment:

1. Irrigation: Yes/No

- a. Comments / Observations**
- b.**
- c. Recommendations:**

2. Does the field have existing drainage? Yes/No

- a. General condition/effectiveness:** 2 CBS at sidelines and endline
- b. Recommendations:** Not enough grading to CBS at sidelines. Poor drainage between track/field.

3. Sports Lighting: Yes/No

- a. Describe system (make/model; age; type poles; controls; coverage; condition):**
- b. Recommendations:**

4. Fencing: Yes/No

- a. Describe Fencing Condition:** 4' vinyl fence at track perimeter (alone one side).
- b. Recommendations:** Requirement for one meter separation between fence and lane not met. Extend fence alone entire perimeter.



5. Ancillary Equipment (describe general conditions):

- a. pitchers mound and rubber – N/A**
- b. bases and home plate – N/A**
- c. scoreboards –** Good condition, multipurpose, overhead wires, potential safety hazard over track.
- d. backstop – N/A**
- e. dug out(s) – N/A**
- f. P.A. system – N/A**
- g. spectator seating –** Aluminum spectator seating with pressbox. Not accessible. Not meeting codes. Mobile seating at visitors side.
- h. flag pole -** Good condition.
- i. player benches –** N/A (Not seen)
- j. goals/goal posts –** Fair – old – recommend replacement with gooseneck
- k. field marking/stripping –** football
- l. parking facilities –** N/A (middle school lot)
- m. site accessibility –** Accessible from school. Non-ADA bleachers.
- n. site safety –**Electric OH wires, fence not > 1m from lane line
- o. site buildings (list type and general assessment only) –**

E. Turf Condition (based on Inspection and Interview of Turf Manager):

- 1. General Turf Conditions (Describe turf quality. Note obvious weed or pest infestations, damage by over use, water deficiency, or drainage deficiencies).**

Fair to good, infested with weeds, dandelions, clovers. No areas void of

turf. Several ruts. Requires aeration. Re-grade to promote drainage.

2. Describe the overall appearance of the field:

Track in poor condition – cracking, delaminating surface. Field requires maintenance, aeration, fertilization, over-seeding and weed removal.

Maintenance required at trace event venues (long/triple jump weeding, drainage).

F. Evaluation Summary Table:

	Failing/ Unacceptable	Marginally meets intended purpose	Good field Minor deficiencies	Excellent Field Meets/exceeds all requirement
Geometry Compliance			X	
Turf Condition		X		
Safety		X		
Support facilities/ equipment		X		
ADA Compliance		X		
Overall:		X		



H. Additional Comments:

G:\715630\Field Evaluations\Lynnfield Middle School - Football Field FEDS 091112.doc

FIELD EVALUATION
DATA SHEET

Date: 09/11/12

Facility Name: Lynnfield Middle School

Field: 90' Baseball Diamond

Type: Baseball/Softball Football Soccer Lacrosse Other

Facilities Manager/Director:

Site Address:

505 Main Street

City: Lynnfield State: MA Zip: _____

A. Record Information (available):

Yes No

1. Design Plans and Specifications

2. As-Built Drawings

3. Site Plan Sketches

4. Assessors Maps/Plot Plans

5. Aerial Photography

X

6. Flood Insurance Maps/USGS Maps

X

7. Town Utility Maps

8. Other: _____



Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance. Is there an Integrated Turf Management Plan (ITMP) for this field (attach)?

No environmental constraints.

Describe proximity of abutters to this field. Comment on viewsapes, noise buffers, and other potential impacts.

Several abutters in close proximity along Perry Ave and Ford Ave.

B. Photo Documents (please refer to photos at end of evaluation):

C. Geometry Evaluation:

- 1. List all intended user organizations for each sport. Specify the level of play for each (i.e., youth soccer vs. MIAA soccer vs. NCAA soccer).**

MIAA Baseball

- 2. Narrative results of Geometry Evaluation (List Significant Deficiencies and Recommendations).**

CF: 320' LF: 350'

RF: 270'

Outfield Soccer: 190' x 270'

D. Evaluation of Field Sub Systems and Equipment:

1. Irrigation: Yes/No

- a. Comments / Observations**
- b.**
- c. Recommendations:**

2. Does the field have existing drainage? Yes/No

- a. General condition/effectiveness:**
- b.**
- c. Recommendations:**

3. Sports Lighting: Yes/No

- a. Describe system (make/model; age; type poles; controls; coverage; condition):**
- b. Recommendations:**

4. Fencing: Yes/No

- a. Describe Fencing Condition: 6' baseline fence – 50' length in good condition. No outfield fence.**
- b. Recommendations:**



5. Ancillary Equipment (describe general conditions):

- a. **pitchers mound and rubber** – Pitchers mound in good condition.
- b. **bases and home plate** – (out of season)
- c. **scoreboards** – N/A
- d. **backstop** – Good condition, vinyl, 40' with hood. 20' wings.
- e. **dug out(s)** – N/A
- f. **P.A. system** – N/A
- g. **spectator seating** – N/A
- h. **flag pole** - N/A
- i. **player benches** – 2 – 15' wood/aluminum
- j. **goals/goal posts** – 2 soccer goal in good condition
- k. **field marking/stripping** – soccer - outfield
- l. **parking facilities** – N/A
- m. **site accessibility** – Accessibility route from parking, no seating
- n. **site safety** -
- o. **site buildings (list type and general assessment only)** –

E. Turf Condition (based on Inspection and Interview of Turf Manager):

- 1. General Turf Conditions (Describe turf quality. Note obvious weed or pest infestations, damage by over use, water deficiency, or drainage deficiencies).**

Fair to good, over infestation (clover, dandelion), healthy turf cover with no

bare areas. Low point near 1st base, poor drainage. Lip repair (minor)

required. Infield has poor mix, low spots with poor drainage.

2. Describe the overall appearance of the field:

Good overall appearance. Infield repair required. Weed removal required.

Needs aeration, re-grading to promote drainage. No foul poles, outfield

fence or spectator seating.

F. Evaluation Summary Table:

	Failing/ Unacceptable	Marginally meets intended purpose	Good field Minor deficiencies	Excellent Field Meets/exceeds all requirement
Geometry Compliance			X	
Turf Condition			X	
Safety			X	
Support facilities/ equipment			X	
ADA Compliance		X		
Overall:			X	



H. Additional Comments:

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SUMMER STREET SCHOOL







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FIELD EVALUATION
DATA SHEET

Date: 09/11/12

Facility Name: Summer Street School

Field: 60' Diamond (Large)

Type: Baseball/Softball Football Soccer Lacrosse Other

Facilities Manager/Director:

Site Address:

262 Summer Street

City: Lynnfield State: MA Zip:

A. Record Information (available):

Yes No

1. Design Plans and Specifications

2. As-Built Drawings

3. Site Plan Sketches

4. Assessors Maps/Plot Plans

5. Aerial Photography

X

6. Flood Insurance Maps/USGS Maps

X

7. Town Utility Maps

8. Other:



Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance. Is there an Integrated Turf Management Plan (ITMP) for this field (attach)?

No environmental sensitive area adjacent to field.

Describe proximity of abutters to this field. Comment on viewsapes, noise buffers, and other potential impacts.

Abutters at Wymon Way, Westover Driver and Maddison Lane – separated by a
vegetated buffer/treeline.

B. Photo Documents (please refer to photos at end of evaluation):

C. Geometry Evaluation:

- 1. List all intended user organizations for each sport. Specify the level of play for each (i.e., youth soccer vs. MIAA soccer vs. NCAA soccer).**

Youth baseball, soccer.

- 2. Narrative results of Geometry Evaluation (List Significant Deficiencies and Recommendations).**

60' diamond with skinned infield

CF (treeline): 178', RF (treeline): 230'

LF (treeline): 190'. Outfield multipurpose: 110' x 130'



D. Evaluation of Field Sub Systems and Equipment:

1. Irrigation: Yes/No

a. Comments / Observations

b. Recommendations:

2. Does the field have existing drainage? Yes/No

a. General condition/effectiveness: No formal drainage,

b. Recommendations:

3. Sports Lighting: Yes/No

a. Describe system (make/model; age; type poles; controls; coverage; condition):

b. Recommendations:

4. Fencing: Yes/No

a. Describe Fencing Condition: 4' fencing in good condition at top of slope between school/field.

b. Recommendations: Baseline fence recommended.

5. Ancillary Equipment (describe general conditions):

- a. **pitchers mound and rubber** – Fair/in place, no grading.
- b. **bases and home plate** – Fair
- c. **scoreboards** – N/A
- d. **backstop** – 10' height, 20' width with 6' height wings, 10' length
- e. **dug out(s)** - N/A
- f. **P.A. system** – N/A
- g. **spectator seating** – N/A
- h. **flag pole** - N/A
- i. **player benches** – 2 – 10' benches at sidelines
- j. **goals/goal posts** – soccer goals, fair conditions
- k. **field marking/stripping** – N/A
- l. **parking facilities** – N/A
- m. **site accessibility** – N/A
- n. **site safety** -
- o. **site buildings (list type and general assessment only)** – N/A

E. Turf Condition (based on Inspection and Interview of Turf Manager):

1. **General Turf Conditions (Describe turf quality. Note obvious weed or pest infestations, damage by over use, water deficiency, or drainage deficiencies).**

Outfield turf in fair to good condition, with some weed infestation (clover,

grabgrass). Healthy turf stand with no void areas. Planarity is poor, low

point in LF drains field area over infield.

