

Town of Millis

Fields Committee Presentation

Finance Committee Meeting

Wednesday, May 7, 2014

Locations considered

- Village Street land – Deed issue would not work.
- Dyer Street – designated as a “Park” cannot be used for sports.
- Dewey property – Designated as conservation land.
- Cassidy property – site of future ball fields.

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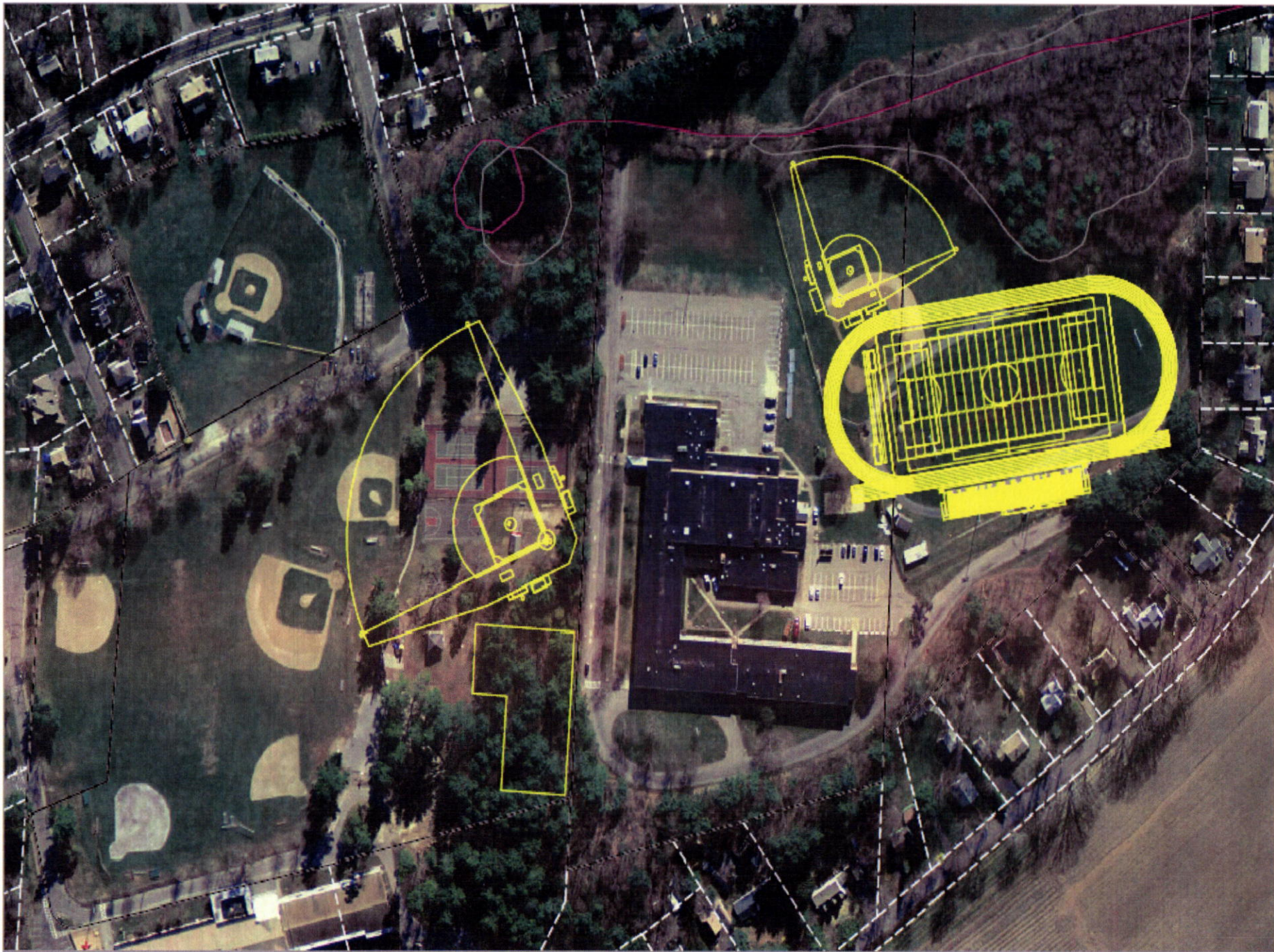
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CLYDE F. BROWN ELEMENTARY—
MILLES, MA
MARCH 2014

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Town of Millis, Massachusetts
Athletic Fields Master Plan
Conceptual Project Costs and Estimate Construction Schedule

