

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



**FINAL DRAFT
2022**

PASHEK  MTR

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The Township of Upper St. Clair

Master planning for a park is about understanding the site, the needs of the community, and capacity of the municipality and its partners to implement and maintain the facility based on their organizational and financial capacity. Good design incorporates recreational opportunities into the site in a sustainable manner while conserving and enhancing the site's natural and cultural resources.

The Boyce Mayview Park has been upgraded with new and innovated facilities throughout the decades. The Morton Field Complex has not been as privileged, and the Township is proactively developing this plan as the first step to much needed enhancements to this well-loved Complex.

Detailed documentation related to all aspects of the planning process to develop this Master Plan can be found in the Appendix.

Site History

The Township of Upper St. Clair boasts of more than 700 acres of neighborhood parks and facilities. These include a Community & Recreation Center, indoor leisure pool and outdoor pool, 14 parks, 16 tennis courts, a three-hole golf course, five baseball fields, nine basketball courts, five soccer fields, community gardens, a Miracle League Field and Playground, and miles of walking trails. It also offers recreational programs for all ages and abilities.

In 1996, the Township acquired the 238 acres of the Mayview Farm property from the Commonwealth of Pennsylvania. With its location directly adjacent to the Township's 236-acre Boyce Park, a Master Plan was created in 1999 to examine potential development and conservation opportunities for the now combined Boyce Mayview Park.

The park also includes extensive woodlands, level fields, and open spaces as well as stream valleys, hiking trails, and active vegetable gardens. It is the home of waterfowl, birds, plants, and many types of wildlife.

Township Background

The Township of Upper St Clair was founded in 1788. Although the geographical boundaries of the township have gone through various changes in the past 200+ years, today it is a 10.5 square mile primarily residential community located 10 miles southwest of the City of Pittsburgh. It was named in honor of General Arthur St. Clair, a controversial figure of the Revolutionary War. Primarily a



Upper St. Clair is a Township with home rule status in southern Allegheny County, Pennsylvania, situated about eight miles south of Downtown Pittsburgh. It is an affluent suburb with a nationally recognized school district.



Master Plan Project Overview



rural, farming community during the 1700s and 1800s, paved roads, automobiles, and the trolley from Pittsburgh led to its rapid growth as a suburban residential area during the 1950s and '60s, Today it is a family-oriented community with an award-winning school district, excellent parks and recreation, and a safe environment for all ages.

Population and Demographics

Per the 2020 Census, Township of Upper St. Clair has a population of 21,160 with 7,345 households residing within the township. The township has a broad range of age-groups, with 5.7% being under the age of 5, 26.3% under the age of 18 and 18.4% over the age of 65. The ethnicity of the community is 88.8% white, 1.4% black or African American, 1.2% Hispanic or Latino, .1% Native American, 7.4% Asian, and 1.3% two or more races. In 2009, Upper St Clair was ranked as one of the “Top 10 Best Places to Live in the United States.”



Previous Community Planning

The Township of Upper St Clair has conducted several community planning or park and recreation plans to continue its desire to be a welcoming and state of the art community for their residents to develop lifelong relationship and health and wellness benefits. These reports were reviewed during the background analysis.

These plans include:

Boyce Mayview Park Master Plan (1999)

“Investing in our Quality of Life” Upper St. Clair Comprehensive Plan (2015)

Upper St. Clair Unparalleled Recreation (2016)



Final Draft Report

This report is the culmination of the planning efforts conducted over a ten-month period. The initial sketches and drawings and input of the leaders and residents of the Township of Upper St. Clair are brought together in an Illustrative Master Site Plan the Township can use to bring needed upgrades to the Morton Field Complex. A cost estimate associated with each phase has been provided.

Provided in a separate Appendix document are the meeting minutes, public outreach efforts, and additional supporting documentation related to this planning process.



Site Inventory, Background & Analysis

Our approach to the development of the Morton Field Complex Master Plan has been comprehensive. An inventory of the existing site was conducted. The purpose was to establish a basis for improvements, enhancements, opportunities, and concerns.

Site Analysis

The Morton Field Complex has been developed as a three-tier complex. Each tier consists of complimentary amenities, separated by steep slopes. The slope of which was evaluated in more depth during this process was the slope located between Field #1 and Field #2. A geotechnical review was completed by ACA Engineering Inc. (ACA). A previous investigation was conducted on this slope in 2019 by Gateway Engineers.

