

# Master Plan Bartlem Park South

August 2019 - September 2020

**CHESHIRE**

Parks & Recreation





# BARTLEM PARK SOUTH

MASTER PLAN - AUGUST 2019 - SEPTEMBER 2020

## Executive Summary

In 2016, the Town of Cheshire purchased a 10-acre parcel of land adjacent to the south end of Bartlem Park. Formerly known as the Chapman Property, this site is now called Bartlem Park South for master planning purposes only. The Town and the Parks & Recreation Department recognized the importance and benefits of developing a master plan to determine the best use of the 10-acre site. The primary goal of the project was to develop a master plan that includes an inventory of the Bartlem Park South assets and an analysis of forecasted needs, requirements, and suggested implementation strategies. Through proper analysis, public engagement, planning, and design, this endeavor has provided a comprehensive vision for the development of Bartlem Park South as another public asset to add to and complement the Town's existing parks and open space system.



Weston & Sampson, in collaboration with the Town of Cheshire, tailored an approach to achieve the sought-after outcome and develop a plan that would have full community support. In September of 2019, Weston & Sampson completed the existing conditions assessment, including inventory and analysis. From September 2019 through November 2019 extensive public engagement and stakeholder outreach was completed with conceptual design and cost estimating being conducted from November 2019 through February 2020. Final development of a preferred conceptual master plan was put on hold in March 2020 due to the pandemic. Below is a summary of all that was accomplished thus far as we continue forward to complete a community supported master plan for Bartlem Park South.

## Inventory and Analysis

At the outset of the project, Weston & Sampson facilitated a kick-off meeting and site walk with the Cheshire Parks & Recreation Department staff and key stakeholders (Review Team) to discuss project expectations, options, timelines, and scheduling. Any known requirements or constraints of the project site were discussed and reviewed, as well as potential park partnerships and alliances for collaborative park development and programming.

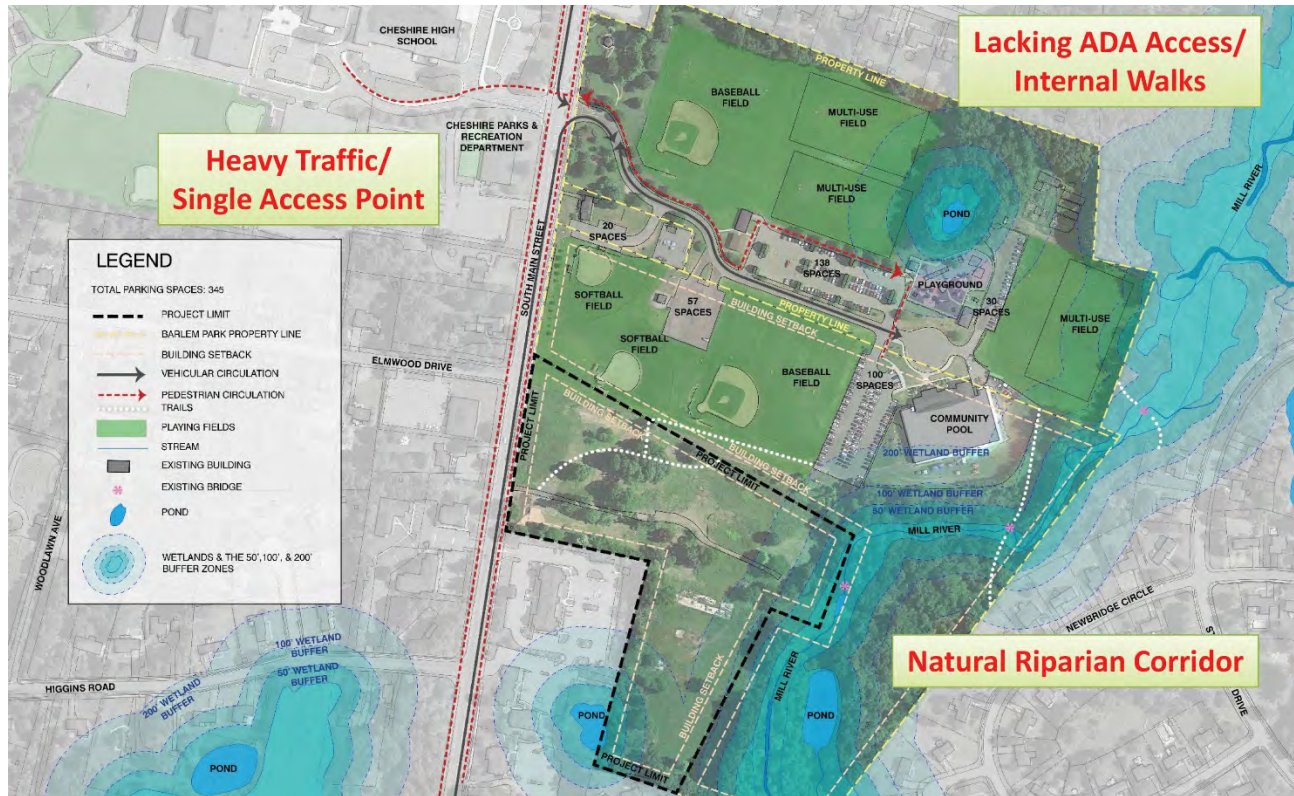


Weston & Sampson reviewed plans, documents, and reports related to the specific project site. An inventory of town-wide park assets was completed, including all town's parks, open space, school fields, recreation facilities, and available programs for the purpose of analyzing how they interface and address current and future needs. A high-level athletic field use analysis was conducted that

Sport	Usage Percentage	Total Annual Hours of Use	Field Type Annual Hours of Use	Available Hours
Baseball	36%	7,788	Diamond	Diamond
Softball	16%	3,576	11,364	11,100
Soccer	28%	6,170	Rectangle	Rectangle
Lacrosse	9%	1,887	10,471	11,700
Field Hockey	3%	572		
Football	5%	1,002		
Rugby	2%	420		
Track/ Field	2%	420		
		21,835	21,835	22,800



utilized input from the various sports groups in town and from Board of Education personnel. Per the table above, it appears the Town has sufficient inventory to meet the needs of its sports programming when Board of Education properties are included; however, the town may not be utilizing all available athletic fields at the schools and parks due to poor field condition. The Town's multi-use fields, specifically those at Bartlem Park, have poor functioning drainage and this deficiency leads to major shortages of this type of facility.



A site analysis map was prepared to identify site opportunities and constraints, environmental resources, and key features within the park site. The site analysis reviewed vehicular and pedestrian circulation patterns, ADA accessibility, existing structures, utility easements, and rights-of-way, zoning regulations, topographic features, historic traffic information, hydrologic features, abutting neighbors, school use of the property and any other critical site features.