Design Project Descriptions	Costs
Preliminary Design Phase for High School Improvements	\$63,000
Clyde Brown Synthetic Turf Field - Final Design	\$98,000
Oak Grove Farm Natural Turf Soccer Fields - Final Design without Parking	\$72,000
Permitting	\$17,000
Geotechnical Evaluation and Subsurface Explorations	\$37,000
Survey (Subconsultant Cost)	\$19,500
Preliminary Design Project Cost	\$306,500

Conceptual Construction Costs ⁽¹⁾	Schedule ⁽⁴⁾	Cost
Clyde Brown Synthetic Turf Soccer Field	2015	\$1,200,000
New High School Baseball Field	2016	\$780,000
New High School Synthetic Turf Stadium Field	2017	\$3,270,000
Oak Grove Natural Turf Soccer Fields	2018	\$800,000
Parking for Oak Grove Soccer Complex (150 parking spaces)	2018	\$575,000
Irrigation Well for Oak Grove Soccer Fields	2018	\$90,000
New Cassidy Property Little League Baseball Fields ⁽²⁾	2020	\$250,000
New Oak Grove Farm/Cassidy Property Walking Path (8-foot wide paved) ⁽³⁾	2020	\$100,000/mile
New Oak Grove Farm/Cassidy Property Walking Path (8-foot wide crushed stone) ⁽³⁾	2020	\$65,000/mile
Total Master Plan Construction Costs without Walking Path		\$6,965,000

Notes:

- (1) Conceptual project cost are current (April 2014) including 15 percent for contingencies. Costs do not include design fees.
- (2) Project construction costs are for one Little League baseball field. The number of fields will be determined during design.
- (3) Construction costs is for one mile of walking path. The length and location of proposed walking path will be determined during design.
- (4) Estimated construction completion date.

Thoughts

- It is more cost efficient to design the Clyde Brown synthetic multi-purpose field and Oak Grove Farm Commission natural turf soccer fields this fall as a combined, single project.
 - Savings for the Town include:
 - Engineering costs
 - Construction management
 - Mobilization of one contractor to build both fields
 - Inspection costs of a single contractor

- If the Clyde Brown turf field was to be permitted in May 2014, it could be used in May / June 2015
- If permitting is delayed till November 2014, the Clyde Brown turf field could be used in September / October 2015
- If the Oak Grove 11 V 11 and 8 V 8 was to be permitted in May 2014 it could be used Spring 2016
- If permitting is delayed till November 2014, Oak Grove 11 V 11 and 8 V 8 could be used Fall 2016

- The multi-site “Survey” effort \$19,500.
- The multi-site “Geotechnical” effort \$37,000.
- The multi-site “Permitting” effort \$17,000.

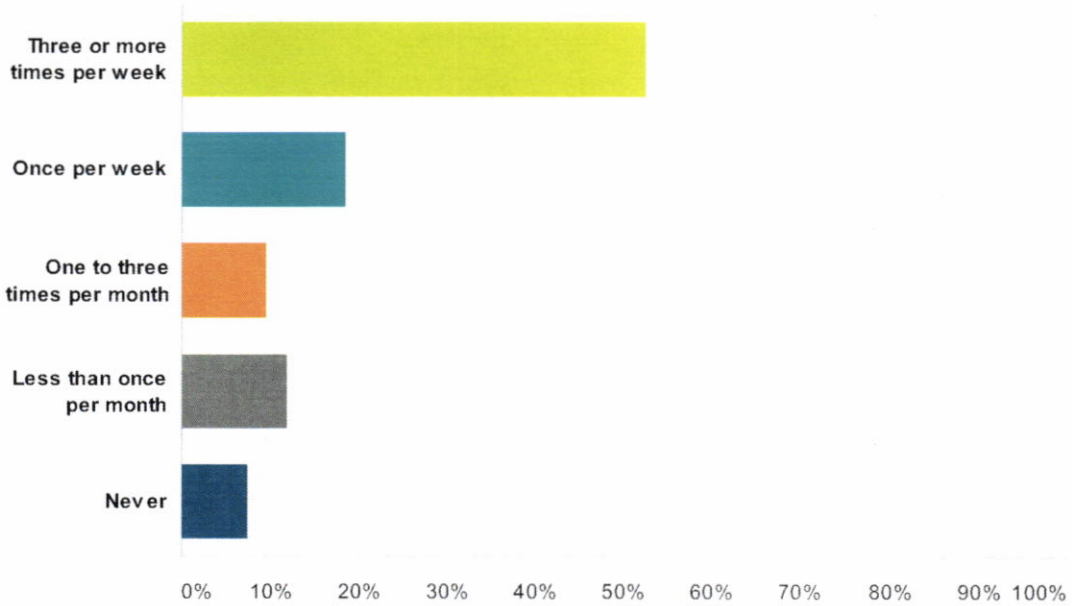
Will enable the Millis Fields Committee to determine the final number and locations of the track and field complex and baseball fields, on both the High School/Town Park property and also the Cassidy property due to the proximity of the wetlands. This information will enable the consultants to finalize the total project cost, prior to the Fall Town meeting.

