Colchester Recreational Site Improvements Master Plan

Town of Colchester, Connecticut

Date: 12 September 2007
(Final: 1 November 2007)

Prepared by:

Stantec

Town of Colchester

First Selectman
Stan Soby

Parks & Recreation
Jason Cohen, Director

Wetland Enforcement Officer
Jay Gigliotti, Wetlands Officer
Alicia Watson, Former Wetlands Officer

Town Engineer
Salvatore Tassone

Zoning Enforcement Officer/
Assistant Planning Director
Gary Goeschel II

Athletic & Recreational Facilities Task Force

Al Spranzo, Chair
Jason Cohen
Norm Kaplan
Greg Cordova
Andrew George
Jeff Mathieu
Polly Leonard
Kevin Burke

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Introduction and Program

INTRODUCTION and PROGRAM

The Town of Colchester, Athletic & Recreational Facilities Task Force (Task Force) was formed in November 2005 charged with completing a needs assessment and long-term plan of the athletic facility needs of the Town and Board of Education over the next 10 years. The task force would be provided an inventory from the Town and Board of Education of existing facilities and town owned land.

Subsequently the Task Force performed a needs assessment and developed a recreational needs program, including the following:

- A 40,000 sq. ft. community center including a senior center, pool and a gym.
- 5 total multi-purpose athletic fields to handle multiple sports. Fields shall be overlapped to accommodate the use of multiple sports.
- A new high school track with OCR improvements on fields.
- Lights and artificial turf at the main field at the high school.
- Lights on all fields at the recreational complex.
- More hiking/walking trails.
- Playgrounds at new field complex.

- In addition to the list prepared by the Task Force, the Cody Camp Foundation is working with the Town on a location for the Cody Camp Little League baseball field within the scope of the master plan.

The Task Force also reviewed 11 potential sites in the Town of Colchester as possible locations for recreational facilities. The Task Force recommended five of these sites for additional review for future recreational development:

1. Cohen Woodlands: Approximately 120-130 acres with 10 acres being unprotected and available for recreation development.

2. Lake Hayward Property: 80 acres located near Route 11.

3. Town Hall Property: 2 acres next to Town Hall.

4. Pleasant Street Property: 11 acre parcel obtained with the land used for the new elementary school. The Pre K-2 committee is looking into the possibility of using remaining funds towards the development of this property.

5. Transfer Station Property: 120-130 acre site covering the current transfer station and two old landfills. A closure plan will be needed for review of this property. **(The Transfer Station Property is referred to in subsequent parts of this report as five separate but adjoining sites; the Old Landfill property, the New Landfill property, the Munn Road-Bettis Lane property, the Town DPW property, and the Windham Avenue property.)**

Stantec met with the following Town Staff and Athletic & Recreational Facilities Task Force representatives on February 9, 2007 to discuss the proposed sites and to visit each of the sites:

G. Cordova, Athletic & Recreational Facilities Task Force
J. Cohen, Director, Parks & Recreation
Alicia Watson, Wetland Enforcement Officer
Salvatore Tassone, Town Engineer
Gary Sorge, Stantec
Tom Hammerberg, Stantec

The five sites were discussed by those present and subsequently the Cohen Woodlands property and the Lake Hayward property were eliminated from consideration. The Cohen Woodlands property is part of an area obtained for open space and only 10 acres is available for active recreation development. The development of this property would be the contrary to the passive recreation use the Town has been developing there.

The Lake Hayward property may be a future possibility, but currently is land locked and not owned by the town. It was decided at present, that these sites were not appropriate to develop for the active recreation needs of the Town.

Site visits were made by those attending the meeting to the Old Landfill Property, the New Landfill Property, the Town DPW Property, the Munn Road-Bettis Lane Property, the Pleasant Street Property and the Town Hall Property.

Old Landfill Property
The Old Landfill Property was the first visited. The portion of the site that comprises the Old Landfill is fairly level and covered with meadow grass, brush and trees. Overhead powerlines from the CL&P sub-station on Old Amston Road pass through the site. A power company access road runs parallel to the powerlines. The balance of the property is divided between sloping woodlands and wetlands, some of which is also wooded. Rock outcrops are also present in the woodland area. The Airline Trail Connector passes along the west edge of the property and offers opportunities for connection to other parts of Town.

New Landfill Property
The New Landfill Property is dominated by the Town's landfill and transfer station. The area available for recreational use is to the east of the landfill. The site is mainly wooded, sloping to the northwest. The Packwood Road right-of-way forms the northeast boundary to the site.

Munn Road-Bettis Lane Property
The Munn Road-Bettis Lane Property is adjacent to the New Landfill and transfer station. The property is wooded and the lower areas are wet. Maps from the Town indicate that the center portion of the site may be wetlands. A Town right-of-way passes along the southern edge of the property joining Old Amston Road across from the Old Landfill site.

Town DPW Property and Windham Avenue Property
The Town DPW and Windham Avenue Property has both level open land where the Town stockpiles surplus soil, gravel and sand, and wooded uplands sloping up toward the southeast. The property is split by a watercourse or drainage where pooled water is collecting as it moves across the property toward the large wetland area to the west. The north end of the property is accessed from Old Amston Road along the Airline Trail Connector which forms the western edge of the property. An easement from CL&P would be required for an access drive. The south end of the property has an access off of Windham Avenue. If traffic site lines permit, this may be an option for entering and exiting the south portion of the site.

Pleasant Street Property
The Pleasant Street Property is very steeply wooded, rolling terrain. It is split by a large wetland comprising approximately one-third to one-half of the site. Access to the site is off either Norwich Avenue or Pleasant Street, although for the site visit access was through Jack Jackter Intermediate School. After reviewing the property and discussion during and after the site walk, it was decided not to pursue development of this property for active recreation fields due to the quantity of grading required and the size and proximity of the wetlands.

Town Hall Property
The Town Hall Property is thought to be a possible location for a new community center. Though already developed, the property has open space surrounding the Town Hall building and parking lots. One parcel to the east of Town Hall, bordering Mill Street, is approximately 45,500 square feet (1.04 acres). The other useable portion of the site is the open lawn to the west of Town Hall, approximately 24,300 square feet (0.56 acre). A wooded lot adjoins the lawn area to the west adding an additional 55,200 square feet (1.27 acres).

Master Plan and Plan Enlargements

MASTER PLAN

Town DPW - Windham Avenue Property, Old Landfill Property, New Landfill Property, Munn Road-Bettis Lane Property

The Task Force, after review of the properties elected to pursue master planning of the Old Landfill Property, the New Landfill Property, the Munn Road-Bettis Lane Property and the Town DPW - Windham Avenue Property. The proximity of all these sites to each other presented the Task Force and Town with the opportunity to develop an athletic complex by utilizing these sites.

Several field layout options were prepared for each of the properties. The master plan for these properties presented in this report is the culmination of the Task Force's review of the design options, selection and recommendations for each property. Where possible the master plan has provided overlapping multi-purpose fields with baseball or softball fields to accommodate more uses. Potential greenway trail routes and connections to the Airline Trail Connector are shown as dashed lines on the master plan. The Munn Road-Bettis Lane trail connects to Windham Avenue.

Water and sanitary sewer utilities will need to be extended in succession to each of the properties as they are developed to provide drinking water, irrigation for the fields and rest room facilities. Approximately 2000 feet of water line would be needed to connect to the town water supply. The drilling of wells, addition of septic systems and/or temporary sanitation facilities are other options the Town may choose in lieu of extending Town utilities.

The master plan layouts are based on aerial photos and topography provided by the Town of Colchester. The source of the topography, provided by the Town, is unknown per the GIS coordinator. Topography was only used to give a rough idea of the grading required for fields and whether a field shown in any given location was possible.

The total number of fields shown are:
(3) Multi-Purpose Fields 360 feet x 225 feet
(4) Multi-Purpose Fields 330 feet x 195 feet
(5) Multi-Purpose Fields 220 feet x 120 feet
(4) Little League Size Baseball Fields
(1) Full Size Softball Field
(1) Full Size Baseball Field
(1) Amphitheater and Sledding Hill with Bandshell
(4) Playgrounds at Various Field Locations

Town Hall Property

Base on the analysis of the space available on the Town Hall Property, the site may accommodate a community center of 40,000 square feet (0.92 acre) on the property, especially if parking is shared with the Town Hall. If parking cannot be shared, then approximately 150

new parking spaces would be necessary for a community center of this size. The area required for a total of 150 parking spaces with driveways is approximately 40,500 square feet (0.93 acre) of space, which will require the purchase of additional land.

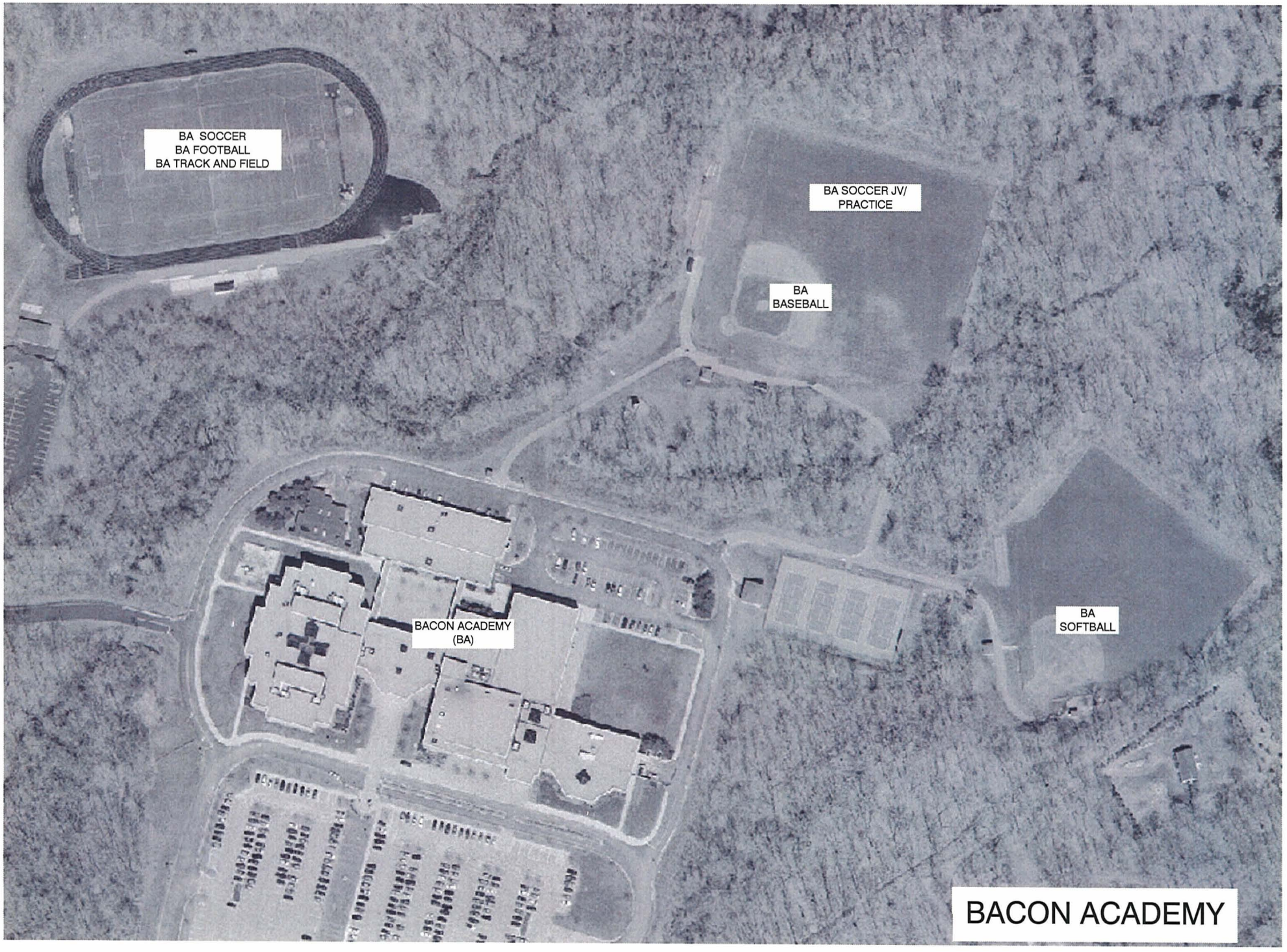
Pleasant Street Property

The space available on the Pleasant Street Property may also accommodate a community center of 40,000 square feet (0.92 acre) and the area required for a total of 150 parking spaces with driveways is approximately 40,500 square feet (0.93 acre) of space. Approximately 182,245 square feet (4.18 acres) of contiguous area is available outside the wetland setback line.