2. Describe the overall appearance of the field:

Infield is poor with weeds, low quality infield unit. Drainage issues at
infield and LF. No support equipment (seating, scoreboard, etc.)

F. Evaluation Summary Table:

	Failing/ Unacceptable	Marginally meets intended purpose	Good field Minor deficiencies	Excellent Field Meets/exceeds all requirement
Geometry Compliance			X	
Turf Condition			X	
Safety		X		
Support facilities/ equipment		X		
ADA Compliance	X			
Overall:		X		



H. Additional Comments:

- Adequate for youth level
- Infield requires maintenance/repair.
- Recommend regarding to promote drainage away from infield. Extend baseline fencing.

G:\715630\Field Evaluations\Summer St - 60' Diamond Large FEDS 091112.doc

FIELD EVALUATION
DATA SHEET

Date: 09/11/12

Facility Name: Summer Street School

Field: 60' Diamond (Small)

Type: Baseball/Softball Football Soccer Lacrosse Other

Facilities Manager/Director:

Site Address:

262 Summer Street

City: Lynnfield State: MA Zip: _____

A. Record Information (available):

	<u>Yes</u>	<u>No</u>
1. Design Plans and Specifications		
2. As-Built Drawings		
3. Site Plan Sketches		
4. Assessors Maps/Plot Plans		
5. Aerial Photography	X	
6. Flood Insurance Maps/USGS Maps	X	
7. Town Utility Maps		
8. Other: _____		



Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance. Is there an Integrated Turf Management Plan (ITMP) for this field (attach)?

N/A

Describe proximity of abutters to this field. Comment on viewsapes, noise buffers, and other potential impacts.

Abutters along Maddison Lane, Summer Street – separated by treeline.

B. Photo Documents (please refer to photos at end of evaluation):

C. Geometry Evaluation:

- 1. List all intended user organizations for each sport. Specify the level of play for each (i.e., youth soccer vs. MIAA soccer vs. NCAA soccer).**

Youth T-ball, baseball.

- 2. Narrative results of Geometry Evaluation (List Significant Deficiencies and Recommendations).**

CF: 100'

LF: 105' Inadequate for little league

RF: 100'



D. Evaluation of Field Sub Systems and Equipment:

1. Irrigation: Yes/No

a. Comments / Observations

b. Recommendations:

2. Does the field have existing drainage? Yes/No

a. General condition/effectiveness:

b. Recommendations:

3. Sports Lighting: Yes/No

a. Describe system (make/model; age; type poles; controls; coverage; condition):

b. Recommendations:

4. Fencing: Yes/No

a. Describe Fencing Condition:

b. Recommendations:

5. Ancillary Equipment (describe general conditions):

- a. **pitchers mound and rubber – fair**
- b. **bases and home plate – out of season**
- c. **scoreboards – N/A**
- d. **backstop – 10' height, 60' width – good condition**
- e. **dug out(s) - N/A**
- f. **P.A. system – N/A**
- g. **spectator seating – N/A**
- h. **flag pole - N/A**
- i. **player benches – N/A**
- j. **goals/goal posts – N/A**
- k. **field marking/stripping – N/A**
- l. **parking facilities – N/A**
- m. **site accessibility – N/A**
- n. **site safety -**
- o. **site buildings (list type and general assessment only) – N/A**

E. Turf Condition (based on Inspection and Interview of Turf Manager):

- 1. General Turf Conditions (Describe turf quality. Note obvious weed or pest infestations, damage by over use, water deficiency, or drainage deficiencies).**

Poor turf conditions, partially skinned infield of gravel.

2. Describe the overall appearance of the field:

Very poor. Weed infested, gravel/sand infield, no seating, fencing, access

Routes. Inadequate geometry for formal play.

F. Evaluation Summary Table:

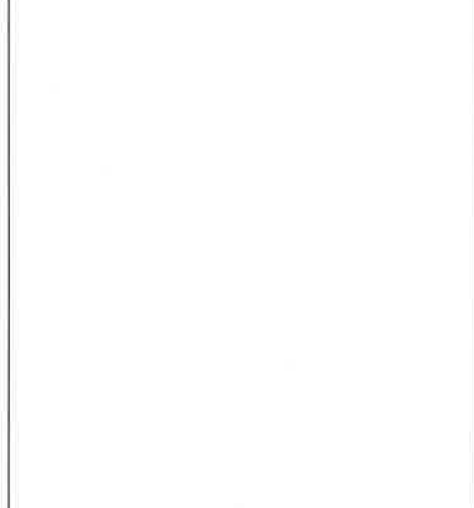
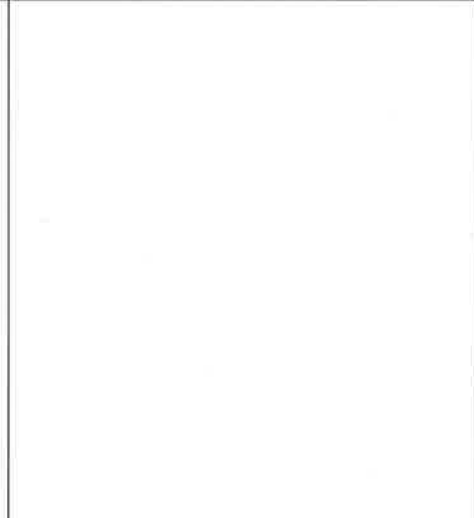
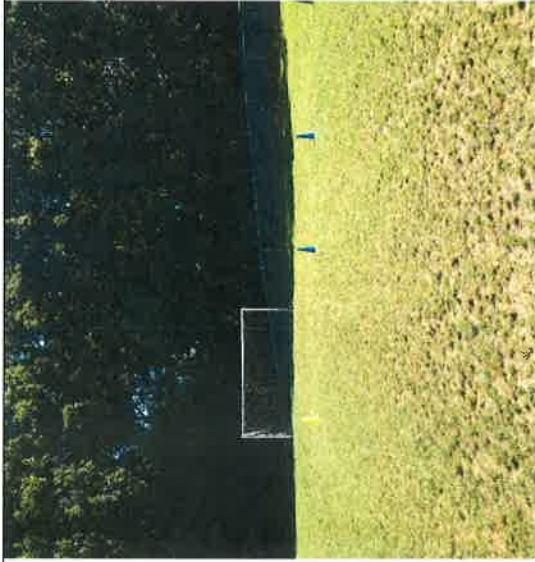
	Failing/ Unacceptable	Marginally meets intended purpose	Good field Minor deficiencies	Excellent Field Meets/exceeds all requirement
Geometry Compliance	X			
Turf Condition	X			
Safety		X		
Support facilities/ equipment	X			
ADA Compliance	X			
Overall:	X			



H. Additional Comments:

G:\715630\Field Evaluations\Summer St - 60' Diamond Small FEDS 091112.doc

HUCKLEBERRY HILL ELEMENTARY SCHOOL



FIELD EVALUATION
DATA SHEET

Date: 09/11/12

Facility Name: Huckleberry Hill Elementary School

Field: Natural Turf Rectangular Field

Type: Baseball/Softball Football Soccer Lacrosse Other:
Gym Class
Recess

Facilities Manager/Director:

Site Address:

5 Knoll Road

City: Lynnfield State: MA Zip: _____

A. Record Information (available):

	<u>Yes</u>	<u>No</u>
1. Design Plans and Specifications		
2. As-Built Drawings		
3. Site Plan Sketches		
4. Assessors Maps/Plot Plans	X	
5. Aerial Photography	X	
6. Flood Insurance Maps/USGS Maps	X	
7. Town Utility Maps		
8. Other: _____		



Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance. Is there an Integrated Turf Management Plan (ITMP) for this field (attach)?

No apparent environmental sensitive areas present

(Confirm with MA GIS)

Describe proximity of abutters to this field. Comment on viewsapes, noise buffers, and other potential impacts.

