

Varney Playground Master Plan Design Committee



Public Presentation

Bill Gilet, Chairman

Paul Cohen, Town Manager

Bernie Battle, Donna Salyards

Tricia Dzuris, Gary Persichetti

Agenda



- I. Committee Objectives
- II. Project Timeline
- III. Project Options & Feedback
- IV. Approved Option & Cost Estimates
- V. Q&A

Committee Objectives



The mission of the Committee is to design a renovated landscape, including safety features, to the entire Varney Playground property, including the play structure, beach, boathouse, tennis and basketball courts, as well as the baseball field and associated boundaries.

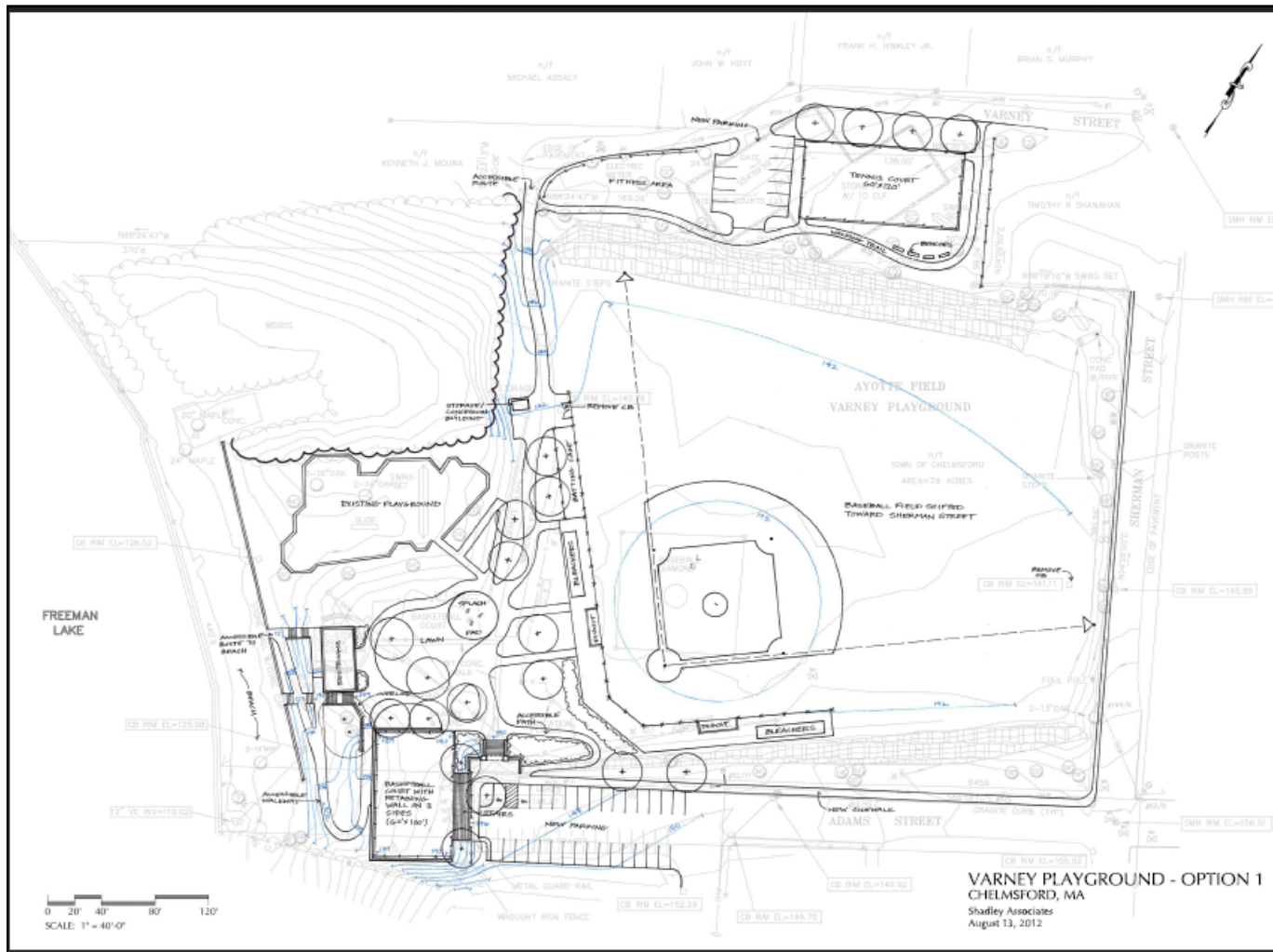
While safety was considered in the design, there are aspects not within the Committee's scope, including police patrols, resident vs. non-resident fees, etc.

