

Eric Dyer

From: Rick <rick@main-landdci.com>
Sent: Thursday, April 7, 2022 5:12 PM
To: Eric Dyer
Subject: RE: 21-098 Ballfield Estimate

Hi Eric,

This is a little complicated but here it is:

- Original contract is \$12,500 – design and permitting
- Additional: Stakeholder coordination is \$1,200
- Total \$13,700 all time and expense due to the lack of predictability of process
- To date we've spent \$8,400 of original contract and \$1,196 of the additional.
- We're running high on both of these as the coordination has been more in depth and spanned a billing rate increase at the start of the year. When I look at my PM tracking software it appears that we have nibbled into the permitting budget a bit.
- I'd propose an additional \$5,000 for revising the design to permit level and to cover what I project to be a slight overage at the completion of permitting. Still everything proposed T&E, just trying not to go back to the well too many times.

Let me know if this makes sense or if you'd like to handle it a different way.

Thanks!

Main-Land Development Consultants, Inc.

Main-Land Camp Solutions

Rick Dunton, P.E.

Director of Engineering

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www.main-landdci.com

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From: Eric Dyer <manager@readfieldmaine.org>
Sent: Wednesday, April 06, 2022 10:21 AM
To: Rick <rick@main-landdci.com>
Subject: RE: 21-098 Ballfield Estimate

Hi Rick,

Yes, that's right. I'm looking for 70%, but would also appreciate an estimate to finish up the project so we can give a "full-cost" number.

Also, who does PFAS testing and what will that cost? It was requested by the conservation commission, presumably for the loam we'll be bringing in...

Thanks,

Eric

From: Rick [mailto:rick@main-landdci.com]
Sent: Wednesday, April 6, 2022 10:08 AM
To: Eric Dyer
Subject: 21-098 Ballfield Estimate

Hey Eric,

I apologize for missing your call – was in a meeting. But I got your message. I'll get you the pricing you need ASAP. Just to clarify, we're talking about pricing to get the new concept design back to the permitting level? IE 70% design.

If you decide to take it to bid you'd eventually need 100% design AKA IFC plans with specs. But you may be able to wrangle some kind of local contractor arrangement on this and skip a formal process.

Also, just a heads up that I visited the intersection this weekend for some recon, spoke to the landowner who was outside at the time, and we're going to have our survey team out there in the next week or so. Abutters will be getting a notice letter from us which is customary.

Thanks!

Main-Land Development Consultants, Inc.

Main-Land Camp Solutions

Rick Dunton, P.E.

Director of Engineering

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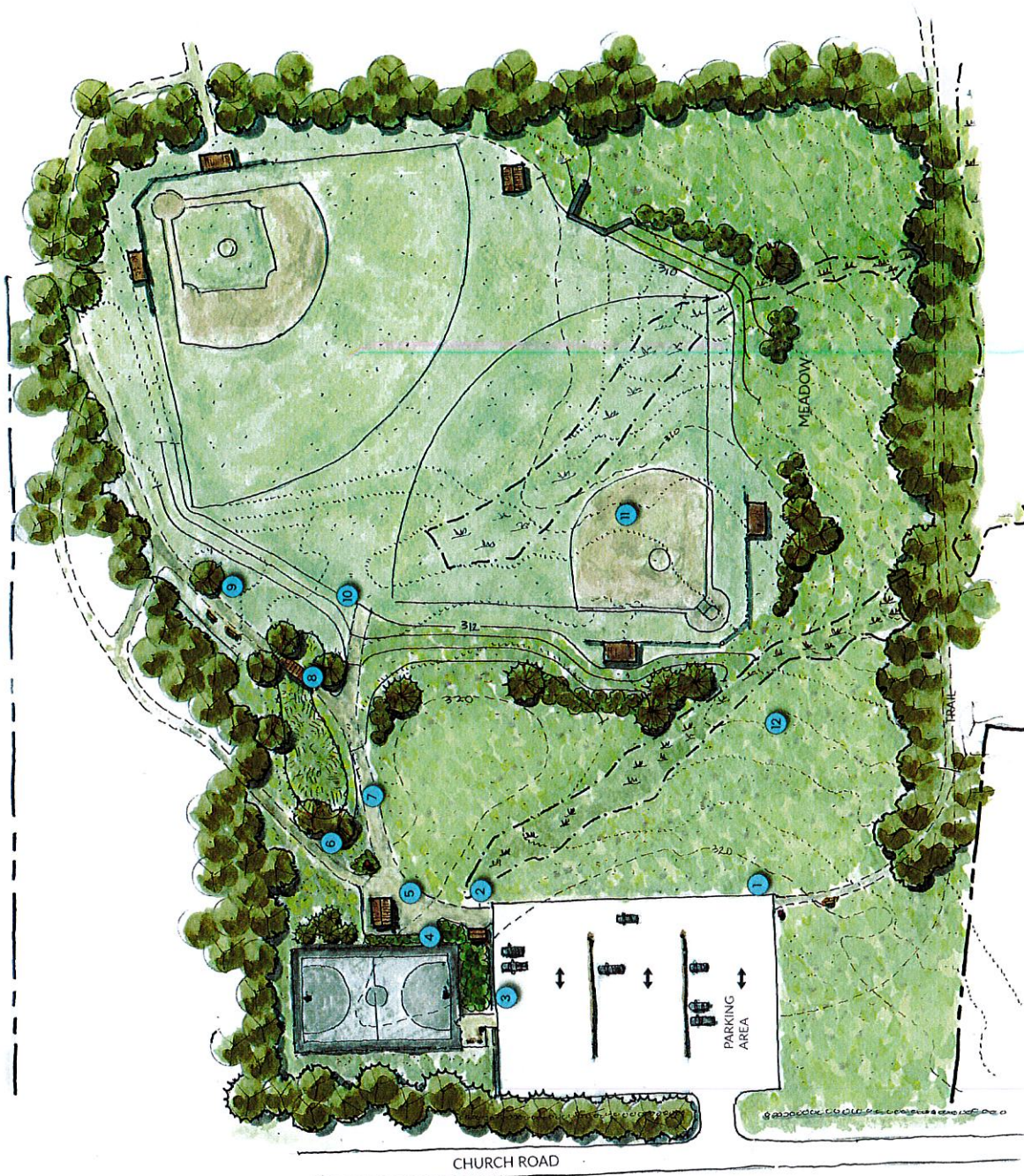
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KEY TO PLAN ELEMENTS:

1. Relocated trail entrance to minimize visual impacts to abutter and to align with main trail head
2. Main trail head; Shift kiosk to this location and widen path for service and maintenance access
3. Entrance to basketball court with bench seating area
4. New basketball / pickleball multi-use court; Fenced with black, 6' fence with two access gates
5. Concession area at trail head; Aligned to provide easy service / deliveries access
6. Existing trail connection
7. New ballfields access drive / path, 8+ feet wide for maintenance and field access
8. Planted filter bed, or similar, with native grasses and wildflowers
9. Seating areas adjacent to path for spectators
10. Access path to fields for maintenance
11. Proposed location for new softball field
12. Preserved meadow area; Add groupings of native trees and shrubs to buffer ballfields and to provide habitat / cover for wildlife; Seed all disturbed areas with native pollinator-friendly seed mix

SYMBOLS KEY:

- Sign location
- Shade tree
- Evergreen
- Shrubs
- Herbaceous plants
- Lawn area
- Fence
- Bench

Community Park & Conservation Project

CONCEPT SKETCH A
 READFIELD FAIRGROUNDS

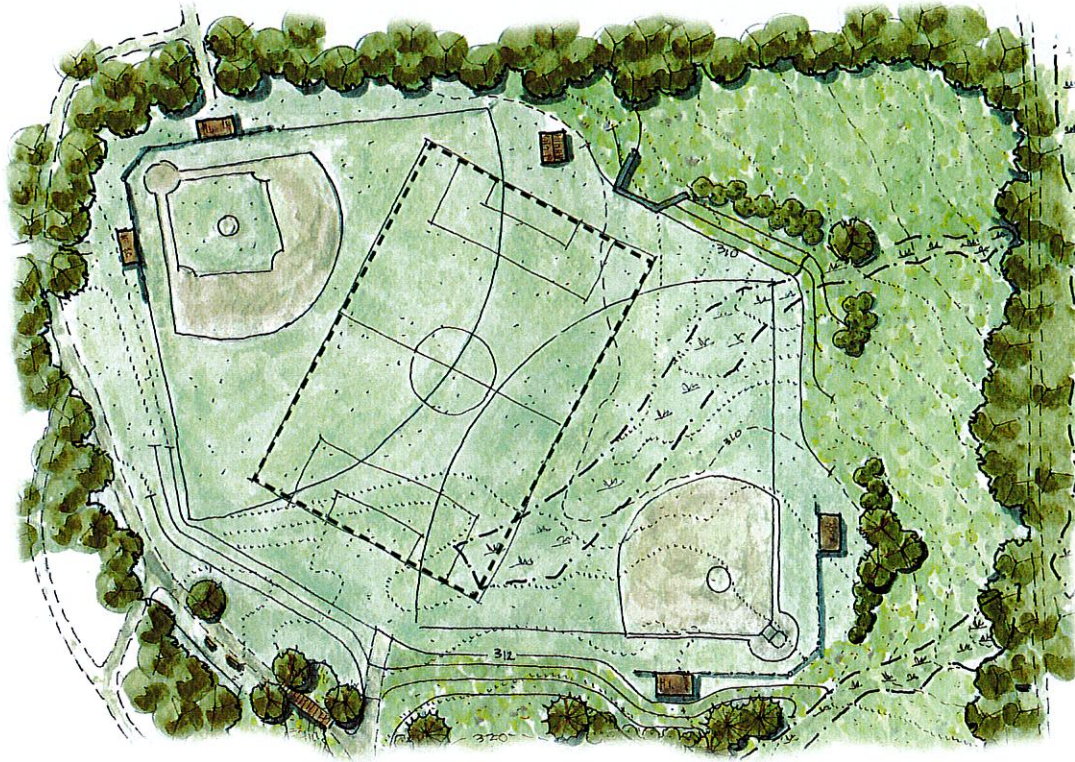
Prepared for:
 Town of Readfield
 8 Old Kent's Hill Rd
 Readfield, ME 04355

