

Park and Recreation Commission Meeting

Draft Capital Improvement Plan FY 2026-2031

August 20, 2024



DEPARTMENT OF PUBLIC WORKS

PARKS & OPEN SPACE DIVISION

DPWorks
DEPARTMENT OF PUBLIC WORKS
BROOKLINE, MA

AGENDA

- Capital Project Criteria
- Overview of Capital Planning Process
- Review of Parks Capital Improvement Projects Underway (FY2024 - FY2025)
- Presentation of Proposed Parks and School Grounds Capital Improvement Projects



CAPITAL PROJECT CRITERIA

- Construction, Reconstruction, Renovation or Replacement of a Public Building / Facility
- Feasibility or Design Studies for Capital Projects
- Major Capital Equipment Items
- Long-Range Development Plans
- Project (or study leading to a project) costing at least \$25,000
- Life Expectancy of 10 Years



CAPITAL PLANNING

Safety, Accessibility and Assessment of Site

- 3rd Party Certified Playground Safety Inspector (CPSI) Assessment of Play Equipment
- Town employee visit sites to assess all site features
- List developed for maintenance and cost estimates

Maintenance

- Annual corrective actions to maximize asset based on assessments by CPSI and employee site visits

Preliminary Cost Estimates

- Developed from site visits, CPSI reports, and user input
- Estimates revised every year based on current bidding prices

Capital Improvement Plan Development

- Parks evaluated on current condition of all site assets
- Date of last renovation
- Longevity of site features



CAPITAL PLANNING COST ESTIMATES

Site Prep, Demolition and Earthwork

- Construction fencing, erosion controls, and tree protection
- Removal of existing site features
- Preparation of site for proposed design

Walls, Fencing and Railings

- Fences, gates, retaining/seating walls and railings

Site Furniture

- Benches, picnic tables, trash/recycling receptacles and other site furnishings

Paving and Surfacing

- Pathways into and throughout the park
- Curbing and edging



CAPITAL PLANNING COST ESTIMATES

Site Utilities

- Site drainage including all piping and drainage structures
- Water and storm utility lines
- Splash Pad

Play Equipment and Sports Field

- Play Equipment
- Safety Surfacing
- Precast Curbing for Surfacing
- Field renovations including backstop and furnishings

Pruning and Planting

- Pruning of existing trees and shrubs and/or removals
- New trees and plantings
- Loam and seed



NEXT STEPS – CAPITAL IMPROVEMENT PLAN FY 26 – FY31

- Advertise Prior to Public Hearing
- Continue to Gather Public Input and Comments
- Final Presentation and Vote of the Park & Recreation Commission: September 10, 2024



PARKS DRAFT CAPITAL IMPROVEMENTS FY 2026-2031

	Total	FY 2024 Amount	FY 2025 Amount	FY 2026 Amount	FY 2027 Amount	FY 2028 Amount	FY 2029 Amount	FY 2030 Amount	FY 2031 Amount	Future Years Amount
Parks, Playgrounds, Conservation & Open Space										
Amory Tennis Courts, Parking and Halls Pond	\$3,300,000.00	\$520,000.00	\$2,780,000.00							
Boylston Street Playground	\$2,800,000.00							\$2,800,000.00		
Big Belly Compacting Waste Stations ★	\$980,000.00		\$95,000.00	\$145,000.00	\$145,000.00	\$145,000.00	\$145,000.00	\$145,000.00		\$160,000.00
Coolidge Playground	\$2,500,000.00								\$2,500,000.00	
Coolidge Tennis Court	\$825,000.00				\$825,000.00					
Comfort Station Updates	\$200,000.00				\$25,000.00	\$25,000.00	\$25,000.00			\$125,000.00
D. Blakley Hoar Sanctuary Boardwalk and Pathway Accessibility Improvements	\$730,000.00							\$120,000.00		\$610,000.00
Fisher Hill Gatehouse Safety & Structural Improvements	\$500,000.00					\$500,000.00				
Griggs Park ★	\$2,500,000.00		\$400,000.00	\$2,100,000.00						
Harry Downes Track and Field	\$2,960,000.00								\$2,960,000.00	
Juniper Street Playground	\$1,850,000.00							\$1,850,000.00		
Larz Anderson Park	\$12,600,000.00		\$3,300,000.00				\$3,500,000.00			\$5,800,000.00
Monmouth Park	\$900,000.00	\$350,000.00	\$550,000.00							
Old Burial Ground	\$250,000.00							\$250,000.00		
Parks/ Playgrounds Rehab/ Upgrade ★	\$2,595,000.00	\$300,000.00	\$305,000.00	\$310,000.00	\$325,000.00	\$330,000.00	\$335,000.00	\$340,000.00		\$350,000.00
Ridley Tennis Courts	\$1,755,000.00				\$1,755,000.00					
Riverway Park	\$2,000,000.00					\$2,000,000.00				
Schick Playground	\$2,000,000.00	\$2,000,000.00								
Skyline Park Playground Renovation	\$1,600,000.00								\$1,600,000.00	
Soule Playground/ Athletic Fields	\$6,700,000.00				\$880,000.00	\$5,820,000.00				
Town/ School Ground Rehab ★	\$1,665,000.00	\$180,000.00	\$185,000.00	\$190,000.00	\$200,000.00	\$210,000.00	\$220,000.00	\$230,000.00		\$250,000.00
Tennis Courts/ Basketball Courts ★	\$1,150,000.00	\$300,000.00		\$200,000.00	\$650,000.00					
Tree Removal & Replacement / Urban Forestry Management ★	\$3,165,000.00	\$325,000.00	\$350,000.00	\$375,000.00	\$390,000.00	\$410,000.00	\$425,000.00	\$440,000.00		\$450,000.00
Walnut Hills Cemetery ★	\$1,000,000.00			\$1,000,000.00						
	Total	FY 2024 Amount	FY 2025 Amount	FY 2026 Amount	FY 2027 Amount	FY 2028 Amount	FY 2029 Amount	FY 2030 Amount	FY 2031 Amount	Future Years Amount
Schools										
Baker School Playground	\$6,500,000.00								\$6,500,000.00	
Baldwin School Playground (back of school only)	\$1,500,000.00									\$1,500,000.00
Roland Hayes (formerly Heath) School Grounds	\$4,330,000.00						\$4,330,000.00			
Longwood Playground/ Lawrence School Grounds	\$5,300,000.00									\$5,300,000.00
New Lincoln School Grounds	\$5,770,000.00				\$970,000.00	\$4,800,000.00				