Project Timeline



Milestone	Date
Initial Public Input Session	Jun 2012
Committee Formed	Jun 2012
Requirements Developed and Shared With Watermark	Jul 2012
Options Received by Watermark and Reviewed by Committee	Aug 2012
Field House Options Presented by Watermark	Sep 2012
Draft Master Plan Approved by Committee	Jan 2013
Draft Master Plan Presented to Public	Mar 2013
Draft Master Plan Presented to Board of Selectmen	Apr 2013
Discussions with Funding Sources (e.g., State Reps)	FY 2013
Final Option Presented to CPC / Town Meeting	FY 2014

Option #1

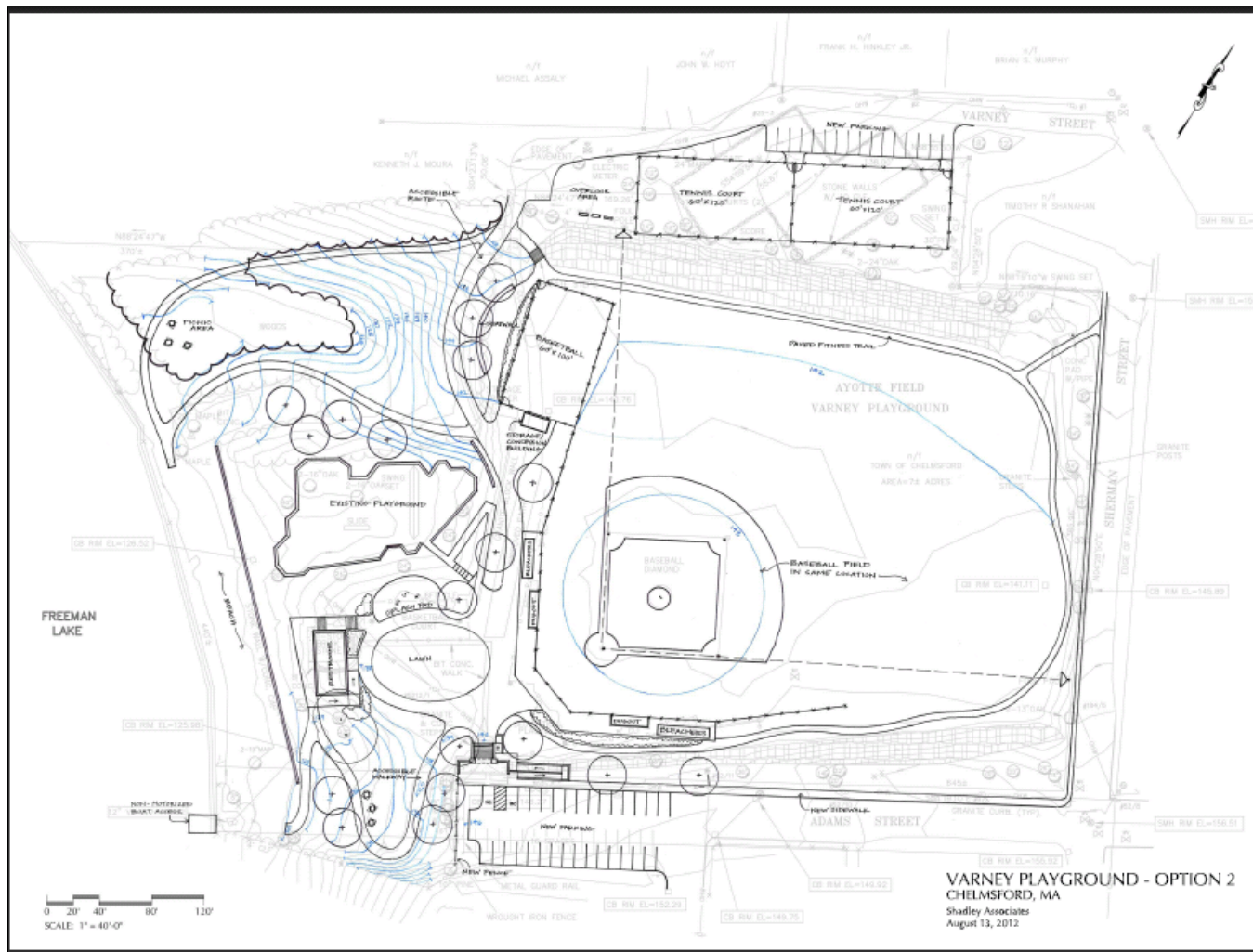


Key Highlights:

- Full ADA compliance
- One regulation size tennis court
- Basketball court location at end of road with steps as stadium seating (easier viewing for police)
- Baseball diamond shifted slightly
- Addition of batting cage & two dugouts
- Additional parking
- Fitness area added near tennis court
- Splash pad play feature added near Field House



Option #2



Key Highlights:

- Full ADA compliance
- Two tennis courts
- Basketball court location towards back corner
- Bleachers & two dugouts
- Perimeter walking / fitness trail
- Picnic area beyond playground
- Splash pad play feature added near Field House
- Boat dock/launch area
- Additional parking

