

Eldredge Park Renovation, Orleans MA

Community Preservation Committee Orleans
September 4th, 2025



Weston & SampsonSM
design studio





MEETING AGENDA

1. Project Team Introductions
2. Project Timeline
3. Site Analysis
4. Noteworthy Site Features
5. Site Plan
6. Conceptual Lighting and Restroom Layouts
7. Stormwater Management
8. Cost Estimate
9. Questions & Next Steps
10. Reference Slides

PROJECT TEAM INTRODUCTIONS

TOWN OF ORLEANS WORKING GROUP

Jamie Balliett, Chair, Recreation Advisory Committee

Thomas DeSiervo, Director of Recreation, Culture & Community Events, Town of Orleans

Tracy Murphy, Member, Recreation Advisory Committee

WESTON & SAMPSON

Brandon Kunkel, RLA, Practice Leader

Regan Andreola, RLA, Senior Project Manager

Lauren Schunk, RLA, Project Landscape Architect

Maria Galvan Murillo, Landscape Designer I

EDR

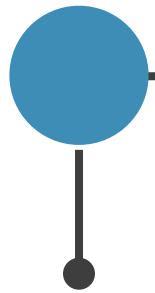
Griffin Ryder, PE, Service Area Leader, Engineering

Craig Curtin, Project Manager



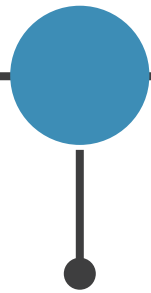
PROJECT TIMELINE

Apr. 2024



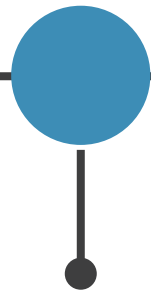
The Orleans Master (Fields) Plan is completed. This cooperative effort between the **Town of Orleans** and the **Nauset Regional School District** employed a four-phased multi-year approach to propose long overdue renovations for recreational facilities at Eldredge Park, Orleans Elementary School, and the Nauset Regional Middle School.

Jun. 2024



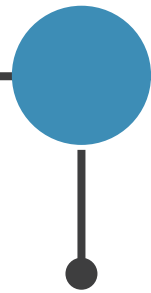
The **Orleans Recreation Advisory Committee** and **Orleans Recreation Department** develop a town meeting article to begin the design phase of the Fields Plan. The focus will be on Town-owned Eldredge Park with tennis, pickleball, basketball, handball, playground, and other facilities.

Oct. 2024



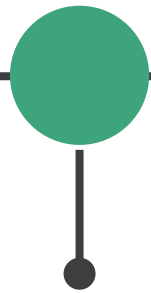
Articles 9 & 10 are approved at Fall Town Meeting, providing a total of **\$950,000** between the two articles to be used for, “Recreational Facilities and Infrastructure-Design, Engineering, Repairs and Construction at Eldredge Park”.

Mar. 2025



Consultants begin work on an **Eldredge Park Renovation Plan**, including landscape/site design, engineering, stormwater, accessibility, and recreational enhancements. The \$75,000 project will also provide a cost assessment for the renovations. The **Recreation Advisory Committee** and **Recreation Department** working group begins to meet regularly with the consultant.

Jul. 2025



A joint **Orleans Select Board** and **Recreation Advisory Board** public forum is held to discuss the draft **Eldredge Park Renovation Plan**.

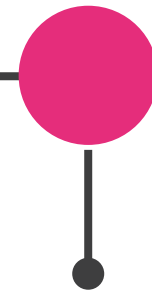
Aug. 2025



A final Town of Orleans **Eldredge Park Renovation Plan** is submitted to the Select Board.

Envisioned Future Goals

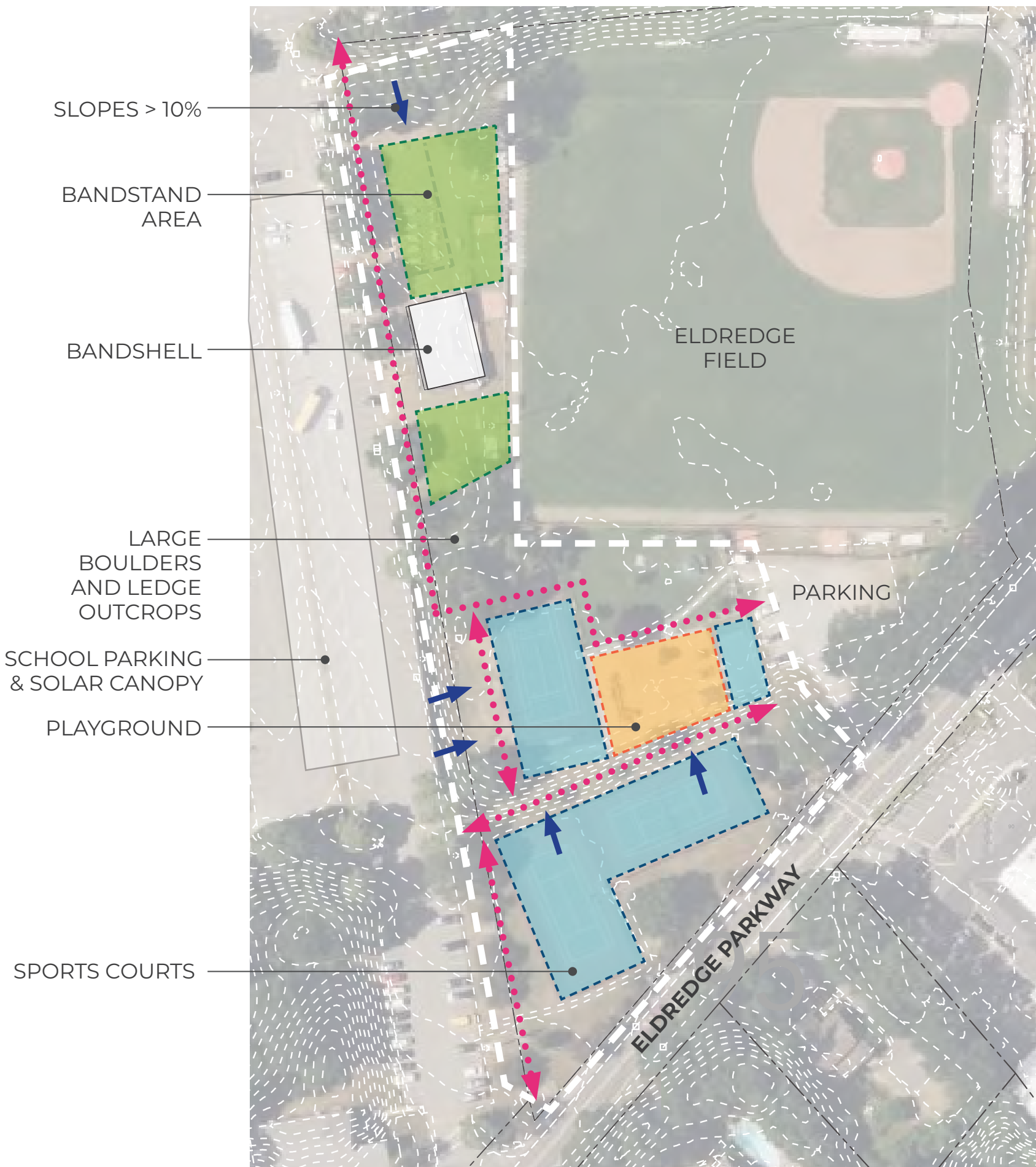
Future Goals



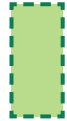
A **Future Town Meeting** Article seeking funds to implement the **Eldredge Park Renovation Plan** is presented for public action.


