

City of Middletown Athletic Fields and Parks Evaluation Recommended Improvements



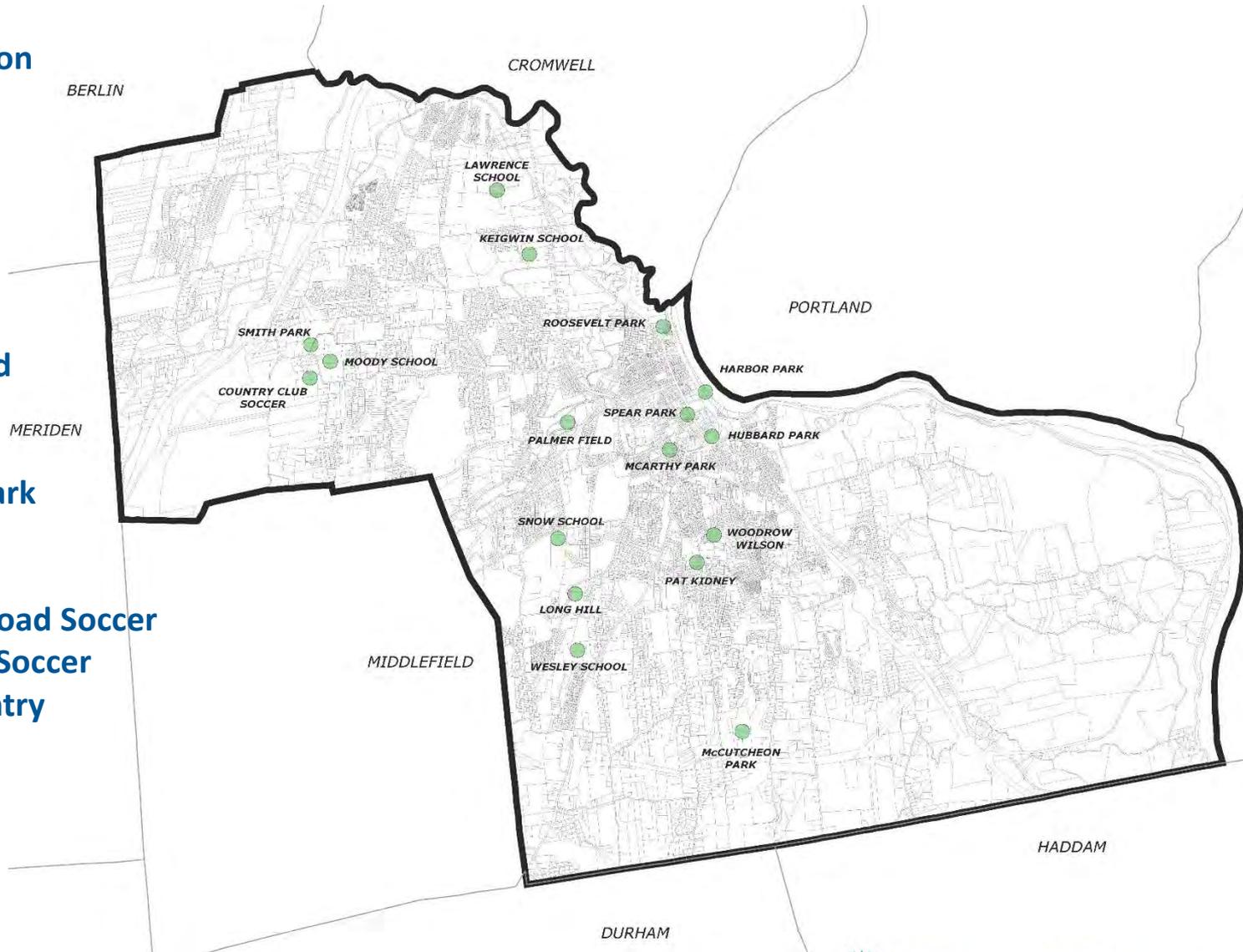
17 Project Sites

Schools

Woodrow Wilson
Keigwin
Lawrence
Moody
Snow
Wesley

Parks

Pat Kidney Field
Hubbard Park
Smith Park
McCutcheon Park
McCarthy Park
Roosevelt Park
Country Club Road Soccer
Long Hill Road Soccer
Palmer Field Entry
Harbor Park
Spear Park



Use & Demand

Summary

- The available number of fields barely meets the demand for field time
- The demand for rectangular fields in the Spring season far exceeds the field availability by approximately 60 hours per week.
- The number of field hours of the two dedicated soccer complexes are insufficient to meet the demand.
- The number of fields for boys baseball is insufficient for the existing number of teams.
- The use/demand analysis does not take into account projected growth for any of the programs.

Recommended Improvements

- **Proposed improvements are based on site analysis, demand and use, and City requests**
- **Primary Goals of Study:**
 - **Improve safety**
 - **Improve universal accessibility**
 - **Increase field availability**
 - **Improve field conditions**
 - **Continue to support Middletown's parks and athletic programs**

Recommended Improvements

- **Improvement Categories**

- **Reconstruct**

- Woodrow Wilson
 - Pat Kidney
 - Moody
 - Hubbard
 - Country Club Soccer

- **Renovate**

- Long Hill
 - Snow
 - McCutcheon
 - Smith
 - Lawrence
 - Wesley

- **Non-Athletic**

- Palmer Entry
 - Harbor
 - Spear

- **No Improvements Scheduled**

- Keigwin
 - Roosevelt
 - McCarthy

Woodrow Wilson



Site Improvements

- Redesign / renovate as new
- Provide ADA compliant parking, routes, seating, restrooms
- Remove and replace all grandstands and bleachers
- Install new 6 lane track
- Install synthetic field – Multi-use (football, soccer, lacrosse)
- Install new lighting for track and field
- Provide new 6 court tennis facility
- Provide exercise and walking circuit

Woodrow Wilson



Site Improvement Costs

Estimated Construction Cost = \$4,457,000 (including contingency)

**Estimated Survey, Design, Engineering, Construction
Administration & Inspection Costs = \$1,264,000**

Total Project Cost= \$5,350,000

Pat Kidney



Site Improvements

- Redesign / renovate as new
- Provide ADA compliant parking, routes, seating, restrooms
- Install synthetic fields – Baseball and Softball with multiuse overlay
- Install lighting on all synthetic fields
- Increase number of basketball courts
- Provide adequate parking
- Provide exercise and walking circuit

