



Town of  
**Upton**  
Massachusetts

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## Four Parks Master Plan



Prepared for:

Town of Upton Recreation Department

Recreation Director, Andrew St. George

Prepared By

One Main Street PO Box 14

Upton, MA 01568

March, 2019

 BSC GROUP

33 Waldo Street Worcester, MA 01608

[www.bscgroup.com](http://www.bscgroup.com)



# Introduction and Overview

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## Upton Four Parks Master Plan

### Introduction

On June 29, 2018, the Town of Upton Recreation Department engaged BSC Group to conduct a master plan of four recreation areas in Town which included three park facilities and one former residential parcel which was recently donated to the Town by the Harvey J. Trask Estate with the provision that it be used for recreational facilities, or schools. The three existing parks studied for this master plan include Kiwanis Beach Park, West River Field, and Leland Field behind Memorial Middle School.

The master planning process for recreation improvements at each of these four sites included: gathering community input; preparing site analyses identifying issues to be corrected and opportunities for improvements; developing plans for future improvements; generating cost estimates for the identified improvements; and developing a priority list of improvements.



These park improvements are not intended to be implemented all at once – these park master plans provide the Town of Upton with a firm action plan for improvements and the information to prepare a phased approach at each site.

The Town of Upton has an active population utilizing its parks and recreation facilities.

To that end, the community benefits from the town's many parks, protected open space, state forest, boat ramps, municipal and school athletic facilities, extensive state forest and trails among other publicly maintained spaces and private recreation.

## Master Planning Schedule and Process

The Master Planning process consisted of four distinct tasks: Site Evaluation, Program Development, Schematic Design Development/Cost Estimates and the Final Master Plan.

The Site Evaluation phase included a detailed list of features and facilities at each site, with an assessment of the conditions of these facilities. The Program Development phase included conducting public meetings and discussions with the Recreation Commission to prepare a list of uses and physical needs at each site. The Schematic Development phase recommended improvements to each recreational facility through a conceptual layout plan and included cost estimates for each concept. Finally, during the Master Planning phase, the information compiled in the prior three phases was incorporated into an illustrative Master Plan drawing and this report to inform and guide future capital improvement projects at each site.

BSC Group coordinated the work, including public input meetings from September 2018 to January 2019. The first public meeting focused on an analysis of existing conditions, constraints and community input regarding desired improvements at each site. A second public



meeting was held to present schematic design options for each site and to solicit community input about these options. These concepts were further refined and reviewed at a Recreation Committee meeting. A third public meeting was to present the preferred Master Plan for each park for final community review and comment.

### *Community Meeting*

## Community Meetings

The first community outreach meeting was held on September 20, 2018 and included an introduction of the master planning goals and process, followed by a presentation of the existing conditions at each of the four sites and their context in the community. This prepared participants to contribute first-hand knowledge about the physical conditions, current uses or problems, and desired additions or changes for each site. BSC Group collected these responses and used them to prepare initial concepts.

The Recreation Committee held a follow up session on October 10, 2018 to review and asses the community responses and initial concepts.

The second community meeting on October 23, 2018 and included a summary of comments received at the first community meeting followed by presentation of schematic design plans developed for each site based on the public feedback. Two concepts were prepared for each site. The public provided comments and recommendations on the concepts relative to preferred features, layout and amenities.



The Recreation Committee met on November 11, 2018 to review and refine preferred concepts for final presentation to the public.

For the third and final public meeting was held on January 10, 2019. The Recreation Committee reintroduced the project and welcomed community members and advocates to participate. The Committee restated the need for this strategic planning process and their goal

of developing a program of necessary, desirable and prioritized improvements at the four parks for the benefit of the community. BSC reviewed the process used for the development of each park Master Plan, describing the existing features and proposed improvements and how these improvements complement each other to enhance the Town's park system. This overview was followed by open discussion with community members about the planned improvements, how these will be used, what more should be considered or added, and the processes for management, and development of new opportunities with an emphasis on prioritization of development goals.

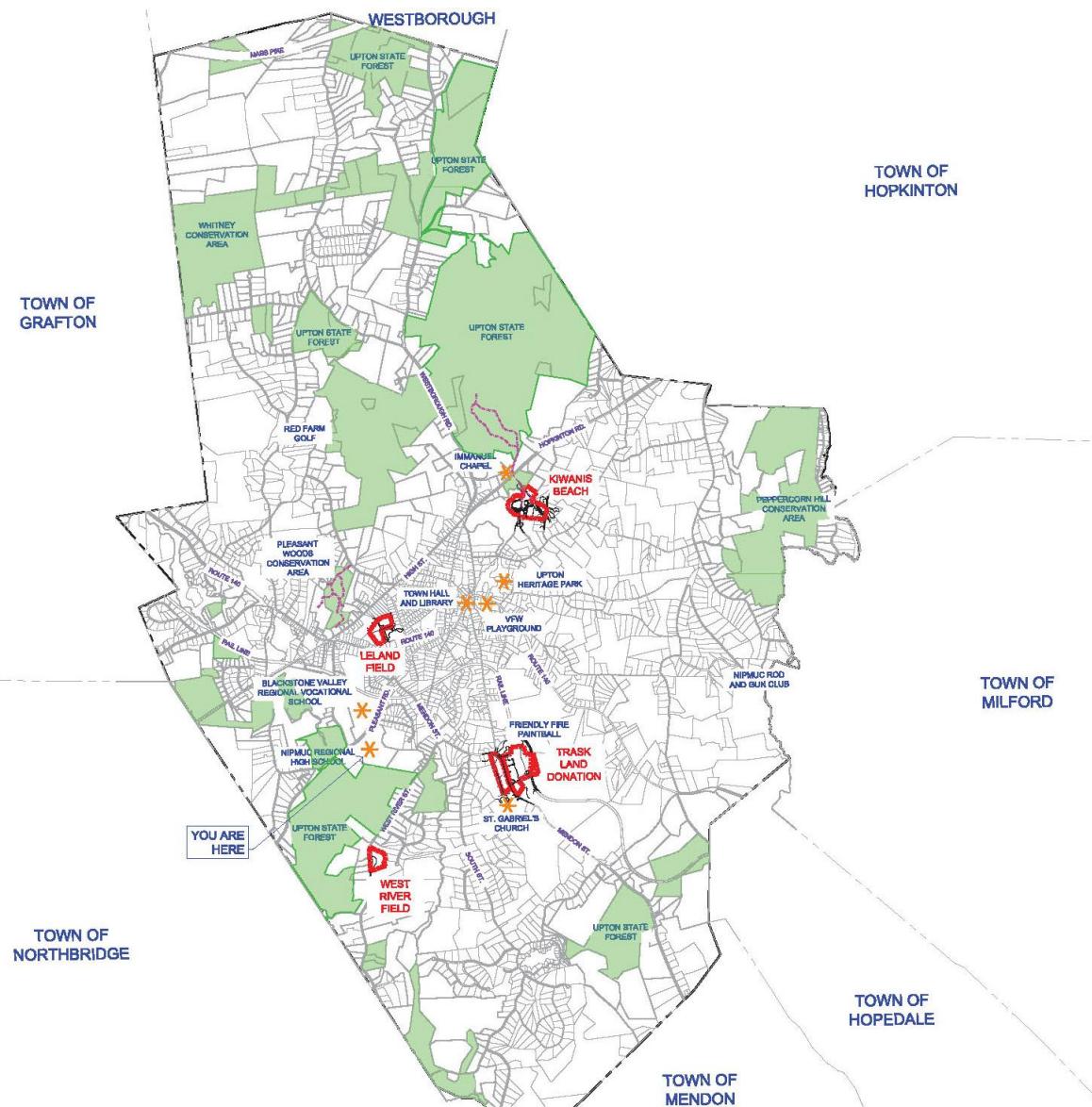
## How to Use This Report

The town's 2011 Open Space and Recreation Plan and 2005 Upton Master Plan outline the town's policies, needs and strategies to protect and enhance its open space and recreational resources, including maintaining its current facilities. The Four Parks Master Plan is intended to be a tool to assist town staff in planning and implementation of improvements to the identified facilities.

Each park has its own section within this document, consisting of an existing conditions analysis, community input summary, recommendations section, conceptual layout/schematic design, and probable costs.

## Context

(For more general information on the many open space and recreation opportunities available within Upton see the 2011 Open Space and Recreation Report).



## *Four Parks Master Plan Context*

The Town of Upton has an active and busy parks and recreational system with organized teams representing sports such as Little League baseball, soccer, lacrosse, and softball, Summer camp programs, among others. The town also has State Forests and other open space resources. Of the Town's recreational facilities, the Trask Land Donation, Kiwanis Beach Park, Leland Field and West River Field (highlighted in the map above) were selected by the Recreation

Committee as prime opportunities for inclusion in a masterplan for coordinated improvements, and integration with the opportunities for future growth at the Trask site on Mendon Street.

The generous donation by the Trask estate of land along Mendon Street opened new opportunities for recreation facilities and could significantly improve the distribution of recreation facilities.

The Recreation Committee issued an RFP for competitive bids from design and engineering firms to prepare and execute this study. The Committee BSC Group, a team of Planners, Landscape Architects, Scientists, Surveyors and Engineers, to provide planning, design, and technical support to the Recreation Department to study these sites, coordinate outreach to the community, identify desired improvements and prepare a Master Plan to support the Committee's management and development of facilities.

This process has been further guided by the 2011 Parks and Open Space Plan which inventoried and evaluated the general condition of Upton recreational facilities and projected needs and goals of the community. And by the Upton Master Plan which provides additional context and community land development goals.

Consistent needs and desires identified by the designers and community include: universal access; integrated and complimentary passive recreation opportunities; upgrading current facilities; maintaining rural character and natural resources; providing connectivity within and between facilities; managing growth in cost effective ways; and expanding access to recreation. Furthermore, the Department is currently forced to limit access to existing facilities to town groups and to turn down more profitable requests from regional and private groups for the use of town facilities and fields. An addition of new field and courts at the Trask property may help alleviate this issue and enhance the Department's revenue generating potential. This report will show analysis of the context, circulation, and field evaluations for each facility. Some Areas are further broken down into parts to provide more detailed information. Other fields and athletic facilities do exist within the town, but are not covered under the scope of this report.





