



MASCONOMET REGIONAL SCHOOL DISTRICT

TRACK & FIELD, SOFTBALL, AND TENNIS FEASIBILITY STUDY

January 7, 2026

An aerial photograph of a school campus. On the left is a large, dark-roofed building with multiple wings. To its right are several parking lots with white lines. Further right is a red running track surrounding a green field. Above the track are four tennis courts. The right side of the image is dominated by a dense forest. A semi-transparent white box is overlaid on the center of the image, containing the text for the presentation.

FEASIBILITY STUDY PRESENTATION

MEETING AGENDA

- INTRODUCTIONS**
- EXISTING CONDITIONS REVIEW**
 - ADA ACCESS*
 - TITLE IX*
- PROPOSED IMPROVEMENTS REVIEW**
- COST ESTIMATE REVIEW**
- QUESTIONS?**





Practice and game scheduling is challenging with 4 courts

No ADA access to tennis courts

Fencing at perimeter of track is out of compliance

No ADA access to field or Home bleachers

No ADA access Concession Stand

Track surface is deteriorating - Track base appears to be in good condition

Practice field not irrigated

Practice field under utilized - Potential location for Varsity Softball

This location could provide a space track throwing events

No ADA Access to Varsity or JV Softball

Existing court surfaces deteriorating & repair work is delaminating

No designated access for emergency vehicles

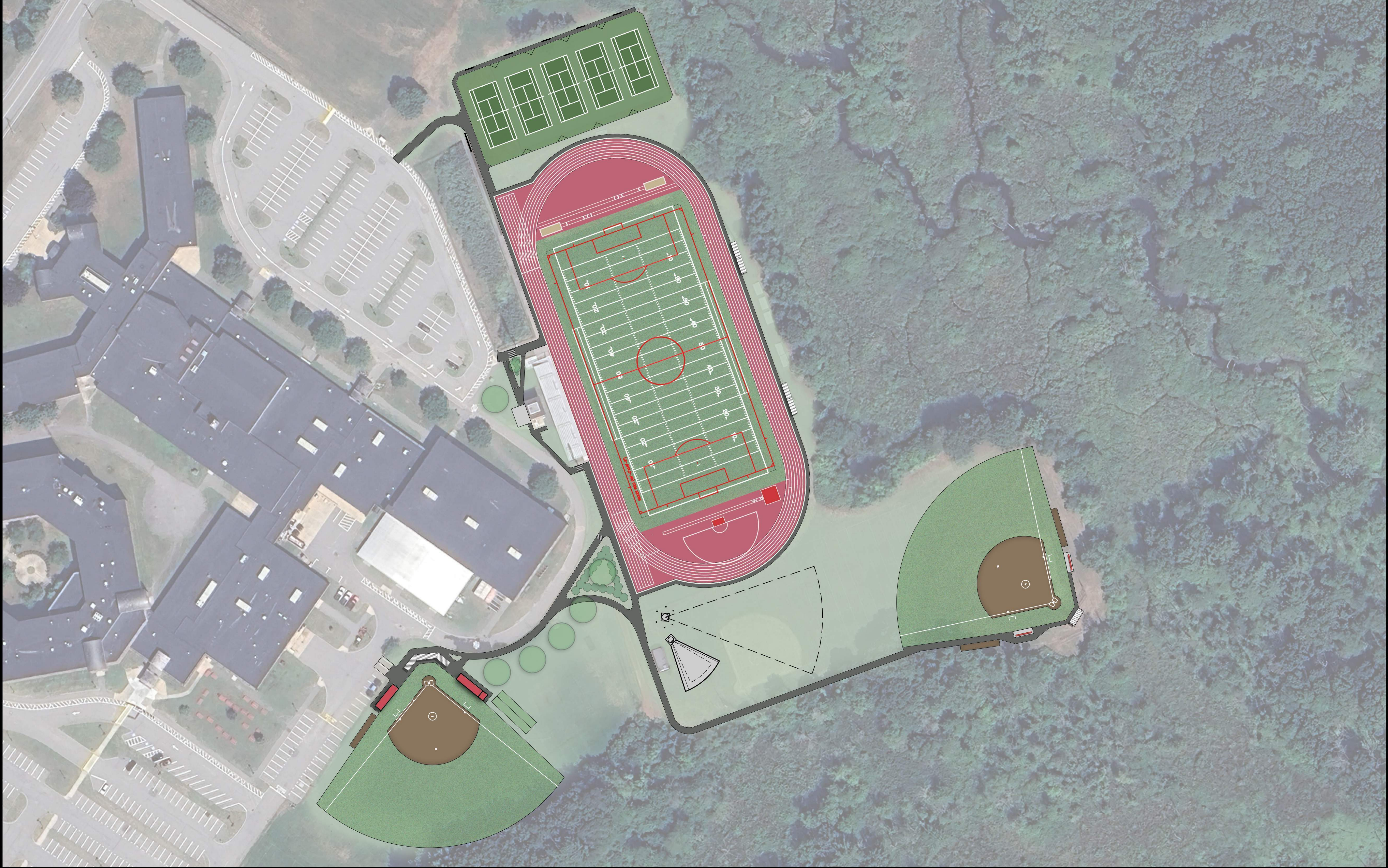
Field is not Irrigated

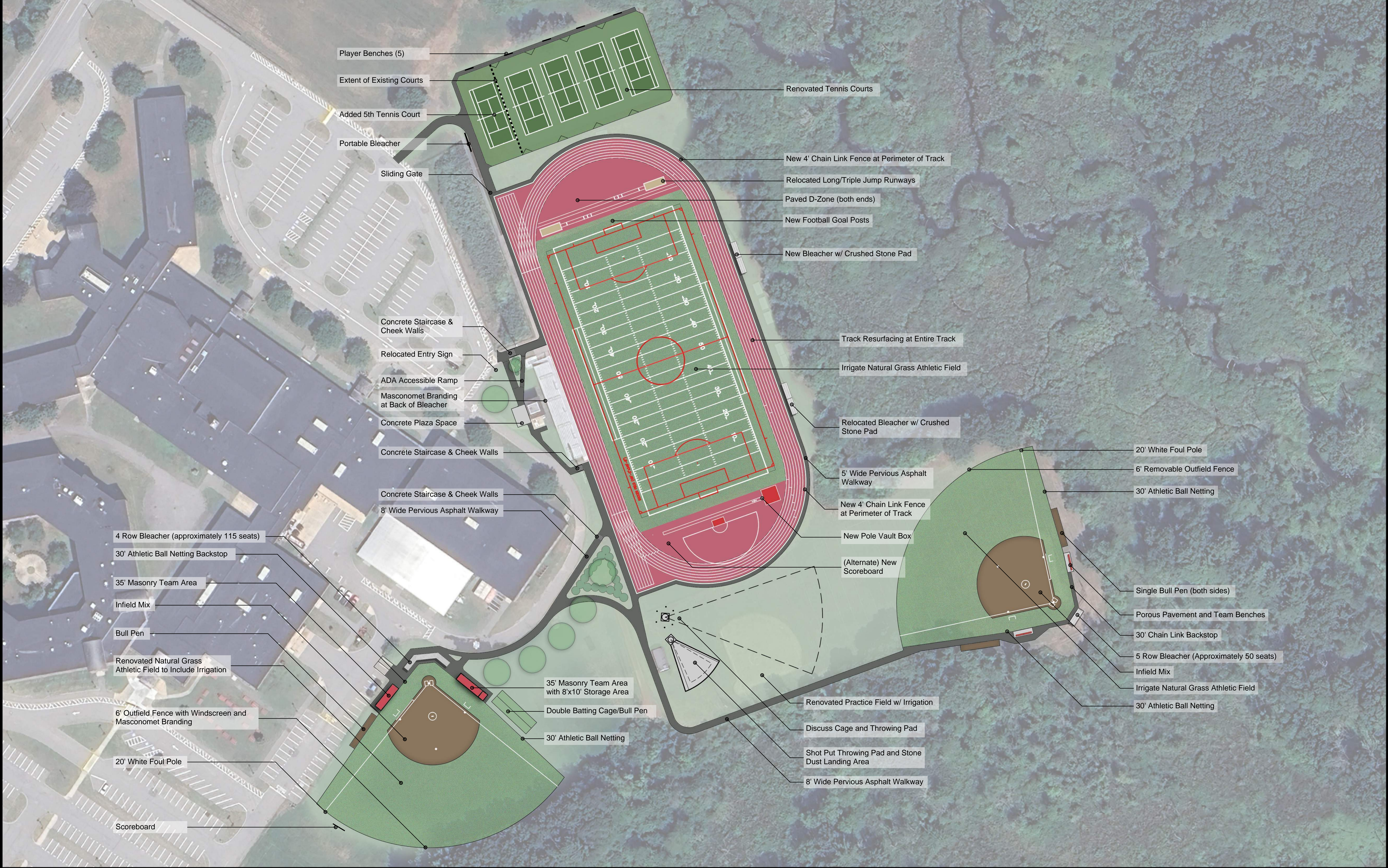
No ADA access to Visitor bleachers

Poor field quality due to lack of irrigation

Title IX Concerns: Varsity Softball
- Team Areas
- Backstop & Fencing
- Quality of playing field
- No Foul Poles
- No Scoreboard
- Batting Cages

Title IX Concerns: JV Softball
- Team Areas
- Backstop & Fencing