Pat Kidney



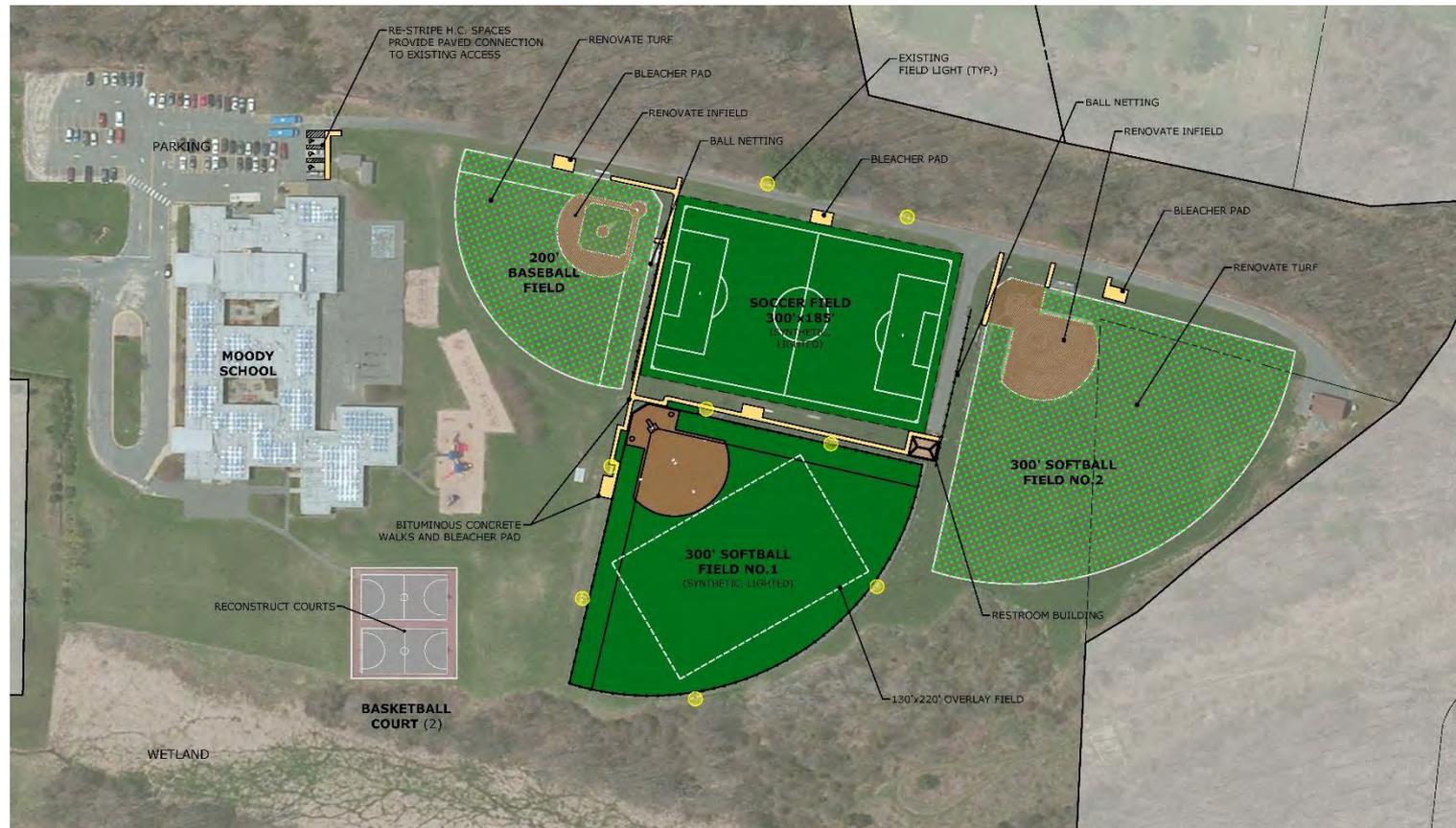
Site Improvement Costs

Estimated Construction Cost = \$6,320,000 (including contingency)

Estimated Survey, Design, Engineering, Construction Administration & Inspection Costs = \$892,000

Total Project Cost= \$7,585,000

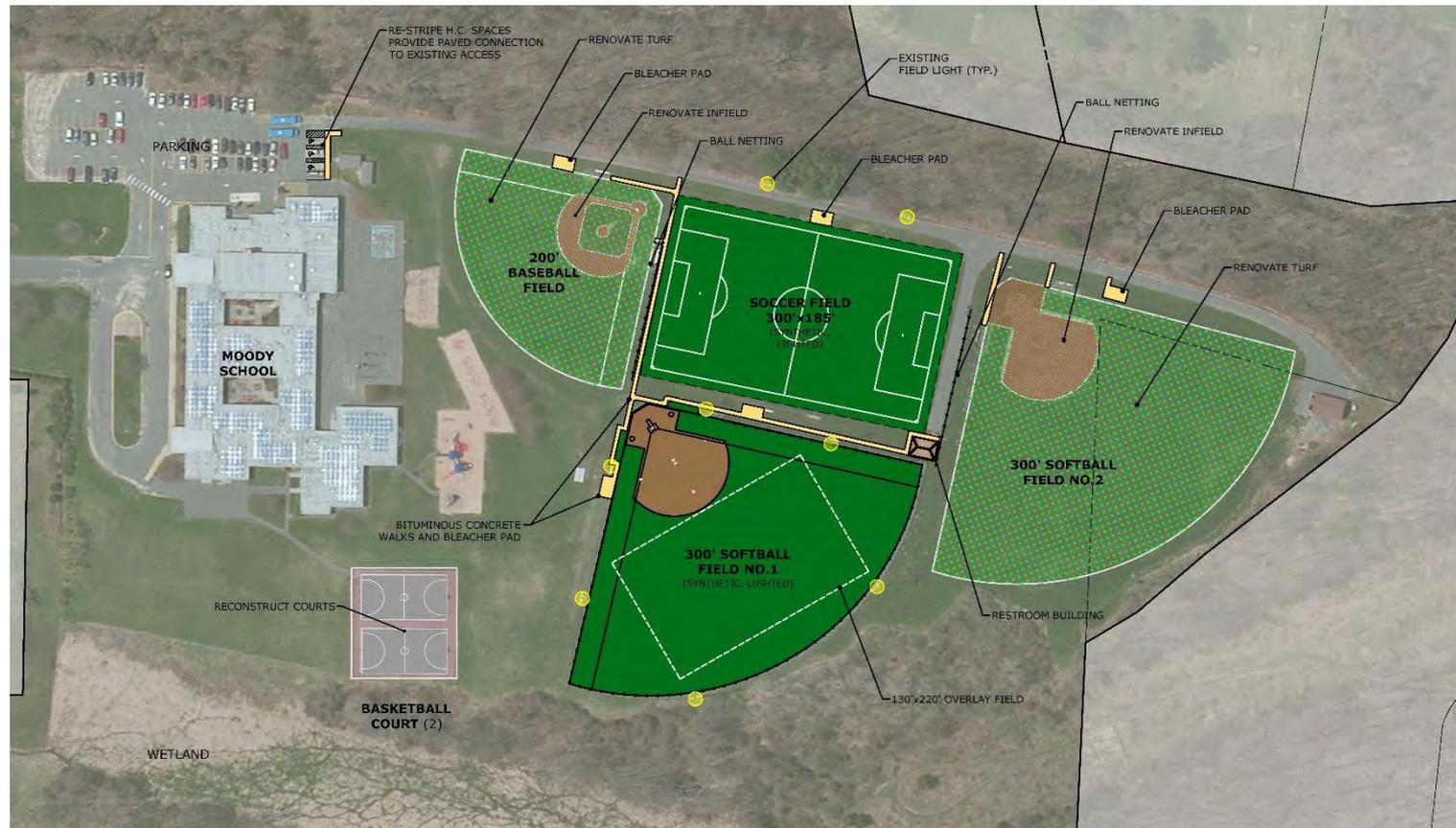
Moody School



Site Improvement Summary

- Provide ADA compliant parking, sidewalks, seating, restrooms
- Install (2) synthetic fields – Soccer & Softball
- Provide new central restroom and storage building
- Reconstruct basketball courts