## Trask Land Donation – Mendon Street

The Trask land donation is a rural residential property specifically gifted to the town for use as recreational facilities or schools. There are no current plans for development of a new school facility at the Mendon Street site. As such, it represents a new opportunity for expansion of recreation facilities available in Upton.

The Trask property is located on both sides of Mendon Street. The East side is further divided by a stream and wetland. It is bordered by fallow agricultural fields to the south, railroad and woodlands to the east, Church property to the west/ southwest, and wetlands to the north. Beyond this are a paintball facility and residential properties near the intersection of Grove street. The property includes a large residential structure, an office and out buildings. The east side of the property is primarily open fallow agricultural fields, while the land west of Mendon St. is wooded with some unofficial trails.



*Cart path through woods*



*Path through woods*



*Open Meadow*



*Wooded Meadow*



*Office Building*



*Pine Grove*



*Railroad Tracks*



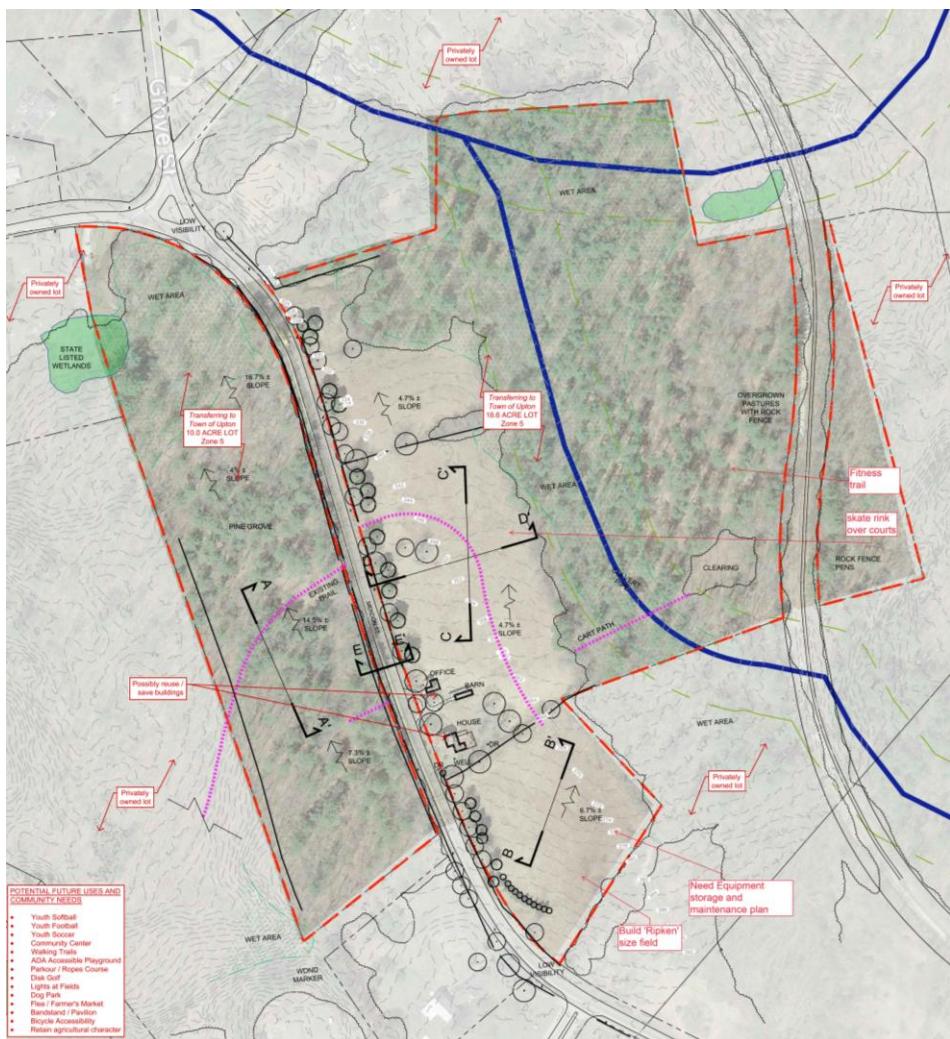
*Stream*



*Mendon Street*



*Existing house*



*Site Analysis*

## Public Outreach

Possible improvements and amenities discussed during the public outreach process include the following:

1. New facilities must have adequate onsite parking.
2. Provide accessible walkways to all amenities.
3. Create a full size multi use field with field lighting.
4. Include a perimeter walking track/trail.
5. Include exercise activity stations along field perimeter walking tracks
6. Include as large a little league baseball field as is possible. Cal Ripken scale or larger, with field lighting.
7. Include softball/ Lacrosse and youth soccer fields with perimeter walking trails.
8. Provide picnic lawns near active use areas for spectators and families.
9. Provide regulation tennis courts, with accessible drop off.
10. Include squash courts.
11. Include basketball court.
12. Add court and field lighting to extend useable hours.
13. Include a playground and/or splash pad.
14. Save the Trask office building, convert it to a concession and gate house office.
15. Replace the main house with a field house and bathrooms.
16. The upper pasture could be devoted to passive recreation like trails for hiking, biking, and disk golf or conservation.
17. The site should include walking/ hiking trails.



*Site Concept – See attachment*

## Concept Development

The preferred concept plan was based on direction received from the community meetings where two concepts and site analysis were presented for consideration. Comments and ideas from the community were recorded over site analysis maps. Grading analysis and topographic cross sections were developed to confirm the feasibility of field development and the costs/ impacts that would be necessary to achieve the proposed work. The concepts were refined through subsequent review with the Recreation Committee. From this the current concept was prepared. It includes the following.

1. A proposed new community building/ field house and bathrooms which will replace the existing residential building and will utilize the existing utilities.
2. The existing office building will be renovated to serve as an office and concession stand that provides a historic link to the donors.
3. Parking and accessible drop-offs will be provided for all site amenities, including up to (75) spaces at the multi-use field, (7) additional spaces to access baseball diamond, and (52) spaces on the east side of Mendon Street to support facilities there.

4. To further connectivity and passive recreation during sporting events, perimeter walking trails will be provided around all features. These may include exercise activity stations, and educational signage.
5. To the far west of the site/ an existing cart road leads across the wetland and stream to woodland clearings and overgrown pastures. This will be improved to provide access to the forested portion of the site. With selective clearing, this area can accommodate a terrain park and disk golf course.
6. A full size multi use soccer/football field with sport lighting for expanded hours of operation is proposed for the large central field.
7. A Cal Ripken scale little league/ Baseball diamond is planned for the southern field. This will require significant grading and a net but provides space for a field with 250' foul line.
8. A group of four dedicated tennis courts, with an adjacent picnic area and playground are planned for the smaller north meadow.
9. A softball diamond with multi use field are planned for the Northwest side of Mendon Street. This will require both land clearing and significant grading.
10. On the southwest side of Mendon St. a group of four squash courts, a basketball court, a playground and/or splash pad with a picnic lawn are proposed. These smaller activities can be more effectively distributed over the sloped site for less disruptive grading than an open sports field.

**UPTON PARKS AND RECREATION**  
**TRASK LAND DONATION**

**PLANNERS OPINION OF PROBABLE CONSTRUCTION COST (CONCEPT)**

Project: UPTON RECREATION 4 PARKS MASTER PLAN  
 Project #: 61137.00  
 Project #:   
 Location: 136 MENDON STREET  
 Location: UPTON MA

Computed By: CLB/TP  
 Checked By: JEF  
 Date: 01/11/19  
 Revised: 02/11/19  
 Revised:

item #	Item Description	Units	Quantity	Unit Price	Cost	COST+ MARKUP	Notes
0	<b>GENERAL REQUIREMENTS AND SITE PREPARATION</b>						
1	CONSTRUCTION FENCE, CONTROL AND GENERAL CONDITIONS	l.f.	1,500	\$12.00	\$18,000.00	\$24,840.00	
2	PROTECTION (TREE, WELL, MONUMENT, OTHER)	each	45	\$250.00	\$11,250.00	\$15,525.00	
3	EROSION CONTROL - SILT SACKS	each	10	\$160.00	\$1,600.00	\$2,208.00	
4	EROSION CONTROL - STRAW WADDLES	l.f.	2,400	\$13.50	\$32,400.00	\$44,712.00	
5	<b>EXISTING CONDITIONS &amp; DEMOLITION</b>						0
6	SAW CUT PAVEMENT	l.f.	25	\$11.00	\$275.00	\$379.50	
7	R&D ASPHALT AND BASE	s.f.	800	\$3.57	\$2,859.26	\$3,945.78	
8	R&D CONCRETE PAVEMENT AND BASE	s.f.	100	\$5.69	\$568.83	\$784.98	
9	R&D BUILDING RAZE CONCRETE FOUNDATION	s.f.	3,850	\$9.65	\$37,145.85	\$51,261.27	
10	R&D CONCRETE STAIRS	s.f.	50	\$44.44	\$2,222.22	\$3,066.67	
11	STRIP SOD AND STOCKPILE LOAM FOR REUSE	s.f.	291,943	\$0.74	\$216,037.82	\$298,132.19	
12	CLEAR AND GRUB	s.f.	92,088	\$0.83	\$76,433.04	\$105,477.60	
13	TREE REMOVAL <12"	each	230	\$1,000.00	\$230,220.00	\$317,703.60	
14	TREE REMOVAL >12"	each	235	\$2,000.00	\$470,240.00	\$648,931.20	
15	<b>PAVEMENT</b>						0
16	CONCRETE PAVEMENT (BUILDING ENTRY & ACCESSIBLE AREAS)	s.f.	5,200	\$8.33	\$43,333.33	\$59,800.00	
17	CONCRETE RAMP WITH RAIL (BUILDING)	l.f.	20	\$375.00	\$7,500.00	\$10,350.00	
18	CONCRETE CURB RAMP WITH DETECTABLE WARNING	each	4	\$270.00	\$1,080.00	\$1,490.40	
19	PRECAST CONCRETE STAIR LANDING	s.f.	30	\$46.88	\$1,406.25	\$1,940.63	
20	INFIELD MIX AND GRAVEL BASE	s.f.	20,434	\$2.67	\$54,490.67	\$75,197.12	
21	2.5" ASPHALT PAVEMENT+FABRIC - WALKWAYS	s.f.	14,699	\$3.78	\$55,529.56	\$76,630.79	
22	3.5" ASPHALT PAVEMENT+FABRIC - ROADWAY	s.f.	68,593	\$4.22	\$289,614.89	\$399,668.55	
23	3.5" ASPHALT PAVEMENT+ COURT SURFACE+LINE STRIPING - PICKLEBALL	s.f.	7,200	\$5.33	\$38,400.00	\$52,992.00	
24	3.5" ASPHALT PAVEMENT+LINE STRIPING - BASKETBALL	s.f.	6,000	\$4.22	\$25,333.33	\$34,960.00	
25	PAVEMENT MARKING	s.f.	4,720	\$3.89	\$18,354.00	\$25,328.52	
26	TRAFFIC SIGNS/ DIRECTIONAL ARROWS	each	8	\$150.00	\$1,200.00	\$1,656.00	
27	<b>BARRIERS</b>						0
28	WOODEN GUARD RAIL (PARKING AREAS)	l.f.	580	\$45.00	\$26,100.00	\$36,018.00	
29	BOLLARD	each	6	\$800.00	\$4,800.00	\$6,624.00	
30	CONCRETE BLOCK RETAINING WALL	l.f.	135	\$180.00	\$24,300.00	\$33,534.00	
31	SPORTS NETTING 60'HT WOOD POLE	l.f.	600	\$140.00	\$84,000.00	\$115,920.00	
32	4' VINYL CHAIN LINK FENCE & GATES PLAYGROUND	l.f.	725	\$55.00	\$39,875.00	\$55,027.50	
33	6' VINYL CHAIN LINK FENCE (ALONG TRAIN TRACKS AND OTHER HAZARDS)	l.f.	900	\$75.00	\$67,500.00	\$93,150.00	
34	VINYL CHAIN LINK GATE (10' WIDE)	l.f.	20	\$135.00	\$2,700.00	\$3,726.00	
35	30' VINYL CHAIN LINK BACKSTOP	l.f.	245	\$340.00	\$83,300.00	\$114,954.00	
36	12' VINYL CHAIN LINK FENCE COURTS (PICKLEBALL, TENNIS, BASKETBALL)	l.f.	680	\$155.00	\$105,400.00	\$145,452.00	
37	BATTING CAGE FENCE, GATES, AND NETTING	each	2	\$24,540.00	\$49,080.00	\$67,730.40	
38	VEHICULAR PIPE GATE, STANCHION, FOOTING 24'	each	4	\$5,160.00	\$20,640.00	\$28,483.20	
39	<b>CURBS</b>						0
40	R&R EXISTING GRANITE CURB	l.f.	20	\$22.00	\$440.00	\$607.20	
41	CONCRETE CURB PEDESTRIAN AND PLAY AREAS	l.f.	425	\$30.00	\$12,750.00	\$17,595.00	
42	GRANITE CURB VEHICULAR ENTRY DRIVE	l.f.	775	\$45.00	\$34,875.00	\$48,127.50	

43	<b>EARTHWORK</b>						<b>0</b>
44	ROUGH GRADING	s.f.	718,427	\$0.60	\$431,056.00	\$594,857.28	
45	FINE GRADING	s.f.	299,181	\$0.85	\$254,303.85	\$350,939.31	
46	GRAVEL BASE REHANDLED AND SPREAD FOR PAVEMENT	s.f.	4,830	\$1.74	\$8,407.78	\$11,602.73	
47	PROCESSED AGGREGATE BASE SUPPLEMENTED	s.f.	25,255	\$2.41	\$60,799.07	\$83,902.72	
48	RESPREAD TOPSOIL FROM STOCKPILE	s.f.	292,143	\$0.65	\$189,351.94	\$261,305.68	
49	AMENDED LOAM BORROW 2"	s.f.	292,143	\$0.34	\$99,184.35	\$136,874.41	
50	NATURAL TRAIL CLEARING GRADING SURFACING	l.f.	2,288	\$2.00	\$4,576.00	\$6,314.88	
51	<b>DRAINAGE IMPROVEMENTS</b>						<b>0</b>
52	12" DRAIN LINE	l.f.	200	\$65.00	\$13,000.00	\$17,940.00	
53	8" DRAIN LINE	l.f.	40	\$55.00	\$2,200.00	\$3,036.00	
54	UNDER DRAIN PLAYGROUND/ INFIELD	l.f.	1,022	\$35.00	\$35,759.50	\$49,348.11	
55	INFILTRATION DRAIN SWALE	l.f.	4,510	\$45.00	\$202,971.00	\$280,099.98	
56	DRAIN MANHOLE	each	4	\$4,200.00	\$16,800.00	\$23,184.00	
57	CATCH BASIN	each	3	\$3,500.00	\$10,500.00	\$14,490.00	
58	AREA DRAIN	each	5	\$1,200.00	\$6,000.00	\$8,280.00	
59	ADJUST CATCH BASIN	each	1	\$350.00	\$350.00	\$483.00	
60	LEACH FIELD	s.f.	1,000	\$18.00	\$18,000.00	\$24,840.00	
61	SEPTIC SYSTEM	each	1	\$2,500.00	\$2,500.00	\$3,450.00	Do we have City sewer on Mendon S
62	<b>SITE IMPROVEMENTS</b>						<b>0</b>
63	PRE-FAB-FACILITIES BUILDING	s.f.	3,250	\$150.00	\$487,500.00	\$672,750.00	
64	PICNIC TABLE	each	13	\$2,500.00	\$32,500.00	\$44,850.00	
65	10X20' DUGOUT METAL ROOF, CONC PAD, CHAIN LINK WALLS	each	2	\$7,000.00	\$14,000.00	\$19,320.00	
66	TEAM BENCH	each	7	\$1,000.00	\$7,000.00	\$9,660.00	
67	PARK BENCH	each	4	\$1,500.00	\$6,000.00	\$8,280.00	
68	BIKE RACK	each	15	\$400.00	\$6,000.00	\$8,280.00	
69	DISK GOLF STATIONS	each	9	\$150.00	\$1,350.00	\$1,863.00	
70	FIELD/ COURT APPURTENANCES, MOVEABLE MOUND SOCCER GOALS, H FRAME	each	15	\$500.00	\$7,500.00	\$10,350.00	
71	FOUL POLES / REMOVABLE FOUL POLES	each	4	\$900.00	\$3,600.00	\$4,968.00	
72	TRASH CAN	each	9	\$800.00	\$7,200.00	\$9,936.00	
73	SPLASH PAD CONCRETE W/ SEALANT SPRAY HEADS,	s.f.	2,000	\$25.00	\$50,000.00	\$69,000.00	SP. = flow through system
74	RUBBERIZED PLAY SURFACE	s.f.	3,000	\$20.00	\$60,000.00	\$82,800.00	
75	5-12-PLAY STRUCTURE	s.f.	1,950	\$15.00	\$29,250.00	\$40,365.00	
76	2-5 PLAY STRUCTURE	s.f.	1,050	\$15.00	\$15,750.00	\$21,735.00	
77	INFORMATION KIOSK	each	2	\$1,200.00	\$2,400.00	\$3,312.00	
78	PARK ENTRY SIGN	each	3	\$900.00	\$2,700.00	\$3,726.00	
79	CULVERT	each	3	\$3,500.00	\$10,500.00	\$14,490.00	
80	PLANTINGS, DECIDUOUS TREE 2.5"-3" CALIPER	each	123	\$1,200.00	\$147,600.00	\$203,688.00	
81	WET BASIN SEEDING	s.f.	8,500	\$0.22	\$1,888.89	\$2,606.67	
82	EROSION CONTROL SEEDING	s.f.	13,547	\$0.13	\$1,806.20	\$2,492.56	
83	GENERAL LAWN ESTABLISHMENT	s.f.	90,995	\$0.22	\$20,221.11	\$27,905.13	
84	SEEDING SPORT TURF ESTABLISHMENT	s.f.	82,806	\$0.28	\$23,001.67	\$31,742.30	
85	STONE DUST PATHS, 4" STABILIZED STONE DUST+ 8" GRAVEL+FABRIC	s.f.	200	\$6.89	\$1,377.78	\$1,901.33	
86	<b>UTILITIES - WATER SUPPLY</b>						<b>0</b>
87	WELL DRILLING, CASING AND CAP 100' DEPTH	each	3	\$3,000.00	\$9,000.00	\$12,420.00	
88	PUMP 60 GPM	each	3	\$2,000.00	\$6,000.00	\$8,280.00	
89	PUMP HOUSE	each	3	\$500.00	\$1,500.00	\$2,070.00	
90	WATER METER	each	4	\$1,200.00	\$4,800.00	\$6,624.00	Well tracking non utility
91	3/4 PEX WATER LINE	l.f.	650	\$45.00	\$29,250.00	\$40,365.00	
92	2" PEX WATER MAIN LINE	l.f.	550	\$55.00	\$30,250.00	\$41,745.00	
93	FIRE HYDRANT	each	3	\$3,500.00	\$10,500.00	\$14,490.00	
94	WATER METER/ PIT	each	3	\$2,500.00	\$7,500.00	\$10,350.00	
95	WATER GATE	each	4	\$1,000.00	\$4,000.00	\$5,520.00	
96	BACK FLOW PREVENTER	each	3	\$3,000.00	\$9,000.00	\$12,420.00	
97	BACKFLOW UTILITY CABINET	each	3	\$1,200.00	\$3,600.00	\$4,968.00	