CAPITAL IMPROVEMENT PROJECTS UNDERWAY AND RECENTLY COMPLETED

SKYLINE PARK-PHASE TWO

DESIGN REVIEW PROCESS STARTED JUNE 2023 - ONGOING FOR PATHWAY
COMFORT STATION IMPROVEMENTS, ROOF REPLACEMENTS, AND SITE FURNISHINGS - FALL OF 2024

Project Goals & Priorities

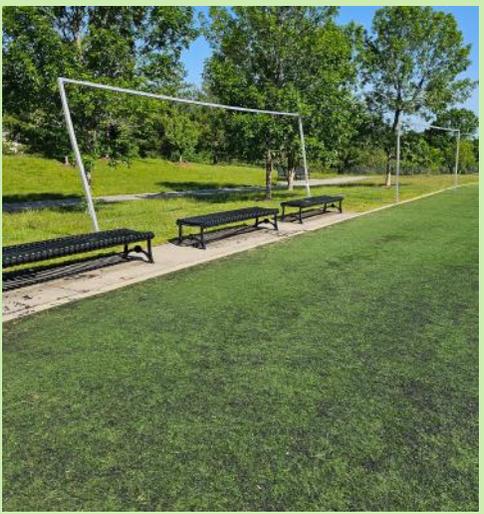
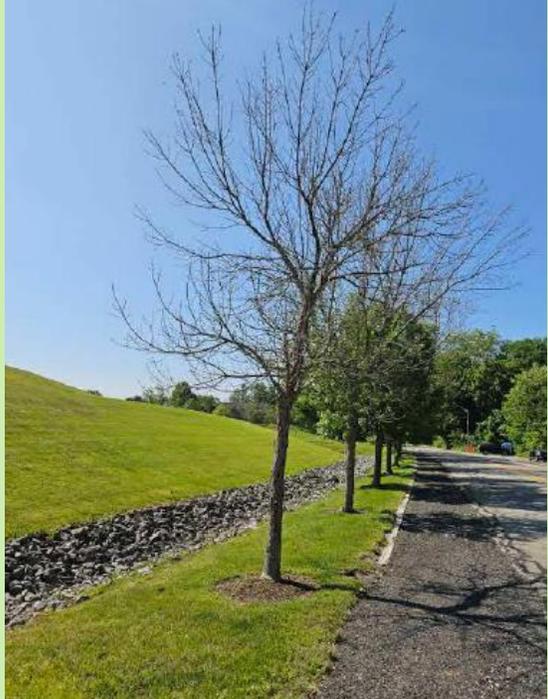
- Construction of a path along Incinerator Drive linking the Skyline Park entrance and parking with the existing paths at Lost Pond Reservation.
- Repair the siding, repaint the doors, and re-roof the comfort station to prolong life.
- Replace existing site furnishings with new site furnishings on concrete pads.
- Additional Tree Plantings



Work Areas

June 8, 2023

Skyline Park Improvements Phase 2



Site Plan

What We Heard:

- Hillside meadow and overlook too disruptive
- Remove the hillside sandbox

LEGEND

- Limit of Work
- Porous Asphalt
- Pedestrian Pavement
- Boardwalk
- Mulch
- Meadow
- Bioswale
- Proposed Canopy Tree
- Proposed Flowering Tree



Sasaki Public Presentation 7.9.24

AMORY PLAYGROUND

ANTICIPATE BIDDING PROJECT: WINTER 2025

LAST RENOVATION IN 2009 - DID NOT INCLUDE COMFORT STATION OR HALLS POND

BUDGET: FY 2024 DESIGN - \$520,000
FY 2025 CONSTRUCTION - **\$2,580,000**

Project Includes

- Tennis Court Renovation including surrounding fence
- Halls Pond Boardwalk
- Comfort Station Renovation
- Parking Lot Improvements
- Outside consultant services for design and construction oversight
- Construction expected to begin Spring 2025 (assuming successful bid)



MONMOUTH STREET PARK

LAST RENOVATION 2006

BUDGET: FY 2024 PHASE 1 - \$350,000

FY 2025 PHASE 2 - \$550,000

Project Includes

Playground Phase 1 – Playground

equipment and surfacing replacement

- Design review process completed
- Project bid - Winter 2023/2024
- Construction - Fall 2024

Park Renovations Phase 2 – Renovation to

park lawn, planting beds, add/remove existing trees, repair/replace walls, fencing and paving

- Design work by Town staff
- DRC - Fall 2024



MONMOUTH STREET PARK – PHASE 1 PLAYGROUND

TO BE INSTALLED FALL 2024



MONMOUTH STREET PARK – PHASE 2 PARK RENOVATIONS





SCHICK PARK

DESIGN REVIEW PROCESS - STARTED JANUARY 2024

LAST RENOVATION 1998

BUDGET: FY 2024 - \$2,000,000

Project Includes

- Rebuilding/Repairs to walls and stairs along Addington Road
- New play equipment for all ages
- Resilient safety surfacing
- New basketball court
- Improvements to site drainage
- Accessibility improvements throughout the park
- Design work by Town landscape architects with outside engineer and structural consultant services
- Construction anticipated to begin in Spring 2025 (assuming successful bid)

Google Maps, 2023



SCHICK PARK



SCHICK PARK



LARZ ANDERSON PARK

LAST PLAYGROUND/PICNIC RENOVATION 2003

BUDGET: FY 2025 \$3,300,000

FY 2029 \$3,500,000

Multiple Projects Identified in Larz Master Plan Summary

FY 2025

- Renovation to entries along Goddard Ave.
- Wall, pergola and site furnishing assessments, repairs, and replacements at the House Site and Pinetum
- Renovation of Allee, stairs, and tree care
- Walkway improvements and waterside planting at the Lagoon
- Possible Mass Historic Grant application March 2026 in partnership with the Preservation Division

FY 2029

- Playground with new play equipment for all ages and resilient playground safety surfacing



