

MORTON FIELD COMPLEX IMPROVEMENTS

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MORTON FIELD COMPLEX

EXISTING CONDITIONS

Description

The Morton Field Complex has been developed as a three-tier complex. Each tier consists of complimentary amenities, separated by sleep slopes.

Known Issues

- Geotechnical issues attributed to poor stormwater drainage
- Not fully ADA accessible
- Non-centralized parking
- Desire for synthetic turf
- Poor vehicular circulation
- Park not fully lighted

Masterplan Study

Pashek + MTR completed a Masterplan Study of Morton Field Complex in 2021 and 2022, which proposed a concept plan for park improvements.

Gateway reviewed Pashek's findings and provided additional feedback from a civil engineering perspective.



MORTON FIELD COMPLEX

MASTERPLAN STUDY

Description

Pashek + MTR completed a masterplan study in 2021 and 2022 to evaluate possible improvements to the park.

Public Input

Pashek teamed with the Parks and Recreation Advisory Board formed by Upper St. Clair and hosted public meetings to gather input from residents through the following efforts:

- Project Website Created
- Digital Quistionnaire
- Hosted three (3) Public Meetings
- Collaboration with USC staff and Board of Commissioners

Findings

Key improvements needed focused on landscaping improvements, field returfing, and improvements to vehicular and pedestrian circulation. Pashek's improvements were proposed in a multi-phase approach.

Pashek presented their findings, along with a conceptual site plan to the Board of Commissioners on April 4, 2022

January 2022 - Final Plan



PASHEK MTR

Illustrative Site Plan

MORTON FIELD COMPLEX - UPPER ST. CLAIR

Township of Upper St. Clair MORTON FIELD COMPLEX MASTER PLAN



EXECUTIVE SUMMARY
2022

PASHEK MTR



Scale: 1" = 40'
January 17, 2022

MORTON FIELD COMPLEX

DESIGN OPTION 1

Description

Keeps existing ballfields and concessions intact, relocated fields 2 & 3 to allow for centralized parking lot

Advantages

- Keeps existing ballfields intact during phase 1, temporarily minimizing impacts
- Two (2) points of access to parking lot

Disadvantages

- Parking will be unavailable for Field #1 during construction of fields and new parking lot
- Longer, indirect ADA accessible sidewalks/ramps compared to other options
- Perimeter trail not ADA accessible
- Not a balanced site – heavy cut, which increases construction costs
- Phased approach increases total disturbance and impact to Morton Road during construction

Estimated Cost \$14,900,000*

Note: Project costs expected to increase 4-5% annually on phased projects, which is not included in this estimate.



MORTON FIELD COMPLEX

CONCEPT 1

2022-09-26



GATEWAY ENGINEERS

MORTON FIELD COMPLEX

DESIGN OPTION 2

Description

Keeps existing ballfields and concessions intact, relocated fields 2 & 3 to allow for centralized parking lot

Advantages

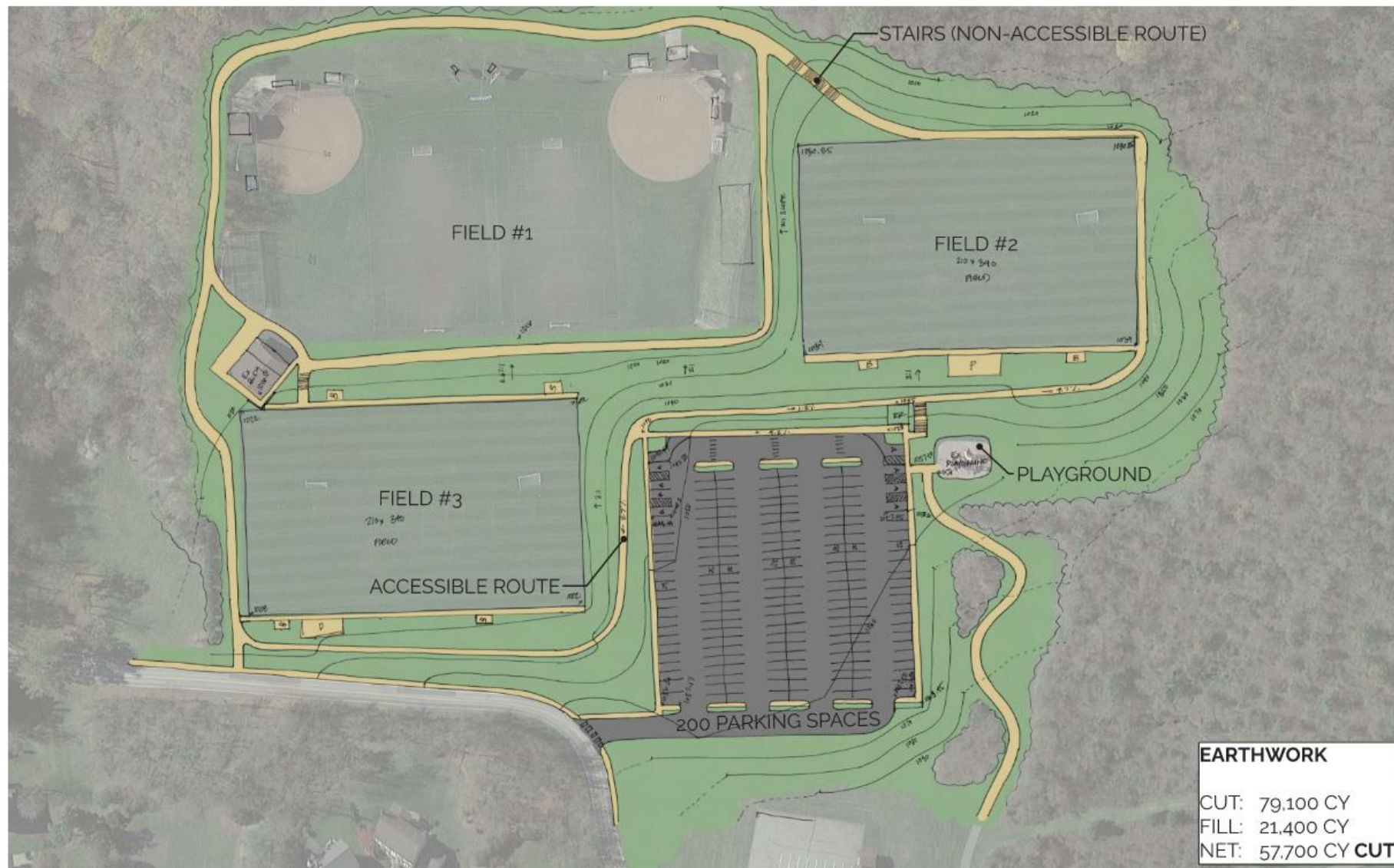
- Keeps existing ballfields intact, during phase 1, temporarily minimizing impacts
- Less earthwork compared to opt 1

