

MASCONOMET REGIONAL SCHOOL DISTRICT

SYNTHETIC TURF FEASIBILITY STUDY

October 2022



Prepared By:



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**MASCONOMET REGIONAL
SCHOOL DISTRICT**
SYNTHETIC TURF FEASIBILITY STUDY

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1. Existing Conditions Review

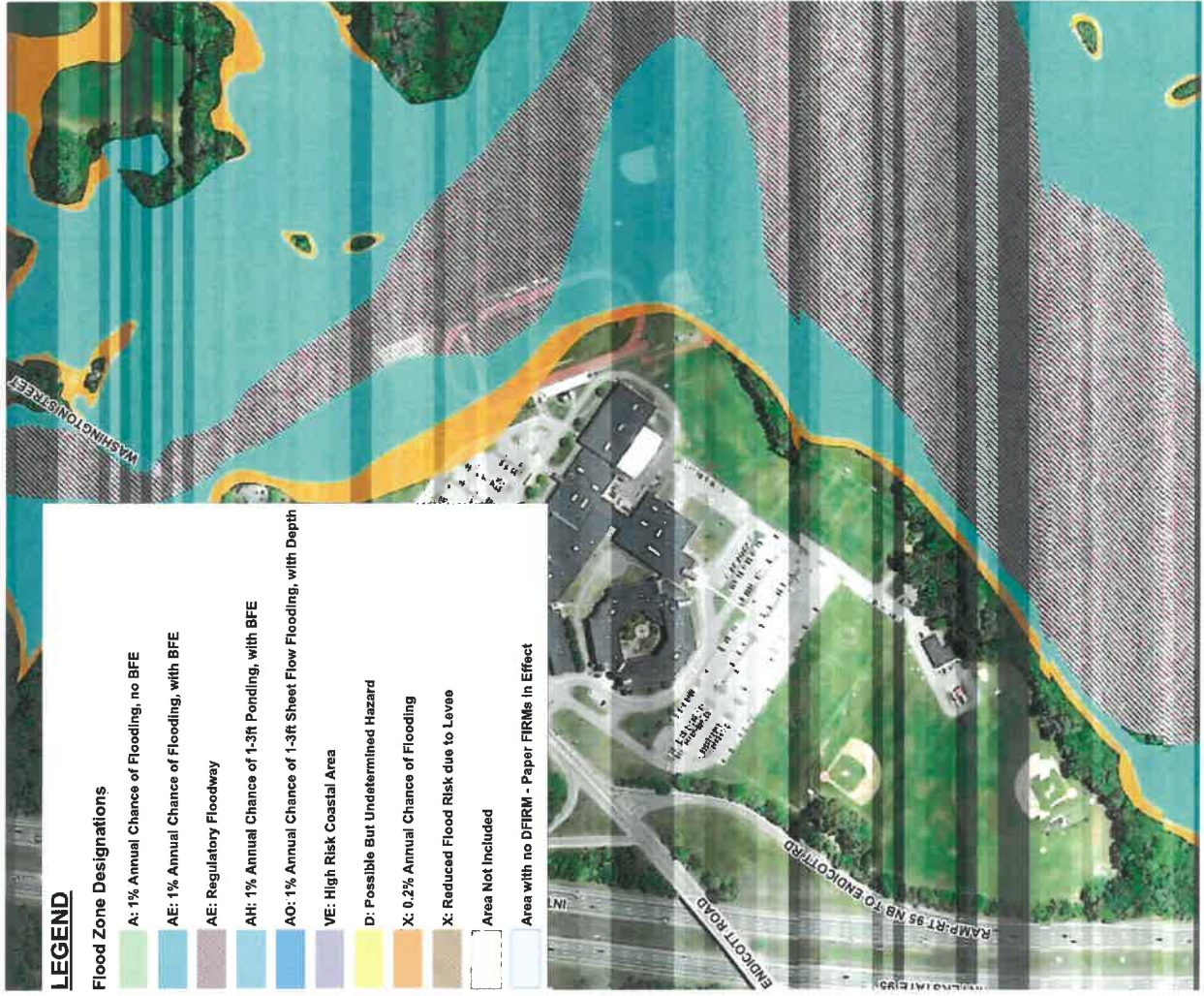
INFORMATION GATHERING

- Track and Field Complex
 - Track Surfacing and Event Layout
 - Field Condition and Topsoil Depth
 - Bleachers, Pressbox, and Storage Building