LARZ ANDERSON PARK

WALLS AND GATES AT THE ENTRIES ON GODDARD AVENUE



LARZ ANDERSON PARK

WALLS AND PERGOLA AT TOP OF HILL



LARZ ANDERSON PARK

PATHWAYS



LARZ ANDERSON ALLEE



QUESTIONS AND DISCUSSION

PROPOSED CAPITAL IMPROVEMENT PROJECTS:
FY 2026 AND BEYOND

PARKS DRAFT CAPITAL IMPROVEMENTS FY 2026-2031

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CAPITAL PROJECT FUNDS: FY 2026-2031

Parks and Playgrounds - Comfort Stations

- The Park and Open Space Division manages eight (8) public restroom facilities
- Park and playground restrooms and service areas require periodic accessibility, structural, and ventilation improvements
- Improvements needed overtime include structural upgrades, new doors, ventilation and flooring improvements, toilets, sinks, fixtures, lighting, utilities, and drainage
- These projects are done in partnership with the Brookline Building Department

Parks/Playgrounds Rehab/Upgrade

- Town-wide program for the repair, replacement, and improvement of unsafe, non-compliant, and deteriorating park, playground, fence, and field facilities or any associated services or components

Town/School Ground Rehabilitation

- Town and School grounds require on-going structural improvements and repair
- Funds are applied to create attractive and functional landscapes and hardscape improvements

Tennis Courts/Basketball Courts

- The Town has over 19 basketball courts and 36 hard-surface tennis courts
- Funds are used for phased reconstruction/renovation/resurfacing of the courts, lighting, and associated drainage improvements



TENNIS AND BASKETBALL COURTS – CONDITIONS ASSESSMENT

Court Name	Court Surface/Condition	Existing Curb at Perimeter/Condition	Painted/Condition	Drainage Issues	Preventative Maintenance
Ridley Tennis Courts	Asphalt - Surface is in poor condition with heaving and cracking	No - steep eroding edge conditions	Color is in fair condition	Yes - silt at drains and on court	Requires grade changes, surface replacement
Coolidge Park	Asphalt in fair condition - court is not accessible	Curb in fair conditoin	Paint in poor condition	Court floods with 6" plus of water during heavy storms	Replace surface
Longwood Tennis	Asphalt - in poor condition with large cracks throughout the playing area	No curb at perimeter, fence in good condition	Paint in fair condition, some fading	No	Replace surface
Waldstein Basketball	Asphalt in good condition	No curb	Base paint is almost all faded, likes are in fair condition	Silt across half of the court	Repair surrounding water management, repaint entire surface
New Lincoln Basketball Court	Asphalt - in fair condition with some cracking	Asphalt curb in fair condition	Painted lines are faded	Yes - washout all over	Fix drainage issue, repaint lines (school list)
Pierce Basketball	Asphalt in good condition	Curb in good conditoin	Some fading and wearing of paint	Some silt around drain	Seal, repaint entire (New school impact?)
Baldwin Tennis	Asphalt - Surface is in fair condition with some cracking outside of playing area	Timber wall is starting to tip	Paint is in good shape	Yes, evidence of ponding, silt on court	Crack fill, seal, repaint entire
Lawton Basketball	Asphalt - in good condition no large cracks	no curbs or walls	Paint is starting to fade	Some ponding	Crack fill, seal, repaint entire
Longwood Basketball	Asphalt in fair condition, large crack with weeds down center of court	No curbs or walls	Painted lines are faded	No	Crack fill, seal, repaint
Warren Basketball	Asphalt- Surface is fair condition with minimal cracking	Yes- asphalt curb in fair to poor condition with cracking and deterioration	Yes- in poor condition with lots of patches in different colors	No	Crack fill, repaint entire (full court)
Warren Tennis	Asphalt - Surface is in fair condition with some cracking between courts	No	Yes- in good condition, slight fading of color	Yes - puddling in between first and second court	Crack fill, repaint repair areas
Boylston Basketball	Asphalt - Surface is in good condition	Asphalt edge in good condition	Paint and lines are faded	No	Repaint lines
Heath School	Asphalt in fair condition, minimal cracking	No curb	Lines only in fair condition	No	Repaint lines (school list)
Runkle Basketball	Asphalt - Surface is in good condition with no cracking	Yes - Concrete curb in good condition	Lines only that are faded	Yes - washout in back corner	Repaint lines - Part of School work

*Schick basketball court and Amory tennis courts are not shown on this list as they are part of current CIP projects



BIG BELLY TRASH AND RECYCLING RECEPTACLES



GRIGGS PARK

LAST RENOVATION 1998

BUDGET: FY 2025 DESIGN - \$420,000
FY 2026 CONSTRUCTION - \$2,080,000

Project Includes:

- New play equipment for all ages
- Resilient Playground Safety Surfacing
- Pathway improvements
- Paved basketball court
- Drainage Improvements
- New tree plantings
- Design Review Process To Begin Winter 2024/2025



