

CPA Funding Application

Town of Brewster Babe Ruth Baseball Field Rehabilitation

Project Description

The requested project seeks to significantly improve the condition of the Babe Ruth Baseball Field located at the Freemans Way Recreation Facility. The Babe Ruth Field truly is the flagship field in Brewster. When local organizations reach our department for field rentals, it is for this field. This field draws players from all over the state. The work described in this project is not regular maintenance, but major rehabilitation of the field.

Over the past two years, the Recreation Department has worked on renovating the entire property, including replacing all of the fencing, repairing dugouts and storage building, major repairs to the irrigation system and the complete rehab of the infields (turf and infield mix) of the two Little League fields located at the property. Total investment to date is approximately \$120,000. The described rehab work to be performed on the Babe Ruth Field will bring the quality and safety level of the field up to the standards of the rest of the property. The scope of work to be performed at the Babe Ruth Field would be very similar to the recent repairs of the two Little League Fields.

The following describes the steps of the planned work:

1. Town will do soil augers and perform soil testing to confirm existing topsoil depths, soil characteristics and drainage, and soil pH and nutrients and provide to Town's consultant for incorporation into infield renovation plan and specifications.
2. Utilizing recently obtained site survey for the Babe Ruth Infield (completed at same time as Little League fields), Town's consultant will prepare infield renovation plan, details and technical specifications suitable for use in public bid document. This work is anticipated to include several meetings with consultant and Town representatives to confirm approach, project requirements and coordinate activities with Town.
3. Town will assemble bid document package, advertise for bids, distribute bid packages, open bids and assemble tabulation of bids.
4. Town's consultant working with Town will evaluate bids and bidders and recommend bid award by Town.
5. Selected contractor will perform the following work for infield renovation:
 - a. Attend preconstruction meeting and site walk with Town and its consultant, document existing conditions, and provide schedule of values and project schedule for review and approval by Town.
 - b. Flag irrigation system with Town assistance prior to start of any site work.

- c. Identification and approval of access to field site.
 - d. Maintenance of temporary fencing and signage installed by Town during contractor's operations until field acceptance by Town.
 - e. Layout of anticipated field improvements for review by Town and its consultant.
 - f. Removal of existing loam and skinned mix to obtain corrected field lay out and grading.
 - g. Adjust irrigation head locations and elevations as required and as noted on drawings, as approved by Town and its consultant.
 - h. Mound reconstruction and installation of new pitcher's rubber, home plate and three base anchors furnished by Town.
 - i. Edging of skinned infield areas and placement of additional specified skinned infield mix and sandy loam to create corrected infield layout and grading.
 - j. Installation of sand based sod in all disturbed areas along skinned infield edges.
 - k. Slice seeding, and fertilizing, of turf infield and outfield areas to outfield fence line and limits (to be shown on plans).
 - l. Re-edging/turf removal, regrading and rolling of skinned infield mix area in early spring, as requested by Town.
6. Town with assistance of consultant will provide construction oversight, review and approve shop drawing submittals, contractor pay requisitions and inspect field for substantial completion and project closeout.
7. The contractor would be required in Spring 2017 to re-edge and groom infield.

Please see before and after pictures of the repairs recently completed at the Little League Fields to illustrate the type of work we hope to complete at the Babe Ruth Field:

Before



After



For Historic Preservation Projects

N/A

CPA Goals/Criteria

The Town's recreation fields are a vital asset to the community as a whole, not just to those who play baseball. Having usable parks and green space increases the value of Brewster economically, socially and environmentally. The Town has a responsibility to its residents to maintain the safety and vitality of these spaces so therefore should make capital investments toward these facilities. This request meets the criteria of the CPC to preserve the recreational use of these properties. Without investing in these repairs, there is a high likelihood that these areas would have to be closed as they could become liability concerns. The town fields are for many uses; expanding from baseball, softball and soccer games, to walking and exercise, bike riding, walking, dog walking, picnicking, family reunions and games, social activities, fundraisers, special events and many others.

Community Benefits

The Brewster community as a whole benefits from a safe, clean and usable park and field system. By not investing in repairing fields, they will eventually not be able to be used. Residents will have to seek recreational opportunities outside of our community or lose access completely. Maintaining strong recreation facilities supports and promotes a healthy community in all aspects for a positive quality of life. The Recreation Department would also lose a revenue source, which would lead to increased fees for residents. This would again lead to lost recreation opportunities for residents that could not afford higher fees nor travel for other options.

Community Support

- Ryan Kinski, Owner, Dugout Baseball & Softball Club



Friday, October 23, 2015

Ryan,

I have a concern about the full size baseball field for this upcoming season as the condition of the field has become worse in the past year. At one point the grass to dirt level was almost a foot. This has created a safety issue for players. Also, the sprinkler heads have created huge puddles on the infield dirt. This forces us to use lots of “turface” material to get field playable.

I hope that these issues may be corrected so we can continue to use the field in the future. It is a great location and a great setting for parents to watch the games but the field needs some serious attention in order to safely play games there.

Thanks,

Ryan Kinski
The Dugout Baseball & Softball Club
105 Ferndoc Street Unit C-1
Hyannis, MA 02601
Email: ryan@thedugoutdawgs.com

- Steve Porter, President, Junior Babe Ruth Baseball League

November 16, 2015

To Whom It May Concern;

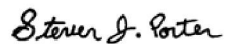
My name is Steven Porter and I am the President of Lower Cape Babe Ruth. Our program regularly uses the baseball field off of Freemans Way in Brewster. We play on average up to 20 games during the spring season at this field

Throughout the past several years the field has become increasingly dangerous and unusable in some conditions. The pitching mound became unbalanced and the rubber was cracked and warped. The baselines had become uneven over the years and the irrigation drainage often times led to huge puddles and muddy playing conditions.