Moody School



Site Improvement Costs

Estimated Construction Cost = \$2,223,000 (including contingency)

**Estimated Survey, Design, Engineering, Construction
Administration & Inspection Costs = \$445,000**

Total Project Cost= \$2,670,000

Hubbard Park



Site Improvements

- Provide ADA routes to fields, parking, and site buildings
- Install 2 synthetic fields
- Repave and stripe parking lot – provide ADA stalls
- Pave Concession/Restroom Plaza

Hubbard Park



Site Improvement Costs

Estimated Construction Cost = \$1,950,000 (including contingency)

**Estimated Survey, Design, Engineering, Construction
Administration & Inspection Costs = \$390,000**

Total Project Cost= \$2,340,000

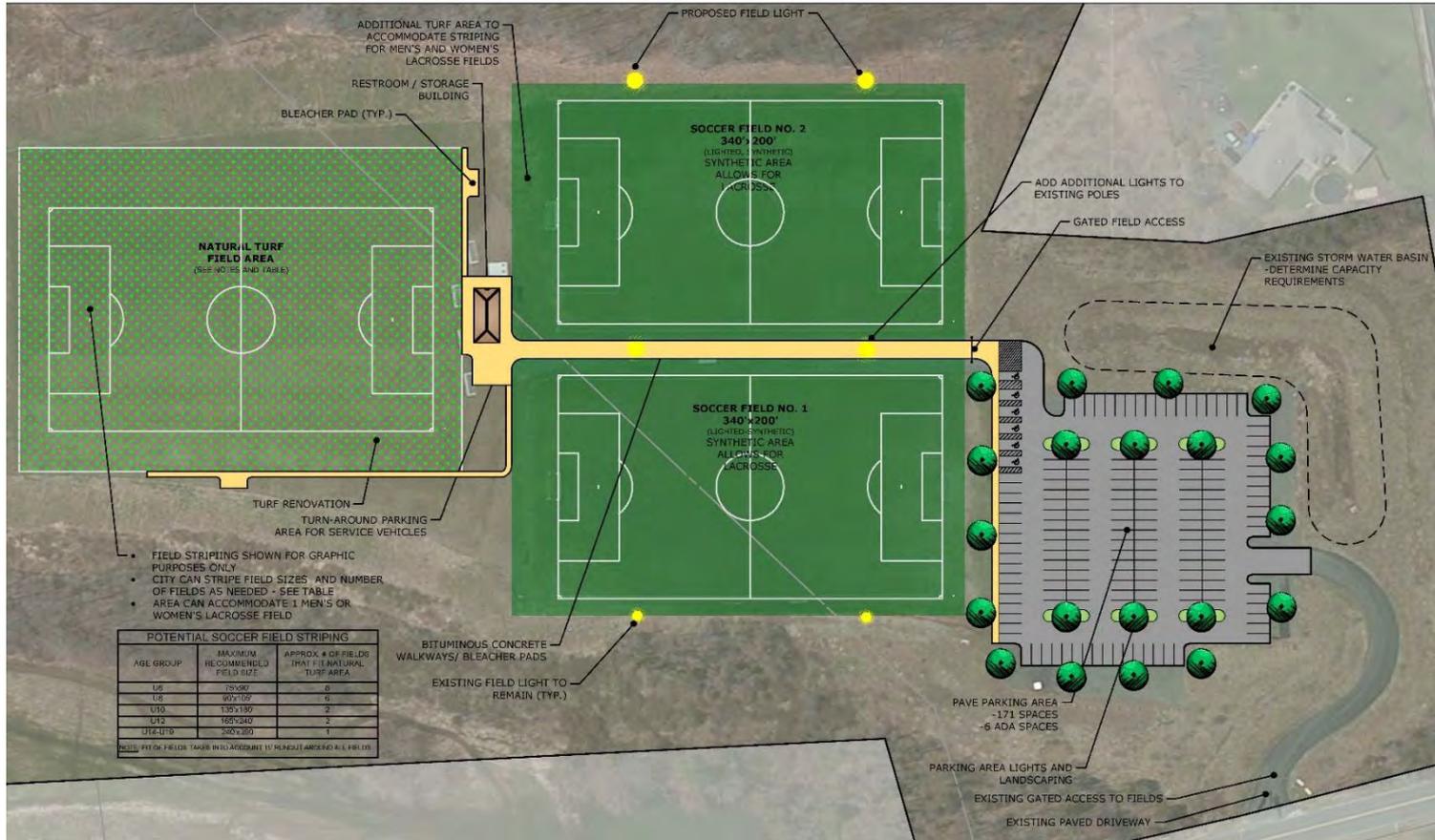
Country Club Soccer Complex



Site Improvements

- Provide ADA compliant parking, routes, seating, restrooms
- Install 2 synthetic fields – Multi-use (soccer, lacrosse)
- Expand field lighting for 2 synthetic fields
- Renovate turf in practice area for multiuse field

Country Club Soccer Complex



Site Improvement Costs

Estimated Construction Cost = \$3,750,000 (including contingency)

Estimated Survey, Design, Engineering, Construction Administration & Inspection Costs = \$750,000

