Brewster Whitecaps Letterhead

Faythe Ellis, Chairperson
Brewster Community Preservation Committee
2193 Main Street
Brewster, MA 02631

December 5, 2019

Dear Community Preservation Committee,

We are pleased to submit the attached application and accompanying documentation for consideration by the Town of Brewster Community Preservation Committee.

Funding of this project will ensure improved accessibility and safety at Stony Brook Field for all our citizens in addition to numerous visitors to our community.

As a local volunteer supported and managed organization, the Brewster Whitecaps, along with the other nine teams of the Cape Cod Baseball League, offer the best in collegiate summer baseball.

Approval of this request will allow us to continue our mission in an even safer and more inclusive way.

Thank you for your consideration.

Sincerely,

Chris Kenney
President

Town of Brewster
Community Preservation Committee
2198 Main Street
Brewster, Massachusetts 02631-1898
(508) 896-3701 x 133
Fax (508) 896-8089

APPLICATION FOR COMMUNITY PRESERVATION ACT FUNDING

Date Application Submitted: Dec 4, 2019

Name of Project Applicant: Brewster Whitecaps

Name of Co-Applicant(s): Stony Brook School

Name of Contact Person: Chris Kenney, Charles Hanson

Contact Person's Mailing Address: 130 Griffiths Pond Rd., Brewster MA 02631

Contact Person(s) Daytime Phone Number: 774-772-1047 (Kenney) & 240-506-0058 (Hanson)

Contact Person(s) email Address: chrkenney@gmail.com & chuckhansoncc@gmail.com

Proposed Project Name: Stony Brook Field Improvement for ADA Compliance

Project Address (or assessor's parcel ID): 384 Underpass Rd., Brewster MA 02631

Project Synopsis:

Improvements to walkways, bleachers, fencing, netting and bathroom access assuring ADA compliance and enhance fan safety at Stony Brook Field.

Category: ☐ Open Space ☐ Historic Preservation X Recreation

☐ Community Housing

CPA funding requested $ 508,500

Total Cost of Proposed Project: $528,500

CPA Funding Application

1) Project Description

Title
Stony Brook Field Improvement for ADA Compliance

Short Description
Improvements to walkways, bleachers, fencing, netting and bathroom access assuring ADA compliance and enhance fan safety at Stony Brook Field.

Background
Since 1988, each summer sees the arrival in Brewster of more than 3 dozen highly skilled collegiate baseball players from all over the United States. They are joined by more than a dozen college interns and a select group of college coaches. All are supported by a group of more than 40 dedicated local volunteers who range in age from 8 to 78. Together all these individuals make up the Brewster Whitecaps.

The Brewster Whitecaps are a nonprofit organization (501c charity) that sponsors a team playing in the Cape Cod Baseball League — regarded as the most prestigious of all summer baseball leagues (there are more than 35). The Cape League, as it's familiarly known, attracts the best collegiate players in America. It serves as an unparalleled opportunity for players to compete against the very best of their peers and showcase their talents to numerous Major League scouts.

Our mission is to enhance "… the Brewster community by providing an entertaining, inexpensive way for people of all ages to enjoy collegiate baseball of outstanding quality."

Our season extends from the second week in June through mid August. Since the season is fairly short, volunteer efforts are required throughout the entire year. It costs nearly $150,000 annually to field a team in the Cape League. Although we draw an average of a thousand or more fans to each of our 20 home games, the free will donations of the attendees account for only a portion of the required revenue. Each team in the Cape League is responsible for its own finances. Brewster's challenge may be even more daunting than some of the other franchises. Given our relatively small population, limited commercial development and the fact that we're surrounded by other Cape League teams, we try to work harder and rely on the generosity and support of the Brewster community.

The Whitecaps have been at Stony Brook Field since 2006 (prior to that we played our home games at CC Tech). The team raised more than $250,000 (primarily made up of a large Yawkey Foundation grant and many in kind contributions from local contractors) to upgrade the facility. Since then the team has steadily invested in improvements and maintenance of the field, averaging nearly $20,000 per year over the last 5 years.

