

Memorandum

To: Thomas G. Younger, Town Administrator

From: *Athletic Field Study Committee*

Christian J. Urbano, Chairman

Linso van der Burg, Secretary

Mounzer Aylouche

Scott Faulkner

Josh Field

Richard Feinberg

Doug Sutherland

Date: January 10, 2013

Re: Status Report of the Athletic Field Study Committee

Status Report

The Athletic Field Study Committee (the “AFSC”) held one meeting on December 4, 2012.¹ The AFSC’s next meeting is scheduled for January 10, 2013.

As stated in the December 1, 2012 status report, Mr. Matthew Bergeron informed the AFSC Chairman that he had to resign due to increased work commitments. The AFSC informed the Board of Selectmen of his resignation, and the Chairman invited Mr. Josh Field to serve as the replacement member. Mr. Field accepted the invitation. The Board of Selectmen subsequently voted in favor of appointing Mr. Field to the AFSC at their December 2012 meeting.

¹

Selectman Glenn Kessler is the liaison between the AFSC and the Board of Selectmen.

December 4, 2012 Meeting

Member Presentations

Prior to the December 4, 2012 meeting, the AFSC determined that it had become sufficiently informed about artificial turf, infill, and other aspects of an athletic field complex. Accordingly, Mr. Urbano requested that each member present an athletic field/complex proposal to be vetted by the AFSC. The AFSC minutes for the December 4, 2012 meeting, attached to this Status Report as Exhibit A, set forth in sufficient detail the discussions and the proposals put forth by the AFSC and Mr. Kessler and need not be repeated here.

The AFSC discussed the pro's and con's of each proposal. Among other things, concerns were raised regarding the overall cost of each proposal. The AFSC is well aware that Town Meeting rejected a proposal that would have cost the town approximately \$1.85 million. Mr. van der Burg's proposal included detailed amounts for engineering and architectural design costs that other proposals did not include but were necessary. Other members' proposals included an assumed award of the PARC Grant of approximately \$300,000-\$400,000. Ultimately the AFSC voted in favor of the following broad parameters, the details of which shall be fine-tuned going forward:

- A three-phased approach should be taken to install a multi-use artificial turf athletic field complex located at Blocksidge Field, which should ultimately include the construction of permanent light towers and grandstands on the home field side, with mobile, less expensive seating on the visitors' side:
 - Phase 1: installation of a multi-purpose artificial turf field, including (a) design and construction of (i) lighting conduits and (ii) concrete footings/bases for grandstands and a concession stand; demolition of existing grandstands and temporary replacement of same with mobile, less expensive stands on the home side only; replace scoreboard (**funded by the town and, if successful, a PARC Grant**);

- Phase 2: installation of light towers (**funded privately**);
- Phase 3: (a) installation of grandstands on home side of Blocksidge Field; (b) move mobile, temporary grandstands to visitors' side; and (c) installation of a new concession stand (**each funded privately**).

Mr. Kessler, and to some degree Mr. Urbano, suggested that Upper Jackson could be used as an alternative location. Mr. Kessler intended to investigate the cost to construction companies to preserve the existing track while constructing an artificial turf field inside. Although additional cost would be involved, it may be less expensive than the cost to raise Blocksidge field a few feet to enable proper drainage. According to Mr. Greenfield and Mr. Lorenz, an MIAA regulation sized artificial turf soccer field can fit inside the track. Mr. Kessler and Mr. Urbano recognized that grandstands could not be a part of any such proposal since they cannot fit at Upper Jackson without exorbitant cost. They each suggested, however, that (a) Blocksidge Field could remain natural grass, exclusively used by the football team alone, (b) an artificial turf field at Upper Jackson could be used for soccer games and practice, lacrosse games and practice, field hockey games and practice, and football practice. Moreover, each recognized that the "Grown Ups 2" movie production company installed a new practice field at Phillips Park and another practice field at Phillips was reseeded.

Nonetheless, it appears from the AFSC's research that regardless of the location, the complete installation of an artificial turf field will likely cost not less than \$1.4 million (before any in-kind donations or state grants, but including engineering costs and lighting conduit and concrete base construction).