Residential homes

Water tower

B. Photo Documents (please refer to photos at end of evaluation):

C. Geometry Evaluation:

- 1. List all intended user organizations for each sport. Specify the level of play for each (i.e., youth soccer vs. MIAA soccer vs. NCAA soccer).**

Youth Soccer

Physical Education Class

Recess

- 2. Narrative results of Geometry Evaluation (List Significant Deficiencies and Recommendations).**

105' – 115' x 205' – 215' rectangle

D. Evaluation of Field Sub Systems and Equipment:

1. Irrigation: Yes/No

a. Comments / Observations: None apparent

b. Recommendations:

2. Does the field have existing drainage? Yes/No

a. General condition/effectiveness: No formal drainage. Field relies on sheet flow and infiltration.

b. Recommendations:

3. Sports Lighting: Yes/No

a. Describe system (make/model; age; type poles; controls; coverage; condition):

b. Recommendations:

4. Fencing: Yes/No

a. Describe Fencing Condition: Black vinyl fencing on three (3) sides in good condition

b. Recommendations:

5. Ancillary Equipment (describe general conditions):

- a. **pitchers mound and rubber – N/A**
- b. **bases and home plate – N/A**
- c. **scoreboards – None**
- d. **backstop – N/A**
- e. **dug out(s) - N/A**
- f. **P.A. system – None**
- g. **spectator seating – None**
- h. **flag pole - At school entrance**
- i. **player benches – None**
- j. **goals/goal posts – Two (2) soccer (youth) in good condition**
- k. **field marking/striping – Not striped**
- l. **parking facilities – School parking**
- m. **site accessibility – ADA accessible**
- n. **site safety – Good at school**
- o. **site buildings (list type and general assessment only) – School building**

E. Turf Condition (based on Inspection and Interview of Turf Manager):

- 1. General Turf Conditions (Describe turf quality. Note obvious weed or pest infestations, damage by over use, water deficiency, or drainage deficiencies).**

Turf condition is poor with signs of over use and weak growth density.

Areas with no turf.

2. Describe the overall appearance of the field:

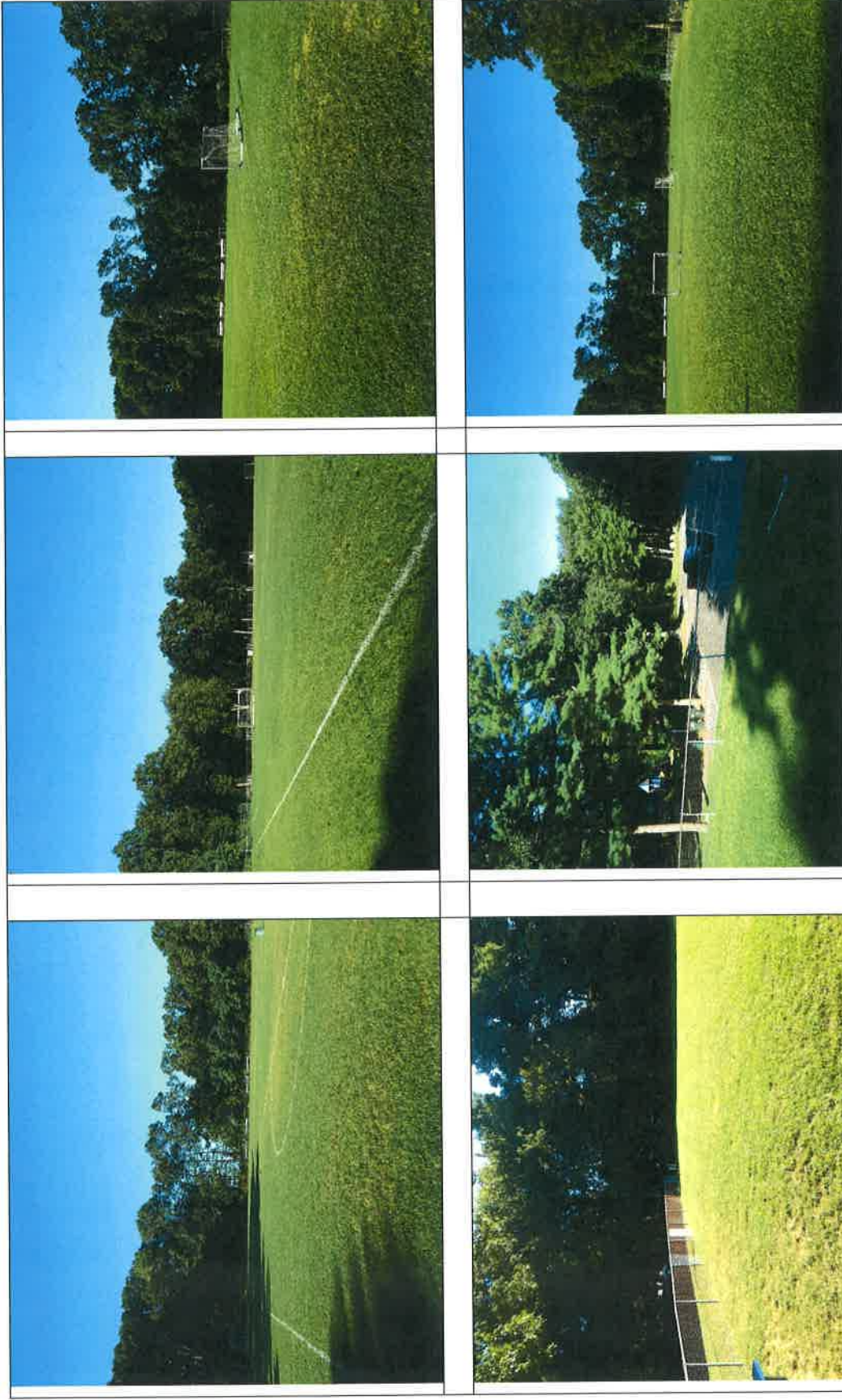
Overall, small rectangular field intended for gym/recess. No real
development possible.

F. Evaluation Summary Table:

	Failing/ Unacceptable	Marginally meets intended purpose	Good field Minor deficiencies	Excellent Field Meets/exceeds all requirement
Geometry Compliance			X	
Turf Condition		X		
Safety			X	
Support facilities/ equipment			X	
ADA Compliance			X	
Overall:		X		

JORDAN PARK (FIELD)





G:\715630\Field Evaluations\Jordan Park Photos 1.doc





H. Additional Comments:

Gym/recess field can be used for youth soccer. Otherwise, no real development possible.

G:\715630\Field Evaluations\Huckleberry Hill Elementary School FEDS 091112.doc

FIELD EVALUATION
DATA SHEET

Date: 09/11/12

Facility Name: Jordan Park (Field)

Field: Lynnfield Youth Soccer Club Fields

Type: Baseball/Softball Football Soccer Lacrosse Other:

Facilities Manager/Director:

Site Address:

9 Wildwood Drive

City: Lynnfield State: MA Zip:

A. Record Information (available):

	<u>Yes</u>	<u>No</u>
1. Design Plans and Specifications		
2. As-Built Drawings		
3. Site Plan Sketches		
4. Assessors Maps/Plot Plans	X	
5. Aerial Photography	X	
6. Flood Insurance Maps/USGS Maps	X	
7. Town Utility Maps		
8. Other:		



Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance. Is there an Integrated Turf Management Plan (ITMP) for this field (attach)?

There does not appear to be any environmentally sensitive areas that impact this facility.

(Confirm with MA GIS)

Describe proximity of abutters to this field. Comment on viewsapes, noise buffers, and other potential impacts.

The facility is surrounded by residential development on all sides.

B. Photo Documents (please refer to photos at end of evaluation):

C. Geometry Evaluation:

- 1. List all intended user organizations for each sport. Specify the level of play for each (i.e., youth soccer vs. MIAA soccer vs. NCAA soccer).**

Youth Soccer (Lynnfield Youth Soccer Club)

- 2. Narrative results of Geometry Evaluation (List Significant Deficiencies and Recommendations).**

Overall turf limits: 360' x 420'

Currently two (2) soccer fields striped: (1) 120' x 190'; and (2) 160' x 320'



D. Evaluation of Field Sub Systems and Equipment:

1. Irrigation: Yes/No

- a. Comments / Observations:** Youth soccer put irrigation system in; believe its off town water.
- b. Recommendations:**

2. Does the field have existing drainage? Yes/No

- a. General condition/effectiveness:** No formal drainage; field relies on sheet slow and infiltration.
- b. Recommendations:**

3. Sports Lighting: Yes/No

- a. Describe system (make/model; age; type poles; controls; coverage; condition:**
- b. Recommendations:**

4. Fencing: Yes/No

- a. Describe Fencing Condition:** Two (2) sides only: 4' high CLF; needs to be replaced; starting to ruse and has areas that are collapsed.
- b. Recommendations:** Fence all four (4) sides.

5. Ancillary Equipment (describe general conditions):

- a. pitchers mound and rubber – N/A**
- b. bases and home plate – N/A**
- c. scoreboards – No scoreboards**
- d. backstop – N/A**
- e. dug out(s) - N/A**
- f. P.A. system – No PA system**



- g. spectator seating** – Portable wooden bleachers; does not meet code; needs to be replaced/upgraded.
- h. flag pole** - No flag pole
- i. player benches** – Six (6) portable aluminum benches in good condition
- j. goals/goal posts** – Three (3) sets of soccer goals in good condition
- k. field marking/stripping** – Youth Soccer
- l. parking facilities** – Approximately 48 parking spots with 3 handicap parking spots
- m. site accessibility** – Site is not ADA compliant; walkway grades are 6-10% leading to the field.
- n. site safety** – Secluded behind residential homes; no site lighting
- o. site buildings (list type and general assessment only)** – No site amenities buildings

E. Turf Condition (based on Inspection and Interview of Turf Manager):

- 1. General Turf Conditions (Describe turf quality. Note obvious weed or pest infestations, damage by over use, water deficiency, or drainage deficiencies).**

Turf condition is good with high growth density; some dips and humps and some weed infestation.