- **March**
On site project kick-off
- **May - Working group meeting #1**
Review preliminary concepts
- **June - Working group meeting #2**
Review revised concepts
- **July - Working group meeting #3**
Review Preferred Concept and Opinion of Probable Cost

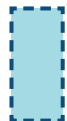





LEGEND

- 
BANDSTAND AREA
 - Explore space north and south of bandstand for a basketball court while preserving some flexible area for Firebirds and school programming
 - Potential to create an accessible picnic area for use by the school and Firebirds
 - Potential to incorporate additional seating for Eldredge Field games

- 
PLAYGROUND
 - An upgraded playground could offer a wide variety of play opportunities:
 - New inclusive play equipment
 - Slope play
 - Water play
 - Accessible surfacing

- 
COURTS
 - Handball court is in poor condition. Opportunity to remove and replace with additional playground space
 - (4) Existing pickleball courts are well-used and in good condition. Opportunity to increase courts to accommodate growing use
 - (2) Tennis courts are in poor condition and require resurfacing. Opportunity to reorient courts to optimize available space

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SITE ACCESS & ACCESSIBILITY
 - Opportunity to provide ADA accessible routes that connect the school, parking lots, bandstand, and recreational amenities

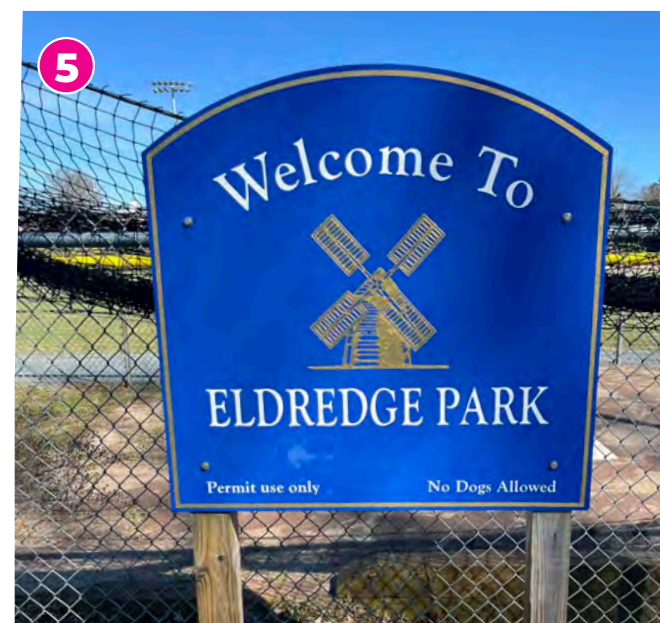
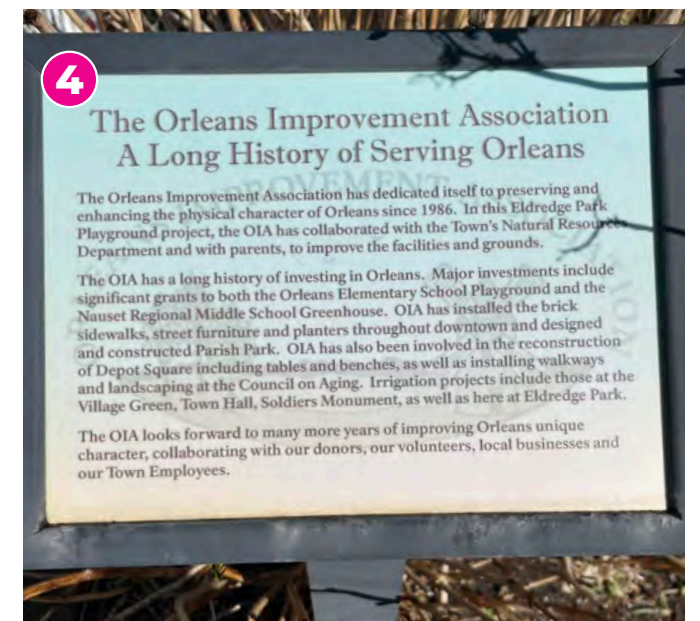
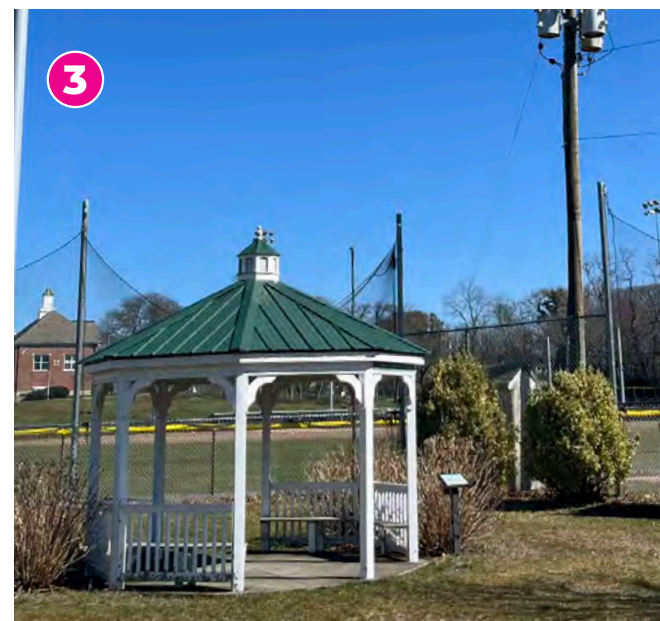
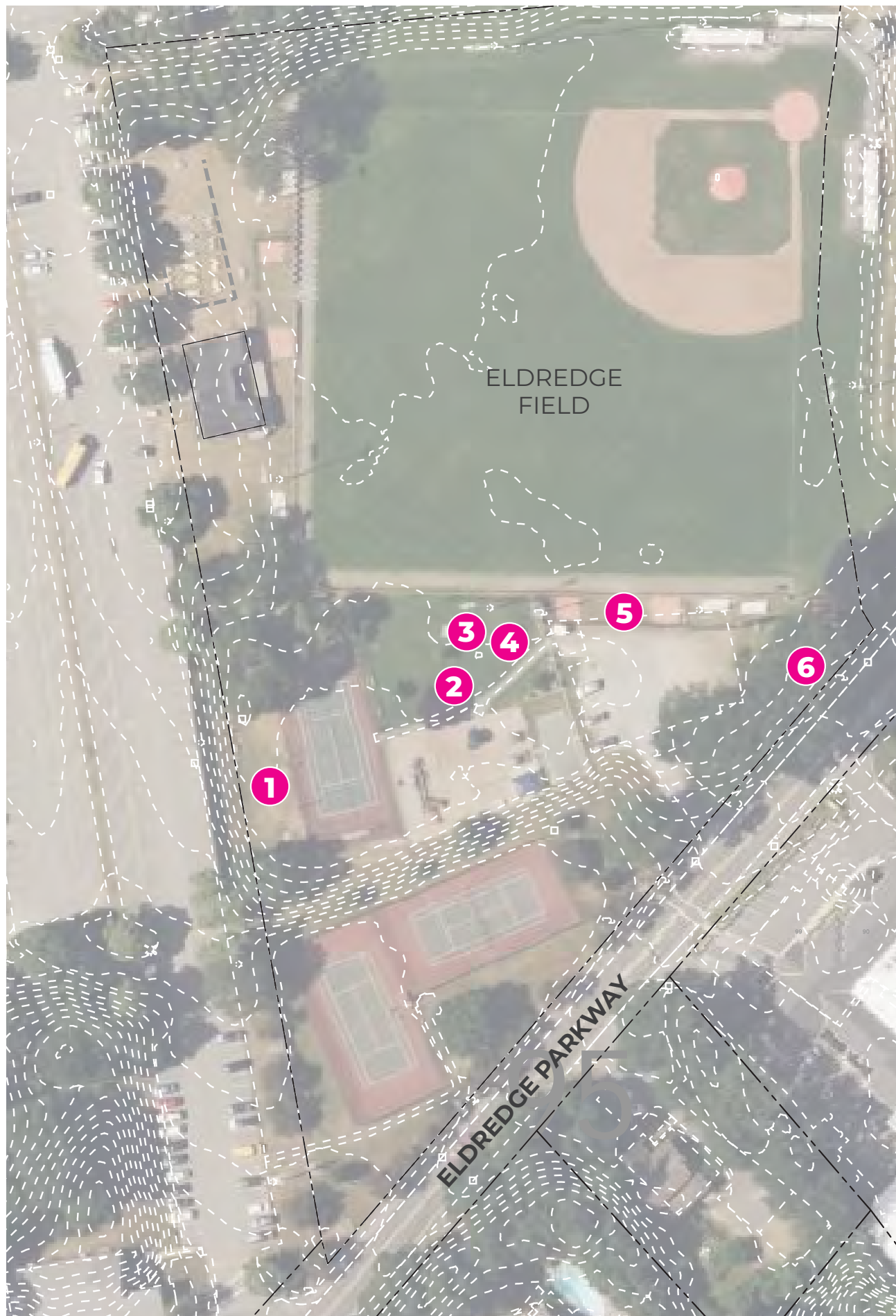


