

**TOWN OF WINDSOR
SAGE PARK ATHLETIC FIELD IMPROVEMENTS
REQUEST FOR PROPOSAL – DESIGN SERVICES
RFP E2020-09**

THIS IS NOT A REQUEST FOR BIDS AND THE TOWN RESERVES THE RIGHT TO NEGOTIATE AND CONTRACT WITH ANYONE OR NO ONE IN THE BEST INTERESTS OF THE TOWN OF WINDSOR.

I. INTENT AND GENERAL INFORMATION

The Town of Windsor has an Athletic Field Master Plan of town-wide athletic field facilities. The master plan recommends necessary improvements to playing fields at the Sage Parking Middle School (West Fields). The playing fields are highly utilized. They have less-than-desirable playing surfaces, grading, and field orientation and spacing. The project will include improvements related to grading, relocation, orientation, turf establishment, and other miscellaneous amenities. The project will including locating and constructing an irrigation well for the fields, a concession stand, and possibly constructing an artificial turf field.

The Town of Windsor solicits proposals from qualified consulting firms to conduct a subsurface soil investigation, perform survey, design, obtain permits, and prepare construction documents for the improvements to the Sage Park Middle School fields. The following scope of services is suggested at this time. If variations to this scope are suggested by the respondent they should be clearly identified in the response submitted by the consultant.

All work performed under the contract between the Town of Windsor and the firm shall be under the direction of professional engineers, landscape architects and land surveyors licensed by the State of Connecticut.

II. SUBMISSION AND DEADLINE

Proposals must be **received by 2:00 P.M. Thursday, November 19, 2020**. Three (3) hard copies of the proposal and an electronic (PDF) copy shall be submitted to:

Adam D. Kessler, P. E.
Assistant Town Engineer
Windsor Town Hall
275 Broad Street
Windsor, CT 06095

Questions regarding this RFP may be directed to Adam D. Kessler via email at kessler@townofwindsorct.com and shall be received no later than five (5) business days prior to the opening date to allow for the timely preparation and posting of addenda. Questions received and the decisions regarding each question shall be set forth in a written addendum. Any addenda shall be posted on the Town's website. No oral interpretations shall be made to any respondent as to the meaning of any portion of the bid documents.

III. SCOPE OF SERVICES

A. Data Collection and Field Investigation

1. Survey

- a. Review the Athletic Field Master Plan and perform a field examination of the project area to become familiar with the existing conditions.
- b. Perform an existing conditions survey of the 12.0 acre +/- project site. The survey shall have a T-2 standard of accuracy and shall show topography with one-foot contour intervals and spot elevations at critical points. All visible utilities and structures will be included in the survey.
- c. Locate inland wetland flags described in Section III.A.2.
- d. Supplement the existing conditions survey with available information provided by the town and utility companies regarding the location of subsurface utilities.
- e. Prepare a base map at an appropriate scale to be used as the basis for the project design. Scale will be determined prior to commencement of survey.

2. Inland Wetland Delineation

- a. Obtain the services of a certified Soil Scientist to delineate the boundaries of inland wetlands and watercourses within 150' of the assumed project area. Conduct a general inspection of the wetlands to include a visual survey of dominant plant species present including trees, shrubs, and herbs and an assessment of the overall ecological condition of the wetlands and the proposed impact of the project upon the wetlands. Prepare a soil scientist's report documenting the inspection and findings.

3. Subsurface Soil Investigation

- a. Review available information from the Athletic Field Master Plan regarding the existing soil conditions.
- b. Conduct an investigation of the subsurface conditions in multiple areas at each of the field locations to identify the depth of topsoil and the nature of the subsoil. Soil samples shall be taken to determine identify the nature of the soil, the permeability of the subsoil and its general suitability to support a scholastic athletic field of the type proposed. Assume eight (8) locations.
- c. Prepare a report summarizing the findings of the investigation and making recommendations for the composition of the materials proposed for the playing fields.

