

PROJECT APPLICATION FORM – 2012

Applicant: Friends of Leary Fields, Inc. (FOLF) d/b/a Friends of Lower Fields, in conjunction with the Acton Boxborough Regional School District (“ABRSD”)

Submission Date: 11/14/2011

Applicant's Address, Phone Number and Email

Purpose: (Please select all that apply)

Friends of Leary Field, Inc (c/o David B. Wilson)

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Open Space

Community Housing

Historic Preservation

Recreation

Town Committee (if applicable): Town of Acton Recreation Department (re: TJ O'Grady Skate Park portion)

Project Name: Lower Fields Multipurpose Recreational Complex + TJ O'Grady Skate Park Expansion

Project Location/Address: ABRHS Campus, 36 Charter Road, Acton, MA

Amount Requested: \$979,846

Project Summary: In the space below, provide a brief summary of the project.

The Friends of Leary Field, Inc. is a 501(c)(3) corporation that was formed in 2003 to improve recreational spaces on the Acton Boxborough Regional School District Central Campus. This organization has expanded its reach and, as such, now uses the term “The Friends of the Lower Fields” or “FOLF” (which will be used throughout this application). FOLF is a multi-faceted organization that currently includes board members and interested parties of Acton-Boxborough Youth Soccer (ABYS), Acton-Boxborough Boys and Girls Youth Lacrosse organizations, as well as other members of the community.

FOLF (in conjunction with and as authorized to represent ABRSD) requests a CPA appropriation to partially fund portions of the construction of a comprehensive new, multipurpose recreational complex in the area known as the Lower Fields on the ABRSD Central Campus. This project will be truly transformative. Our stated “Value Proposition” is as follows:

If we create a new multipurpose recreational asset at the lower fields on the central campus, adding over 4,000 available hours of community recreational space, at a cost of approximately \$3.0mm, all people in Acton and Boxborough, but especially our school aged children will have dramatically increased ability to play and practice on high quality, uniformly graded fields, resulting in improved performance, fewer injuries, substantially more productive use and the preservation of open space in other areas of town.

FOLF is specifically requesting CPA funding for Athletic Field lighting (MUSCO style) and electrical/utility infrastructure (similar to 2007 \$175,000 CPA appropriation for ABRHS baseball field and tennis courts), expansion and completion of the TJ O'Grady Skate Park and improved walkways and parking for the entire recreational complex.

FOLF recommends that pursuant to Ch 44B, Section 11, general obligation bonds be issued with a five year maturity to finance the development costs as described herein. We believe that this is necessary given the dollar amount of the request and has the benefit of more appropriately matching the asset and liability timeframes.

Amortization of Costs to Create Multipurpose Recreational Complex

*Includes TJ O'Grady Skate Park Expansion.

Bond Amount	\$979,846				
Interest Rate	4%				
	2012	2013	2014	2015	2016
Beginning Principal	\$979,846	\$783,877	\$587,908	\$391,938	\$195,969
Principal Payment	\$195,969	\$195,969	\$195,969	\$195,969	\$195,969
Ending Principal	\$783,877	\$587,908	\$391,938	\$195,969	\$0
Average Principal	\$881,861	\$685,892	\$489,923	\$293,954	\$97,985
Interest	\$35,274	\$27,436	\$19,597	\$11,758	\$3,919
Total Payment	\$231,244	\$223,405	\$215,566	\$207,727	\$199,889

Please also note, since this is a very complex transaction with many stakeholders and sources of funding, FOLF has provided as much up-to-date information as possible to the CPC in this application. We anticipate there will be a number of open issues with respect to final documentation.

The remainder of this application covers detailed project narrative description, cost estimates, feasibility analysis, multiple funding sources, appropriateness for CPA funding and, most importantly, benefits to Acton and its taxpayers. We greatly appreciate the opportunity to submit this application to the Community Preservation Committee and we stand ready to address any issues or concerns you may have with our request.

