

TOWN OF WESTON COMMUNITY PRESERVATION COMMITTEE

Project Submission Form – FY13

Submitter: Weston Field Steering Committee
Bill McCabe – Chairman
Doug MacDougall – Recreation Dept.

Submitter's Address: Weston Recreation Dept.
20 Alphabet Lane
Weston MA, 02493

E-mail Address: Bill - whmccabe5@comcast.net Doug - macdougall.d@westonmass.org

Submission Date: 12/15/2011
Revised

Phone #:
Bill: 781 893 8741
Doug: 781 529 0203

Application: 1 of 1 Design Fee Appropriation – Gail Road & HS Fields 1 & 2

Purpose: (Check all that apply)

- Acquisition, creation, or preservation of open space (including recreation) or the rehabilitation/restoration of open space (including recreation) if acquired or created with CPA funds X
- Acquisition, creation, preservation, or support of community housing (low and moderate income housing for individuals and families, including low or moderate income senior housing) or the rehabilitation/restoration of community housing if acquired or created with CPA funds _____
- Acquisition, preservation, or rehabilitation/restoration of historic resources _____

Project Name and Brief Description: *Weston Fields Master Plan*

Background - The Board of Selectmen and School Committee jointly and unanimously approved the 10 Year Fields Master Plan (the "Master Plan") in October, 2005. Weston's "Master Plan Field Steering Committee" (MPFSC) is in charge of implementing the Master Plan and acts to make recommendations for the acquisition, creation and preservation of current and future Town recreational outdoor fields and facilities (open space). There are two major components in the Master Plan: Component 1 is the recommended *creation, preservation and restoration of existing fields and facilities*; Component 2, which, if needed, would follow the completion of Component 1, is the recommended *acquisition and creation of new fields and facilities*. Each Component has phases for implementation. Phase 0 of Component 1, which consisted of the creation of the new HS/MS softball field, has been completed. Phases 1A and 1B of Component 1 include the restoration and preservation of nearly a dozen fields and courts which have been identified as both over used and poorly maintained.

Funding for Phase 0 and Phase 1A of Component 1 were handled through three (3) separate requests to the CPC totaling \$1,799,394 and is outlined on the attached Exhibit 1. Funding for Phase 1B of Component 1 was handled through private fund raising in the amount of \$4,220,000 and is outlined on the attached Exhibit 2.

Most of the projects associated with Phases 1A and 1B are now complete or are in the close out period. Unfortunately, a couple of the projects listed under Phase 1A were designed but never implemented due to an October 2008 MA Supreme Judicial Court (SJC) ruling which functioned to clarify the use of CPA funds for recreational purposes. This SJC decision, which is often referred to as the "Seideman Ruling", strictly interpreted the CPA and prohibited the use of CPA funds for the "rehabilitation and restoration" of recreation areas which were not originally acquired by CPA funds. While the SJC did take pains to clarify that its ruling would have "no effect on CPA appropriations already expended by municipalities throughout the Commonwealth", the practical impact of the Seideman Ruling was that (a) any of the MPFSC projects for which work had already commenced were completed, and (b) the MPFSC projects for which the Town had not yet incurred any contractual obligations (e.g. Projects 9 & 10 on the attached Exhibit 1) were halted. Thankfully, a majority of recreation projects recommended by MPFSC and approved by the Town were completed prior to the Seideman Ruling. By halting Projects 9 & 10, approximately \$ 334,547 of CPA funds from CPC Requests #2 & #3 were never utilized by the MPFSC.

Request – Recognizing that pending State legislation (SB90) will permit the rehabilitation and restoration of recreation areas which were not acquired or created with CPA funds, the MPFSC is requesting a sum of \$82,500 for the design and due diligence associated with the preservation and restoration of the Gail Road field and Fields #1/#2 at this High School identified as Projects #3 & #4 on the attached Exhibit 3. Any remaining funds would be applied to the actual construction costs associated with the rehabilitation / restoration of these two fields. This request is made subject to passage of SB90.