B. Preliminary Design (60% Submission)

1. Participate in a project initiation meeting with the town staff and stakeholders for the following purposes:
 - a. Review the Scope of Services and confirm the project goals, objectives and expectations.
 - b. Review the expected uses of the field, level of play, and the design standards for the desired sports.
 - c. Refine the project schedule and project reporting protocol.
 - d. Discuss the project budget.
2. Prepare preliminary design plans based on initial comments and input from the Town and stakeholders. The plans shall include:
 - a. Existing conditions/removals plan
 - b. Layout plan
 - c. Existing and proposed grading including spot elevations where appropriate
 - d. Drainage plan (surface and subsurface) including supporting computations
 - e. Plans and details for fencing, benches and other required site amenities
 - f. Erosion and sedimentation control plan meeting the CT DEEP 2002 Guidelines
 - g. Plan for relocating site utilities within the project area, if any.
 - h. Plan for locating an irrigation well to support irrigation of all fields.
 - i. Plan for locating a concession stand and associated walkways.
 - j. Add alternate plan for one (1) synthetic turf field.

k. Cross-sections of the fields

3. Prepare an opinion of probable construction costs based on the preliminary design including add alternate(s).
4. Prepare the technical specifications for the proposed improvements based on Town of Windsor Engineering Standards and Specifications and CTDOT Form 818, modified as necessary.
5. Meet with the town and stakeholders to review the preliminary design and the opinion of probable construction costs.

C. Final Design and Construction Documents

1. Address comments from the Preliminary Design phase.
2. Prepare the final plans for review incorporating the comments from the town and stakeholders on the preliminary design submission.
3. Prepare a final opinion of probable construction costs for the proposed improvements and add alternate(s).
4. Prepare and submit local permit applications and supporting documentation. At this time the anticipated permit will be from the Town of Windsor Inland Wetland and Watercourses Commission.
5. Prepare for and attend one meeting with the Town of Windsor Inland Wetland and Watercourses Commission.
6. Meet with the town and stakeholders to review the final plans and specifications. Make minor revisions as may be required.
7. Finalize the plans and specifications and provide the town with final, bid-ready construction documents suitable for seeking competitive bids for the work.

D. Bid Phase

1. Provide bid advertisement and bid-ready documents including bid sheet.
2. Provide response to requests for information, questions and clarifications as necessary via Addendum during the bid phase.
3. Provide Bid Analysis and recommendation for the lowest qualified bidder.

E. Deliverables

1. Preliminary Design Phase - The Consultant shall provide one (1) full-size set and two (2) half-scale sets of all plans for review. Electronic (PDF) files for all plans and specification submissions for the review and record.
2. Final Design Phase
 - a. Final Design for Review - The Consultant shall provide two sets of plans, cut sheets/details, cost estimates and other supporting documentation.
 - b. Bidding Documents – One set of plans and cost estimates for bidding shall be submitted in Adobe Acrobat’s portable document format (pdf). The technical specifications shall be provided in MS Word format.
3. The drawing scales shall be determined prior to commencing project. The design shall be prepared on 24” x 36” sheets.

IV. TERM OF CONTRACT

The term of the contract to perform these consulting services will be as negotiated between the Town of Windsor and the selected Consultant. The anticipated time to complete the Survey is 30 calendar days, weather dependent. The anticipated time to complete the Preliminary Design is 60 calendar days. Final construction documents shall be completed within 30 days of notice to proceed with this phase.

V. CONTRACT MANAGEMENT

The selected firm will assign one qualified individual, who will be the firm's contact person responsible for directing and coordinating the activities of the firm's personnel and subcontractors in all aspects of the project.

The Town of Windsor reserves the right to reject any or all of the proposals submitted. The Town of Windsor reserves the right to negotiate the cost of this proposal and to award the work to a firm other than the firm with the lowest cost, if it is in the best interest of the Town.

VI. PROPOSALS

The Town of Windsor will not be liable for costs incurred in the preparation of the response to this RFP or in connection with any presentation before a Selection Committee.

Respondents shall submit as their proposal the following:

Organization and Content:

- An original and two (2) copies of the proposal shall be submitted for review along with an electronic file (PDF).
- A letter of transmittal addressed to Adam D. Kessler, P.E., which includes a statement by the respondent accepting all terms and conditions and requirements contained in this RFP and draft agreement.
- Brief statement as to the firm's/team's particular abilities and qualifications related to this project; state in detail the firm's/team's understanding of the requirements presented in this RFP.
- Description of project approach/methodology.
- Brief description of other natural turf renovation and reconstruction projects completed by this firm and similar to the project. Consultant must have experience with synthetic turf fields. Include reference contact information. **Note:** To be competitive in this phase of the selection process, firms should show that they have successfully completed a minimum of 5 similar projects since 2014.
- Resumes of key personnel assigned to this project.
- Anticipated schedule with project milestones.
- Additional information, not included above, which you feel may be useful and applicable to this project.