Estimated Date for Commencement of Project: April, 2012

Estimated Date for Completion of Project: August, 2012



I. Narrative: Detailed Project Description & Analysis

Project Overview

We seek to create a New Recreational Area located at the Lower Fields section of the ABRSD Campus, which will serve as a multi-purpose, full-scale recreational venue. In addition, we seek to complete the vision for the adjacent TJ O’Grady Skate Park, adjacent to the Lower Fields, linking and leveraging two wonderful community assets.

The current condition of Lower Fields can only be described as inadequate. Located on the Central Campus at the heart of the Acton-Boxborough School system, the demands upon the field marginalize its use and effectiveness.

The following are characteristics of the current field:



- ❑ The old Lower Fields are basically lined off, un-irrigated grass areas that are used for practices and lower- level interscholastic and youth sports matches.
- ❑ The dimensions are not clearly delineated nor are they correct for some of the sports that are played on the fields.
- ❑ The surface of the field is sod, which gets destroyed after a mere 20-25 events each fall.
- ❑ Use of the field is severely restricted as the maintenance staff does hard work to keep the field in minimally playable condition, especially in late fall and early spring.
- ❑ On any given day, the fields are likely to be one of the following:
 - Mud or frozen mud with sharp edges.
 - An icy, slippery surface akin to an ice skating rink.
 - A dust bowl.
 - Impervious hard pack.
 - Literally under water
 - Rich grass along the edges with a barren oval surface between the 20 yard line markers.
 - Or, Closed/Unavailable. To allow for the sod to take hold, the field is currently unavailable for 2 prime months every summer.



Closed Grass Fields Fall 2011: this fall overall grass fields were open 65% of the time and closed 35% of the time.

NARA and Great Hill were closed almost 1/2 the available times!

By field

- NARA being worst closed 49% of the time
- Great Hill being closed 48% of the time
- Liberty closed 38% of the time
- Fifer's closed 35% of the time
- Flerra closed 29% of the time
- Concord Road closed 24% of the time
- School Street closed 21% of the time

By town

- Boxboro fields were closed 36% of the time
- Acton fields were closed 34% of the time

Property Involved

This project is focused on two main areas:

The Lower Fields site project site is approximately 16 acres of mostly-cleared, undeveloped land and is bounded by Hayward Road to the north, Massachusetts Highway Route 2 to the east, additional ABRSD athletic fields to the west and a residential area to the south. The majority of the project site is a grassy, open space area, currently maintained by ABRSD for use as athletic fields. Three (3) rectangular, multipurpose fields are currently laid out within the project site's footprint. The area is predominantly flat, with a gradual slope running from west to east. There are natural wooded areas to the northwestern and eastern portions of the site.

The second major area is the location of the TJ O'Grady Skate Park. Developed in the early part of the last decade, the land is adjacent to the Lower Fields site, abutting Hayward Road to the north and Route 2 to the east.

Full Extent of What Lower Fields Will Be When the Project is Complete

The New Lower Fields will be as different from Current Lower Fields as night is to day:

- ❑ The New Lower Fields will be available for 365 days per year (dependent on snowfall) while the Current Lower Fields is available for about 70 days.
- ❑ The New Lower Fields have near unlimited usage and could theoretically be used 24 hours per day if desired, while the current field's hours of availability are severely restricted so as to preserve the field.
- ❑ The New Lower Fields will allow for full-size soccer, field hockey and lacrosse dimensions, while the current fields demands truncated fields.
- ❑ The New Lower Fields will allow for dramatically increased Town of Acton, community-wide usage, while the current field is primarily limited to school uses.
- ❑ The New Lower Fields will be safer than the current field, resulting in fewer and less severe injuries. Instead of mud, frozen mud, ice, dust and hard pack, users will be greeted with a consistent, impact-tolerant surface.
- ❑ The New Lower Fields will not require seed, sod, fertilizer, pesticides and water while the current field requires all of these.