Total Project Cost= \$4,500,000

Long Hill Soccer Complex



Site Improvements

- Provide ADA routes and seating
- Pave parking lots
- Renovate turf

Long Hill Soccer Complex



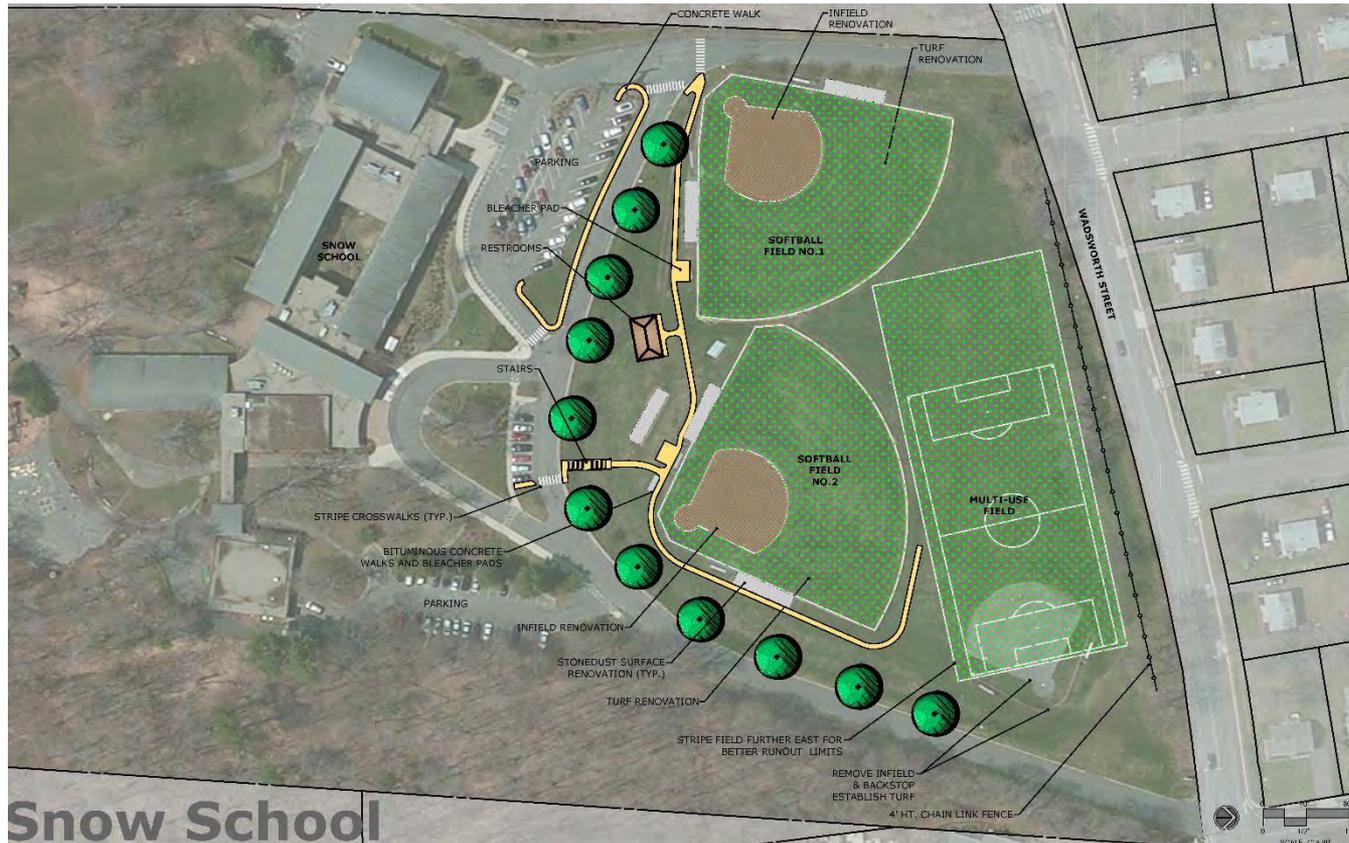
Site Improvement Costs

Estimated Construction Cost = \$1,393,000 (including contingency)

**Estimated Survey, Design, Engineering, Construction
Administration & Inspection Costs = \$279,000**

Total Project Cost= \$1,675,000

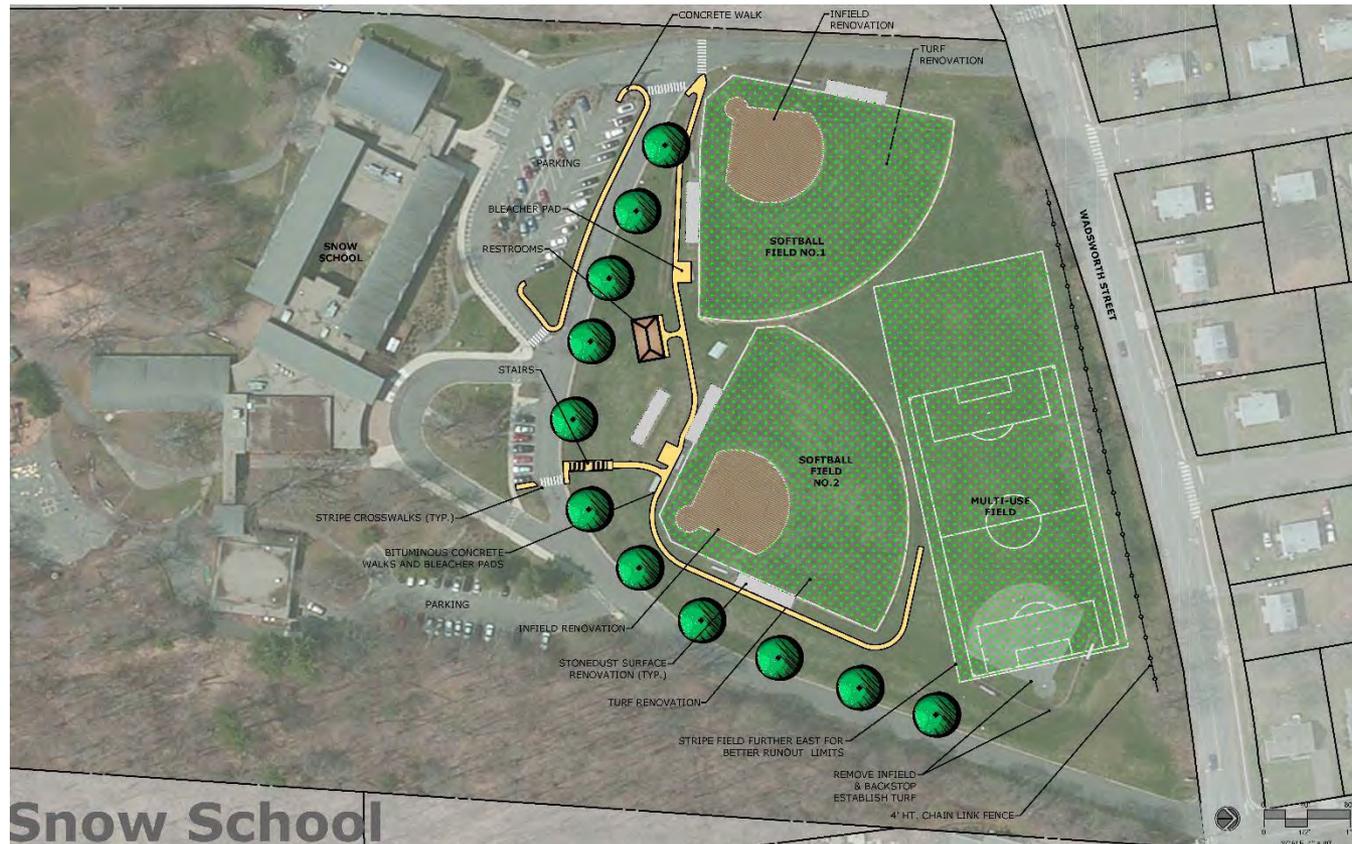
Snow School



Snow School Site Improvements

- Provide ADA compliant parking, routes, seating, restrooms
- Provide new restroom and storage building
- Restore infields at fields 1 and 2
- Renovate turf at all fields
- Remove Softball Field No.3 and expand multiuse field
- Install fence at top of slope along Wadsworth Street

Snow School



Site Improvement Costs

Estimated Construction Cost = \$588,000 (including contingency)

Estimated Survey, Design, Engineering, Construction Administration & Inspection Costs = \$118,000