## Public Engagement and Public Outreach

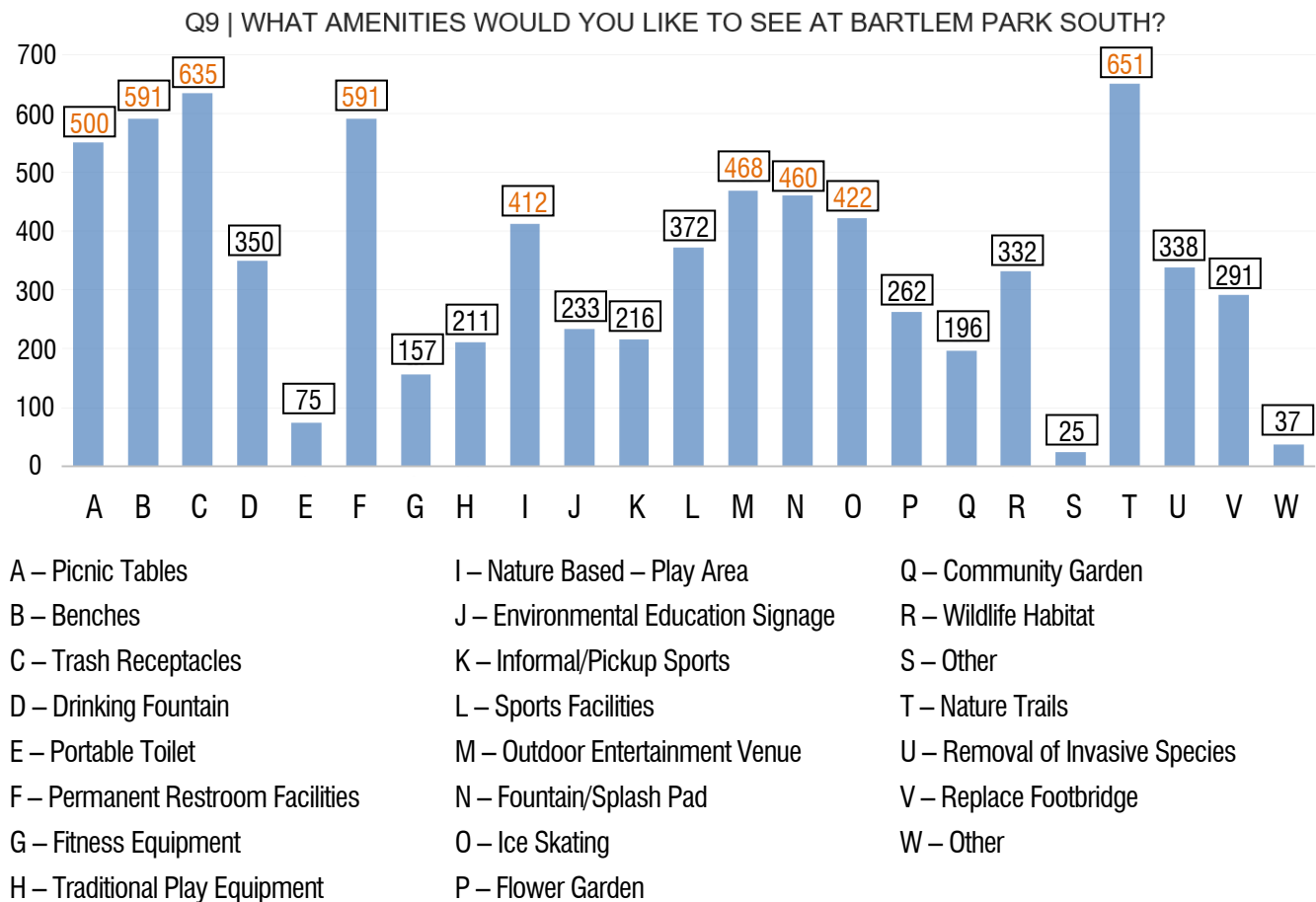
After sufficient analysis of the existing conditions was completed, public input was gathered through several methods, including in-person public engagement events, an online survey via SurveyMonkey®, various stakeholder group meetings, Town officials, and neighboring property owners. Weston & Sampson facilitated an initial public engagement event at the 2019 Cheshire Fall Festival to gain community thoughts, ideas, and needs for the park space. This event focused on gathering input from the community, as well as sharing pertinent existing conditions information with them. Residents were given the opportunity to express their thoughts through personal interview, sticky notes affixed to an aerial map of the site, and a survey.



A word cloud, below, was utilized as a visual representation of the most common words and phrases from the open-ended responses received via SurveyMonkey.



With community input from almost 1,200 respondents representing most geographic locations in town, several key features were identified as priorities for Bartlem Park South, including nature trails, permanent bathrooms, site furnishings, an outdoor entertainment venue, a splash pad, ice skating, and a nature-based play area.



In sequence with the initial public engagement, the Review Team reached out to the project stakeholders, including key residents, Parks & Recreation staff, the Parks & Recreation Commission, user groups, the Arts Place, Cheshire-based youth sports organizations, the Board of Education, local business owners, and nearby property owners to gather their input. Engagement opportunities were specifically coordinated through the Parks & Recreation Department to identify suitable dates and times for the meetings to ensure maximum attendance from these groups.

Following the public meetings, Weston & Sampson examined the results with the Review Team to discuss initial thoughts and gather their input to prioritize the needs of the site. This information, along with the existing conditions analysis, was utilized to generate programming and schematic designs in the next phase.

## Programming

Once input from the various public outreach channels was evaluated, Weston & Sampson held a charrette with the Review Team to assess and prioritize the goals of the community and establish a program of preferred site improvements. The Review Team considered other key elements that may be missing from the Town based on its population and its socioeconomic status.



Amenities considered included a town green, ice skating rink, indoor athletics center, and other seemingly appropriate recreation elements. Ultimately, the resulting program considered low-cost and minimal-impact alternatives and included aesthetics, materials, and furnishings consistent with the Town of Cheshire and the surrounding area. The preferred program includes:

1. Town green for small community events with ability for recreational ice skating
2. Site furnishings, including picnic tables, benches, trash receptacles, a drinking fountain, and an open air pavilion
3. Permanent restroom facilities
4. A nature-based boundless play area
5. Outdoor entertainment venue/amphitheater with great lawn to support capacity of existing summer concert series, informal active recreation, sunbathing/passive recreation, Parks & Recreation programming, large community special events, etc.
6. Nature trails and ADA accessible walkways
7. Area designated for a veterans memorial
8. Additional parking appropriate to support existing and proposed park uses
9. Additional vehicular park entrance opposite Elmwood Drive for enhanced emergency access, improved vehicular access/circulation, and dispersal of additional parking
10. Low Impact Development (LID) stormwater features consistent with the Town's MS4 requirements.

Other park improvements considered include:

1. Drainage improvements to fields M2,3,5,6,7
2. All-weather, lighted sports surfacing for increased, dependable, sports programming
3. Reorientation of softball field D2, for increased player safety and optimal field orientation
4. Splash pad located outside the southern end of the pool property
5. Woodland Trails

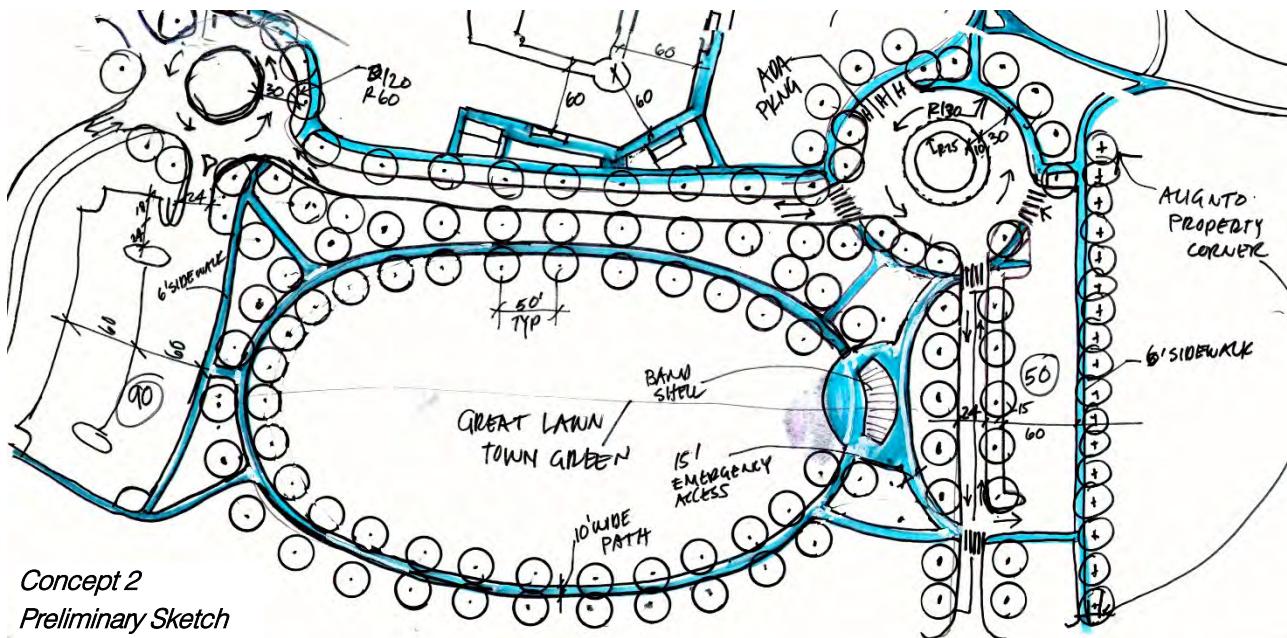


## Schematic Design

During the development of the schematic design options, Bartlem Park South and Bartlem Park were viewed holistically, as one park, to ensure that any proposed improvements would blend seamlessly together and unify the two parcels of land. The options also considered any potential impacts to existing utilities, roadways, traffic patterns, site drainage, and the Mill River Watershed, thereby ensuring that each concept would work within the context of the town. The schematic design plans explore potential layouts of buildings, facilities, parking areas, ADA accessibility and pedestrian circulation routes, surface and material options, landscaping, connections to the neighboring Bartlem Park and Cheshire High School, and other high-priority needs drawn from the public and stakeholder meetings.