- Note that the consultant has provided estimated costs for all the facilities, shown.

Millis Fields Feasibility Study - Community Survey

Q1 How often do you or your children currently visit the athletic fields in Millis?

Answered: 449 Skipped: 7

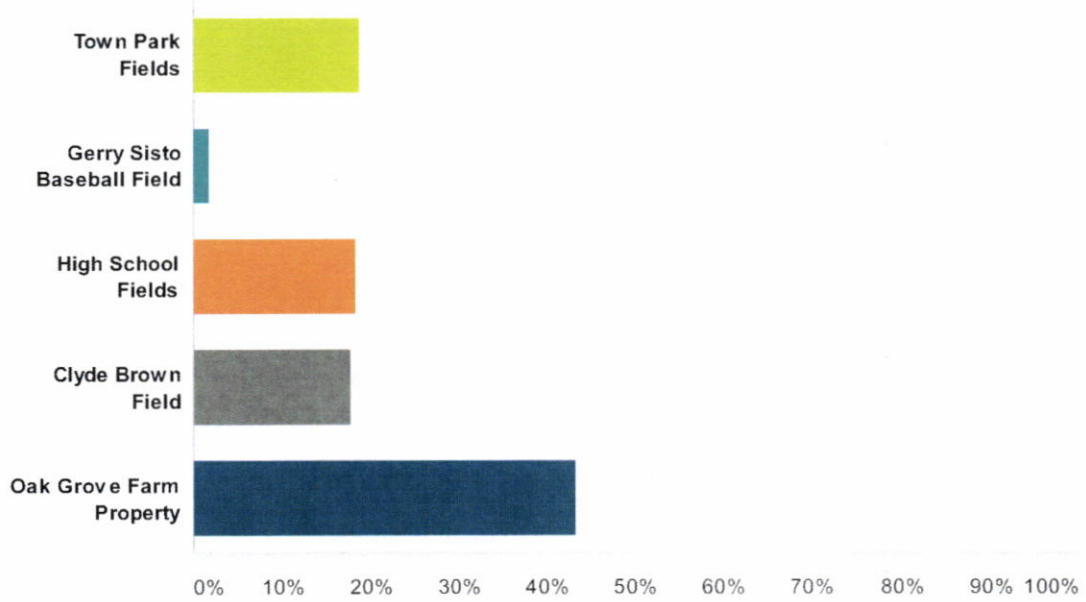


Answer Choices	Responses	
Three or more times per week	52.56%	236
Once per week	18.49%	83
One to three times per month	9.58%	43
Less than once per month	11.80%	53
Never	7.57%	34
Total		449

Millis Fields Feasibility Study - Community Survey

Q2 What is the primary field you visit?