98	<b>UTILITIES - ELECTRICAL</b>						0
99	PARKING AREA LIGHT	each	10	\$2,000.00	\$20,000.00	\$27,600.00	
100	PEDESTRIAN LIGHT	each	6	\$2,400.00	\$14,400.00	\$19,872.00	
101	LIGHT STANDARD FOUNDATION	each	24	\$1,500.00	\$36,000.00	\$49,680.00	
102	FIELD LIGHT FOUNDATION AND POLE	each	11	\$30,000.00	\$330,000.00	\$455,400.00	
103	COURT LIGHT	each	8	\$900.00	\$7,200.00	\$9,936.00	
104	FIELD LIGHT	each	15	\$24,000.00	\$360,000.00	\$496,800.00	Double cluster on multi use field
105	FIELD LIGHTING LOAD CENTER THREE PHASE POWER	each	2	\$10,000.00	\$20,000.00	\$27,600.00	
106	RESTORE ELECTRICAL SERVICE CONNECTION	each	1	\$1,000.00	\$1,000.00	\$1,380.00	
107	ELECTRICAL PANEL BOARD	each	5	\$1,500.00	\$7,500.00	\$10,350.00	
108	DUPLEX CGFI OUTLET STANCHION	each	14	\$400.00	\$5,600.00	\$7,728.00	
109	ELECTRICAL CONDUIT W/ 3 #8THHN WIRE	l.f.	1,600	\$55.00	\$88,000.00	\$121,440.00	
110	12X18" E. HAND HOLE	each	22	\$2,200.00	\$48,400.00	\$66,792.00	
111	<b>IRRIGATION</b>						0
112	IRRIGATION SYSTEM	s.f.	82,806	\$0.30	\$24,841.80	\$34,281.68	
113	IRRIGATION CONTROL	each	7	\$2,000.00	\$14,000.00	\$19,320.00	
114	IRRIGATION WATER CONNECTION	each	7	\$500.00	\$3,500.00	\$4,830.00	
115	LOCKING FROST FREE YARD HYDRANT HOSE BIB	each	11	\$400.00	\$4,400.00	\$6,072.00	

#### SOFT COSTS SUMMARY

A	Project Total without mark ups				\$5,586,400.98		
B	Site work Mobilization	X	3%	\$ 167,592	\$5,753,993.01		
C	Site work Demobilization	X	2%	\$ 111,728	\$5,865,721.03		
D	with General Conditions	X	5%	\$ 279,320	\$6,145,041.08		
E	with Overhead	X	10%	\$ 558,640	\$6,703,681.18		
F	with Profit	X	5%	\$ 279,320	\$6,983,001.23		
G	Total with Bond	X	3%	\$ 167,592	\$7,150,593.26		
H	10% Construction contingency	X	10%	\$ 558,640	\$7,709,233.36		
	<b>Sub total</b>				<b>\$7,709,233.36</b>		<b>\$7,709,233.36</b>

**Total Project Cost**

**\$7,710,000.00**

**\$7,710,000.00**

#### Legend

s.y. = Square Yard      ea. = Each  
c.y. = Cubic Yard      l.f. = Linear Foot

s.f. = Square Foot      l.s. = Lump Sum

(P&I) Provide and Install

R&S Remove and Store

R&D Remove and Dispose

R&R Remove and Reset

R&R Remove and Reset

#### Notes:

All quantities shown are referenced through sheet Calc-(project name), and to the extent feasible are grouped by area or activity for subdivision of projects

For planning purposes all units are converted to ft. for quick verification and adjustment as referenced to concept plans.

Some quantities shown are calculated based on ratios of area rather than measured units, or assumed as necessary components of typical facilities

Cost + Markup column is provided for convenient reference to individual line items as an alternate to the soft cost summary section

protected workbook password is: excel

Costs broken by area or application		
	Parking area East	\$588,000.00
	Parking area West	\$924,000.00
	Field House	\$889,000.00
	Pickleball, and basketball courts	\$626,000.00
Playground/ splashpad and picnic area		
		\$593,000.00
Note, upfront cost for play surface and splash pad are similar, but splash pad comes with higher operating cost.		
	Tennis courts and picnic area	\$114,000.00
	Mixed Use field	\$915,000.00
	Mixed Use field lighting	\$621,000.00
	Baseball field and annex parking	\$1,371,000.00
	Baseball field lighting	\$406,000.00
	Softball/ mixed use field	\$542,000.00
	Trail/ walkway improvements and Disk golf	\$121,000.00
	COMBINED TOTAL	\$7,710,000.00



## Kiwanis Beach Park

Kiwanis Park is a complex site serving diverse user groups including local and regional sports teams, family beach goers, boaters, and summer campers. Site constraints include extreme grade differences between the existing amenities, between the beach area sports fields and upper level parking which poses serious challenges to achieving universal accessibility. Ongoing improvements will address some of the accessibility issues, such as the gate house area where plans are underway to provide an accessible drop off, and accessible walks are being added to access the pavilion, fire pit, and upper parking lot. However, other access issues that need to be addressed include: the upper floor of the Ramsey building which is closed to the public due to lack of universal access; the softball infield which is in disrepair and lacks access; the tennis and basketball courts which do not include dedicated accessible drop-off spaces or ramps to the accessible space; and the canoe launch dock which also lacks an accessible route.



*Pavilion at Ramsey Building*



*Fire Pit and Ramsey Building*



*Lakeside canoe launch*



*Accessible Parking Area*



*Beach Area*



*Basketball Court*



*Baseball Field*



*Spectator Area*



*Parking Area*



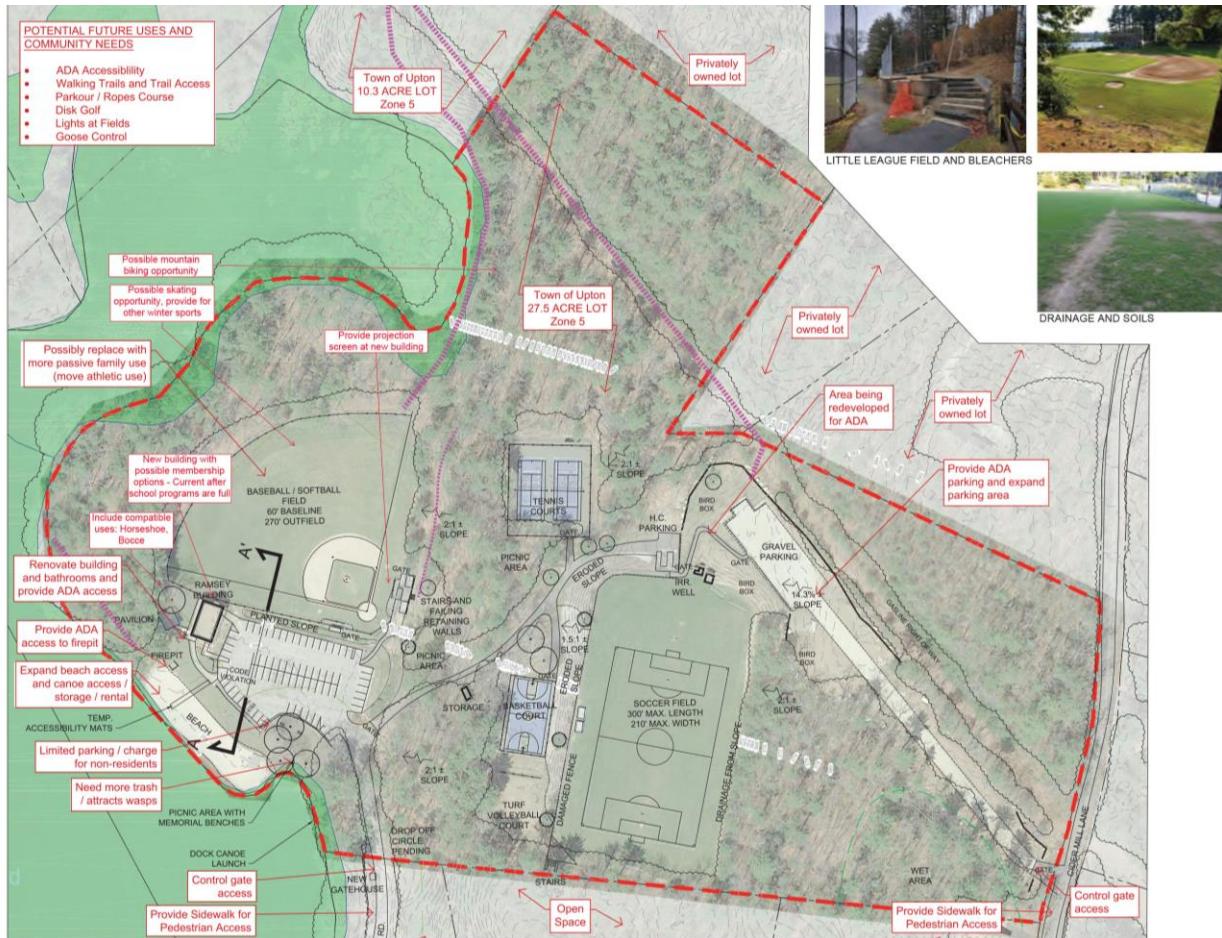
*Soccer Field*



*Woods*



*Parking Area*



## *Site Analysis*

## Public Outreach

Possible improvements and amenities discussed during the public outreach process include the following:

1. Create universal accessibility at the guard house.
2. Accessible walks are needed for existing features including fire pit, pavilion, basketball, tennis and soccer.
3. Replacing the Ramsey building with a new community recreation center would solve several problems and could provide several desirable amenities such as:
  - More and nicer bathrooms and changing rooms for the beach.
  - Full compliant ADA access to all facilities.
  - Shelter for day camp activities.

- Classrooms for day camp and community activities.
- Full basketball court. (replace the closed basketball court at town hall which can no longer be used due to safety/ maintenance constraints)
- Rooms for event rental, indoor recreation and activities such as martial arts, yoga.
- A deck for performance space and community gatherings
- A clear wall for AV displays.