According to the ACA investigation, the conditions encountered at the site, it is our opinion that slope failure is a result of surface runoff. The localized slips appear to consist primarily of topsoil, with a failure surface no deeper than one (1) or two (2) feet below the face of the slope. There is no evidence of any deep-seated slope failures.

The following engineering recommendations are presented concerning the slope remediation:

To prevent continued deterioration of the slope, the topsoil should be replaced and proper drainage should be installed at the top of the slope to direct water away from the face of the slope. The following should be implemented:

- Remove all slide material and replace with topsoil. The existing topsoil should not be reused.
- After placement, the topsoil should be secured with erosion control blankets. The blankets should remain in place until they dissolve. The slope should be properly vegetated to prevent surface erosion.
- Provide a diversion ditch approximately five (5) feet beyond the top of the slope to collect and channel surface runoff and minimize surface erosion. Additionally, provide an impervious bottom to the ditch to prevent water from entering the soil at the top of the slope and reduce the risk of instability to the embankment.

No subsurface investigation was performed during the preparation of this report. If further slope movement is observed, a more in-depth investigation will be required to provide recommendations for



What are the conditions of the existing facilities? Is the site accessible? Is parking sufficient for the existing use of the complex? Are there ample and safe pedestrian connections? How is its uniqueness an asset to the Township of Upper St. Clair?





complete slope reconstruction.

The full report is included in the Appendix to this report.

Soil Condition

According to the Soil Survey of Washington County, Pennsylvania (see map in Appendix B), the soils in the project area have been classified as Dormont silt loam, 8 to 15 percent slopes (map symbol DoC); and Dormont silt loam, 15 to 25 percent slopes (map symbol DoD). The Dormont series consists of deep, nearly level to steep, moderately well drained soils on uplands. These soils formed in material that weathered from nonacid shale, clay shale, and limestone. Permeability is slow, and the available water capacity is high.



General Geology

The project area lies with the Pittsburgh Low Plateau Section of the Appalachian Plateaus physiographic province. A review of the Greater Pittsburgh Region Geologic Map, Map 42, dated 1975, prepared by the Commonwealth of Pennsylvania Department of Environmental Resources, indicates the bedrock across the project area is Pennsylvanian system in age belonging to the Monongahela Group. The rocks of the Monongahela Group consist of cyclic sequences of shale, limestone, sandstone, and coal. The Pittsburgh coal bed is at the base of the group. Structurally, the site lies north of the Cross Creek Syncline.



Mining Conditions

According to the publication “Coal Resources of Allegheny County, Pennsylvania, the Coal Crop Lines, Mined-Out Areas, and Structure Contours,” deep mining of the Pittsburgh coal seam has occurred beneath the project site. The elevation of the base of the Pittsburgh Coal seam is approximately 820 feet. Based upon the U.S.G.S. map, the elevation of the site is approximately 1,000 to 1,400 feet. Based on the depth to the mined area, the risk of subsidence at the site is considered to be low, based on a scale of low, moderate and high. Additional mine subsidence information and insurance can be obtained from the Pennsylvania Department of Environmental Protection, Mine Subsidence Insurance Fund, 1-800-922-1678 or www.PaMSI.org.



The inventory and analysis were compiled and discussed with the Steering Committee, community partners, and staff to develop potential improvements, phasing, and funding strategies.

Community Participation & Input

Community involvement was a key component of the development of the Township of Upper St. Clair Morton Complex Master Plan. This process included seven methods which provided valuable information. The consultant created a dedicated website for the project www.mortonfieldcomplex.com in which over 2,035 people visited throughout the planning process. The Township staff and committee were outstanding in their efforts to promote this planning project. The information received through each method was reviewed and discussed among the Steering Committee and consultant.

Methods

Five mechanisms to gather public input included:

- The **Steering Committee** convened three times between May 2021 and March 2022 to represent the community in meetings with the Consultant. The Township and committee members publicized the meetings through the dedicated web page, Township website, social media and word of mouth
- Two **public meetings** were organized. A power point presentation was included during the meetings to provide details of the project.
- The consultant created a **digital recreation questionnaire** to collect information concerning residents' recreational interests. A total of 1,111 individuals responded.
- The consultant **interviewed key persons** and identified community organizations who represented a variety of interests in recreational opportunities and operations.
- The consultant presented the findings and draft recommendations of the plan at a Board of Commissioners **public meeting** for comment on December 6, 2021.

