



Thomas R. Bellegarde  
Assistant City Manager/Public Works Commissioner

To: Kevin Murphy, City Manager  
From: Thomas Bellegarde, Assistant City Manager/Public Works Commissioner  
Date: June 1, 2017  
RE: Field Replication Costs for Carvalho Field and Manning Complex

For your consideration, the Department of Public Works has compiled budget estimates to replicate Carvalho Field at Cawley Stadium and a full renovation/construction at the proposed Manning Field Complex located at 303 Boston Road. The budget estimates are as follows.

**Carvalho Field:** The scope of work at Carvalho Field is significantly less due to the fact that the subsurface has already been installed. The replacement costs are estimated at \$355,000 and are broken down below.

- Replacement of exiting field turf – 60,000 sq. ft. x \$5.50/sq. ft. = \$330,000
- Repairs to subsurface and track - \$25,000

**Manning Field Complex:** Renovations, repairs, replacement, and construction are all part of the scope at the Manning Field site. The work will involve an expansion of the existing parking lot, construction of a “Drop-Off Parking” area, construction of a new regulation multi-purpose field (soccer dimensions), complete renovations of Manning Field and Ventura Field, landscaping site improvements, and the installation of a nature trail to connect the fields. Budget estimates are listed below.

- Construction of new multi-purpose field - \$1,320,000
  - Sub-surface construction \$350,000
  - Field Turf (80,000sq. ft.) \$750,000
  - Site Improvements including drainage and landscaping \$75,000
  - Engineering \$25,000
  - Contingency (10%) \$120,000
- Renovations to Ventura Field and Manning Field - \$60,000
  - Complete renovation to infields including sod, pitcher’s mound and home plate, warning track, fencing, dugout improvements, foul poles, grading, fertilizing, and conditioning – 2 fields x \$27,500 - \$55,000
  - Irrigation repairs - \$5,000
- Nature Trail - \$110,000
  - Site preparation performed with in-house labor - \$7500
  - 5’ wide trail x 2,000LF =10,000 sq. ft. of porous concrete - \$87,500
  - Landscaping improvements to entire site - \$15,000
- Parking Improvements - \$125,000
  - New drop off parking area - \$75,000
  - Expanded Parking area and repairs to existing parking \$50,000

**Total Costs: \$1,970,000**

Please feel welcome to contact me with any questions you may have on this matter.