



Ham Recreation Complex

Master Plan

Fall 2023

Executive Summary

The 2023 Ham Recreation Complex Master Plan sets forth a vision for the future development and expansion of the Ham Complex. This plan was developed by consultant team VIEWSHED, a landscape architectural, planning, and GIS firm based in Yarmouth, Maine and overseen by the Town's Community Development Department and the Recreation Department over a four-month period, from late Summer through Fall of 2023.



After inventory and analysis, the consultant team produced three Conceptual Design options with cost estimates to review with town staff. Staff then provided feedback on the three options, guiding the consultant team to develop two distinct master plan options with cost estimates. Each master plan estimate was broken into funding phases along with potential funding sources to help guide the Town's development of the complex over time, taking advantage of financial aid sources to build a more comprehensive fitness complex for the citizens of Bridgton.



Process

The scope included visiting, documenting, and analyzing the existing Ham Complex site with input from Town staff on current spatial challenges and future amenities for the complex. These future amenities and facilities include a playground, pickleball / tennis / basketball courts, field and court lighting, a multi-purpose area to host events, additional parking, and siting a future indoor sports complex. This list of amenities was developed by Town staff, informed by public engagement as a part of the 2023 Bridgton Open Space Plan, which was finalized in Summer of 2023.



Existing Conditions



Site Analysis

Observations:

- Drainage issues on Fields #3 & #4
- Solar orientation issues for Field #3
- Drainage issues in north gravel lot
- Concession stand location not suitable for score keeping of all fields
- Wet conditions/drainage issues along southern border of site
- USFW Wetland in north-eastern corner
- Gravel access roads may limit access for larger events / tournaments



Concept A: Basic Fix

- **Big Ideas:** Fix the problems and add basic amenities
- **Cost Estimate:**
Site Improvements: \$1.6 M - \$2.9 M
Building: \$7.3 M - \$15.7 M
Total Cost: \$8.8 M - \$18.6 M
- Rotate Field #3 to address solar orientation issue
- Re-grade to address drainage issues on Fields #3 and #4
- Indoor sports facility (comparable to Fryeburg Recreation Center - 120'x140')
- (2) Tennis courts combined with (8) Pickleball courts (4 Pickleball courts/tennis court)
- (1) Basketball court combined with (1) bonus pickleball court
- Sport courts near indoor facility for easy bathroom access
- Additional parking for sports center
- Playground near fields / existing parking
- Loop ADA walking path around facility



Concept B: The Hub

- **Big Ideas:** Cloverleaf(ish) the ball fields, cluster the court sports for separate use, multipurpose indoor facility doubles as event space.
- Cost Estimate:
Site Improvements: \$2.4 M - \$4.2 M
Building: \$7.3 M - \$15.7 M
Total Cost: \$9.7 M - \$20 M
- Rotate Field #3 to address solar orientation issue
- Move multi-purpose fields to east side
- Shift Field #4 to create a clover leaf-like cluster
- Re-grade & add sub-surface drainage on Fields #3 and #4
- Two story indoor sports facility with elevated running track & gym (first story doubles as event space)
- (2) Tennis courts combined with (8) Pickleball courts (4 Pickleball courts/ tennis court)
- (1) Basketball court combined with (1) bonus pickleball court
- Additional parking near court sports
- Playground near fields and parking
- Add 'hangout area' by concession stand
- Loop ADA walking path around facility
- Pave Brag Way



Concept C: Crossroads

- **Big Ideas:** Create a central hub around the concession stand, generous indoor facility, and an interconnected path network.
- **Cost Estimate:**
Site Improvements: \$3 M - \$5.1 M
Building: \$10.4 M - \$22.3 M
Total Cost: \$13.4 M - \$27.5 M
- Rotate Field #3 to address solar orientation issue
- Move multi-purpose fields to east side & shift Field #4
- Re-grade & add sub-surface drainage issues on Fields #3 and #4
- Indoor sports facility with indoor pool (80'x40) (5 lanes)
- (2) Tennis courts combined with (8) Pickleball courts (4 Pickleball courts/ tennis court)
- (1) Basketball court combined with (1) bonus pickleball court separated from tennis courts
- Additional parking for sports center
- Add 'hangout area' in the center by the concession stand for shade, rest / eating space for events / tournaments / parents
- Larger playground
- Loop trail around facility connecting to larger path network for dog walking, walking, hiking, etc
- Pave Brag Way