Conclusion

The AFSC continues to invite comments, questions, and concerns from Mr. Younger, Town Administrator, each member of the Board of Selectmen, any other town department or committee, or any town resident who may have useful information that may assist the AFSC in its study. *Furthermore, we respectfully request that the town administrator and the Board of Selectman provide the AFSC with an estimate of the amount that will be included in the town's five-year capital plan for this project.*

Dated: January 10, 2013

Respectfully submitted,

THE ATHLETIC FIELD
STUDY COMMITTEE,

By its Chairman,

/s/ Christian J. Urbano
Christian J. Urbano, Chairman
Athletic Field Study Committee

EXHIBIT A

(AFSC Minutes from December 4, 2012)

Town of Swampscott
Athletic Field Study Committee
Meeting Minutes

Tuesday December 4, 2012
Swampscott Town Hall

- Called to Order: A meeting of the Athletic Field Study Committee was held at Swampscott Town Hall, 22 Monument Avenue, Swampscott, Massachusetts at 7.15 PM in first floor conference room.

- Attendance: Members Richard Feinberg, Doug Sutherland, Christian J. Urbano, Linso van der Burg, Mounzer Aylouche, Scott Faulkner and Selectman liaison Glenn Kessler

- Absent: None

Administrative:

- Approved minutes of November 11, 2012 and November 20, 2012 meetings

Open Discussion:

- Members presented their proposals.

0. Richard Feinberg

- One multipurpose artificial turf field
- Subsurface has to be done professionally
- Non crumb rubber fill, CTE or other alternative
- Finance field and subsurface by town
- Willing to be on a selection of suppliers/contractors
- Expects costs in the 1 to 1.3 mio level
- Would expect 4 to 6 light stands
- Stands (aluminum) on both sides if space allows
- Fundraise the cost of seats
- Press box and concession stand should utilize the Tech School in construction
- Would be good to have the lights, stands etc paid by contributions, but Town should be ready to pay over time if needed.
- Town should do this right not on the cheap so we can be proud of the result

▪ Linso van der Burg

- Artificial field at Blocksidge with lights, stands (both sides), concession stand, etc.
- In three stages, Field and foundations \$1.6 mio, Lights, stands.
- Town pay for the 1st phase rest best effort to raise donations

▪ Scott Faulkner

- Show full scope at TM but only ask for phase on field
- Set up conduits for lights, concession stand but not wiring
- Raise the funds for lights right away
- Set movable stands on home side and use later on visitor side when permanent home stands are set up
- Get labor, building materials etc for concession stand donated
- Doug Sutherland
 - At Blocksidge
 - Multipurpose, (would like two U12 fields across)
 - Go with CTE
 - Base for lights in phase 1
- Coach Fields
 - Look at selling season tickets to raise funds
- Mounzer Aylouche (read by Mr. Urbano)
 - Mr. Aylouche does not support any tax rate increases for project
 - Multi use, artificial turf field located on the current Blocksidge field, built without encroaching on the current soccer and baseball fields
 - Two phased project is more affordable: turf field and lights first, stands and snack shack to follow
 - Use crumb rubber due to cost effectiveness and most common use; special attention to drainage
 - Grand stands to be single sided, replacing and increasing the number of the current home team stands. Seating should be basic bench style, keeping cost effectiveness in mind
 - Parking: lot to be lined; create 24-hour paid parking lot with revenues therefrom to be used exclusively for field maintenance not general fund
- Christian J. Urbano
 - Phase 1 town funds – design and construction of site, conduits and base for lights, short term leave old stand in existing location (build field wider by removing visitor grandstands and concession stand, and moving over flagpole and softball fence)
 - Phase 2 private funding for lights
 - Phase 3 grandstands on home side only
 - Phase 4 (five years later) town funds move JV baseball field to rear corner of Phillips Park and put in a grass soccer field perpendicular to Blocksidge Field;
 - Need to make sure we have PARC Grant language in the TM warrant;
- Glen Kessler
 - Would like to look at upper Jackson Park option while keeping track

- **Final conclusion:** phased approach for field at Blocksidge, phase 1 would be a multi-purpose TPE artificial turf field with design and construction of the conduits and bases for the lights, stands and concession stand, phase 2 would be lights and phase 3 stands on both sides and concession stand. Town fund the first phase, but the rest raised through private donations.
- Next meeting set for January 3, 2013 at 7.15 PM

Adjournment: The meeting was adjourned at 9 PM