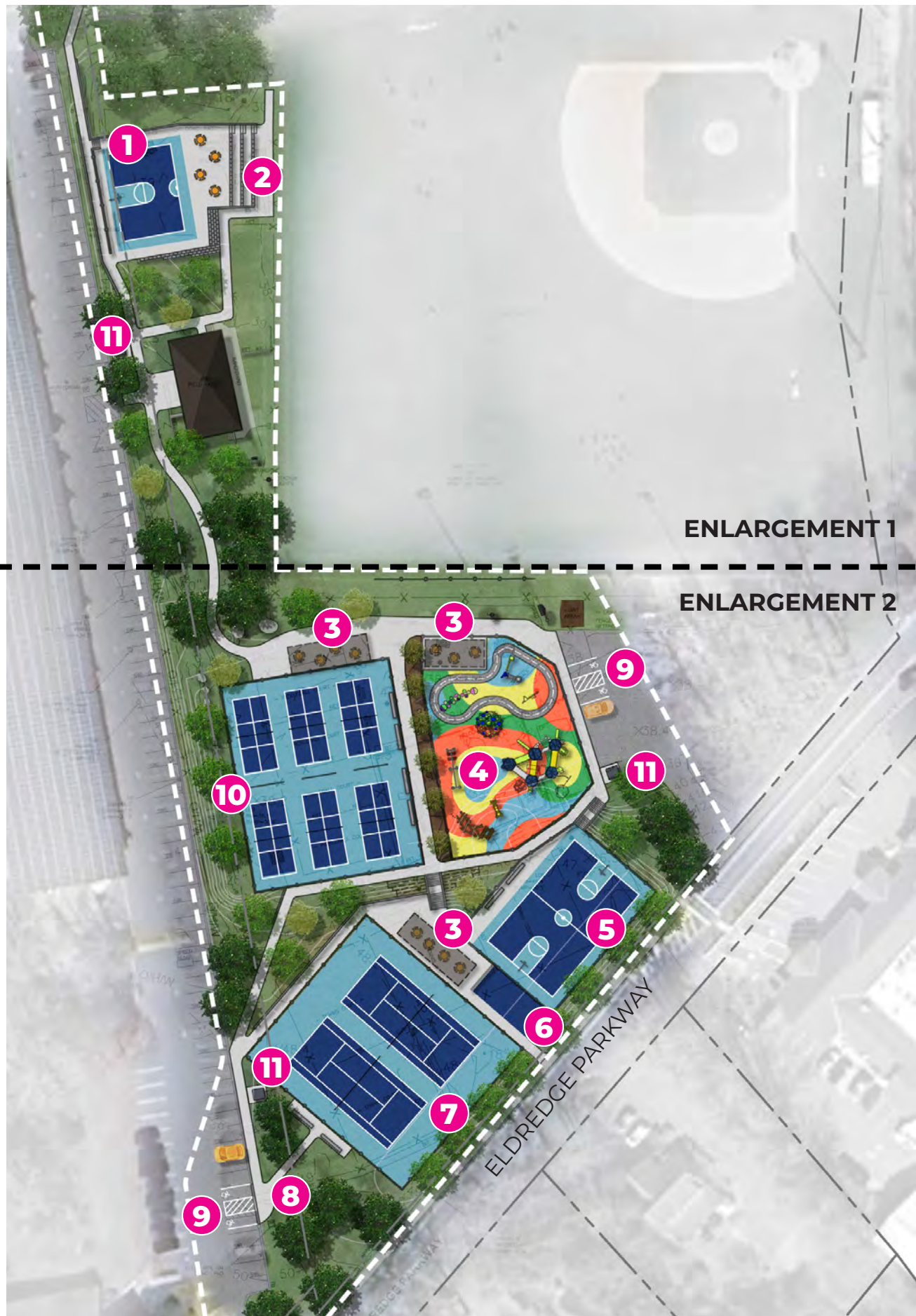
0' 40' 80' 160'



1" = 80'-0"

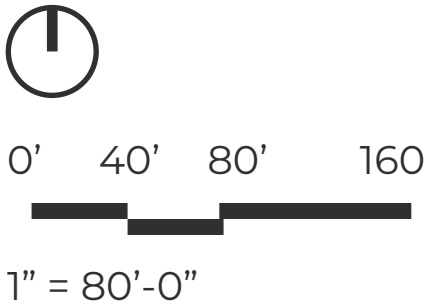






LEGEND

- 1** HALF BASKETBALL COURT (35' X 50')
- 2** TIERED BLEACHER SEATING
- 3** SHADE STRUCTURES (QTY. 3)
- 4** PLAYGROUND
- 5** FULL BASKETBALL COURT (50' X 80')
- 6** HANDBALL COURT (20' X 40')
- 7** TENNIS COURTS (QTY. 2)
- 8** PARK ENTRANCE
- 9** ACCESSIBLE PARKING SPACES (QTY. 4)
- 10** PICKLEBALL COURTS (QTY. 6)
- 11** CONCRETE PADS FOR PORTABLE TOILETS





SHADE STRUCTURE +
PICNIC TABLES

PICKLEBALL COURTS
(QTY. 6)

TIERED BLEACHER
SEATING

ACCESSIBLE
WALKWAY

TENNIS COURTS
(QTY. 2)

CONCRETE PAD FOR
PORTABLE TOILET

TEAM BENCHES

PARK ENTRANCE

ADA ACCESSIBLE
PARKING SPACES
(QTY. 2)

SHADE STRUCTURE +
PICNIC TABLES

ADA ACCESSIBLE
PARKING SPACES (QTY. 2)

