



# *Town of Lexington - FY2025-29 CPA Project*

**Program Name:** Park Improvements - Athletic Fields

**Date:** 10/19/2023

**Program ID:** Rec-CPA-2 **Department:** Recreation & Community Programs

**Revised:**

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## **Description of Capital Program:**

The Recreation Committee requests \$545,000 in FY2025 to renovate the Bowman School Field. This renovation will include a complete reconstruction with the installation of a new natural grass Little League field, new irrigation system, new backstops, signage, and park benches. Additionally, the trail that leads to the the abutting Dunback Meadow conservation area will be restored, and based on the recommendations in the ADA Compliance Study, the end curb that runs parallel to the dugouts will be cut back to allow access to the ball field from the parking lot and an accessible path will be installed from the dugout on the parking lot side of the field behind the backstop to provide access to the dugout closest to the playground.

The Bowman fields were last renovated in 2008.

The Town of Lexington athletic fields see excessive use and timely renovations and updates are critical to provide safe and playable fields for all user groups. The athletic fields are used by the Residents, Non-Residents, Lexington Public Schools, Youth and Adult League programs, Recreation & Community Programs and by youth & adult organizations and neighborhood families evenings and weekends. Proposed future renovations will include natural turf, drainage, new irrigation systems (where applicable), and site amenities (benches, backstops, etc.).

## **Goals of Capital Program:**

Safety for all participants is the major concern and improving upon the safety of the fields is the major benefit to all users. The Town of Lexington athletic fields are constantly used by recreation, school, youth, and adult groups. They are in need of major repairs that cannot be completed within the operating budget. There are safety issues with faulty backstops, uneven turf, uneven infield areas, and drainage. This is an ongoing multi-year capital program to address safety and playability concerns and to provide adequate and safe field conditions for neighborhood families, recreation, and school programs. The benefit would be to renovate the fields to a condition where they will be safe, playable, and more easily maintained.

## **Impact if Not Maintained:**

The Public Works Department oversees the maintenance of the school and Town athletic facilities. The impact of not approving this request is a continuing deterioration of the fields which may lead to injuries and cancellation of games. This will impact the School teams, youth leagues, adult leagues, and Recreation programs and affect the quality of life in Lexington.

## **Major Spending over Past 5 Years:**

In FY2018, irrigation upgrades were made at 14 athletic fields throughout town (Center, Lincoln, Clarke, Diamond, Estabrook, Garfield, and Harrington). In FY2020, the athletic fields at the Diamond Middle School were renovated. A total of \$560,000 was appropriated for these projects.

## **Work Currently Underway:**

Funding was appropriated in FY2021 (\$370,000) to renovate the Harrington School Field, including excavating the infield areas, laser grading, and new in-ground irrigation systems at the Harrington, Bowman, and Franklin. Additionally, based on the recommendations in the 2017 ADA Compliance Study, at Harrington, the gravel driveway from Lowell Street into the site is being paved to allow for the provision of additional accessible parking and a formal entrance. A route from the school drive to the softball and baseball team areas is also being created and the team areas are being renovated to provide more appropriate wheelchair space, which would make them accessible. This project is on hold until the status of the Lexington Public Schools administrative office building ("old Harrington") is known.

In FY2022, funding was appropriated to renovate the Muzzey Field (\$155,000). The renovation will include irrigation upgrades, laser grading, the installation of new natural grass, and an accessible path will also be installed as part of this renovation. This project is scheduled to take place in Spring 2024.

In FY2023, funding was appropriated to renovate the Fiske School Fields (\$250,000). The renovation will include installation of an irrigation system, laser grading, new natural grass, and the installation of new backstops, fencing, and signage. Additionally, based on the recommendations in the 2017 ADA Compliance Study, additional walks will be installed to provide accessibility to the various ball field team areas and these walks should be extended beyond the team areas to provide general access to the shared outfields in the center of the site. It is anticipated that this project will be completed in calendar year 2024.

In FY2024, funding was appropriated to renovate the Bridge School Fields (\$285,000). The renovation will include irrigation upgrades, laser grading, new natural grass, and the installation of new backstops, signage, and park benches. The natural grass field will be sand based and no additional drainage installation will be needed. Additionally, based on the recommendations in the 2017 ADA Compliance Study, the route to the fields from the sidewalk that runs along the school's entrance driveway will be formalized to become compliant with accessibility regulations. The routes between the two softball field and the playground will also be formalized to provide universal access throughout the site. It is anticipated that this project will be completed in calendar year 2025.