How Does This Project Help Preserve Weston's Character?

Background - The recreational fields and facilities in Weston have unfortunately lacked an advocate for over three (3) decades. Prior to the development of the Fields Master Plan in 2005, the last comprehensive study and evaluation of recreational field needs was performed in 1984 (*The Wacker Study*). During that time the population of Weston, especially youth, have grown significantly as have the number of youth participating in sports, the proliferation of girls and women playing all sports (Title IX), the increase in the number of sports played (i.e. lacrosse which was not a sport in Weston until 10 years ago and now is the fastest growing sport in America) and the frequency of sports played (i.e. soccer, baseball and lacrosse have all gone to two seasons) and the increase use of fields by adults (there are numerous adult leagues, men and women for soccer, basketball, softball, lacrosse and hockey). Due to neglect and other capital improvements across Town (i.e. new library, Community Center, elementary, middle and high school renovations) eight fields were lost since 1984 and those fields that remained are greatly over used. The inability to rest fields combined with the need to use them earlier and later into season has stressed the fields to a breaking point.

Request –The proposed plan will design and construct the appropriate infrastructure to enable the Town to restore numerous playing fields for multi-use sports and tennis and outdoor basketball courts while improving their overall durability, appearance and playability. By finding ways to use our existing recreational fields and facilities first, it is the FSC’s hope that we can restore Weston’s once premier fields back to their original beauty while delaying the need to acquire additional open space – thus beautifying Weston while preserving as much open space as possible for all of our enjoyment.

Projected Cost:

Fiscal Year	Total Project Cost*	CPC Funds Requested	Other Funding Sources
2013	\$82,500 ¹	\$82,500	
2014	\$500,000 ²		
2015	\$600,000 ³		
*Phase 1C			
Total	\$1,182,500	\$82,500	

For Community Preservation Committee Use:

Received on: Associated Town Department/Committee:
 Reviewed on: Determination:

- 1 These costs encompass the design of the Projects 3 & 4 (Gail Road and Field #1 & #2) improvements as detailed on the attached Exhibit A
- 2 These costs encompass the construction of Projects 3 & 4 (Gail Road and Fields #1 & #2) improvements as well as the design of Projects 5 & 6 (Wildcat & Drabbington Fields) as detailed on the attached Exhibit A.
- 3 These costs encompass the construction of Projects 5 & 6 (Wildcat & Drabbington Field) as detailed n the attached Exhibit A.

WESTON FIELDS STEERING COMMITTEE - PHASE 1A - Public Funds Summary

SOURCES and USES STATEMENT

WESTON FIELDS - PHASE 1A

Sources - Public Funds		Amount	Approval
Request	Description		
1	2006/2007 Fiscal Year CPC Grant	\$549,394	Approved May, 2006 Town Meeting
2	2007/2008 Fiscal Year CPC Grant	\$1,000,000	Approved at May, 2007 Town Meeting
3	2008/2009 Fiscal Year CPC Grant	\$250,000	Approval at May, 2008 Town Meeting
Total SOURCES: CPA Funds Granted By CPC		\$1,799,394	

Project	Description	DESIGN/BID	CONSTR.	Total	TIMING		STATUS
					BEGIN	COMPLETE	
1	MS/HS Multi-purpose Field			\$549,394	9/1/06	11/15/06	Completed
2	High School tennis/BB courts	\$29,503	\$247,028	\$276,531	7/1/08	10/15/08	Completed
3	Burchard Park tennis/BB courts	\$3,900	\$77,632	\$81,532	7/1/08	10/15/08	Completed
4	HS Field #3, #9 & #13	\$32,416	\$216,361	\$248,777	7/1/08	9/1/08	Completed
5	MS tennis courts	\$12,100	\$268,986	\$146,186	8/1/08	11/1/08	Completed
6	Cherrybrook court	\$7,058	\$135,900	\$142,958	8/1/08	11/1/08	Completed
7	HS Field #10	\$9,750	\$0	\$9,750	7/1/09	9/1/09	Suspended
8	Brook School tennis courts	\$9,719	\$0	\$9,719	5/1/09	7/15/09	Suspended
Surplus - Unused CPC Funds				\$334,547			
Total USES: Master Plan Phase 1 & 2				\$1,799,394			