Access to the site may be an issue because of the watercourse flowing under Norwich Avenue at the same location the property abuts the roadway. The access from Pleasant Street will have a wetland crossing and potential traffic impacts on the residential properties. The use of the site itself may be a problem given funding source of the money. Grading of the site may also be an issue as it is for athletic fields, but a community center building may have a little more flexibility architecturally to adjust to and use grade changes to its advantage.

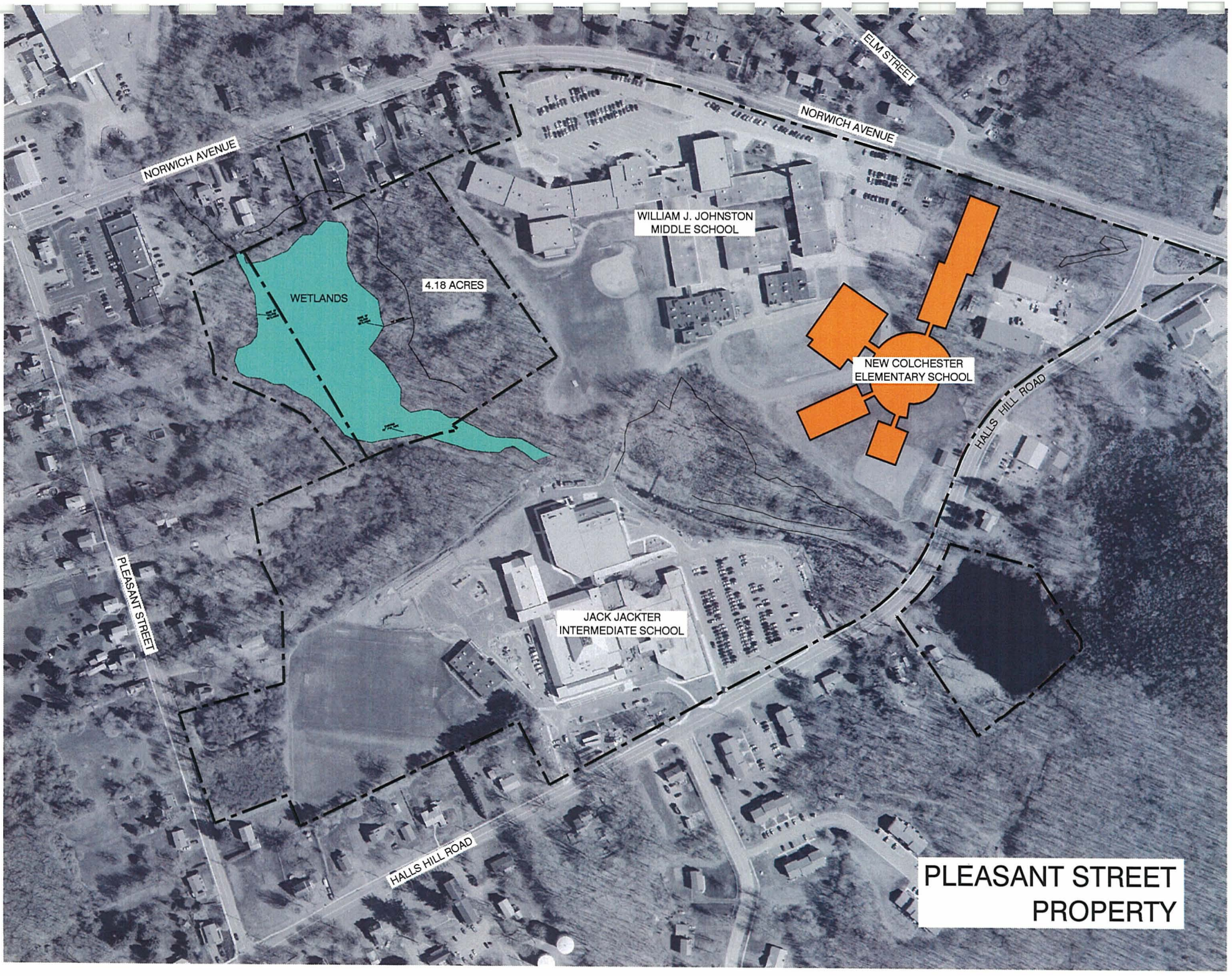
NEXT STEPS

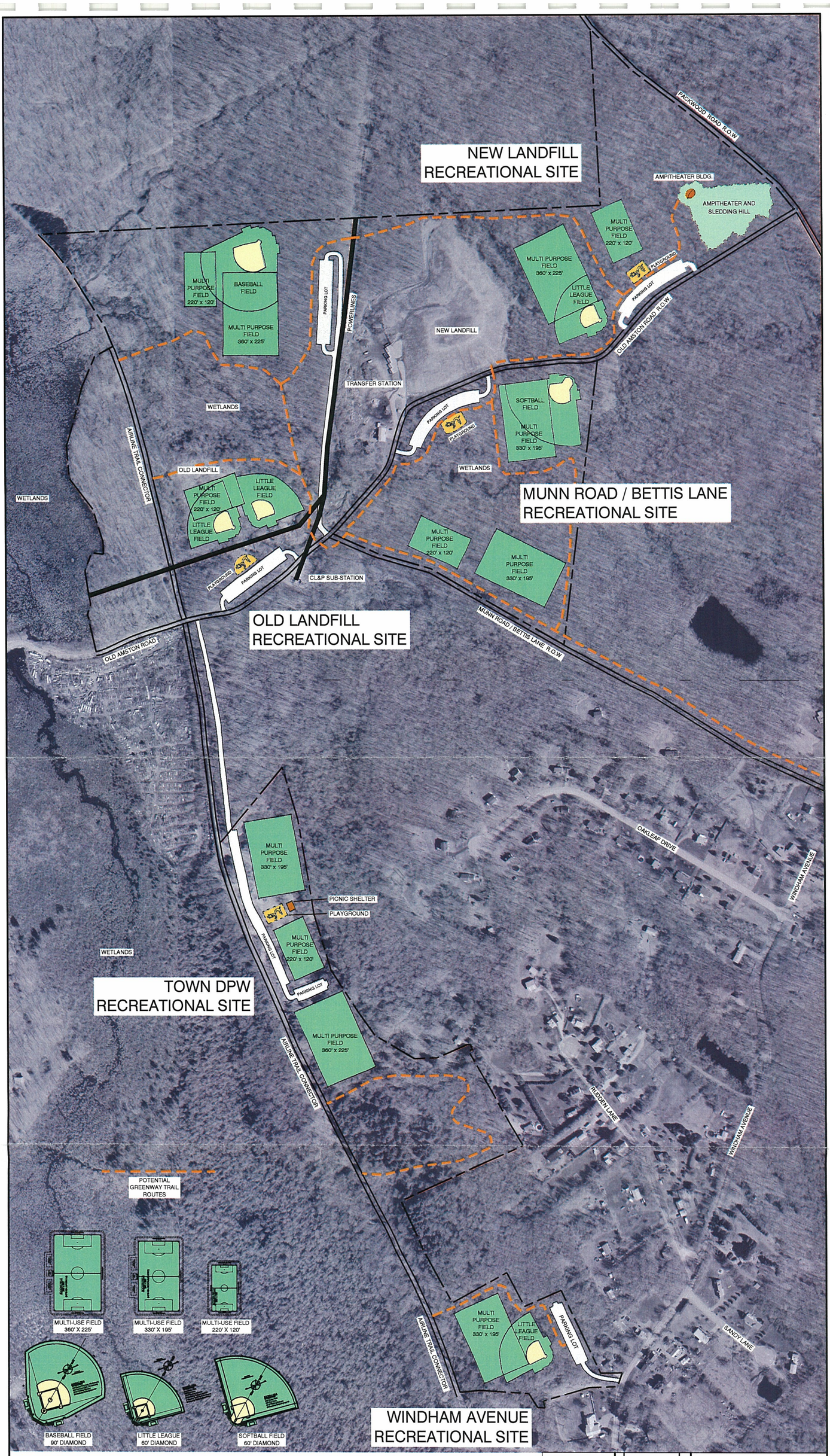
1. Apply for State and Federal grants for survey, design, construction documents and construction of facilities.
2. Complete environmental hazard assessment with DEP on landfill sites.
3. Survey each of the parcels/properties for property lines (A-2 survey), topography (minimum T-2 survey), major trees, rock outcrops, wetlands and watercourses.
4. Provide site verification that parcels can be developed as proposed.
5. Review topography with preliminary grading for the proposed fields on each of the parcels.
6. Update the master plan per the new information.


BA SOCCER
BA FOOTBALL
BA TRACK AND FIELD
BA SOCCER JV/
PRACTICE
BA
BASEBALL
BACON ACADEMY
(BA)
BA
SOFTBALL
BACON ACADEMY

R6
SOFTBALL
R8
SOCCER /
MULTI-PURPOSE
R7
SOCCER /
MULTI-PURPOSE
R5
LITTLE LEAGUE
R9
SOCCER
R10
SOCCER
R3
SOFTBALL
AREA TO RECEIVE
SPORTS LIGHTING
R1
LITTLE LEAGUE
R2
BABE RUTH/
HIGH SCHOOL
R4
T-BALL FIELD
FOOTBALL
OLD HEBRON ROAD
STOLLMAN ROAD
COLCHESTER
RECREATIONAL COMPLEX

TOWN HALL PROPERTY
PLEASANT STREET
MILL STREET
NORWICH AVENUE
1.04 ACRES
COLCHESTER TOWN HALL
0.56 ACRE
1.27 ACRES


ELM STREET
NORWICH AVENUE
NORWICH AVENUE
WILLIAM J. JOHNSTON
MIDDLE SCHOOL
WETLANDS
4.18 ACRES
NEW COLCHESTER
ELEMENTARY SCHOOL
HALLS HILL ROAD
PLEASANT STREET
JACK JACKTER
INTERMEDIATE SCHOOL
HALLS HILL ROAD
PLEASANT STREET
PROPERTY



SCALE IN FEET
0 100 200 300

Stantec
2321 Whitney Avenue
Hamden, CT 06518-3510
Tel. 203.281.1550
Fax. 203.281.1570