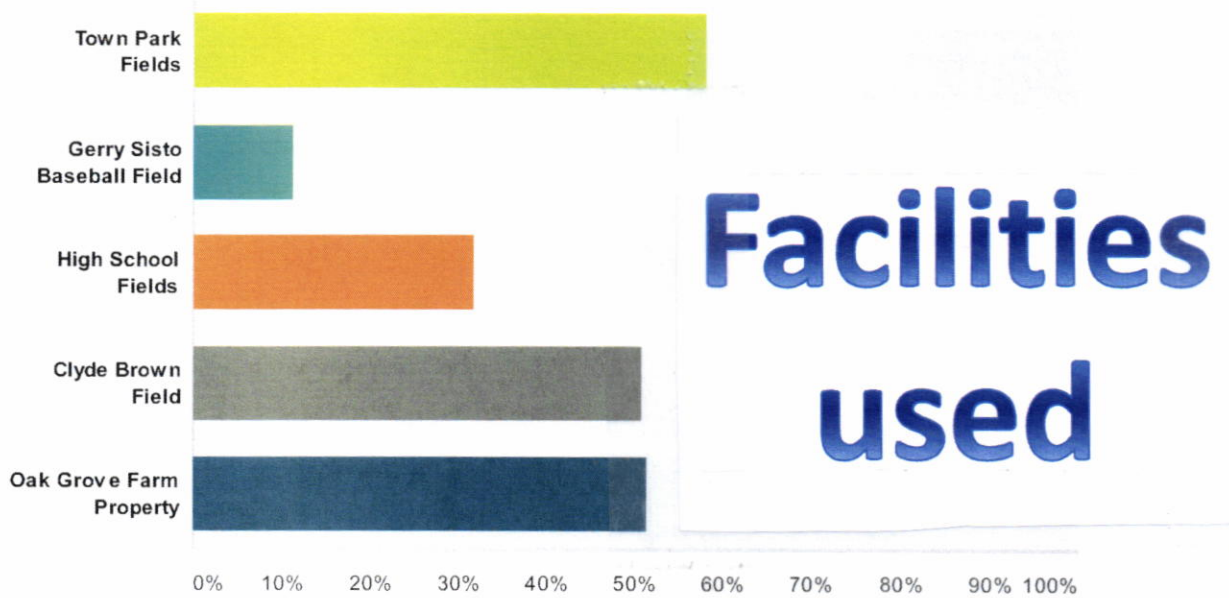
Answered: 432 Skipped: 24



Answer Choices	Responses
Town Park Fields	18.75% 81
Gerry Sisto Baseball Field	1.85% 8
High School Fields	18.29% 79
Clyde Brown Field	17.82% 77
Oak Grove Farm Property	43.29% 187
Total	432

Q3 What other fields do you visit? (Select all that apply)

Answered: 300 Skipped: 156

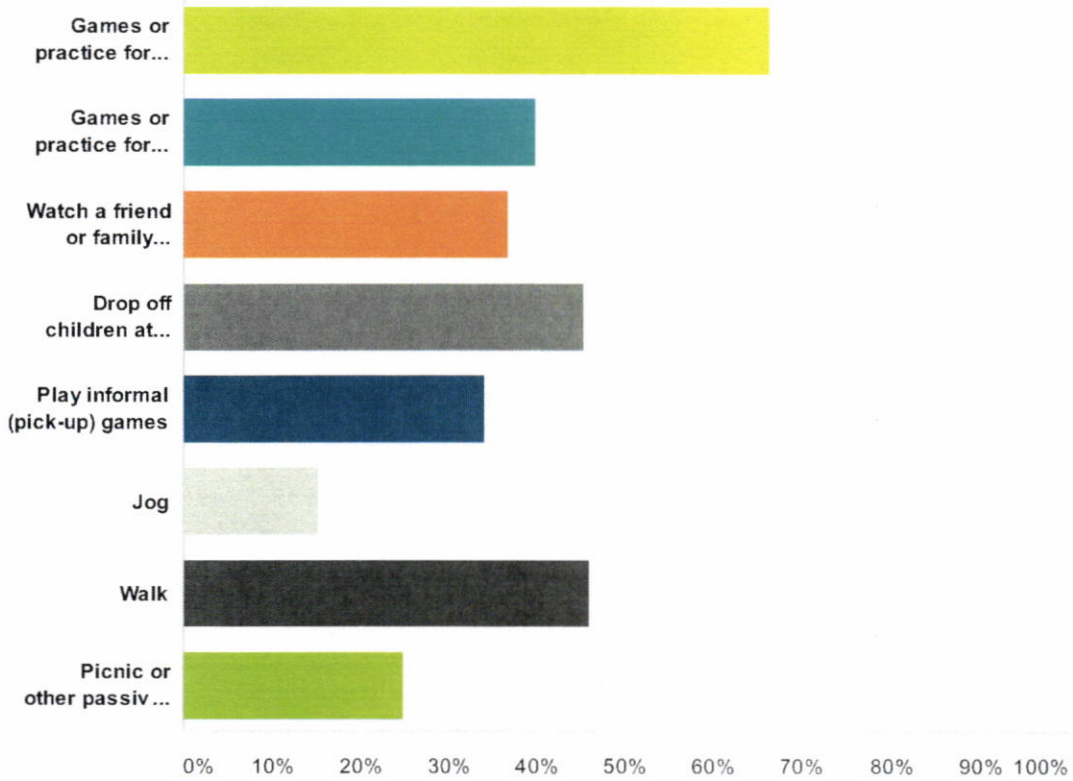


Answer Choices	Responses
Town Park Fields	58.00% 174
Gery Sisto Baseball Field	11.33% 34
High School Fields	31.67% 95
Clyde Brown Field	50.67% 152
Oak Grove Farm Property	51.33% 154
Total Respondents: 300	