Google Maps, 2023

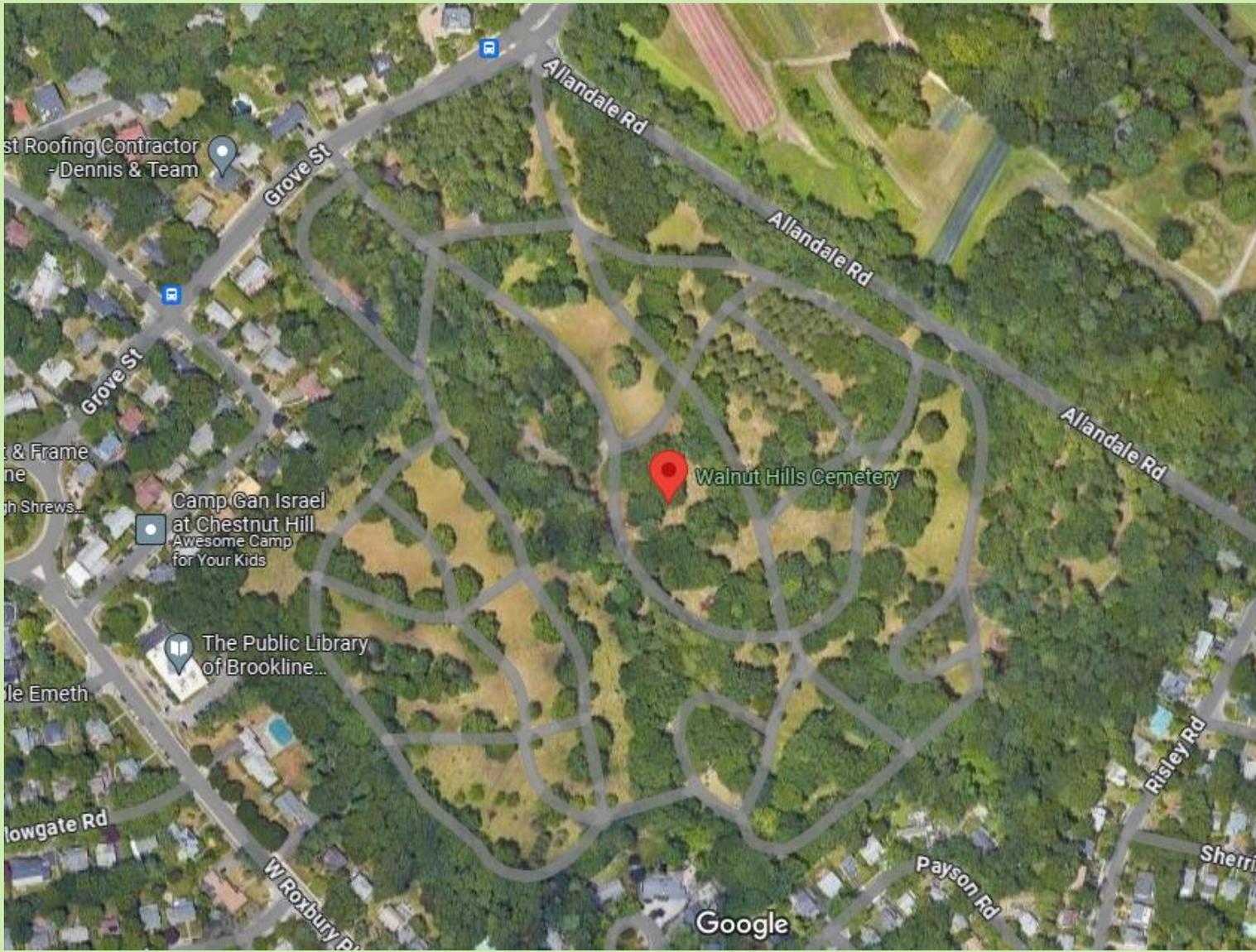


GRIGGS PARK



GRIGGS PARK





WALNUT HILL CEMETERY

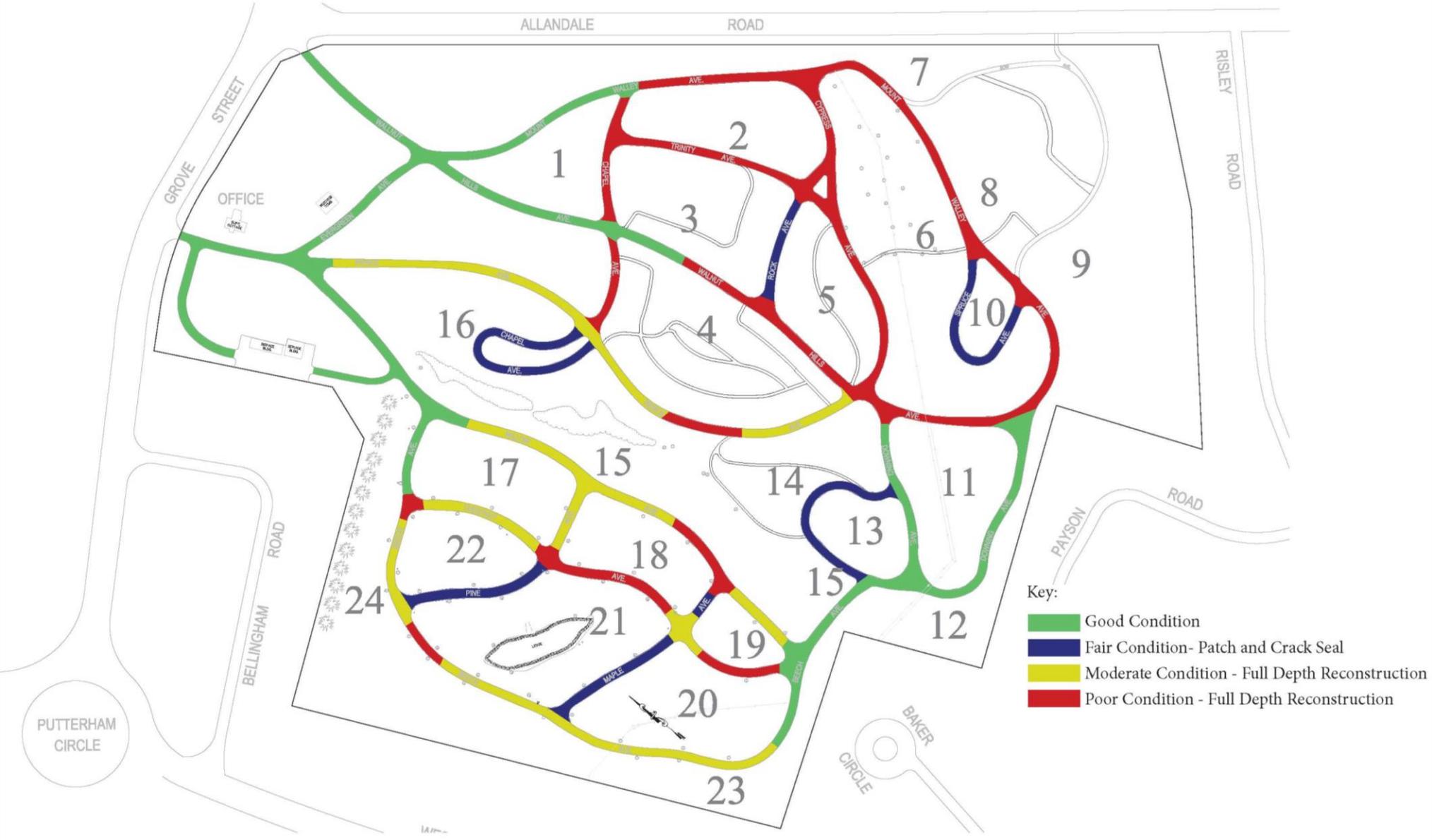
BUDGET: FY 2026 PHASE - \$1,000,000

Project Includes:

- Roadway and drainage improvements
- Tree planting and pruning as identified in the Tree Inventory and Management Plan



WALNUT HILL CEMETERY – EXISTING PAVING CONDITIONS

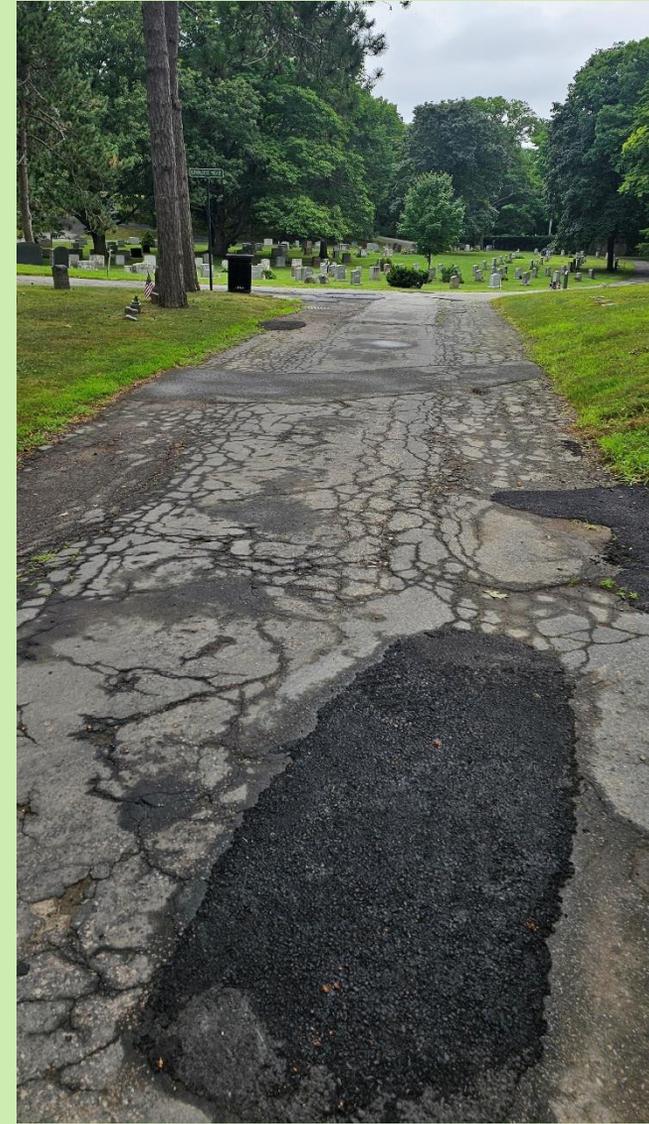
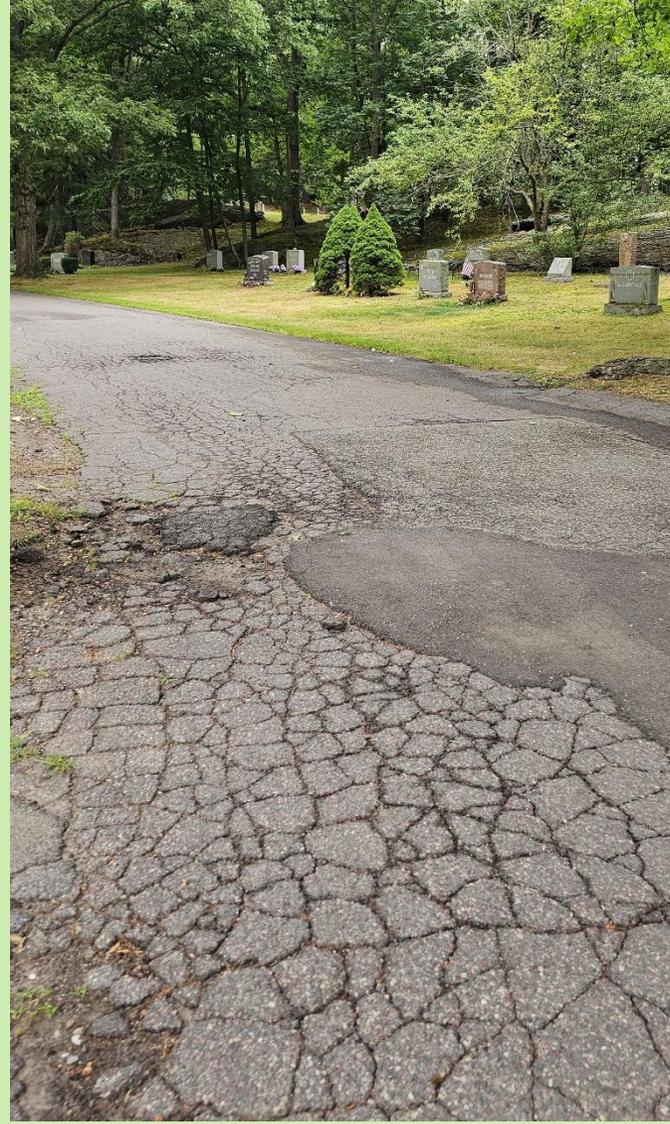


Key:

- Good Condition
- Fair Condition- Patch and Crack Seal
- Moderate Condition - Full Depth Reconstruction
- Poor Condition - Full Depth Reconstruction



WALNUT HILL CEMETERY – ROADWAY CONDITIONS



QUESTIONS AND DISCUSSION

CAPITAL IMPROVEMENTS FUTURE PROJECTS

FY 2027

Soule Playground Design FY 2027: \$880,000
Construction FY 2028: \$5.8 million
Ridley Tennis Courts Construction: \$1.76 million
New Lincoln School Design: \$970,000
Construction FY 2028: \$4.8 million

FY 2028

Coolidge Tennis: \$1 million
Fisher Hill Gatehouse Improvements: \$500,000
Riverway Park: \$2 million

FY 2029

Larz Anderson: \$3.5 million
Hayes School: \$4.3 million

FY 2030

Boylston Street Playground: \$2.8 million
Juniper Playground: \$1.85 million
Old Burial Ground: \$250,000

FY 2031

Coolidge Playground: \$2.5 million
Harry Downes Track and Field: \$2.9 million
Skyline Park Playground: \$1.6 million
Baker School: \$6.5 million

