

MEDWAY PARKS & PLAYGROUNDS PROJECT

JOINT HEARING OF THE SELECTMEN, CPC, & EPFRAC



Choate Park



Oakland Park



Cassidy Field



Medway Middle School

TONIGHT'S AGENDA

- Project Update & Schedule
- Proposed Master Plans Summary
- Recommended Phase 1 Improvements & Budget Range:
 - Choate Park and Cassidy Fields
 - Oakland Park
 - Medway Middle School
- Board & Committee Feedback & Recommendations

MEDWAY PARKS & PLAYGROUNDS **Design Schedule**

- **Public Meeting 1 (December 7th, 2016):** Present Project Summary, Site Analysis, and Precedents, gather community input, and develop program wish list to guide Schematic Designs for future meetings.
 - **Public Meeting 2 (January 5th, 2017):** Present Master Plan Alternatives for each site based on first meeting input. Community review and discussion, with the goal of developing a Final Schematic Design Plan for each site.
 - **Public Meeting 3 (January 26th):** Present proposed Schematic Design Plan for each park, including proposed features and site furnishings based on community discussion at Meeting 2. With community input, discuss project budgets, suggested scope and phasing, and prioritize strategy to maximize budget.
- **Joint CPC, Selectmen, & EPFRAC Presentation (February 6th):** Presentation of the Final Schematic Designs and proposed initial phase to the Community Preservation Committee & Selectmen for their review and comments.
- **Town Funding and Permitting Process (Mid-Spring):** EPFRAC, the BoS, and the CPC will determine what portions of the scope to construct at this time, apply for any applicable grants, and seek approval at Town Meeting. Meanwhile, CBA and our engineers will pursue any permitting needed (such as ConComm).
 - **Construction Documents (Spring):** While the funding and permitting are being finalized, CBA will develop the Final Schematic Designs and suggested phasing into detailed Construction Documents suitable for bidding purposes. Final bid set timing will depend on funding and permit approvals.
 - **Construction (Summer-Fall 2017):** The goal set by EPFRAC is to have the first phase of construction on the park renovations completed by late fall 2017. Future phases of work will be prioritized as funding permits.

CHOATE PARK / CASSIDY FIELDS: AERIAL VIEW



OAKLAND PARK: AERIAL VIEW



MEDWAY MIDDLE SCHOOL: AERIAL VIEW

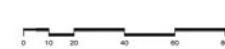




CHOATE PARK / CASSIDY FIELDS
 Medway, MA
FINAL MASTER PLAN

DATE: 02/16/2017
 SCALE: 1" = 40'
 FILE: Choate-Base.dwg
 DWN BY: AJK
 CKD BY: CCB
 PROJ #: 1612

MP



MPa



Splash Pad

Ages 2-5
Play Area

Ages 5-12
Play Area

Swing
Bays

New Pavilion

Existing
Restrooms
&
Concession
Building

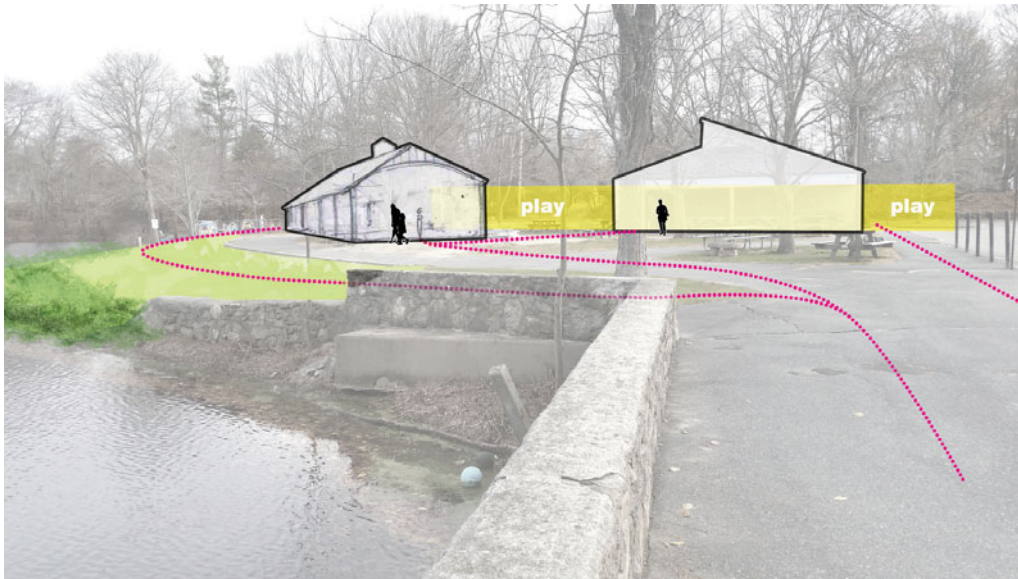
Picnic Area
on Stone Dust

6' Wide
Asphalt Paths

0 5 10 20 30 40



MPb



Pavilion View 1



Pavilion View 2



Pavilion View 3

CASSIDY FIELDS SUMMARY:

