



# Working together to bring turf athletic fields to Masconomet Regional High School

SPRING 2023



Stantec provided a comprehensive three-phase plan for the complete renovation of our athletic fields. The School Committee has chosen to only pursue Phase 1 at this time. The current stadium field and track will remain as is. Improvements to that field are not included in this phase.

Phase 1 includes:

- 1 Infilled synthetic, full-sized, multi-purpose stadium field
- 1 Infilled synthetic, multi-purpose field
- Athletic ball netting and fencing with graphic wind screens
- Stadium field seating for approximately 1,000 spectators
- ADA accessible elevated press box
- New 2,300ft<sup>2</sup> support building (restrooms, team rooms, storage, concessions)
- Revised parking layout that provides 11 additional parking spaces
- Improved pedestrian circulation from the parking to and around athletic fields
- LED athletic lighting at both fields
- Tree and shrub plantings

Phase 1 will service soccer, field hockey, football, and lacrosse, plus some baseball and softball activities. Fields will be available for youth programs, in-season rentals and summer camps.



**MAY 2**  
Topsfield Town Meeting  
7 PM  
Masco Auditorium

**MAY 9**  
Middleton Town Meeting  
7 PM  
Howe Manning School

**MAY 9**  
Boxford Town Meeting  
7 PM  
Masco Auditorium

At the Town Meeting, residents will vote on whether or not to use free cash on a Warrant Article to pay for Design, Engineering & Permitting for two synthetic turf playing fields and related amenities.

This funding request is to move the project through **permitting** only. Masconomet School Committee is not seeking Tri-town approval or funding for the **construction** of turf fields at Masco at this time.

## WHY NOT GRASS?

Grass fields are becoming more difficult (and costly) to properly maintain both seasonally and while at rest - they require treatment, reseeding and sod replacement.

On-going irrigation is required due to increased drought conditions (balanced with reduced Essex County water supply).

Grass fields require rest - lower traffic/periods of inactivity. Fields are used for both practice and games. The Tri-towns do not have enough operational grass fields to support Masco overflow practices to lessen the burden on game fields.

There have been a number game postponements/relocations due to grass conditions or unsafe playing conditions on current fields.

Masco athletes have a shorter playing season on home fields due to the above conditions.

Tri-town youth sports are not able to utilize Masco fields so teams are heavily relying on the turf field at Boxford Commons.

## WHY TURF?

Masco is the only school without turf fields in the NEC/CAL leagues. Masco facilities have slipped below what is a comparable level to other public high schools.

Students want to be able to practice and play on school grounds they are proud of, in front of their community, rather than play elsewhere.

Masco cannot host MIAA tournament games based on current field conditions and/or lack of related amenities such as ticketing and accessible accommodations which the turf field plan addresses.

In-season maintenance of fields is less than that of grass and the "season" is almost year-round as fields can be used for recreation and practice even on warm winter days.

Turf solves the broader community problem related to need vs. availability. Tri-town community grass fields also need repair and Boxford Common is trying to serve all the needs.



# NEW MULTI-PURPOSE STADIUM FIELD & RESURFACED MULTI-PURPOSE FIELD

**PHASE 1 TOTAL ESTIMATED COSTS: \$7.6M**

**Design, Engineering, Permitting: \$449K**

**Bidding & Construction Services: \$182K**  
**Construction Costs: \$7.1M**  
**Contingencies: \$700K**

## REQUEST FOR TOWN SUPPORT

Masconomet School Committee is seeking financial support from the three member towns to move forward with Design, Engineering & Permitting.

Topsfield & Middleton Finance Committees voted to give a positive recommendation on the cost of the Design, Engineering & Permitting through a free cash appropriation on a Warrant Article.

A vote of "yes" in May Town Meetings will demonstrate town support to begin this process and move through permitting.

## FUNDRAISING & GRANTS

Turf Up Masco is committed to the effort of privately fundraising for the construction of Phase 1.

Private (individual and corporate donations) + grants will make bringing turf to Masconomet Regional High School a reality.

Total Projected Fundraising Effort: \$7.6M

Turf Up Masco will provide a Donor Level structure, naming rights and sponsorship opportunities for approval by Masconomet Regional School Committee.

## REVENUE POTENTIAL / MAINTENANCE & REPLACEMENT FUNDS

Masconomet High School's location is well-positioned to promote field rentals based off proximity to I-95 as well as access to private sports clubs and facilities who require fields for weekend practices and summer camps.

Rental revenue is unlikely to cover 100% of the replacement costs. Additional fundraising by Turf Up may be required to close any gap between replacement costs and accumulated rental revenue. If a gap still remains, taxpayers could be asked to help close it.

## ENVIRONMENT & SAFETY

**We can choose the materials that pose the least risk to our students and our environment. We can have "safe" turf at Masconomet Regional High School.**

There is much debate regarding the perceived health risks with turf, thus the School Committee is looking for balance in recommendations to address all concerns. The School Committee's Sustainability Policy (pending approval in April) will inform decisions relative to material selection for turf fields on Masconomet's campus.

The majority of concerns related to health and safety have to do with crumb rubber infill that contain chemicals, carcinogens and PFAS (per- and poly-fluoroalkyl substances). In today's market, there are numerous alternatives that provide "safe" turf. These include sand or coated-sand infill and plant-based or mineral-based infills. Additionally, there are now shock-pad products that do not contain PVCs.

Stantec is committed to understanding the full extent of both the community's health and safety concerns and Boxford Conservation Commission's permitting requirements, concerns and expectations as it relates to location of the Turf Fields, Schematic Design, Design Development, & Construction Documents.

Stantec will provide information and options on the myriad of available infilled synthetic turf systems, alternative infill materials, and specialty athletic surfacing vendors so that Masconomet can choose the safest options for our athletes and environment.

**For more information, visit [www.turfupmasco.org](http://www.turfupmasco.org) or follow on social media @turfupmasco.**