Due to the difficulty of getting this field in sufficient enough playing shape we have had to utilize different, less convenient fields.

Our hope is that Brewster is given what is needed in order to make the repairs necessary that allow all programs to use the baseball field again in a safe and efficient manner.

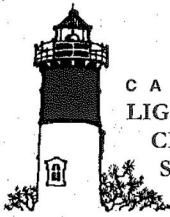
Sincerely,

A handwritten signature in cursive script that reads "Steven J. Porter".

Steven Porter

President, Lower Cape Babe Ruth

- Karen Scichilone, Athletic Director, Lighthouse Charter School



CAPE COD
LIGHTHOUSE
CHARTER
SCHOOL

195 Route 137
East Harwich, MA 02645

Phone: 774-408-7994
Fax: 774-237-9041
www.cclighthousechool.org

December 1, 2015

To Whom it May Concern:

I am writing this letter in support of the grant that Brewster Recreation is pursuing to renovate their Babe Ruth Field. Brewster Recreation has a long established partnership with the Cape Cod Lighthouse Charter School. Their generosity to our athletic program is unprecedented.

The bulk of their generosity lies in the Babe Ruth Field. For 20 years, because we do not have a baseball field of our own, they have offered their field for our use in the spring for baseball. Many times, baseball had to be delayed due to the field conditions. Despite their continued care for the field, water still collected and made many days dangerous for play. As stewards of our time slots on the field we would pitch in and groom the field as much as we could.

The Brewster Babe Ruth Field at Freeman's Way is a much used and much sought after space. We are constantly vying with the local recreation groups, Babe Ruth teams and Cape Cod Regional Technical High School for time on that field. We are very proud to call this field the Home Field for the Cape Cod Lighthouse Charter School.

This grant would go a long way to helping more than Brewster Recreation. All the groups that use this field will benefit from the repairs, improvements and maintenance of the Babe Ruth Field. We wholeheartedly support the use of these funds for this field.

Please do not hesitate to contact me should you want to discuss this further. Due to their generosity your grant to Brewster Recreation will reach many more children than just in the Town of Brewster and for that, our school would be grateful.

Thank you for your time and efforts.

Sincerely,

Karen E. Scichilone
Athletic Director
Business Manager

Timeline

- May 2016 to July 2016, review plans & specifications
- Bid Posting: July 2016
- Award of Contract: August 2016
- Project started: September 2016
- Project Completion: October 2016
- Fields to be monitored by DPW Staff and re-open for use in April of 2017, based on winter weather

Credentials

- John Kissida – RLA, CDM Smith
- Ellen Bearse – Town of Brewster Recreation Director
- Patrick Ellis – Town of Brewster Superintendent of Public Works
- Brewster Recreation Commission; Roland Basset, Jr., Chair, George Bausch, Vice Chair, Sherrie McCoullough, Secretary, Allen Ryone, Treasurer, Tom Wingard, Member

Budget

The budget for the proposed project is \$60,000. This includes \$50,000 for the renovation with a small contingency built into that amount. The remaining \$10,000 covers the cost for Town consultant to provide Town with technical assistance and needed renovation plan, technical specifications and limited bid and construction administration support (contingency amount included). All amounts include prevailing wages for labor.

Based on a similar renovation project, the general breakdown of the proposed rehabilitation, including larger project as well, would be:

| Project Need | Cost/Quote | Revenue Source |
|------------------------------|-------------------|--------------------------|
| Town Consultant | \$10,000 | Requested CPA Funds |
| Proposed Renovations | \$50,000 | Requested CPA Funds |
| <i>Mobilization</i> | <i>10%</i> | |
| <i>Irrigation</i> | <i>5%</i> | |
| <i>Infield Sod</i> | <i>11%</i> | |
| <i>Base Path repair</i> | <i>13%</i> | |
| <i>Home Plate Area renov</i> | <i>11%</i> | |
| <i>Pitchers Mound renov</i> | <i>11%</i> | |
| <i>Infield remediation</i> | <i>12%</i> | |
| <i>Topdressing</i> | <i>16%</i> | |
| <i>Aerification</i> | <i>6%</i> | |
| <i>Base Installation</i> | <i>2%</i> | |
| <i>Finalization</i> | <i>2%</i> | |
| Little League Renovation | \$60,000 | Town of Brewster |
| Freemans Way Upgrades | \$62,000 | Received CPA Funds, 2014 |
| | | |
| Project Total: | \$182,000 | |

Price quote is based on consultant's professional opinion and similar past renovations.

We are requesting \$60,000 in this application request. Any funds that are not granted by the CPC will be listed as a Capital Request from the Recreation Department on the Spring 2016 Town Meeting.

Maintenance

Ongoing maintenance is shared between the Brewster Recreation Department and the Department of Public Works. There is a line item budget of \$10,000 in the DPW operating budget that is meant to be used for maintenance and fertilization. The current state of repair is out of the work scope of the DPW crew. Once corrected, regular maintenance can keep the fields safe and usable.

Maintenance will also be contributed to by the Golf Department by use of equipment and other resources. As listed in the Project Description, the contractor will be required to provide final maintenance at the start of the next spring season after the winter.

Site Control

N/A