



# MASCONOMET REGIONAL SCHOOL DISTRICT

## TRACK & FIELD, SOFTBALL, AND TENNIS FEASIBILITY STUDY

January 7, 2026

**Vision**  
Sports Design

# FEASIBILITY STUDY PRESENTATION

## MEETING AGENDA

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

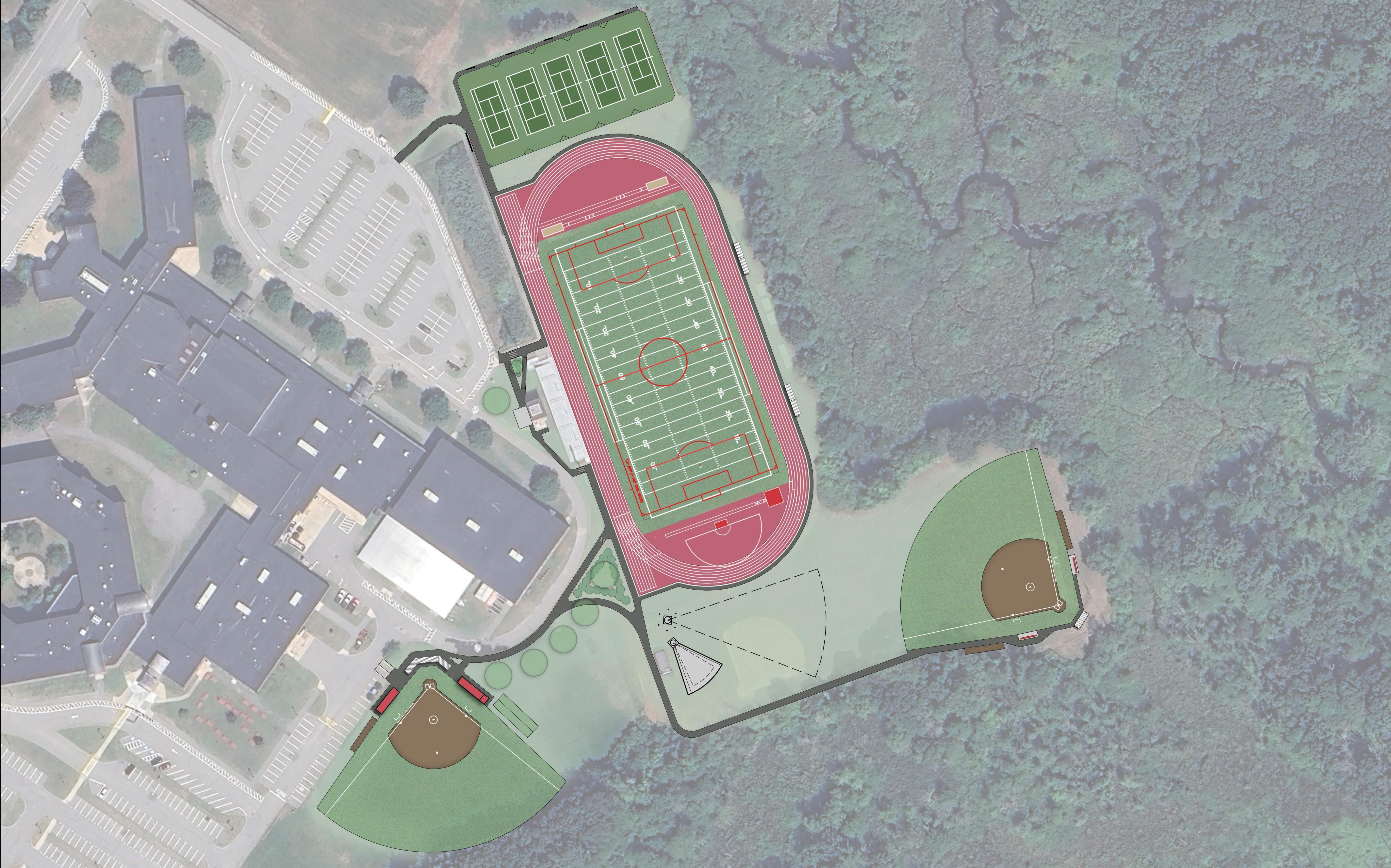


**MASCONOMET REGIONAL HIGH SCHOOL**  
TRACK & FIELD, SOFTBALL, AND TENNIS FEASIBILITY STUDY

**EXISTING CONDITIONS**

NOVEMBER 21, 2025  
SCALE: 1"=50'-0"

