

Township of Upper St. Clair
**MORTON FIELD COMPLEX
MASTER PLAN**



**EXECUTIVE
SUMMARY**

2022



PASHEK  MTR

Acknowledgments

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Design Concept Plans

The committee was provided with a site analysis plan and conceptual ideas which were identified as key issues through the public outreach. The purpose of the planning exercise was to better understand the committee's goals for the park, the kind of park development desired, and the scale of support facilities that should be incorporated into the master plan.

Discussions included:

- Additional Trail Connections
- Improved Pedestrian and Vehicular Circulation
- Synthetic Turf
- Stormwater Management
- Alternative locations for other active recreation such as pickleball
- Low maintenance plantings
- Additional restroom facilities
- Additional Shade, trees or shade structures
- Improvement of play structures



Master Plan

A master plan was developed by incorporating the analysis of the existing site with feedback provided by the Steering Committee and public involvement. The plan aims to meet the needs and wants of the community by celebrating the community of Upper St. Clair, creating a park space that is unique to the area, and connecting the park and its facilities both locally and regionally.

Key Areas

Trail and Natural Area Improvements

The Morton Field Complex existing landscape is complex, consisting of turf playing fields which are separated by steep slopes. During redevelopment of the complex steep slopes should be converted to natural plantings and enhanced rain garden areas to reduce the amount of mowing and other maintenance in these areas of the park. Development of meadow plantings near the existing play structure and the additional of natural trails will reduce maintenance costs while enhancing habitat and natural areas.



Sport Field Upgrades

The Morton Field Complex current field use consists of two multi-use fields and two ball fields. The fields are in high demand. This plan recommends the redevelopment of the fields from turf fields to synthetic turf. A phasing plan has been developed based on priorities of the committee and public engagement. Phasing may need to be altered during construction design in order to take advantage of cost savings or alternative funding opportunities.

Pedestrian and Vehicular Circulation

Current parking and accessibility to the fields and facilities, does not provide adequate access including ADA accessibility. This plan provides alternative circulation, accessibility, and parking reconfigurations.