Weston & Sampson prepared three schematic designs, and the Review Team evaluated the alternatives, potential costs for construction, and discussed how the plans meet the needs of the community based on public input. A systematic assessment of each of the design alternatives was completed to prioritize the design components/attributes of each plan. The three design alternatives were narrowed down to a preferred plan, Concept 1, along with an alternative plan, Concept 2. Concept 1 was broken down into Concepts 1A and 1B. Concept 1A and 1B contain the same core improvements to Bartlem Park South and have varying improvements to existing Bartlem Park fields M 2/3, M 5/6/7, and M4/D4.





## Concept 1 - Core Improvements

Concept 1 was developed in a fashion that would allow improvements to be made to Bartlem Park South without the need to make improvements to the existing park infrastructure within Bartlem Park. Proposed improvements to Bartlem Park South include a town green, great lawn with an amphitheater and event stage, lighted ADA accessible walking paths, nature trails, a nature-based play area, an open air pavilion, an area designated for a veterans memorial, buffer plantings to adjacent neighbors, bioswales for stormwater infiltration and management, and minor parking improvements to the pool parking lot. Concept 1 also includes a new curb cut along Route 10, vehicular circulation improvements, additional parking, and a permanent restroom pavilion.

Locating the great lawn and even stage away from route one provides many advantages including minimal road noise from Route 10, provides a calm environment with less worries of children bolting onto Route 10 during an even, takes advantage of natural topography for amphitheater effect, is adjacent to a natural riparian corridor. Having a smaller Town green allows for smaller intimate events, rentals, and possible ice skating during the winter.





## Concepts 1A & 1B Background

During the inventory/analysis and stakeholder input stage, several issues with the existing facilities at Bartlem Park were identified. It was reported that fields M2/3 and M 5/6/7 were often closed due to inclement weather and were unusable for extended periods of time due to poor drainage. These same fields were also generally unusable until late April/early May, well into the spring lacrosse season due to poor drainage. Concepts 1A and 1B provide alternatives for addressing the drainage issues while fitting within the context of Concept 1 Bartlem Park South improvements.

## Concept 1A - Variable Improvements

Concept 1A suggests drainage improvements to fields M2/3 through reconstruction and lighted, all-weather sports surfacing at fields M5,6,7 along with additional parking, and sports lighting at field D4/M4 for increased usability.





## Concept 1B - Variable Improvements

Concept 1B suggests drainage improvements through reconstruction of fields M5,6,7 and minor parking improvements; lighted, all-weather sports surfacing at fields M4/D4; and relocation of D4 with a multi-purpose overlay to the M2/3 field area.



## Concept 2

Concept 2 was developed with the proposed great lawn and town green located immediately adjacent to Route 10 to give it high visibility and prominence. However, this concept requires the reconstruction of softball fields D2 and D3 in the location of fields M2/3. The Town would realize additional stresses on field programming with the loss of a full rectangle field. Other proposed improvements as part of Concept 2 include lighted ADA-accessible walking paths, nature trails, a nature-based play area, an open air pavilion, an area designated for a veterans memorial, buffer plantings to adjacent neighbors, bioswales for stormwater infiltration and management, and minor parking improvements to the pool parking lot. Concept 2 also includes a new curb cut along Route 10 offset from Elmwood Drive, vehicular circulation improvements, additional parking over the existing skate park and along the southern property line, and a permanent restroom pavilion. This concept includes a new proposed skate park as well as a new basketball/volleyball court area and field lighting at fields M4/D4.

Locating the great lawn and event stage adjacent to Route 10 has additional concerns of road noise during events, a more stressful experience for parents with small children with cars passing by, and greater difficulty holding a small intimate event. However, Concept 2 does lend the opportunity to leave the back half of the Champan Parcel untouched and in a natural state besides stormwater management. The access road during an event can be closed off and utilized by vendor and food trucks to support a larger event.





## Project Costs

Recognizing fiscal responsibility to the Town, a preliminary opinion of cost was established for each of the concepts that includes labor, materials, design, permitting, and contingencies in the year 2020. Full project costs of each option are followed by cost scenarios for implementation or phasing strategies. Provided at the end of this section is a summary table of the cost scenarios in relation to the tax impact of each option over a 20-year bond period.

Concept 1A - \$13.87M includes a full buildout of all items listed.

CONCEPT 1A - FULL BUILDOUT			
ITEM		DESCRIPTION	COST*
1	Site Preparation	Construction fence, erosion controls, R&D existing pavement, tree removal, rough grading, etc.	\$ 350,000
2	Town Green	Tree planting, lawn and lighting	\$ 580,000
3	Town Pavilion	Open air pavilion and electricity	\$ 200,000
4	Playground	Boundless playground	\$ 560,000
5	Great Lawn	Tree Planting, Lawn, Walkways, Lighting, Expanded Pool Parking, Stormwater Management	\$ 1,370,000
6	Outdoor Entertainment Venue	30'x40' Performance Area/ Bandshell/ Raised Platform, electricity	\$ 720,000
7	Restroom Pavilion	20'x30' Structure, Water/ Sewer/ Electrical	\$ 440,000
8	Town Green & Skate Park Parking	Access drive and line striping	\$ 1,340,000
9	D4 Baseball Field Improvements	Backstop and ball safety sports netting	\$ 310,000
10	D4/M4 Field Lighting	Field Lighting - 6 Poles	\$ 720,000
11	Softball Field	Re-orient softball field, accessible paths	\$ 790,000
12	M2/3 Field Improvements	Amend, decompact, underdrains, irrigation, ADA walks	\$ 930,000
13	Memorial Walk	Pave walkway and install stormwater management area	\$ 520,000
14	Nature Trails	Stabilized Decomposed Granite, Footbridges	\$ 210,000
15	Splash Pad	Colorized splash pad, spray features, decking	\$ 680,000
16	M5/6/7 Syntetic Turf Lighted	6 Lights, Synthetic Turf	\$ 3,460,000
17	M5/6/7 Expanded Parking	Bituminous Parking for 165 Cars	\$ 690,000
Total:			\$ 13,870,000

\*Cost Includes 15% Contractors Mobilization, Overhead & Profit; 25% Contingency; 10% Design/Local Permitting