Fee Proposal

A cost proposal addressing the elements of the work to be performed. This proposal shall be in sufficient detail to include the task, number of hours, unit hourly rates and total proposal. The consultant shall indicate any and all costs that are considered necessary for the completion of the project. One cost proposal shall be submitted. It shall be submitted in a separate envelope.

Proposals must be signed by an Officer of the Consulting Firm. Unsigned proposals will not be considered.

VII. CONSULTANT SELECTION PROCESS

The consultant will be selected on the basis of the following criteria:

- Recent, relevant experience of the firm
- The background, education, qualifications, and relevant experience of key personnel to be assigned to this contract
- References provided by the firm

**SAMPLE - AGREEMENT
TOWN OF WINDSOR
DESIGN SERVICES
SAGE PARK ATHLETIC FIELD IMPROVEMENTS**

THIS AGREEMENT entered into on the _____ day of {Month, Year}, by and between the TOWN OF WINDSOR and {CONSULTANT}, a company organized and existing under the laws of the STATE OF CONNECTICUT, having an office and place of business in the {City/Town} of {Name of City/Town}, State of {Connecticut} (hereinafter referred to as CONSULTANT).

WITNESSETH:

WHEREAS, the TOWN OF WINDSOR is requesting design services; and

WHEREAS the CONSULTANT represents that it is fully qualified in the State of Connecticut to provide the surveying services and all other services called for herein; and

WHEREAS, the parties now desire to set forth herein the terms and conditions under which said services shall be furnished.

NOW THEREFORE:

In consideration of the premises and mutual covenants herein contained, the parties hereto agree as follows:

ARTICLE 1. STATEMENT OF WORK

The CONSULTANT shall provide survey services for the Town of Windsor, CT.

The CONSULTANT shall have sufficient staff to assure prompt delivery of services and completion of assigned tasks. The CONSULTANT will assign a CONSULTANT licensed by the State of Connecticut to be responsible for the services.

All work will be performed in accordance with all applicable local, state and federal laws.

The scope of services is further defined in the Request for Proposal, prepared by the TOWN OF WINDSOR, dated October 23, 2020, Exhibit A, and CONSULTANT'S proposal dated {date}, Exhibit B.

The agreed-to compensation for this work shall be a not-to-exceed amount of {\$000.000} for the work, including fees for professional services and direct costs, as shown in Exhibit B.

The CONSULTANT shall perform the work in conformance with the Term of the Contract in Exhibit A.

All such services shall be performed in accordance with the terms of this Agreement. The above shall hereinafter be referred to as the "Services".

ARTICLE 2. WARRANTY

All Services provided for herein shall be performed in the best workmanlike manner by persons qualified in the State of Connecticut to provide the Services rendered. To the extent that the TOWN OF WINDSOR requires it, and without cost to the TOWN OF WINDSOR, any defective Services which are a result of negligence or bad faith shall be corrected to the satisfaction of the TOWN OF WINDSOR.

ARTICLE 3. COMPENSATION

The TOWN OF WINDSOR agrees to pay the fixed sums of {\$000.000} for the work, including fees for professional services and direct costs, as shown in Exhibit B in full payment for services to be rendered by the CONSULTANT to the TOWN OF WINDSOR under this Agreement. The TOWN OF WINDSOR reserves the right to request substantiating information on any bill submitted. All invoices involving personnel charges will be certified as follows:

"I (name) _____, (title) _____ duly authorized by (CONSULTANT) _____, do hereby certify that during the period covered by this invoice, all personnel, services and billing items identified relate solely to this project and accurately reflect the hours worked or services rendered".

(Signature)	Name	Date
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The TOWN OF WINDSOR will, within 10 days after receipt of an invoice requesting payment, either indicate the approval of payment and process the invoice or indicate to the CONSULTANT, in writing, the reason for refusing to approve said invoice. In the latter case, the CONSULTANT will make the necessary corrections and resubmit the invoice. The TOWN OF WINDSOR will, within 30 days of an approved invoice, pay the amount to the CONSULTANT provided that the CONSULTANT shall have furnished the TOWN OF WINDSOR with a release of any and all claims against the TOWN OF WINDSOR, its officers and employees, arising under or by virtue of this Agreement.