Players and coaches offer a series of 8 weekly clinics during the season targeted to boys & girls 6 -13. While the sessions are fee based, in conjunction with the local schools, the team offers weekly scholarships to local Brewster kids as well as a reduced rate for participants from the Brewster Recreation Department. Our players participate at both the Stony Brook and Eddy field days in mid June and make frequent community appearances. Ocean Edge and CC 5 are regular venues and "Whitecaps Day" in July at the Ladies' Library is always well attended. We generate additional revenue for the Nauset Schools. Nauset Food Services runs the concession stand as a fund raiser and all funds are returned to the School Department. The team has also arranged for the Nauset District to receive more than $2,000, each year, in direct payments from a commercial scouting service that videotapes at Stony Brook. Many of our home games are cablecast by Lower Cape Community TV and are available to fans who are not able to attend our games in person. This cooperative effort has been in place for the past 4 years.

Project Goals & Planned Improvements

Phase 1: Improve access for people who are mobility challenged, add handicap seating, improve pedestrian flow, improve fan seating and erosion control:

1. Reshaped entrance to field from parking lot path for handicap access
2. Wider walkway next to school on top of hill, allows handicap access
3. New walkways to prevent and control runoff
4. Open plaza area behind press box and first and third baselines
5. Larger stands with handicap seating. Repositioning of existing stands.
6. Handicap access walk along third baseline past new larger stands and dugout to bull pen (requires terracing of hill behind third base dugout)
7. Remove and/or reposition items in existing playground for 10 ft walkway
8. Refurbish/replace low retaining wall opposite picnic area

Phase 2: Improve fan safety, ADA compliance and fan experience:

1. Extended safety netting
2. Add safety fencing (8 feet) past dugouts for all stands and picnic area
3. Replace stairs from school to field
4. Beach umbrellas behind center field fence
5. Add 2 new storage containers on the property
6. Construct new permanent wood souvenir booth
7. Canvas 'sails" over picnic area (potential shaded outdoor class space)
8. All weather path from field area to Eddy School parking lot

(An engineering drawing of changes at Stony Brook Field is in appendix A
An engineering drawing of the handicap accessible bleachers is in appendix B)

2 Historic Preservation

Not applicable to this application

3 CPA Goals/Criteria for Recreation:

The Stony Brook Field is a vital asset to the community as a whole not just those who play or view baseball. The field provides a large open green space for multiple activities. The field is centrally located and close to Rt. 6A and the majority of residents and summer guests. Having usable green open space increases the value of Brewster economically, socially and environmentally. Improving the walkways, bleachers, bathroom access for ADA compliance and improving safety benefits all residents. These improvements meet two important objectives of Goal 4 of Brewster Open Space and Recreation Plan of 2013. Objective 4C - Ensure access and utilization of open space and recreation areas to all Brewster residents and visitors. Objective 4D - Continue to reduce or eliminate accessibility barriers to open space and recreation opportunities for senior and disabled population.

The CPC recreation criteria are addressed in detail below:

a. Support multiple active and passive recreation uses.

Stony Brook Field is used by a significant part of the Brewster community all year round.

The Whitecaps use the field for 20 home games and playoffs, for practice during the season and for our very popular youth baseball clinics (more than 35 per season, including a free community clinic).

Cape Cod youth baseball (Dugout Dawgs, ages 14-17) use the field in the spring and fall.

While the field is sized for high school and college baseball games, it has many additional patrons throughout the year for activities other than baseball. The outfield is a large green field used by Stony Brook students for physical education, recess, spring field day. Better walkways would allow safe access for all students and especially students with temporary physically disabling injuries.

Brewster Recreation use the field for multiple activities.

After school and summer programs by NYA and YMCA housed at Stony Brook School use the field for recreation.

After school hours in spring, fall and all summer many families make use of the field, the adjacent playground and basketball court. Improving the walkways and adding handicap access stands allows easier access to senior citizens, (grandparents) and mobility challenged individuals.

b. Serve a significant number of residents and visitors

The field and adjacent playground provide entertainment, recreation and fun for a large number of residents and visitors each year. As noted earlier, the Cape Cad Baseball League is the premier summer baseball league in the country. Having a CCBL team in Brewster is a significant draw for visitors and more importantly provides wholesome entertainment for residents -- young and old. Attendance at Whitecaps home games has averaged slightly more than 1,000 per game over the last 5 years. In addition to Whitecaps games, the Whitecaps youth clinics average 40-60 children ages 7-13 for 8 weeks each summer. The Whitecaps sponsor a free youth clinic the 4th Saturday in June and average 60-70 participants each year.