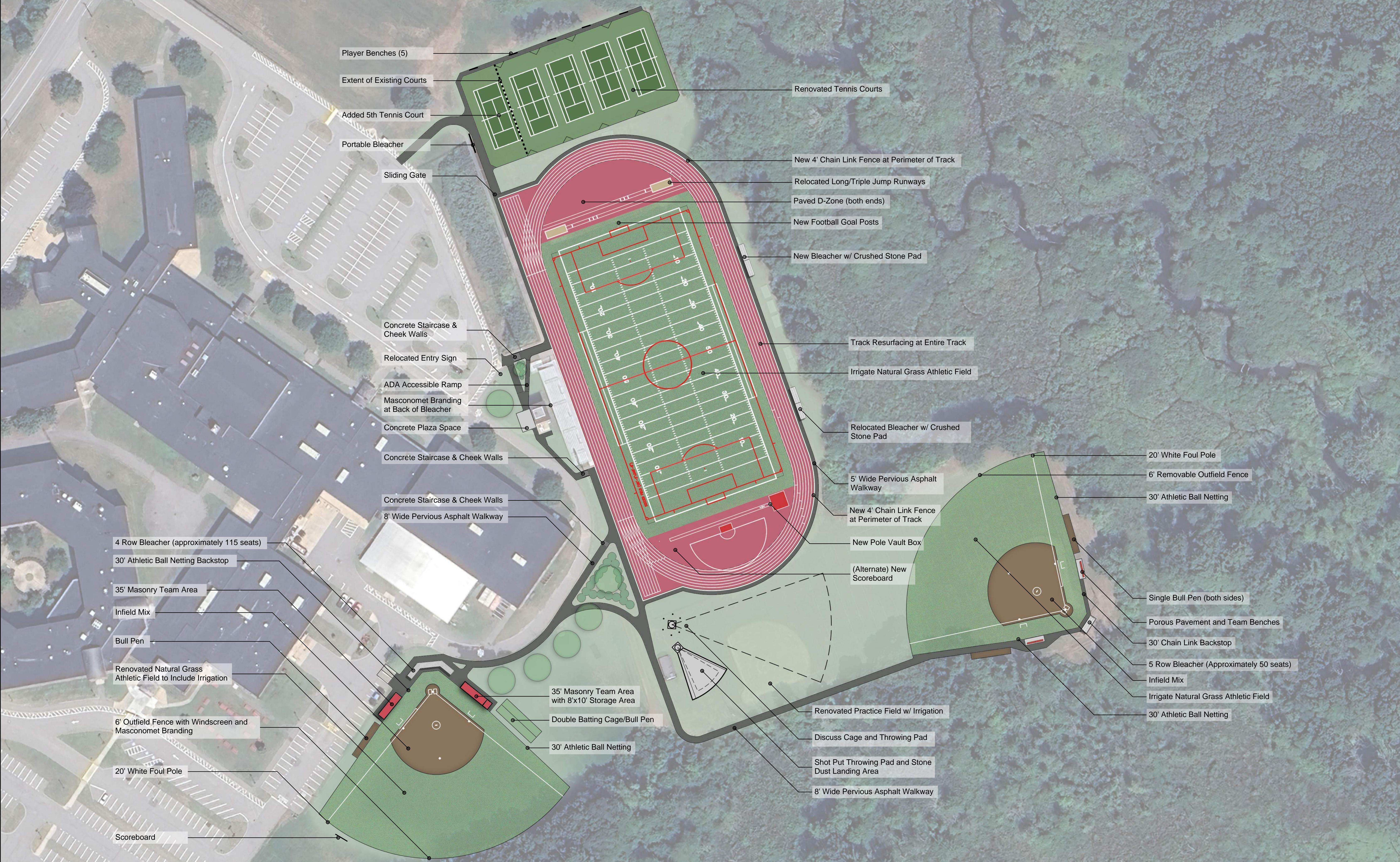




**MASCONOMET REGIONAL HIGH SCHOOL**  
TRACK & FIELD, SOFTBALL, AND TENNIS FEASIBILITY STUDY

**PROPOSED IMPROVEMENTS**

NOVEMBER 21, 2025  
SCALE: 1"=50'-0"







# Opinion of Probable Project Costs

PROJECT: Masconomet Regional School District

PROJ #:

STATUS: Feasibility Study

DATE: 3 November 2025

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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
<b>00001</b>	<b>SITE PREPARATION AND DEMOLITION</b>						<b>\$122,800</b>
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	
	<b>Subtotal</b>						<b>\$122,800.00</b>
<b>00002</b>	<b>EARTHWORK AND BASE PREPARATION</b>						<b>\$29,627</b>
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	
	<b>Subtotal</b>						<b>\$29,626.67</b>
<b>00003</b>	<b>6-LANE RESILIENT RUNNING TRACK CONSTRUCTION &amp; RESURFACING</b>						<b>\$921,769</b>
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	
	<b>Subtotal:</b>						<b>\$921,768.89</b>
<b>00004</b>	<b>TRACK INFIELD IMPROVEMENTS</b>						<b>\$160,000</b>
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	
	<b>Subtotal</b>						<b>\$160,000.00</b>
<b>00005</b>	<b>SITE IMPROVEMENTS / EQUIPMENT</b>						<b>\$387,000</b>
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	
	<b>Subtotal</b>						<b>\$387,000.00</b>

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

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

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

**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.



# Opinion of Probable Project Costs

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### 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
<b>00001</b>	<b>SITE PREPARATION AND DEMOLITION</b>						<b>\$50,875</b>
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	
	<b>Subtotal</b>					<b>\$50,875.00</b>	
<b>00002</b>	<b>EARTHWORK AND BASE PREPARATION</b>						<b>\$108,267</b>
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	
	<b>Subtotal</b>					<b>\$108,266.67</b>	
<b>00003</b>	<b>VARSITY SOFTBALL FIELD CONSTRUCTION</b>						<b>\$291,105</b>
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	
	<b>Subtotal</b>					<b>\$291,105.20</b>	
<b>00004</b>	<b>JV SOFTBALL FIELDS AND THROWING FIELD CONSTRUCTION</b>						<b>\$305,881</b>
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	
	<b>Subtotal</b>					<b>\$305,881.20</b>	