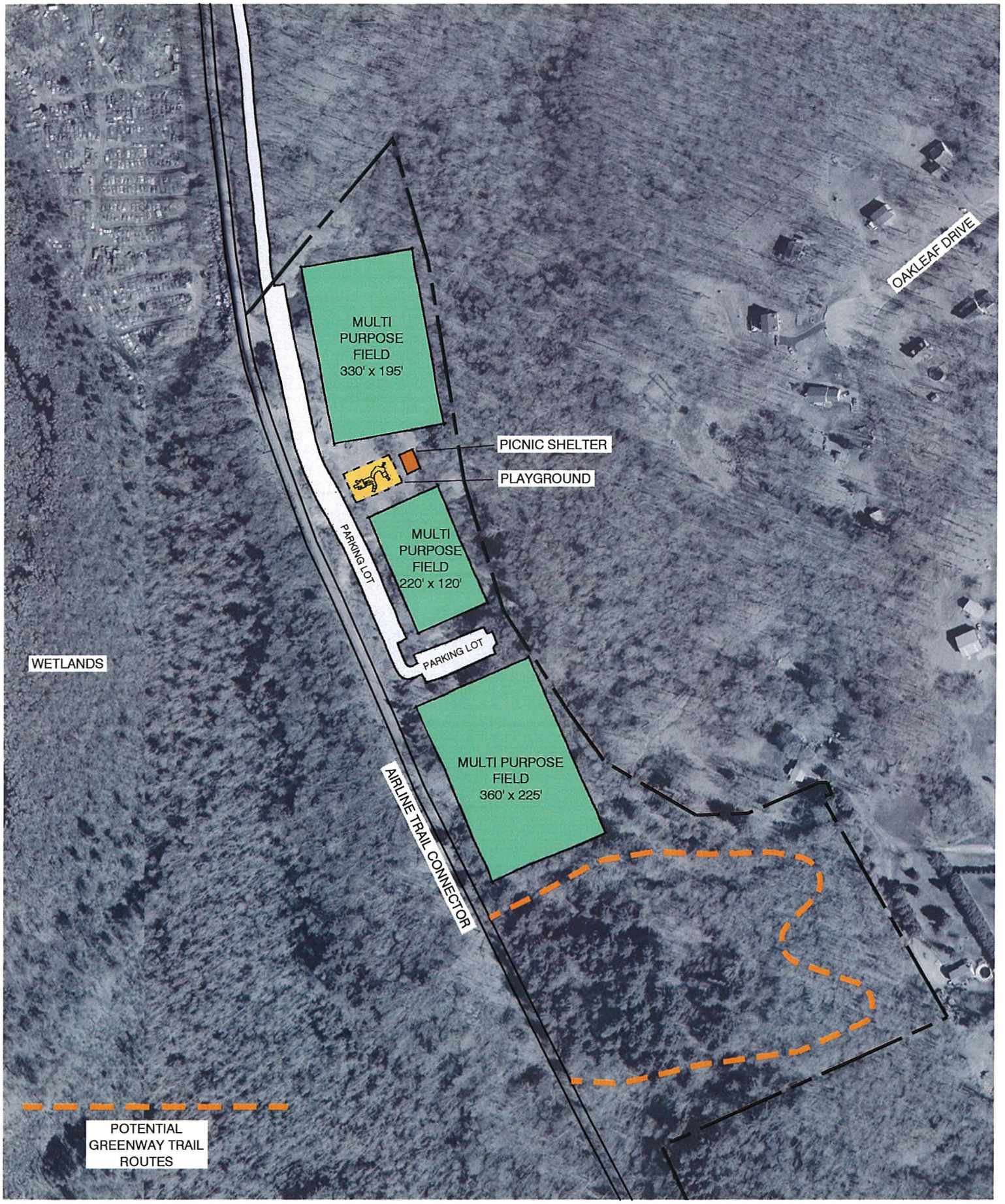
NO.	REVISIONS / DESCRIPTION	DATE

COLCHESTER PARKS MASTER PLAN
COLCHESTER, CONNECTICUT

DESIGNED BY	SCALE	DATE 13 APRIL 2007
DRAWN BY	CADD FILE 2007-707-00 drawings	
CHECKED BY	JOB NO. 2007-707-00	SHEET OF SHEETS

SCALE IN FEET
0 100 200 300

WINDHAM AVENUE PROPERTY



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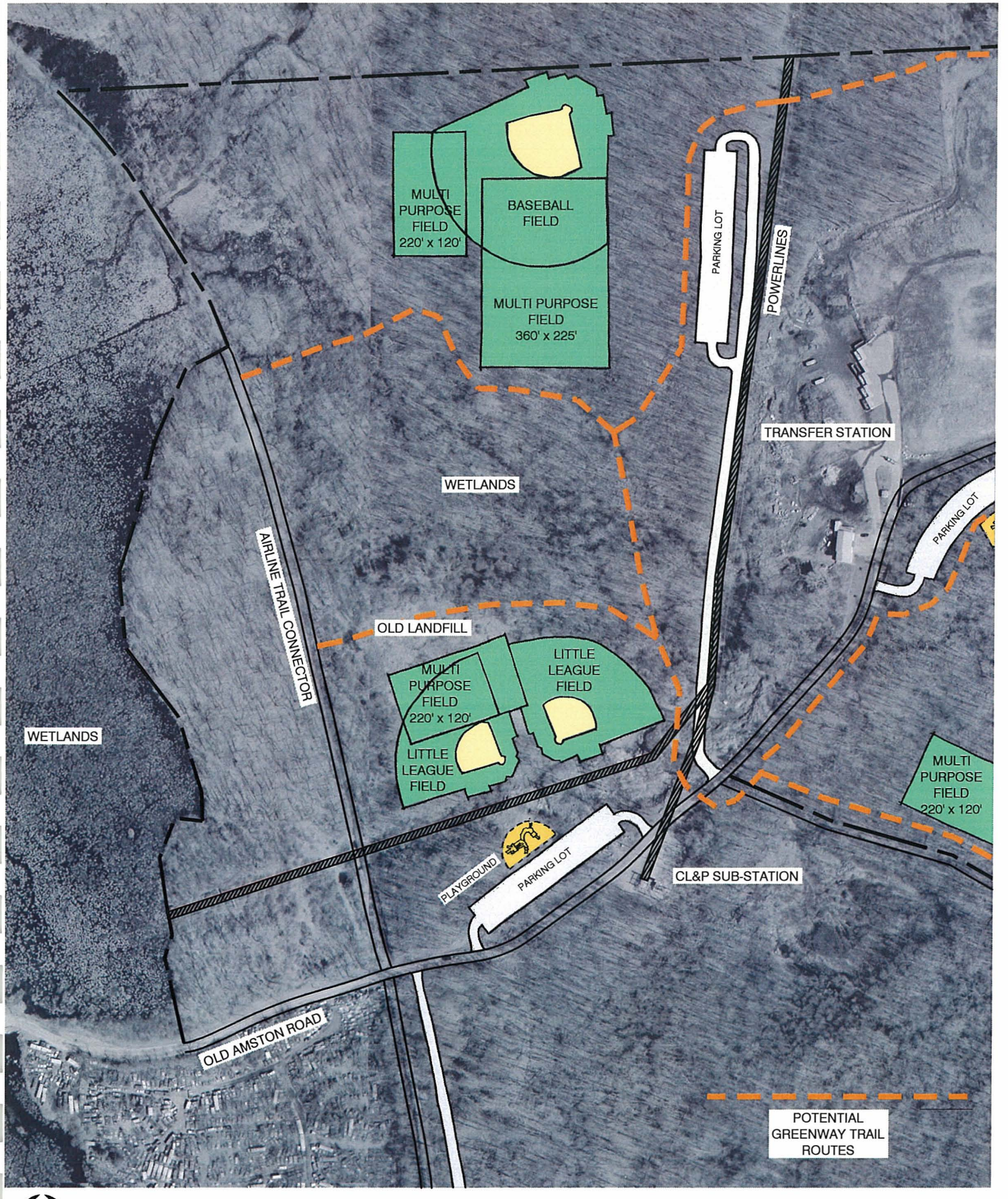
TOWN DPW PROPERTY



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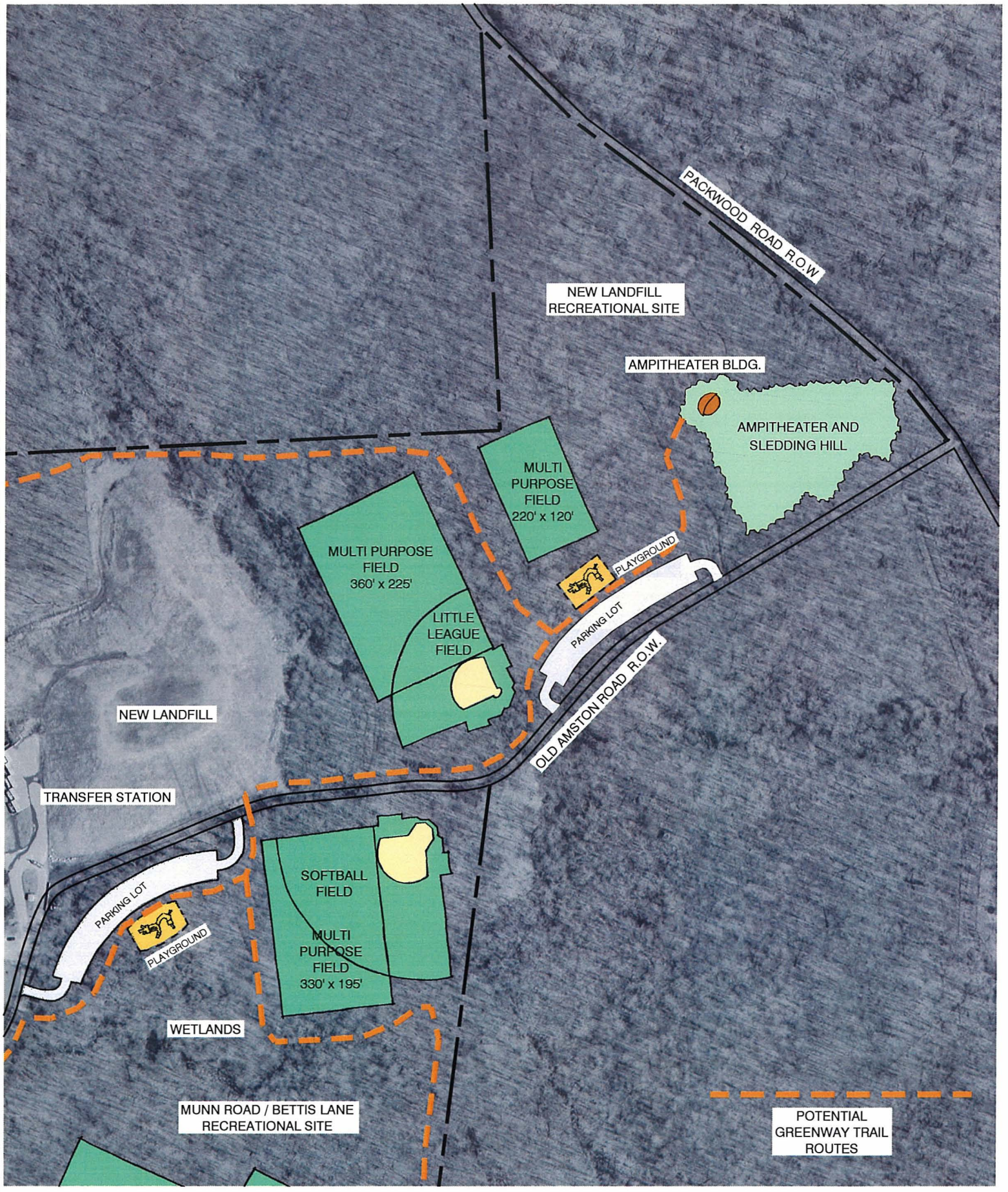
OLD LANDFILL PROPERTY