The Cape Youth Baseball, Dugout Dawgs, run baseball (boys) and softball (girls) instruction for Cape residents. They provide coaching and games for youth ages 14 and 17 at the Stony Brook Field.

The facilities are used almost daily by elementary school students, Brewster Recreation participants, and NYA & YMCA after school and summer program participants. The number of participants is estimated at 300-400 monthly.

c. Expand the range of recreational opportunities to all ages of Brewster resident and visitors

The current walkways pose a number of access problems. The slopes from parking lot to field and playground are steep with holes and cracks. Poor drainage results in erosion and uneven footing. Beyond the playground there is only uneven dirt and packed stone dust. During games there is no handicap access to school bathrooms. The proposed improvements will provide ADA compliant walkways to the field, playground, bathrooms and refreshment stand. It will provide for improved drainage to minimize erosion and nagging maintenance issues. ADA ramp compliant access to raised bleaches along with wheelchair and companion seating will also be provided. Paved access to entire third base line bleachers and to the picnic area along the first baseline will become available. These improvements are for all people who use the field, residents and visitors alike.

d. Benefit other Brewster communities providing recreational resources to residents

Improved walkways, stands, fencing are essential to both handicapped, elderly, and youth for safe access to the facilities. The proposed improvements benefit other Brewster communities providing recreational activities at the field. They are the Brewster schools, Brewster Recreation, after school and summer programs (NYA & YMCA), Whitecaps youth clinic participants, all visitor to playground and basketball court.

e. Promote the use of alternative corridors that provide safe and healthy non-motorized transportation

The Stony Brook field is very close to Cape Cod Rail Trail. The Trail runs between the school and the community tennis courts. Dozens of people bike to field each game. There are 4 bike racks around the field which are well used each game.

4 Community Benefits

The Brewster Whitecaps are a community asset. This is evidenced by the continuing fan support and financial donations from residents, businesses and visitors. Attending games and rooting for the Whitecaps fosters a sense of community inclusion and community spirit. The proposed changes improve access and safety for all users of the facilities especially the handicap, elderly, physically challenged and the very young. Additional community benefits include:

Additional safety fencing and netting along each foul line

Erosion control at top of walkway and past the picnic area (safer walking for all users & reduced maintenance)

5 Community Support

Select Board (letter forthcoming, pending Dec 16 meeting)
DPW Department Management (Appendix E)
Local school administration (Appendix G)
Brewster School Committee (letter forthcoming, pending 1/16/20 board meeting)
Brewster Recreational Department (Appendix H)
Recreation Committee (pending January board meeting)
All Citizens Access Committee (meeting pending)
The thousands of people who come to the games each summer, residents and visitors.

6 Timeline

<u>Phase 1</u>
Review plans & specification - Sept/Oct 2020
Bid posting - Oct 2020
Award of contract- Jan 2021
Project started - March 2021
Project completed - April 2021
(Construction dates coordinated with Stony Brook School administration)

<u>Phase 2</u>
Review plans & specification - Sept/Oct 2021
Bid posting - Nov 2021
Award of contract- Jan 2022
Project started - March 2022

Project completed - April 2022

7 Credentials

Board of Directors of Brewster Whitecaps: The Whitecaps Board has successfully run team for 32 years with the last 15 years at Stony Brook location. Whitecaps management has continually improved the field and facilities over the years at Stony Brook Field – recently installed safety netting (backstop to dugouts), built garage and batting tunnel in left field, installed new picnic tables, and invested more than $100,000 for both turf & infield over the last 5 years.

J.M. O'Reilly & Associates - Engineering, Specifications, project management. Local experienced company providing civil engineering, land surveying, environmental services and project management

Gallivan Company, Inc. - Design, specifications, pricing, installation of bleachers and grandstands. Over 20 years experience in eastern Massachusetts.