ARTICLE 4. CHANGES

Any time during the performance of the Services herein, the TOWN OF WINDSOR shall have the right, by written order, to make changes in, omissions from, or require additions to the Services, hereinafter collectively referred to as "Changes". In the event that such Changes

require additional services by the CONSULTANT, to the extent practicable, the CONSULTANT and the TOWN OF WINDSOR shall first agree upon the compensation to be paid to effect said Changes. If not practicable to first agree upon the compensation to be paid, then upon completion of Services herein, CONSULTANT shall be entitled to present to the TOWN OF WINDSOR, and the TOWN OF WINDSOR shall consider, a claim for an equitable increase in compensation for Services rendered because of such Changes. Such claim shall be supported by such data and information as the TOWN OF WINDSOR may require. Any such claim by CONSULTANT for an equitable increase in compensation shall be promptly made in accordance herewith, and in any event not later than thirty (30) days after the completion of the Services. The acceptance by CONSULTANT of final payment hereunder shall be held to be a waiver and release of any and all claims against the TOWN OF WINDSOR under or by virtue of this Agreement. Upon such final payment, the TOWN OF WINDSOR shall be furnished with a full release from CONSULTANT.

ARTICLE 5. STATUS OF PARTIES

The relationship of CONSULTANT to the TOWN OF WINDSOR shall be that of an independent contractor, and nothing herein shall be construed as creating any other relationship.

ARTICLE 6. INSURANCE

CONSULTANT agrees to secure and protect itself and shall secure and indemnify the TOWN OF WINDSOR directors, officers and employees from any liability, claim of liability, expense, cause of action, loss or damage whatsoever for any injury including death to any person or property in the performance of this Agreement arising from the negligence of CONSULTANT. CONSULTANT agrees to carry as a minimum the following insurance in such form and with such carriers as are satisfactory to the TOWN OF WINDSOR covering all Services to be performed under this Agreement:

After executing this Agreement, but prior to starting the Services, the CONSULTANT shall furnish Certificates of Insurance, including Automobile, Commercial General Liability, Umbrella Liability, and Worker's Compensation insurance in the following amounts:

1. Commercial General Liability Insurance:

The CONSULTANT shall provide Commercial General Liability insurance with a combined single limit of \$1,000,000 per occurrence, \$1,000,000 aggregate for bodily injury and property damage.

The CGL shall be written on ISO occurrence form CG 00 01 10 93 (or a substitute form providing equivalent coverage) and shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury

and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract)

2. Commercial Automobile Liability Insurance

The CONSULTANT shall provide Commercial Automobile Liability insurance with a combined single limit of \$1,000,000 per occurrence, \$1,000,000 aggregate, and shall include coverage for all owned, hired, and non-owned vehicles.

3. Worker's Compensation Insurance

The CONSULTANT shall provide Worker's Compensation Insurance in the required amount as applies to the State of Connecticut and Employers Liability Insurance as follows:

Bodily Injury by Accident - \$100,000 each accident

Bodily Injury by Disease - \$500,000 policy limit

Bodily Injury by Disease - \$100,000 each employee

4. Umbrella Liability Insurance

The CONSULTANT shall provide Commercial Umbrella Liability insurance with a combined single limit of \$1,000,000 per occurrence, \$1,000,000 aggregate for bodily injury and property damage.

Each Policy of Insurance shall include a waiver of subrogation in favor of the TOWN OF WINDSOR and shall provide no less than thirty (30) days' notice to the TOWN OF WINDSOR in the event of a cancellation or change in conditions or amounts of coverage. The Commercial General Liability, Automobile and Umbrella Liability shall name the TOWN OF WINDSOR as an additional insured.

Certificates of Insurance, acceptable to the TOWN OF WINDSOR shall be delivered to the TOWN OF WINDSOR prior to the commencement of the Services and kept in force throughout the term hereof.

The above insurance requirements shall also apply to all Subcontractors and the CONSULTANT shall not allow any Subcontractor to commence work until the Subcontractor's insurance has been so obtained and approved.

ARTICLE 7. INDEMNIFICATION

The CONSULTANT shall indemnify and hold harmless the TOWN OF WINDSOR and its agents and employees from and against all claims, damages, losses and expenses, including attorney's fees arising out of, or resulting from the negligent performance of the work.