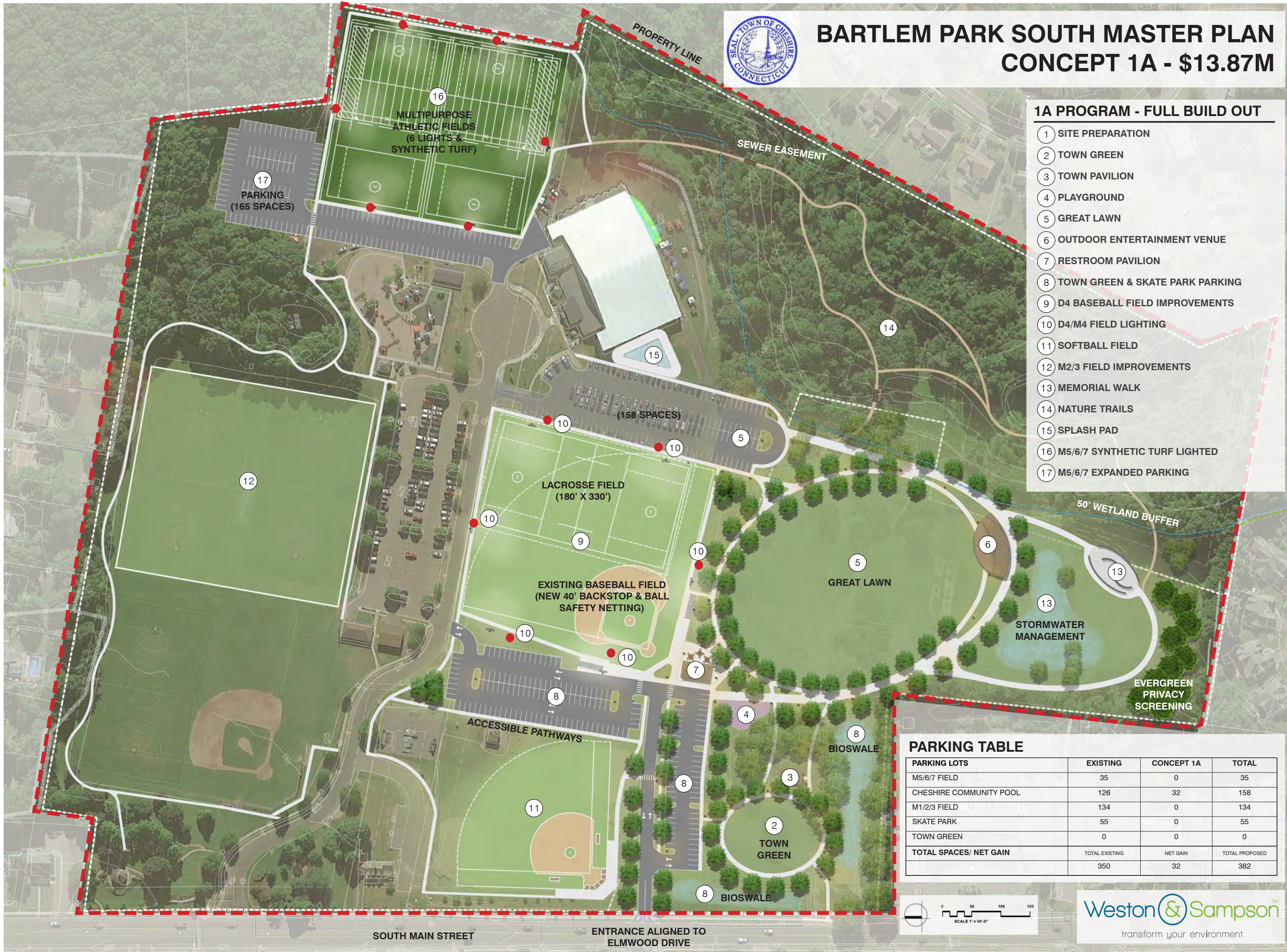


# BARTLEM PARK SOUTH MASTER PLAN

## CONCEPT 1A - \$13.87M

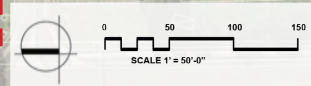
### 1A PROGRAM - FULL BUILD OUT

- 1 SITE PREPARATION
- 2 TOWN GREEN
- 3 TOWN PAVILION
- 4 PLAYGROUND
- 5 GREAT LAWN
- 6 OUTDOOR ENTERTAINMENT VENUE
- 7 RESTROOM PAVILION
- 8 TOWN GREEN & SKATE PARK PARKING
- 9 D4 BASEBALL FIELD IMPROVEMENTS
- 10 D4/M4 FIELD LIGHTING
- 11 SOFTBALL FIELD
- 12 M2/3 FIELD IMPROVEMENTS
- 13 MEMORIAL WALK
- 14 NATURE TRAILS
- 15 SPLASH PAD
- 16 M5/6/7 SYNTHETIC TURF LIGHTED
- 17 M5/6/7 EXPANDED PARKING



### PARKING TABLE

PARKING LOTS	EXISTING	CONCEPT 1A	TOTAL
M5/6/7 FIELD	35	0	35
CHESHIRE COMMUNITY POOL	126	32	158
M1/2/3 FIELD	134	0	134
SKATE PARK	55	0	55
TOWN GREEN	0	0	0
TOTAL SPACES/ NET GAIN	TOTAL EXISTING	NET GAIN	TOTAL PROPOSED
	350	32	382





Concept 1B - \$14.87M includes a full buildout of all items listed.

CONCEPT 1B - FULL BUILDOUT			
ITEM		DESCRIPTION	COST*
1	Site Preparation	Construction fence, erosion controls, R&D existing pavement, tree removal, rough grading, etc.	\$ 350,000
2	Town Green	Tree planting, lawn and lighting	\$ 580,000
3	Town Pavilion	Open air pavilion and electricity	\$ 200,000
4	Playground	Boundless playground	\$ 560,000
5	Great Lawn	Tree Planting, Lawn, Walkways, Lighting, Expanded Pool Parking, Stormwater Management	\$ 1,370,000
6	Outdoor Entertainment Venue	30'x40' Performance area, bandshell, raised platform and electricity	\$ 720,000
7	Restroom Pavilion	20'x30' Structure (water, sewer and electrical)	\$ 440,000
8	Town Green & Skate Park Parking	Access drive and line striping	\$ 1,340,000
9	M4 Synthetic Field	New synthetic field	\$ 2,740,000
10	M4 Field Lighting	Field Lighting - 6 Poles	\$ 720,000
11	Softball Field	Re-orient softball field, accessible paths	\$ 790,000
12	M2/3 Baseball Field	Brand new baseball field	\$ 2,650,000
13	Memorial Walk	Pave walkway and install stormwater management area	\$ 520,000
14	Nature Trails	Stabilized decomposed granite and footbridges	\$ 210,000
15	Splash Pad	Colorized splash pad, spray features and decking	\$ 680,000
16	M5/6/7 Drainage Improvements	Amend, decompact, underdrains, irrigation and ADA walks	\$ 790,000
17	M5/6/7 Expanded Parking	Bituminous parking for 64 Cars	\$ 210,000
Total:			\$ 14,870,000

\*Cost Includes 15% Contractors Mobilization, Overhead & Profit; 25% Contingency; 10% Design/Local Permitting