- Quality of playing field
- No Foul Poles









TENNIS COURTS

TRACK & FIELD

SOFTBALL AND
THROWING EVENTS

Opinion of Probable Project Costs

PROJECT: Masconomet Regional School District

PROJ #:

STATUS: Feasibility Study

DATE: 3 November 2025

Vision
Sports Design

DRAFT - FOR DISCUSSION ONLY

TRACK & FIELD RENOVATIONS

NOTE:

Due to the inflationary and unpredictable construction climate, this opinion of probable costs may not represent the actual cost of construction.

TRACK & FIELD IMPROVEMENTS							
Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
00001	SITE PREPARATION AND DEMOLITION						\$122,800
1	Mobilization		1	ALLOW	5000.00	\$5,000.00	
2	Site Preparation						
	Moveable construction fencing (orange snow fence)		500	LF	5.00	\$2,500.00	
	Temporary construction entrance		1	LS	5000.00	\$5,000.00	
	Silt fence and erosion control	(1)	900	LF	9.00	\$8,100.00	
3	Remove and dispose of existing track surfacing		40,600	SF	1.50	\$60,900.00	
4	Clean/prepare existing asphalt base for new surfacing		40,600	SF	0.50	\$20,300.00	
5	Remove and dispose of existing 4' chain link fencing		1,400	LF	15.00	\$21,000.00	
	Subtotal					\$122,800.00	
00002	EARTHWORK AND BASE PREPARATION						\$29,627
1	General Earthwork	(2)(3)					
	Strip and export existing topsoil inside track (assume 12") @ D Zones		733	CY	35.00	\$25,666.67	
	Rough grade D Zones		19,800	SF	0.20	\$3,960.00	
	Subtotal					\$29,626.67	
00003	6-LANE RESILIENT RUNNING TRACK CONSTRUCTION & RESURFACING						\$921,769
1	Urethane Running Track Construction @ D Zones		19,800	SF			
	Track Base		19,800	SF	2.50	\$49,500.00	
	Bituminous concrete binder course (2" depth)		19,800	SF	4.85	\$96,030.00	
	Bituminous concrete surface course (1.5" depth)		19,800	SF	4.85	\$96,030.00	