<b>00005</b>	<b>ATHLETIC EQUIPMENT - VARIETY SOFTBALL</b>					<b>\$518,765</b>
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
	<b><i>Subtotal</i></b>					<b>\$518,765.00</b>
<b>00006</b>	<b>ATHLETIC EQUIPMENT - JUNIOR VARIETY SOFTBALL</b>					<b>\$174,375</b>
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
	<b><i>Subtotal</i></b>					<b>\$174,375.00</b>
<b>00007</b>	<b>SITE AND THROWING FIELD IMPROVEMENTS</b>					<b>\$178,700</b>
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
	<b><i>Subtotal</i></b>					<b>\$178,700.00</b>
<b>00008</b>	<b>SITE UTILITIES</b>					<b>\$45,000</b>
1	Drainage Allowance		1	ALLOW		\$45,000.00
	<b><i>Subtotal</i></b>					<b>\$45,000.00</b>
<b>00009</b>	<b>LANDSCAPE IMPROVEMENTS</b>					<b>\$15,000</b>
1	Landscape Allowance		1	ALLOW	15000.00	\$15,000.00
	<b><i>Subtotal</i></b>					<b>\$15,000.00</b>
	<b><i>Base Subtotal:</i></b>					<b>\$1,687,968</b>
	<b><i>10% Construction Contingency</i></b>					<b>\$168,797</b>
	<b><i>5% General Conditions</i></b>					<b>\$84,398</b>
	<b><i>4% Overhead and Profit</i></b>					<b>\$67,519</b>
	<b><i>CONSTRUCTION SUBTOTAL:</i></b>					<b>\$2,008,682</b>
	<b><i>10% Design Contingency</i></b>					<b>\$200,868</b>
	<b><i>8% Design, Permitting, and Engineering</i></b>					<b>\$160,695</b>
	<b><i>TOTAL OPINION OF PROBABLE PROJECT COSTS</i></b>					<b>\$2,370,245</b>

#### ALTERNATES

<b>00001</b>	<b>NEW JV SCOREBOARD</b>					<b>\$25,000</b>
1	Softball Scoreboard		1	ALLOW	25000.00	\$25,000.00
	<b><i>Subtotal</i></b>					<b>\$25,000.00</b>
	<b><i>15% General Conditions and Contractor Overhead and Profit</i></b>					<b>\$3,750</b>
	<b><i>CONSTRUCTION SUBTOTAL:</i></b>					<b>\$28,750</b>
	<b><i>TOTAL OPINION OF PROBABLE PROJECT COSTS</i></b>					<b>\$28,750</b>
<b>00002</b>	<b>PUBLIC ADDRESS SYSTEM</b>					<b>\$7,000</b>
1	New Portable PA System		2	EA	3500.00	\$7,000.00
	<b><i>Subtotal</i></b>					<b>\$7,000.00</b>
	<b><i>15% General Conditions and Contractor Overhead and Profit</i></b>					<b>\$1,050</b>
	<b><i>CONSTRUCTION SUBTOTAL:</i></b>					<b>\$8,050</b>
	<b><i>TOTAL OPINION OF PROBABLE PROJECT COSTS</i></b>					<b>\$8,050</b>