Future Years

D. Blakley Hoar Pathway: \$730,000k
Larz Anderson Park: \$5.8 million
Baldwin School: \$1.5 million
Longwood Playground / Lawrence School: \$5.3 million



SCHOOL GROUNDS CAPITAL PROJECTS



School Playgrounds In Need of Renovation

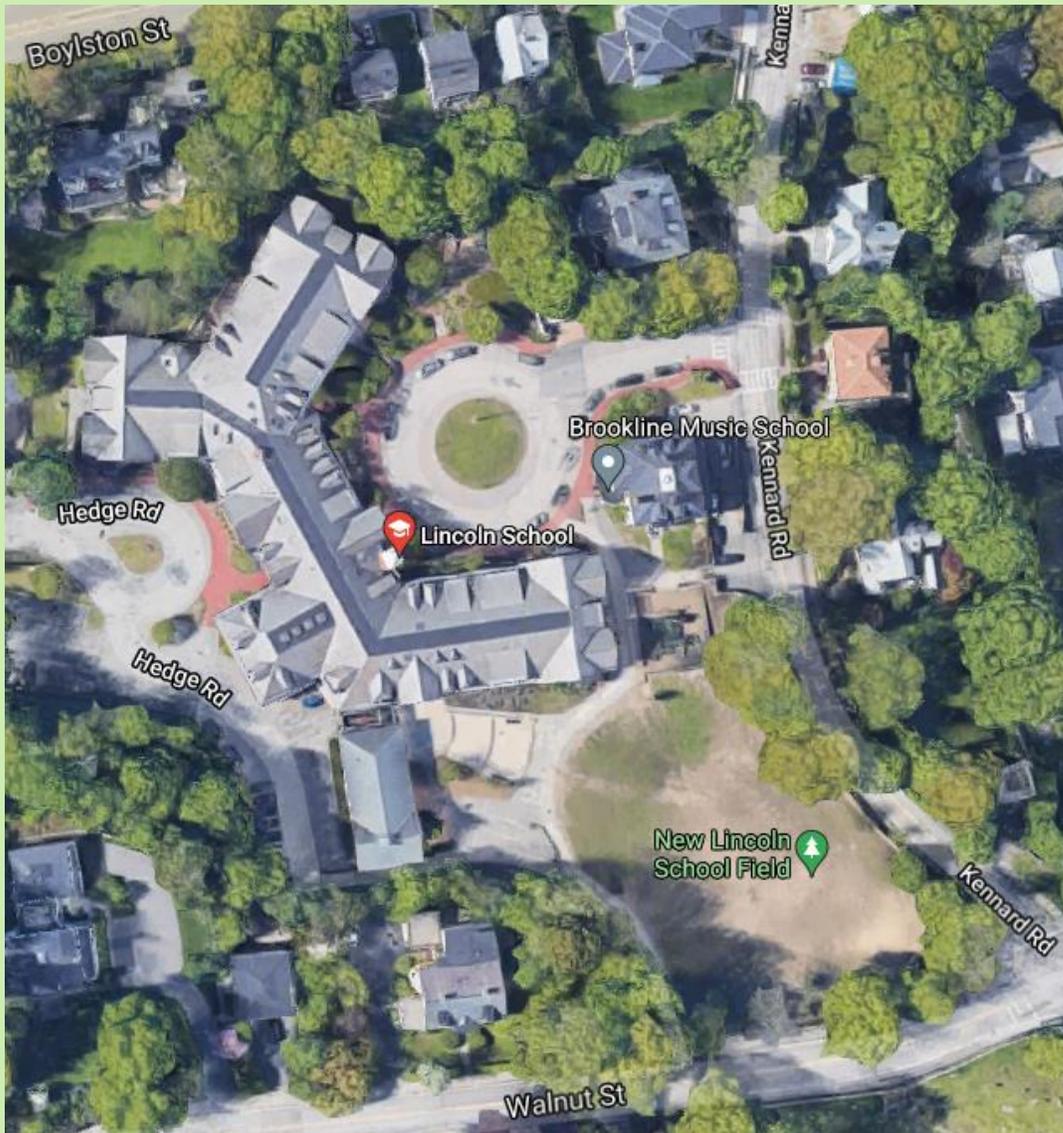
- New Lincoln – 1992
- Baker School – 1996/1999
- Baldwin – 1995-1996
- Hayes School – 1995/2005/2012
- Lawrence School/Longwood – 2004

Recently Renovated or in Process

- Ridley School - 2016
- Driscoll School (under construction)
- Pierce (under construction)

	Total	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years
		Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount
Schools										
Baker School Playground	\$6,500,000.00								\$6,500,000.00	
Baldwin School Playground (back of school only)	\$1,500,000.00									\$1,500,000.00
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Longwood Playground/ Lawrence School Grounds	\$5,300,000.00									\$5,300,000.00
New Lincoln School Grounds	\$5,770,000.00				\$970,000.00	\$4,800,000.00				





NEW LINCOLN SCHOOL

BUDGET:

FY 2027 DESIGN: \$970,000

FY 2028 CONSTRUCTION - \$4,800,000

Project Includes

- Natural grass field renovations
- New playground equipment for all ages
- Expanded playground for ages 2-5 years
- Resilient Playground Safety Surfacing
- Renovated Basketball Court
- Accessible pathway throughout the grounds

Ongoing Remediation: Spring 2024 Hillside Erosion Project



NEW LINCOLN SCHOOL



NEW LINCOLN SCHOOL





ROLAND HAYES SCHOOL

BUDGET: FY 2029- \$4,330,000

Project Includes

- Natural grass field renovations
- New playground equipment for all ages
- Resilient Playground Safety Surfacing
- Renovated Basketball Court
- Accessible pathway throughout the grounds
- Repaving of parking and drop-off areas