Recommend aerating, fertilizing, top dressing and re-seeding.

- 2. Describe the overall appearance of the field:**

Overall good youth soccer facility with adequate parking and old wooden playground.

F. Evaluation Summary Table:

	Failing/ Unacceptable	Marginally meets intended purpose	Good field Minor deficiencies	Excellent Field Meets/exceeds all requirement
Geometry Compliance			X	
Turf Condition			X	
Safety			X	
Support facilities/ equipment			X	
ADA Compliance	X			
Overall:			X	



H. Additional Comments:

- Site is secluded without any site lighting.

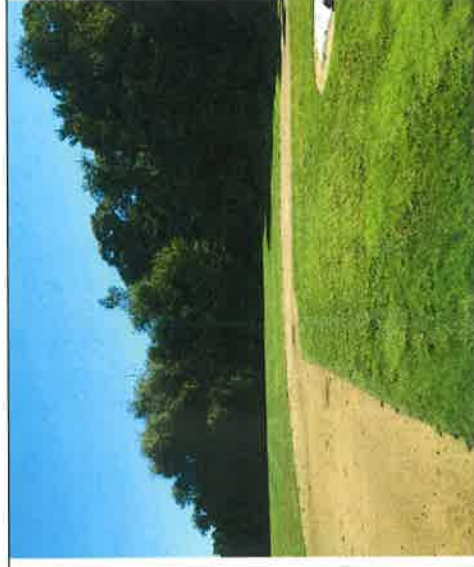
- Overall good facility.

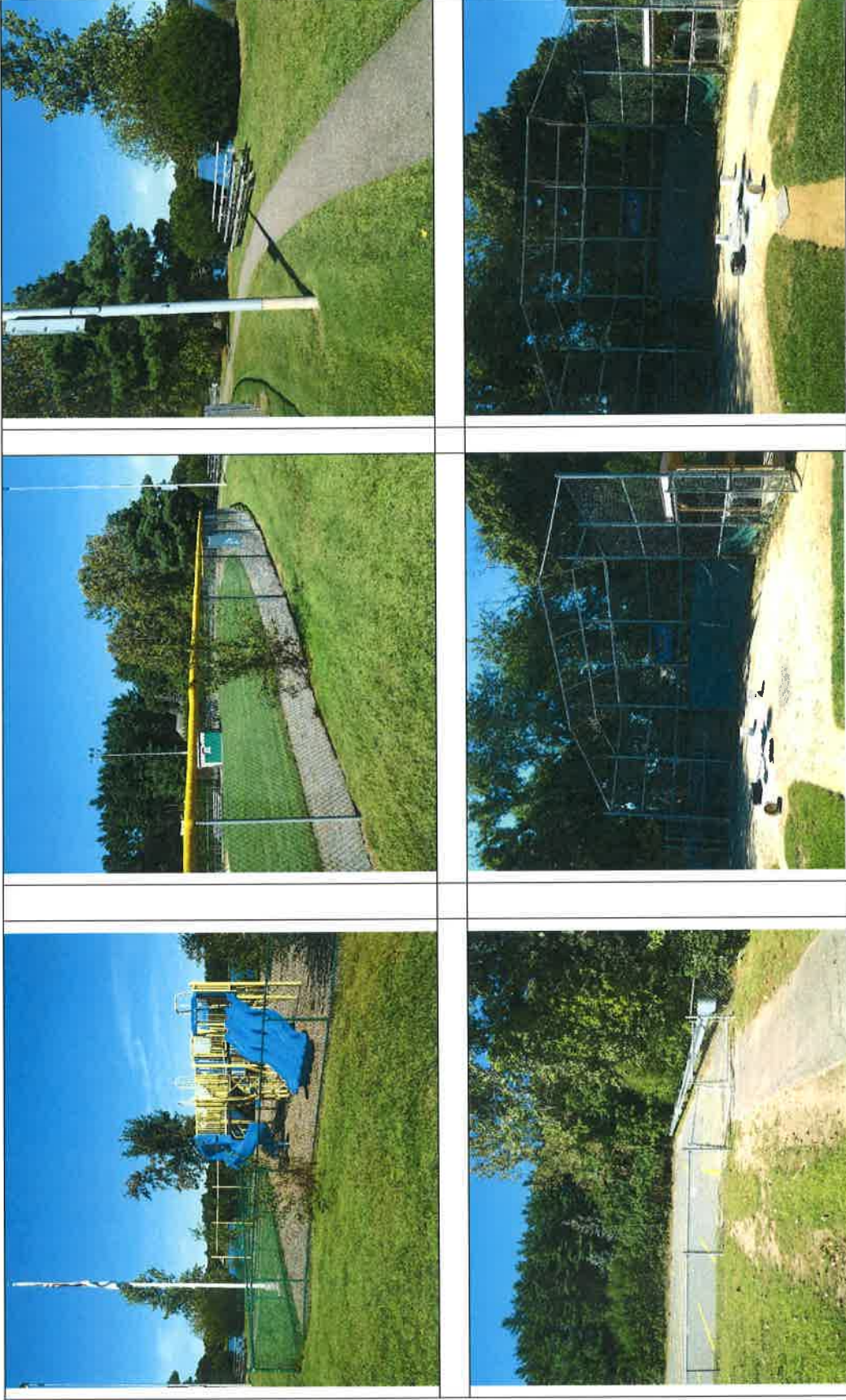
- No amenities/restroom facilities - - - one (1) out house

- Playground needs updating

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NEWHALL PARK





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FIELD EVALUATION
DATA SHEET

Date: 09/11/12

Facility Name: Newhall Park

Field: _____

Type: Baseball/Softball Football Soccer Lacrosse Other:
* Playground
* 2 Tennis Courts

Facilities Manager/Director:

Site Address:

41 Oak Street

City: Lynnfield State: MA Zip: _____

A. Record Information (available):

	<u>Yes</u>	<u>No</u>
1. Design Plans and Specifications		
2. As-Built Drawings		
3. Site Plan Sketches		
4. Assessors Maps/Plot Plans	X	
5. Aerial Photography	X	
6. Flood Insurance Maps/USGS Maps	X	
7. Town Utility Maps		
8. Other: _____		



Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance. Is there an Integrated Turf Management Plan (ITMP) for this field (attach)?

Pond/lake adjacent to the facility

(Confirm others with MA GIS)

Describe proximity of abutters to this field. Comment on viewsapes, noise buffers, and other potential impacts.

Pond/lake – North

Residential homes – East/West

Residential homes/Business – South

B. Photo Documents (please refer to photos at end of evaluation):

C. Geometry Evaluation:

- 1. List all intended user organizations for each sport. Specify the level of play for each (i.e., youth soccer vs. MIAA soccer vs. NCAA soccer).**

Little League Fields 2 – 60' Diamonds

Youth Baseball

- 2. Narrative results of Geometry Evaluation (List Significant Deficiencies and Recommendations).**

Field 1 (closest to parking lot) – 60' Diamond 200' to outfield fence

Field 2 – 60' Diamond 190' – 200' to outfield fence



D. Evaluation of Field Sub Systems and Equipment:

1. Irrigation: Yes/No

- a. Comments / Observations:** Irrigation boxes present
- b. Recommendations:**

2. Does the field have existing drainage? Yes/No

- a. General condition/effectiveness:** No formal drainage present on both fields. Field 2 appeared to be wet.
- b. Recommendations:**

3. Sports Lighting: Yes/No

- a. Describe system (make/model; age; type poles; controls; coverage; condition):** Field 1 – 6 MUSCO poles; 3-6 fixtures per pole; approximately 30' poles.
- b. Recommendations:**

4. Fencing: Yes/No

- a. Describe Fencing Condition:** Field 1 – 6' perimeter fencing; in decent shape; some areas need to be repaired. Field 2 – new vinyl backstop baseline fencing in good condition; outfield temporary fencing.
- b. Recommendations:** Update fencing

5. Ancillary Equipment (describe general conditions):

- a. pitchers mound and rubber** – Good condition on both fields
- b. bases and home plate** – Not present
- c. scoreboards** – Field 1 – Yes, small and in good condition
Field 2 - No
- d. backstop** – Field 1 – update/repairs needed
Field 2 – black vinyl new; good condition



- e. **dug out(s)** - Field 1 – needs updating
Field 2 – benches behind 6' fence
- f. **P.A. system** – None
- g. **spectator seating** – Portable aluminum benches (3 total)
- h. **flag pole** - Yes – center field
- i. **player benches** – Field 1 – needs to be replaced
Field 2 – good
- j. **goals/goal posts** – N/A
- k. **field marking/stripping** – N/A
- l. **parking facilities** – Approximately 30-40 spaces; 1 handicap
- m. **site accessibility** – Yes, needs repairs to pavement
- n. **site safety** – Good
- o. **site buildings (list type and general assessment only)** – One concessions storage building; storage containers also used

E. Turf Condition (based on Inspection and Interview of Turf Manager):

1. **General Turf Conditions (Describe turf quality. Note obvious weed or pest infestations, damage by over use, water deficiency, or drainage deficiencies).**

Field 1 – Turf in good condition, high growth density, some patches of bare spots.