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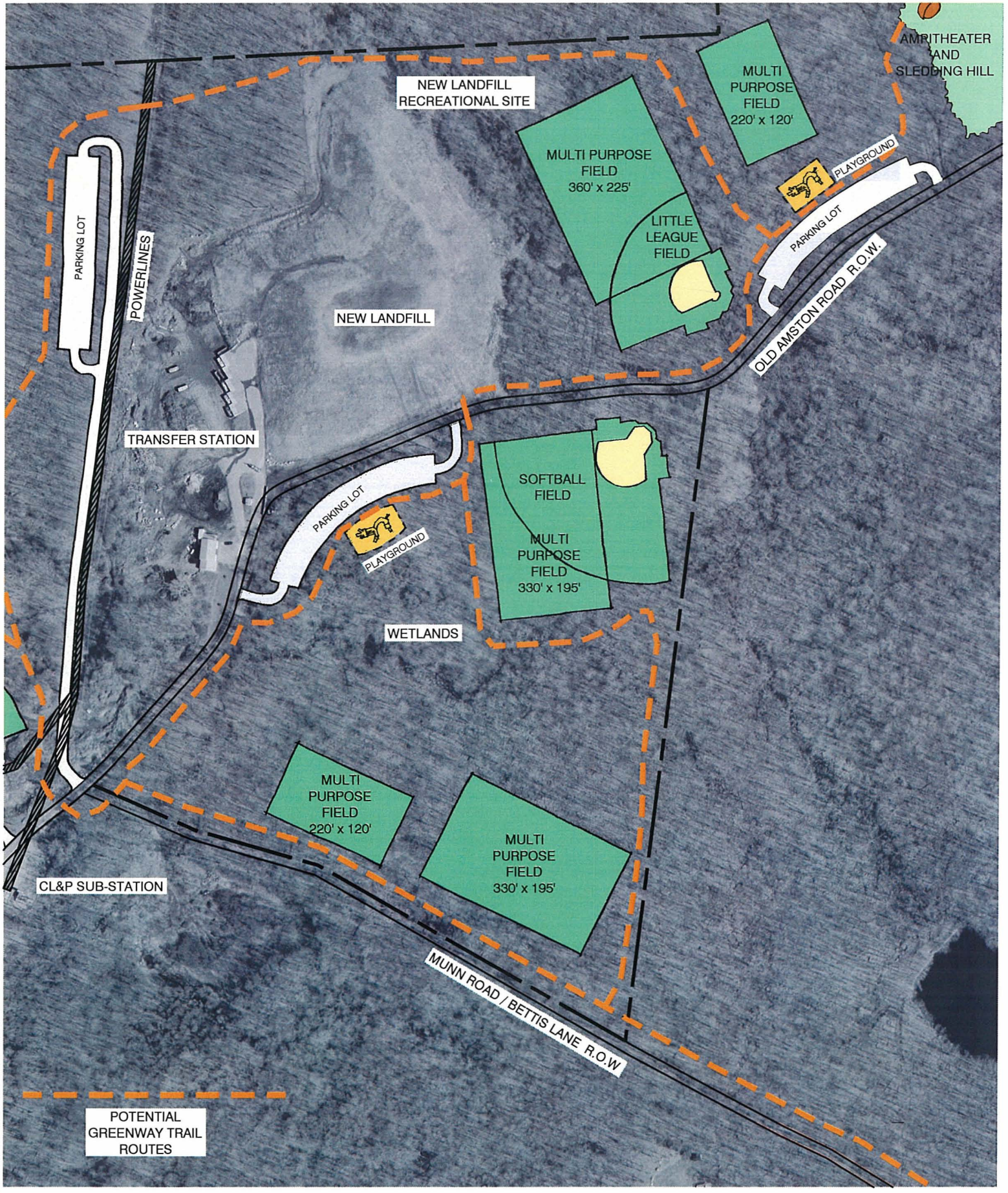
NEW LANDFILL PROPERTY



SCALE IN FEET
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MUNN ROAD/BETTIS LANE PROPERTY

Cost Estimates

COST ESTIMATE NOTES:

Field Costs

1. Field costs are based on an actual 2007 project currently under construction that consists of a soccer/multi-purpose field (300 x 180) with overlapping Little League field and softball field. Work included clearing and grubbing of trees, earthwork, borrow soil fill, topsoil stockpile and placement, irrigation and well for water services. The cost was $5.25 per square foot.

2. The second construction project upon which field costs are based was a 2004 bid for two full size soccer/multipurpose fields, (360 x 225) and one smaller soccer field (300 x 180). Work also included gravel parking lots and drives, handicapped parking, irrigation and a well for water service. The cost, adjusted for 2007 pricing was $6.35 to $6.60 per square foot.

3. Estimating for the proposed fields shown in the Master Plan is based on $6.00 per square foot cost and assumes construction of a similar type as those facilities above. All recreational fields unless otherwise noted are priced as natural turf fields and include irrigation.

COLCHESTER RECREATIONAL SITE IMPROVEMENTS
Colchester, Connecticut
DATE: 12 September 2007

ENGINEER'S FEASIBILITY ESTIMATE

BACON ACADEMY

NO.	QUANTITY	UNIT	DESCRIPTION	PRICE	TOTAL
BA.1	1	LS	PROJECT SURVEY AND STAKEOUT	$10,000.00	$10,000.00
BA.2	1	LS	SITE WORK	$150,000.00	$150,000.00
BA.3	1	LS	RUNNING TRACK (COMPLETE REBUILD MILLING & BLENDING EXISTING ASPHALT)	$300,000.00	$300,000.00
BA.4	1	LS	SYNTHETIC TURF MULTI-PURPOSE FIELD	$750,000.00	$750,000.00
BA.5	56	EA FIXTURE	SPORTS LIGHTING SYSTEM - INCL. 4 POLES, 16 LUMINAIRES, 4 POLE FOUNDATIONS	$5,000.00	$280,000.00
BA.6	4	EA FIXTURE	SECURITY LIGHTING	$3,000.00	$12,000.00
BA.7	1	LS	PA SYSTEM	$50,000.00	$50,000.00
BA.8	1	LS	SCOREBOARD	$45,000.00	$45,000.00

SUB-TOTAL	$1,597,000.00
MOBILIZATION (MAX. 5% OF BID)	$79,850.00
20% CONTINGENCY	$335,370.00
TOTAL	$2,012,220.00

NOTE:

1. THIS ASSUMES THAT THE EXISTING TRACK WILL HAVE THE RUBBER REMOVED AND THE EXISTING ASPHALT MILED AND COMBINED WITH THE BASE. IT ALSO ASSUMES THERE MAY BE SOME ADDITIONAL STONE ADDED TO THE BASE MATERIAL TO FACILITATE DRAINAGE. IF THERE IS A COMPLETE REMOVAL AND HAULING AWAY OF ALL MATERIAL WITH NEW MATERIAL BROUGHT IN, THE COST WILL BE IN THE $400,000.00 RANGE.

COLCHESTER RECREATIONAL SITE IMPROVEMENTS
Colchester, Connecticut
DATE: 12 September 2007

ENGINEER'S FEASIBILITY ESTIMATE

RECREATION CENTER FIELDS (SEE NOTE 2)

NO.	QUANTITY	UNIT	DESCRIPTION	PRICE	TOTAL
RC.5	46	EA FIXTURE	R5 - SPORTS LIGHTING SYSTEM - SOFTBALL/LITTLE LEAGUE FIELD	$5,000.00	$230,000.00
RC.6	46	EA FIXTURE	R6 - SPORTS LIGHTING SYSTEM - SOFTBALL/LITTLE LEAGUE FIELD	$5,000.00	$230,000.00
RC.7	52	EA FIXTURE	R7 - SPORTS LIGHTING SYSTEM - FULL SIZE MULTI-USE FIELD (360' x 225')	$5,000.00	$260,000.00
RC.8	52	EA FIXTURE	R8 - SPORTS LIGHTING SYSTEM - FULL SIZE MULTI-USE FIELD (360' x 225')	$5,000.00	$260,000.00
RC.9	30	EA FIXTURE	R9 - SPORTS LIGHTING SYSTEM - JUNIOR SIZE MULTI-USE FIELD	$5,000.00	$150,000.00
RC.10	30	EA FIXTURE	R10 - SPORTS LIGHTING SYSTEM - JUNIOR SIZE MULTI-USE FIELD	$5,000.00	$150,000.00

SUB-TOTAL	$1,280,000.00
MOBILIZATION (MAX. 5% OF BID)	$64,000.00
20% CONTINGENCY	$268,800.00
TOTAL	$1,612,800.00

NOTE:

1. ELECTRICAL SERVICE IS NOT INCLUDED IN THIS ESTIMATE. IT IS ASSUMED THAT 3-PHASE, 288 VOLT OR 480 VOLT SERVICE IS NEARBY AND CAN BE USED TO RUN THE ADDITIONAL FIELD USING SERVICE CONDUIT AND WIRING AND ADDITIONAL TRANSFORMERS TO POWER NEW FIELD LIGHTING.

2. IT IS ACKNOWLEDGED THAT THERE MAY BE SOME OVERLAP OF LIGHT FIXTURES WITHIN THIS COST ESTIMATE. HOWEVER, BASED ON DISCUSSIONS WITH MUSCO LIGHTING, PLANNING FOR THE DESIGN BY INDIVIDUAL FACILITIES ALLOWS FOR THE DESIGN OF MAXIMUM POWER NEEDS AND ADEQUATE DOLLARS FOR FURNISHING AND INSTALLING SPORTS LIGHTING. DURING THE LIGHTING DESIGN STAGE THIS APPROACH WILL BE REFINED TO BETTER IDENTIFY THE OPERATION OF THE INDIVIDUAL SYSTEMS AND MORE CLOSELY DETAIL THE SWITCHING AND NUMBER OF FIXTURES NEEDED. THIS MAY RESULT IN A REDUCTION OF THE NUMBER OF FIXTURES AND A REDUCTION IN THE COSTS INDICATED ABOVE.

COLCHESTER RECREATIONAL SITE IMPROVEMENTS
Colchester, Connecticut
DATE: 12 September 2007

ENGINEER'S FEASIBILITY ESTIMATE

WINDHAM AVENUE AND TOWN DPW RECREATIONAL SITE

NO.	QUANTITY	UNIT	DESCRIPTION	PRICE	TOTAL
DPW.01	1	LS	LITTLE LEAGUE FIELD WITH OVERLAPPING MULTI PURPOSE FIELD (330 x 195)	$575,100.00	$575,100.00
DPW.02	1	LS	MULTI PURPOSE FIELD (360 x 225)	$486,000.00	$486,000.00
DPW.03	1	LS	MULTI PURPOSE FIELD (330 x 195)	$386,100.00	$386,100.00
DPW.04	1	LS	MULTI PURPOSE FIELD (220 x 120)	$158,400.00	$158,400.00
DPW.05	1	LS	PLAYGROUND WITH SAFETY SURFACE AND EDGING	$55,000.00	$55,000.00
DPW.06	1	LS	PICNIC SHELTER	$37,000.00	$37,000.00
DPW.07	1	LS	PARKING LOT (66 SPACES - Windham Avenue Site)	$59,400.00	$59,400.00
DPW.08	1	LS	PARKING LOT (120 SPACES - Town DPW Site)	$108,000.00	$108,000.00
DPW.09	210	LF	DRIVEWAY/ENTRANCE (24' width - Windham Avenue Site	$110.00	$23,100.00
DPW.10	1120	LF	DRIVEWAY/ENTRANCE (24' width - Town DPW Site)	$110.00	$123,200.00
DPW.11	2600	LF	TRAILS (10' width - Stone Screenings)	$55.00	$143,000.00

SUB-TOTAL	$2,154,300.00
MOBILIZATION (MAX. 5% OF BID)	$107,715.00
20% CONTINGENCY	$452,403.00
TOTAL	$2,714,418.00

COLCHESTER RECREATIONAL SITE IMPROVEMENTS
Colchester, Connecticut
DATE: 12 September 2007