- Existing Parking Spaces at Cassidy: 50 +/- spaces
- Proposed Parking Spaces at Cassidy: 78 spaces
- Light 2 more fields, parking lot, and entrance drive
- Little Fenway
- Path system extends to Chicken Brook
- Vehicular path and turnaround at multipurpose field
- Relocate batting cage
- Access to Rooney's
- Reorganize picnic grove
- Light selected pathways
- Accessible Path to Choate Park



CHOATE PARK SUMMARY:

- Existing Play Area: 10,000 SF
- Proposed Play Area (includes water play): 12,500 SF
- Existing Parking Spaces: 47 spaces
- Proposed Parking Spaces: 68 spaces
- No septic field under parking lot
- Existing Concession and Bathroom Building: 1600 SF
- Proposed 50' x 30' rectangular pavilion can fit 27 picnic tables underneath
- Relocated Vehicular Entrance
- Expand and reconfigure picnic grove
- New nature play area
- Scenic overlooks and individual fitness stations along stonedust trail
- Area for ice skating rink (135' x 60')
- Light selected pathways and parking lot
- Accessible Path to Cassidy Fields

CHOATE PARK PHASE ONE BASE COST:
\$1,536,000



CHOATE PARK / CASSIDY FIELDS
Medway, MA
BASE PHASE 1 MASTER PLAN

DATE: 01/26/2017
SCALE: 1" = 40'
FILE: Choate-Base.dwg
DWN BY: AJK
CKD BY: CCB
PROJ. #: 1612

Recirculation System for Splash Pad:
Add: \$96,000

Recirculation
System

CHOATE PARK / CASSIDY FIELDS
Medway, MA
BASE PHASE 1 POSSIBLE ADDITIONS

DATE: 01/26/2017
SCALE: 1" = 40'
FILE: Choate-Base.dwg
DWN BY: AJK
CKD BY: CCB
PROJ. #: 1612



Accessible Route Through Woods
Add: \$41,000

Route Through
Woods

CHOATE PARK / CASSIDY FIELDS
Medway, MA
BASE PHASE 1 POSSIBLE ADDITIONS

DATE: 01/26/2017
SCALE: 1" = 40'
FILE: Choate-Base.dwg
DWN BY: AJK
CKD BY: CCB
PROJ. #: 1612



Light Accessible Route Through Woods
Add: \$40,000

Path Lights

CHOATE PARK / CASSIDY FIELDS
Medway, MA
BASE PHASE 1 POSSIBLE ADDITIONS

DATE: 01/26/2017
SCALE: 1" = 40'
FILE: Choate-Base.dwg
DWN BY: AJK
CKD BY: CCB
PROJ. #: 1612



Light One Additional Field
Add: \$312,000

Sports Lighting

CHOATE PARK

CHOATE PARK / CASSIDY FIELDS
Medway, MA
BASE PHASE 1 POSSIBLE ADDITIONS

DATE: 01/26/2017
SCALE: 1" = 40'
FILE: Choate-Base.dwg
DWN BY: AJK
CKD BY: CCB
PROJ. #: 1612



Accessible Route Along Field
Add: \$86,000

Path Along
Field

CHOATE PARK / CASSIDY FIELDS
Medway, MA
BASE PHASE 1 POSSIBLE ADDITIONS

DATE: 01/26/2017
SCALE: 1" = 40'
FILE: Choate-Base.dwg
DWN BY: AJK
CKD BY: CCB
PROJ. #: 1612



CHOATE PARK / CASSIDY FIELDS
Medway, MA
BASE PHASE 1 POSSIBLE ADDITIONS

DATE: 01/26/2017
SCALE: 1" = 40'
FILE: Choate-Base.dwg
DWN BY: AJK
CKD BY: CCB
PROJ. #: 1612

Loop Path Around Choate Park Pond
Add: \$92,000

Loop Path

CHOATE PARK / CASSIDY FIELDS
Medway, MA
BASE PHASE 1 POSSIBLE ADDITIONS

DATE: 01/26/2017
SCALE: 1" = 40'
FILE: Choate-Base.dwg
DWN BY: AJK
CKD BY: CCB
PROJ. #: 1612