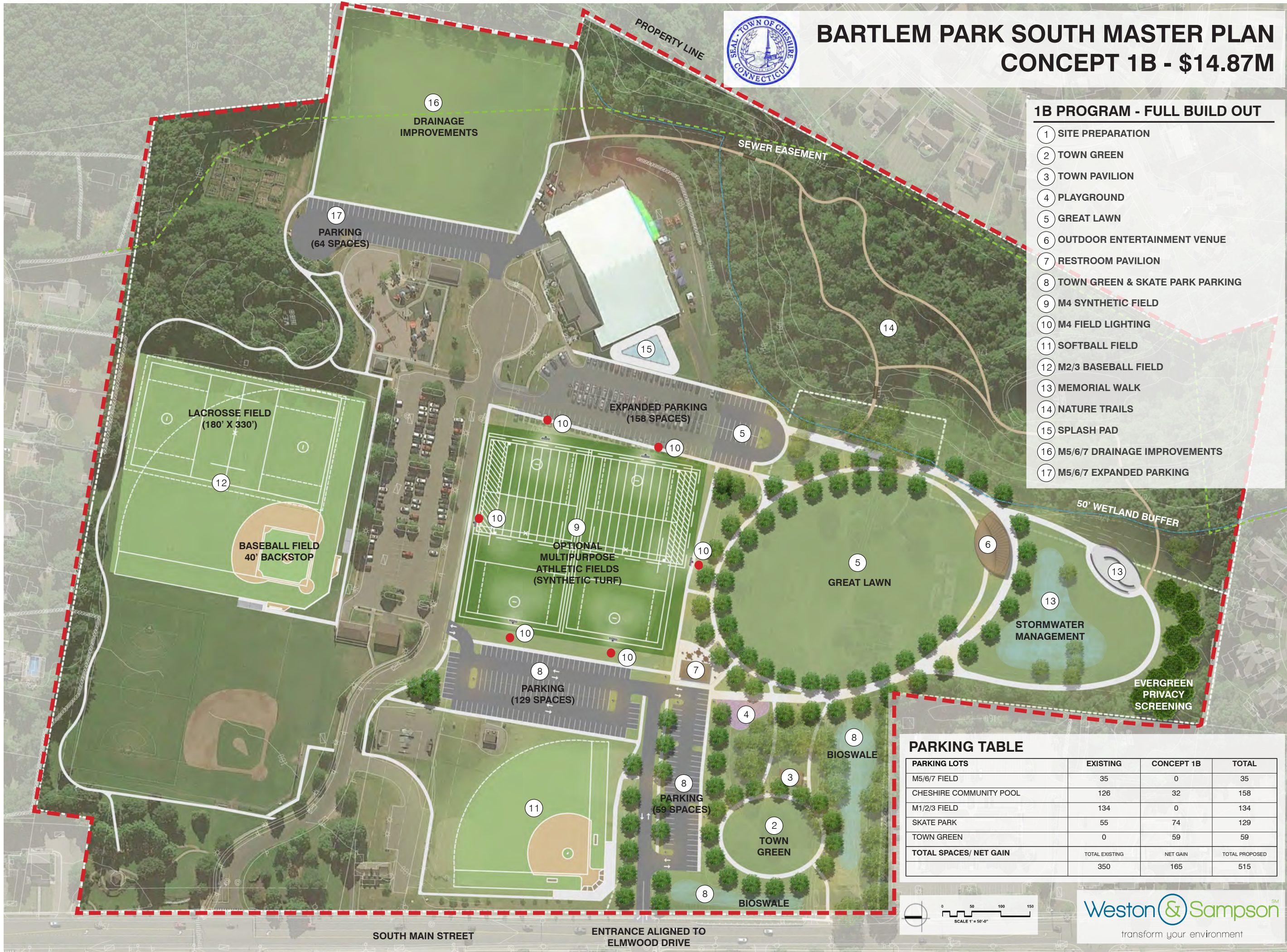


# BARTLEM PARK SOUTH MASTER PLAN

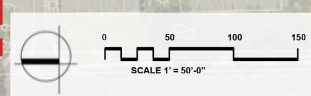
## CONCEPT 1B - \$14.87M

### 1B PROGRAM - FULL BUILD OUT

- 1 SITE PREPARATION
- 2 TOWN GREEN
- 3 TOWN PAVILION
- 4 PLAYGROUND
- 5 GREAT LAWN
- 6 OUTDOOR ENTERTAINMENT VENUE
- 7 RESTROOM PAVILION
- 8 TOWN GREEN & SKATE PARK PARKING
- 9 M4 SYNTHETIC FIELD
- 10 M4 FIELD LIGHTING
- 11 SOFTBALL FIELD
- 12 M2/3 BASEBALL FIELD
- 13 MEMORIAL WALK
- 14 NATURE TRAILS
- 15 SPLASH PAD
- 16 M5/6/7 DRAINAGE IMPROVEMENTS
- 17 M5/6/7 EXPANDED PARKING



PARKING TABLE			
PARKING LOTS	EXISTING	CONCEPT 1B	TOTAL
M5/6/7 FIELD	35	0	35
CHESHIRE COMMUNITY POOL	126	32	158
M1/2/3 FIELD	134	0	134
SKATE PARK	55	74	129
TOWN GREEN	0	59	59
TOTAL SPACES/ NET GAIN	TOTAL EXISTING	NET GAIN	TOTAL PROPOSED
	350	165	515





Concept 2 - \$14.2M includes a full buildout of all items listed.

CONCEPT 2 - FULL BUILDOUT			
ITEM		DESCRIPTION	COST*
1	Site Preparation	Construction fence, erosion controls, R&D existing pavement, tree removal, rough grading, etc	\$ 610,000
2	Parking Lot and Access Drive	Access drive and line striping	\$ 1,710,000
3	Site Amenities and Walkways	Concrete plaza, bituminous concrete sidewalks and site furnishings	\$ 1,450,000
4	M5/6/7 Synthetic Turf Lighted	Grading, backstops and fencing, sports equipment and drainage	\$ 2,490,000
5	M2/M3 Softball Fields	Reconstruct two softball fields in M2/3 location	\$ 1,580,000
6	D4/M4 Field Lighting	Field lighting	\$ 720,000
7	Bituminous Basketball Courts	Basketball goals, courts and fencing	\$ 140,000
8	Nature Trails	Stabilized decomposed granite	\$ 230,000
9	Splash Pad	Colorized splash pad, spray features and decking	\$ 680,000
10	Buildings	Outdoor Entertainment Venue, Town Pavilion and Restroom Pavilion	\$ 1,280,000
11	Electrical Service	Electrical connection at soccer field and pathways	\$ 1,500,000
12	Utilities	Electrical and water connections	\$ 760,000
13	Town Green/Great Lawn	Tree planting, shrubs, loam and seed	\$ 950,000
14	Skate Park	Bituminous surface and new equivalent equipment	\$ 100,000
Total:			\$ 14,200,000

\*Cost Includes 15% Contractors Mobilization, Overhead & Profit; 25% Contingency; 10% Design/Local Permitting