8 Budget/Need for Public Funds

Project Budget: $528,500 (Both phases)

(Details of project budget attached in Appendix C)

Requesting: $508,500 in CPC funds

While the Whitecaps leverage almost all of our fund-raising capacity to meet annual operating expenses, the team would be able to contribute $20,000 from reserves and special fund-raising efforts.

Other Cape towns have provided CPC funds for similar Cape League field improvements.
Chatham Anglers received CPC funds of $450,000 for handicap seating and walkways
Hyannis Harbor Hawks received CPC funds of $700,000 for drainage improvements at McKeon Park.
Falmouth Commodores received CPC funds totaling $477,815 for ADA lift, replacement of dugouts, safety netting and safety padding
Harwich Recreation has requested $455,360 for Whitehouse Field lighting improvements.

9 Maintenance

Stony Brook Field is located on Town/School property.

Maintenance for stands, fencing and netting provided by the Brewster Whitecaps
Maintenance for walkways and grounds provided by Brewster Schools

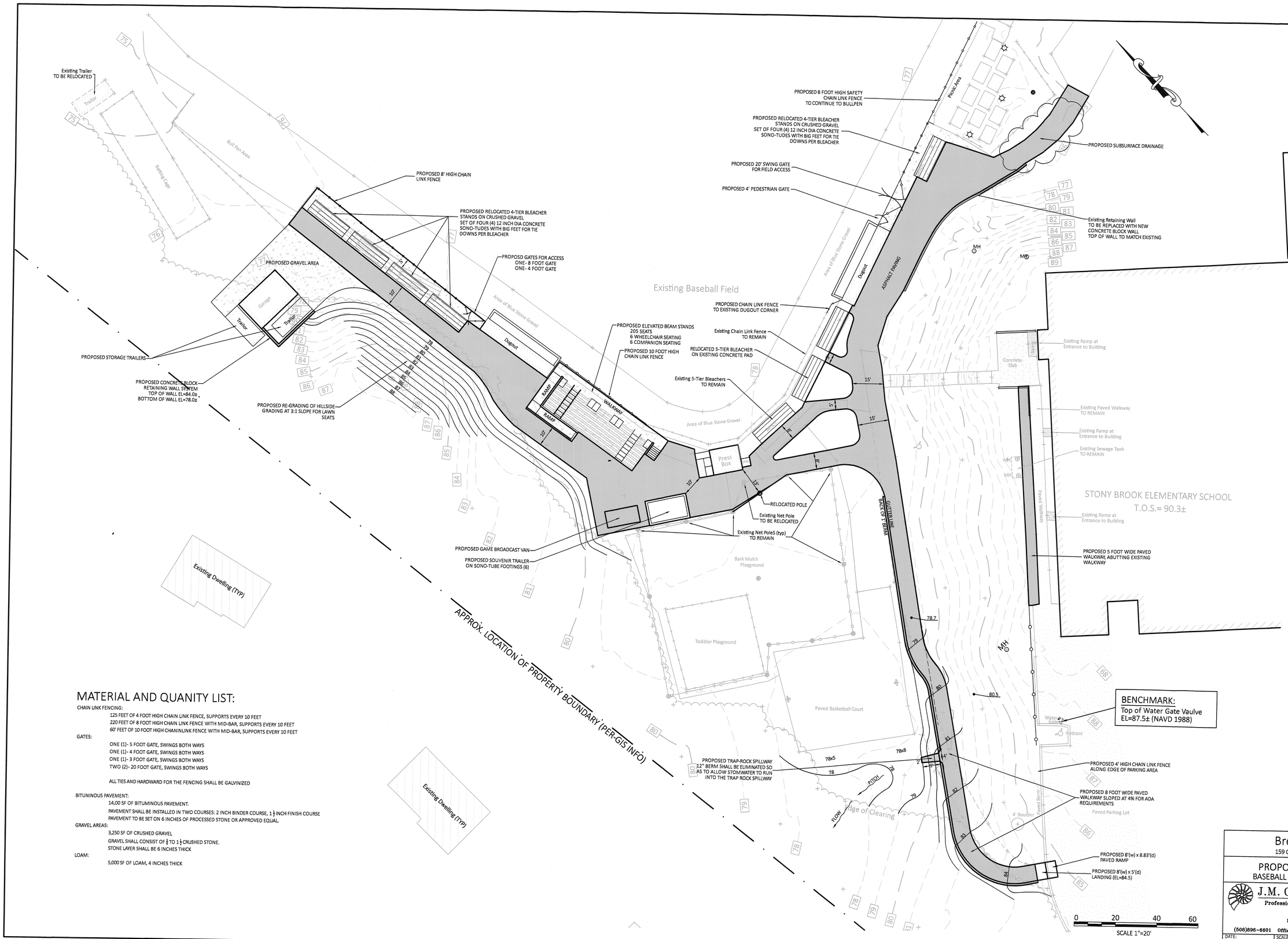
10 Site Control and Appraisal

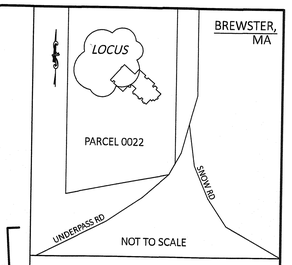
Not Applicable
Stony Brook Field on Town property

Appendices

List of appendices:

A. Engineering drawing of changes at Stony Brook Field
B. Engineering drawing of handicap accessible bleachers
C. Detailed Project Pricing
D. Letter of support from Brewster Select Board (Pending Dec. 16, SB meeting)
E. Letter of support from Brewster DPW