TRIKE TRACK

ACTIVE PLAY AREA

CONCRETE PAD FOR
PORTABLE TOILET

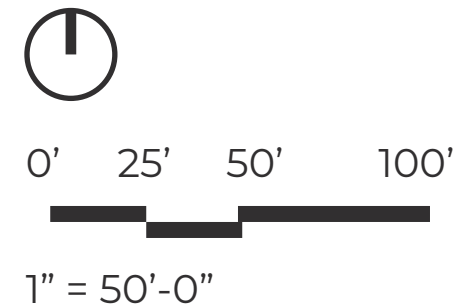
SLOPE PLAY

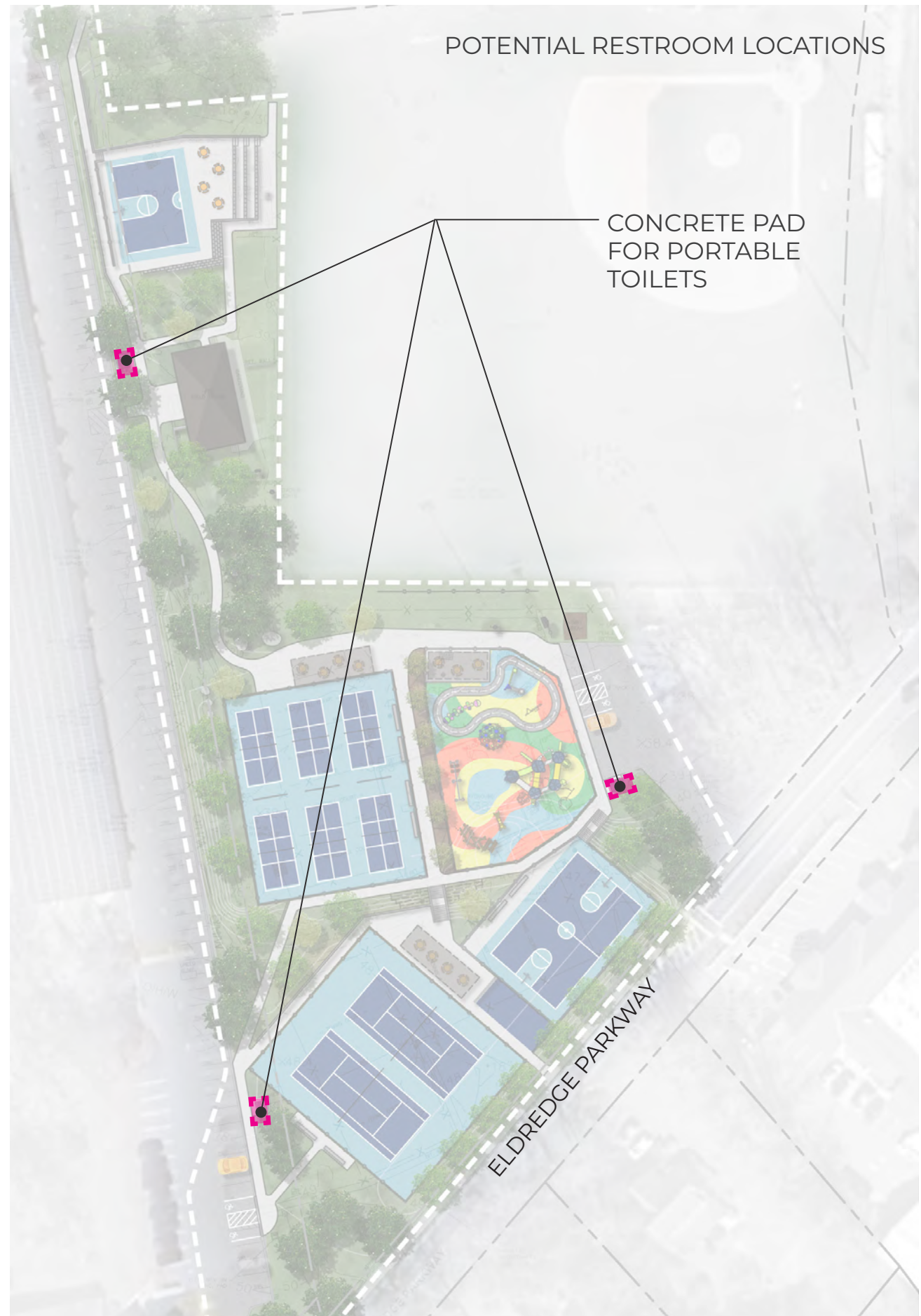
TEAM BENCHES

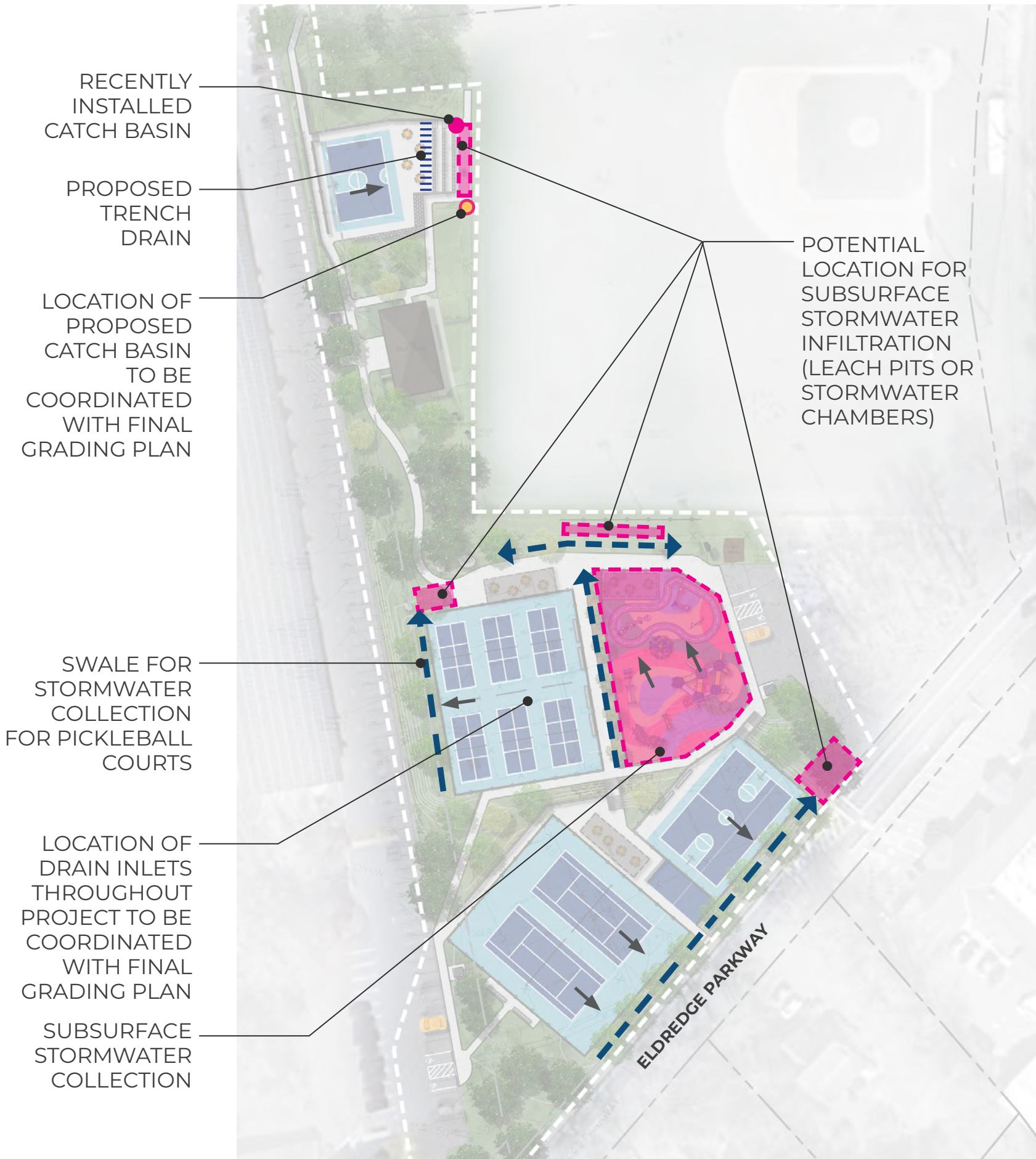
FULL BASKETBALL
COURT

SHADE STRUCTURE +
PICNIC TABLES







HANDBALL COURT







LEGEND

-  SUBSURFACE STORMWATER COLLECTION
-  VEGETATED / STONE SWALE WITH UNDERDRAIN
-  WATER FLOW
-  TRENCH DRAIN
-  EXISTING CATCH BASIN
-  PROPOSED CATCH BASIN



ITEM	COST	DESCRIPTION
1. Site Preparation	\$ 180,000	Construction fencing, erosion controls, tree protection and selective removal
2. Earthwork	\$ 180,000	Rough and fine grading
3. Playground Area	\$ 660,000	Play equipment, fencing, Safety surfacing
4. Tennis Courts	\$ 180,000	Pavement, color sealcoat, fencing, team benches, nets, etc.
5. Pickleball Courts	\$ 190,000	Pavement, color sealcoat, fencing, team benches, nets, etc.
6. Basketball Courts	\$ 150,000	Pavement, color sealcoat, fencing, team benches, hoops, backboard, etc.
7. Handball Court	\$ 20,000	Pavement, fencing, wall
8. Site Hardscape (Circulation and seatwalls)	\$ 590,000	Paths, accessible parking, curbing, stairs, retaining walls, granite terraced seating
9. Site Amenities	\$ 490,000	Benches, picnic tables, shade structures, trash receptacles, bottle filling stations, etc.
10. Electrical	\$ 680,000	Court and pedestrian lighting
11. Planting	\$ 110,000	Trees, shrubs, loam and seed
12. Stormwater BMPs	\$ 380,000	Drainage pipe and structures, subsurface infiltration, bioretention areas
Subtotal:	\$ 3,810,000	
2026 Anticipated Construction Cost Escalation (3%)	\$ 114,000	
12% Overhead Profit	\$ 457,000	
20% Contingency	\$ 762,000	
8% Soft Costs (design and engineering)	\$ 305,000	
TOTAL:	\$ 5,448,000	



