



TOWN OF PLYMOUTH COMMUNITY PRESERVATION COMMITTEE

MEMO

TO: Town Meeting, Board of Selectmen, and the Advisory & Finance Committee
From: The Community Preservation Committee
Date: Friday January 28, 2022
Re: SATM 2022: CPA Article 16A: Amend funding for Stephens Field Renovations

ARTICLE 16A: To see if the Town will vote to amend the vote taken under Article 16B of the 2015 Spring Annual Meeting by increasing the amount appropriated thereunder by a sum of money to be used for the creation and/or restoration and rehabilitation of recreational land known as Stephens Field in accordance with the Stephens Field Modified Plan approved by the Stephens Field Planning and Design Committee dated January 22, 2022, as such plan may be revised by said Committee, said creation, restoration and rehabilitation to be undertaken by the Department of Public Works and Office of Marine and Environmental Affairs; and to appropriate from Community Preservation Fund Fiscal Year 2023 or transfer from Community Preservation available funds for such purposes, or to take any action relative thereto.

COMMUNITY PRESERVATION COMMITTEE

CPC RECOMMENDATION: Approval (unanimous)

The Community Preservation Committee voted in favor of Article 16A at its meeting held Thursday January 27, 2022 and review voted on Thursday February 3, 2022

SUMMARY & INTENT:

Article 16A ASTM 2022 would amend the of the original Article 16B from Spring Town Meeting 2015 for the restoration work at Stephens Field. Article 16A ASTM 2022 would provide additional funding combined with the original approved Article 16B ASTM 2015 for the modified renovation plans for Stephens Field adopted by the Stephens Field Planning and Design Committee on Jan 26, 2022 and know as exhibit (A) the Modified Plan (attached). If changes to the plan are needed, they will be reviewed and approved by the Stephens Field Planning and Design Committee as referenced in the original Art 16B Spring Town Meeting 2015.

Stephens Field is a sea side park. The original plan was re-evaluated after a number of storms saw significant flooding. Additional requirements resulted under the State permitting process. It was considered cost prohibitive to make improvements in an area experiencing flooding. The evaluation determined the infrastructure should be moved away from the ocean. The alterations to the original plan would control future maintenance cost as it relates to the changes in costal condition due to expected sea level rises. The funds would be dedicated to improving drainage, cleaning up hazardous materials discovered during testing, repurposing the 1917 bath house to provide additional storage, improving electrical service to the park, adding pickle ball courts and moving the existing four tennis courts away from the sea. The old bath house is the last of the structures from the original construction at Stephens Field. In addition, after overtures from members of the Downtown Steering Committees and Stephens Field Planning Design Committee and neighbors over concerns regarding the demolition of the 1917 bath house, the CPC expanded funding for the restoration and repurposing of it as storage building for park equipment.

Stephen's Field Site Improvements Cost Estimate

Town of Plymouth, Massachusetts

DESCRIPTION	QTY.	UNIT	COST/ UNIT	TOTAL
DEMOLITION /SITE PREPARATION				
Temporary Construction Fence	200	LF	\$6.00	\$1,200.00
Site Prep and Earthworks	1	Acre	\$30,000.00	\$30,000.00
Erosion Control Device- Straw Wattles	1425	LF	\$2.00	\$2,850.00
Tree Protection	8	EA.	\$50.00	\$400.00
R&D Exist Paved Areas	4000	SY	\$10.00	\$40,000.00
R&D Fence	660	LF	\$5.00	\$3,300.00
R&D Guardrail	100	LF	\$18.00	\$1,800.00
Construction Entrance & Tracking Pad	1	LS	\$5,000.00	\$5,000.00
Misc. Demo	1	LS	\$10,000.00	\$10,000.00
Construction Sign and Warnings	1	LS	\$2,500.00	\$2,500.00
Subtotal:				\$97,050.00
PAVEMENT				
2.5" Asphalt - Walkways	340	Ton	\$220.00	\$74,800.00
8" Gravel Borrow - Walkways	21500	SF	\$2.00	\$43,000.00
Concrete Curb	2300	LF	\$17.00	\$39,100.00
3" Asphalt - Parking	1100	Ton	\$220.00	\$242,000.00
8" Gravel Borrow - Parking	60000	SF	\$2.00	\$120,000.00
Striping, etc	1	LS	\$1,500.00	\$1,500.00
Subtotal:				\$520,400.00
GRASS PAVE				
Grass Paving	6000	SF	\$5.00	\$30,000.00
Subtotal:				\$30,000.00
ELECTRICAL				
Lighting	5	EA	\$13,000.00	\$65,000.00
Electrical Service	1	LS	\$45,000.00	\$45,000.00
Subtotal:				\$110,000.00
EARTHWORK/GRADING/PLANTING				
Fine Grading and Compacting	4000	SY	\$7.00	\$28,000.00
Trees	10	EA.	\$1,000.00	\$10,000.00
Loam & Hydroseed	7650	SY	\$9.00	\$68,850.00
Subtotal:				\$106,850.00
DRAINAGE SYSTEM				
Subsurface Detention System	1	LS	\$250,000.00	\$250,000.00
Water Quality Structure	2	EA	\$21,500.00	\$43,000.00
Catch Basin	8	EA	\$6,000.00	\$48,000.00
Manhole	15	EA	\$6,000.00	\$90,000.00
Flared End	5	EA	\$600.00	\$3,000.00
Concrete Headwall	1	EA	\$4,000.00	\$4,000.00
12" Pipe	1130	LF	\$15.00	\$16,950.00
15" Pipe	350	LF	\$20.00	\$7,000.00
18" Pipe	150	LF	\$25.00	\$3,750.00
24" Pipe	105	LF	\$35.00	\$3,675.00
36" Pipe	315	LF	\$60.00	\$18,900.00
Trenching, Backfill	2050	LF	\$10.00	\$20,500.00
Subtotal:				\$508,775.00
FENCING				

10' Ht. Vinyl Chain Link Fencing	1000	LF	\$41.00	\$41,000.00
CLF Gates	3	EA	\$700.00	\$2,100.00
Timber Guardrail	380	LF	\$50.00	\$19,000.00
Wood Fence with Mesh	525	LF	\$32.00	\$16,800.00
Subtotal:				\$78,900.00

SITE AMENITIES				
Playground	1	LS	\$443,500.00	\$443,500.00
Tennis Courts	4	EA.	\$84,000.00	\$336,000.00
Pickle Ball Courts	4	EA.	\$20,000.00	\$80,000.00
Pergola	1	EA.	\$40,000.00	\$40,000.00
Move Storage Building	1	LS	\$100,000.00	\$100,000.00
Bike Rack	1	EA.	\$2,000.00	\$2,000.00
Picnic Tables	14	EA.	\$2,900.00	\$40,600.00
Benches	10	EA.	\$2,900.00	\$29,000.00
Subtotal:				\$1,071,100.00

SUBTOTAL	\$2,523,075.00
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GENERAL CONDITIONS	\$200,000.00
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CONTINGENCY	\$250,000.00
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TOTAL CONSTRUCTION COSTS	\$2,973,075.00
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Stephen's Field

Plymouth, Massachusetts