# Opinion of Probable Project Costs

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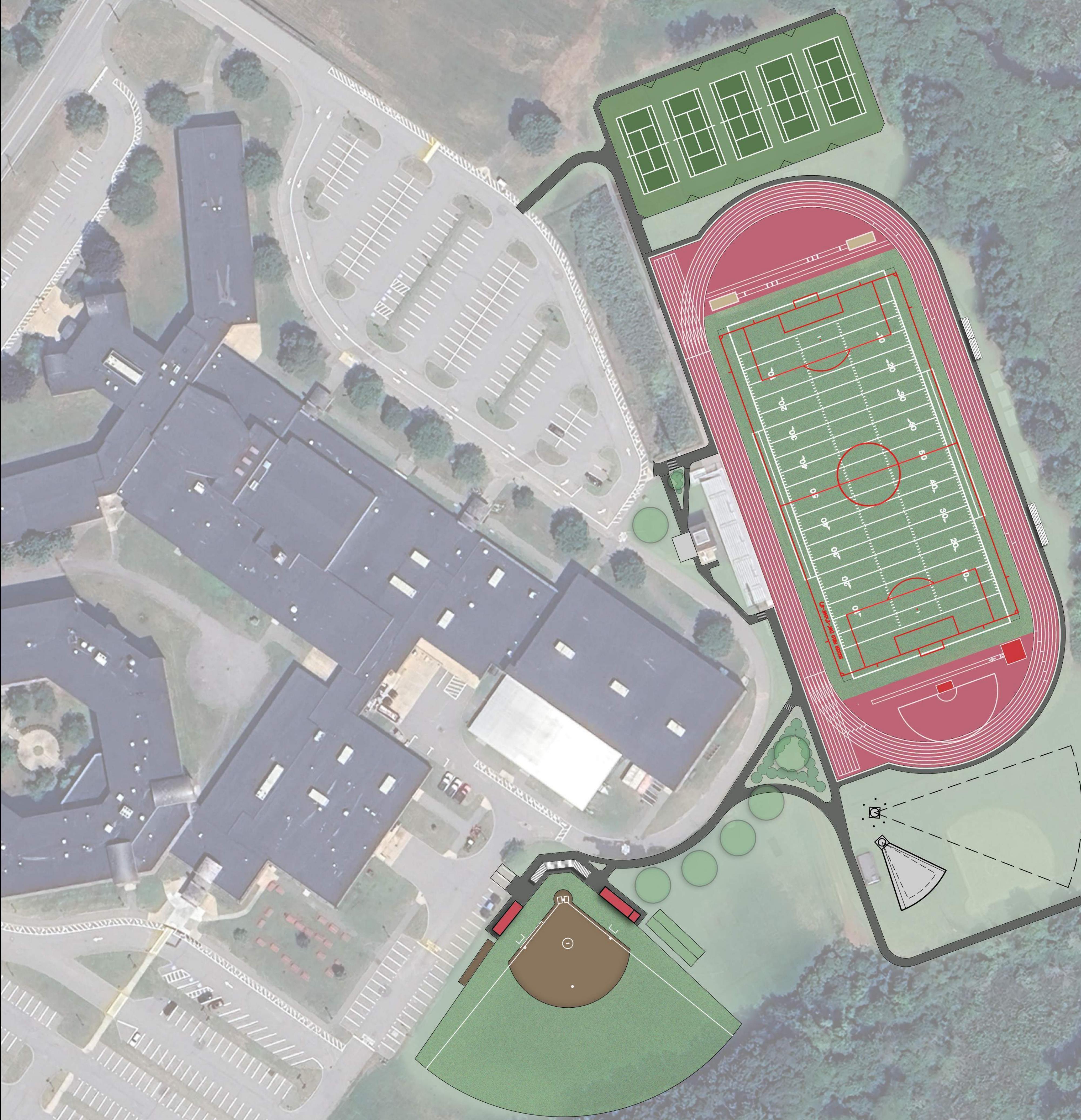
## TENNIS COURT RENOVATION

**NOTE:**

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

### SOFTBALL FIELDS & THROWING EVENT AREA IMPROVEMENTS

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
<b>00001</b>	<b>SITE PREPARATION AND DEMOLITION</b>						<b>\$31,845</b>
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	
	<b>Subtotal</b>						<b>\$31,845.00</b>
<b>00002</b>	<b>EARTHWORK AND BASE PREPARATION</b>						<b>\$83,607</b>
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	
	<b>Subtotal</b>						<b>\$83,606.60</b>
<b>00003</b>	<b>TENNIS COURTS</b>						<b>\$978,364</b>
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	
	<b>Subtotal</b>						<b>\$978,363.96</b>
<b>00007</b>	<b>SITE UTILITIES</b>						<b>\$25,000</b>
1	Drainage Allowance		1	ALLOW		\$25,000.00	
	<b>Subtotal</b>						<b>\$25,000.00</b>
	<b>Base Subtotal:</b>						<b>\$1,118,816</b>
	<b>10% Construction Contingency</b>						<b>\$111,882</b>
	<b>5% General Conditions</b>						<b>\$55,941</b>
	<b>4% Overhead and Profit</b>						<b>\$44,753</b>
	<b>CONSTRUCTION SUBTOTAL:</b>						<b>\$1,331,391</b>
	<b>10% Design Contingency</b>						<b>\$133,139</b>
	<b>8% Design, Permitting, and Engineering</b>						<b>\$106,511</b>
	<b>TOTAL OPINION OF PROBABLE PROJECT COSTS</b>						<b>\$1,571,041</b>



**QUESTIONS?**