Millis Fields Feasibility Study - Community Survey

**Q4 What activities do you or your children participate in at town athletic fields?
(Select all that apply)**

Answered: 441 Skipped: 15



Answer Choices	Responses	
Games or practice for an athletic sports league	66.44%	293
Games or practice for a school league	39.91%	176
Watch a friend or family member's game	36.73%	162
Drop off children at games or practice	45.35%	200
Play informal (pick-up) games	34.01%	150
Jog	15.19%	67
Walk	46.03%	203
Picnic or other passive recreation activity	24.94%	110
Total Respondents: 441		

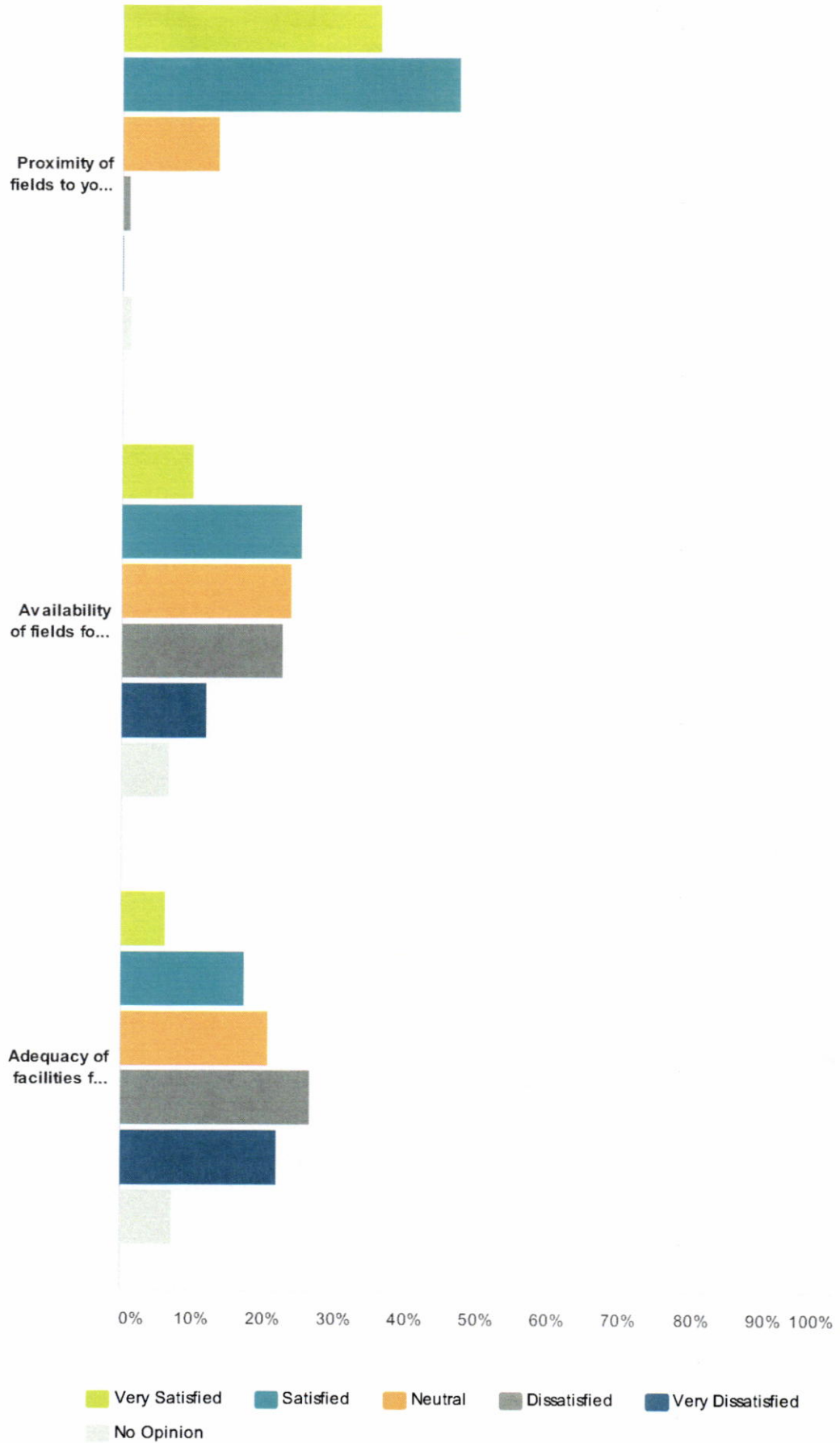
Q7 How satisfied are you with:

Answered: 448 Skipped: 8



User Concerns

Millis Fields Feasibility Study - Community Survey



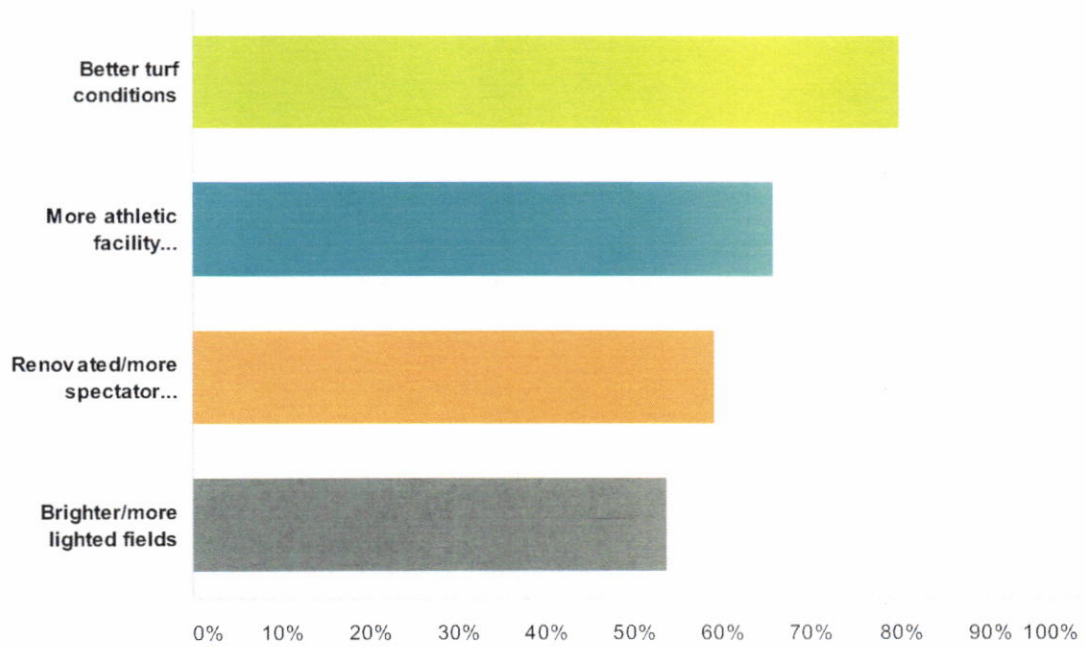
Millis Fields Feasibility Study - Community Survey

	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	No Opinion	Total
Condition of playing fields	6.09% 27	19.19% 85	18.28% 81	29.12% 129	23.70% 105	3.61% 16	443
Condition of facilities	5.63% 25	15.32% 68	18.92% 84	32.43% 144	23.87% 106	3.83% 17	444
Parking	6.55% 29	29.35% 130	28.67% 127	23.70% 105	10.61% 47	1.13% 5	443
Proximity of fields to your home and school	36.40% 162	47.42% 211	13.48% 60	1.12% 5	0.22% 1	1.35% 6	445
Availability of fields for use	10.00% 44	25.23% 111	23.86% 105	22.50% 99	11.82% 52	6.59% 29	440
Adequacy of facilities for your sport(s)	6.35% 28	17.23% 76	20.63% 91	26.53% 117	22.00% 97	7.26% 32	441

Millis Fields Feasibility Study - Community Survey

Q8 What would improve Millis athletic fields and facilities? (Select all that apply)