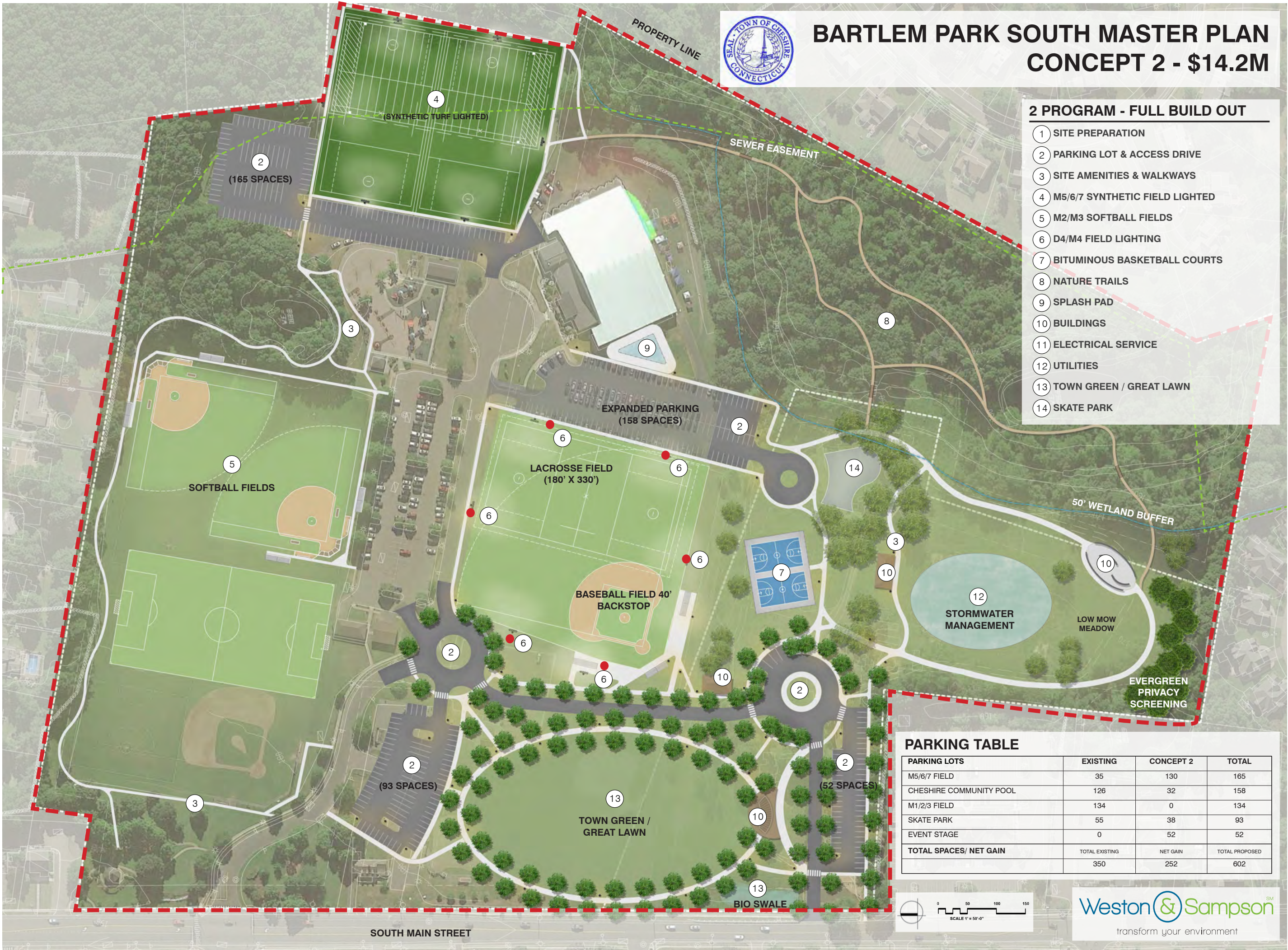




# BARTLEM PARK SOUTH MASTER PLAN

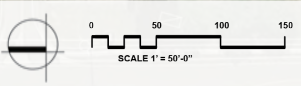
## CONCEPT 2 - \$14.2M

- 2 PROGRAM - FULL BUILD OUT**
- 1 SITE PREPARATION
  - 2 PARKING LOT & ACCESS DRIVE
  - 3 SITE AMENITIES & WALKWAYS
  - 4 M5/6/7 SYNTHETIC FIELD LIGHTED
  - 5 M2/M3 SOFTBALL FIELDS
  - 6 D4/M4 FIELD LIGHTING
  - 7 BITUMINOUS BASKETBALL COURTS
  - 8 NATURE TRAILS
  - 9 SPLASH PAD
  - 10 BUILDINGS
  - 11 ELECTRICAL SERVICE
  - 12 UTILITIES
  - 13 TOWN GREEN / GREAT LAWN
  - 14 SKATE PARK



### PARKING TABLE

PARKING LOTS	EXISTING	CONCEPT 2	TOTAL
M5/6/7 FIELD	35	130	165
CHESHIRE COMMUNITY POOL	126	32	158
M1/2/3 FIELD	134	0	134
SKATE PARK	55	38	93
EVENT STAGE	0	52	52
TOTAL SPACES/ NET GAIN	TOTAL EXISTING	NET GAIN	TOTAL PROPOSED
	350	252	602







# BARTLEM PARK SOUTH MASTER PLAN

## MASTER PLAN | DESIGN CONCEPTS

### 2 PROGRAM | \$14.5M

- 1 SITE PREPARATION
- 2 PARKING LOT & ACCESS DRIVE
- 3 SITE AMENITIES & WALKWAYS
- 4 M5/6/7 SYNTHETIC FIELD LIGHTED
- 5 M2/M3 SOFTBALL FIELDS
- 6 D4/M4 FIELD LIGHTING
- 7 BITUMINOUS BASKETBALL COURTS
- 8 NATURE TRAILS
- 9 SPLASH PAD
- 10 BUILDINGS
- 11 ELECTRICAL SERVICE
- 12 UTILITIES
- 13 TOWN GREEN / GREAT LAWN
- 14 SKATE PARK



### 1A PROGRAM | \$13.8M

- 1 SITE PREPARATION
- 2 TOWN GREEN
- 3 TOWN PAVILION
- 4 PLAYGROUND
- 5 GREAT LAWN
- 6 OUTDOOR ENTERTAINMENT VENUE
- 7 RESTROOM PAVILION
- 8 TOWN GREEN & SKATE PARK PARKING
- 9 D4 BASEBALL FIELD IMPROVEMENTS
- 10 D4/M4 FIELD LIGHTING
- 11 SOFTBALL FIELD
- 12 M2/3 FIELD IMPROVEMENTS
- 13 MEMORIAL WALK
- 14 NATURE TRAILS
- 15 SPLASH PAD
- 16 M5/6/7 SYNTHETIC TURF LIGHTED
- 17 M5/6/7 EXPANDED PARKING



### 1B PROGRAM | \$14.8M

- 1 SITE PREPARATION
- 2 TOWN GREEN
- 3 TOWN PAVILION
- 4 PLAYGROUND
- 5 GREAT LAWN
- 6 OUTDOOR ENTERTAINMENT VENUE
- 7 RESTROOM PAVILION
- 8 TOWN GREEN & SKATE PARK PARKING
- 9 M4 SYNTHETIC FIELD
- 10 M4 FIELD LIGHTING
- 11 SOFTBALL FIELD
- 12 M2/3 BASEBALL FIELD
- 13 MEMORIAL WALK
- 14 NATURE TRAILS
- 15 SPLASH PAD
- 16 M5/6/7 DRAINAGE IMPROVEMENTS
- 17 M5/6/7 EXPANDED PARKING



1A

1B

2

## Implementation Strategies

Should the Town desire to implement the chosen concept in a phased approach, the following strategies have been developed as a recommended first phase for each concept.

**Concept 1A – Phase I – \$2.3M** includes the construction of the town green and great lawn located on Bartlem Park South only with costs summarized below.

CONCEPT 1A - PHASE 1			
ITEM		DESCRIPTION	COST*
1	Site Preparation	Construction fence, erosion controls, R&D existing pavement, tree removal, rough grading, etc.	\$ 350,000
2	Town Green	Tree planting, lawn and lighting.	\$ 580,000
	Town Pavilion	Open air pavilion and electricity.	
	Playground	Boundless playground.	
5	Great Lawn	Tree planting, lawn, walkways and lighting.	\$ 1,370,000
	Outdoor Entertainment Venue	30'x40' Performance area, bandshell, raised platform and electricity.	
	Restroom Pavilion	20'x30' Structure (water, sewer and electrical).	
	Town Green & Skate Park Parking	Access drive and line striping.	
	D4 Baseball Field Improvemnts	Backstop and ball safety sports netting	
	D4/M4 Field Lighting	Field Lighting	
	Softball Field	Re-orient Softball Field and accessible paths.	
	M2/3 Field Improvements	Amend, decompact, underdrains, irrigation, ADA walks	
	Memorial Walk	Pave walkway and installstormwater management area	
	Nature Trails	Stabilized decomposed granite and footbridges.	
	Splash Pad	Colorized splash pad, spray features and decking.	
	M5/6/7 Drainage Improvements	Amend, decompact, underdrains, irrigation and ADA walks.	
	M5/6/7 Expanded Parking	Bituminous parking for 64 Cars.	
Total:			\$ 2,300,000

\*Cost Includes 15% Contractors Mobilization, Overhead & Profit; 25% Contingency; 10% Design/Local Permitting





# BARTLEM PARK SOUTH MASTER PLAN

## CONCEPT 1A | PHASE 1 - \$2.3M

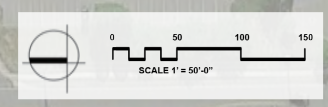
### PHASE 1- BUILD OUT

- 1 SITE PREPARATION
- 2 TOWN GREEN
- 5 GREAT LAWN

SEWER EASEMENT

LIMIT OF WORK

SOUTH MAIN STREET





**Concept 1A or 1B – Phase1 – \$6.06M** includes the construction of the town green, great lawn, outdoor entertainment venue, restroom pavilion, town green & skate park parking, M4 field lighting, and the memorial walk with costs summarized below.