QUESTIONS & NEXT STEPS

- Preparation of Construction Documents



REFERENCE SLIDES

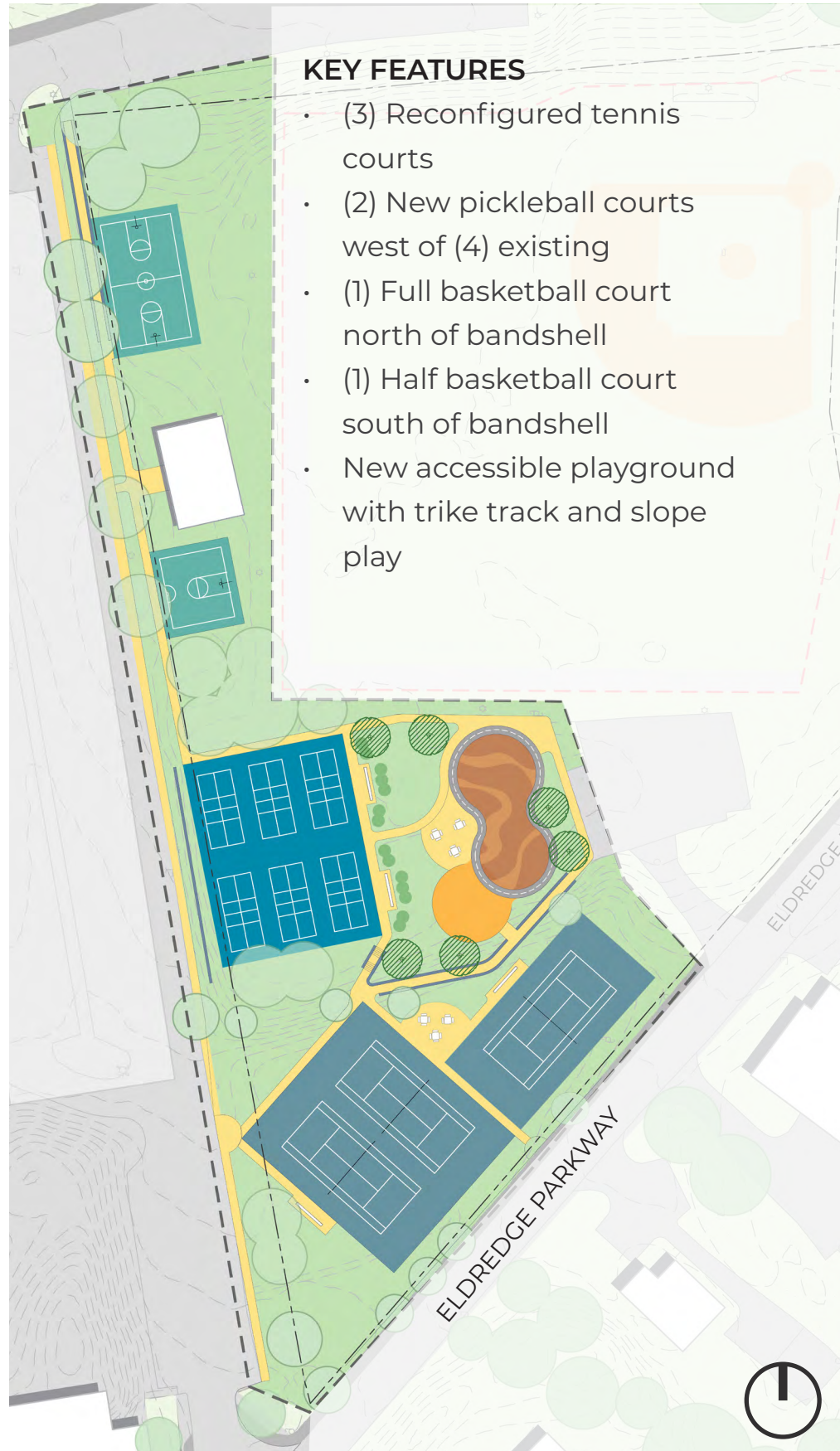
- Preliminary Concepts discussed with the working group on May 5, 2025
- Revised Concepts discussed with the working group on June 2, 2025



CONCEPT 1

KEY FEATURES

- (3) Reconfigured tennis courts
- (2) New pickleball courts west of (4) existing
- (1) Full basketball court north of bandshell
- (1) Half basketball court south of bandshell
- New accessible playground with trike track and slope play



CONCEPT 2

KEY FEATURES

- Tennis courts remain in place
- (2) New pickleball courts east of (4) existing
- (1) Full basketball court south of bandshell
- Picnic area north of bandshell
- New accessible playground with trike track