ENGINEER'S FEASIBILITY ESTIMATE

OLD LANDFILL RECREATIONAL SITE

NO.	QUANTITY	UNIT	DESCRIPTION	PRICE	TOTAL
OLR.01	1	LS	LITTLE LEAGUE FIELDS (2) AND OVERLAPPING MULTI PURPOSE FIELD (220 x 120)	$650,100.00	$650,100.00
OLR.02	1	LS	BASEBALL FIELD AND OVERLAPPING MULTI PURPOSE FIELDS (360 x 225 and 2 @ 220 x 120)	$1,470,600.00	$1,470,600.00
OLR.03	1	LS	PLAYGROUND WITH SAFETY SURFACE AND EDGING	$55,000.00	$55,000.00
OLR.04	3500	LF	TRAILS (10' width - Stone Screenings)	$55.00	$192,500.00
OLR.05	1	LS	PARKING LOT (72 Spaces - Softball Fields)	$64,800.00	$64,800.00
OLR.06	1	LS	PARKING LOT (80 Spaces - Baseball Field)	$72,000.00	$72,000.00
OLR.07	140	LF	DRIVEWAYS/ENTRANCE (24' width - Softball Fields)	$110.00	$15,400.00
OLR.08	1520	LF	DRIVEWAYS/ENTRANCE (24' width - Baseball Field)	$110.00	$167,200.00

SUB-TOTAL	$2,687,600.00
MOBILIZATION (MAX. 5% OF BID)	$134,380.00
20% CONTINGENCY	$564,396.00
TOTAL	$3,386,376.00

COLCHESTER RECREATIONAL SITE IMPROVEMENTS
Colchester, Connecticut
DATE: 12 September 2007

ENGINEER'S FEASIBILITY ESTIMATE

NEW LANDFILL RECREATIONAL SITE

NO.	QUANTITY	UNIT	DESCRIPTION	PRICE	TOTAL
NLR.01	1	LS	LITTLE LEAGUE FIELD WITH OVERLAPPING MULTI PURPOSE FIELD (360 x 225)	$650,300.00	$650,300.00
NLR.02	1	LS	MULTI PURPOSE FIELD (220 x 120)	$158,400.00	$158,400.00
NLR.03	1	LS	AMPITHEATER/SLEDDING HILL	$141,500.00	$141,500.00
NLR.04	1	LS	AMPITHEATER STAGE/BANDSHELL	$160,000.00	$160,000.00
NLR.05	1	LS	PLAYGROUND WITH SAFETY SURFACE AND EDGING	$55,000.00	$55,000.00
NLR.06	1	LS	PARKING LOT (80 Spaces)	$72,000.00	$72,000.00
NLR.07	140	LF	DRIVEWAYS/ENTRANCE (24' width)	$110.00	$15,400.00
NLR.08	1170	LF	NEW STREET / ROAD ACCESS (24' width - to parking lot)	$110.00	$128,700.00
NLR.09	550	LF	NEW STREET / ROAD ACCESS (24' width - to Packwood Road right-of-way)	$110.00	$60,500.00
NLR.10	3000	LF	TRAILS (10' width - Stone Screenings)	$55.00	$165,000.00

SUB-TOTAL	$1,606,800.00
MOBILIZATION (MAX. 5% OF BID)	$80,340.00
20% CONTINGENCY	$337,428.00
TOTAL	$2,024,568.00

COLCHESTER RECREATIONAL SITE IMPROVEMENTS
Colchester, Connecticut
DATE: 12 September 2007

ENGINEER'S FEASIBILITY ESTIMATE

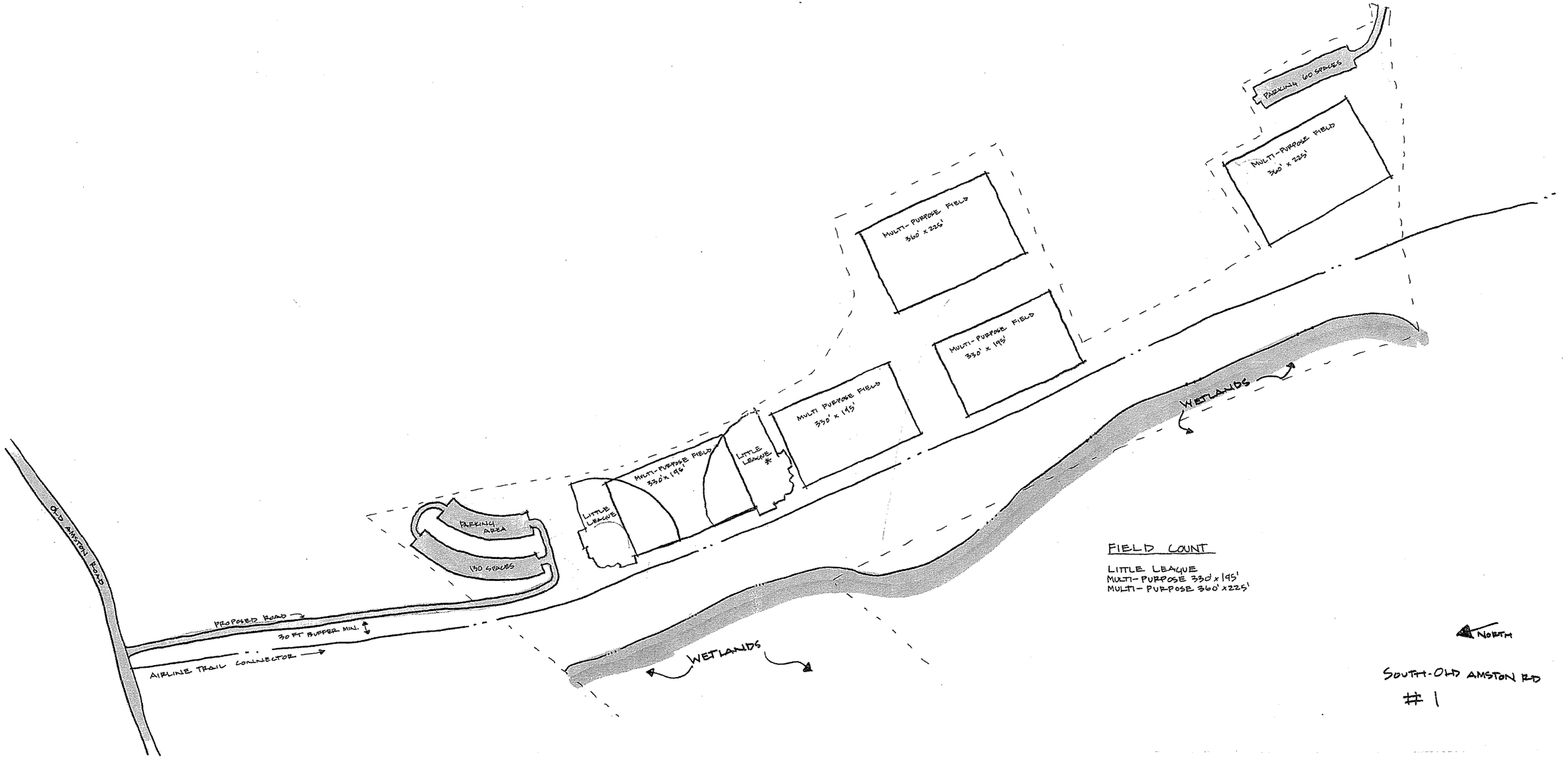
MANN ROAD / BETTIS LANE RECREATIONAL SITE

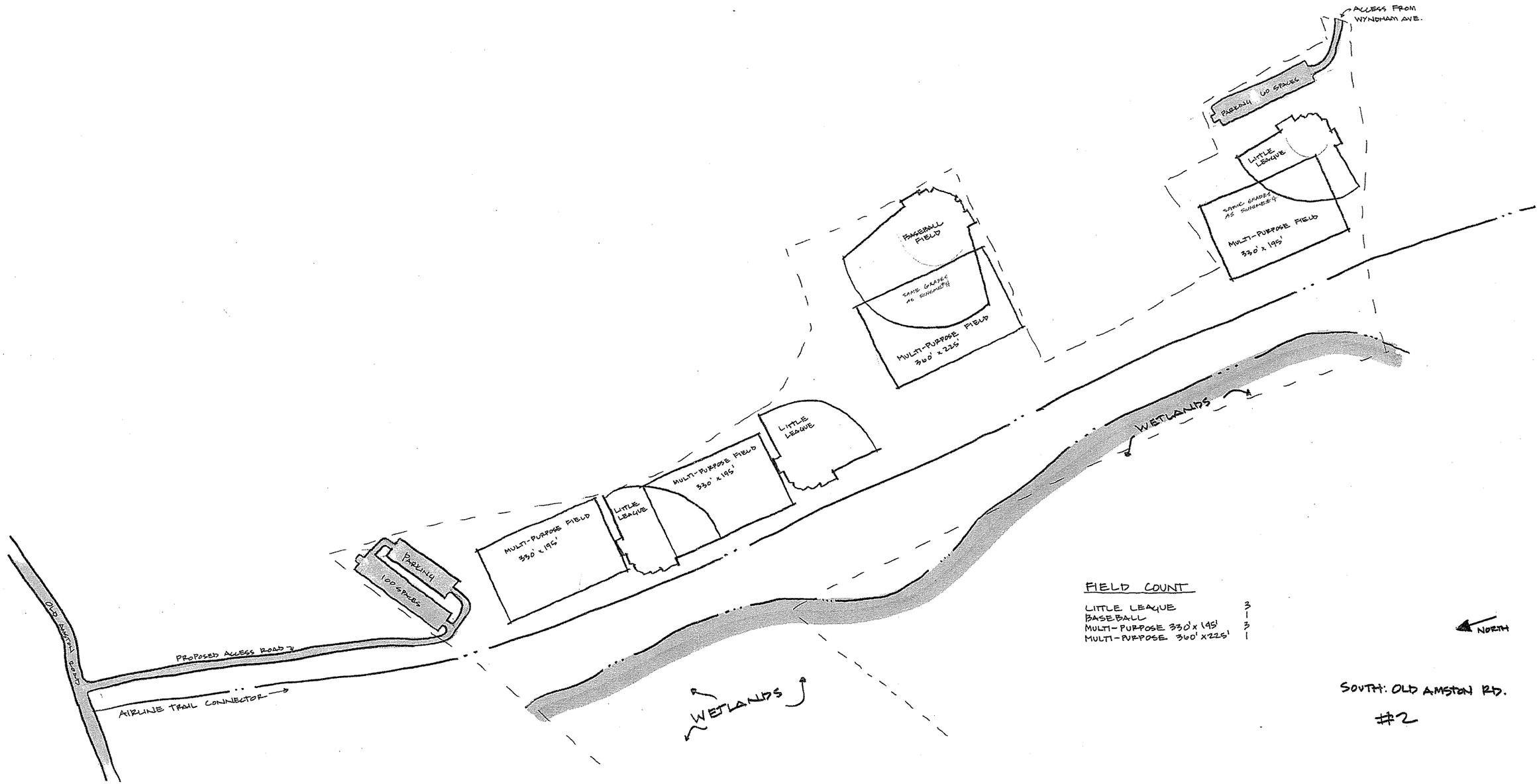
NO.	QUANTITY	UNIT	DESCRIPTION	PRICE	TOTAL
MRB.01	1	LS	SOFTBALL FIELD WITH OVERLAPPING MULTI PURPOSE FIELD (330 x 195)	$508,100.00	$508,100.00
MRB.02	1	LS	MULTI PURPOSE FIELD (330 x 195)	$386,100.00	$386,100.00
MRB.03	1	LS	MULTI PURPOSE FIELD (220 x 120)	$158,400.00	$158,400.00
MRB.04	1	LS	PLAYGROUND WITH SAFETY SURFACE AND EDGING	$55,000.00	$55,000.00
MRB.05	1	LS	PARKING LOT (72 SPACES)	$64,800.00	$64,800.00
MRB.06	140	LF	DRIVEWAYS/ENTRANCE (24' width)	$110.00	$15,400.00
MRB.07	580	LF	NEW STREET / ROAD ACCESS (24' width)	$110.00	$63,800.00
MRB.08	5300	LF	TRAILS (10' width - Stone Screenings to Windham Avenue)	$55.00	$291,500.00