Field 2 – Turf in good condition; right field needs repairs.

2. Describe the overall appearance of the field:

Overall good facility. Needs minor repairs to update fields.

F. Evaluation Summary Table:

	Failing/ Unacceptable	Marginally meets intended purpose	Good field Minor deficiencies	Excellent Field Meets/exceeds all requirement
Geometry Compliance			X	
Turf Condition			X	
Safety			X	
Support facilities/ equipment			X	
ADA Compliance			X	
Overall:			X	



H. Additional Comments:

Tennis courts need new fencing, pavement, surface, nets.

Playground is in good condition.

Field 2 appears to be wet/saturated.

Infield on both fields is over compacted.




Seasonable maintenance/brush weed cleanup along fences.

G:\715630\Field Evaluations\Newhall Park FEDS 091112.doc

GLEN MEADOW PARK





					
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FIELD EVALUATION
DATA SHEET

Date: 09/11/12

Facility Name: Glen Meadow Park

Field:

Type: Baseball/Softball Football Soccer Lacrosse Other:
Tennis
Basketball
Playground

Facilities Manager/Director:

Site Address:

Trickett Road

City: Lynnfield State: MA Zip:

A. Record Information (available):

	<u>Yes</u>	<u>No</u>
1. Design Plans and Specifications		
2. As-Built Drawings		
3. Site Plan Sketches		
4. Assessors Maps/Plot Plans	X	
5. Aerial Photography	X	
6. Flood Insurance Maps/USGS Maps	X	
7. Town Utility Maps		
8. Other:		



Describe the proximity of any wetlands, surface waters, or other environmental sensitive areas that impact field redevelopment or maintenance. Is there an Integrated Turf Management Plan (ITMP) for this field (attach)?

Possible wetlands on 1st Base side

(Confirm with MA GIS)

Describe proximity of abutters to this field. Comment on viewsapes, noise buffers, and other potential impacts.

Field is surrounded by residential homes on all sides

B. Photo Documents (please refer to photos at end of evaluation):

C. Geometry Evaluation:

- 1. List all intended user organizations for each sport. Specify the level of play for each (i.e., youth soccer vs. MIAA soccer vs. NCAA soccer).**

Youth (little league) Baseball

Recreational Basketball/Tennis

- 2. Narrative results of Geometry Evaluation (List Significant Deficiencies and Recommendations).**

* 60' Diamond

* 200' to outfield fence (5' outfield fence with cap)

* 20' to backstop * 45' to pitcher's mound

D. Evaluation of Field Sub Systems and Equipment:

1. Irrigation: Yes/No

a. Comments / Observations: None observed

b. Recommendations:

2. Does the field have existing drainage? Yes/No

a. General condition/effectiveness: No formal drainage. Field relies on sheet flow and infiltration.

b. Recommendations:

3. Sports Lighting: Yes/No

a. Describe system (make/model; age; type poles; controls; coverage; condition):

b. Recommendations:

4. Fencing: Yes/No

a. Describe Fencing Condition: 5' outfield fence starting to rest/lean; 3' Base line fencing needs to be replaced; Backstop/dugouts need to be replaced.

b. Recommendations: Replace all fencing



5. Ancillary Equipment (describe general conditions):

- a. **pitchers mound and rubber** – Good condition
- b. **bases and home plate** – Not present
- c. **scoreboards** – Hanging on fence (portable fold up scoreboard)
- d. **backstop** – Starting to rest; needs to be replaced
- e. **dug out(s)** - Weeds are overhanging; fenced dugouts need to be replaced
- f. **P.A. system** – None
- g. **spectator seating** – Wooden portable seating; does not meet code
- h. **flag pole** - Center field: pole in good condition and flag worn
- i. **player benches** – wooden benches need to be replaced
- j. **goals/goal posts** – N/A
- k. **field marking/stripping** – N/A
- l. **parking facilities** – Paved unstriped are
- m. **site accessibility** – Site is not ADA accessible
- n. **site safety** – No site lighting
- o. **site buildings (list type and general assessment only)** – Lockable storage chest behind backstop

E. Turf Condition (based on Inspection and Interview of Turf Manager):

1. **General Turf Conditions (Describe turf quality. Note obvious weed or pest infestations, damage by over use, water deficiency, or drainage deficiencies).**

Turf is in good condition with some area void of turf.

Infield is over compacted.



2. Describe the overall appearance of the field:

Overall, the facility appears to be outdated and needs minor repairs to
bring it up to date.

F. Evaluation Summary Table:

	Failing/ Unacceptable	Marginally meets intended purpose	Good field Minor deficiencies	Excellent Field Meets/exceeds all requirement
Geometry Compliance			X	
Turf Condition		X		
Safety		X		
Support facilities/ equipment		X		
ADA Compliance	X			
Overall:			X	



H. Additional Comments:

* Old wooden playground needs updating

* Basketball/Tennis fencing is good; needs minor repairs/paint/surface needs some crack repairs.

* Site is not ADA compliant.

G:\715630\Field Evaluations\Glen Meadow Park FEDS 091112.doc

Enclosure 1B-

Short-Term Repair Cost Estimates

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

Task	Estimated Qty	Unit	Unit Price	Subtotal	Task Total
<u>LYNNFIELD HIGH SCHOOL</u>					
<u>PRACTICE FOOTBALL FIELD</u>					
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
<u>LOWER MULTIPURPOSE FIELD</u>					
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 specator seating-(5 row-50 seats)	2	EA	\$ 1,900.00	\$ 3,800	
New Scoreboard	1	EA	\$ 20,000.00	\$ 20,000	\$ 41,220
<u>60' SOFTBALL DIAMOND & MP OUTFIELD</u>					
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
<u>90' BASEBALL DIAMOND & MP OUTFIELD</u>					
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
<u>UPPER MULTIPURPOSE FIELD</u>					
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
<u>TENNIS COURTS</u>					
Surfacing Top Coat	2,064	SY	\$ 8.00	\$ 16,512	\$ 16,512
<u>BASKETBALL COURTS</u>					
Surfacing Top Coat	711	SY	\$ 8.00	\$ 5,688	\$ 5,688
			Subtotal	\$ 140,020	
			15% contingency	21,003	
			Total	\$ 161,023	

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

Task	Esitimated Qty	Unit	Unit Price	Subtotal	Task Total
MIDDLE SCHOOL					
90' BASEBALL DIAMOND & MP OUTFIELD					
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
60' SOFTBALL DIAMOND					
Weed removal (Infield)	1	EA	\$ 200.00	\$ 200	
Picthers/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
STADIUM TRACK/FIELD					
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	
SUMMER STREET SCHOOL					
60' BASEBALL DIAMOND(FRONT)					
Completely Reconstruct / Re-program	1	EA	\$ 215,000.00	\$ 215,000.00	
60'DIAMOND MP OUT(BACK)					
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	
HUCKLEBERRY HILL ELEMENTARY					
Field 1					
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
ST. MARIA GORETTI PARISH					
60' SOFTBALL DIAMOND MP OUT					
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
				Subtotal	\$ 66,120
				15% contingency	9,918
				Total	\$ 76,038
JORDAN PARK					
MULTIPURPOSE FIELD (EAST)					
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
				Subtotal	\$ 33,802
				15% contingency	5,070
				Total	\$ 38,872
NEWHALL PARK					
MAIN 60' BASEBALL DIAMOND					
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
SMALL DIAMOND					
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
TENNIS					
Complete Reconstruction	2	EA	\$35,500.00	\$71,000.00	\$ 73,500
				Subtotal	\$ 77,610
				15% contingency	11,642
				Total	\$ 89,252

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

Task	Esitmated Qty	Unit	Unit Price	Subtotal	Task Total
<u>GLEN MEADOW PARK</u>					
<u>60' BASEBALL DIAMOND</u>					
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
<u>TENNIS</u>					
Prune Vegetation	1	EA	\$300.00	\$ 300	
Crack Repair	1	EA	\$300.00	\$ 300	\$ 600
<u>BASKETBALL</u>					
Replace Hoop	1	EA	\$1,900.00	\$ 1,900	\$ 1,900
				Subtotal	\$ 19,300
				15% contingency	2,895
				Total	\$ 22,195
				TOWN TOTAL	\$ 1,209,618

Enclosure 2
Facility Base Maps



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PROJECT
LYNNFIELD ATHLETIC SITES

OWNER
TOWN OF LYNNFIELD
RECREATION DEPARTMENT

REVISIONS		
NO.	DATE	DESCRIPTION

CADD FILE	
DESIGNED BY	HAM
DRAWN BY	HAM
CHECKED BY	JMP
DATE	SEPT 13, 2012
DRAWING SCALE	1"=100'