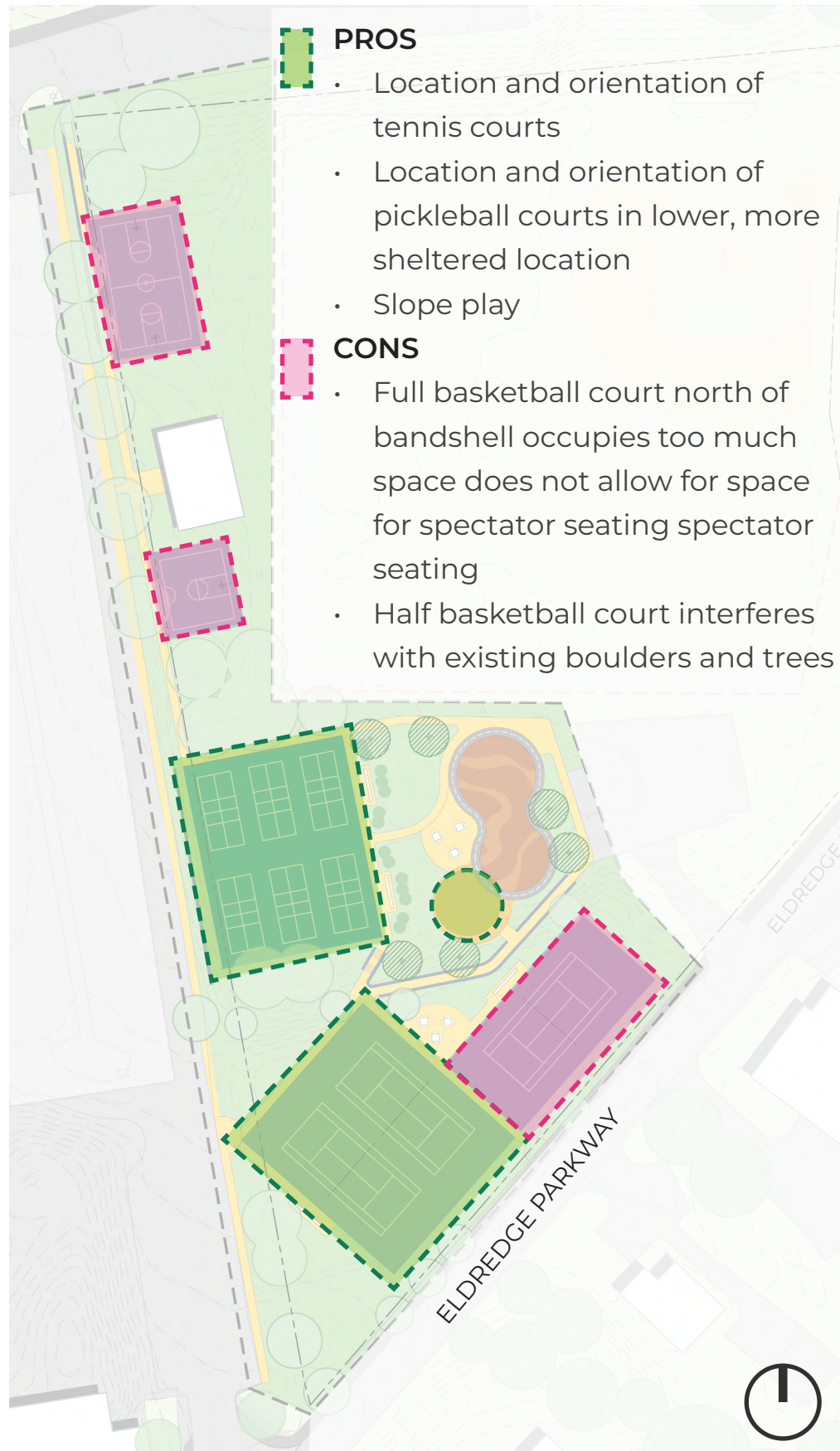
CONCEPT 3

KEY FEATURES

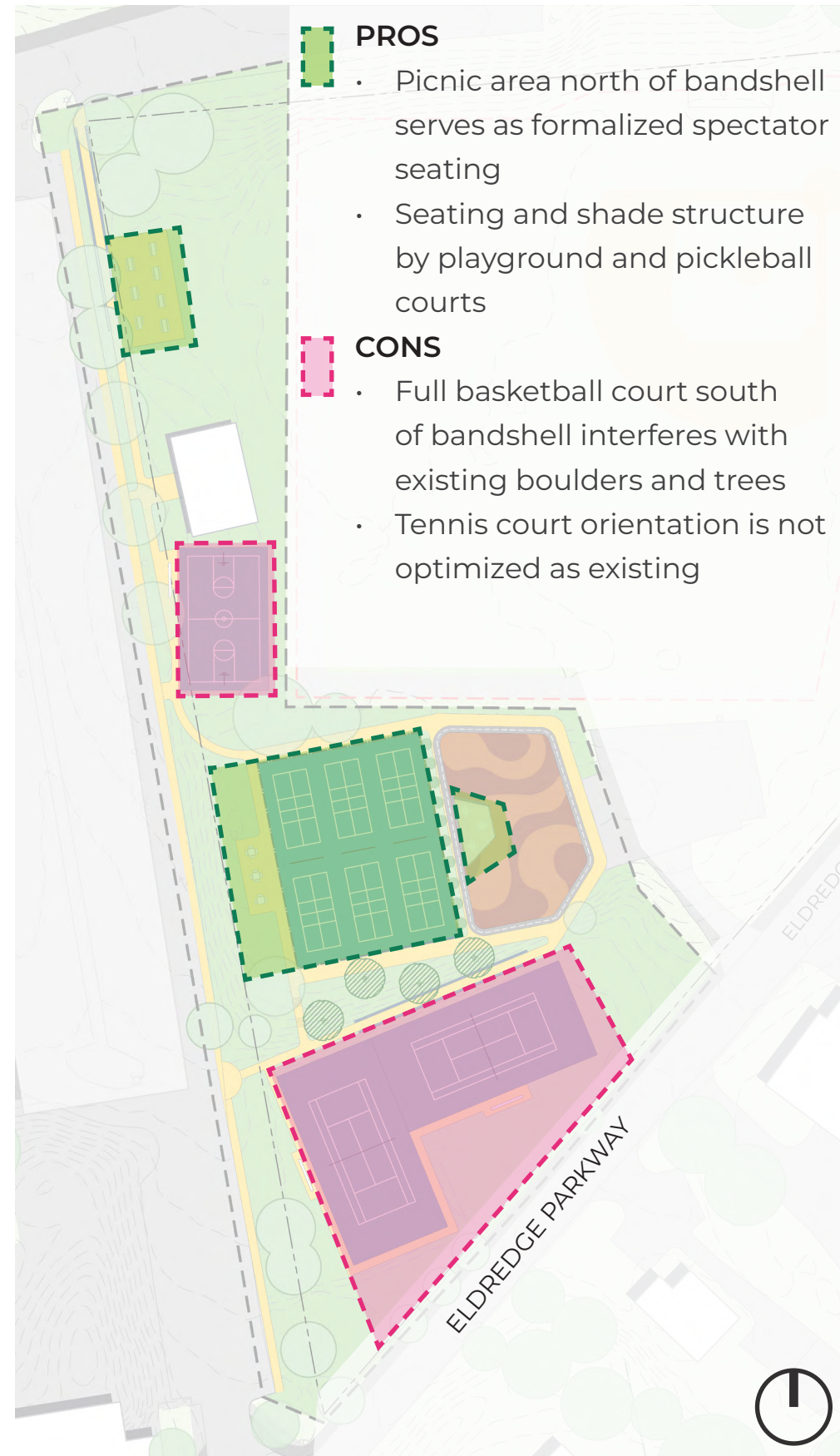
- (2) Reconfigured and relocated tennis courts
- (6) New relocated pickleball courts
- (1) Full basketball court north of bandshell
- (1) Full basketball court along Eldredge Parkway
- New accessible playground with trike track and splash pad



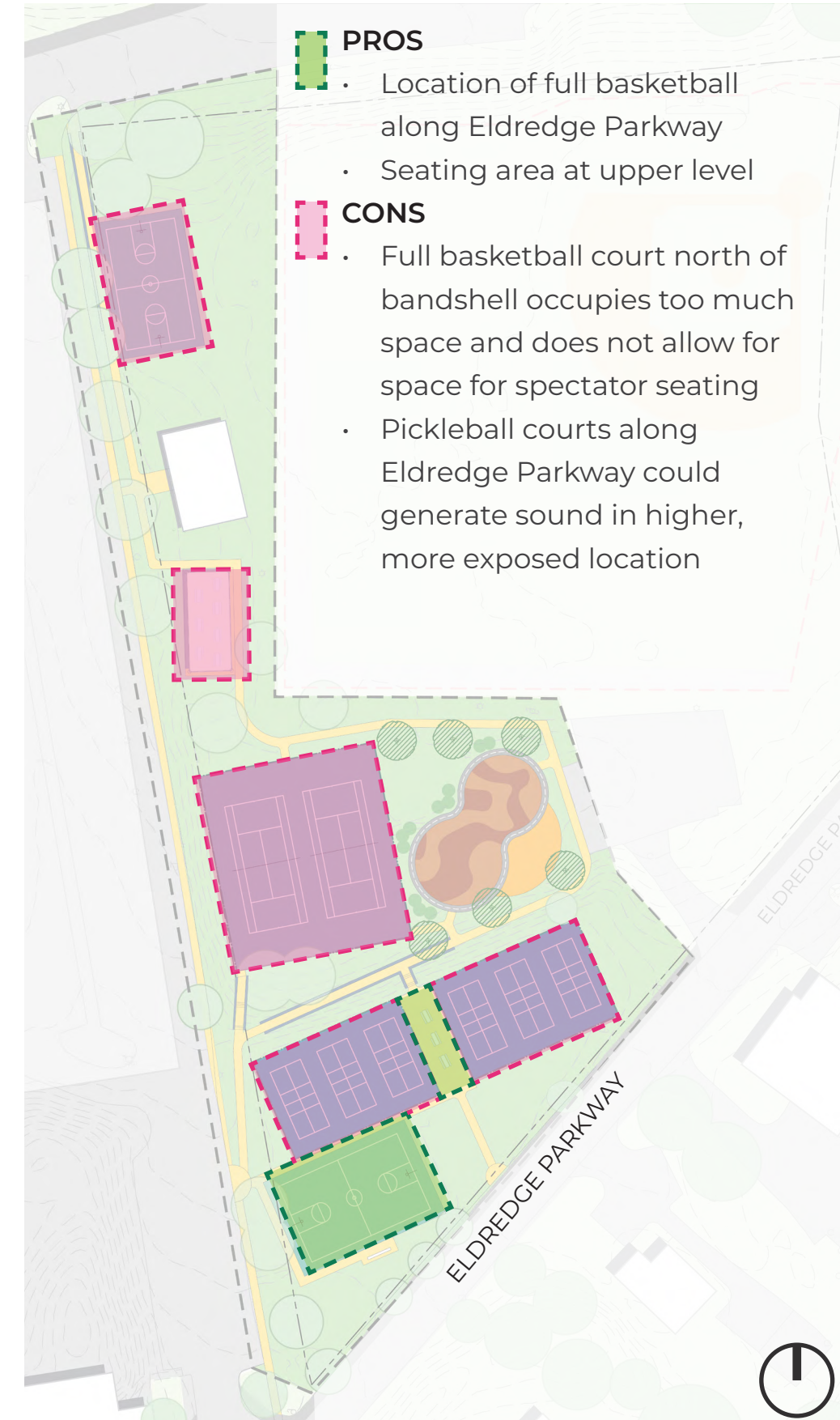
CONCEPT 1



CONCEPT 2



CONCEPT 3



CONCEPT 1A

KEY FEATURES

- (2) New tennis courts
- (2) New pickleball courts west of (4) existing
- (1) Half basketball court north of bandshell and (1) full basketball court along Eldredge Parkway
- New accessible playground with trike track and slope play
- (1) Handball court between tennis and basketball
- Shade structures between pickleball courts and playground