Total Project Cost= \$710,000

McCutcheon Park



Site Improvements

- Provide ADA routes
- Renovate turf and infield – both fields
- Install 4 sand volleyball courts
- Provide playground area
- Expand pavilion options
- Potential for splash pad / spray park

McCutcheon Park



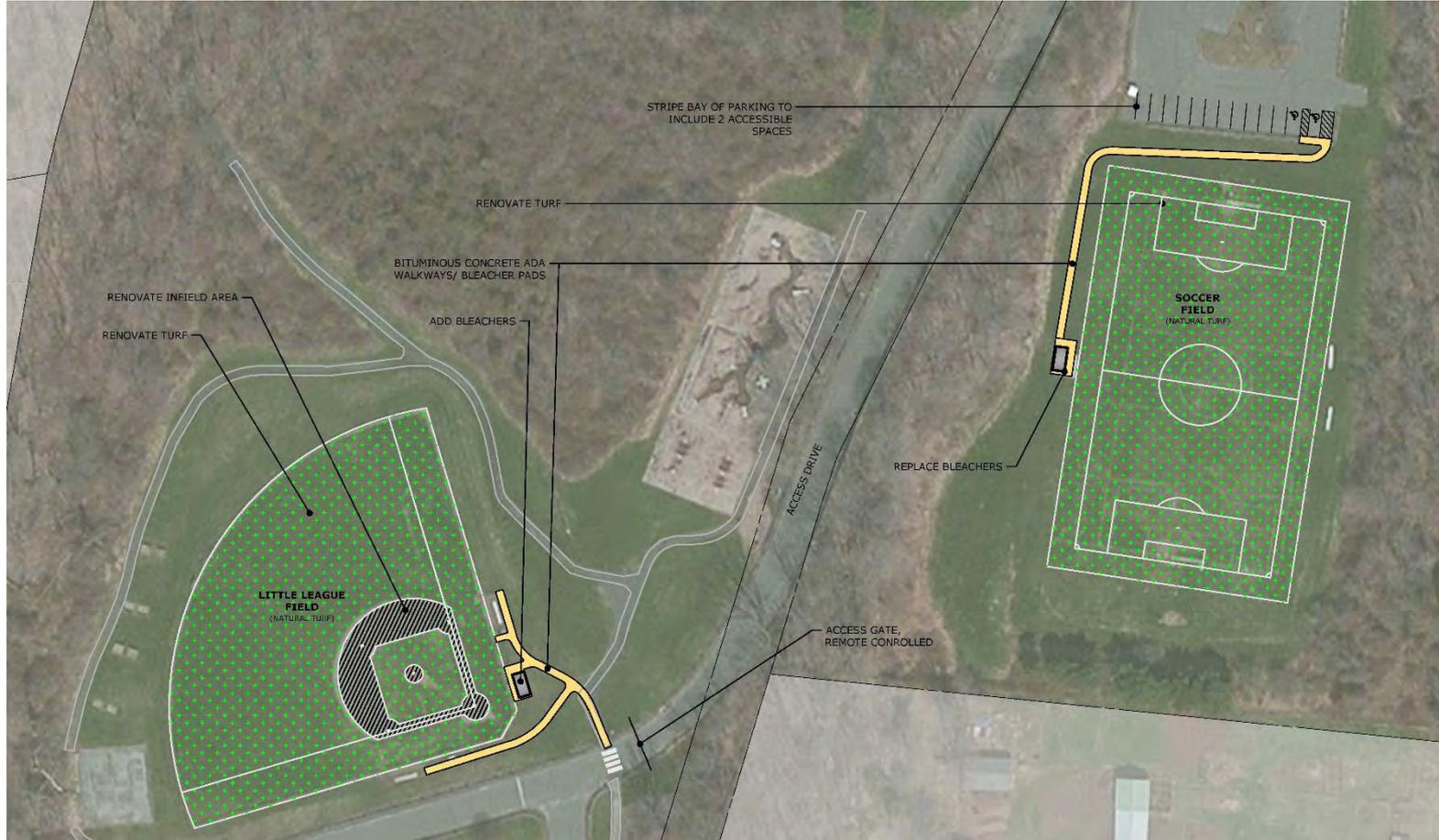
Site Improvement Costs

Estimated Construction Cost = \$1,348,000 (including contingency)