F. Letter of Support from Brewster School Board (Pending January 16 board meeting)
G. Letter of Support from Stony Brook School Administration
H. Letter of Support from Brewster Department of Recreation
I. Letter of Support from All Citizens Access Committee (pending Board meeting)





BREWSTER, MA

PLAN BOOK ___	PAGE __
DEED BOOK ___	PAGE __
ASSESSORS' MAP 076	PARCEL 0022

LEGEND

32	EXISTING CONTOUR
32	PROPOSED CONTOUR
×12.34	EXISTING SPOT GRADE
24x5	PROPOSED SPOT GRADE
	WATER SERVICE LINE
—O—	OVERHEAD UTILITY SERVICE
—U—	UNDERGROUND UTILITY SERVICE
	GAS SERVICE LINE
TP	TEST HOLE / BORING LOCATION
ST	SEPTIC TANK
DB	DISTRIBUTION BOX
SAS	SOIL ABSORPTION SYSTEM
Reserve	RESERVED FOR FUTURE
	UTILITY POLE
	CATCH BASIN
	FIRE HYDRANT
W	WELL
	DRAINAGE MANHOLE
	CONCRETE BOUND, FOUND
	TOP OF BANK
	LIMIT OF WORK
	FENCE
	EDGE OF CLEARING

MATERIAL AND QUANITY LIST:

CHAIN LINK FENCING:

125 FEET OF 4 FOOT HIGH CHAIN LINK FENCE, SUPPORTS EVERY 10 FEET
220 FEET OF 8 FOOT HIGH CHAIN LINK FENCE WITH MID-BAR, SUPPORTS EVERY 10 FEET
60' FEET OF 10 FOOT HIGH CHANINLINK FENCE WITH MID-BAR, SUPPORTS EVERY 10 FEET

GATES:

ONE (1)- 5 FOOT GATE, SWINGS BOTH WAYS
ONE (1)- 4 FOOT GATE, SWINGS BOTH WAYS
ONE (1)- 3 FOOT GATE, SWINGS BOTH WAYS
TWO (2)- 20 FOOT GATE, SWINGS BOTH WAYS

ALL TIES AND HARDWARD FOR THE FENCING SHALL BE GALVINIZED

BITUNINOUS PAVEMENT:

14,00 SF OF BITUMINOUS PAVEMENT.
PAVEMENT SHALL BE INSTALLED IN TWO COURSES: 2 INCH BINDER COURSE, 1 1/2 INCH FINISH COURSE
PAVEMENT TO BE SET ON 6 INCHES OF PROCESSED STONE OR APPROVED EQUAL.

