
G·NG·R LITTLE LEAGUE

Hamilton Ballfields - Proposal

Prepared for: Town of Gray, Town Council

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EXECUTIVE SUMMARY

Objective

With the mixed property boundaries complicating use of Douglass Field and future plans necessitating moving the ballfields to a new location, two new ballfields located on the former Hamilton parcel are proposed as a solution to the long term needs of the town youth and recreation departments.

Goals

The primary goals are three-fold: (1) ensure that our town's Little League players have fields to play baseball and softball on for the foreseeable future, (2) free additional space for the Gray Rec Department behind Newbegin hall by moving the existing ballfields to the Hamilton parcel, and (3) create additional parking for town hall at the Hamilton property while reducing impacts at the Town Hall site by removing one of the ball fields.

Solution

Creating two new ball fields at the Hamilton property will alleviate traffic congestion at the town hall property, resolve usage issues with Douglass Field, free the Douglass Field site for use for future projects or sale, create additional parking areas for town events, and ensure the future of our town softball and baseball programs.

Project Outline

Moving the fields and replacing them adequately will require:

- Construction of two softball infields
- Backstops and sideline fencing
- Outfield fencing or removable outfield fencing if a multi-purpose area is desired
- Batting cages
- Snack Shack
- Equipment Storage

The existing Douglass Field property has a snack shack that was constructed by Gray Little League and a batting cage for the use of our players. The snack shack includes approximately 600 square feet of storage space and 200 square feet of snack shack area. To sufficiently run Little League and associated events, a similar facility is needed. The snack shack creates \$4000-6000 of revenue for Little League each year and allows G·NG·R LL to organize equipment for the 400+ players we serve each season. Additionally, batting cages are required to facilitate player development and practice.

Our proposal would be to demolish the existing building on the property and convert two, used shipping containers for use as the snack shack and storage area. If possible, it would be fantastic to include a septic system and create two unisex, handicap-accessible bathrooms. This could be done utilizing a third container

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(likely 20'). Used containers are cost effective and can be quickly modified to serve new purposes with the addition of a simple roof to deflect snow load and exterior sheathing to improve appearance.

Proposed Layout/Design

The proposed field layout is shown to scale in the drawing at the top of this document. Placement of the snack shack and batting cages is not shown as the ideal placement would be in the present location of the existing building. The batting cages and new storage buildings could be located on either side of the existing building if needed.

BUDGET

Proposed Budget

In the budget below, items in bold are required for a minimum use field complex. A large portion of the labor could be saved by utilizing existing town maintenance employees in combination with volunteers. G·NG·R LL believes we could find sufficient volunteers to build the fields entirely utilizing volunteer labor.

Note: no considerations are made in this budget for earth moving and storm water calculations. It is assumed that some earth moving will be required, but that it will be a minimal cost comparatively to other, less well-suited locations.

The total for required items is \$214,314 including labor and \$175,314 without labor. A full facility including restrooms and a snack shack would run approximately \$274,514. Budgets should include a 15% over-run provision to account for changes in the market due to timing of the installation and financial forces.

Description	Qty.	Unit Price	Cost	Running Total
Engineering & Permitting	1	\$30,000	\$30,000	\$30,000
Outfield fencing kit - 400 ' - 4' height	2	\$5,623	\$11,246	\$41,246
16' high backstop fencing	2	\$4,277	\$8,554	\$49,801
Sideline fence - 200' - 6' height	4	\$3,824	\$15,294	\$65,095
Fence Dugouts (20'x10')	4	\$7,799	\$31,196	\$96,291
Labor and installation for fencing (est.)	2	\$15,000	\$30,000	\$126,291
Infield Construction (infield mix)	2	\$20,000	\$40,000	\$166,291
Base systems	2	\$1,000	\$2,000	\$168,291

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Description	Qty.	Unit Price	Cost	Running Total
Double Lane Batting Cage	1	\$9,523	\$9,523	\$177,814
Cement & Earthwork for Batting Cage	1	\$5,000	\$5,000	\$182,814
40' shipping container	3	\$4,500	\$13,500	\$196,314
Materials for roofing & decoration	3	\$3,000	\$9,000	\$205,314
Labor for conversion & decoration	3	\$3,000	\$9,000	\$214,314
Bleachers	4	\$6,800	\$27,200	\$241,514
Septic system & leech field	1	\$15,000	\$15,000	\$256,514
Water connection	1	\$10,000	\$10,000	\$266,514
Plumbing and Restroom Equipment	1	\$8,000	\$8,000	\$274,514
Total			\$274,514	