4. There is a need for more parking and bus drop of for camp programs.
5. There is a desire for more passive recreation and picnic space (concert series performance space.) The potential loss of the softball field is of concern to many users and would need to be compensated for elsewhere prior to any change of use.
6. Add informal play spaces, bocce and horseshoe pits adjacent to beach area.
7. Slopes around soccer field need to be restored to prevent erosion.
8. There are drainage and erosion issues throughout the site.
9. Expand the beach area.
10. Desire for a playground and/or splash pad to expand complimentary recreation at the Beach.
11. Add a beach volleyball court.
12. Relocate dock for accessibility, and expand the dock for dual use for a life guard station and water craft access.
13. Enhance existing trails, and establish connections for a hiking trail system.
14. Add a disk golf course stations along trails



*Site Concept – See attachment*

## Concept Development

The preferred concept plan was based on direction received from the community meeting where two concepts and site analysis were presented for consideration. Community input was recorded as comments over site analysis maps. The concepts were refined through subsequent review with the Recreation Committee. Furthermore, a grading analysis and topographic cross sections were developed to confirm the feasibility of a new community building, field and trail development and the costs/ impacts that would be necessary to achieve planned work. From this the preferred concept was prepared and includes the following.

1. Universal accessibility can be achieved by adding parking and walkways for all amenities.
2. Replacement of the Ramsey building with a two-story community center building. One floor of the building will provide an indoor basketball court replacing the court at Town Hall. The other floor of the new building will include bathrooms, changing rooms, community and camp activity rooms. The building will be relocated to take advantage of the existing terrain where accessible parking can be included for access to a second floor. The building facing toward the open field and will provide space for community gathering and performances.

3. The lower field will be rebuilt for passive recreation uses associated with the water access and community activities.
4. Conversion of the softball field would be coordinated with development of replacement fields at the other parks that make up this master plan.
5. At the pond, the beach will be expanded to include a beach volley ball area, playground and possibly a splash pad for recreation compatible with the town beach, The dock will be relocated for access and to serve lifeguards.
6. Space for a bocce/ horseshoe lawn can be added along the pond where the dock had been.
7. Existing trails will be improved or expanded and new trails will be added for hiking biking and disk golf.
8. The parking area will be redeveloped for increased utilization up to 73 spaces with, improved drainage, camp program drop-off, and flexible temporary expansion over lawn for event parking this could provide up to 46 additional spaces.

**UPTON PARKS AND RECREATION**  
**KIWANIS PARK**

**PLANNERS OPINION OF PROBABLE CONSTRUCTION COST (CONCEPT)**

Project: UPTON RECREATION 4 PARKS MASTER PLAN

Project #: 61137.00

Project #:

Location: 100 KIWANIS BEACH ROAD

Location: UPTON MA

Computed By: CLB-TP

Checked By: JEF

Date: 01/11/19

Revised: 02/11/19

Revised:

item #	Item Description	Units	Quantity	Unit Price	Cost	COST+ MARKUP	Notes
0	<b>GENERAL REQUIREMENTS AND SITE PREPARATION</b>						
1	CONSTRUCTION FENCE, CONTROL AND GENERAL CONDITIONS	l.f.	1,000	\$12.00	\$12,000.00	\$16,560.00	
2	PROTECTION (TREE, WELL, STRUCTURE, MONUMENT, OTHER)	each	20	\$250.00	\$5,000.00	\$6,900.00	
3	EROSION CONTROL - SILT SACKS	each	3	\$160.00	\$480.00	\$662.40	
4	EROSION CONTROL - STRAW WADDLES	l.f.	2,405	\$13.50	\$32,467.50	\$44,805.15	Quantity basis per multiple sub-projects
5	<b>EXISTING CONDITIONS &amp; DEMOLITION</b>						
6	SAW CUT PAVEMENT	l.f.	30	\$11.00	\$330.00	\$455.40	
7	R&D ASPHALT AND BASE	s.f.	21,330	\$2.82	\$60,237.50	\$83,127.75	
8	R&D CONCRETE PAVEMENT AND BASE	s.f.	200	\$5.69	\$1,137.65	\$1,569.96	
9	R&D GRANITE CURB STAIRS	l.f.	25	\$14.00	\$350.00	\$483.00	
10	R&D INFIELD MIX	s.f.	8,400	\$0.85	\$7,140.00	\$9,853.20	
11	R&D BUILDING, CONCRETE PAD-BLOCK WALLS,	s.f.	1,351	\$11.45	\$15,466.61	\$21,343.93	
12	R&D CONCRETE STAIRS AND WALLS	s.f.	740	\$44.44	\$32,888.89	\$45,386.67	
13	STRIP SOD AND STOCKPILE LOAM FOR REUSE	s.f.	5,454	\$0.74	\$4,035.96	\$5,569.62	
14	R&D BACKSTOP	l.f.	145	\$16.00	\$2,320.00	\$3,201.60	
15	CLEAR AND GRUB	s.f.	29,148	\$0.83	\$24,192.84	\$33,386.12	
16	TREE REMOVAL <12"	each	16	\$1,000.00	\$15,720.00	\$21,693.60	
17	TREE REMOVAL >12"	each	14	\$2,000.00	\$27,000.00	\$37,260.00	
18	<b>PAVEMENT</b>						
19	CONCRETE PAVEMENT (BUILDING ENTRY AND ACCESSIBILITY)	s.f.	2,808	\$8.33	\$23,400.00	\$32,292.00	
20	CONCRETE RAMP WITH RAIL INTO BUILDING	l.f.	20	\$375.00	\$7,500.00	\$10,350.00	
21	CONCRETE CURB RAMP WITH DETECTABLE WARNING	each	4	\$270.00	\$1,080.00	\$1,490.40	
22	PRECAST CONCRETE STAIR LANDING, WITH RAIL	s.f.	100	\$46.88	\$4,687.50	\$6,468.75	
23	2.5" ASPHALT PAVEMENT+FABRIC - WALKWAYS	s.f.	2,265	\$3.78	\$8,556.67	\$11,808.20	
24	3.5" ASPHALT PAVEMENT+FABRIC - ROADWAY	s.f.	49,387	\$3.89	\$192,060.56	\$265,043.57	
25	REINFORCED TURF MATT OVERFLOW PARKING	s.f.	13,223	\$0.90	\$11,900.70	\$16,422.97	
26	BEACH ACCESS MAT	l.f.	110	\$50.00	\$5,500.00	\$7,590.00	
27	BEACH SAND AQUATIC	s.f.	3,700	\$1.60	\$5,920.00	\$8,169.60	
28	BEACH SAND VOLLEYBALL	s.f.	4,093	\$1.20	\$4,911.60	\$6,778.01	
29	PAVEMENT MARKING	s.f.	2,822	\$1.00	\$2,822.11	\$3,894.52	
30	TRAFFIC SIGNS/ DIRECTIONAL ARROWS	each	12	\$150.00	\$1,800.00	\$2,484.00	
31	<b>BARRIERS</b>						
32	WOODEN GUARD RAIL	l.f.	470	\$45.00	\$21,150.00	\$29,187.00	
33	BOLLARD	each	8	\$800.00	\$6,400.00	\$8,832.00	
34	CONCRETE BLOCK RETAINING WALL 4' HT.	l.f.	123	\$225.00	\$27,675.00	\$38,191.50	
35	4' VINYL CHAIN LINK FENCE & GATES	l.f.	285	\$55.00	\$15,675.00	\$21,631.50	
36	MOVEABLE RAIL FENCE/ BOLLARD & CHAIN	l.f.	300	\$35.00	\$10,500.00	\$14,490.00	
37	VEHICULAR PIPE GATE, STANCHION, FOOTING 24'	each	1	\$15,600.00	\$15,600.00	\$21,528.00	
38	<b>CURBS</b>						
39	R&R EXISTING GRANITE CURB STAIRS	l.f.	100	\$22.00	\$2,200.00	\$3,036.00	
40	GRANITE CURB VEHICULAR	l.f.	200	\$45.00	\$9,000.00	\$12,420.00	