GRAVEL AREAS:

3,250 SF OF CRUSHED GRAVEL
GRAVEL SHALL CONSIST OF 3/4 TO 1 1/2 CRUSHED STONE.
STONE LAYER SHALL BE 6 INCHES THICK

LOAM:

5,000 SF OF LOAM, 4 INCHES THICK

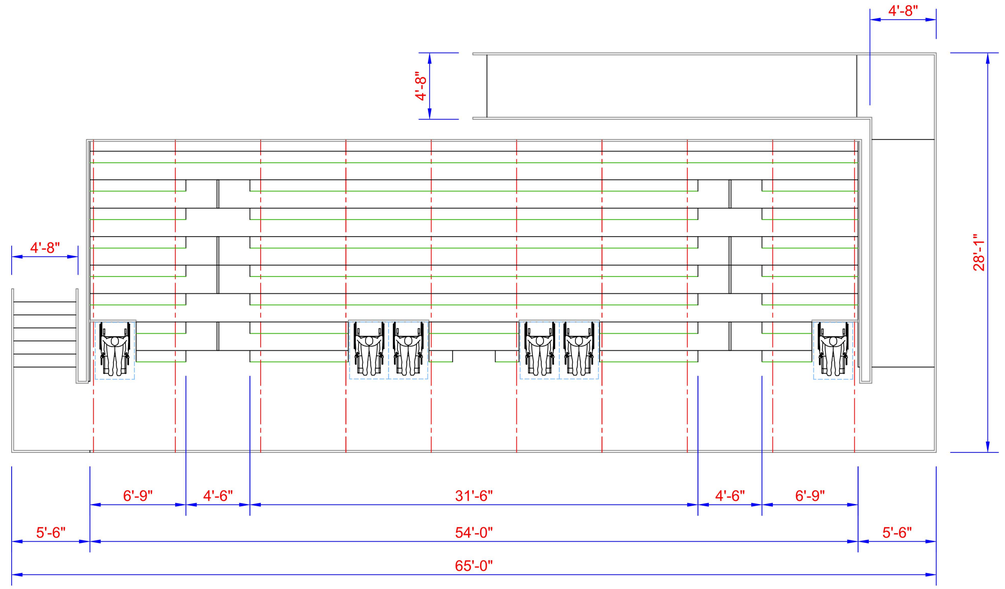
Brewster Whitecaps
159 CONSODINE ROAD, BREWSTER, MA

PROPOSED SITE PLAN- PHASE 1
BASEBALL FIELD at STONY BROOK SCHOOL

J.M. O'REILLY & ASSOCIATES, INC.
Professional Engineering & Land Surveying Services
1573 Main Street – Route 6A
P.O. Box 1773
Brewster, MA 02631
(508)896-6601 Office (508)896-6602 Fax

DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
11-26-2019	As Noted	JMO/gb	JMO	JMO-8768

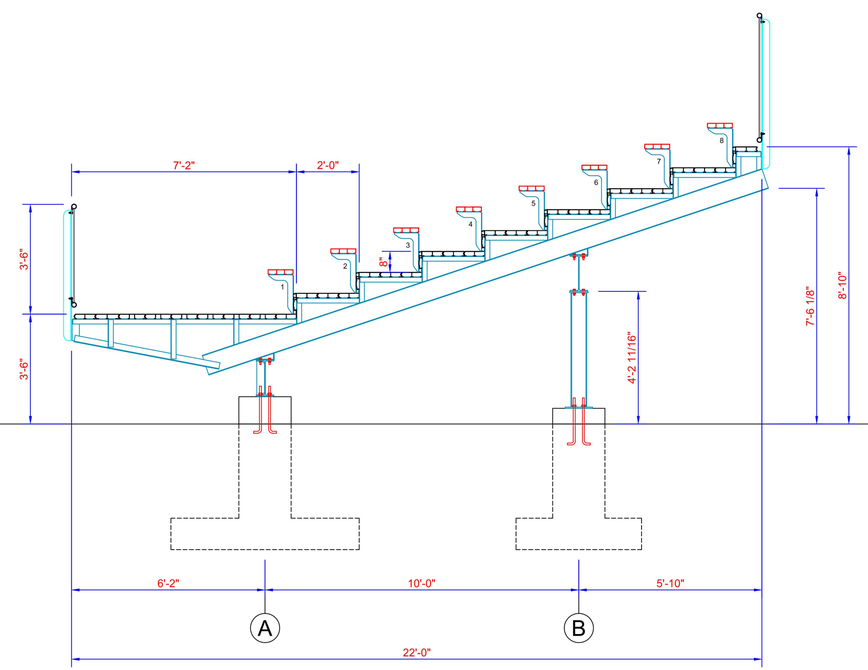
G:\AA\obs\BREWSTER WHITECAPS8768\DWG\8768 Proposed Site Plan- Concept.DWG