 - Site Access and Vehicular/Pedestrian
- Baseball and Softball Fields
 - Dugouts, Batting Cages, Scoreboards
 - Field Conditions and Topsoil Depth
 - Approximate Layout of Existing Leaching Field
- Practice Fields
- Parking, Site Circulation, and Accessibility
- Flood Zone Maps



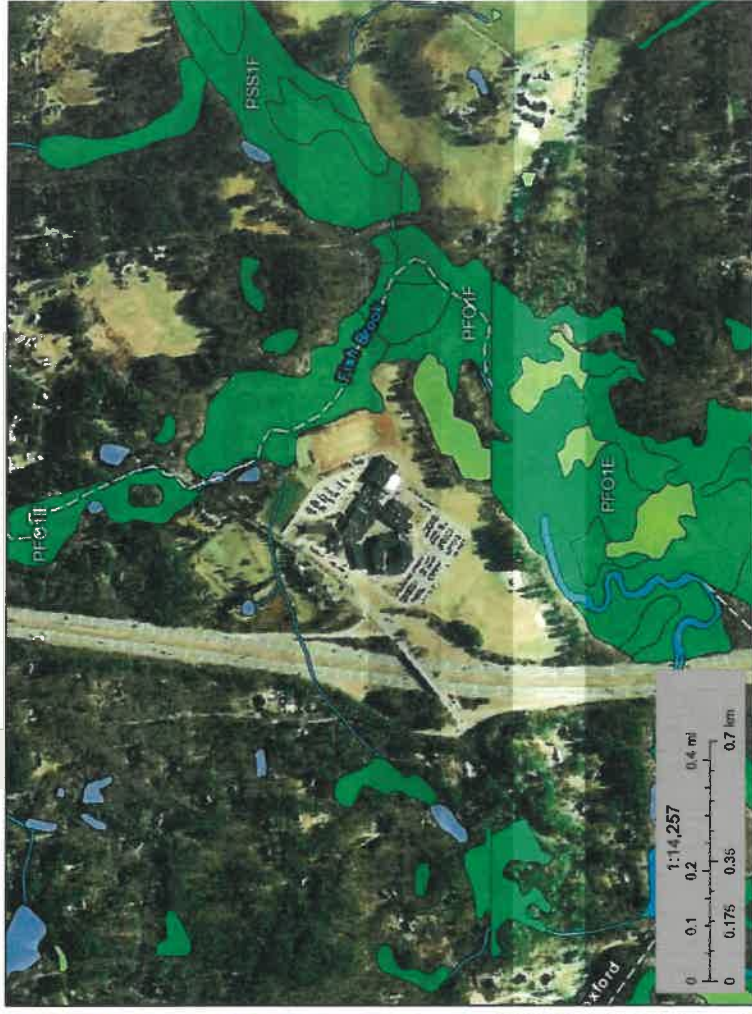
Top Left: Existing 4-lane running track
Bottom Left: Existing elevated bleacher at track and field
Bottom Right: Existing long/triple jump pit and runway
Above: Existing varsity baseball field