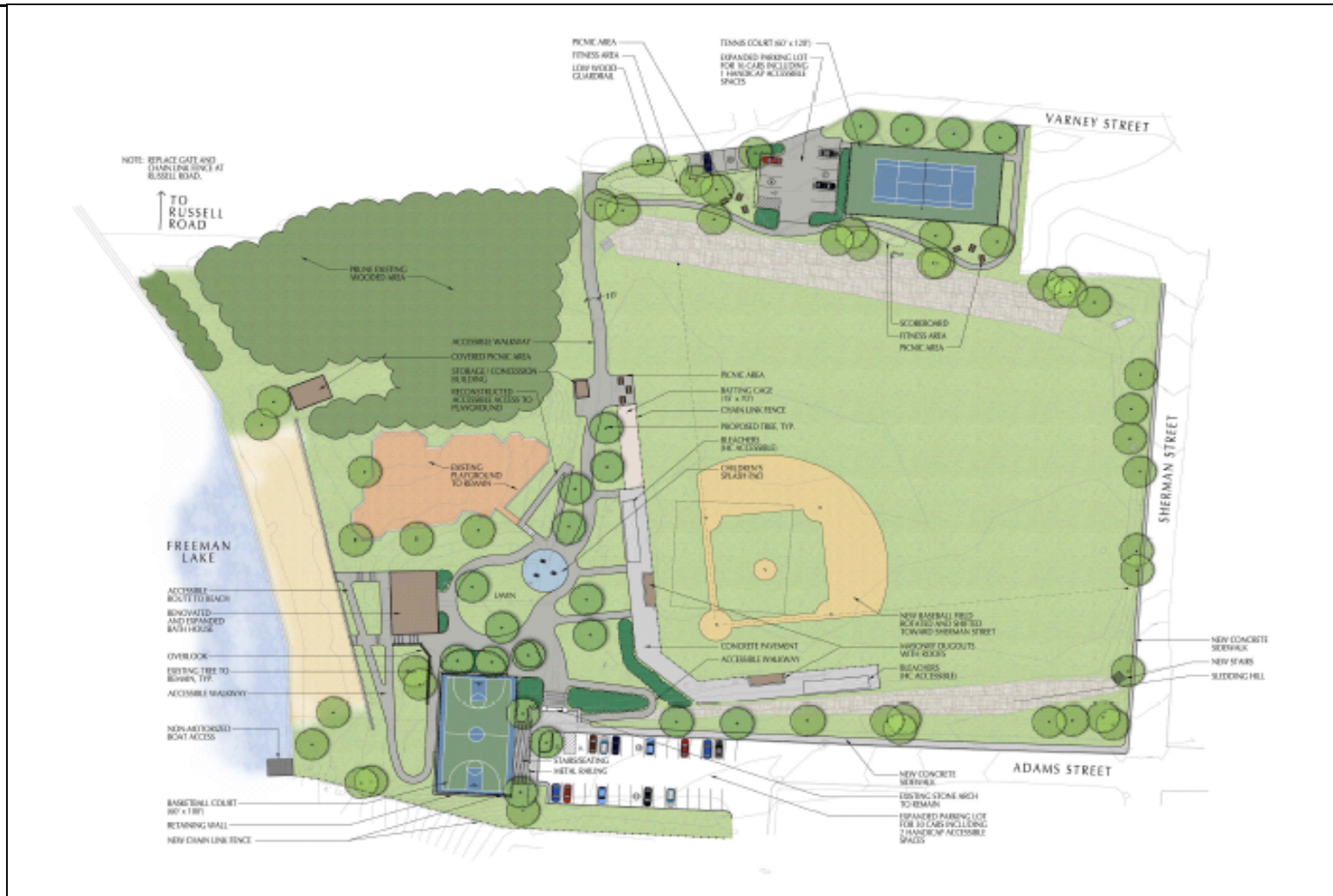
Resident & Committee Requirements



Key Items - What We Heard:

- Fencing around the entire park perimeter was not desired
- Create more security through video surveillance
- Expanding the boathouse, or constructing a deck, was not desired at this time
- Do not lose the historic nature of the boathouse, but make it usable year-round
- Create one regulation sized tennis court
- Create one regulation sized basketball court and make visible for police patrols
- Create additional features such as picnic areas, fitness trails, play areas and seating
- Create additional parking

Proposed Master Plan



Initial Cost Estimates

(\$1.7m excluding contingencies)



SUMMARY

Item #	Item/Remarks	TOTAL
	General Conditions (5% of Items A through G)	\$70,206
	Police Details	\$80,000
A.	Demolition and Site Preparation	\$28,300
B.	Earthwork	\$64,463
C.	Pavements, Curbing and Walls	\$352,545
D.	Site Improvements	
	Chain Link Fencing	\$174,046
	Children's Splash Pad	\$45,000
	Baseball Field / Soccer Field	\$146,340
	Tennis Court	\$2,000
	Basketball Court	\$87,000
	Site Amenities	\$225,300
	Non-Motorized Boat Access	\$15,000
E.	Landscaping	\$108,000
F.	Drainage	\$41,300
G.	Utilities	\$5,000
H.	Electrical	\$109,825
I.	Building and Gateway	\$139,705
	SUBTOTAL	\$1,694,029
	Design Contingency (5%)	\$84,701
	Owner's Contingency during Construction (6%)	\$101,642
	Escalation Contingency (3%)	\$50,821
	ROUNDED TOTAL	\$1,931,194

Notes:

- 1 The estimate is for construction only and does not include professional service fees.
- 2 Unit prices are based on 2012 prices and will need to be escalated for future construction.
- 3 Estimate does not include work within the water (such as dredging, invasive species removal, etc.)
- 4 This estimate is conceptual. Additional cost estimates should be prepared during the construction documents phase of the project.