Light Loop Path Around Choate Park Pond
Add: \$98,000

Path Lights

CHOATE PARK / CASSIDY FIELDS
Medway, MA
BASE PHASE 1 POSSIBLE ADDITIONS

DATE: 01/26/2017
SCALE: 1" = 40'
FILE: Choate-Base.dwg
DWN BY: AJK
CKD BY: CCB
PROJ. #: 1612

Add Boardwalk and Overlook at Choate Park Pond
Add: \$104,000

Boardwalk
& Overlook

CHOATE PARK / CASSIDY FIELDS
Medway, MA
BASE PHASE 1 POSSIBLE ADDITIONS

DATE: 01/26/2017
SCALE: 1" = 40'
FILE: Choate-Base.dwg
DWN BY: AJK
CKD BY: CCB
PROJ. #: 1612



OAKLAND PARK
 Medway, MA
 Final Master Plan

DATE: 01-26-2017
 SCALE: 1" = 30' - 0"
 FILE: Oakland_Base.dwg
 DWN BY: PAH
 CKD BY: CCB
 PROJ #: 1612



OAKLAND PARK
 Medway, MA
 Final Master Plan

DATE: 01-26-2017
 SCALE: 1" = 30' - 0"
 FILE: Oakland_Base.dwg
 DWN BY: PAH
 CKD BY: COB
 PROJ #: 1612



FINAL MASTER PLAN SUMMARY:

Existing Play Area: 8150 SF
Proposed Play Area: 5800 SF

Existing Parking Spaces: +/- 105
Proposed Parking Spaces: 140 spaces

Proposed 35' diameter Octagonal Pavilion can fit
12 Picnic Tables underneath.

Bathroom & Camp Office/Storage Building: 430 SF

Equipment Storage Building: 450 SF

KEY FEATURES:

New entry from Oakland Street to Senior Center as
well as two interior drives connecting to Oakland
Park parking area.

Continuous path around Upper Athletic Field Area
with a connection to the Senior Center.

Stair to Lower Athletic Field with a path connecting
to the existing sidewalk along Oakland Street.

Rain garden in parking lot with a pedestrian bridge.

Additional lights at parking lot.