GRAPHIC SCALE

SHEET TITLE

ST. MARIA'S
FIELD
BASE MAP

DRAWING NO.	
C-1	
PROJECT NO. 715630	



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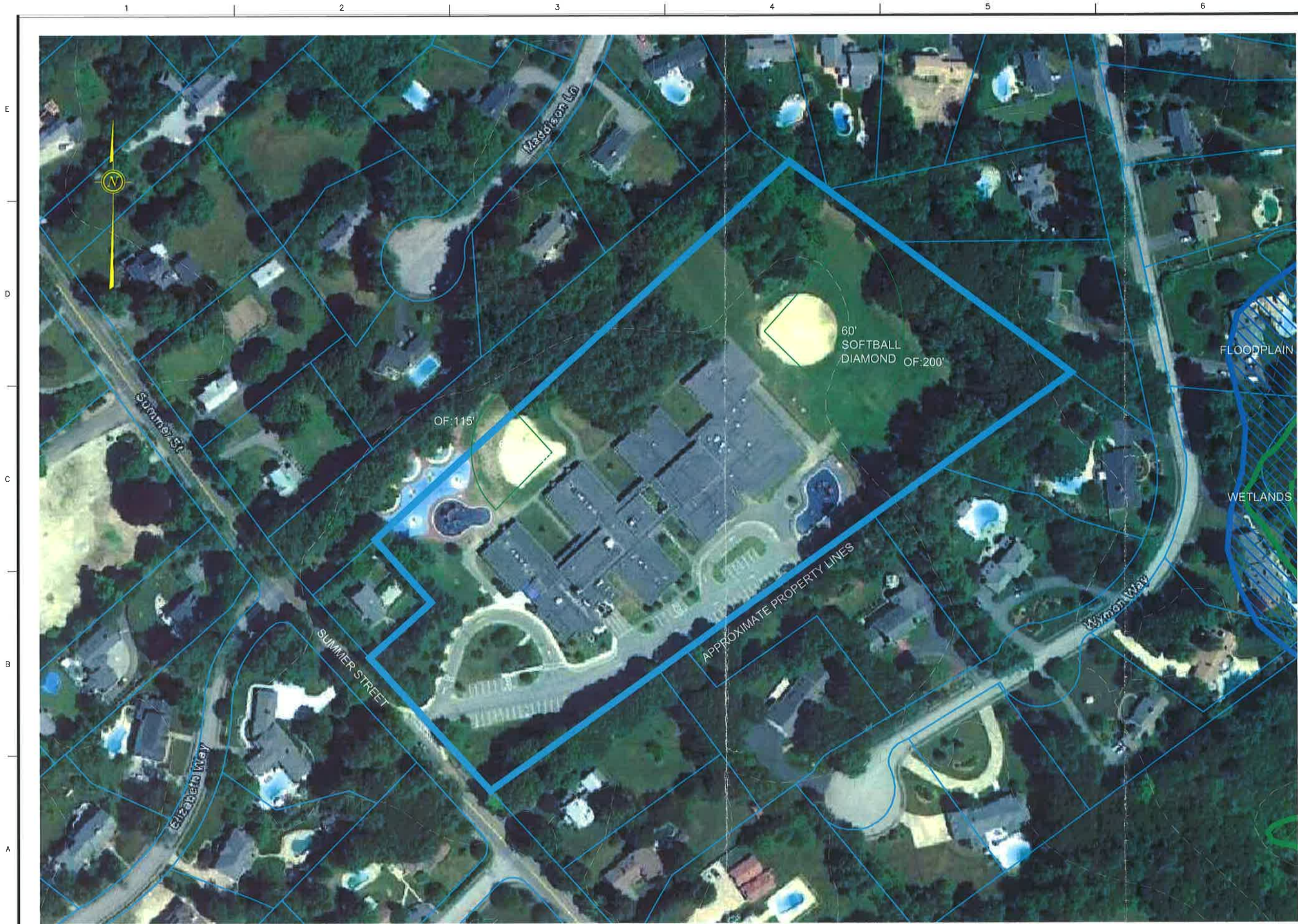
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DRAWN BY	HAM
CHECKED BY	JMP
DATE	SEPT 13, 2012
DRAWING SCALE	1"=100'

GRAPHIC SCALE

SHEET TITLE

LYNNFIELD
MIDDLE SCHOOL
BASE MAP

DRAWING NO.	C-2
PROJECT NO.	710030



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DATE	SEPT 13, 2012
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GRAPHIC SCALE	

SHEET TITLE

SUMMER STREET
SCHOOL FIELD
BASE MAP

DRAWING NO.
C-3
PROJECT NO. 715830



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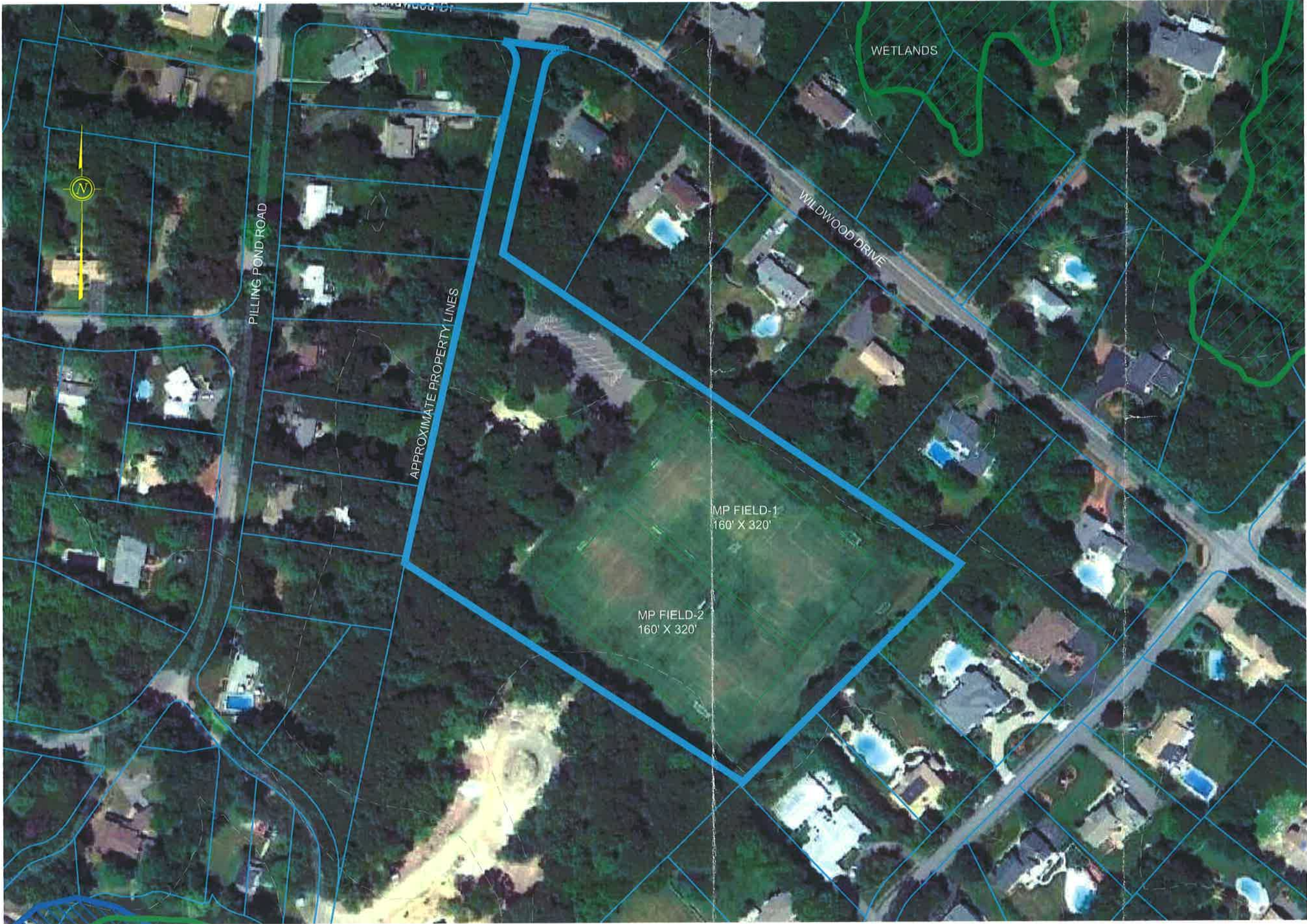
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GRAPHIC SCALE