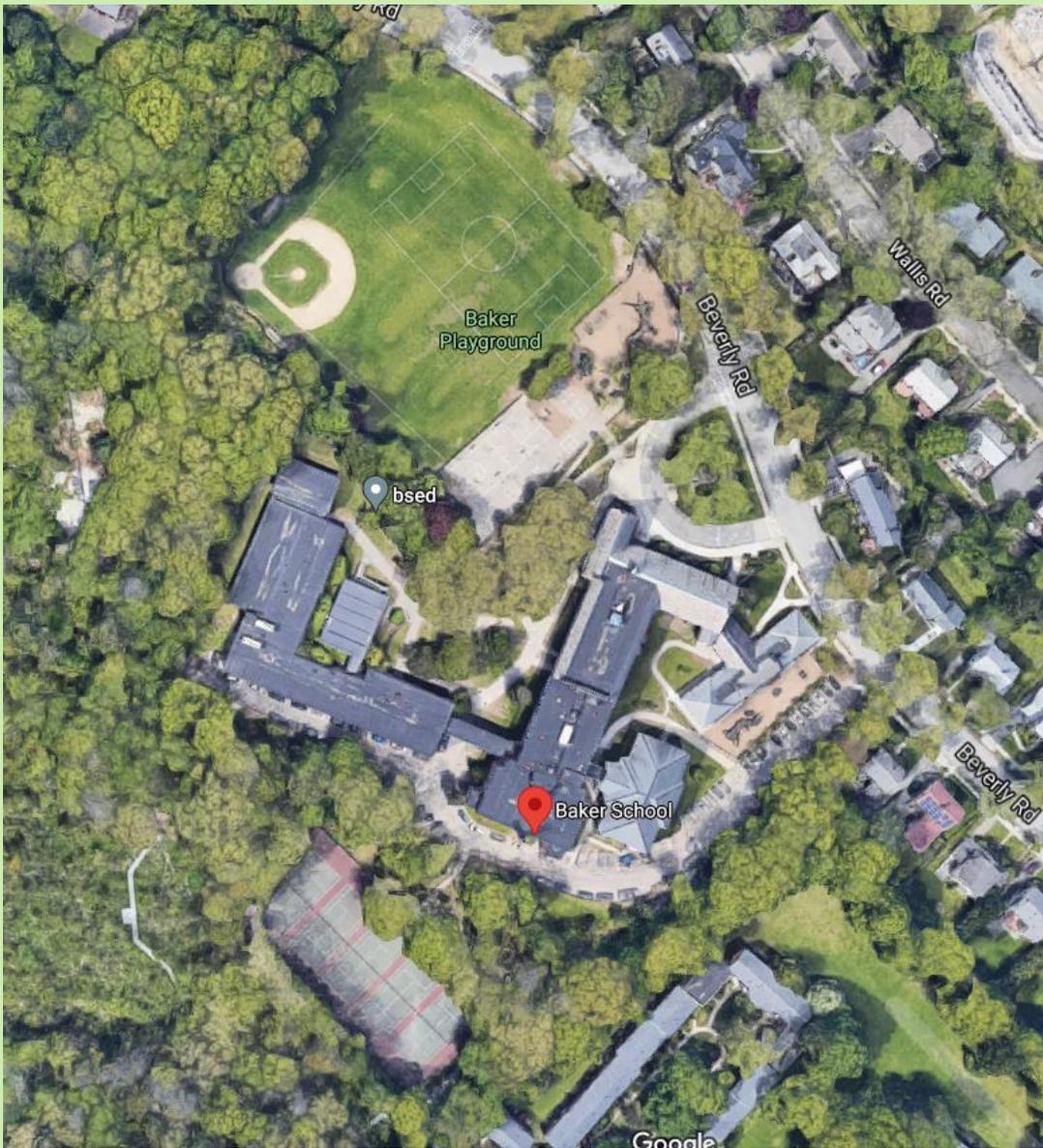


ROLAND HAYES SCHOOL



ROLAND HAYES SCHOOL





BAKER SCHOOL

BUDGET: FY 2031- \$6,500,000

Project Includes

- Natural grass field renovations
- New playground equipment for all ages
- Resilient Playground Safety Surfacing
- Renovated Basketball Court
- Accessible pathway throughout the grounds and to the tennis courts