Project Phasing

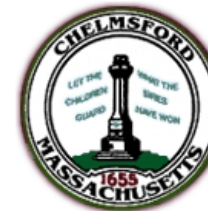


Phased Approach

- Given the significance of the cost and other existing town projects currently ongoing, a phased approach is suggested
- The committee has discussed a 3-phase approach
 - Phase I addresses ADA compliance and accessibility to all areas of the park. This includes creating additional parking on Adams Street, construction of the new basket ball court, and renovations to the field house.
 - Phase II would focus on the baseball field, tennis courts, fitness areas, and additional parking on Varney Ave.
 - Phase III would focus on the beach, picnic areas, and the addition of the splash pad.
- Future projects might include synthetic turf for the infield

Phase I Estimate

(\$450k excluding contingencies)



Erosion control	200	LF	\$ 10.00	\$ 2,000.00
Construction fence	1	LS	\$ 2,500.00	\$ 2,500.00
Cut & Fill Basketball Court and Bleachers	400	CY	\$ 12.00	\$ 4,800.00
Reset granite curb	170	LF	\$ 8.00	\$ 1,360.00
New granite curb	225	LF	\$ 25.00	\$ 5,625.00
Curb ramps (including concrete & detectable warning tile)	2	EA	\$ 500.00	\$ 1,000.00
Handicap parking striping	2	EA	\$ 125.00	\$ 250.00

Bituminous concrete basketball court (3-1/2" bit on 1" stonedust / 3" dense / 12" gravel)	6,000	SF	\$ 6.00	\$ 36,000.00
Concrete pavement	5,000	SF	\$ 8.00	\$ 40,000.00
Basketball court textured acrylic painting (two colors, two coats each)	6,000	SF	\$ 1.25	\$ 7,500.00
Court line striping (1 basketball court)	1	LS	\$ 1,500.00	\$ 1,500.00
10' ht. CLF	206	LF	\$ 66.00	\$ 13,596.00
CLF gate, 7' ht. single leaf, 3'-6" wide	1	EA	\$ 1,500.00	\$ 1,500.00
Retaining wall	1	LS	\$ 30,000.00	\$ 30,000.00
Grand steps - concrete	1	LS	\$ 50,000.00	\$ 50,000.00
Basketball goal, backboard, net and concrete footing	2	EA	\$ 3,500.00	\$ 7,000.00
Stairs at Sherman / Adams Street	1	LS	\$ 15,000.00	\$ 15,000.00
Stairs with handrails beside building / overlook	1	LS	\$ 15,000.00	\$ 15,000.00
Stairs with handrails from building to beach	1	LS	\$ 25,000.00	\$ 25,000.00
Stairs with handrails at playground	1	LS	\$ 5,000.00	\$ 5,000.00
Retaining wall with railing at building / overlook / basketball	1	LS	\$ 30,000.00	\$ 30,000.00
Lawn seed and fine grade	2,500	SY	\$ 2.00	\$ 5,000.00
Transformer	1	EA	\$ 5,350.00	\$ 5,350.00
Concrete transformer pad	1	EA	\$ 3,500.00	\$ 3,500.00
Water service to Bathhouse, splash pad, site	1	LS	\$ 5,000.00	\$ 5,000.00
Renovated and Expanded Boathouse	1,329	SF	\$ 105.00	\$ 139,545.00

Total **\$ 453,026.00**

Objective -To bring the parking, beach area and Bath House into ADA compliance. This will require some minor modification to the existing parking, sidewalk and curb ramps. A new accessible route from the parking to the beach and Bath House will require a ramp at the existing arch structure and removal of the basketball court. It makes sense to complete the seating and new basketball court at this time. New electric and water utilities will be installed to the newly renovated and accessible Bath House. This estimate is

Q&A



THANK YOU FOR YOUR SUPPORT AND INPUT!