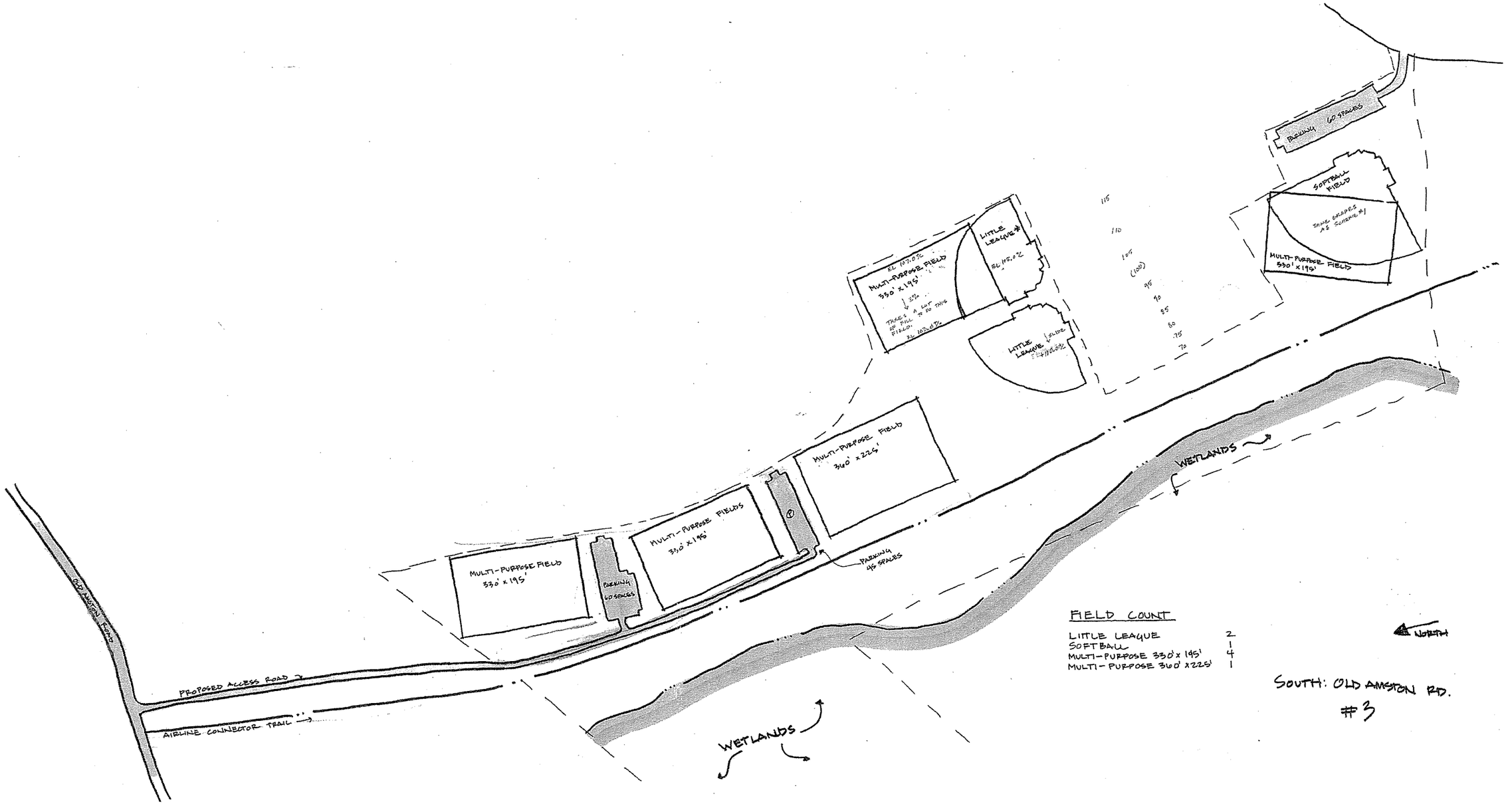
SUB-TOTAL	$1,251,600.00
MOBILIZATION (MAX. 5% OF BID)	$62,580.00
20% CONTINGENCY	$262,836.00
TOTAL	$1,577,016.00

Appendix A

Design Sketches
Town DPW Property and Windham Avenue Property


OLD AMSTON ROAD
PROPOSED ROAD
30 FT BUFFER MIN.
AIRLINE TRAIL CONNECTOR
PARKING AREA
150 SPACES
LITTLE LEAGUE
MULTI-PURPOSE FIELD 330' x 195'
LITTLE LEAGUE
MULTI PURPOSE FIELD 330' x 195'
MULTI-PURPOSE FIELD 330' x 195'
MULTI-PURPOSE FIELD 360' x 225'
PARKING 60 SPACES
MULTI-PURPOSE FIELD 360' x 225'
WETLANDS
WETLANDS
FIELD COUNT
LITTLE LEAGUE
MULTI-PURPOSE 330' x 195'
MULTI-PURPOSE 360' x 225'
NORTH
SOUTH-OLD AMSTON RD
#1


ACCESS FROM WYNDHAM AVE.
PARKING 60 SPACES
LITTLE LEAGUE
SAME GRADES AS SUMMER'S
MULTI-PURPOSE FIELD 330' x 195'
BASEBALL FIELD
SAME GRADES AS SUMMER'S
MULTI-PURPOSE FIELD 360' x 225'
LITTLE LEAGUE
MULTI-PURPOSE FIELD 330' x 195'
LITTLE LEAGUE
MULTI-PURPOSE FIELD 330' x 195'
PARKING 100 SPACES
WETLANDS
WETLANDS
PROPOSED ACCESS ROAD
AIRLINE TRAIL CONNECTOR
OLD AMSTON ROAD
FIELD COUNT
LITTLE LEAGUE 3
BASEBALL 1
MULTI-PURPOSE 330' x 195' 3
MULTI-PURPOSE 360' x 225' 1
NORTH
SOUTH: OLD AMSTON RD.
#2

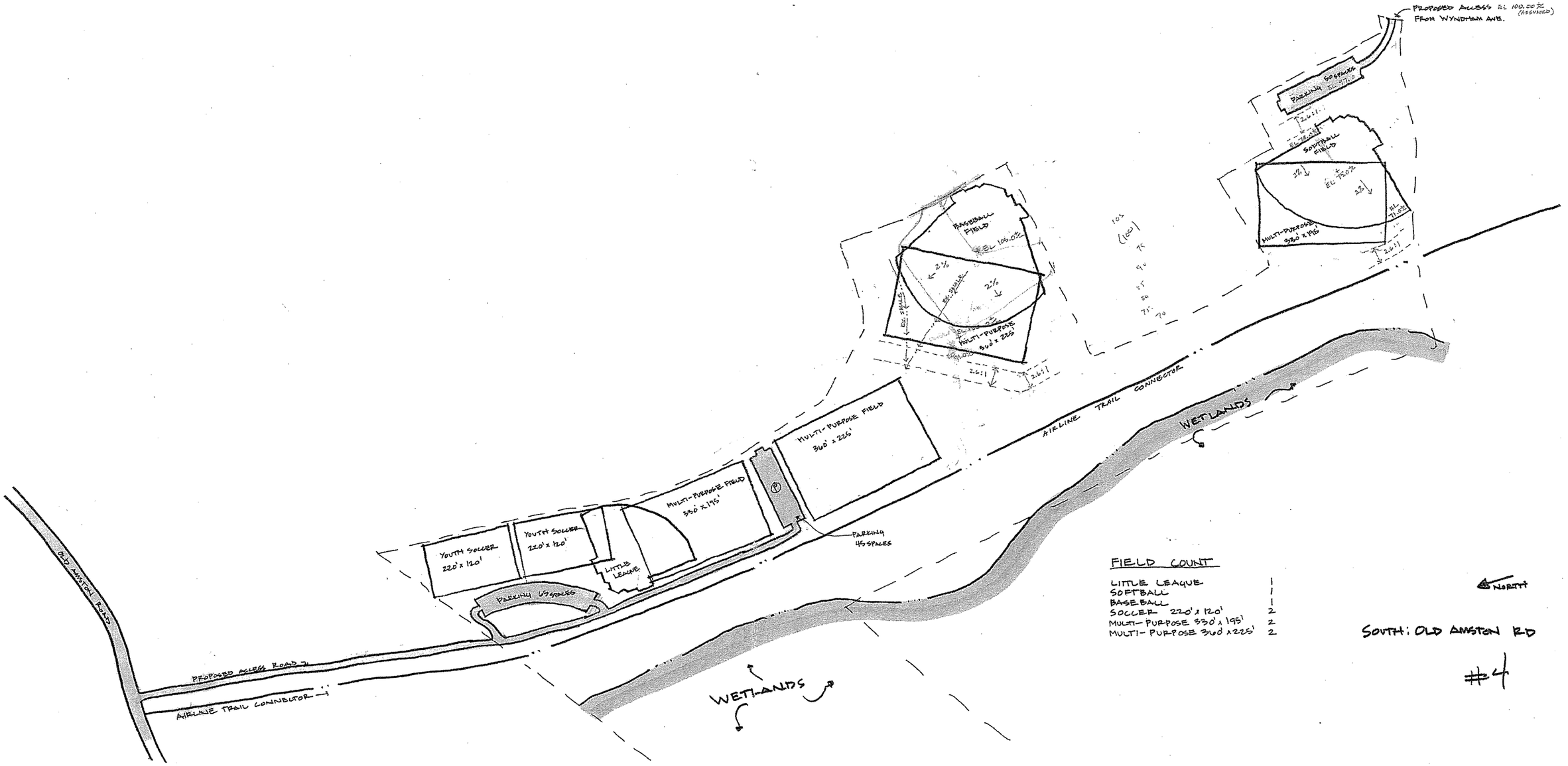


FIELD COUNT

LITTLE LEAGUE	2
SOFTBALL	1
MULTI-PURPOSE 330' x 195'	4
MULTI-PURPOSE 360' x 225'	1

SOUTH: OLD AMSTON RD.