BAKER SCHOOL



BAKER SCHOOL

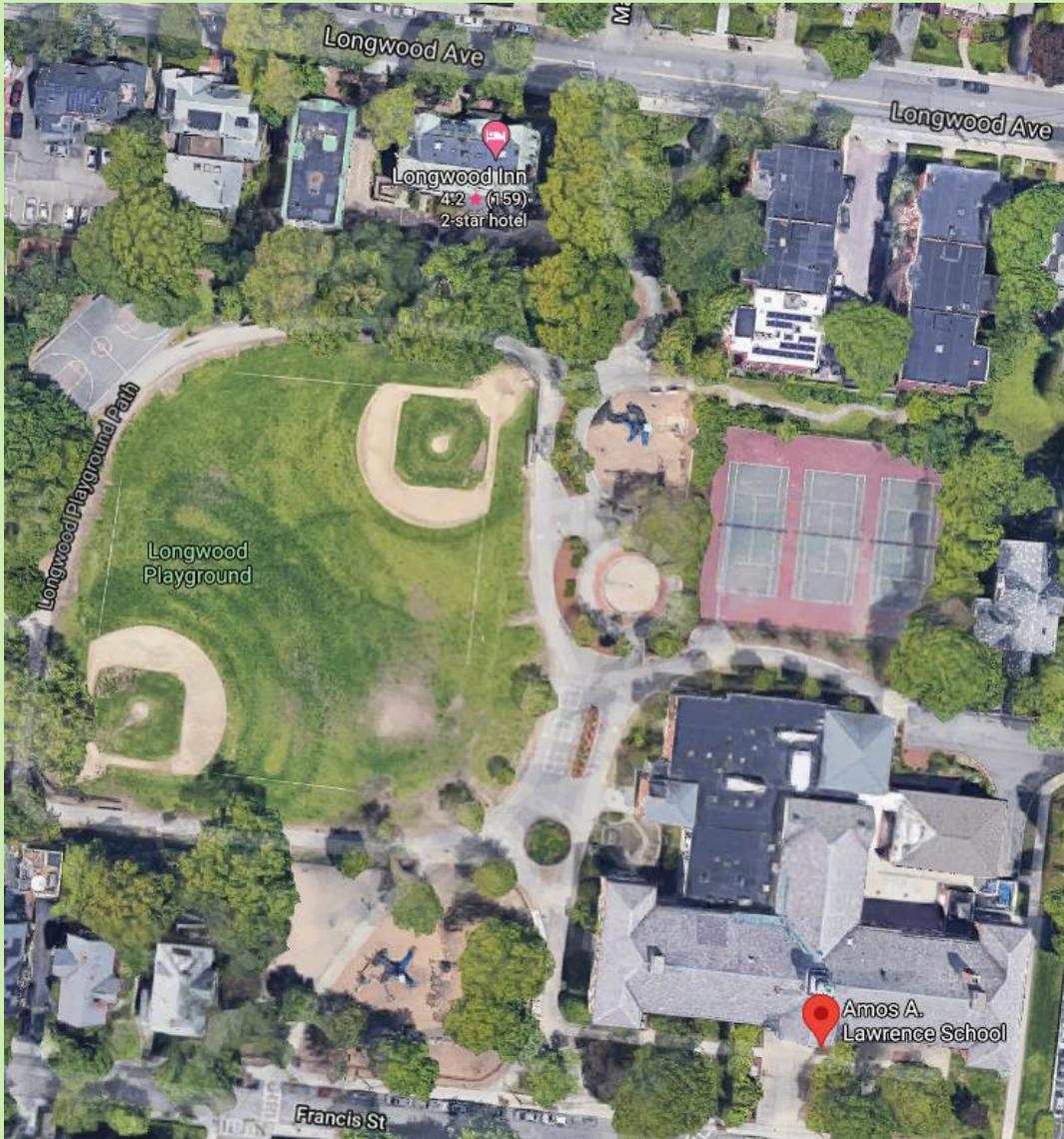


LAWRENCE SCHOOL/LONGWOOD PLAYGROUND

BUDGET: FUTURE YEARS \$5,300,000

Project Includes

- Natural grass field renovations
- New playground equipment for all ages
- Expanded playground for ages 2-5 years
- Resilient Playground Safety Surfacing
- Renovated Basketball Court
- Accessible pathway throughout the grounds
- Renovated tennis courts

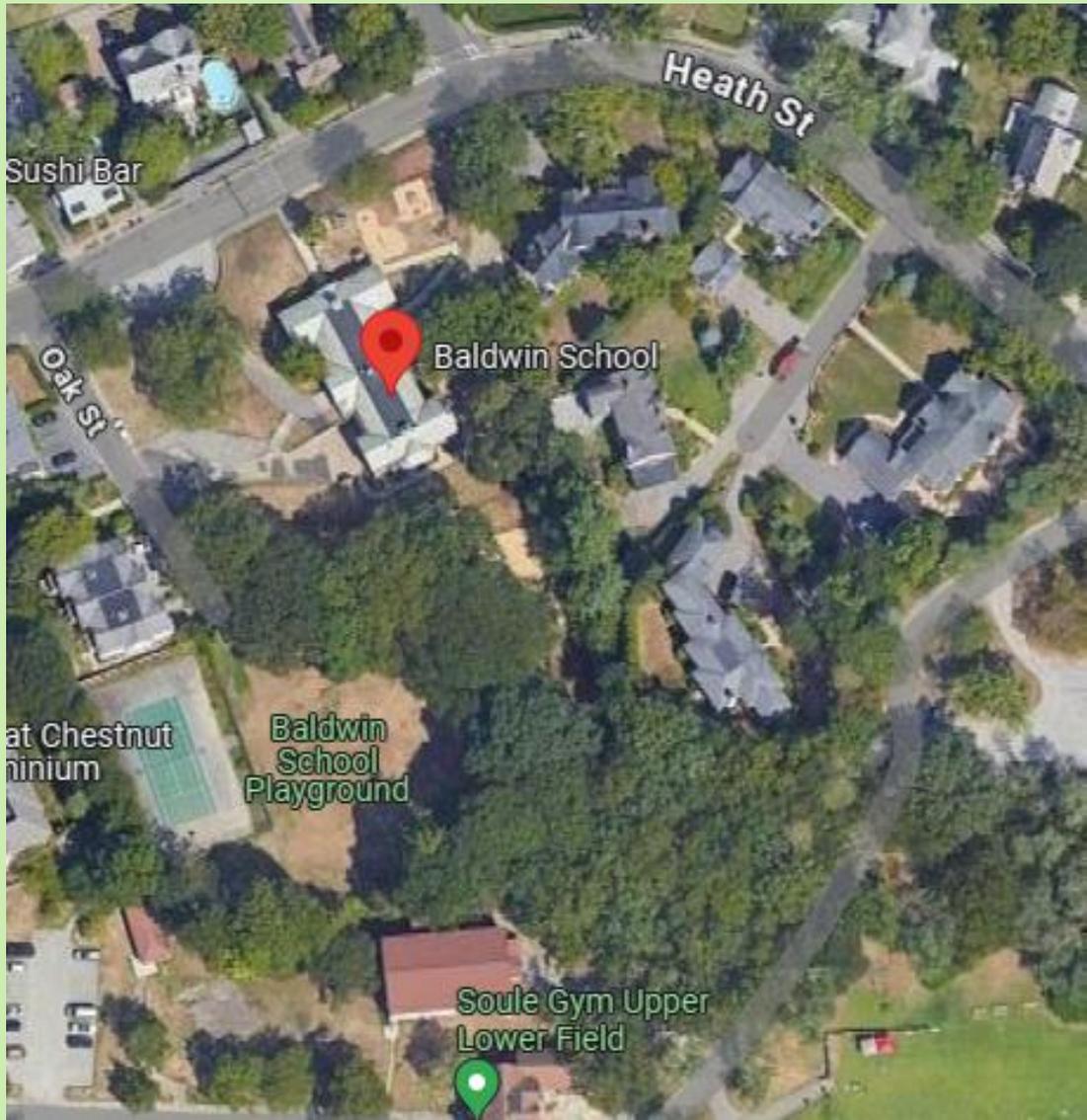


LONGWOOD PLAYGROUND/ LAWRENCE SCHOOL GROUNDS



LONGWOOD PLAYGROUND/ LAWRENCE SCHOOL GROUNDS





BALDWIN SCHOOL PLAYGROUND

BUDGET: FUTURE YEARS- \$1,500,000

Project Includes

- New playground equipment for all ages
- Resilient Playground Safety Surfacing
- Accessible pathway to the playground
- New fencing and gates



BALDWIN SCHOOL PLAYGROUND



QUESTIONS AND DISCUSSION