U.S. Fish and Wildlife Service
National Wetlands Inventory

Masconomet

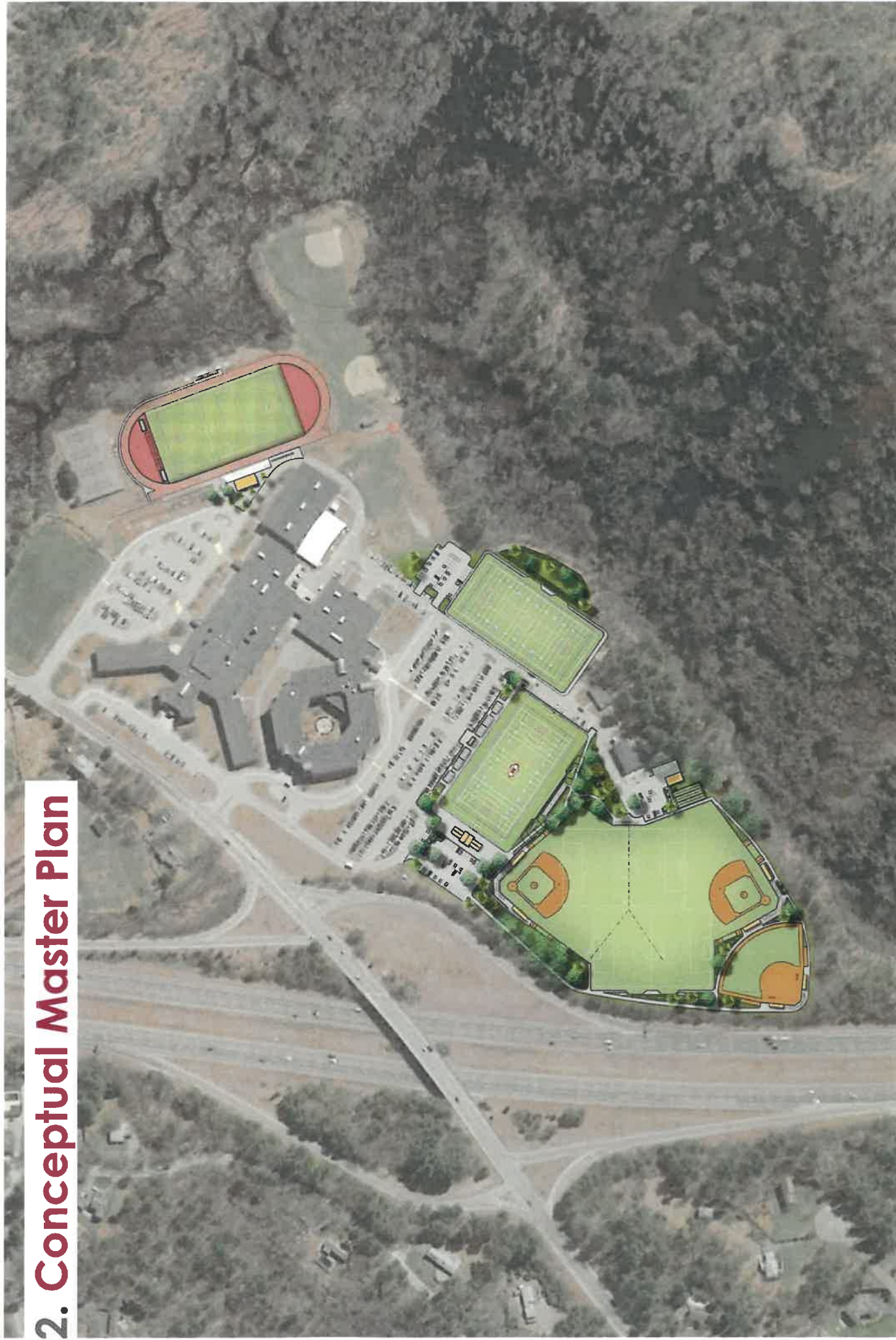


- September 13, 2019
- Wetlands**
- Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Other
 - Riverine