Answered: 405 Skipped: 51

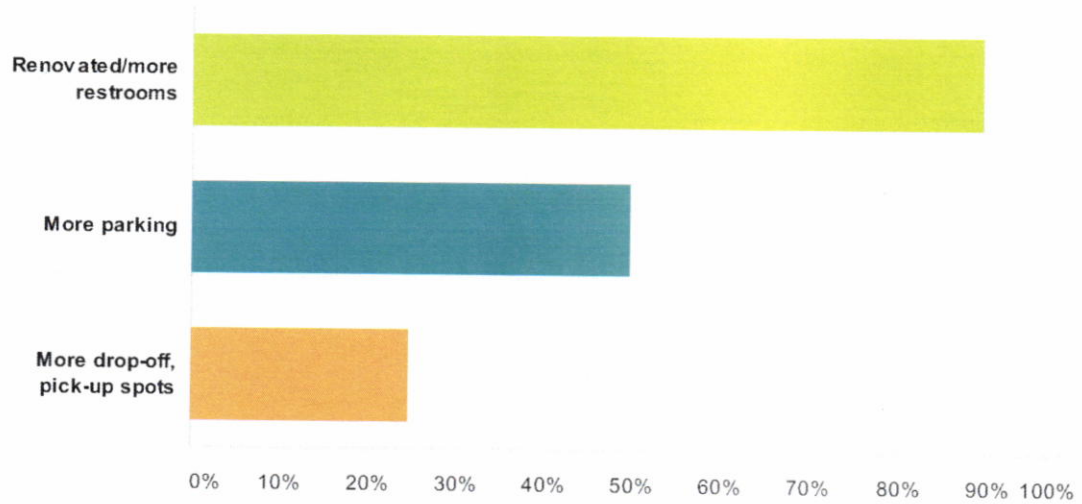


Answer Choices	Responses
Better turf conditions	80.00% 324
More athletic facility amenities	65.68% 266
Renovated/more spectator facilities	59.01% 239
Brighter/more lighted fields	53.58% 217
Total Respondents: 405	

Millis Fields Feasibility Study - Community Survey

Q9 What amenities/accommodations would make your experience at Millis recreation areas better? (Select all that apply)

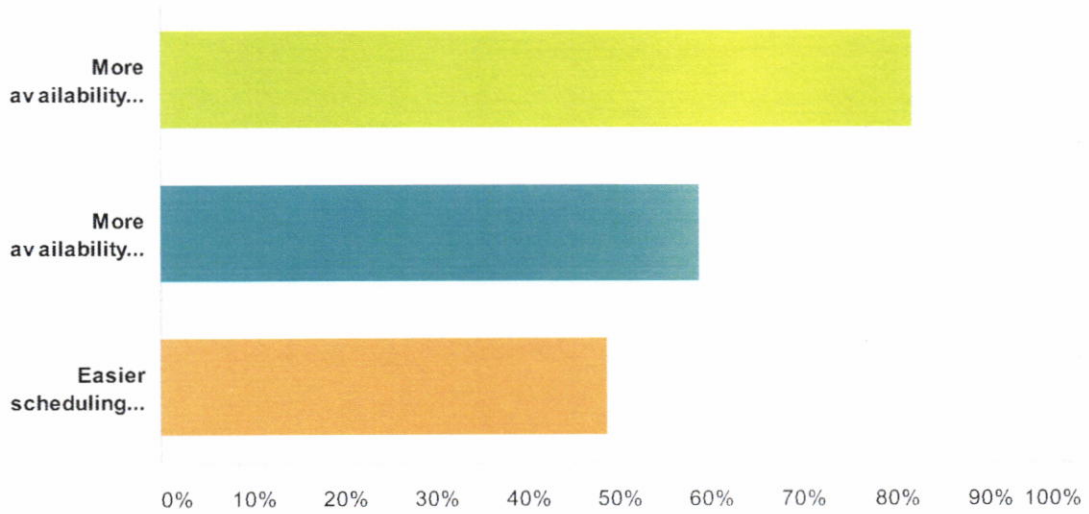
Answered: 399 Skipped: 57



Answer Choices	Responses	Count
Renovated/more restrooms	89.47%	357
More parking	49.62%	198
More drop-off, pick-up spots	24.56%	98
Total Respondents: 399		