<b>EARTHWORK</b>						
41 ROUGH GRADING	s.f.	221,231	\$0.60	\$132,738.60	\$183,179.27	
42 FINE GRADING	s.f.	133,034	\$0.85	\$113,078.90	\$156,048.88	
43 GRAVEL BASE REHANDLED AND SPREAD FOR PAVEMENT	s.f.	33,161	\$1.74	\$57,724.70	\$79,660.09	
44 PROCESSED AGGREGATE BASE SUPPLEMENTED	s.f.	5,454	\$2.41	\$13,130.00	\$18,119.40	
45 RESPREAD TOPSOIL FROM STOCKPILE 4"	s.f.	8,199	\$0.65	\$5,314.17	\$7,333.55	
46 AMENDED LOAM BORROW 2"	s.f.	8,199	\$0.34	\$2,783.61	\$3,841.38	
47 NATURAL TRAIL CLEARING GRADING SURFACING	l.f.	3,632	\$2.00	\$7,264.00	\$10,024.32	
<b>DRAINAGE IMPROVEMENTS</b>						
50 12" DRAIN LINE	l.f.	400	\$65.00	\$26,000.00	\$35,880.00	
51 UNDER DRAIN PLAYGROUND/ INFIELD	l.f.	610	\$35.00	\$21,350.00	\$29,463.00	
52 INFILTRATION DRAIN SWALE	l.f.	480	\$45.00	\$21,600.00	\$29,808.00	
53 DRAIN MANHOLE	each	4	\$4,200.00	\$16,800.00	\$23,184.00	
54 CATCH BASIN	each	3	\$3,500.00	\$10,500.00	\$14,490.00	
55 AREA DRAIN	each	1	\$1,200.00	\$1,200.00	\$1,656.00	
56 ADJUST CATCH BASIN	each	1	\$350.00	\$350.00	\$483.00	
57 LEACH FIELD	s.f.	1,000	\$18.00	\$18,000.00	\$24,840.00	
58 SEPTIC SYSTEM	each	1	\$2,500.00	\$2,500.00	\$3,450.00	Verify can the existing system be repurposed.
<b>SITE IMPROVEMENTS</b>						
60 CUSTOM GYMNASIUM-FACILITIES BUILDING	s.f.	12,092	\$240.00	\$2,902,080.00	\$4,004,870.40	
61 DECK, RAIL AND STAIRS	s.f.	1,300	\$28.00	\$36,400.00	\$50,232.00	
62 PICNIC TABLE	each	5	\$2,500.00	\$12,500.00	\$17,250.00	
63 REMOVE AND RESET MEMORIAL/ BENCH	each	3	\$100.00	\$300.00	\$414.00	
64 PARK BENCH	each	4	\$1,500.00	\$6,000.00	\$8,280.00	
65 BIKE RACK	each	8	\$400.00	\$3,200.00	\$4,416.00	
66 DISK GOLF STATIONS	each	18	\$150.00	\$2,700.00	\$3,726.00	
67 FIELD/ COURT APPURTEANCES, HORSE SHOES, VOLLEYBALL	each	4	\$500.00	\$2,000.00	\$2,760.00	
68 TRASH CAN	each	4	\$800.00	\$3,200.00	\$4,416.00	
69 SPLASH PAD CONCRETE W/ SEALANT SPRAY HEADS,	s.f.	2,000	\$25.00	\$50,000.00	\$69,000.00	
70 RUBBERIZED PLAY SURFACE	s.f.	3,000	\$20.00	\$60,000.00	\$82,800.00	
71 5-12-PLAY STRUCTURE	s.f.	1,950	\$15.00	\$29,250.00	\$40,365.00	
72 2-5 PLAY STRUCTURE	s.f.	1,050	\$15.00	\$15,750.00	\$21,735.00	
73 INFORMATION KIOSK	each	1	\$1,200.00	\$1,200.00	\$1,656.00	
74 PUNCHEON WOODEN STREAM WETLAND CROSSING	each	3	\$400.00	\$1,200.00	\$1,656.00	
75 PLANTINGS, DECIDUOUS TREE 2.5"-3" CALIPER	each	14	\$1,200.00	\$16,800.00	\$23,184.00	
76 WET BASIN SEEDING	s.f.	1,200	\$0.22	\$266.67	\$368.00	
77 EROSION CONTROL SEEDING	s.f.	16,810	\$0.13	\$2,241.33	\$3,093.04	
78 GENERAL LAWN ESTABLISHMENT	s.f.	54,274	\$0.22	\$12,060.89	\$16,644.03	
79 STONE DUST PATHS, 4" STABILIZED STONE DUST+ 8" GRAVEL+FABRIC	s.f.	50	\$6.89	\$344.44	\$475.33	
<b>UTILITIES - WATER SUPPLY</b>						
81 3/4 PEX WATER LINE	l.f.	400	\$45.00	\$18,000.00	\$24,840.00	
82 2" PEX WATER LINE	l.f.	300	\$55.00	\$16,500.00	\$22,770.00	
83 WATER METER/ PIT	each	2	\$2,500.00	\$5,000.00	\$6,900.00	
84 WATER GATE	each	2	\$1,000.00	\$2,000.00	\$2,760.00	
85 BACK FLOW PREVENTER	each	1	\$3,000.00	\$3,000.00	\$4,140.00	
86 BACKFLOW UTILITY CABINET	each	1	\$1,200.00	\$1,200.00	\$1,656.00	
<b>UTILITIES - ELECTRICAL</b>						
88 PARKING AREA LIGHT	each	10	\$2,000.00	\$20,000.00	\$27,600.00	
89 PEDESTRIAN LIGHT	each	4	\$2,400.00	\$9,600.00	\$13,248.00	
90 LIGHT STANDARD FOUNDATION	each	22	\$1,500.00	\$33,000.00	\$45,540.00	
91 COURT LIGHT	each	8	\$900.00	\$7,200.00	\$9,936.00	(Not currently lit, but power is available.)
92 RESTORE ELECTRICAL SERVICE CONNECTION	each	2	\$1,000.00	\$2,000.00	\$2,760.00	
93 ELECTRICAL PANEL BOARD	each	1	\$1,500.00	\$1,500.00	\$2,070.00	
94 DUPLEX CGFI OUTLET STANCHION	each	9	\$400.00	\$3,600.00	\$4,968.00	
95 ELECTRICAL CONDUIT W/ 3 #8THHN WIRE	l.f.	1,500	\$55.00	\$82,500.00	\$113,850.00	
96 12X18" E. HAND HOLE	each	16	\$2,200.00	\$35,200.00	\$48,576.00	
<b>IRRIGATION</b>						
98 RESTORE IRRIGATION SYSTEM AT PASSIVE RECREATION FIELD	s.f.	36,891	\$0.11	\$4,099.00	\$5,656.62	
99 LOCKING FROST FREE YARD HYDRANT HOSE BIB	each	6	\$400.00	\$2,400.00	\$3,312.00	

<b>SOFT COST SUMMARY</b>					
A	Project Total without mark ups			\$4,473,732.41	
B	Site work Mobilization	X	3%	\$ 134,212	\$4,607,944.38
C	Site work Demobilization	X	2%	\$ 89,475	\$4,697,419.03
D	with General Conditions	X	5%	\$ 223,687	\$4,921,105.65
E	with Overhead	X	10%	\$ 447,373	\$5,368,478.89
F	with Profit	X	5%	\$ 223,687	\$5,592,165.51
G	Total with Bond	X	3%	\$ 134,212	\$5,726,377.48
H	10% Construction contingency	X	10%	\$ 447,373	\$6,173,750.73
	<b>Sub total</b>			<b>\$6,173,750.73</b>	<b>\$6,173,750.73</b>
	<b>Total Project Cost</b>			<b>\$6,174,000.00</b>	<b>\$6,174,000.00</b>

**Legend**

s.y. = Square Yard      ea. = Each  
 c.y. = Cubic Yard      l.f. = Linear Foot  
 s.f. = Square Foot      l.s. = Lump Sum

(P&I) Provide and Install

R&S Remove and Store

R&D Remove and Dispose

R&R Remove and Reset

R&R Remove and Reset

Notes:

All quantities shown are referenced through sheet Calc-(project name), and to the extent feasible are grouped by area or activity for subdivision of projects

For planning purposes all units are converted to ft. for quick verification and adjustment as referenced to concept plans.

Some quantities shown are calculated based on ratios of area rather than measured units, or assumed as necessary components of typical facilities

Cost + Markup column is provided for convenient reference to individual line items as an alternate to the soft cost summary section

protected workbook password is: excel

Costs broken by area or application		
Community center building and annex parking.		\$4,637,000.00
Lower Parking and field renovation		\$807,000.00
Playground/ splashpad		\$339,000.00
Note, upfront cost for play surface and splash pad are similar, but splash pad comes with higher maintenance cost.		
Beach renovation associated amenities and parking		\$180,000.00
Upper field and court renovations		\$121,000.00
Trail and walk improvements with Disk Golf		\$90,000.00
<b>COMBINED TOTAL</b>		<b>\$6,174,000.00</b>



## Leland Field – Memorial Middle School

Leland Field is a town field located behind Memorial Middle school and shares facilities and parking with the school. It includes a Little League field in the northwest, a multiuse field to the northeast, and tennis/basketball sport courts in the southwest corner and is adjacent to the school playground. The courts have in the past been curbed and flooded for use as a skating rink, but the surface slope of the court is not fitted for this purpose. The site also includes a wooded area to the west, however access is limited by slopes, and the land use is limited by significant ledge and wetlands.



*Basketball Court*



*Wet area in woods*



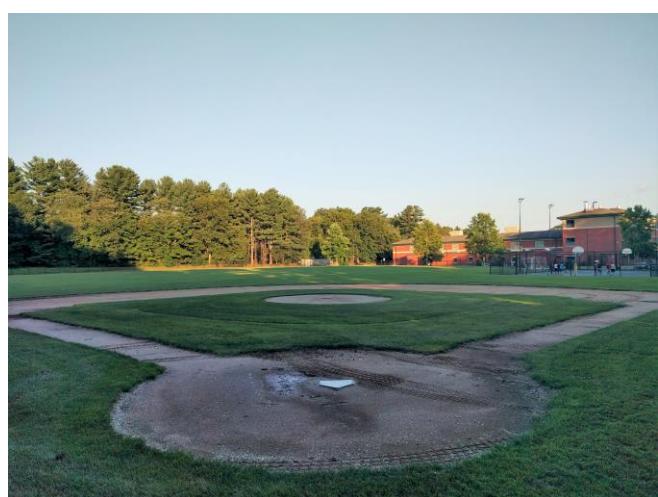
*Parking Area*



*Tennis Court*



*Play Area*



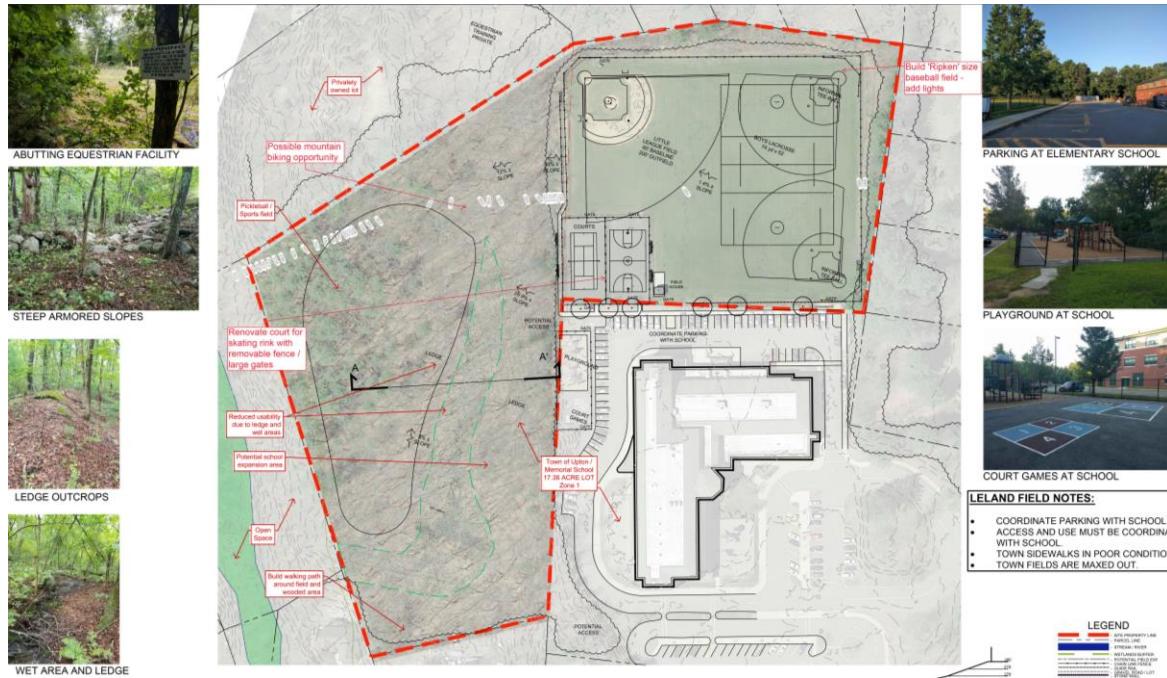
*Infield*



*Outfield*



*Player's Area*



### *Site Analysis*

## Public Outreach

Possible improvements and amenities discussed during the public outreach process include the following:

1. Add Cal Ripken scale Little League/ Baseball diamond in the northeast field, with new field lighting.
2. Renovate existing courts: regrade and add curbing, moveable fence and amenities for off season use as ice-hockey/skating rink.
3. Accessible walkway to the proposed Baseball infield.
4. Potential future access to lower wooded area as hiking-biking trails.
5. Addition of disk golf course stations along trails



*Site Concept – See attachment*

## Concept Development

The preferred concept plan was based on direction received from the community meeting where two concepts and site analysis were presented for consideration. Community input was recorded as comments over site analysis maps. The concepts were refined through subsequent review with the Recreation Committee. The resulting preferred concept includes the following:

1. To maximize the ballfield playing value of the site, a larger baseball/ Little League field is planned for the northwest corner of the site. This would cross the Little League field, limiting play to one or the other field at any given time, but provides a larger field for which there is greater need. It would require construction of the infield, backstop, removable foul poles and a net. To maximize the value of this field, lights would be added to extend the hours of play and limit conflict with active school hours.
2. While the current courts are in good condition a next priority would be to renovate the courts to include a removable center fence and surface sloped to receive a temporary ice- skating rink.
3. Additional facilities proposed by the public included access to the wooded portion of the site for mountain biking and terrain hiking.
4. Any other development of the lower wooded area has been omitted as the value of development is limited by the physical constraints. Also influencing this decision is the potential future expansion of the school.

**UPTON PARKS AND RECREATION**  
**LELAND FIELD**

**PLANNERS OPINION OF PROBABLE CONSTRUCTION COST (CONCEPT)**

Project: UPTON RECREATION 4 PARKS MASTER PLAN Computed By: CLBTP  
 Project #: 61137.00 Checked By: JEF  
 Project #: Date: 01/11/19  
 Location: LELAND FIELD @ MEMORIAL MIDDLE SCHOOL Revised: 02/11/19  
 Location: UPTON MA Revised:

item #	Item Description	Units	Quantity	Unit Price	Cost	COST+ MARKUP	Notes
0	<b>GENERAL REQUIREMENTS AND SITE PREPARATION</b>						
1	CONSTRUCTION FENCE, CONTROL AND GENERAL CONDITIONS	l.f.	101	\$12.00	\$1,212.00	\$1,672.56	
2	PROTECTION (TREE, WELL MONUMENT, BASKETBALL, OTHER)	each	4	\$250.00	\$1,000.00	\$1,380.00	
3	EROSION CONTROL - SILT SACKS	each	1	\$160.00	\$160.00	\$220.80	
4	EROSION CONTROL - STRAW WADDLES	l.f.	490	\$13.50	\$6,615.00	\$9,128.70	
5	<b>EXISTING CONDITIONS &amp; DEMOLITION</b>						0
6	R&D ASPHALT (RETAIN BASE)	s.f.	14,280	\$2.82	\$40,327.78	\$55,652.33	COURTS
7	STRIP SOD AND STOCKPILE LOAM FOR REUSE	s.f.	41,259	\$0.74	\$30,531.66	\$42,133.69	FIELD AREA
8	<b>PAVEMENT</b>						0
9	CLAY INFIELD MIX AND GRAVEL BASE	s.f.	11,052	\$3.22	\$35,612.00	\$49,144.56	FIELD AREA
10	CONCRETE CURB RAMP WITH DETECTABLE WARNING	s.f.	1	\$135.00	\$135.00	\$186.30	PARKING ACCESS NEW INFIELD
11	2.5" ASPHALT PAVEMENT+FABRIC - WALKWAYS	s.f.	2,100	\$3.78	\$7,933.33	\$10,948.00	
12	3.5" ASPHALT PAVEMENT+ COURT SURFACE - TENNIS	s.f.	14,280	\$4.22	\$60,293.33	\$83,204.80	COURTS
13	<b>BARRIERS</b>						0
14	RESET FENCE/ GUARD	l.f.	600	\$22.00	\$13,200.00	\$18,216.00	
15	BACKSTOP 40' BLACK VINYL CHAINLINK	l.f.	85	\$260.00	\$22,100.00	\$30,498.00	FIELD
16	SPORT NETTING BETWEEN COURTS	l.f.	120	\$40.00	\$4,800.00	\$6,624.00	COURTS
17	12' VINYL CHAIN LINK FENCE COURTS	l.f.	480	\$155.00	\$74,400.00	\$102,672.00	COURTS
18	<b>CURBS</b>						0
19	CONCRETE CURB (FLOODABLE ICE HOCKY RINK)	l.f.	480	\$45.00	\$21,600.00	\$29,808.00	COURTS
20	<b>EARTHWORK</b>						0
21	ROUGH GRADING	s.f.	27,433	\$0.60	\$16,459.80	\$22,714.52	FIELD
22	FINE GRADING	s.f.	27,433	\$0.85	\$23,318.05	\$32,178.91	FIELD
23	RESPREAD TOPSOIL FROM STOCKPILE 4"	s.f.	41,859	\$0.65	\$27,130.83	\$37,440.55	FIELD
24	AMENDED LOAM BORROW 2"	s.f.	4,126	\$0.34	\$1,400.77	\$1,933.06	FIELD
25	NATURAL TRAIL CLEARING GRADING SURFACING	l.f.	1,550	\$2.00	\$3,100.00	\$4,278.00	
26	<b>DRAINAGE IMPROVEMENTS</b>						0
27	12" DRAIN LINE	l.f.	100	\$65.00	\$6,500.00	\$8,970.00	
28	8" DRAIN LINE	l.f.	110	\$55.00	\$6,050.00	\$8,349.00	FIELD
29	UNDER DRAIN DRAIN INFIELD	l.f.	553	\$35.00	\$19,341.00	\$26,690.58	FIELD
30	AREA DRAIN	each	4	\$1,200.00	\$4,800.00	\$6,624.00	FIELD AND COURT

31	<b>SITE IMPROVEMENTS</b>						0
32	TEAM BENCH	each	2	\$250.00	\$500.00	\$690.00	
33	PARK BENCH	e.a.	1	\$50.00	\$50.00	\$69.00	
34	TRASH CAN	e.a.	2	\$50.00	\$100.00	\$138.00	
35	SEEDING SPORT TURF ESTABLISHMENT	s.f.	30,567	\$0.30	\$9,170.10	\$12,654.74	
36	<b>UTILITIES - ELECTRICAL</b>						0
37	FIELD LIGHT FOUNDATION AND POLE	each	5	\$30,000.00	\$150,000.00	\$207,000.00	
38	FIELD LIGHT CLUSTER	each	5	\$24,000.00	\$120,000.00	\$165,600.00	
39	FIELD LIGHTING LOAD CENTER 3 PHASE POWER	each	1	\$10,000.00	\$10,000.00	\$13,800.00	
40	NEW ELECTRICAL SERVICE CONNECTION	each	1	\$1,000.00	\$1,000.00	\$1,380.00	
41	ELECTRICAL PANEL BOARD	each	1	\$2,000.00	\$2,000.00	\$2,760.00	
42	DUPLEX CGFI OUTLET STANCHION	each	2	\$400.00	\$800.00	\$1,104.00	
43	ELECTRICAL CONDUIT W/ 3 #8THHN WIRE	l.f.	350	\$55.00	\$19,250.00	\$26,565.00	
44	12X18" E. HAND HOLE	each	2	\$300.00	\$600.00	\$828.00	
45	<b>IRRIGATION</b>						0
46	RESTORE IRRIGATION SYSTEM	s.f.	30,207	\$0.11	\$3,356.33	\$4,631.74	
47	LOCKING FROST FREE YARD HYDRANT HOSE BIB	each	2	\$400.00	\$800.00	\$1,104.00	

## SOFT COSTS SUMMARY

A	Project Total without mark ups			\$745,646.99	
B	Site work Mobilization	X	3%	\$ 22,369	\$768,016.40
C	Site work Demobilization	X	2%	\$ 14,913	\$782,929.34
D	with General Conditions	X	5%	\$ 37,282	\$820,211.69
E	with Overhead	X	10%	\$ 74,565	\$894,776.39
F	with Profit	X	5%	\$ 37,282	\$932,058.74
G	Total with Bond	X	3%	\$ 22,369	\$954,428.15
H	10% Construction contingency	X	10%	\$ 74,565	\$1,028,992.85
<b>Sub total</b>				<b>\$1,028,992.85</b>	<b>\$1,028,992.85</b>

<b>Total Project Cost</b>	<b>\$1,029,000.00</b>	<b>\$1,029,000.00</b>
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### Legend

s.y. = Square Yard      ea. = Each  
 c.y. = Cubic Yard      l.f. = Linear Foot  
 s.f. = Square Foot      l.s. = Lump Sum

(P&I) Provide and Install

R&S Remove and Store

R&D Remove and Dispose

R&R Remove and Reset

R&R Remove and Reset

Notes:

All quantities shown are referenced through sheet Calc-(project name), and to the extent feasible are grouped by area or activity for subdivision of projects

For planning purposes all units are converted to ft. for quick verification and adjustment as referenced to concept plans.

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Cost + Markup column is provided for convenient reference to individual line items as an alternate to the soft cost summary section

Costs broken by area or application		
	BASEBALL INFIELD	\$383,000.00
	BASEBALL FIELD LIGHTING	\$419,000.00
	COURT RENOVATION	\$222,000.00
	TRAILS	\$5,000.00
	COMBINED TOTAL	\$1,029,000.00

protected workbook password is: excel



## West River Field Recreation Area

The West River Field includes a gravel parking area and a youth soccer field, irrigation tied to an on-site well and a memorial marker. Development of this park is limited by wetlands, riverfront area and a Natural Heritage endangered species restriction. However, with minor expansion of the overall open area and reconfiguration of the parking, more space may be available for a second field for increased use.