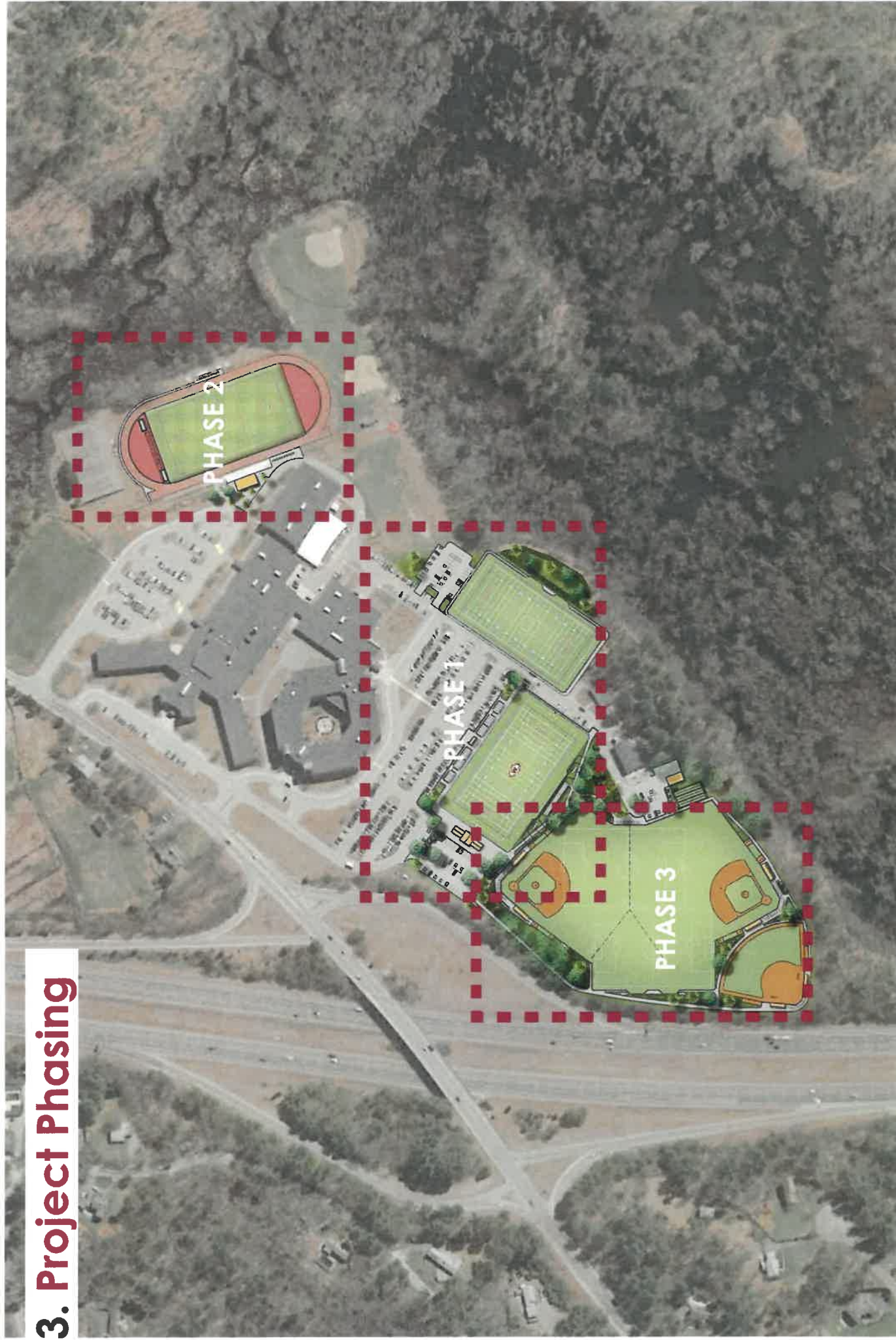
This map is for general
 Service is not responsible
 base data shown on
 be used in accordance
 Wetlands Mapper w



2. Conceptual Master Plan



3. Project Phasing





4. COST ANALYSIS - Phase I

RELOCATED FOOTBALL FIELD AND NEW MULTI-PURPOSE FIELDS

The opinion of probable construction costs includes the following renovations to the athletic complex at the southern end of campus:

- Infilled synthetic turf football field and full sized varsity soccer field (also accommodates field hockey and lacrosse as well)
- Infilled sythnetic turf field hockey and lacrosse field (acommodates practice football field as well)
- Athletic ball netting and fencing with graphic wind screens
- Spectator seating for approximately 1,000 spectators are new football and soccer game field
- ADA acesible elevated press box
- New 2,300sf support building that includes restrooms, team rooms, concessions, and space for storage
- Revised parking layout that provides 11 additional parking spaces
- Improved pedestrian circulation from the parking to and around the athletic fields
- LED athletic lighting at both field
- Tree and shrub plantings

TOTAL OPINION OF PROBABLE PROJECT COSTS: \$8,334,031.00
Total Estimated Construction Costs: \$7,062,738.00

Note: Opinion of Probable Construction Costs includes a 10% construction contingency, general conditions, contractor overhead and profit, 10% Design Contingency, and 8% Design fee.





4. COST ANALYSIS - Phase II

TRACK AND FIELD FACILITY RENOVATIONS

The opinion of probable construction costs includes the following renovations to the track and field facility:

- Natural grass athletic field at the track and field
- New 6-lane running track and resilient track surfacing at D-Areas
- Long long/triple jump runways and landing pits at the D-Area
- A new ADA compliant walkway from the parking lot to the visiting spectator seating area
- New chain link fencing at the northern perimeter of the facility
- Athletic ball netting at the end lines
- Rotating/Hinged football goal posts
- New ornamental fencing along the drive at the southern end of the facility to provide crowd control on game days
- New support building with press box, restrooms, concessions and storage
- Entry plaza

TOTAL OPINION OF PROBABLE PROJECT COSTS: \$3,816,134.00
Total Estimated Construction Costs: \$3,234,012.00

Note: Opinion of Probable Construction Costs includes a 10% construction contingency, general conditions, contractor overhead and profit, 10% Design Contingency, and 8% Design fee.





