

Maser Consulting Evaluation of Witte Field

Existing site:

- Existing field total area is 182,000 SF.
- Field area contains four (4) existing fields:
 - Soccer
 - Baseball, 60 ft. bases
 - Softball, 60 ft. bases
 - Baseball, 90 ft. bases

Also on the property:

- concession/storage building, bleachers, fencing, playground, scoreboards, basketball, walking path (five (5) tennis courts and batting cages on the property to the south accessed from the park).
- Site contains underground drainage connected to Johnson Ave and lighting for the walking path.
- The natural grass on the field is in poor condition and drainage on the field is poor. Standing water and soft spots are evident after rain events.
- The field does not get proper maintenance and closure to allow the grass to grow and/or regenerate properly.
- The field has been redone with natural turf two (2) times in the last 20 years.

Natural Grass Option:

- The existing grass is in poor condition due to wear by overuse.
- The site grading and wear spots do not allow water to run off properly and ponding water needs to be addressed.
- The existing grass needs to be removed, the site regraded and new sod placed.
- The sprinkler system will need to be repaired and heads reset.
- The field will need to be closed for two (2) growing seasons (6 to 9 months) to allow adequate growth of the root zone to handle wear.
- For this improvement to last, the Borough will need to budget \$50,000.00/year for maintenance (minimum) and will need three (3) one-month field closures for proper maintenance/sodding. Closures are typically March, July, and November. Limited play should be allowed between December and February based on field conditions such as frost and wetness.
- The cost for this improvement is around \$5/SF or approximately \$900,000.00.

Synthetic Turf Option:

- Synthetic turf is used for fields that get excessive use and have poor drainage. The project would involve removing about 12 inches of soil off the entire field, installing clean stone, connection to the existing drainage system on the site and placing synthetic turf on the field.
- Utilizing synthetic turf will allow the Borough to change the field layouts and locations. This is due to the fact that the fields would not contain any clay infields except for the clay pitcher mounds.

- Synthetic turf provides a consistent playing surface, excellent drainage and very limited if there are no canceled games.
- Can be used all year with no field closures except when the field is brushed (about 3 hours/4 times/year)
- Maintenance is approximately \$5,000.00/year and consists of brushing the field and spraying the field with fabric softener to reduce static friction.
- The cost of the improvement is around \$10/SF or about \$1,820,000.00.

Other field Options:

- Installation of sports lighting. Any one (1) field can be lit, or all can be lit.
- The current industry sports lighting systems are LED and limit spillage and glow.
- LED lights are also 40% cheaper than the traditional sports lighting.
- Lights are computer-controlled and can be turned on and off from anywhere.
- Lights can be set on a timer to create positive shut off times.
- Lighting is typically \$75,000.00/pole or \$300,000.00/field for the soccer field, 60 ft. baseball field and 60 ft. softball field. \$450,000.00 for the 90 ft. baseball field.
- The electric service for the site will most likely need to be upgraded at a typical cost of \$50,000.00.
- Typical pole heights are 60 to 80 feet high.
- Synthetic Turf/Natural Grass option
- Traffic Safety on Johnson Avenue – Traffic and Parking