SEATING MANIFEST

Bench Seating:	205
Wheelchair Seating:	6
Companion Seating:	6
Total:	217

1 SEATING PLAN 3/16"=1'-0"



2 SECTION THROUGH SEATING NTS

LETTER	REVISIONS	BY	DATE

E & D SPECIALTY STANDS, INC.
MANUFACTURERS OF QUALITY GRANDSTANDS AND SEATING
2081 FRANKLIN ST. - P.O. BOX 700
NORTH COLLINS, NEW YORK 14111
716-337-0161 1-800-525-8515
FAX 716-337-3436

THIS DRAWING INCLUDING THE PRINCIPLES OF DESIGN IS THE PROPERTY OF AND IS SUBMITTED BY E & D SPECIALTY STANDS, INC. WITH THE AGREEMENT THAT IT IS NOT TO BE REPRODUCED, COPIED OR LOANED IN PART OR WHOLE, NOT TO BE USED IN ANY MANNER THAT MAY CONSTITUTE A DETRIMENT DIRECTLY OR INDIRECTLY TO E & D SPECIALTY STANDS, INC. ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN AGREEMENT TO THE ABOVE.

BREWSTER BASEBALL
BREWSTER, MASSACHUSETTS

UNDERSTRUCTURE:

SCALE: AS NOTED	REFERENCE DWG:
DRAWN BY: JW	CHECKED BY:
DRAWN DATE: 08-20-18	CHECKED DATE:

PROJECT NUMBER: 18Q166

DRAWING NUMBER: 1

J.M. O'Reilly & Associates, Inc.
Professional Engineering, Land Surveying & Environmental Services
Site Development • Property Line • Subdivision • Sanitary • Land Court • Environmental Permitting

December 4, 2019

JMO-8768

MEMORANDUM

COST ESTIMATED FOR BALLFIELD IMPROVEMENTS

PHASE 1:

Site Clearing:	$	2,825.00	Clear site of scrub trees and vegetation
Demolition:	$	2,250.00	Remove/ relocate existing fence netting pole
Excavation:	$	2,550.00	Excavate cuts & fills, remove soil offsite
Storm Drainage:	$	1,150.00	Install Rip Rap
	$	15,000.00	Install Catch basin and Two 10' x 6' leach pits
Gravel:	$	8,900.00	Gravel for under bleachers and area next to garage
Walls:	$	45,700.00	Segmented block retaining walls (two walls=88 feet
Sonotubes:	$	15,000.00	Supports for relocated stands and shed (30 in total)
Asphalt Paving:	$	101,000.00	All asphalt portions includes the grvl. stone under.
Stands:	$	145,000.00	deliver & install stands with supports
Chain Link Fence:	$	3,900.00	70'-4' high; 60' of 10 high
Finish Grade:	$	4,500.00	Deliver & place loam on disturbed areas & Islands
Loam Seed:	$	1,500.00	Hydro-seed loamed areas
Total:	$	349,275.00	
Contingency: (10%)	$	34,928.00	
Bidding & Oversight:	$	8,500.00	
Grand Total:	$	393,703.00	

Phase 2:

Safety Netting:	$	2,500.00	Along 3rd base stands
Fencing:	$	6,600.00	220'-8' high;
Stairs:	$	30,000.00	Replace wooden stairs from School with Concrete
Umbrellas in Center:	$	1,000.00	
Two storage Bld's:	$	12,500.00	
Souvenir Shed:	$	25,000.00	
Canvas sails:	$	5,000.00	
Pathway to Eddy:	$	35,000.00	
Total:	$	117,600.00	
Contingency: (10%)	$	11,760.00	
Bidding & Oversight:	$	5,500.00	
Grand Total:	$	134,860.00	