CONCEPT 1B - PHASE 1			
ITEM		DESCRIPTION	COST*
1	Site Preparation	Construction fence, erosion controls, R&D existing pavement, tree removal, rough grading, etc.	\$ 350,000
2	Town Green	Tree planting, lawn and lighting.	\$ 580,000
	Town Pavilion	Open air pavilion and electricity.	
	Playground	Boundless playground.	
5	Great Lawn	Tree planting, lawn, walkways and lighting.	\$ 1,370,000
6	Outdoor Entertainment Venue	30'x40' Performance area, bandshell, raised platform and electricity	\$ 720,000
7	Restroom Pavilion	20'x30' Structure (water, sewer and electrical)	\$ 440,000
8	Town Green & Skate Park Parking	Access drive and line striping	\$ 1,360,000
	M4 Synthetic Field	New synthetic field	
10	M4 Field Lighting	6 Poles field Lighting	\$ 720,000
	Softball Field	Re-orient Softball Field and accessible paths.	
	M2/3 Baseball Field	Brand new baseball field.	
13	Memorial Walk	Pave walkway and install stormwater management area.	\$ 520,000
	Nature Trails	Stabilized decomposed granite and footbridges.	
	Splash Pad	Colorized splash pad, spray features and decking.	
	M5/6/7 Drainage Improvements	Amend, decompact, underdrains, irrigation and ADA walks.	
	M5/6/7 Expanded Parking	Bituminous parking for 64 Cars.	
<b>Total:</b>			<b>\$ 6,060,000</b>

\*Cost Includes 15% Contractors Mobilization, Overhead & Profit; 25% Contingency; 10% Design/Local Permitting



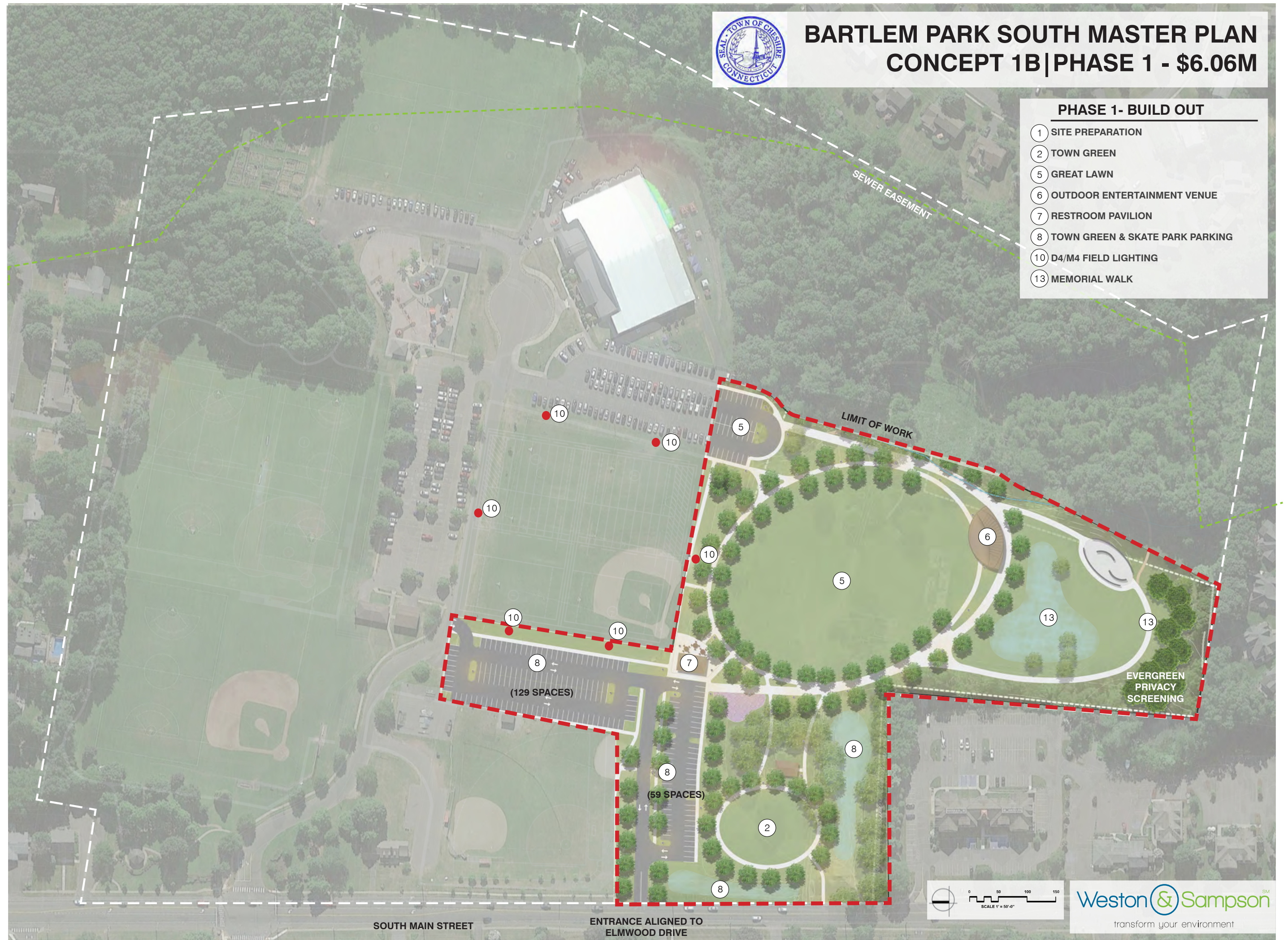


# BARTLEM PARK SOUTH MASTER PLAN

## CONCEPT 1B|PHASE 1 - \$6.06M

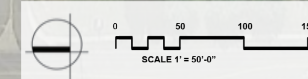
### PHASE 1- BUILD OUT

- 1 SITE PREPARATION
- 2 TOWN GREEN
- 5 GREAT LAWN
- 6 OUTDOOR ENTERTAINMENT VENUE
- 7 RESTROOM PAVILION
- 8 TOWN GREEN & SKATE PARK PARKING
- 10 D4/M4 FIELD LIGHTING
- 13 MEMORIAL WALK



SOUTH MAIN STREET

ENTRANCE ALIGNED TO  
ELMWOOD DRIVE





Concept 2 – Phase I - \$5.75M includes a includes all items that require construction due to the location of the great lawn/town green adjacent to Route 10with costs summarized below.

CONCEPT 2 - PHASE 1			
ITEM		DESCRIPTION	COST*
1	Site Preparation	Construction fence, erosion controls, R&D existing pavement, tree removal, rough grading, etc.	\$ 410,000
2	Parking Lot and Access Drive	Access drive and line striping.	\$ 1,110,000
	Site Amenities and Walkways	Concrete plaza, bituminous concrete sidewalks and site furnishings.	
	Synthetic Field	Grading, backstops and fencing, sports equipment and drainage.	
5	M2/M3 Softball Fields	Reconstruct two softball fields in M2/3 location.	\$ 1,390,000
	D4 Multi-use, Baseball and Softball Lighting	Field lighting.	
	Bit Basketball Courts	Basketball goals, courts and fencing.	
	Natural Trails	Stabilized decomposed granite.	
	Splash Pad	Colorized splash pad, spray features and decking.	
	Buildings	Amphitheater and electrical.	
	Electrical Service	Electrical connection at soccer field and pathways.	
12	Utilities	Stormwater management	\$ 760,000
13	Town Green / Great Lawn	Walkways, tree planting, lawn and lighting.	\$ 2,080,000
	Skate Park	Bituminous surface and new equivalent equipment.	
Total:			\$ 5,750,000

\*Cost Includes 15% Contractors Mobilization, Overhead & Profit; 25% Contingency; 10% Design/Local Permitting