**Estimated Survey, Design, Engineering, Construction
Administration & Inspection Costs = \$270,000**

Total Project Cost= \$1,620,000

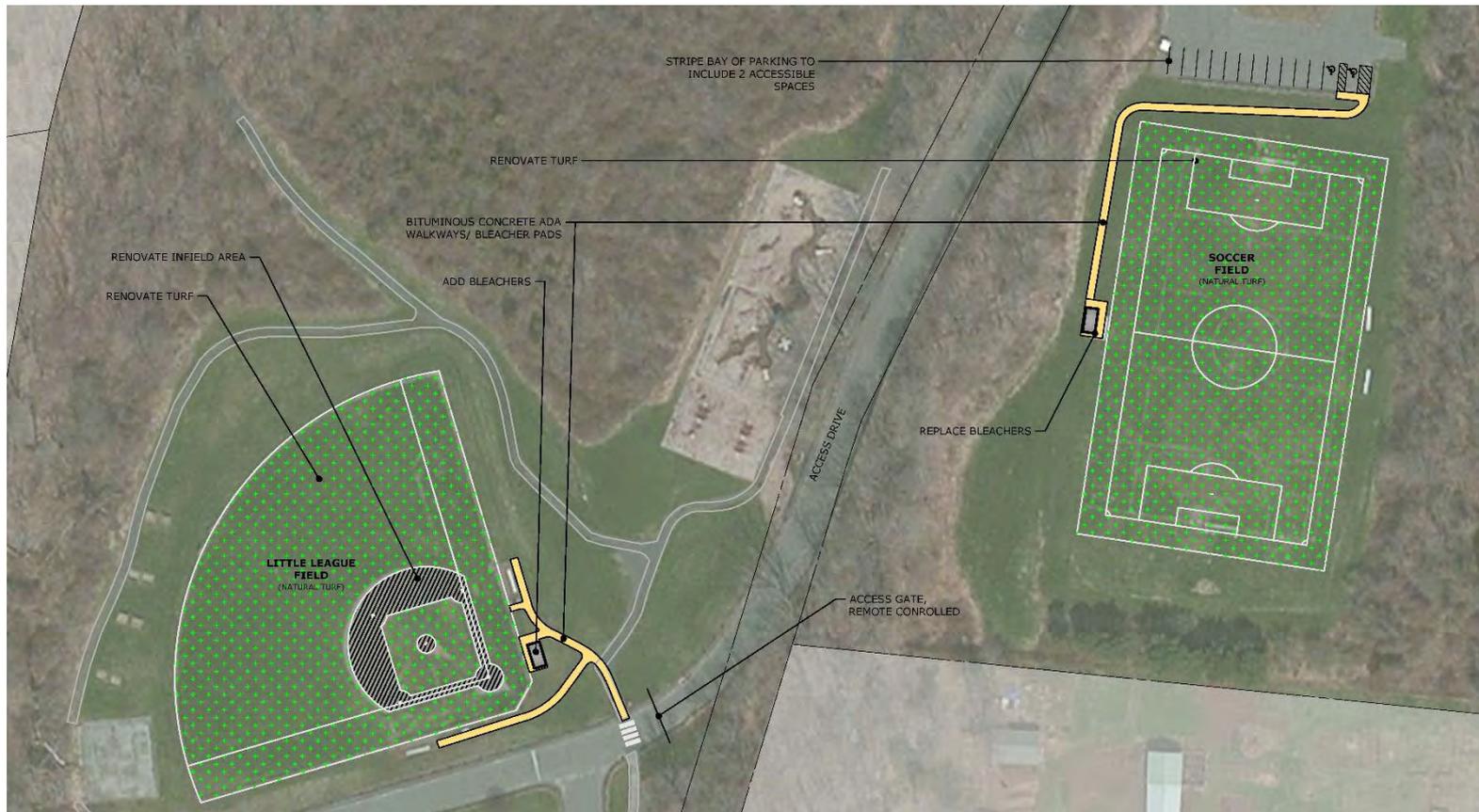
Smith Park



Site Improvements

- Provide ADA routes and seating
- Renovate turf and infield
- Install access control

Smith Park



Site Improvement Costs

Estimated Construction Cost = \$92,000 (including contingency)

**Estimated Survey, Design, Engineering, Construction
Administration & Inspection Costs = \$19,000**

Total Project Cost= \$115,000

Lawrence School



Site Improvements

- Provide ADA routes and seating
- Restore infield
- Renovate turf at both fields

Lawrence School



Site Improvement Costs

Estimated Construction Cost = \$57,000 (including contingency)

**Estimated Survey, Design, Engineering, Construction
Administration & Inspection Costs = \$12,000**

Total Project Cost= \$70,000

Wesley School



Site Improvements

- Renovate turf
- Repave Basketball / Surface Play

Wesley School



Site Improvement Costs

Estimated Construction Cost = \$80,000 (including contingency)

**Estimated Survey, Design, Engineering, Construction
Administration & Inspection Costs = \$16,000**

Total Project Cost= \$96,000

No Site Improvements Scheduled

- **McCarthy Park**
- **Keigwin Middle School**
- **Roosevelt Park**

Palmer Field Entry



Site Improvements

- Provide defined and welcoming entry
- Replace chain link fence gates
- Paint all buildings to match Hall of Fame building
- Reduce amount of asphalt

Palmer Field Entry



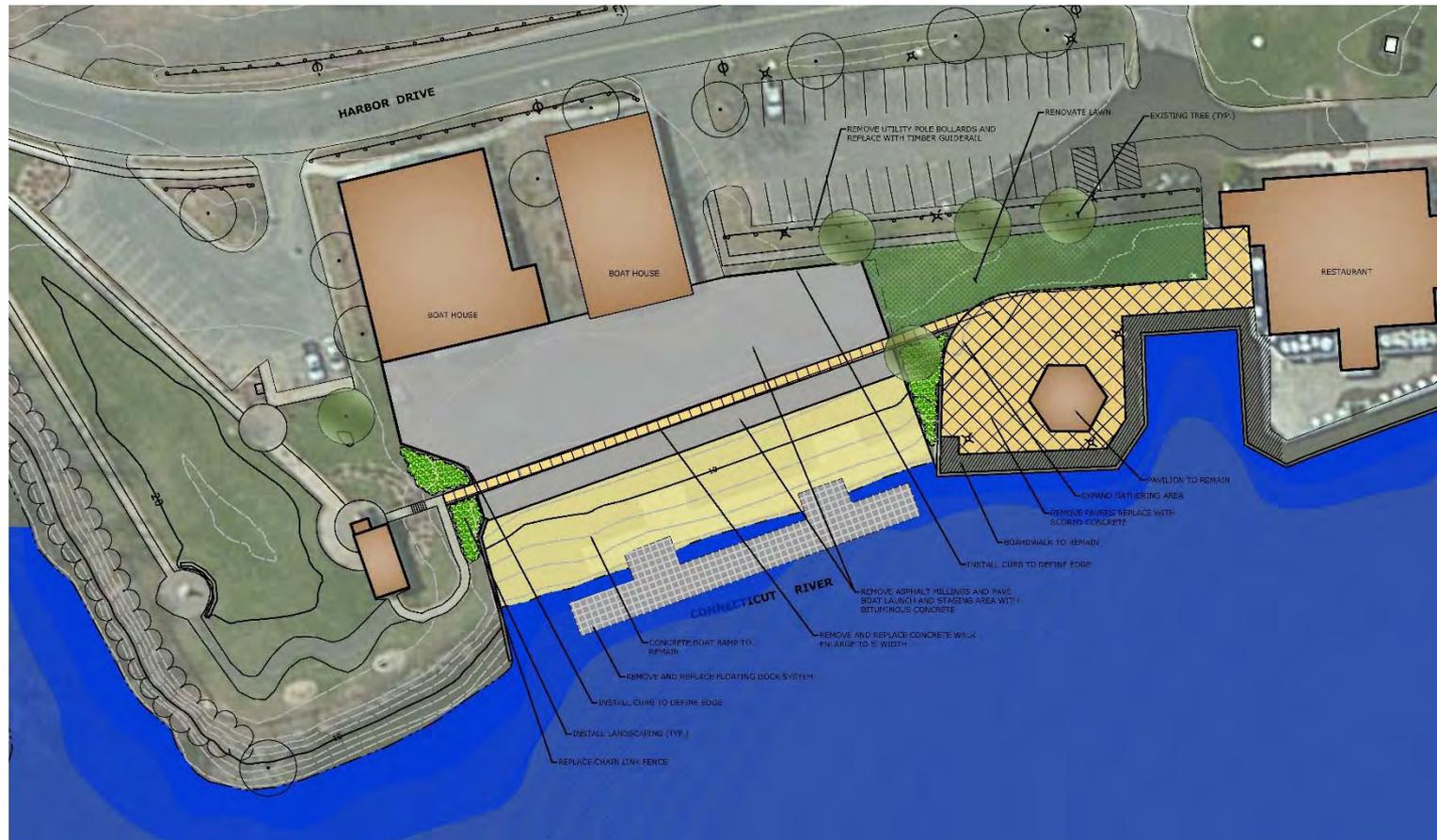
Site Improvement Costs

Estimated Construction Cost = \$475,000 (including contingency)