CONCEPT 1B

KEY FEATURES

- (2) New tennis courts
- (2) New pickleball courts west of existing
- (1) Half basketball court north of bandshell and (1) full basketball court along Eldredge Parkway
- New accessible playground with trike track and slope play
- (1) Handball court located east of basketball
- Tiered seating up to basketball and tennis
- Picnic plaza integrated in playground



CONCEPT 1C

KEY FEATURES

- (2) New tennis courts
- (2) New pickleball courts, west of existing, shifted south
- (1) Half basketball court north of bandshell and (1) full basketball court along Eldredge Parkway
- New accessible playground with trike track and slope play
- (1) Handball court located east of basketball
- Tiered seating up to basketball and tennis
- Picnic plaza integrated in playground



CONCEPT 1A

PREFERRED FEATURES

- (2) New tennis courts
- (2) New pickleball courts east of (4) existing
- (1) Half basketball court north of bandshell and (1) full basketball court along Eldredge Parkway
- New accessible playground with trike track and slope play
- **(1) Handball court between tennis and basketball**
- **Shade structures by pickleball courts and playground**



CONCEPT 1B

PREFERRED FEATURES

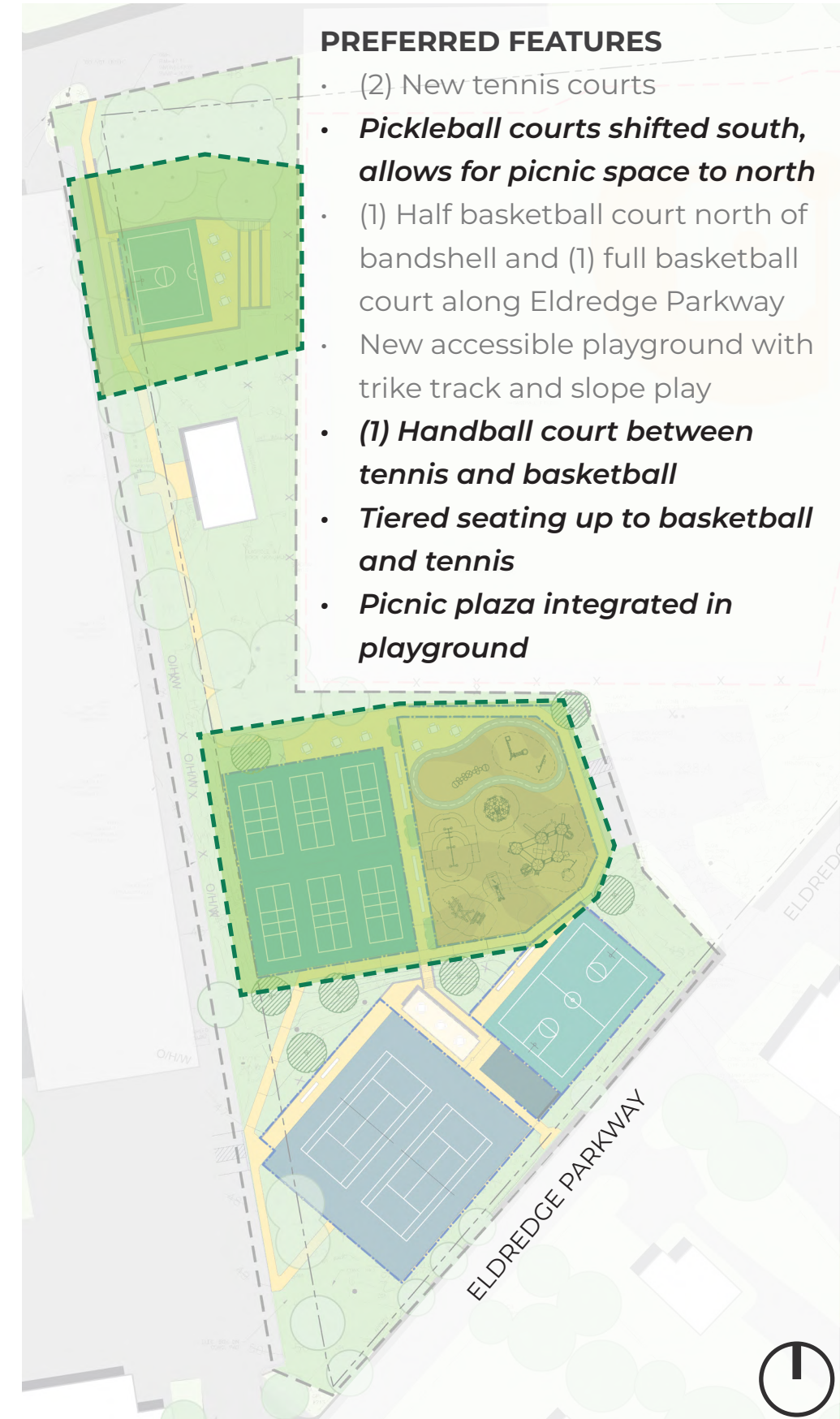
- (2) New tennis courts
- (2) New pickleball courts (total of 6), shifted south
- (1) Half basketball court north of bandshell and (1) full basketball court along Eldredge Parkway
- New accessible playground with trike track and slope play
- (1) Handball court located east of basketball
- **Tiered seating up to basketball and tennis**
- Picnic plaza integrated in playground