Project Team:
RS LEONARD
 Landscape Architecture

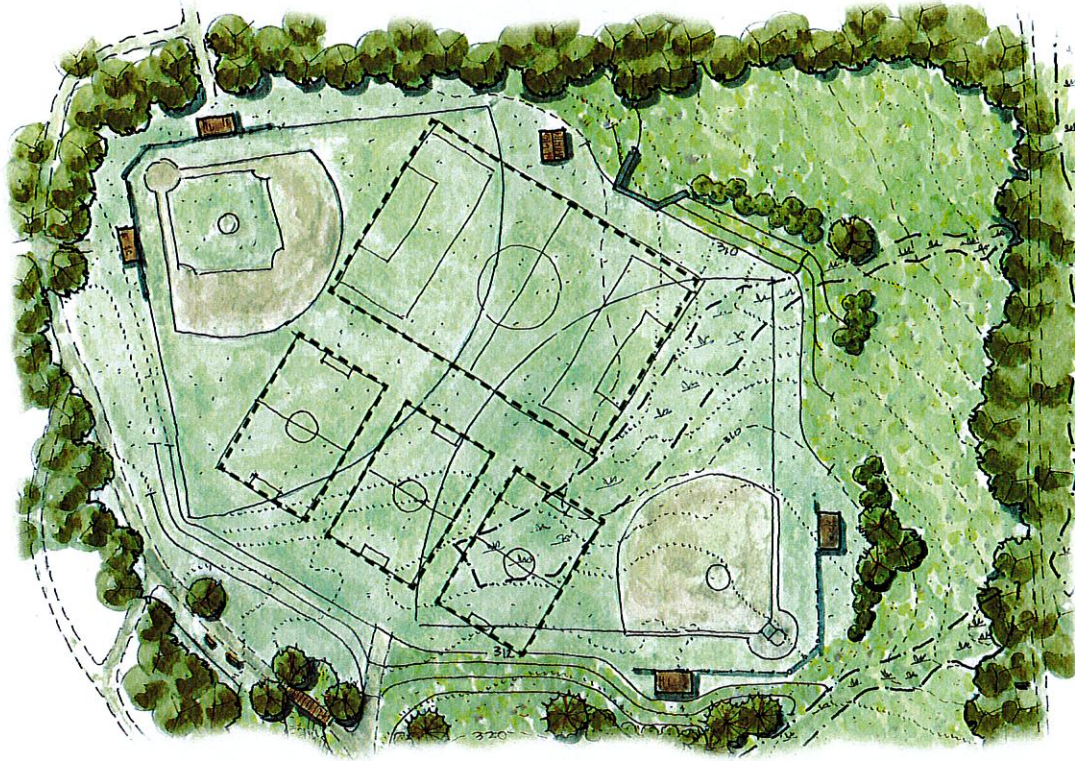
Main-Land
 Development
 Consultants

Date: 2/24/2022





Multi Use Athletic Fields Layout A
Softball & Baseball with U12 Field



Multi Use Athletic Fields Layout B
Softball & Baseball with (1) U10 & (3) U6-8 Fields



**Multi-Use Court
Layout**
Basketball & Pickleball
Courts

Scale: 1" = 50'
0' 50' 100'



Prepared for:
 Town of Readfield
 8 Old Kenis Hill Rd
 Readfield, ME 04355
 Date: 2/24/2022

Project Team:
 **RS LEONARD**
 Landscape Architecture
 Main-Land
 Development
 Consultants

Community Park & Conservation Project

Multi-Use Recreation Scenarios

READFIELD FAIRGROUNDS