	Permeable Urethane track surfacing over track		2,200	SY	80.00	\$176,000.00	
2	6-Lane Urethane Track Resurfacing and Striping		40,600				
	Permeable Urethane track surfacing over track		4,511	SY	80.00	\$360,888.89	
	Line Striping		1	ALLOW	22000.00	\$22,000.00	
3	Pole Vault and Long/Triple Jump and High Jump at "D-zones"						
	Pole Vault Box and Cover		1	EA	4000.00	\$4,000.00	
	Long Jump and Triple Jump Pits and Covers		2	EA	28000.00	\$56,000.00	
	Take-off Boards		8	EA	1300.00	\$10,400.00	
4	Slot Drain at D-Zone perimeter		536	LF	95.00	\$50,920.00	
	Subtotal:					\$921,768.89	
00004	TRACK INFIELD IMPROVEMENTS						\$160,000
1	New Irrigation System		80,000	SF	1.75	\$140,000.00	
	New wireless irrigation controller		1	ALLOW	5000.00	\$5,000.00	
2	Restore field after irrigation systems is installed		1	ALLOW	15000.00	\$15,000.00	
	Subtotal					\$160,000.00	
00005	SITE IMPROVEMENTS / EQUIPMENT						\$387,000
1	Porous asphalt walkways (from parking lot to track and surrounding track)		9,800	SF	11.00	\$107,800.00	
2	Concrete paving at plaza area		450	SF	12.00	\$5,400.00	
3	4' Chain link fence in 12" wide concrete grade beam		1,400	LF	85.00	\$119,000.00	
4	12' Wide double gate for emergency/maintenance access to track		1	ALLOW	5500.00	\$5,500.00	
5	Hinged Football Goal Posts		1	SET	45000.00	\$45,000.00	
6	Crushed stone pad for relocated existing bleachers		650	SF	12.00	\$7,800.00	
7	Cast in Place Concrete Stair Cases w/ cheek walls and handrails		2	EA	24000.00	\$48,000.00	
8	Relocated field/entrance sign		1	ALLOW	2500.00	\$2,500.00	
9	Windscreen with Masco branding at back of existing bleachers		1,200	SF	10.00	\$12,000.00	
10	5 Row Portable Bleachers at Visitors Sideline		4	EA	8500.00	\$34,000.00	
	Subtotal					\$387,000.00	