Disadvantages

- Parking will be unavailable for Field #1 during construction of fields and new parking lot
- Longer, indirect ADA accessible sidewalks/ramps compared to other options
- Perimeter trail not ADA accessible
- Not a balanced site - heavy cut, which increases construction costs
- Phased approach increases total disturbance and impact to Morton Road during construction

Estimated Cost \$13,300,000*

Note: Project costs expected to increase 4-5% annually on phased projects, which is not included in this estimate.



MORTON FIELD COMPLEX

CONCEPT 2

2022-09-26



GATEWAY ENGINEERS

MORTON FIELD COMPLEX

DESIGN OPTION 3

Description

Regrades entire complex onto flat pad and includes new concessions and restrooms

Advantages

- More efficient site layout
- Balanced earthwork
- Entire site is ADA accessible, without need for ramps/handrails
- Centralized concessions, parking and playground
- New concessions and restrooms
- Less long-term impacts due to single phase construction approach

Disadvantages

- Ballfields cannot be kept in use during construction
- Existing light poles cannot be salvaged

Estimated Cost \$13,300,000



MORTON FIELD COMPLEX

CONCEPT 3

2023-04-19



GATEWAY ENGINEERS

MORTON FIELD COMPLEX

DESIGN OPTION 4

Description

Keeps existing ballfields and concessions intact, relocated fields 2 & 3 to allow for non-centralized parking lot