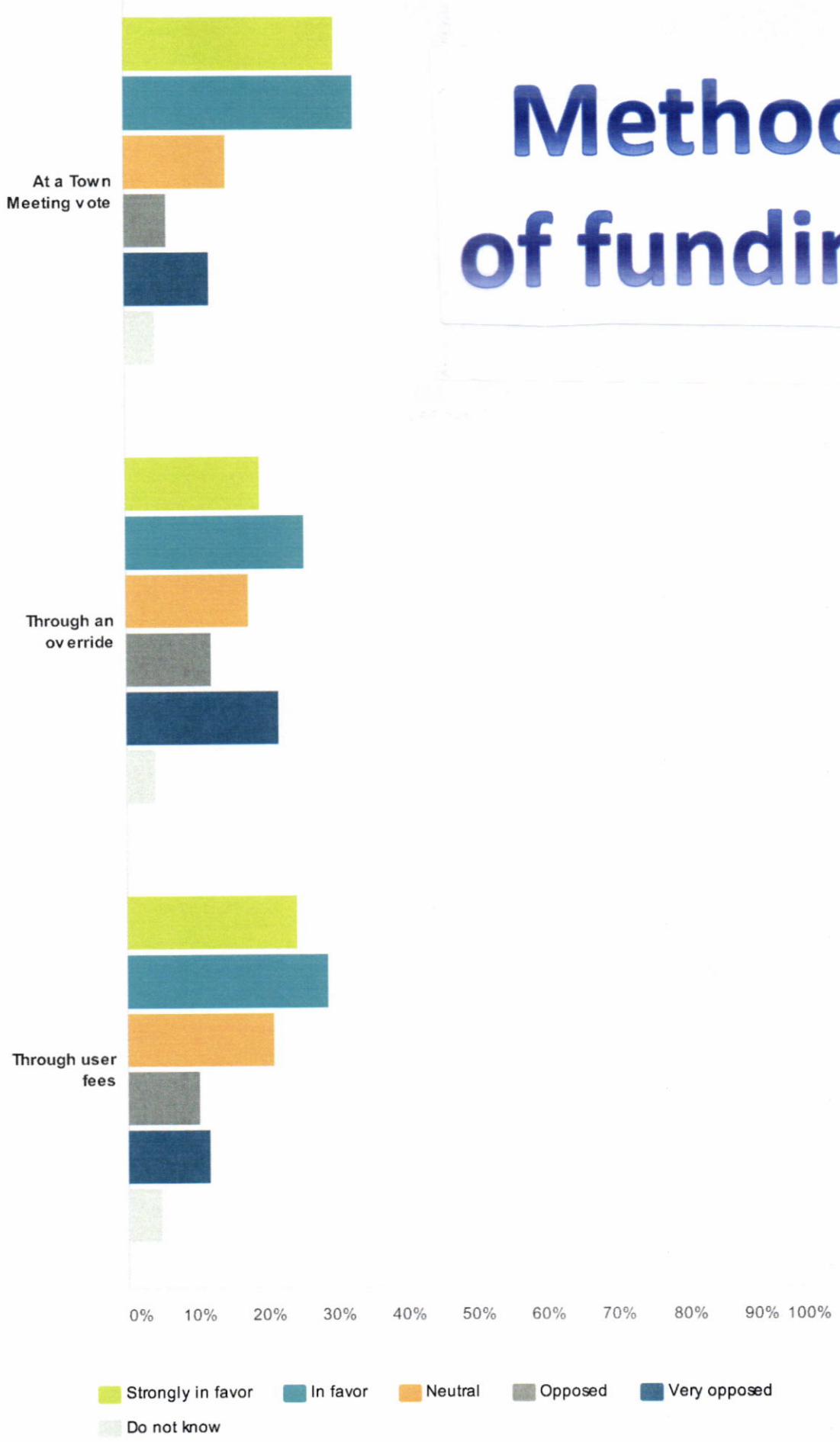
Q10 What modifications do you feel are necessary regarding scheduling and availability of recreation areas? (Select all that apply)

Answered: 314 Skipped: 142



Answer Choices	Responses	Count
More availability for practice	81.85%	257
More availability for games	58.60%	184
Easier scheduling process	48.73%	153
Total Respondents: 314		

Method of funding



Millis Fields Feasibility Study - Community Survey

	Strongly in favor	In favor	Neutral	Opposed	Very opposed	Do not know	Total
At a Town Meeting vote	30.09% 130	32.87% 142	14.58% 63	6.02% 26	12.04% 52	4.40% 19	432
Through an override	19.23% 80	25.48% 106	17.55% 73	12.02% 50	21.63% 90	4.09% 17	416
Through user fees	24.15% 100	28.50% 118	20.77% 86	10.14% 42	11.59% 48	4.83% 20	414

Reference

- Graphics, charts, and images have been provided by:
 - CDM Smith Consulting – Providence, RI
 - Chuck Adelsberger, P.E., BCEE – Associate
 - Preparations for this presentation by, Fields Committee Members