**Planned Spending for Next 5 Years:**

FY2026: \$6,180,000 - Harrington School (this project is contingent upon the Lexington Public Schools administrative offices being relocated). In the 2021-2022 Comprehensive Study of Athletic & Outdoor Recreation Facilities, an annual deficiency of 6,100 hours between available field hours as compared to the field hours needed was identified. Specifically, the Town has a field shortage equivalent to one (1) large rectangle, multi-purpose field and fourteen (14) small rectangle, multi-purpose fields.

This project calls for the installation of two full-size multi-purpose synthetic turf fields (330' x 195'). These fields would be lighted and other amenities would include expanding the parking area outside of school traffic lanes and constructing ADA accessible pathways that connect the parking areas to the different fields throughout the site. The configuration of facilities and fields allows for independent and concurrent field use. It is estimated that approximately 4,600 hours of field use would be gained as a result of this project, so it would help to address the Town's field shortage in a significant manner. For this request, \$4,180,000 is CPA-eligible.

**Basis for Cost Projections:**

Cost projections are based on similar past projects and information provided by vendors and architects in August 2023. All cost estimates are provided in then-year dollars (FY2025 request in FY2025 dollars, FY2026 request in FY2026 dollars).

**Stakeholders:** Residents, Non-Residents, Lexington Public Schools, Youth and Adult League programs, DPW, Recreation & Community Programs, Recreation Committee.

**Operating Budget Impact:**

DPW staff hours, equipment and materials costs should decrease with improved field conditions that will require routine maintenance and not emergency repairs.

**Funding Source:** General Fund, CPA

	<b>Open Space</b>	<b>Historic Resources</b>	<b>Recreation Land</b>	<b>Community Housing</b>
Definitions	Land to protect existing future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh water marshes and other wetlands, stream, lake and pond frontage, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the town.	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails and adult sports, and the use of land as a park, playground or athletic field. Does not include use of land for a gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors.
<b>Acquisition</b>	Yes	Yes	Yes	Yes
<b>Creation</b>	Yes	No	Yes	Yes
<b>Preservation</b>	Yes	Yes	Yes	Yes
<b>Support</b>	No	No	No	Yes
<b>Rehab and Restoration</b>	Yes, if acquired with CP funds	Yes	Yes	Yes, if acquired with CP funds

**Prior Authorizations:**

Town Meeting	Description	Authorized	Expended	Encumbered	Remaining	Returned
2014/8j	Park Improvements - Athletic Fields	\$ 100,000	\$ 99,820	\$ —	\$ —	\$ 180
2015/8j	Park Improvements - Athletic Fields	\$ 85,000	\$ 81,041	\$ —	\$ —	\$ 3,959
2016/8m	Park Improvements - Athletic Fields	\$ 120,000	\$ 119,707	\$ —	\$ —	\$ 293
2017/10l	Park Improvements - Athletic Fields	\$ 125,000	\$ 104,046	\$ —	\$ —	\$ 20,954
2019/14i	Park Improvements - Athletic Fields	\$ 435,000	\$ 384,646	\$ —	\$ 50,354	\$ —
2020/10j	Park Improvements - Athletic Fields	\$ 370,000	\$ —	\$ —	\$ 370,000	\$ —
2021/10c	Park Improvements - Athletic Fields	\$ 155,000	\$ —	\$ —	\$ 155,000	\$ —
<b>Totals</b>		<b>\$ 1,390,000</b>	<b>\$ 789,260</b>	<b>\$ —</b>	<b>\$ 575,354</b>	<b>\$ 25,386</b>

*\*Data current as of October 19, 2023.*

**Funding Request:**

	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>
Design/Engineer	\$ 50,000	\$ 500,000	\$ —	\$ —	\$ —
Construction	\$ 425,000	\$ 3,510,000	\$ —	\$ —	\$ —
Equipment	\$ 25,000	\$ 1,170,000	\$ —	\$ —	\$ —
Contingency	\$ 45,000	\$ 1,000,000	\$ —	\$ —	\$ —
<b>Totals</b>	<b>\$ 545,000</b>	<b>\$ 6,180,000</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ —</b>

**Funding Source**

CPA Amount	\$ 545,000	\$ 4,180,000	\$ —	\$ —	\$ —
Gen. Fund Amount	\$ —	\$ 2,000,000	\$ —	\$ —	\$ —
<b>Project Total</b>	<b>\$ 545,000</b>	<b>\$ 6,180,000</b>	<b>\$ —</b>	<b>\$ —</b>	<b>\$ —</b>