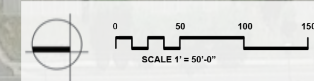
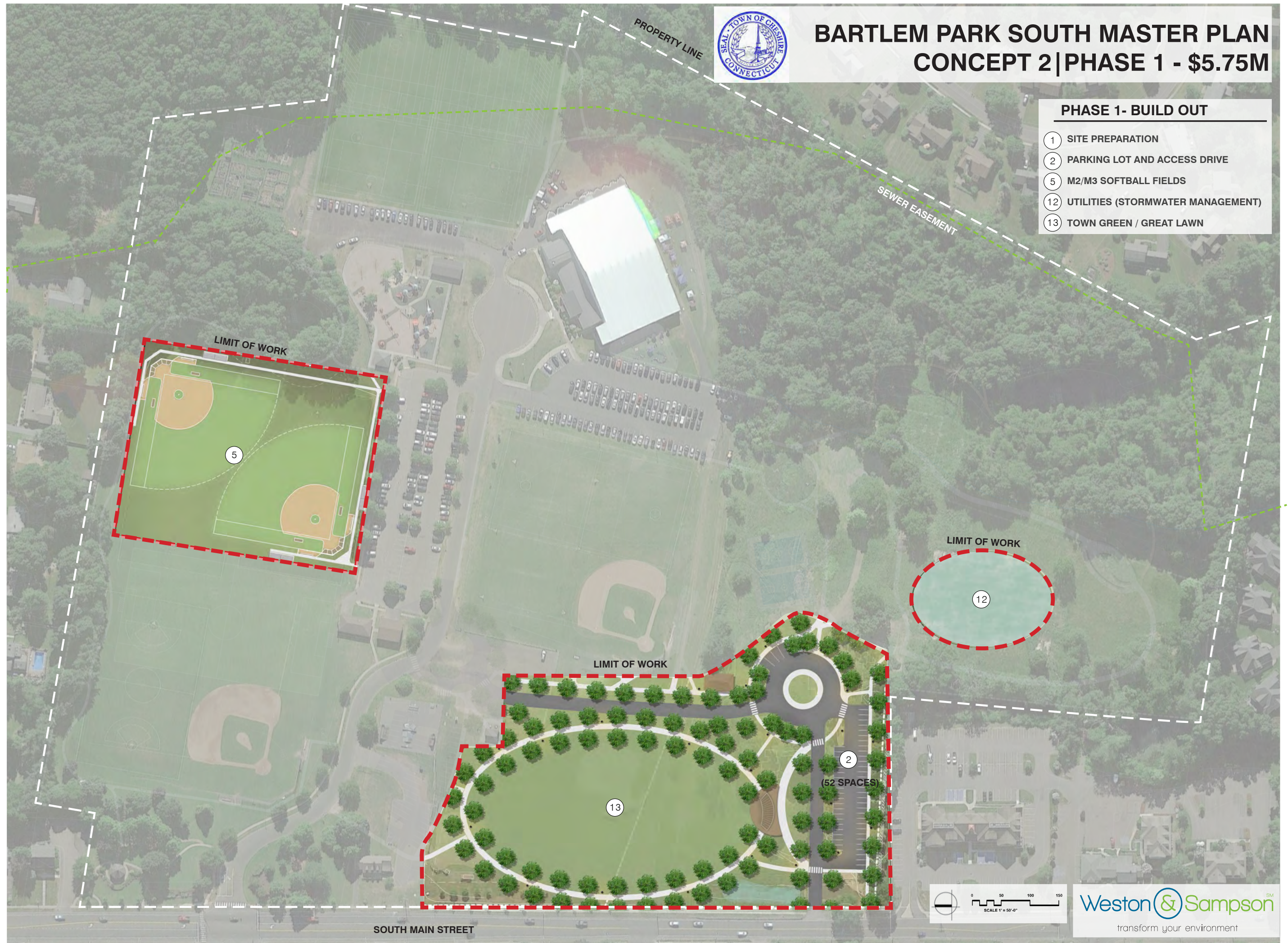




# BARTLEM PARK SOUTH MASTER PLAN CONCEPT 2 | PHASE 1 - \$5.75M

## PHASE 1- BUILD OUT

- ① SITE PREPARATION
- ② PARKING LOT AND ACCESS DRIVE
- ⑤ M2/M3 SOFTBALL FIELDS
- ⑫ UTILITIES (STORMWATER MANAGEMENT)
- ⑬ TOWN GREEN / GREAT LAWN





1A



PHASE 1 | \$2.3M

- 1 SITE PREPARATION
- 2 TOWN GREEN
- 5 GREAT LAWN



BARTLEM PARK SOUTH MASTER PLAN  
PHASE 1 | OPTIONS

PHASE 1 | \$5.75M

- 1 SITE PREPARATION
- 2 PARKING LOT AND ACCESS DRIVE
- 5 M2/M3 SOFTBALL FIELDS
- 12 UTILITIES (STORMWATER MANAGEMENT)
- 13 TOWN GREEN / GREAT LAWN

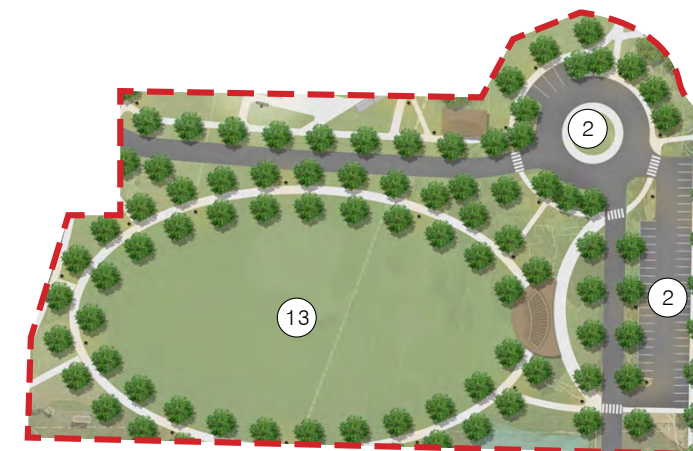
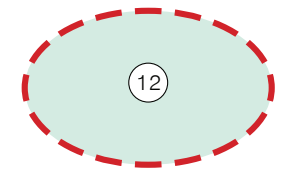
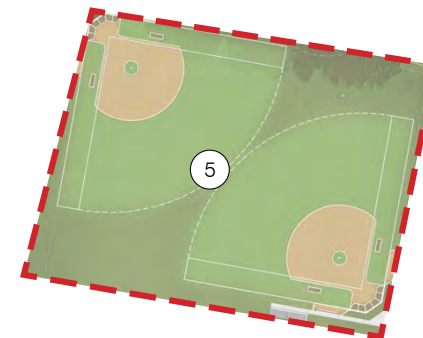
1B



PHASE 1 | \$6.06M

- 1 SITE PREPARATION
- 2 TOWN GREEN
- 5 GREAT LAWN
- 6 OUTDOOR ENTERTAINMENT VENUE
- 7 RESTROOM PAVILION
- 8 TOWN GREEN & SKATE PARK PARKING
- 10 D4/M4 FIELD LIGHTING
- 13 MEMORIAL WALK

2





## Tax Impact

The following table is provided to give the citizens of Cheshire an understanding of the overall tax impact should they decide to support one of these projects or phases. The tax impact was broken down to show the total construction cost of the project, average monthly taxpayer cost, average annual taxpayer cost, and total taxpayer cost over a 20-year period.

TAX IMPACT TABLE					
Option		Total Cost	Average Monthly Cost	Average Annual Cost	Total 20 Year Cost
1	Option 1A - Phase 1	\$2.30 M	\$1.15	\$13.75	\$275.02
2	Option 1A or 1B - Phase 1	\$6.06 M	\$3.02	\$36.23	\$724.62
3	Option 2 - Phase 1	\$5.75 m	\$2.87	\$34.38	\$687.55
4	Option 1A - Full Buildout	\$13.87 M	\$6.92	\$83.04	\$1,660.88
5	Option 1B - Full Buildout	\$14.87 M	\$7.42	\$89.02	\$1,780.45
6	Option 2 - Full Buildout	\$14.2 M	\$7.08	\$84.90	\$1,697.95

The following assumptions have been made when establishing this table.

1. Straight-line principal amortization, 20 years.
2. First interest payment due 11 months after issue and delayed principal from one-year of first principal payment.
3. 4.00% interest rate.
4. Based on FY 2021 value of a mill - \$2,800,520 (Oct 1, 2019 Grand List).
5. Based on FY 2021 taxes on average assessment (house and two cars) of \$7,742, 33.22 mills.
6. Fiscal Year for 2/15/2021 Projected Issuance



## Next Steps

With the release of this executive summary, the Town is looking for the public to review the conceptual designs and opinions of cost for concepts 1A, 1B, and 2 and provide feedback to the Review Committee. Weston & Sampson and the Town will host up to two additional virtual public engagement sessions via videoconference (dates to be determined), during which the conceptual designs will be presented to the community. Upon receipt of public comment, Weston & Sampson will finalize a preferred alternative and include information as required by the Town, as well as any pertinent information agreed upon during the previous stakeholder meetings. The Review Committee will then bring forth the community-vetted Bartlem Park South Master Plan to the Parks & Recreation Commission and Town Council for adoption. The goal is to approve a Master Plan for the Bartlem Park South parcel, with improvement projects identified in phases to be funded in future years depending on fiscal conditions, public support, and voter approval.