1573 Main Street, P.O. Box 1773, Brewster, MA 02631 • Phone: (508) 896-6601 • Fax: (508) 896-6602
www.jmoreillyassoc.com

Town of Brewster

2198 Main Street
Brewster, MA 02631-1898
Phone: (508) 896-3701
Fax: (508) 896-8089

Office of:
Select Board
Town Administrator

December 16, 2019

Ms. Faythe Ellis, Chair
Community Preservation Committee
Brewster Town Hall
2198 Main Street
Brewster, MA. 02631

Faythe:

The Board would like to endorse the value of the Brewster Whitecaps to our town. As the Whitecaps offer high caliber collegiate summer baseball to residents and visitors, they also provide daily recreational and instructional opportunities to children ages 7-13. Clinics are offered, in concert with the Rec Department and the schools, utilizing uniquely skilled collegiate players and coaches.

Stony Brook Field has been a successful partnership between the schools, the Town and the Whitecaps since 2006. While requiring upgrades to improve accessibility and safety, it is a valuable community resource that serves local youth teams, the schools and the community at large.

We hope that the Community Preservation Committee will be able to support the Brewster Whitecaps request for funding support.

Thank you for all you and your committee do for the Town of Brewster.

Dave Whitney, Chair
Brewster Select Board

Department of Public Works

201 Run Hill Road
Brewster, Massachusetts 02631-1898
Tel (508) 896-3212

Patrick Ellis, Superintendent

James Jones, Foreman

Ms. Faythe Ellis, Chairperson
Community Preservation Committee
Town of Brewster, MA

December 03, 2019

Dear Ms. Ellis,

It is my pleasure to write to you in support of the Brewster Whitecaps' application for Community Preservation Act funds for the ADA improvements at the Stony Brook Elementary School field. These improvements to the walkways, paths, and bleachers surrounding the field are very much needed.

Many different groups within the town use this area throughout the year. Safe access to the Stony Brook field and its facilities is important to all Brewster citizens and visitors to our town. The Whitecaps' plan is comprehensive and addresses many shortcomings that currently exist there. These improvements will greatly improve access for the handicapped, physically challenged, children, the elderly, all citizens and visitors to the facilities. Moreover, it will also provide added safety features for the walkways and stairs.

The Town of Brewster will partner with the Whitecaps on this project to carry out the procurement. The Brewster DPW will partner with the Whitecaps on this project for the inspection of construction and installation.

Sincerely,

R. Patrick Ellis

R. Patrick Ellis, Superintendent
Department of Public Works

STONY BROOK ELEMENTARY SCHOOL
384 Underpass Road
Brewster, MA 02631
t 508-896-4545 | f 508-896-4081

Keith Gauley, Principal
gauleyk@nausetschools.org

Brewster Community Preservation Council
Brewster Town Offices
2198 Main Street
Brewster, MA 02631

December 5, 2019

Dear Council Members,

On behalf of the Stony Brook Elementary School, I would like to say we are in full support of the proposed field improvement plan that the Whitecaps Organization has presented. We have seen the project details and understand the scope of work. Please feel free to contact me with any questions.

Sincerely,

Keith Gauley
Principal

TOWN OF BREWSTER
2298 MAIN STREET
BREWSTER, MA 02631
PHONE: (508) 896-9430
WWW.BREWSTERRECREATION.COM

OFFICE OF
RECREATION COMMISSION

December 2, 2019

To Whom It May Concern,

I am writing this letter as support from the Brewster Recreation Department.

The Brewster Whitecaps are applying for CPC grant funding for the ADA improvements at the baseball field, at Stony Brook Elementary School. Not only do these potential improvements help the fans that may be attending these games, but it will also improve the accessibility to children and other citizens that use this field/facility. It will also provide added safety features, which should also be a priority.

It should be an obligation of the Town to commit to an age friendly community, given our demographics. I believe that these improvements will also encourage folks who may have never seen a game before, or never been to the field, to come to a game and really experience what a community event feels like.

It is also important to note that the Recreation Department also uses the Stony Brook field for run club and other programs, so our participants would also be benefiting from these improvements.

Please consider the request of the Whitecaps for these needed ADA improvements to the field at Stony Brook. Play ball!

Thank you.

Sincerely,

Mike Gradone
Recreation Director
Town of Brewster