Each public participation opportunity provided the committee and consultant with information to better understand the needs, desires, concerns and issues of the residents. This process together with the inventory and analysis guided the development of recommendations for improving parks and recreation in the Township of Upper St. Clair.

Agendas, minutes and other public engagement materials are located in the Appendix of this plan.



What are 3 improvements that would improve the experience at the Morton Field Complex? What activities do you bring to the Morton Field Complex? What is your impression of the existing conditions at the Morton Field Complex?



Proposed Activities & Facilities



After completion of the site analysis and public engagement the next step was to identify improvements including supporting facilities, level of participation, accessibility, cost estimates and funding sources.

Activities and Facilities Analysis

The topography and existing development of the site limit park development. This park space, considered a Sports Field Complex consisting of two ball fields and two multi-purpose fields is heavily used. Through our public input it recommended that the existing use remain relatively consistent with upgrades to enhance the use of the Complex. It is expected that park uses will remain consistent with existing uses in this location. Additional facilities, such as pickleball, were identified as desires of community members. Concepts related to the inclusion of new pickleball courts were considered and added to early concept sketches and it was determined that the Morton Sports Complex did not lend itself to the development of these facilities. The Township of Upper St. Clair should consider alternative locations for this type of court activities.



Design Considerations

As the design concepts began, considerations were given to applicable standards of design including ADA, local municipal regulations and specific Township park and recreation standards, protection of sensitive natural resources, incorporation of low-impact, sustainable design practices and use of green materials.



Design Process

Site findings and input were sketched onto concept plans to indicate relationships between facilities, features and circulation patterns. There preliminary alternatives were evaluated as to the feasibility, priority of each concept plan. Committee and public meetings and presentations led to changes in the designs to best provide the Township with a park that will be used and enjoyed by the community. Each concept plan has been included in this report.



Phasing Plan

The final draft, probable construction costs, and phasing plan were developed based on the desired phasing, funding considerations and evaluation of priorities. Funding opportunities and the capacity of the Township staff and partners such as the Upper St. Clair Athletic Association will ultimately guide the implementation of the plan. As construction documents are developed, proposed phasing may need to be adjusted to take advantage of cost saving by combining different components of the plan.