00006	SITE UTILITIES						\$40,000
1	Drainage Allowance		1	ALLOW	40000.00	\$40,000.00	
	Subtotal					\$40,000.00	
00007	LANDSCAPE IMPROVEMENTS						\$15,000
1	Loam and seed disturbed areas		15,000	SF	1.00	\$15,000.00	
	Subtotal					\$15,000.00	
	Base Subtotal:						\$1,676,196
	10% Construction Contingency						\$167,620
	5% General Conditions						\$83,810
	4% Overhead and Profit						\$67,048
	CONSTRUCTION SUBTOTAL:						\$1,994,673
	10% Design Contingency						\$199,467
	8% Design, Permitting, and Engineering						\$159,574
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$2,353,714

ALTERNATES

00001	NEW SCOREBOARD						\$35,000
1	Multi-Sport Scoreboard		1	ALLOW	35000.00	\$35,000.00	
	Subtotal					\$35,000.00	
	15% General Conditions and Contractor Overhead and Profit						\$5,250
	CONSTRUCTION SUBTOTAL:						\$40,250
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$40,250

00002	PUBLIC ADDRESS SYSTEM						\$40,000
1	New PA System		1	ALLOW	40000.00	\$40,000.00	
	Subtotal					\$40,000.00	
	15% General Conditions and Contractor Overhead and Profit						\$6,000
	CONSTRUCTION SUBTOTAL:						\$46,000
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$46,000

Assumptions / Comments / Potential Alternates:

- 1 Allowance for limited hay bale and silt fence protection. Also includes silt sacks at catch basins and hay bale dikes adjacent to catch basins.
- 2 General earthwork does not include additional costs associated with ledge removal (if encountered)
- 3 Assumes excavated materials are suitable for use as fill or topsoil for disturbed areas.
Costs associated with unsuitable material excavation and replacement have not been included.



TENNIS COURTS

TRACK & FIELD

SOFTBALL AND
THROWING EVENTS

Opinion of Probable Project Costs

PROJECT: Masconomet Regional School District

PROJ #:

STATUS: Feasibility Study

DATE: 3 November 2025

Vision
Sports Design

DRAFT - FOR DISCUSSION ONLY

SOFTBALL FIELDS & THROWING FIELD RENOVATIONS

NOTE:

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SOFTBALL FIELDS & THROWING EVENT AREA IMPROVEMENTS

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
00001	SITE PREPARATION AND DEMOLITION						\$50,875
1	Mobilization		1	ALLOW	5000.00	\$5,000.00	
2	Site Preparation						
	Moveable construction fencing (orange snow fence)		775	LF	5.00	\$3,875.00	
	Temporary construction entrance		1	LS	5000.00	\$5,000.00	
	Silt fence and erosion control	(1)	1,200	LF	9.00	\$10,800.00	
3	Remove and dispose of existing chain link backstops and fencing		1	ALLOW	10000.00	\$10,000.00	
4	Remove and dispose of existing infield mix		16,200	SF	1.00	\$16,200.00	
	Subtotal					\$50,875.00	
00002	EARTHWORK AND BASE PREPARATION						\$108,267
1	General Earthwork	(2)(3)	195,000				
	Strip and stockpile existing topsoil at existing and proposed softball fields		7,222	CY	12.00	\$86,666.67	
2	Rough grade subgrade - Varsity Field		48,000	SF	0.20	\$9,600.00	
3	Rough grade subgrade - JV and Throwing Fields		60,000		0.20	\$12,000.00	
	Subtotal					\$108,266.67	
00003	VARSITY SOFTBALL FIELD CONSTRUCTION						\$291,105
1	Screen existing topsoil		1,778	CY	10.00	\$17,777.78	
2	Dispose of screening tailings - assume 10% of screened topsoil		178	CY	20.00	\$3,555.56	
3	Import sand for amendments (assume 2" sand)		246	CY	50.00	\$12,309.89	
4	Respread amended topsoil		1,846	CY	10.00	\$18,461.98	
5	Fine grade topsoil		39,900	SF	0.20	\$7,980.00	
6	Infield Construction		8,100	SF	4.00	\$32,400.00	
7	Athletic field quality sod		39,900	SF	1.75	\$69,825.00	
8	Maintain sodded area for grow-in (1-growing season)		39,900	SF	0.30	\$11,970.00	
9	New Irrigation System		39,900	SF	1.75	\$69,825.00	
10	New Irrigation Controller for existing and future improvements		1	ALLOW	15000.00	\$15,000.00	
11	Loam and seed area between Varsity Softball and walkway		32,000	SF	1.00	\$32,000.00	
	Subtotal					\$291,105.20	
00004	JV SOFTBALL FIELDS AND THROWING FIELD CONSTRUCTION						\$305,881
1	Screen existing topsoil		2,222	CY	10.00	\$22,222.22	
2	Dispose of screening tailings - assume 10% of screened topsoil		222	CY	20.00	\$4,444.44	
3	Import sand for amendments (assume 2" sand)		320	CY	50.00	\$16,012.11	
4	Respread amended topsoil		2,320	CY	10.00	\$23,202.42	
5	Fine grade topsoil		51,900	SF	0.20	\$10,380.00	
6	Infield Construction		8,100	SF	4.00	\$32,400.00	
7	Athletic field quality sod		51,900	SF	1.75	\$90,825.00	
8	Maintain sodded area for grow-in (1-growing season)		51,900	SF	0.30	\$15,570.00	
9	New Irrigation System		51,900	SF	1.75	\$90,825.00	
	Subtotal					\$305,881.20	

00005	ATHLETIC EQUIPMENT - VARISTY SOFTBALL						\$518,765
1	30' Tension Ball Netting w/ 3' CLF at Backstops		95	LF	500.00	\$47,500.00	
2	30' Athletic Ball Netting w/ 6' CLF at 3rd base line - Varsity		141	LF	225.00	\$31,725.00	
3	6' Chain link fence at team areas, foul lines, and outfield fence		680	LF	75.00	\$51,000.00	
4	Masonry team areas		2	EA	50000.00	\$100,000.00	
5	Metal roof structure for team areas		2	EA	40000.00	\$80,000.00	
6	Two tier team benches		4	ALLOW	7500.00	\$30,000.00	
7	Scoreboard		1	EA	25000.00	\$25,000.00	
8	Custom 4-Row bleacher (140 seats)		1	ALLOW	75000.00	\$75,000.00	
9	Concrete pad for bleacher		530	SF	18.00	\$9,540.00	
10	20' Foul Poles		1	SET	15000.00	\$15,000.00	
11	Double batting cage		1	ALLOW	54000.00	\$54,000.00	
	Subtotal					\$518,765.00	
00006	ATHLETIC EQUIPMENT - JUNIOR VARISTY SOFTBALL						\$174,375
1	30' Athletic Ball Netting w/ 6' CLF at Backstops		108	LF	225.00	\$24,300.00	
2	30' Athletic Ball Netting with 6' CLF at 1st and 3rd foul lines		332	LF	225.00	\$74,700.00	
3	6' Chain link fence at team areas		82	LF	75.00	\$6,150.00	
4	6' Tall removable fence at JV outfield		345	LF	85.00	\$29,325.00	
5	Semi Portable aluminum benches with back at JV Softball		4	EA	3200.00	\$12,800.00	
6	Portable 5 Row Bleacher (40 seats)		1	ALLOW	8500.00	\$8,500.00	
7	20' Foul Poles		1	SET	15000.00	\$15,000.00	
8	Lock Box for field equipment		2	EA	1800.00	\$3,600.00	
	Subtotal					\$174,375.00	
00007	SITE AND THROWING FIELD IMPROVEMENTS						\$178,700
1	Discus and Shotput Throwing Pad		2	EA	7000.00	\$14,000.00	
2	Discus Cage		1	ALLOW	15000.00	\$15,000.00	
3	Stone aggregate landing area for shotput		2,155	SF	10.00	\$21,550.00	
4	Porous asphalt walkways		11,650	SF	11.00	\$128,150.00	
	Subtotal					\$178,700.00	
00008	SITE UTILITIES						\$45,000
1	Drainage Allowance		1	ALLOW		\$45,000.00	
	Subtotal					\$45,000.00	
00009	LANDSCAPE IMPROVEMENTS						\$15,000
1	Landscape Allowance		1	ALLOW	15000.00	\$15,000.00	
	Subtotal					\$15,000.00	
	Base Subtotal:						\$1,687,968
	10% Construction Contingency						\$168,797
	5% General Conditions						\$84,398
	4% Overhead and Profit						\$67,519
	CONSTRUCTION SUBTOTAL:						\$2,008,682
	10% Design Contingency						\$200,868
	8% Design, Permitting, and Engineering						\$160,695
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$2,370,245