Illustrative Site Plan

MORTON FIELD COMPLEX - UPPER ST. CLAIR

MORTON FIELD COMPLEX - Master Plan

Opinion of Probable Construction Costs as of 2-28-22

Pashek + MTR

Phase 1: Field #1 Improvements, Upper and Lower Parking

Item	Quantity	Unit	Unit Price	Extension
LOWER BALLFIELDS (FIELD #1) PHASE 1A				
Lower Ballfields Site Preparation and Removals (FIELD #1)				
Erosion control	1	ALLOW	\$30,000	\$30,000
Remove and salvage batting cage	1	LS	\$750	\$750
Remove bituminous paving	1,600	SY	\$10	\$16,000
Remove gravel paving	1,210	SY	\$10	\$12,100
Miscellaneous removals	1	LS	\$2,500	\$2,500
Strip topsoil (assumes 6")	2,150	CY	\$11	\$23,650
Stockpile topsoil onsite for reuse (w temp stabilization)	2,100	CY	\$5	\$10,500
Earthwork (minimal cut/fill assumes balance)	1	ALLOW	\$20,000	\$20,000
Repair erosion areas on ex slopes	4	EA	\$7,500	\$30,000
Subtotal Site Prep and Removals				\$145,500
Site Improvements Lower Ballfields (FIELD #1)				
Synthetic Turf				
- Concrete curb edger	1360	LF	\$42	\$57,120
- Pressure treated 2"x4" turf nailer	1,360	LF	\$8	\$10,540
- Synthetic turf field w markings (includes infields)	113,175	SF	\$5.25	\$594,169
- Flat panel and collector drains	1	ALLOW	\$50,000	\$50,000
- Geotextile fabric	12,575	SY	\$2.75	\$34,581
-8" 2-layer turf drainage base	12,575	SY	\$20	\$251,500
Perimeter fencing (chain link, black olefin-coated, 6'-0 ht with safety cap)	1,375	LF	\$55	\$75,625
Modifications to existing parking lot to accommodate drop-off, walk down to Concession Stand & Restrooms				
- Remove paving and grade/fill to create drop-off	1	LS	\$20,000	\$20,000
- Concrete curb (at drop-off)	120	LF	\$55	\$6,600
- Concrete walk (6'-0 wide) from parking lot down to concession stand including drop-off; 210 LF	140	SY	\$90	\$12,600
- Standard Duty Bituminous Paving (parking areas)	360	SY	\$50	\$18,000
- Heavy-Duty Bituminous Paving (drive aisles)	730	SY	\$60	\$43,800
Access drive down to, and ADA parking and turnaround				
- Relocate/reconstruct Dumpster area (concrete pad, fencing, gates)	1	LS	\$30,000	\$30,000
- Bituminous paving (heavy duty)	1,035	SY	\$60	\$62,100
- Vehicular signage (ADA)	1	LS	\$2,000	\$2,000
Replace existing gravel drive to remain	1250	SY	\$30.00	\$37,500
Install salvaged batting cage and base	1	LS	\$5,000	\$5,000
Misc. field accessories, signage, etc (each field)	2	EA	\$15,000	\$30,000
Barrier Netting 20' x 160' installed	1	EA	\$35,000	\$35,000
Underground stormwater management and outfall to slope	1	ALLOW	\$400,000	\$400,000
Retaining wall (6'-0 ht. approx.)	1,440	SFF	\$90	\$129,600
Fence (chain link, black olefin-coated; 6'-0 ht. w safety cap)	1375	LF	\$60	\$82,500
Backstop Fence (chain link, black olefin-coated, 20'-0 ht) 75 lf each	150	LF	\$250	\$37,500
Scoreboards (one per each field)	2	EA	\$40,000	\$80,000
Parking lot lights	7	EA	\$8,500	\$59,500
Field Lights: LED/Total Light Control	1	LS	\$375,000	\$375,000
Upgrade ex electric to field/pressboxes \$35/LF	1	ALLOW	\$25,000	\$25,000
New Dugouts	4	EA	\$70,000	\$280,000
Shade Structures over Existing Bleachers	4	EA	\$34,000	\$136,000
Concrete walk (6'-0 wide) from ADA parking to both fields & dugouts	700	SY	\$90	\$63,000
Concrete walk (6'-0 wide, left side of field along retaining wall)	175	SY	\$100	\$17,500
Concrete walk (6'-0 wide - from concessions stand to bottom of ex steps)	280	SY	\$100	\$28,000
DCED				
- Topsoiling and seeding disturbed areas	1	ALLOW	\$20,000	\$20,000
- Wildflowers on slope (interplant potted perennials into ex grass) 20,000 sf	1	LS	\$20,000	\$20,000
- Native Shade Trees	7	EA	\$650	\$4,550
Subtotal Site Improvements Lower Ballfields				\$3,134,285
Subtotal Lower Ballfields (FIELD #1)				\$3,279,785