Concept Feedback

**Concept A:
Basic Fix**



- The “hangout” area is great on Concepts B & C - can we add it to this concept?
- This is a great concept - what can be done with the negative space south of field #3?
- Let's connect the path network back to the snack shack
- Like keeping the multi-purpose fields where they are, near the parking lot (more flexible)

**Concept B:
The Hub**



- The indoor sports facility on the main parcel takes up prime open space close to the parking lot
- The hangout area near the snack shack is great
- The ADA walking path is a great addition
- Some people may like the separation of the court sports and playground (noise)
- Add batting cages

**Concept C:
Crossroads**



- The indoor pool addition would be great, but the price tag is too much to handle and may scare people away from the idea of the rec center all together.
- The pathway node is great - let's make sure this is in the final concept(s)
- The central location of the playground near the courts and fields makes it easier for caregivers with multiple children

Master Plan A: The Loop

- Cost Estimate:
Site Improvements: \$2.2 M - \$4 M
Building: \$7.9 M - \$16.9 M
Total Cost: \$10.1 M - \$20.1 M
- Lower cost plan
- Rotate Field #3 to address solar orientation issue
- Re-grade Fields #3 and #4 to address drainage issues
- Indoor sports facility (comparable to Fryeburg Recreation Center - 120'x140')
- (2) Tennis courts combined with (8) Pickleball courts (4 Pickleball courts/tennis court)
- (1) Basketball court/multi-use court
- Sport courts near indoor facility for easy bathroom access
- Additional parking for sports center
- Playground near existing parking & adjacent to sports fields
- Batting cages near ball fields
- Small 'hangout area' by concession stand
- Loop ADA walking path around facility with rest areas
- Pave Brag Way



Master Plan B: The Heart

- Cost Estimate:
Site Improvements: \$2.8 M - \$5.4 M
Building: \$10.4 M - \$22.3 M
Total Cost: \$13.3 M - \$27.7 M
- Higher cost plan
- Rotate Field #3 to address solar orientation issue
- Move multi-purpose fields to east side
- Shift Field #4 to create a clover leaf-like cluster
- Re-grade & add sub-surface drainage on Fields #3 and #4
- Larger indoor sports facility
- (2) Tennis courts combined with (8) Pickleball courts (4 Pickleball courts/ tennis court)
- (1) Basketball court/multi-use court
- Playground centrally located near fields, courts and parking
- Larger 'hangout area' by concession stand and playground
- Loop walking path / hiking trail around facility with trail node / hub
- Pave Brag Way



Phasing Plan

Phase I: LWCF

Budget: \$1,000,000

Town: \$500,000

LWCF Grant: up to \$500,000

Master Plan A Cost Breakdown:

	Low	High	Notes
Site Demo & Mobilization	\$104,000	\$309,000	Includes initial investigation for site
Playground	\$93,000	\$205,000	
Court Sports	\$437,000	\$615,000	Excludes Lighting
Baseball Fields	\$188,000	\$388,000	Excludes Lighting, Includes Batting Cages
Interior Shade Trees	\$31,000	\$125,000	
Total	\$853,000	\$1,642,000	

Master Plan B Cost Breakdown:

	Low	High	Notes
Site Demo & Mobilization	\$127,000	\$378,000	Includes initial investigation for site
Playground	\$164,000	\$440,000	Includes Rest Area
Court Sports	\$438,000	\$620,000	Excludes Lighting
Baseball Fields	\$265,000	\$543,000	Excludes Lighting, Includes Batting Cages
Interior Shade Trees	\$25,000	\$100,000	
Total	\$994,000	\$2,080,000	