Advantages

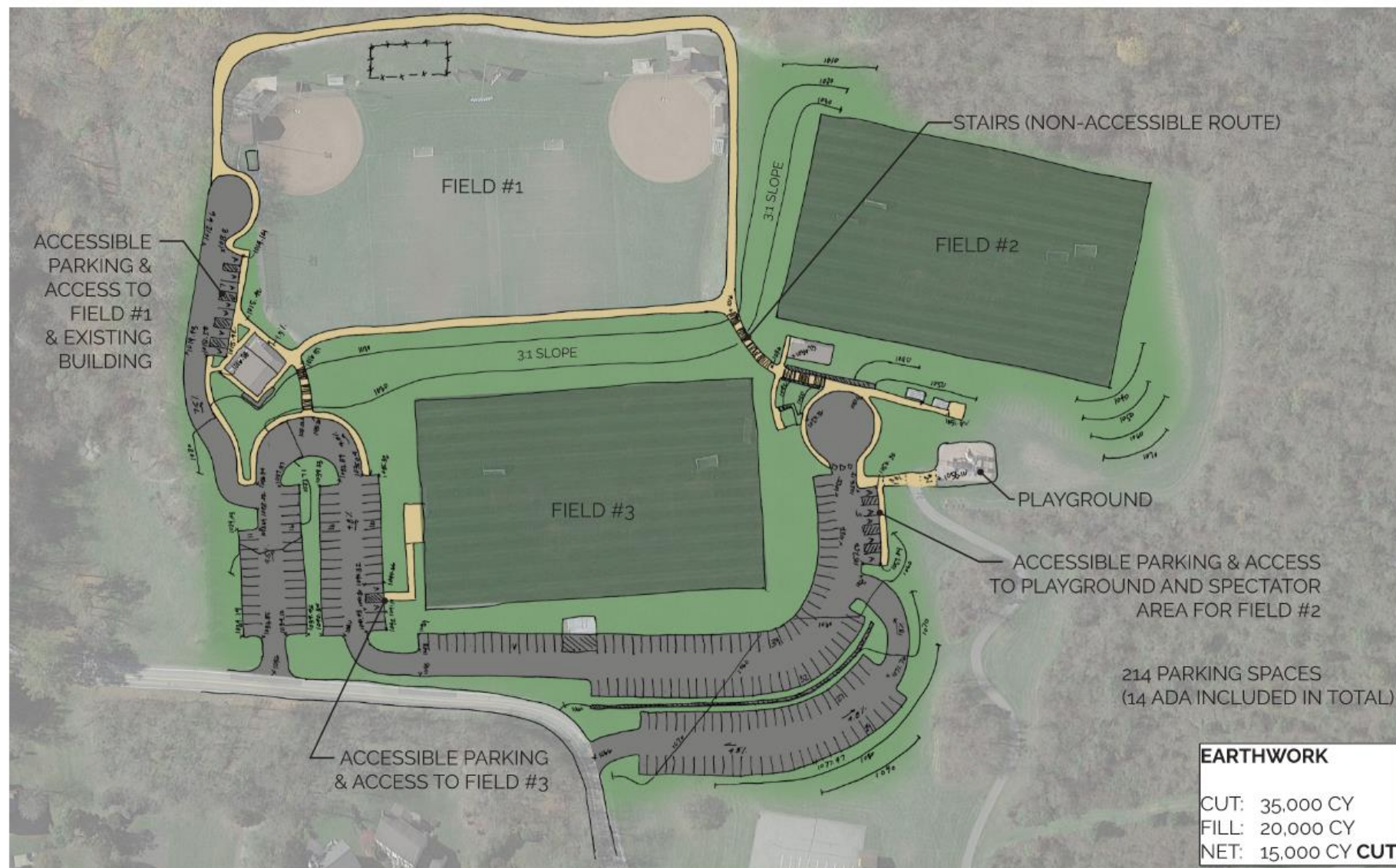
- Keeps existing ballfields intact during phase 1, temporarily minimizing impacts
- Less earthwork compared to opt 1 & 2
- Two (2) points of access to parking lot
- Existing light poles at ballfield able to be salvaged

Disadvantages

- Parking will be unavailable for Field #1 during construction of fields and new parking lot
- Perimeter trail and Field #2 not ADA accessible
- Singular vehicular flow could lead to difficulties with parking and congestion
- Phased approach increases total disturbance and impact to Morton Road during construction

Estimated Cost \$11,500,000*

Note: Project costs expected to increase 4-5% annually on phased projects, which is not included in this estimate.



MORTON FIELD COMPLEX

CONCEPT 4

2022-09-26



GATEWAY ENGINEERS

MORTON FIELD COMPLEX

FINANCING CONSIDERATIONS

- **Funding need of roughly \$14,000,000.**
- **Capital reserve can fund between \$1,000,000 - \$4,000,000.**
- **Debt issuance would be roughly \$10,000,000 - \$13,000,000.**
- **Estimated average annual debt service is:**
 - Between \$1.2M and \$1.6M (10-year financing)
 - Between \$850k and \$1.2M (15-year financing)
 - Between \$700k and \$1.0M (20-year financing)
- **The long-term budget forecast allows any of the above could be accommodated.**
- **Grant awards could further reduce the size of the debt issuance and the annual debt service payments.**
- **The recommended financing structure would be determined during the 2024 budget development process.**

MORTON FIELD COMPLEX

ANTICIPATED DEVELOPMENT SCHEDULE (OPTION 3)

Preliminary Design Schedule

Milestone	Duration	Months										
		Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sept '23	Oct '23	Nov '23	Dec '23	Jan '24	Feb '24
Subdivision Plan Prep	2 Months	■	■									
Geotechnical Investigation	2 Months	■	■									
Schematic Design Phase	1 Month			■								
Develop Permit Documents	2 Months				■	■						
NPDES Permit Review Timeline	3-4 Months						■	■	■	■		
Chapter 105 Permitting	3-4 Months						■	■	■	■		
Sewage Planning (TBD if needed)	3-4 Months				■	■	■	■				
Develop Architectural Plans for Concessions	3 Months				■	■	■					
Prepare Construction Documents	1 Month								■	■		
Bidding Timeline	2 Months										■	■

Anticipated Design Duration	11 Months
Anticipated Construction Duration	9-12 Months
Anticipated Park Reopening	Spring 2025

Notes

1. Grant funding could cause delays to project implementation and have not been included in the schedule
2. Phasing anticipated for options 1, 2 and 4 have not been incorporated into this schedule