4. COST ANALYSIS - Phase III

BASEBALL, SOFTBALL & SOCCER FIELDS

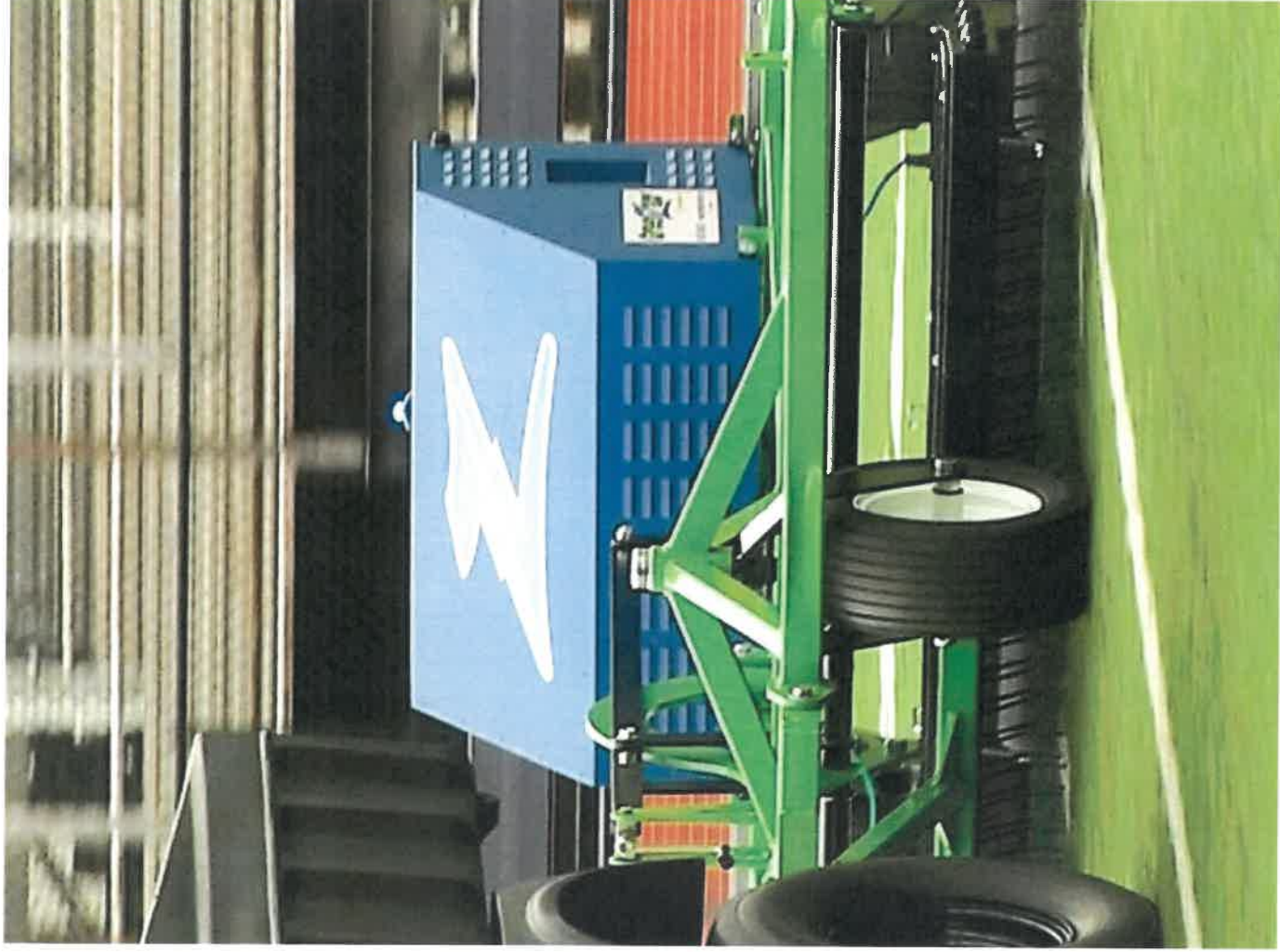
The opinion of probable construction costs includes the following renovations to the multi-purpose, baseball & softball fields:

- Two infilled synthetic turf baseball fields that accommodate two full-size soccer fields
- A stand-alone softball field
- Pedestrian circulation throughout the facility
- Masonry team areas at both baseball fields and softball field
- Athletic ball netting at baseball/softball backstops
- Three tension batting tunnels
- Elevated spectator seating at the baseball and softball backstops
- LED Athletic lighting at each field and site lighting along pathways
- Renovated parking lot and materials storage shed at Facilities building
- Tree and shrub plantings

TOTAL OPINION OF PROBABLE PROJECT COSTS: \$11,399,860.00
Total Estimated Construction Costs: \$9,660,899.00

Note: Opinion of Probable Construction Costs includes a 10% construction contingency, general conditions, contractor overhead and profit, 10% Design Contingency, and 8% Design fee.





4. COST ANALYSIS - Maintenance and Facility Rentals

COST ANALYSIS - MAINTENANCE

The annual maintenance costs to maintain this synthetic turf facility will be approximately 50% cheaper than the average maintenance costs for a natural grass field. Maintenance on a synthetic turf field will include the following:

- Grooming and sweeping
- Inspecting infill levels and adding additional infill as needed - (additional infill is typically added to high use areas such as goal mouths and batter's boxes)
- Turf replacement after approximately 10 years

Anticipated annual maintenance costs will be approximately \$16,000.00 per year per field for the synthetic turf fields.

COST ANALYSIS - RENTAL OPPORTUNITIES

With the installation of athletic lighting, MRSD will have the opportunity to rent these renovated facilities to local youth sports organizations and club teams. MRSD can anticipate being able to rent each field for at an hourly rate of approximately \$200 (including the use of athletic lighting).



COMMENTS & QUESTIONS?

Thank you!