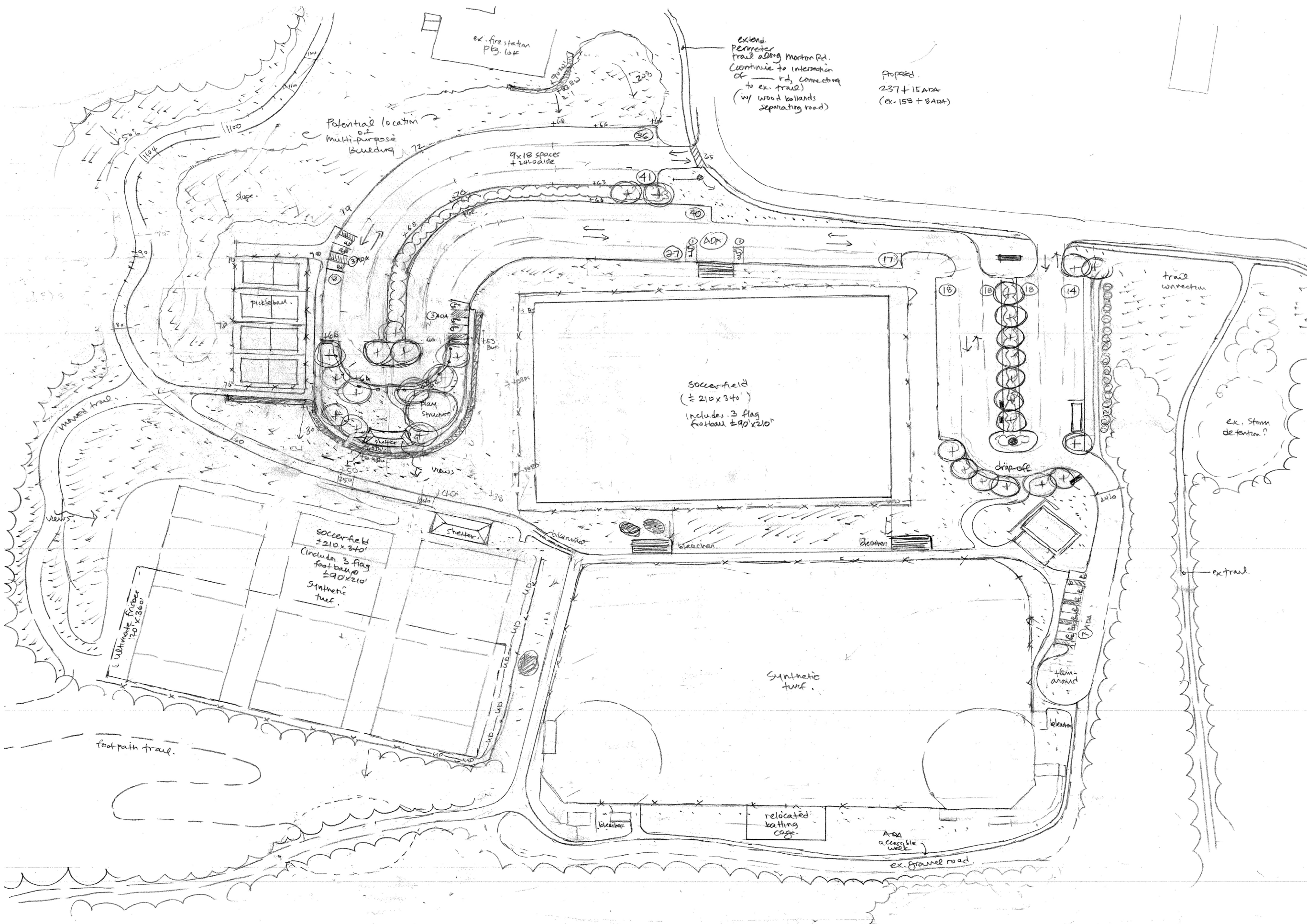
Analysis of Utilities, Accessibility & Field Conditions



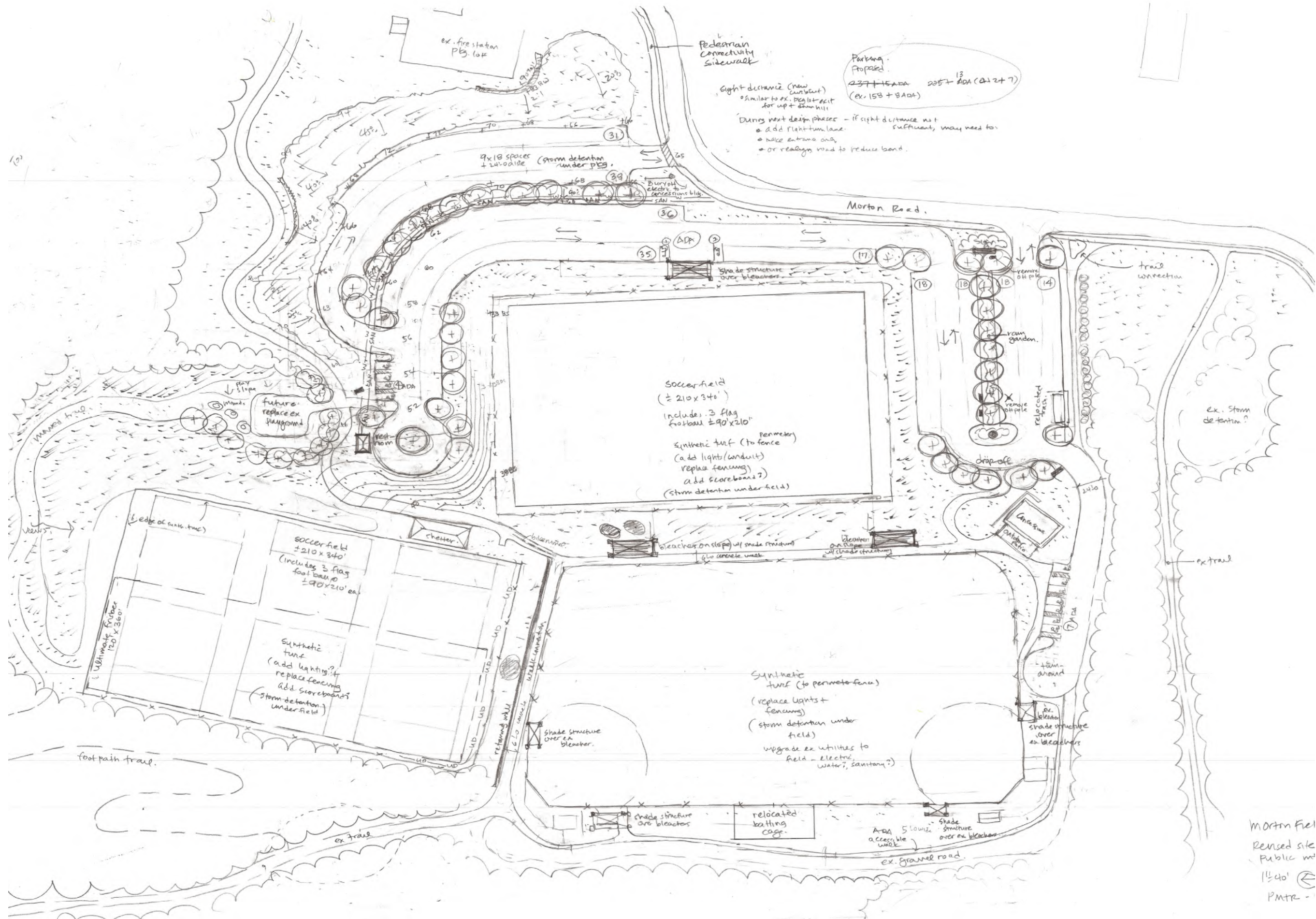
● erosion ADA X
● wet/poisonous (minor) elevated
○ UI
○ ABA?
○ ADA X
○ VP
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Sketch Including Pickleball