Total Phase 1 Cost: \$1,496,000

Playground

18'x24' Bathroom &
Camp Office/Storage

35' Diameter Pavilion

Parking Lot - 51 New Spaces

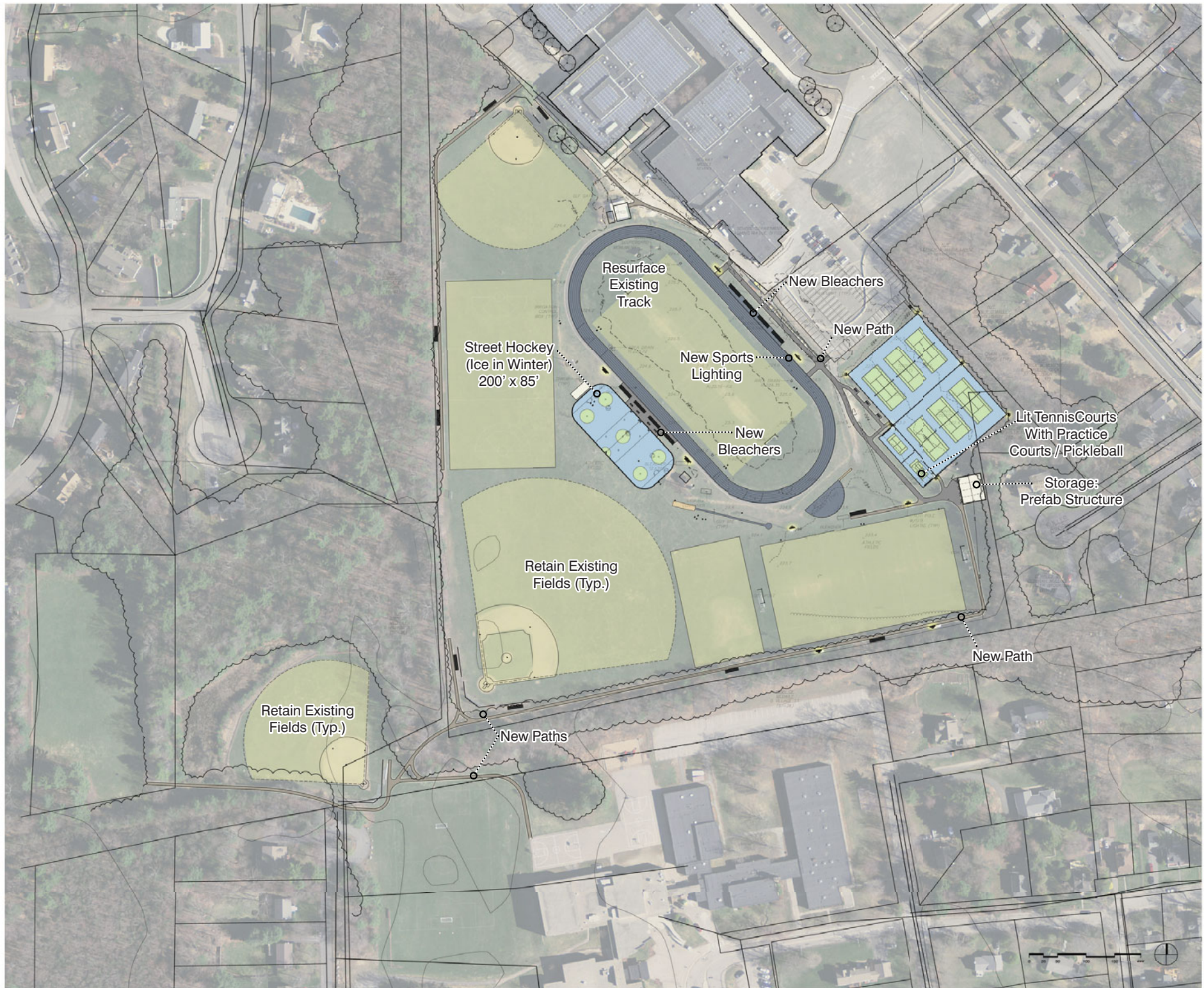
36 New Spaces

21 New
Spcls.

32 Ex. Spaces

Senior Center





MEDWAY MIDDLE SCHOOL

Medway, MA

FINAL MASTER PLAN

DATE: 01-26-2017
 SCALE: 1" = 50' - 0"
 FILE: MedwayMiddle Master Final
 DWN BY: DJC
 CHK BY: CCB
 PROJ #: 1612

MP







Track and Field Sports Lighting Replacement:
Add: \$224,4000

Hang Additional Lights To Light Back Fields
Add: Additional \$26,000

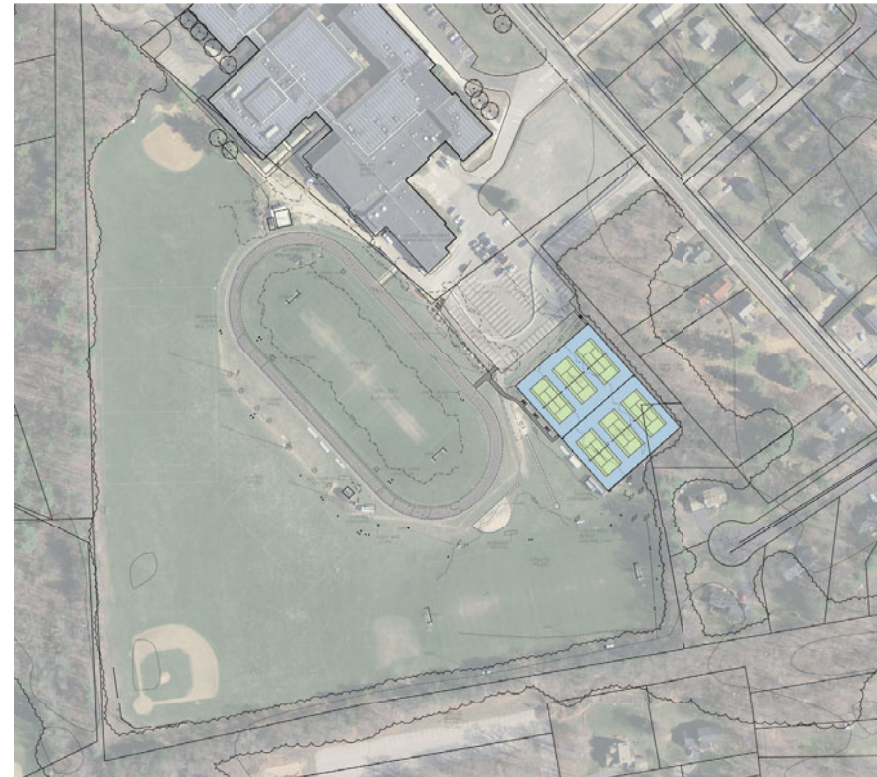
PHASE 1 Total Base Cost:

Choate Park / Cassidy Fields Total Cost: \$1,536,000

Oakland Park Total Cost: \$1,496,000

Medway Middle School Total Cost: \$473,000

Total for All 3 Parks: \$3,505,000



PHASE 1 Total Cost With All Additions:

Choate Park / Cassidy Fields Total Cost: \$2,825,000

Oakland Park Total Cost: \$1,496,000

Medway Middle School Total Cost: \$787,000

Total for All 3 Parks: \$5,108,000