SHEET TITLE
LYNNFIELD
COMMUNITY
HIGH SCHOOL
BASE MAP

DRAWING NO.
C-4
PROJECT NO. 719630



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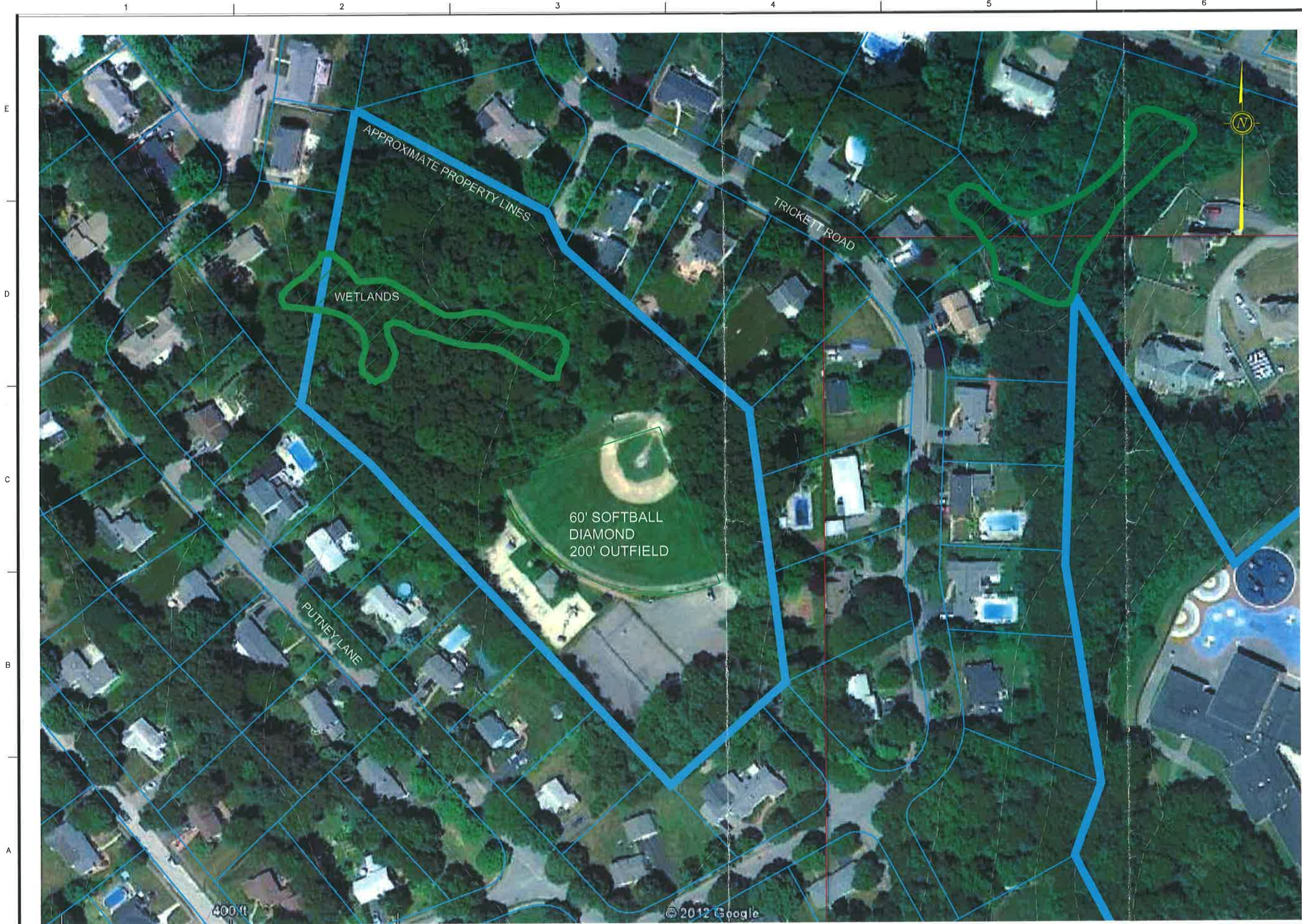
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GRAPHIC SCALE

SHEET TITLE

JORDAN
PARK
BASE MAP

DRAWING NO.
C-5
PROJECT NO. 715630



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GRAPHIC SCALE

SHEET TITLE

GLEN MEADOW
FIELD
BASE MAP

DRAWING NO.
C-6
PROJECT NO. 713630



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RECREATION DEPARTMENT

REVISIONS

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DRAWING SCALE	1"=60'

GRAPHIC SCALE

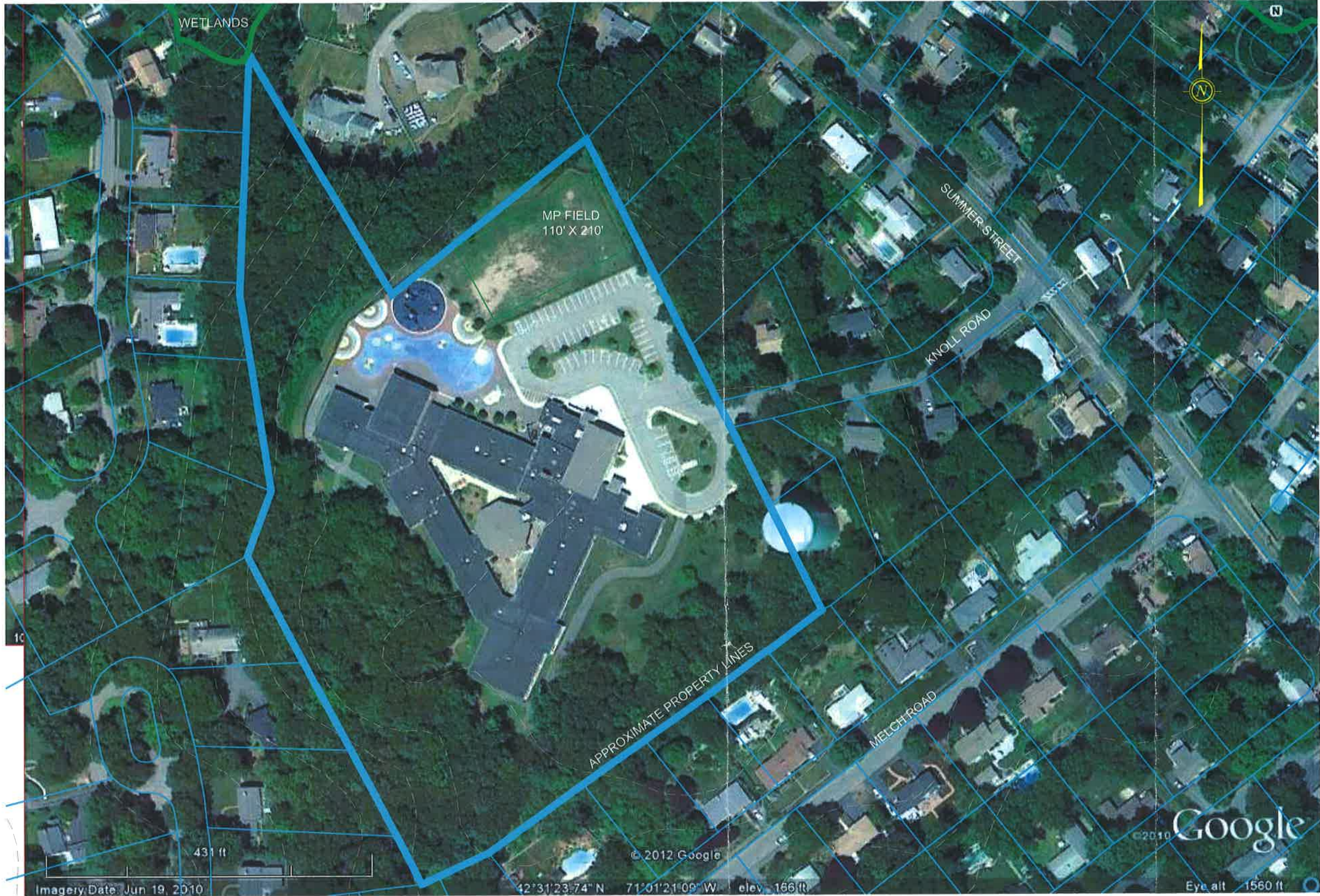
SHEET TITLE

HUCKLEBERRY
HILL SCHOOL
BASE MAP

DRAWING NO.

C-7

PROJECT NO. 715830





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RECREATION DEPARTMENT

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GRAPHIC SCALE

SHEET TITLE

NEWHALL
FIELD
BASE MAP

DRAWING NO.
C-8
PROJECT NO. 715630

Enclosure 3

Field Use Matrix (Scheduled Demand)

Lynnfield Athletic Fields Study							Field Use Evaluation - Actual Demand (Scheduled Team Uses)						
	Town of Lynnfield User Demand Statistics						Lynnfield Fields						
User Organization	Number Teams	Number Participants	% Growth Last 5 Yrs	% Growth Next 5 Yrs	Season Start	Season End	LHS	LHS 90' Baseball Diamond & MP		LHS 60' Softball Diamond & MP		LHS	LHS
							Upper MP Field	Multipurpose Use	Diamond Use	Multipurpose Use	Diamond Use	Practice Football Field	MP Field 1 (N-S)
LHS Football	2	60			August	November						120	
LHS Soccer	2	50			August	November		117		117		20	120
LHS Field Hockey	1	25			August	November							
LHS Boys Baseball	2	75			April	June			40			40	
LHS Girls Softball	2	50			April	June				90			
LHS Boys Lax	2	50			April	June						40	
LHS Girls Lax	2	50			April	June						40	
Middle School Field Hockey	2	30	0.0%	0.0%	Sept	Oct							
High School PE	1		0.0%	0.0%	Sept	June	60	20		20			20
Middle School PE	1		0.0%	0.0%	Sept	June							
Elementary School PE	1		0.0%	0.0%	Sept	June							
Youth Football		150			Sept April June	November May July		10 10		10 10		30 20 10	
Youth Soccer	56	672	0.0%	0.0%	August April May	November May June	92 37 55	56 34 22		56 34 22			
Little League	45 6 2	450 60 24	0.0% 0.0% 0.0%	5.0% 5.0% 5.0%	April June Sept	June August October							
Jr. League	see above	- -	- -	- -	April -	June -							
T-Ball	see above	- -	- -	- -	April -	June -							
Girls Softball	10 6	140 90	0.0% 0.0%	0.0% 0.0%	March June	June August					75		
Youth Lacrosse	2 10	30 200	15.0% 15.0%	20.0% 20.0%	March May Sept	May July Oct	 80	33 30		33 30			63 62
Mens Over 40 Soccer	1 1	23 23	0.0% 0.0%	0.0% 0.0%	Sept April	Nov June							12 12
Mens Over 50 Soccer	4 4	80 80	0.0% 0.0%	0.0% 0.0%	August April	Nov June		24					12 12
Mens Over 40 Softball	6 -	108 -	0.0% -	0.0% -	April June	May August					50 50		
		3274						356	40	422	175		313
			Total Annual Team Uses per Field				324	396		597		320	