**Estimated Survey, Design, Engineering, Construction
Administration & Inspection Costs = \$95,000**

Total Project Cost= \$570,000

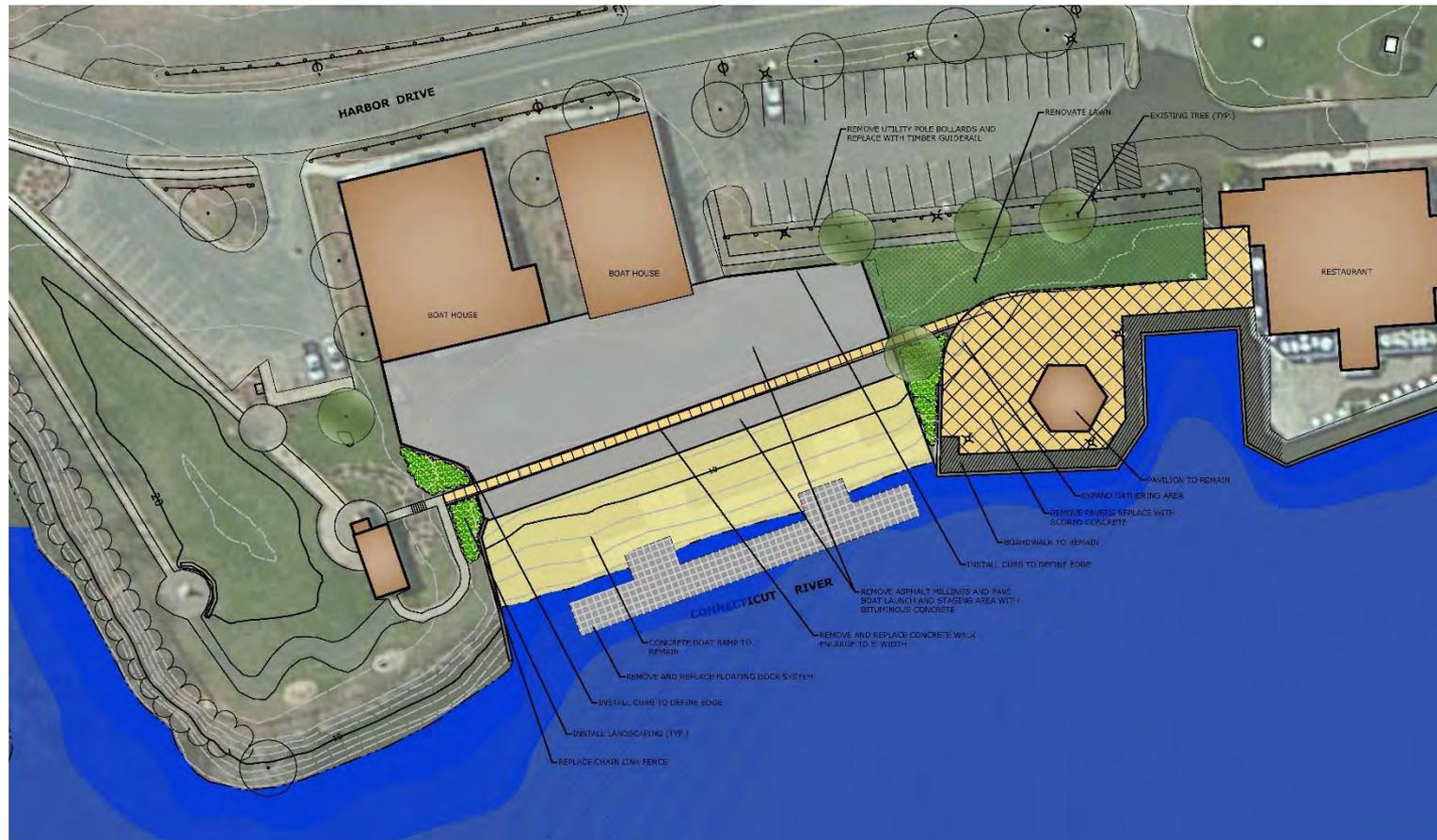
Harbor Park



Site Improvements

- **Replace pavers with concrete walk**
- **Remove asphalt millings and pave boat staging and launch area**
- **Define edge of boat launch with curbing and landscaping**
- **Replace floating boat dock system**

Harbor Park



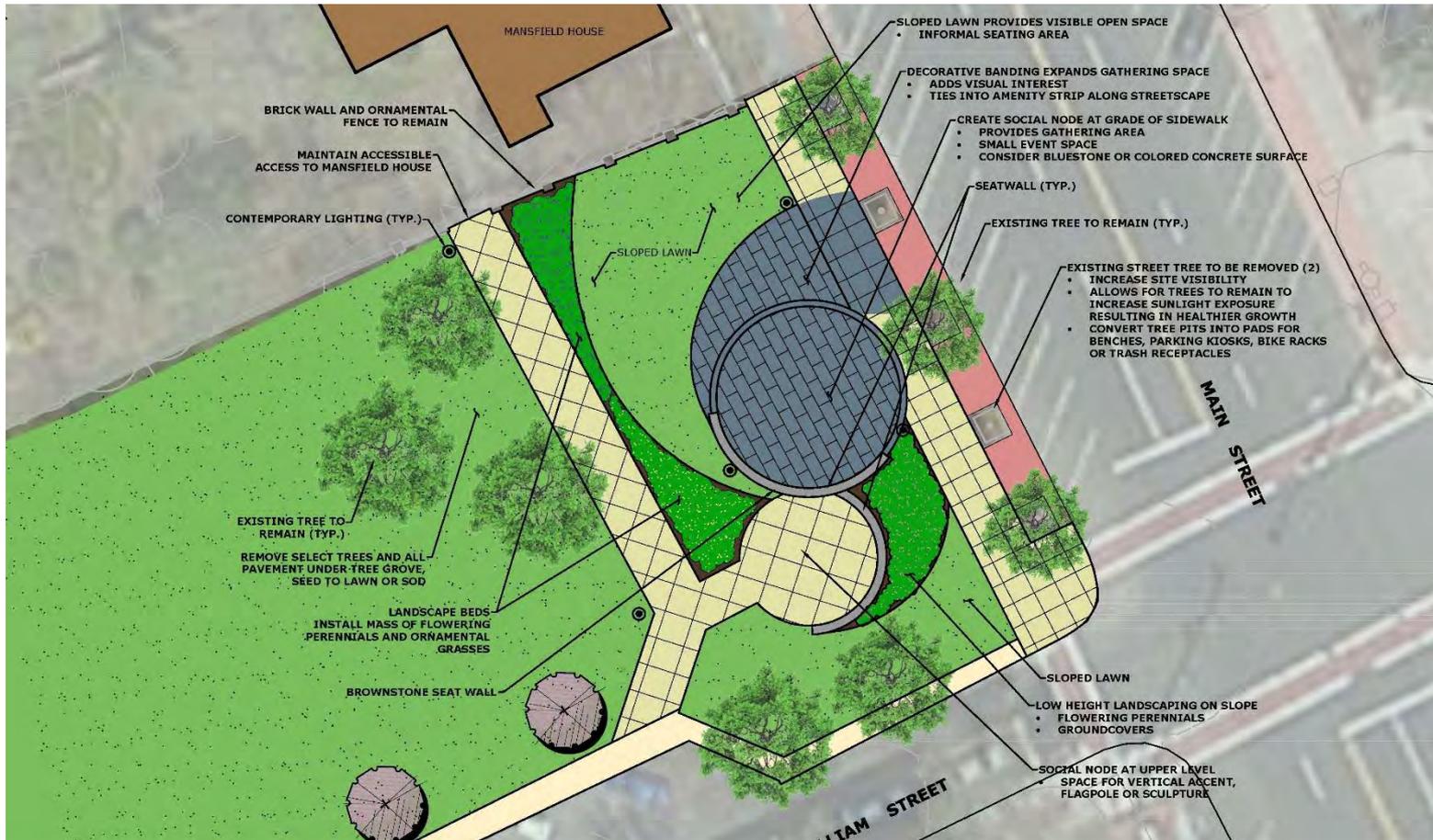
Site Improvement Costs

Estimated Construction Cost = \$487,000 (including contingency)