ARTICLE 8. SUBCONTRACTORS

Should the CONSULTANT elect to use Subcontractors for work associated with executing the Services, the CONSULTANT shall present to the TOWN OF WINDSOR the name of the Subcontractor(s), the work the Subcontractor is expected to perform, and submit copies of the Subcontractor's insurance which shall conform to those insurance requirements outlined above. The TOWN OF WINDSOR reserves the right to reject a Subcontractor submitted for approval. The CONSULTANT will be fully responsible for all acts and omissions of Subcontractors or persons directly or indirectly employed by them, and of persons whose acts, any of them, may be liable to the same extent that he is responsible for acts and omissions directly employed by him. Nothing in terms of the Agreement shall constitute any contractual relationship between any Subcontractor and the TOWN OF WINDSOR, or any obligation on the part of the TOWN OF WINDSOR, to pay or to see to the payment of any moneys due to any Subcontractor, except as may otherwise be required by law. The CONSULTANT agrees to specifically bind every Subcontractor to all applicable terms and conditions of this document and the Agreement. Every Subcontractor, by undertaking to perform any of the work, will thereby automatically be deemed to be bound by such terms and conditions.

ARTICLE 9. RIGHT OF ENTRY

The TOWN OF WINDSOR will grant to the CONSULTANT, its Agents, Employees, Contractors, and Subcontractors, the right to enter onto land the TOWN OF WINDSOR owns or has easements or other rights to for the purpose of performing all acts, studies and research, including the making of test borings and other explorations required by the Agreement.

ARTICLE 10. SURVEYS

The CONSULTANT is responsible for all survey information relating to the horizontal or vertical information in the field.

ARTICLE 11. SAFETY AND PROTECTION EMERGENCIES

The CONSULTANT will be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work outlined. All necessary precautions for safety of and protection to prevent damage, injury or loss to all employees and other persons who may be affected by the work the CONSULTANT is performing. The CONSULTANT will comply with all applicable laws, ordinances, rules, regulations, and orders of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss. It is not expected that the use of explosives or other hazardous material will be necessary in the prosecution of the work. Any use of such material shall be requested in advance, in writing, and shall be done in accordance with all applicable rules governing such material use.

ARTICLE 12. TERMINATION

The TOWN OF WINDSOR may at any time for its convenience and at its option, after giving CONSULTANT a two (2) day written notice, terminate this Agreement and the performance of the Services called for herein in which event the TOWN OF WINDSOR agrees to pay CONSULTANT a sum for such portion of the Services as CONSULTANT shall have performed up to the time of such terminations, as determined in accordance with Article III herein.

ARTICLE 13. MEDIATION

Consistent with the spirit and cooperation with which the parties are entering into this Agreement, the parties establish the following procedure to encourage the resolution of any differences that may arise:

- (a) Mediation.** All claims, disputes or other matters in question between the parties to this Agreement arising out of or relating to this Agreement or breach thereof shall be submitted to non-binding mediation. On the written notice of either party to the other of the election to submit any dispute under this Agreement to mediation, each party shall designate its representative and shall meet at the Windsor Town Hall within ten (10) days after the service of notice. The parties themselves shall then attempt to resolve the dispute within ten (10) days of meeting.

Should the parties themselves be unable to agree on a resolution of this dispute, then the parties shall appoint a third party, who shall be a competent and impartial party and who shall be acceptable to each party, to mediate the dispute. Each party shall pay the fees and expenses of the party mediator and such costs shall be borne equally by both parties. Upon agreement of the parties, either party may waive the first step in the mediation process and appoint a mutually acceptable mediator.

Any third party mediator designated to serve in accordance with the provisions of the Agreement shall be disinterested and shall be qualified to evaluate the performance of both parties.

This process shall be considered as a condition precedent to moving to a judicial process.

- (b) Equitable Relief.** Nothing herein shall prevent either party from obtaining a court order enforcing the mediation arbitration process and such other temporary or equitable relief until such time that the dispute is settled or there is an arbitration award.

ARTICLE 14. SPECIAL PROVISIONS

CONSULTANT agrees to comply with all Equal Employment Opportunity state and federal regulations and laws as may be applicable to the CONSULTANT and will do nothing to cause the TOWN OF WINDSOR to come into violation of said regulations and laws and order.