Sketch with Removal of Pickleball



Morton Field
 Revised site
 Public m
 11'40' ←
 PMTR -

July 2021 - Multipurpose Building Drawing



Conceptual Site Plan

MORTON FIELD COMPLEX - UPPER ST. CLAIR

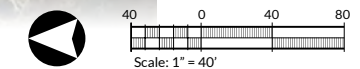
October 2021 - Morton Field Complex with Hillside Bleachers





Illustrative Site Plan

MORTON FIELD COMPLEX - UPPER ST. CLAIR



December 5, 2021

Disc Golf
360 x 2,000
9 Hole

Ex Fire Station
Parking Lot

Pedestrian
Connectivity
Sidewalk

Parking
Existing: 158 spaces + 8 ADA
Proposed: 225 spaces + 13 ADA

Sight Distance
• Similar to existing parking lot exit for up & down hill
• During next design phase, if ideal sight distance is not existing, potential improvements to improve it would be to:
• Add right turn lane
• Make entrance and/or
• Realign road to reduce bend

Parking Lot Expansion
Perpendicular Parking
9 x 18 spaces
+ 24 aisle

Field #3
Upper Soccer Field
+210' x 340'
Includes 3 Flag Football Fields
90' x 210'

Synthetic Turf
(To perimeter fence)
• Add lights conduit/ Scoreboard
• Replace fencing
• Storm Detention under field

Parking Lot
Renovation

Field #2
Middle Soccer Field
+210' x 340'
Includes 3 Flag Football Fields
90' x 210'

Synthetic Turf
• Add lights / Scoreboard
• Replace fencing
• Storm Detention under field

Field #1
Lower Ballfields
Synthetic Turf
(To perimeter fence)
• Replace lights and fencing
• Storm Detention under fields
• Upgrade Ex Utilities to field
Electric Water / Sanitary

Fix Erosion of slope. Removal of topsoil and reseeded hill side with erosion control and stormwater management

Fix Erosion of slope. Removal of topsoil and reseeded hill side with erosion control and stormwater management

Shade structure over Ex. Bleacher

Along Trail Ideas
• Tree ID Walk
• Fitness Station
• Raised Platforms (w Seating)
• Art Classes
• Yoga