*Driveway*



*Field and Utilities*



*Parking Area*



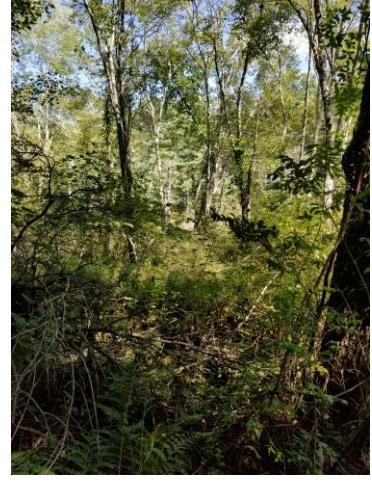
*Field*



*Wooded Area*



*Field Edge*



*Wooded Area*



*Roadway*



*Roadway at Entrance*



## *Site Analysis*

## Public Outreach

Possible improvements and amenities discussed during the public outreach process include the following:

1. There is a desire for more picnic space and amenities to occupy family members not currently in play.
2. Add a Playground for compatible side activity for spectator families.
3. Expand the field to accommodate more field play.
4. Reconfigure the parking to allow for increased fields.
5. Add a new perimeter walking trail, with interpretive signage about the river and habitat.
6. Provide universal accessibility.



*Site Concept – See attachment*

## Concept Development

The preferred concept plan was based on direction received from the community meeting where two concepts and site analysis were presented for consideration. Community input was recorded as comments over site analysis maps. The concepts were refined through subsequent review with the Recreation Committee.

This project is included as a low-cost early improvement that can provide additional venues while compatible sites are developed/ repurposed.

From this the current concept was prepared. It includes the following proposed improvements:

1. Parking can be reconfigured to allow for increased size of field area.
2. Pave a portion of the modified parking and driveway for universal accessibility.
3. Add walkway/ drop-off for accessibility.
4. Expand the field area to accommodate a second U10 youth soccer field to allow alternating of game positions to reduce field ware and allow simultaneous practice.
5. Addition of a new perimeter walking trail to connect site features and supplement passive complimentary recreation during active field games. This trail could also include interpretive signage about the river and habitat and/or exercise activities.

6. Redevelopment of the site may require construction of a bio-infiltration swale and rain garden for storm water improvement related to the modified parking and expanded field.
7. Addition of a playground which would be a compatible side activity for spectator families watching soccer games.
8. Establish a picnic and passive recreation lawn.
9. Provide soft trails for access to the wooded portion of the site for mountain biking and terrain hiking.

**UPTON PARKS AND RECREATION**  
**WEST RIVER FIELD**

**PLANNERS OPINION OF PROBABLE CONSTRUCTION COST (CONCEPT)**

Project: UPTON RECREATION 4 PARKS MASTER PLAN

Computed By: CLB/TP

Project #: 61137.00

Checked By: JEF

Project #:

Date: 01/11/19

Location: 100 WEST RIVER STREET

Revised: 02/11/19

Location: UPTON MA

Revised:

Item #	Item Description	Units	Quantity	Unit Price	Cost	COST+ MARKUP	Notes
0	<b>GENERAL REQUIREMENTS AND SITE PREPARATION</b>						
1	CONTROL AND GENERAL CONDITIONS	l.f.	40	\$8.80	\$352.00	\$485.76	
2	PROTECTION (TREE, WELL MONUMENT, OTHER)	e.a.	3	\$250.00	\$750.00	\$1,035.00	
3	EROSION CONTROL - STRAW WADDLES	l.f.	500	\$13.50	\$6,750.00	\$9,315.00	
4	<b>EXISTING CONDITIONS &amp; DEMOLITION</b>						0
5	R&S GRAVEL PAVING	s.f.	18,970	\$0.56	\$10,538.89	\$14,543.67	
6	STRIP SOD AND STOCKPILE LOAM FOR REUSE	s.f.	28,779	\$0.74	\$21,296.46	\$29,389.11	
7	CLEAR AND GRUB	s.f.	36,212	\$0.83	\$30,055.96	\$41,477.22	
8	TREE REMOVAL >12"	e.a.	19	\$2,000.00	\$37,675.00	\$51,991.50	
9	<b>PAVEMENT</b>						0
10	CONCRETE PAVEMENT	s.f.	200	\$8.33	\$1,666.67	\$2,300.00	ACCESSIBLE PICNIC SPACE AND PADS
11	2.5" ASPHALT PAVEMENT+FABRIC - WALKWAYS	s.f.	4,449	\$3.78	\$16,807.33	\$23,194.12	
12	3.5" ASPHALT PAVEMENT+FABRIC - PARKING	s.f.	7,923	\$4.22	\$33,452.67	\$46,164.68	
13	PAVEMENT MARKING	s.f.	453	\$1.00	\$452.74	\$624.79	
14	DIRECTIONAL ARROWS	e.a.	4	\$150.00	\$600.00	\$828.00	
15	<b>BARRIERS</b>						0
16	WOODEN GUARD RAIL	l.f.	300	\$45.00	\$13,500.00	\$18,630.00	
17	4' VINYL CHAIN LINK FENCE & GATES	l.f.	120	\$55.00	\$6,600.00	\$9,108.00	
18	WOODEN GUARD RAIL (POST ONLY)	e.a.	2	\$100.00	\$200.00	\$276.00	
19	<b>CURBS</b>						0
20	ASPHALT BERM	l.f.	350	\$25.00	\$8,750.00	\$12,075.00	
21	<b>EARTHWORK</b>						0
22	ROUGH GRADING	s.f.	36,812	\$0.60	\$22,087.20	\$30,480.34	
23	FINE GRADING	s.f.	12,572	\$0.85	\$10,686.20	\$14,746.96	
24	GRAVEL BASE REHANDLED AND SPREAD	s.f.	18,970	\$1.74	\$33,021.85	\$45,570.16	
25	RESPREAD TOPSOIL FROM STOCKPILE 4"	s.f.	28,779	\$0.65	\$18,653.06	\$25,741.22	
26	AMENDED LOAM BORROW 2"	s.f.	28,779	\$0.34	\$9,784.86	\$13,503.11	
27	NATURAL TRAIL CLEARING GRADING SURFACING	l.f.	1,253	\$2.00	\$2,506.00	\$3,458.28	
28	<b>DRAINAGE IMPROVEMENTS</b>						0
29	INFILTRATION DRAIN	l.f.	200	\$45.00	\$9,000.00	\$12,420.00	

30	<b>SITE IMPROVEMENTS</b>						0
31	PICNIC TABLE	e.a.	4	\$2,500.00	\$10,000.00		\$13,800.00
32	TRASH CAN	e.a.	1	\$800.00	\$800.00		\$1,104.00
33	RUBBERIZED PLAY SURFACE + GEOGRID	s.f.	2,065	\$21.00	\$43,365.00		\$59,843.70
34	5-12-PLAY STRUCTURE	e.a.	1,342	\$15.00	\$20,133.75		\$27,784.58
35	2-5 PLAY STRUCTURE	e.a.	723	\$15.00	\$10,841.25		\$14,960.93
36	EROSION CONTROL SEEDING	s.f.	5,000	\$0.22	\$1,100.00		\$1,518.00
37	SEEDING SPORT TURF ESTABLISHMENT	s.f.	48,430	\$0.30	\$14,529.00		\$20,050.02
38	<b>IRRIGATION</b>						0
39	EXTEND IRRIGATION SYSTEM	s.f.	48,430	\$0.28	\$13,452.78		\$18,564.83
40	LOCKING FROST FREE YARD HYDRANT HOSE BIB	e.a.	2	\$400.00	\$800.00		\$1,104.00
<b>SOFT COSTS SUMMARY</b>							
A	Project Total without mark ups				\$410,208.66		
B	Site work Mobilization	X	0.03	\$ 12,306	\$422,514.92		
C	Site work Demobilization	X	0.02	\$ 8,204	\$430,719.10		
D	with General Conditions	X	0.05	\$ 20,510	\$451,229.53		
E	with Overhead	X	0.10	\$ 41,021	\$492,250.40		
F	with Profit	X	0.05	\$ 20,510	\$512,760.83		
G	Total with Bond	X	0.03	\$ 12,306	\$525,067.09		
H	10% Construction contingency	X	0.10	\$ 41,021	\$566,087.96		
	<b>Subtotal</b>			<b>\$566,087.96</b>			<b>\$566,087.96</b>
	<b>Total Project Cost</b>			<b>\$567,000.00</b>			<b>\$567,000.00</b>

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Costs broken by area or application		
	Playground/ accessibility	\$158,000.00
	Filed expansion and trails	\$165,000.00
	Parking area and walks	\$244,000.00
	COMBINED TOTAL	\$567,000.00

# Conclusion

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The concept plans developed through the public outreach process provide a framework for selecting, budgeting, and coordinating development of the recreation program to meet the current and anticipated needs of the community.

There are great opportunities for expansion of the recreation facilities and services associated with the Trask land donation however the timing and scope of availability of this property is not defined and may take time to process. In the interim, planning for future facilities will need to proceed on parallel tracks preserving current program capacity while preparing for expanded capacity. By coordinating development over multiple parks the Recreation Department will maximize available services while managing budgets and land use for optimal value to the town.



*Example of Rain Garden*



*Example of Community Building*



*Example of Disk Golf*



*Example of Trails*



*Gaga Ball / Court Games*



*Example of Play Area*



*Example of Picnic Area*



*Example of Permeable Pavement*

## Attachments

1. Trask Land Donation - Site Analysis and Public Comment
2. Kiwanis Beach – Site Analysis and Public Comment
3. Leland Field – Site Analysis and Public Comment
4. West River Field – Site Analysis and Public Comment
5. Parks Master Plan - Trask Land Donation
6. Parks Master Plan - Kiwanis Beach
7. Parks Master Plan - Leland Field
8. Parks Master Plan - West River Field