[illegible]

Lynnfield Athletic Fields Study							
User Organization	Newhall	Newhall	Huckleberry Hill				
	60' D (front)	60' D (back)	MP Field				
LHS Football							
LHS Soccer							
LHS Field Hockey							
LHS Boys Baseball							
LHS Girls Softball							
LHS Boys Lax							
LHS Girls Lax							
Middle School Field Hockey							
High School PE							
Middle School PE							
Elementary School PE			190				
Youth Football							
Youth Soccer			100 60 40				
Little League	157 45 22	157 45 22					
Jr. League							
T-Ball							
Girls Softball							
Youth Lacrosse							
Mens Over 40 Soccer							
Mens Over 50 Soccer							
Mens Over 40 Softball							
				0	0	0	0
	224	224	390				

Enclosure 4

Net Effective Uses (Equivalent Demand)

Lynnfield Athletic Fields Study								Field Use Evaluation - Equivalent Demand (Scheduled Team Uses)						
User Organization	Town of Lynnfield User Demand Statistics							Lynnfield Fields						
	Number Teams	Number Participants	% Growth Last 5 Yrs	% Growth Next 5 Yrs	Season Start	Season End	Use Multiplier	LHS	LHS 90' Baseball Diamond & MP		LHS 60' Softball Diamond & MP		LHS	LHS
								Upper MP Field	Multipurpose Use	Diamond Use	Multipurpose Use	Diamond Use	Practice Football Field	MP Field 1 (N-S)
LHS Football	2	60			August	November	2						240	
LHS Soccer	2	50			August	November	1.75		205		205		35	210
LHS Field Hockey	1	25			August	November	1							
LHS Boys Baseball	2	75			April	June	0.9			36			36	
LHS Girls Softball	2	50			April	June	0.9				81			
LHS Boys Lax	2	50			April	June	1.75						70	
LHS Girls Lax	2	50			April	June	1.25						50	
Middle School Field Hockey	2	30	0.0%	0.0%	Sept	Oct	1							
High School PE	1		0.0%	0.0%	Sept	June	0.9	54	18		18			18
Middle School PE	1		0.0%	0.0%	Sept	June	0.9							
Elementary School PE	1		0.0%	0.0%	Sept	June	0.9							
Youth Football		150			Sept April June	November May July	1		10 10		10 10		30 20 10	
Youth Soccer	56	672	0.0%	0.0%	August April May	November May June	1	92 37 55	56 34 22		56 34 22			
Little League	45 6 2	450 60 24	0.0% 0.0% 0.0%	5.0% 5.0% 5.0%	April June Sept	June August October	0.9							
Jr. League	see above	-	-	-	April	June	0.9							
T-Ball	see above	-	-	-	April	June	0.5							
Girls Softball	10 6	140 90	0.0% 0.0%	0.0% 0.0%	March June	June August	0.9					68		
Youth Lacrosse	2 10	30 200	15.0% 15.0%	20.0% 20.0%	March May Sept	May July Oct	1.25	100	41 41		41 38			78 78
Mens Over 40 Soccer	1 1	23 23	0.0% 0.0%	0.0% 0.0%	Sept April	Nov June	1.75							21 21
Mens Over 50 Soccer	4 4	80 80	0.0% 0.0%	0.0% 0.0%	August April	Nov June	1.75		30					21 21
Mens Over 40 Softball	6 -	108 -	0.0% -	0.0% -	April June	May August	0.9					45 45		
		3274							467	36	515	158		
		Total Annual Team Uses per Field						338	503		673		491	468

Lynnfield Athletic Fields Stu

User Organization	LMS 90' Diamond & MP		LMS 60' Diamond & MP		LMS	Summer St	Summer St		St. Maria		Jordan Park	Jordan Park	Glen Meadow	Newhall	Newhall
	Multipurpose Use	Diamond Use	Multipurpose Use	Diamond Use	MP Game Field	60' (Front)	Multipurpose Use	Diamond Use	Multipurpose Use	Diamond Use	MP Field 1	MP Field 2	60' D	60' D (front)	60' D (back)
LHS Football					20										
LHS Soccer															
LHS Field Hockey	60														
LHS Boys Baseball		18													
LHS Girls Softball				81											
LHS Boys Lax					150										
LHS Girls Lax					150										
Middle School Field Hockey			25												
High School PE															
Middle School PE	144	18			90										
Elementary School PE						14	54	18							
Youth Football					30 30 60										
Youth Soccer							48 29 19		32 19 13		232 139 93	232 139 93			
Little League								88 25 13					141 41 20	141 41 20	141 41 20
Jr. League		135													
T-Ball		60													
Girls Softball				113				23		9					
Youth Lacrosse					25 25										
Mens Over 40 Soccer															
Mens Over 50 Soccer															
Mens Over 40 Softball										14 14					
	204	231	25	194		14	150	167	64	37					
	435		219		580	14	317		101		464	464	202	202	202

Lynnfield Athletic Fields Stu	
User Organization	Huckleberry Hill
	MP Field
LHS Football	
LHS Soccer	
LHS Field Hockey	
LHS Boys Baseball	
LHS Girls Softball	
LHS Boys Lax	
LHS Girls Lax	
Middle School Field Hockey	
High School PE	
Middle School PE	
Elementary School PE	171
Youth Football	
Youth Soccer	100 60 40
Little League	
Jr. League	
T-Ball	
Girls Softball	
Youth Lacrosse	
Mens Over 40 Soccer	
Mens Over 50 Soccer	
Mens Over 40 Softball	
	371

Enclosure 5
Summary of Uses

FIELD USE ANNUAL SUMMARY - ACTUAL TEAM USES										
								EXISTING USES		
Field Location	Field	Field Type	Field Rested (Y/N)	Spring Uses	Summer Uses	Fall Uses	Winter Uses	Use By Type	Total Annual Uses	Comments
Lynnfield Regional High School	Practice Football	MPR	N	140	45	135	0		320	
	MP Soccer Field	MPR	N	133	50	130	6		313	
	60' Diamond and MP Outfield	Diamond Use	N	216	45	161	0	175	587	
		MP Outfield Use		139	45	169	6	422		
	90' Diamond and MP Outfield	Diamond Use	N	40	0	0	0	40	396	
		MP Outfield Use		142	45	169	6	356		
	Upper Field	MPR	N	112		192	20		324	
Lynnfield Middle School										
	90' Diamond & MP	90' Diamond Use	N	297	0	7	6	310	530	
		MP Outfield Use		54	15	99	52	220		
	MP Game Field	MPR	N	364	43	71	32	--	510	
	60' Diamond & MP Outfield	60' Diamond Use	N	90	125	0	0	215	240	
		MP Outfield Use		0	0	25	0	25		
Summer Street School										
	60' Diamond (front)	60' B	N	6	0	6	4	--	16	
	60' Diamond & MP	60' Diamond Use	N	144	14	21	6	185	341	
		MP Outfield Use		68	20	48	20	156		
St. Maria Goretti	60' Diamond & MPR	60' Diamond Use	N	25	15	0	0	40	104	
		MP Outfield Use		32	0	32	0	64		
Jordan Park	MP Field 1	MPR	N	232	46	186	0		464	
	MP Field 2	MPR	N	232	46	186	0		464	
Glen Meadow	60' Diamond	60' B	N	190	12	22	0		224	
Newhall	Front Field	60' B	N	63	12	63	0		224	
	Back Field	60' B	N	190	12	22	0		224	
Huckleberry Hill	MPR	MPR	N	164	0	164	62		390	
									5681	

Anticipated Natural Turf Field Condition	Based on Uses per Year**	Uses per Year*
Sustainable good field conditions with optimal performance		Less than 150
Fair to good field conditions with some thinning turf and localized wear areas		150- 200
Poor to fair field conditions with significant turf loss and field surface damage		200-250
Field in Failure with potential for athlete injury		Over 250

* In general, a single use consists of field being utilized by 10-20 people for two hours.

** The field condition parameters mentioned above assume that the field begins the year with good coverage and is part of an aggressive maintenance program that includes proper irrigation, fertilization, aerating, top dressing, and resting period.
The field condition parameters mentioned above are educated predictions compiled using various sources from Sports Turf Managers Association (STMA) and Gale's own representative experience in designing athletic facilities.