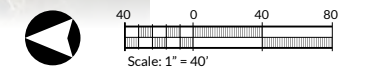
Obstacle / Plant Area





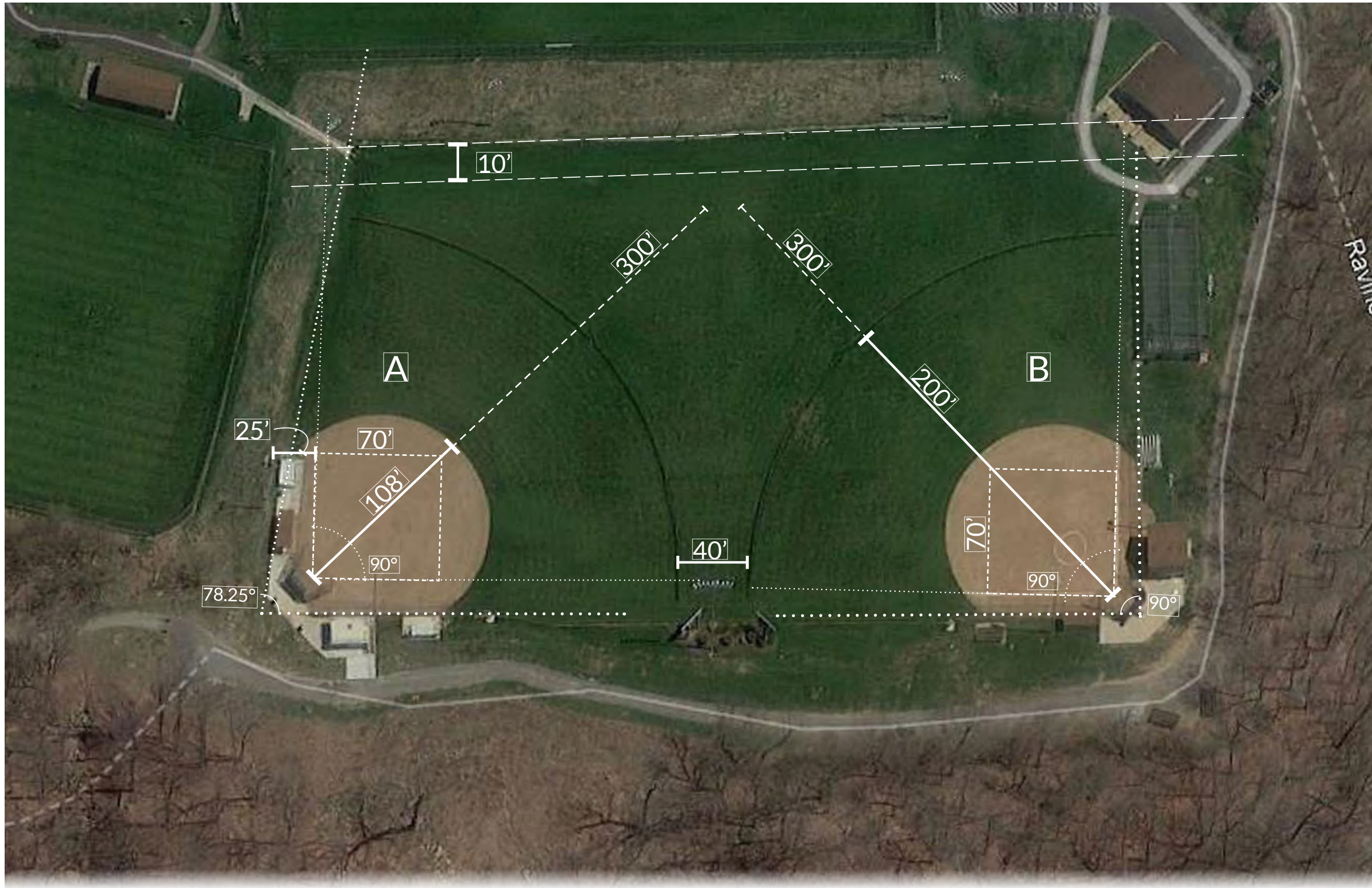
Illustrative Site Plan

MORTON FIELD COMPLEX - UPPER ST. CLAIR



January 17, 2022

February 2022 - Field Layout Analysis to Provide Proper Left Ballfield 3rd Base Line



EXISTING FIELD ANALYSIS

MORTON FIELD COMPLEX - UPPER ST. CLAIR

Legend

- Phase 1 A**
- Field #1 Improvements
- Phase 1 B**
- Parking Improvements
- Phase 2**
- Expanded trails
- Phase 3**
- Turfing Field #2
- Phase 4A**
- Turfing Field #3
- Phase 4B**
- Lighting



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.