ARTICLE 15. COMPLIANCE WITH THE TOWN OF WINDSOR CODE OF ETHICS

No former town employee in administrative pay grade 3 or above and no former board of education employee in a cabinet level position or above shall work for a private firm who has a contract with the town any time within six months after terminating service with the town. If this occurs, the vendor could be subject to penalties up to and including contract termination. (Chapter 2, Article IV, Section 11. Sec. 2-30.)

ARTICLE 16. EXTENT OF AGREEMENT

This Agreement represents the entire and integrated agreement between the TOWN OF WINDSOR and the CONSULTANT and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the TOWN OF WINDSOR and CONSULTANT.

ARTICLE 17. DOCUMENTS

Ownership of all documents prepared under the terms of this Agreement shall be with the Town of Windsor.

IN WITNESS WHEREOF, the parties hereto have hereunto caused their names to be set and to a duplicate of the same date and tenor as of the day and year first above written.

TOWN OF WINDSOR

{CONSULTANT}

By: Peter Souza
Title: Town Manager

By:
Title:



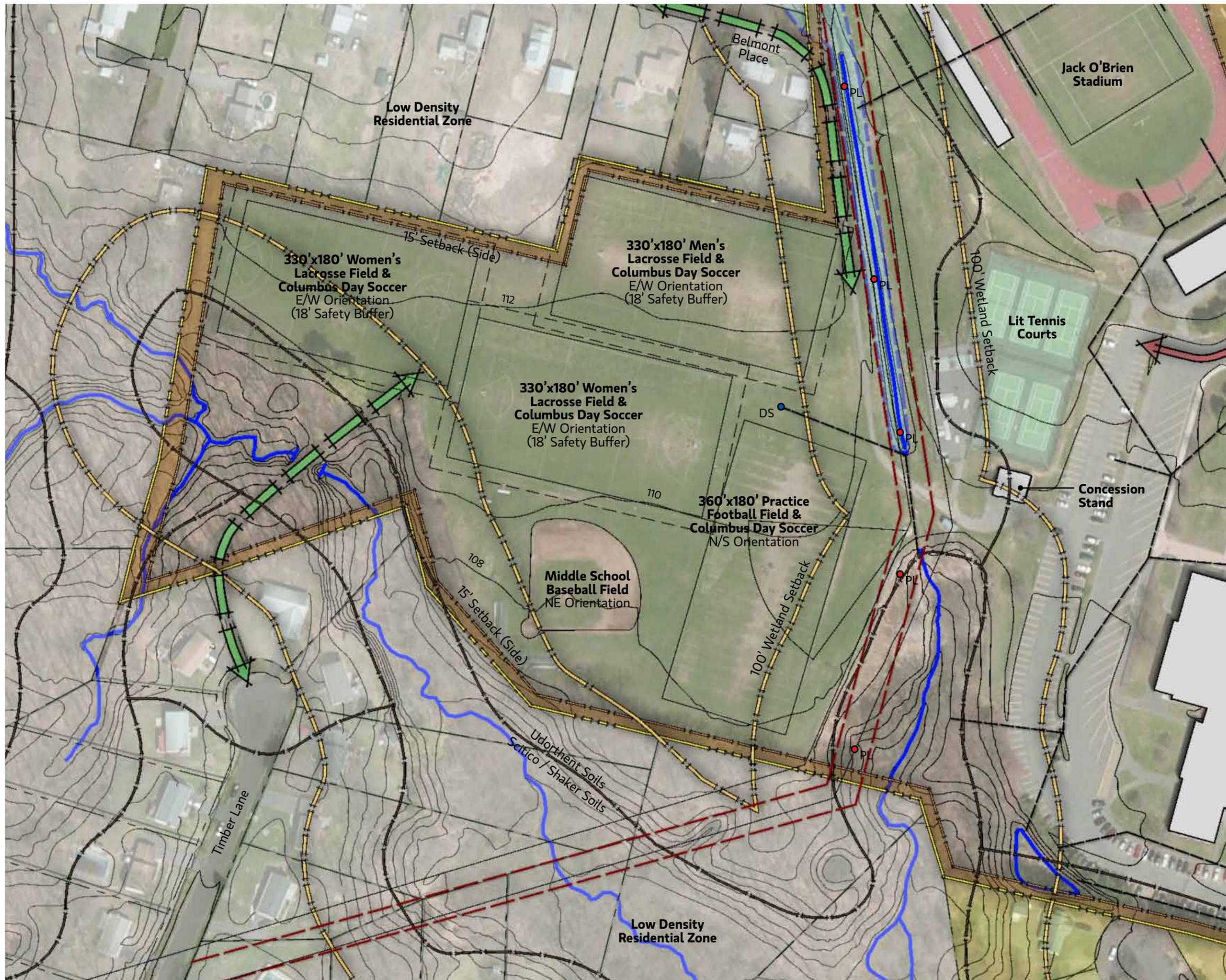
SAGE PARK MIDDLE SCHOOL (WEST FIELDS)