Total Sources (Public & Private) \$6,019,394
 Total Uses (Public & Private) \$6,019,394

Funds Raised - Private	\$4,220,000	70.1%
Funds Raised - Public	\$1,799,394	29.9%
Total Funds Raised - Phase 1	\$6,019,394	100.0%

CPC Public Hearing - FY2013 Funding Request

WESTON FIELDS STEERING COMMITTEE - PHASE 1B - Private Funds Summary

SOURCES and USES STATEMENT

WESTON FIELDS - PHASE 1B

Sources - Private Donations

Private Donations - earmarked to specific project	\$100,000
Private Donations - Team Up For Weston	\$4,120,000
Total SOURCES: Private Donations	\$4,220,000

Uses - Private Donations

Project	Description	DESIGN/BID	CONSTR.	Total Cost	TIMING		STATUS
					BEGIN	COMPLETE	
A	High School Varsity Baseball Field Dugouts			\$50,000	4/1/2007	7/1/2007	Completed
B	Country School Field			\$40,000	6/1/2008	9/1/2008	Completed
C	Mini Field			\$10,000	4/1/2007	7/1/2007	Completed
D	Field #14 at HS - Synthetic Turf			\$1,100,000	7/1/2008	9/1/2008	Completed
E	Burchard Park at College Pond Baseball Complex			\$2,520,000	9/1/2007	7/1/2008	Completed
F	Alphabet Field			\$500,000	7/1/2009	9/1/2011	Completed
Total USES: Private Donations				\$4,220,000			

Total Sources (Public & Private)	\$6,019,394
Total Uses (Public & Private)	\$6,019,394

Funds Raised - Private	\$4,220,000	70.1%
Funds Raised - Public	\$1,799,394	29.9%
Total Funds Raised - Phase 1	\$6,019,394	100.0%

Exhibit 3: Design Cost Estimate Calculation – PHASE 1C:

<u>Project</u>	<u>CONSTRUCTION COST</u>	<u>TASKS</u>	<u>DESIGN COSTS</u>
1. HS Field #10	\$200,000.00	Complete	Complete
2. Brook Tennis Courts	\$150,000.00	Complete	Complete
3. Gail Road	\$200,000.00	a. Geotech.	\$ 0
		b. Survey	\$ 7,500
		c. Civil/Landscape	\$ 25,000
		d. Irrigation	\$ 5,000
		e. Other	<u>\$ 0</u>
		TOTAL	\$ 37,500
4. HS Fields #1 & #2	\$200,000.00	a. Geotech.	\$ 0
		b. Survey	\$ 15,000
		c. Civil/Landscape	\$ 25,000
		d. Irrigation	\$ 5,000
		(modify current design)	
		e. Other	<u>\$ 0</u>
		TOTAL	\$45,000
5. Wildcat Field	\$450,000.00	a. Geotech.	\$ 10,000
		b. Survey	\$ 15,000
		c. Civil/Landscape	\$ 35,000
		d. Irrigation	\$ 7,500
		Other	<u>\$ 0</u>
		TOTAL	\$67,500
6. Drabbington Field	\$150,000.00	a. Geotech.	\$ 0
		b. Survey	\$ 7,500
		c. Civil/Landscape	\$ 20,000
		d. Irrigation	\$ 5,000
		e. Other	<u>\$ 0</u>
		TOTAL	\$32,500
TOTAL ESTIMATED DESIGN COST – PHASE 1C			<u>\$182,500</u>