ALTERNATES

00001	NEW JV SCOREBOARD						\$25,000
1	Softball Scoreboard		1	ALLOW	25000.00	\$25,000.00	
	Subtotal					\$25,000.00	
	15% General Conditions and Contractor Overhead and Profit						\$3,750
	CONSTRUCTION SUBTOTAL:						\$28,750
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$28,750

00002	PUBLIC ADDRESS SYSTEM						\$7,000
1	New Portable PA System		2	EA	3500.00	\$7,000.00	
	Subtotal					\$7,000.00	
	15% General Conditions and Contractor Overhead and Profit						\$1,050
	CONSTRUCTION SUBTOTAL:						\$8,050
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$8,050



Opinion of Probable Project Costs

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TENNIS COURT RENOVATION

NOTE:

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SOFTBALL FIELDS & THROWING EVENT AREA IMPROVEMENTS

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
00001	SITE PREPARATION AND DEMOLITION						\$31,845
1	Mobilization		1	ALLOW	5000.00	\$5,000.00	
2	Site Preparation						
	Moveable construction fencing (orange snow fence)		550	LF	5.00	\$2,750.00	
	Temporary construction entrance		1	LS	5000.00	\$5,000.00	
	Silt fence and erosion control	(1)	455	LF	9.00	\$4,095.00	
3	Remove and dispose of existing chain link fencing		1	ALLOW	15000.00	\$15,000.00	
	Subtotal					\$31,845.00	
00002	EARTHWORK AND BASE PREPARATION						\$83,607
1	General earthwork	(2)(3)					
	Pulverize existing asphalt tennis courts in place (assume 4")		30,800	SF	2.50	\$77,000.00	
	Rough grade site		33,033	SF	0.20	\$6,606.60	
	Subtotal					\$83,606.60	
00003	TENNIS COURTS						\$978,364
1	Five Tennis Courts						
	Fine grade subgrade		30,800	SF	0.20	\$6,160.00	
	Base material (assume 6")		570	CY	30.00	\$17,111.11	
	Base sand		191	CY	35.00	\$6,667.63	
	Visqueen plastic sheeting		30,800	SF	0.75	\$23,100.00	
	Post Tension Concrete Courts (includes concrete slabs, acrylic coating, striping, nets, & fencing)		3,422	SY	235.00	\$804,222.22	
2	Porous asphalt walkways (from parking lot to track and surrounding track)		2,233	SF	11.00	\$24,563.00	
3	Player Benches		5	EA	2400.00	\$12,000.00	
4	Custom 4-Row bleacher (140 seats)		1	ALLOW	75000.00	\$75,000.00	
5	Concrete pad for bleacher		530	SF	18.00	\$9,540.00	
	Subtotal					\$978,363.96	
00007	SITE UTILITIES						\$25,000
1	Drainage Allowance		1	ALLOW		\$25,000.00	
	Subtotal					\$25,000.00	
	Base Subtotal:						\$1,118,816
	10% Construction Contingency						\$111,882
	5% General Conditions						\$55,941
	4% Overhead and Profit						\$44,753
	CONSTRUCTION SUBTOTAL:						\$1,331,391
	10% Design Contingency						\$133,139
	8% Design, Permitting, and Engineering						\$106,511
	TOTAL OPINION OF PROBABLE PROJECT COSTS						\$1,571,041

QUESTIONS?