#3

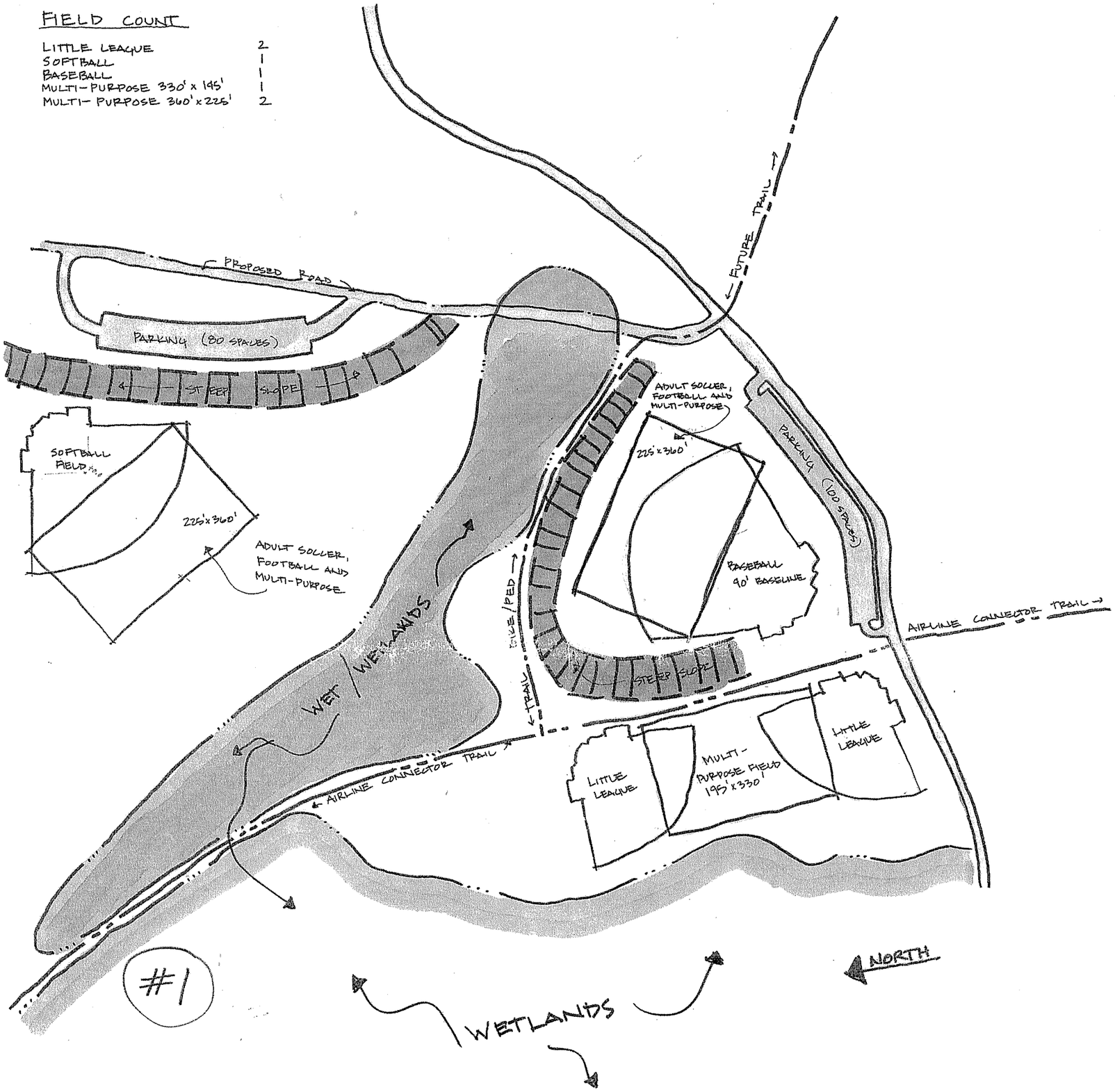

PROPOSED ACCESS EL 100.20 ± (ASSUMED) FROM WYNDHAM AVE.
PARKING 90 SPACES
SOFTBALL FIELD
EL 75.0 ±
MULTI-PURPOSE 330' x 195'
BASEBALL FIELD
EL 105.0 ±
MULTI-PURPOSE 360' x 225'
AIRLINE TRAIL CONNECTOR
WETLANDS
MULTI-PURPOSE FIELD 360' x 225'
MULTI-PURPOSE FIELD 330' x 195'
PARKING 45 SPACES
YOUTH SOCCER 220' x 120'
YOUTH SOCCER 220' x 120'
LITTLE LEAGUE
PARKING 65 SPACES
OLD AMSTON ROAD
PROPOSED ACCESS ROAD
AIRLINE TRAIL CONNECTOR
WETLANDS
FIELD COUNT
LITTLE LEAGUE 1
SOFTBALL 1
BASEBALL 1
SOCCER 220' x 120' 2
MULTI-PURPOSE 330' x 195' 2
MULTI-PURPOSE 360' x 225' 2
NORTH
SOUTH: OLD AMSTON RD
#4

Appendix B

Design Sketches
Old Landfill Property

FIELD COUNT

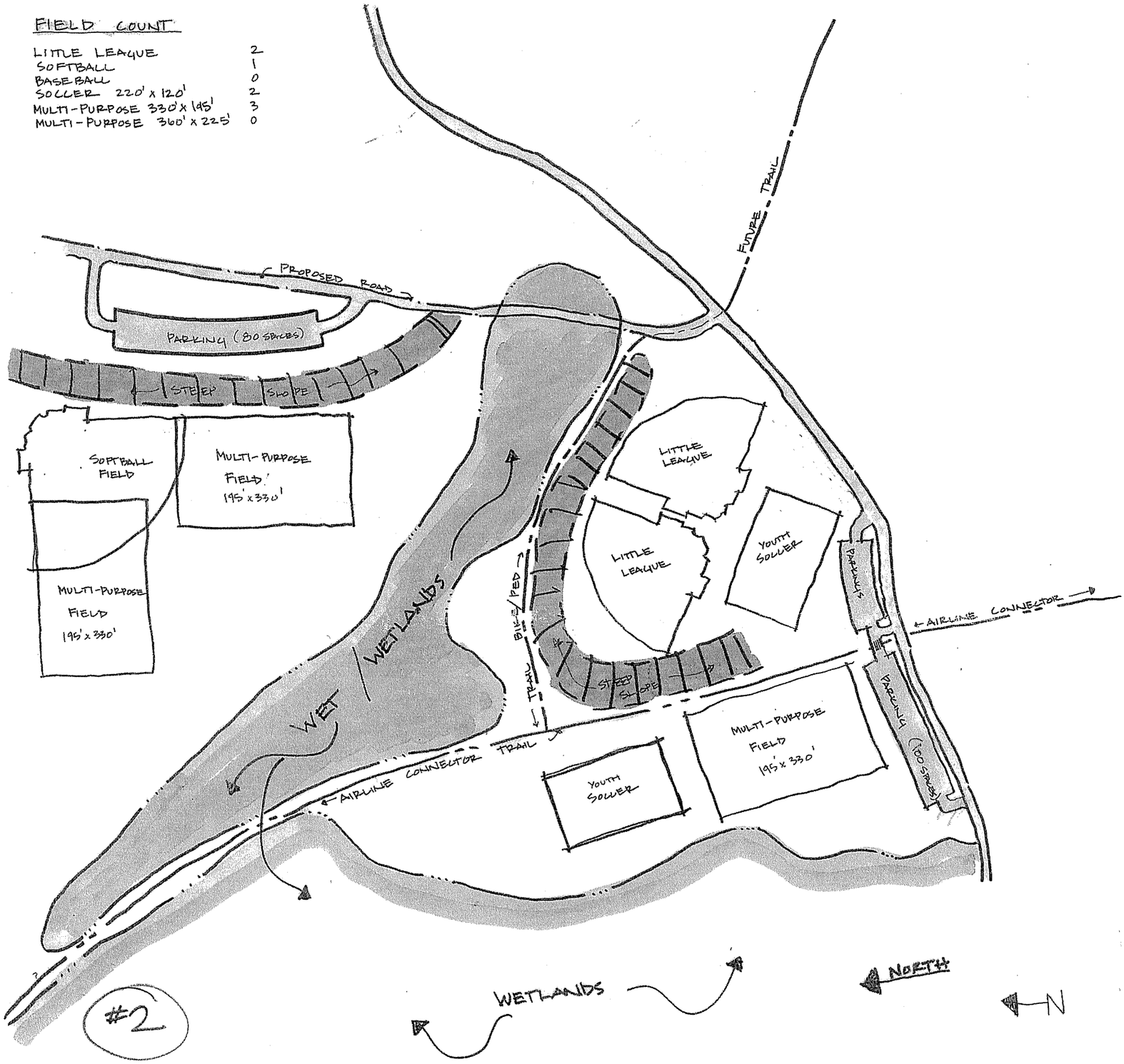
LITTLE LEAGUE	2
SOFTBALL	1
BASEBALL	1
MULTI-PURPOSE 330' x 195'	1
MULTI-PURPOSE 360' x 225'	2