PARKING LOT EXPANSION (Upper parking lot) PHASE 1B

Parking Lot Site Preparation and Removals				
Erosion and Sedimentation controls	1	ALLOW	\$25,000	\$25,000
Remove paving	4,500	SY	\$10	\$45,000
Strip topsoil (assumes 4")	950	CY	\$11	\$10,450
Stockpile topsoil onsite for resue (w temp stabilization)	950	CY	\$5	\$4,750
Earthwork	1	ALLOW	\$35,000	\$35,000
Earthwork - haul excess cut offsite	12,000	CY	\$12	\$144,000
Subtotal Site Prep and Removals				\$264,200
Parking Lot Expansion Site Improvements- Proposed expansion 238 spaces (+72)				
Pervious Standard Duty Bituminous Paving (parking areas)	2400	SY	\$75	\$180,000
Heavy-Duty Bituminous Paving (drive aisles)	3600	SY	\$60	\$216,000
Line striping including ADA	1	LS	\$1,500	\$1,500
Vehicular signage including ADA	1	LS	\$2,500	\$2,500
Guiderail (park-style steel-backed wood) - upper location	300	LF	\$175	\$52,500
Guiderail (park-style steel-backed wood) - lower location	525	LF	\$175	\$91,875
Retaining wall (12'-0 ht approx) 90 lf	1,100	SFF	\$90	\$99,000
Retaining wall (10'-0 ht approx) 75 lf	750	SFF	\$90	\$67,500
Concrete walk (12'-0 wide)	500	SY	\$90	\$45,000
Concrete bike runnel along existing steps (for bike connection)	1	LS	\$10,000	\$10,000
Underground stormwater management and outfall to slope	1	ALLOW	\$200,000	\$200,000
Inlets	1	ALLOW	\$20,000	\$20,000
Manholes	1	ALLOW	\$15,000	\$15,000
Storm Pipe	1	ALLOW	\$50,000	\$50,000
Parking lot lights (w electric feeds)	16	EA	\$8,500	\$136,000
Bury overhead electric line to concessions (from pole on Morton rd; eliminating above-ground wires and poles at entrance and in parking lot above concessions, adding new poles to allow for parking lot island rain garden and shade trees)	600	LF	\$125	\$75,000
Electric vehicle station (480 volts)	1	ALLOW	\$100,000	\$100,000
Family Restroom (CXT)	1	EA	\$70,000	\$70,000
Restroom waterline (cooper line 3/4") trench, pipe, stone, backfill	525	LF	\$95	\$49,875
Restroom electric line, trench, conduit, wire, backfill	525	LF	\$45	\$23,625
Restroom sanitary line (assumes gravity flow)	525	LF	\$95	\$49,875
Native Shade Trees	20	EA	\$650	\$13,000
Topsoiling and seeding disturbed areas	1	LS	\$20,000	\$20,000
Wildflowers on slope (interplant potted perennials into ex grass) 40,200 sf	1	LS	\$40,000	\$40,000
Subtotal Site Improvements				\$1,628,250
Subtotal Parking Lot Expansion				\$1,892,450
PARKING LOT RENOVATION (parking lot above concession stand- remaining portion of lot included in Lower Ballfields construction)				
Parking Lot Renovation Site Preparation and Removals				
Erosion and Sedimentation controls	1	ALLOW	\$15,000	\$15,000
Remove paving	2,825	SY	\$10	\$28,250
Earthwork	1	ALLOW	\$18,000	\$18,000
Earthwork - haul in fill	1	ALLOW	\$20,000	\$20,000
Subtotal Site Prep and Removals				\$81,250
Parking Lot Renovation Site Improvements				
Standard Duty Bituminous Paving (parking areas)	1010	SY	\$50	\$50,500
Heavy-Duty Bituminous Paving (drive aisles)	850	SY	\$60	\$51,000
Line striping	1	LS	\$1,500	\$1,500
Vehicular signage including ADA signage	1	LS	\$2,500	\$2,500
Entrance sign	1	ALLOW	\$18,000	\$18,000
Stormwater management (increase existing detention pond to east)	1	ALLOW	\$35,000	\$35,000
Inlets	1	ALLOW	\$12,000	\$12,000
Manholes	1	ALLOW	\$15,000	\$15,000
Storm Pipe	1	ALLOW	\$50,000	\$50,000
Parking lot lights	3	EA	\$8,500	\$25,500