SITE DATA SUMMARY

Address	25 Sage Park Road	User Groups	WHS Girls Lacrosse (<i>Spring</i>) WHS Field Events (<i>Spring</i>) MS Boys & Girls Soccer (<i>Fall</i>) MS Baseball (<i>Spring</i>) WHS Football Practice (<i>Fall</i>) Columbus Day Tournament (<i>Fall</i>) Windsor Giants Football (<i>Fall</i>) Windsor Youth Baseball Association (<i>Spring</i>) Windsor Boys Youth Lacrosse (<i>Spring</i>)
Classification	MDL-94		
Neighborhood or District	Windsor Center		
Zone	NZ		
Acreeage	32.64	Utilities & Infrastructure	Lighting at Parking Lots
Wetlands	1.55 Acres	Facilities & Features	Baseball (1) Practice Football Field (1) Tennis (5) All Courts Lit Lacrosse (3) Skate Park (1) Concession Stand Parking Restrooms
Easements or R.O.W	Power Lines		
Flood Zone	Zone X (<i>above 500yr</i>)		
Parking Quantity & Materials	256 Total (Asphalt) 10 Accessible, 26 Bus		
Accessibility	Limited		

EXISTING CONDITIONS EVALUATION

Overall	Highly utilized fields and courts for sports including Baseball, Lacrosse, Tennis and Soccer.
Opportunities	Land acquisition will allow room for providing a safety buffer for existing soccer/lacrosse field, flexibility with soccer/lacrosse field orientation, and baseball or softball infield to be added. Western area under utilized.
Constraints	Reduced safety buffer on Northeast field, wetland buffer and property constraints. CT ban on pesticides (P.A. 09-56) applies to this site given shared property for grades eight and lower.
Beneficial Adjacencies	A main road (Sage Park Rd), Washington Park and High School Campus.
Neighboring Land Use	Low Density Residential, Medium Density Residential
Vehicular Circulation & Parking	Vehicular access for faculty and visitors from Sage Park Road. Primary bus entry along Sage Park Road.
Pedestrian Circulation	Main pedestrian access from Sage Park Road. Paths and / or shortcuts exist from Timber Lane and Belmont Place.
Access Control	None
Accessibility	Designated parking at main and rear entry to school facility.
Athletic Field(s)	See Appendix
Soils / Geology	Scitico / Shaker Soils, Udorthent Soils



SITE ANALYSIS

Soils Legend

Merrimack Urban Soils	18-30" to Water Table Good Drainage 0-16" Sandy Loam 16-24" Gravelly Sand 24-60" Gravelly Coarse Sand
Scitico & Shaker Soils	0-12" to Water Table Poor Drainage 0-11" Silt Loam 11-30" Silty Clay Loam 30-65" Silty Clay
Udorthent Soils	0-12" to Water Table Poor Drainage 0-5" Loam 5-21" Gravelly Loam 21-80" Gravelly Sandy Loam 1% Rock Outcrop
Urban Udorthent Soils	52-74" to Water Table Moderate Drainage 0-5" Loam 5-21" Gravelly Loam 21-80" Gravelly Sandy Loam 2% Rock Outcrop

Symbol Legend

	Water Drainage
	Drainage Structure
	Power Lines
	Athletic Pole Lights
	Pedestrian Movement
	Vehicular Movement
	Soil Type Limits

Sport

NFHS Preferred Orientation

Baseball	East-Northeast (Home Plate thru 2nd Base)
Softball	East-Northeast (Home Plate thru 2nd Base)
Football / Track	North / South (Lengthwise)
Soccer	North / South (Lengthwise)