#1

FIELD COUNT

LITTLE LEAGUE	2
SOFTBALL	1
BASEBALL	0
SOCCER 220' x 120'	2
MULTI-PURPOSE 330' x 195'	3
MULTI-PURPOSE 360' x 225'	0

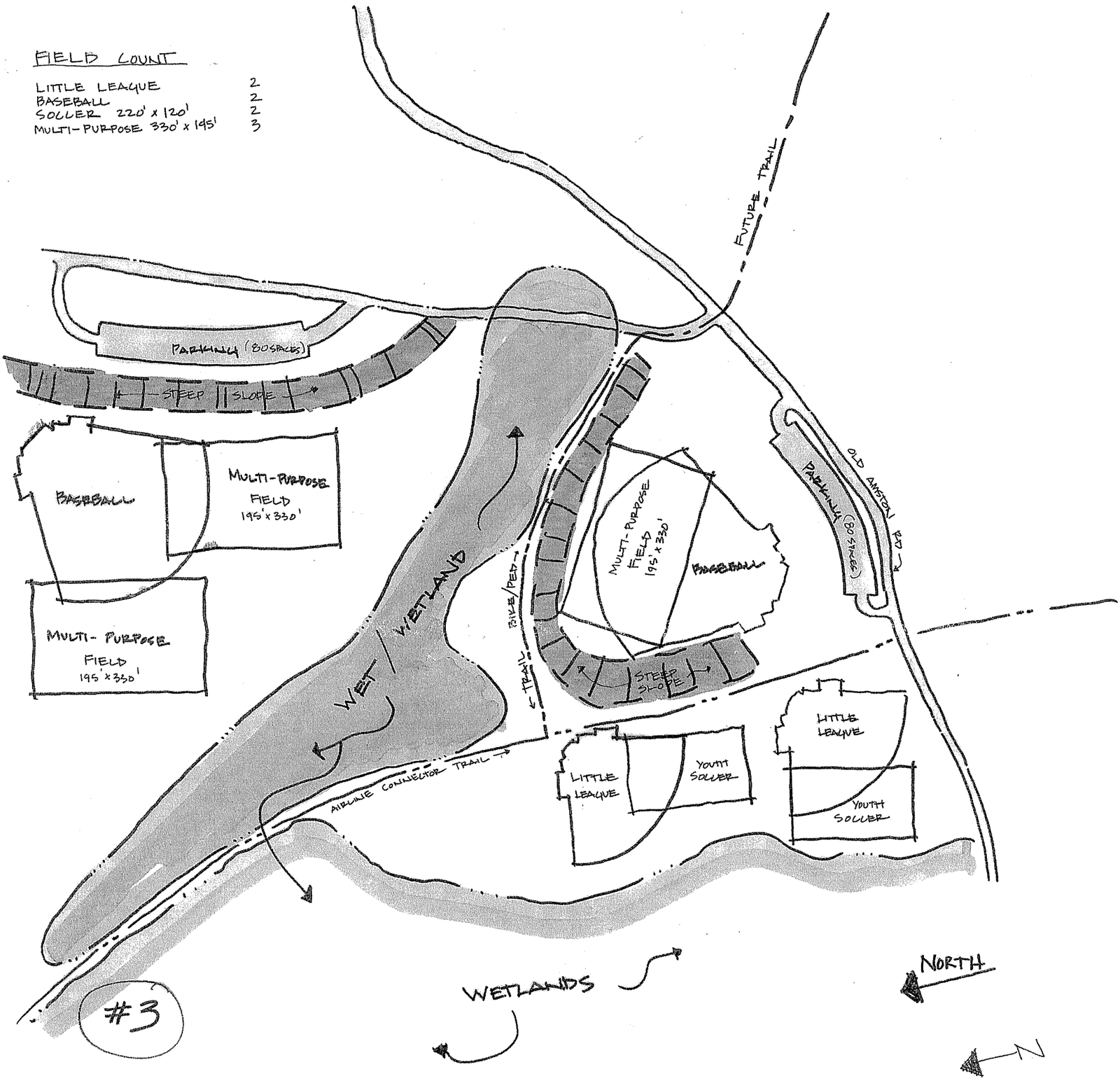


#2

#2

FIELD COUNT

LITTLE LEAGUE	2
BASEBALL	2
SOCCER 220' x 120'	2
MULTI-PURPOSE 330' x 195'	3



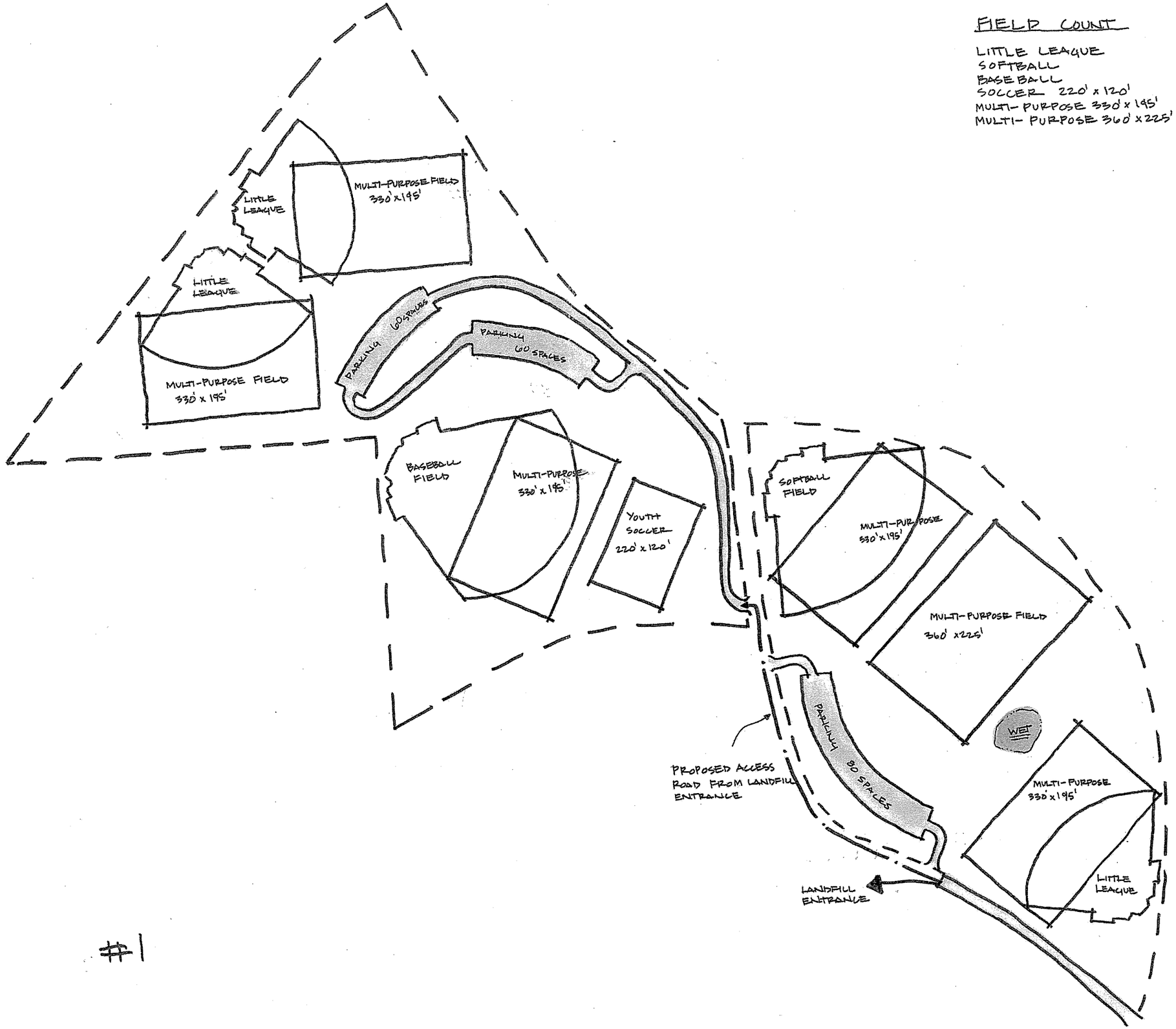
#3

Appendix C

Design Sketches
New Landfill Property and
Munn Road-Bettis Lane Property

FIELD COUNT

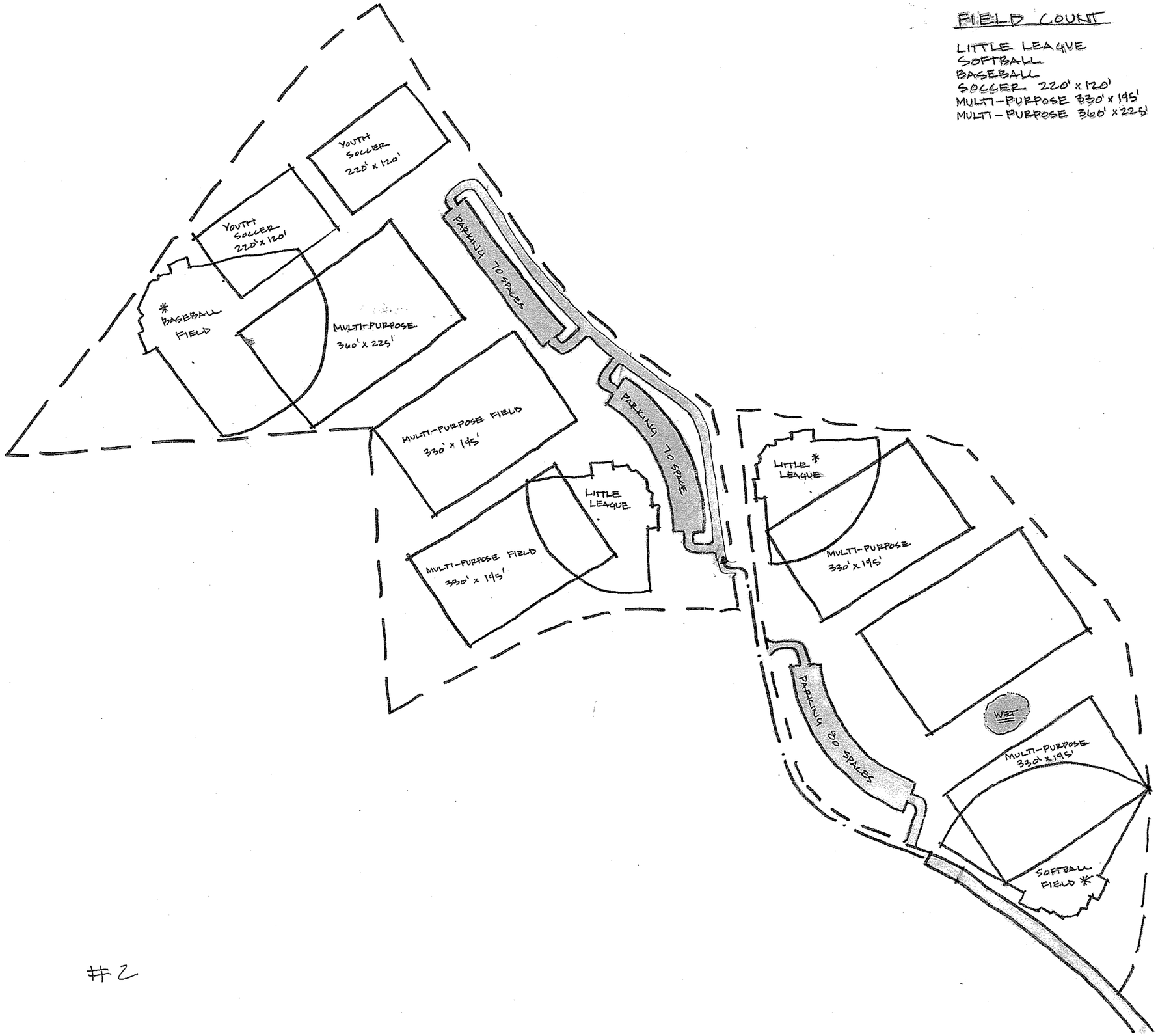
LITTLE LEAGUE	3
SOFTBALL	1
BASEBALL	1
SOCCER 220' x 120'	1
MULTI-PURPOSE 330' x 195'	5
MULTI-PURPOSE 360' x 225'	1



#1

FIELD COUNT

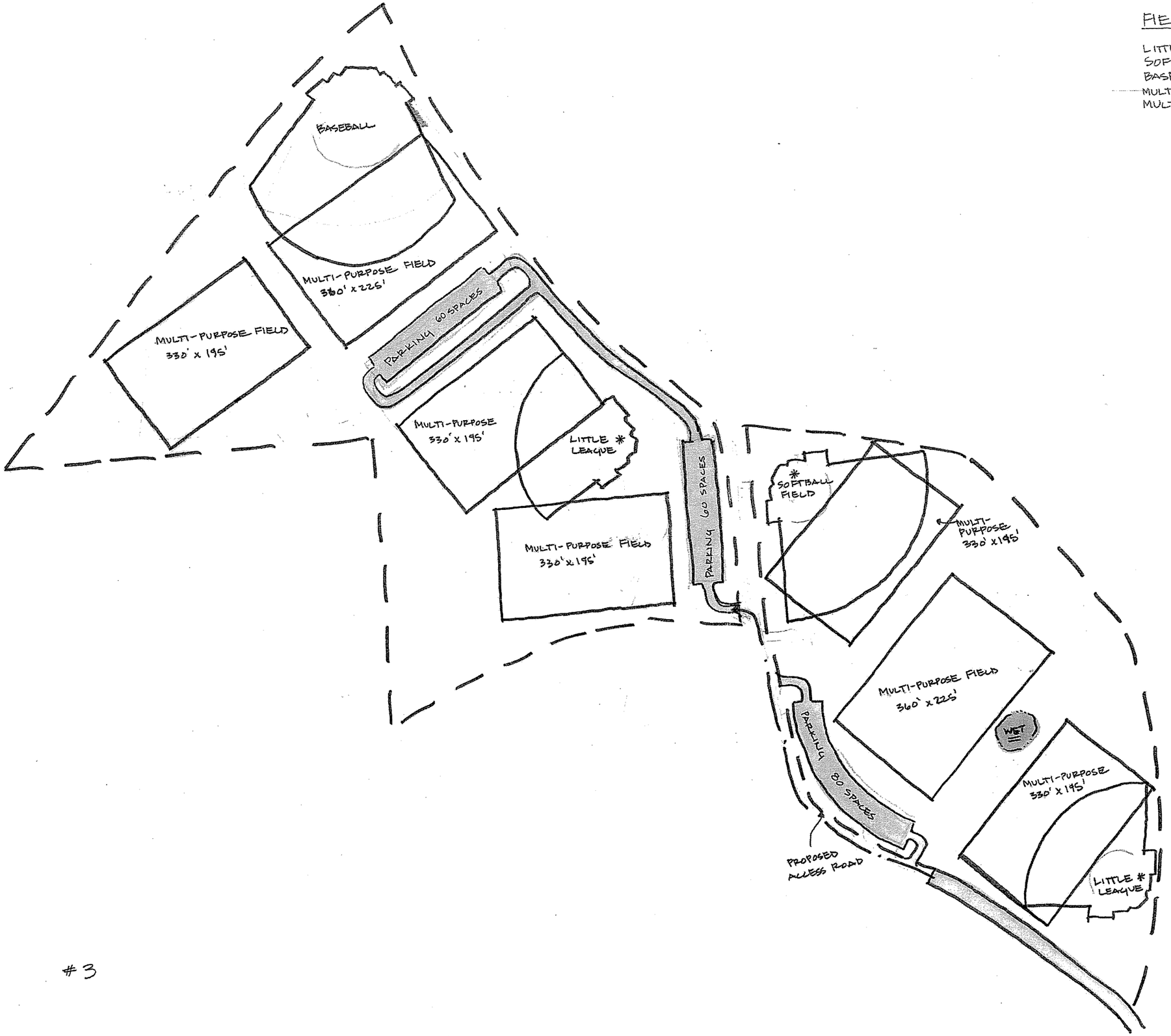
LITTLE LEAGUE	2
SOFTBALL	1
BASEBALL	1
SOCCER 220' x 120'	2
MULTI-PURPOSE 330' x 195'	4
MULTI-PURPOSE 360' x 225'	2



#2

FIELD COUNT

LITTLE LEAGUE	2
SOFTBALL	1
BASEBALL	1
MULTI-PURPOSE 330' x 195'	5
MULTI-PURPOSE 360' x 225'	2



#3