Native Shade Trees	12	EA	\$650	\$7,800
Bituminous trail connection (along side of parking lot edge)	275	SY	\$40	\$11,000
Topsoiling and seeding disturbed areas	1	LS	\$20,000	\$20,000
Subtotal Site Improvements				\$299,800
Subtotal Parking Lot Renovation				\$381,050
Phase 2: Middle Field (Field #2)				
Middle Field Site Preparation and Removals (FIELD #2)				
Erosion control	1	ALLOW	\$20,000	\$20,000
Miscellaneous removals	1	LS	\$2,500	\$2,500
Earthwork (min cut/fill assumes balanced)	1	ALLOW	\$10,000	\$10,000
Strip topsoil (assumes 6")	1,550	CY	\$11	\$17,050
Stockpile topsoil onsite for resale (w temp stabilization)	1,550	CY	\$5	\$7,750
Subtotal Site Prep and Removals				\$57,300
Middle Field Site Improvements (FIELD #2)				
Synthetic Turf				
- Concrete curb edger	1200	LF	\$42	\$50,400
- Synthetic turf field w markings (including for Ultimate Frisbee Field)	82,715	SF	\$5.25	\$434,254
- Gravel base under turf (min depth required)	1	ALLOW	\$175,000	\$175,000
Perimeter fencing (chain link, black olefin-coated, 6'-0 with safety cap)	600	LF	\$55	\$33,000
Field lights: LED/Total Light Control	1	ALLOW	\$375,000	\$375,000
Scoreboard	1	EA	\$40,000	\$40,000
Underground stormwater management and outfall to slope	1	ALLOW	\$350,000	\$350,000
Topsoiling and seeding disturbed areas	1	LS	\$15,000	\$15,000
Subtotal Site Improvements				\$1,472,654
Subtotal Middle Field (FIELD #2)				\$1,529,954
Phase 3: Upper Field (Field #3)				
Upper Field Site Preparation and Removals (FIELD #3)				
Erosion control	1	ALLOW	\$20,000	\$20,000
Miscellaneous removals	1	LS	\$2,500	\$2,500
Strip topsoil (assumes 6")	1,580	CY	\$11	\$17,380
Stockpile topsoil onsite for resale (w temp stabilization)	1,580	CY	\$5	\$7,900
Earthwork (minimal cut/fill assumes balanced)	1	ALLOW	\$10,000	\$10,000
Subtotal Site Prep and removals Upper Field				\$57,780
Upper Field Site Improvements (FIELD #3)				
Synthetic Turf				
- Concrete curb edger	1200	LF	\$42	\$50,400
- Synthetic turf field w markings	71,400	SF	\$5.25	\$374,850
- Gravel base under turf (min depth required)	1	ALLOW	\$175,000	\$175,000
Field Lights: LED/Total Light Control	1	LS	\$375,000	\$375,000
Perimeter fencing (chain link, black olefin-coated, 6'-) with safety cap)	1,200	LF	\$55	\$66,000
Scoreboard	1	EA	\$40,000	\$40,000
Underground stormwater management and outfall to slope	1	ALLOW	\$350,000	\$350,000
Shade Structure over ex Bleachers	1	EA	\$34,000	\$34,000
Topsoiling and seeding disturbed areas	1	LS	\$15,000	\$15,000
Wildflowers on slope (interplant potted perennials into ex grass) 20,000 sf	1	LS	\$20,000	\$20,000
Subtotal Site Improvements Upper Field				\$1,480,250
Subtotal Upper Field (FIELD #3)				\$1,538,030
Additional Improvements				
Pedestrian Connectivity Sidewalk (along Morton Rd)				
Site preparation and stabilization	1	LS	\$10,000	\$10,000
Strip and remove topsoil from site (assume ave. 6" depth)	150	CY	\$40	\$6,000
Earthwork (minimal)	1	ALLOW	\$15,000	\$15,000
Concrete walk (5'-0 wide)	475	SY	\$90	\$42,750
Wood bollards separating walk from Morton Road	475	LF	\$100	\$47,500
Subtotal Pedestrian Connectivity Sidewalk				\$121,250

Playground Upgrade				
Site preparation and stabilization	1	LS	\$10,000	\$10,000
Strip and remove topsoil / stockpile	1	ALLOW	\$10,000	\$10,000
Earthwork (minimal)	1	ALLOW	\$15,000	\$15,000
Upgrade playground with new structures and nature play	1	ALLOW	\$350,000	\$350,000
Concrete walk (5'-0 wide) from ADA parking	100	SY	\$90	\$9,000
Wildflowers on slope (interplant potted perennials into ex grass) 45,000	1	LS	\$45,000	\$45,000
Play area and interpretive signage	1	ALLOW	\$10,000	\$10,000
Subtotal Playground Upgrade				\$449,000
Disc Golf Course - 9-Hole				
Site preparation (clearing) and stabilization	1	LS	\$50,000	\$50,000
Disc golf equipment	1	LS	\$75,000	\$75,000
Subtotal Disc Golf Course - 9-Hole				\$125,000
Play Area/Obstacle Course				
Site preparation and stabilization	1	LS	\$15,000	\$15,000
Obstacle course equipment	1	ALLOW	\$75,000	\$75,000
Topsoiling and seeding disturbed areas	1	LS	\$15,000	\$20,000
Subtotal Teen Obstacle Course				\$110,000
Footpath Trail Connection through Woods (connecting to lower ex trail)				
Site preparation and stabilization	1	LS	\$20,000	\$30,000
Minor clearing	1	ALLOW	\$25,000	\$25,000
Subtotal Footpath Trail Connection				\$55,000
Subtotal TOTAL PROJECT				\$9,481,519
Design/Estimating Contingency (20%)				\$1,896,304
Overhead and Profit (15%)				\$1,422,228
Design, engineering, permitting (20%)				\$1,896,304
Inflation to assumed 2023 installation (4%)				\$379,261
TOTAL BUDGET ESTIMATE				\$15,075,615

Opinion of Probable Cost - Opinion of Probable Costs are made based on the experience and qualifications of Pashek + MTR, Ltd and the reasonable judgment as a design professional familiar with the industry. Pashek + MTR, Ltd. has no control over the cost, or availability of labor, materials or equipment, or over market conditions or the provider's method of pricing. Pashek + MTR, Ltd. cannot and does not guarantee that the opinion of probable cost provided the Owner will not vary from the actual cost experienced by the Owner.