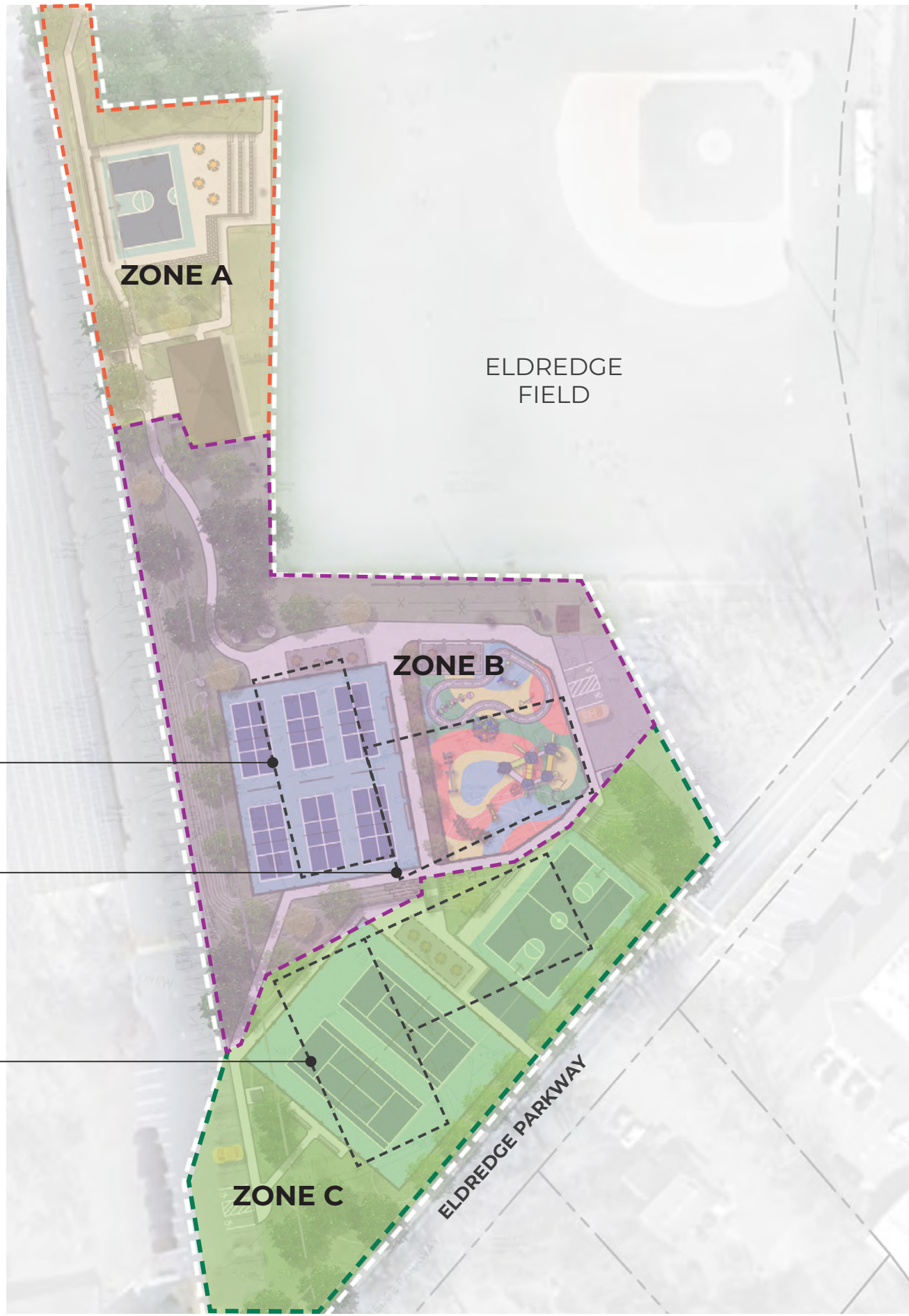


CONCEPT 1C

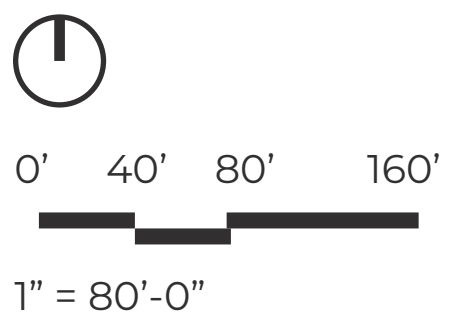
PREFERRED FEATURES

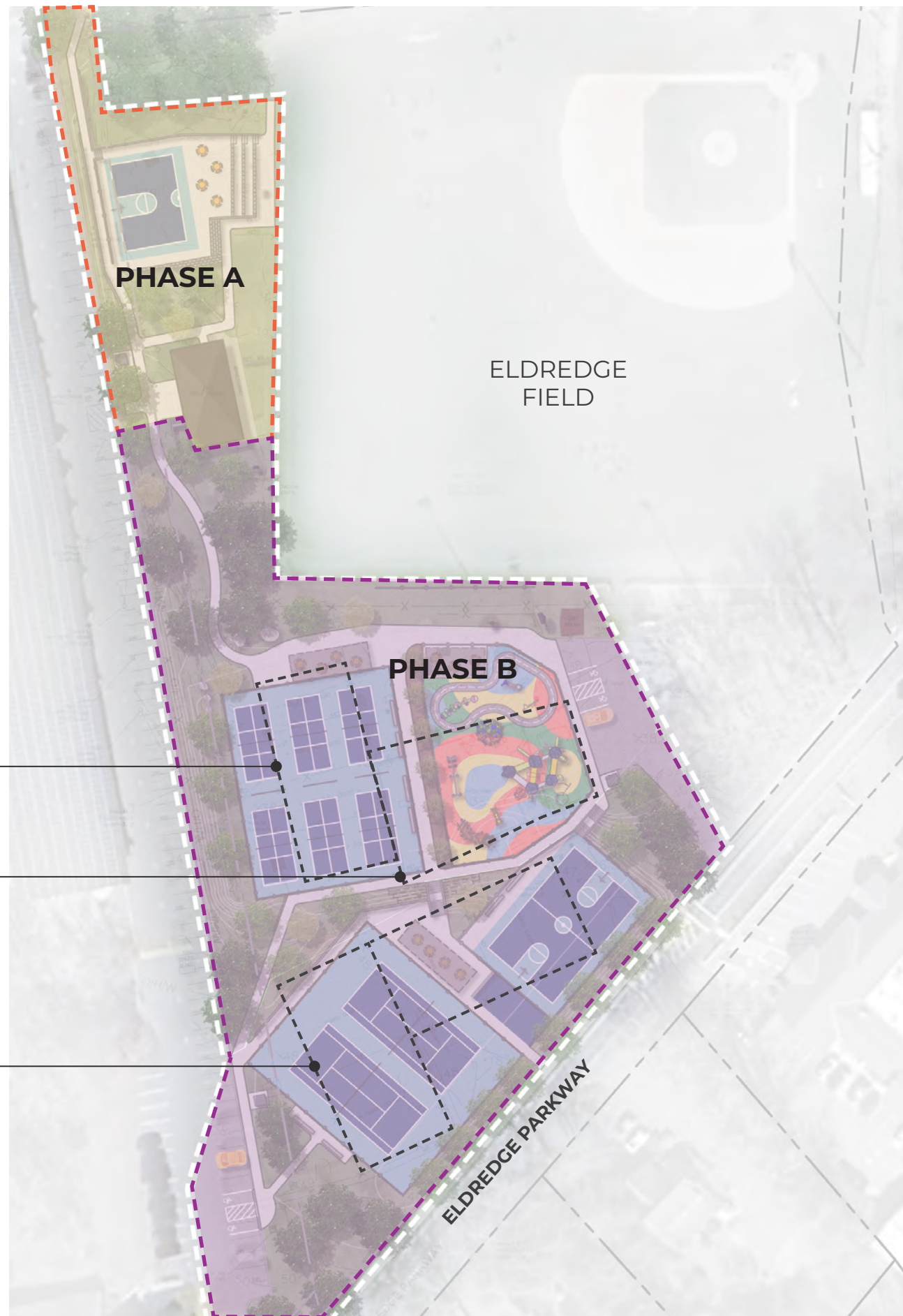
- (2) New tennis courts
- **Pickleball courts shifted south, allows for picnic space to north**
- (1) Half basketball court north of bandshell and (1) full basketball court along Eldredge Parkway
- New accessible playground with trike track and slope play
- **(1) Handball court between tennis and basketball**
- **Tiered seating up to basketball and tennis**
- **Picnic plaza integrated in playground**





- EXISTING PICKLEBALL COURTS
- EXISTING PLAYGROUND AND HANDBALL COURT
- EXISTING TENNIS COURTS





EXISTING PICKLEBALL COURTS

EXISTING PLAYGROUND AND HANDBALL COURT

EXISTING TENNIS COURTS

ITEM	COST		DESCRIPTION
	PHASE A	PHASE B	
1. Site Preparation	\$ 50,000	\$ 160,000	Construction fencing, erosion controls, tree protection and selective removal
2. Earthwork	\$ 30,000	\$ 160,000	Rough and fine grading
3. Playground Area	\$ -	\$ 660,000	Play equipment, fencing, Safety surfacing
4. Tennis Courts	\$ -	\$ 180,000	Pavement, color sealcoat, fencing, team benches, nets, etc.
5. Pickleball Courts	\$ -	\$ 190,000	Pavement, color sealcoat, fencing, team benches, nets, etc.
6. Basketball Courts	\$ 30,000	\$ 120,000	Pavement, color sealcoat, fencing, team benches, hoops, backboard, etc.
7. Handball Court	\$ -	\$ 20,000	Pavement, fencing, wall
8. Site Hardscape (Circulation and seatwalls)	\$ 230,000	\$ 370,000	Paths, accessible parking, curbing, stairs, retaining walls, granite terraced seating
9. Site Amenities	\$ 50,000	\$ 440,000	Benches, picnic tables, shade structures, trash receptacles, bottle filling stations, etc.
10. Electrical	\$ 100,000	\$ 600,000	Court and pedestrian lighting
11. Planting	\$ 10,000	\$ 100,000	Trees, shrubs, loam and seed
12. Stormwater BMPs	\$ 25,000	\$ 350,000	Drainage pipe and structures, subsurface infiltration, bioretention areas
Subtotal:	\$ 525,000	\$ 3,350,000	
2026 Anticipated Construction Cost Escalation (3-5%)	\$ 16,000	\$ 168,000	
12% Overhead/Profit	\$ 63,000	\$ 402,000	
20% Contingency	\$ 105,000	\$ 670,000	
8% Soft Costs (design and engineering)	\$ 42,000	\$ 268,000	
TOTAL BY PHASE:	\$ 734,000	\$ 4,940,000	
TOTAL SUM	\$	\$ 5,674,000	