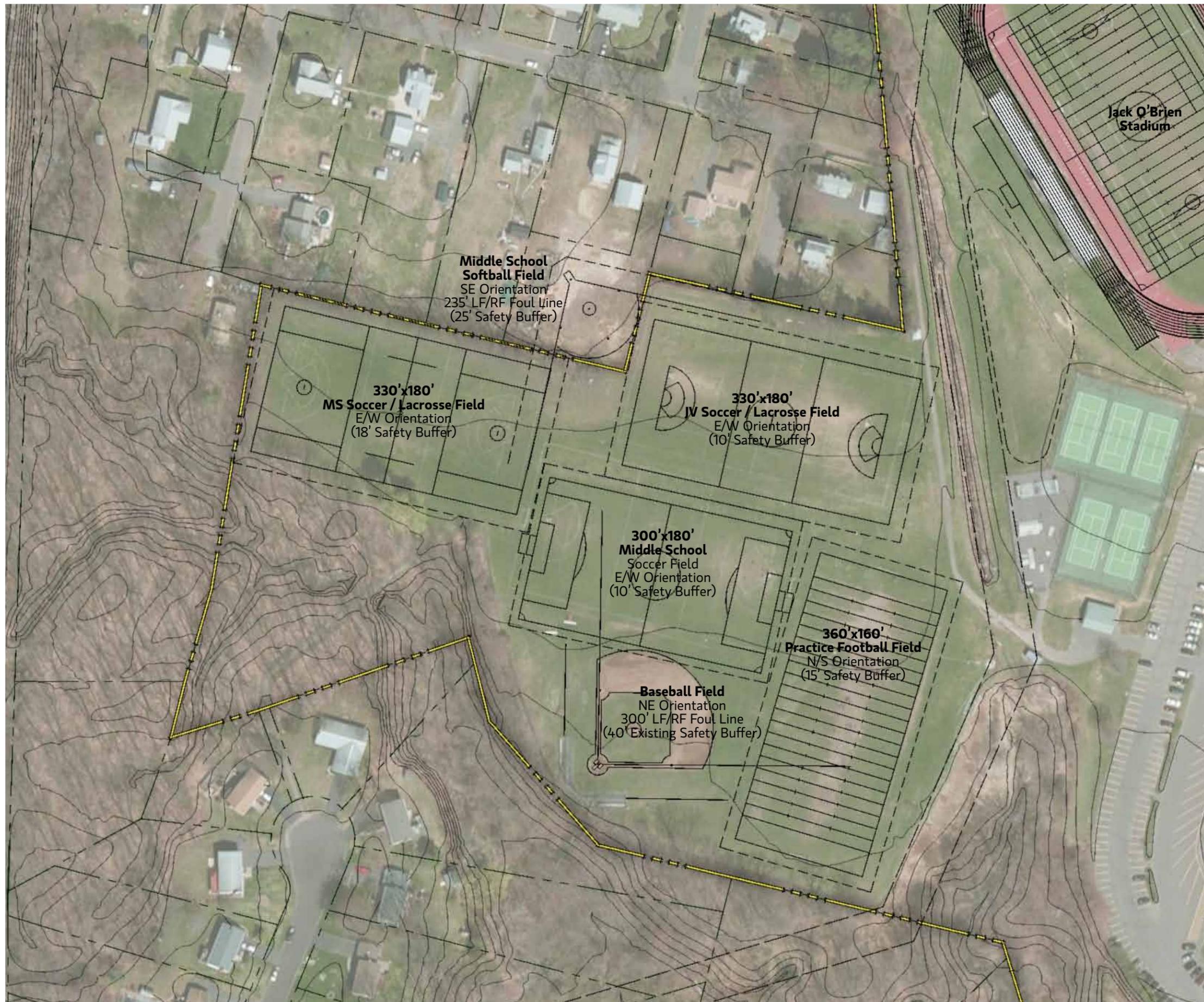


SCALE 1"=120'
60' 0 120'

A
B
C
D
E

SAGE PARK MS (WEST FIELDS) RECOMMENDATIONS

A
B
C
D
E



- Add fencing to reduce stray balls into the woods for MS baseball field.
- Re-construct pitching mound.
- Dig test pits for evaluation by agronomist for improvements to turf and drainage.
- Regrade and sod turf fields.
- Add MS softball field utilizing property acquisition.
- Provide storage for athletic field equipment.
- Provide maintenance program for clay and turf areas. See appendix for Agronomic Plan & Maintenance Recommendations.
- Provide portable bathrooms or coordinate to use bathroom facilities at concession stand for town recreational programs.
- Provide accessible pathways.

Preliminary Cost Evaluation = \$1,200,000
*Includes design and contingency