Phase II: Trails

Budget: \$190,000 - \$470,000

Town (20%): \$38,000 - \$93,700

Recreational Trails Program (80%): \$153,000 - \$375,000

Master Plan A Cost Breakdown:

	Low	High	Notes
Demo & Mobilization	\$3,800	\$12,300	Includes rough grading
Path Network	\$187,000	\$384,000	Includes lights
Total	\$190,800	\$396,300	

Town (20%): \$38,000 - \$80,000

Recreational Trails Program (80%): \$153,000 - \$317,000

Master Plan B Cost Breakdown:

	Low	High	Notes
Demo & Mobilization	\$4,300	\$13,600	Includes rough grading
Path Network	\$242,000	\$455,000	Includes lights
Total	\$246,300	\$468,600	

Town (20%): \$50,000 - \$93,700

Recreational Trails Program (80%): \$197,000 - \$375,000

Phase III: Access & Lighting

Budget: \$1,210,000 - \$2,940,000

Master Plan A Cost Breakdown:

	Low	High	Notes
Site Demo & Mobilization	\$20,300	\$64,300	Includes rough grading
Pave Brag Way & Parking Lots	\$1,090,000	\$1,711,000	Includes lighting & sidewalks
Lighting	\$77,500	\$135,000	Courts & ball fields
Hangout Area	\$9,700	\$33,000	
Trees	\$16,500	\$65,000	Parking Lot Trees
Total	\$1,214,000	\$2,008,300	

Master Plan B Cost Breakdown:

	Low	High	Notes
Site Demo & Mobilization	\$24,000	\$76,000	Includes rough grading
Pave Brag Way & Parking Lots	\$1,363,000	\$2,176,000	Includes lighting & sidewalks
Lighting	\$77,500	\$135,000	Courts & ball fields
Hangout Area	\$126,000	\$495,000	
Trees	\$14,000	\$55,000	Parking Lot Trees
Total	\$1,604,500	\$2,937,000	

Phasing Plan - Funding Sources

Phase I: LWCF

Budget: \$1,000,000

Town: \$500,000

LWCF Grant: up to \$500,000

Funding Sources:

- LWCF
- CDBG Funds
- Land for Maine's Future
- Landscape Structures (online grant resources)
- Lowe's Hometowns Impact Program
- Maine Community Foundation Grant Programs
- Kaboom!
- Play for all Grant (Pro Playgrounds)
- Clif Family Foundation Grants
- Community Thrives Grant (Gannett Foundation)
- D.H. Rose Grants (Dorthea Haus Ross Foundation)
- Dr. Scholl's Grant (Dr. Scholl's Foundation)
- Libra Foundation
- Private Fundraising
- Municipal Bonds
- Other Grant Programs

Phase II: Trails

Budget: \$190,000 - \$470,000

Town (20%): \$38,000 - \$93,700

Recreational Trails Program (80%): \$153,000 - \$375,000

Funding Sources:

- Recreational Trail Program (RTP Grant) (Bureau of Parks and Lands)
- Private Fundraising
- Municipal Bonds
- Other Grant Programs

Phase III: Access & Lighting

Budget: \$1,210,000 - \$2,940,000

Funding Sources:

- Maine DOT
- CDBG Funds
- Municipal Bonds
- Private Fundraising
- Development/Impact Fees
- Grant Programs

Phasing Plan - Indoor Sports Facility

Phase IV: Indoor Sports Facility

Budget: \$7,400,000 - \$22,300,000

Cost Breakdown:

	Low	High	Notes
Indoor Sports Facility	\$7,900,000	\$22,300,000	Varies based on materials & amenities

Funding Sources:

- Maine DOT
- CDBG Funds
- Municipal Bonds
- Private Fundraising
- Sponsors

Think Multi-Use!

Maintenance funding can come from other sources and construction funding can come from monies intended for non-sport uses as well as sponsorships

- Rentable event space
- Polling Location
- Emergency Services/shelter
- Rainy Day backup (Brewfest!)
- Tournaments
- Dance Hall