**Estimated Survey, Design, Engineering, Construction
Administration & Inspection Costs = \$98,000**

Total Project Cost= \$585,000

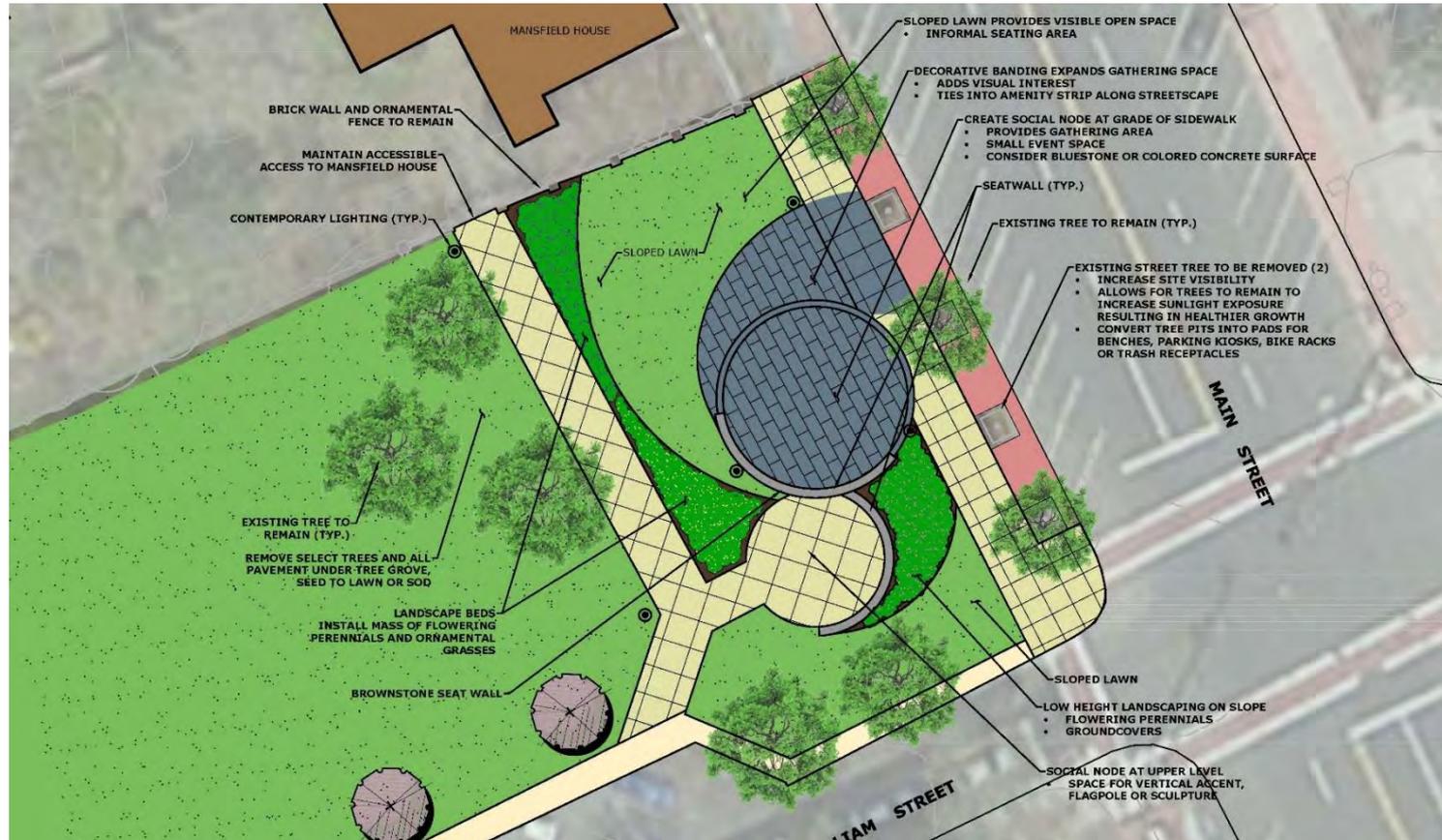
Spear Park



Spear Park– Site Improvements

- Redesign / renovate park to reduce terraced spaces
- Provide clear sightlines into park
- Maintain access to Mansfield House

Spear Park



Site Improvement Costs

Estimated Construction Cost = \$429,000 (including contingency)

Estimated Survey, Design, Engineering, Construction
Administration & Inspection Costs = \$86,000

Total Project Cost = \$515,000

Study Summary

Key Proposed Improvements

Remove safety hazards

Provide ADA compliant access and facilities at all parks

Install 9 synthetic fields

- **Rectangular**
 - **1 - football / soccer / lacrosse**
 - **3 - soccer / lacrosse**
- **Diamond**
 - **3 - baseball**
 - **2 – softball**

Synthetic improvements also allow for 1 full size multi-purpose overlay field & 1 half size

Implement turf and infield renovation program

Cost Summary

Parks Summary Estimate

Priority	Park Facility	TOTAL PROJECT COST (including design fees)
H	Woodrow Wilson	\$ 5,350,000.00
H	Pat Kidney Field	\$ 7,585,000.00
H	Moody School	\$ 2,670,000.00
H	Hubbard Park	\$ 2,340,000.00
H	Country Club Soccer Complex	\$ 4,500,000.00
H	Harbor Park	\$ 585,000.00
M	Long Hill Soccer Complex	\$ 1,675,000.00
M	Snow School	\$ 710,000.00
M	Smith Park	\$ 115,000.00
M	Palmer Field Entry & Bleacher Repair	\$ 570,000.00
L	McCutcheon Park	\$ 1,620,000.00
L	Wesley School	\$ 100,000.00
L	Lawrence School	\$ 70,000.00
L	Spear Park	\$ 515,000.00
L	McCarthy Park	-
L	Keigwin School	-
L	Roosevelt Park	-
	Total Park Improvements	\$ 28,405,000.00

Priority Legend

H = High

M = Medium

L = Low

Trail Construction

Trail Spur off of existing Mattabessett Trolley Trail from Tuttle Street to Veteran's Memorial Park

- 10' wide paved multi-use trail
- 3.2 mile length
- Adjacent to Lawrence Elementary, Keigwin Middle, and Middletown High School



Trail Construction

Cost Summary

Construction = \$3,518,200 (including contingency)

Survey & Design = \$253,750

Construction Administration and Inspection =

\$194,750

Total Project Cost = \$3,967,700



Questions / Discussion