Exhibit 1 provides further information on the New Lower Fields in the form of an Athletic Facility Needs Assessment and associated Feasibility Study.

New Lower Fields Features

- ❑ Full size soccer, field hockey and lacrosse fields (2 Turf, 1 Grass)
- ❑ Ability to play multiple games cross-fields, for younger players.
- ❑ Practice areas for many different teams and other school and town organizations (i.e. marching band) simultaneously. More than one team or the band could use the fields at the same time.
- ❑ Springtime practice areas for baseball/softball.
- ❑ New, easy handicapped accommodation, access through a walkway from the TJ O'Grady Skate Park and parking area adjacent to the new Lower Fields and connecting to the existing ABRSD walkway system.
- ❑ Brand new lighting (the fields are not now lighted) to extend the hours of usage.

- ❑ A new building housing restrooms and an area suitable for operating a concession stand.
- ❑ Vastly greater opportunities for broad community use
- ❑ The New Lower Fields would look quite similar to this photo of the new FieldTurf installation at our very own Leary Field (also based on 2005 CPA appropriation).



Benefit to the ABRSD, Town of Acton and citizens of Acton and Boxborough

The construction of a New Lower Fields with FieldTurf (or facsimile) will

- Allow for vastly expanded usage by the Acton School System for day time Physical Education classes, intramural athletics, practices and lower-level games.
- Create additional fields for the Town of Acton by allowing substantially more field time on the site of the existing field and by freeing up field time on other Town owned fields now occupied by groups that will use Lower Fields instead. Also, time and excess revenue will be allocated to the Town after the debt has been repaid to foster additional recreational programming in Town.
- Dramatically expand the hours of availability for youth and adult sporting groups from Acton, Boxborough and beyond.

Field Hours: Demand, Supply & Allocation Analysis

This section discusses the demand for the new multipurpose recreational space, the supply of hours for that space and planned allocation between ABRSD & FOLF.

Demand

The demand for the new Lower Fields comes from user groups that fall into 4 broad categories: 1) students coordinated by ABRSD programs, 2) Acton/Boxborough youth sports programs, 3) outside sports programs and 4) broad community use on an ad-hoc basis. As the first three groups have consistent demand, as different from periodic demand, for the fields, the following discussion focuses on those groups.

1. Students coordinated by ABRSD Programs. The opportunity to open up the Lower Fields to A/B's 2000 students is vast. The uses will be broad. Students can use the field for coordinated programming that includes
 - daytime Physical Education classes
 - intramural athletics
 - practice sessions for freshman, JV and Varsity field hockey, football, boys and girls lacrosse, boys and girls soccer, and more
 - marching band practice
 - track and field practice and competitions on the third, natural grass field

Recently, the school system has undertaken a long-term planning process. A core need for the schools was to expand intramural programming at the high school level, especially for girls. It is well known that A/B sports are highly competitive, which is good news and bad news: good for the students who make the teams, oftentimes disappointing for the students who have a strong interest in outdoor athletics, yet get cut from teams. Community Education's intramural basketball programs are highly successful and new programs could be extended to outdoor athletics, accommodating one of the goals of the long term planning committee.

2. Acton/Boxborough Youth Sports Programs. Large numbers of A/B youth participate in youth sports. Below are some recent numbers:
 - A/B Youth Soccer: Approximately 1500 boys and girls participate in both fall and spring programs. The programs range from pre-kindergarten to 12th grade (Ages 4-18).
 - A/B Girls Lacrosse: Approximately 150 girls, from grades three through eight, play in the spring.
 - A/B Boys Lacrosse: Approximately 230 boys, from grades five through eight, play in the spring as well.
 - Other youth organizations, such as Pop Warner Football and Cheering -- Although Pop Warner will not be a primary user of the lower fields, over 300 boys and girls may be able to use the fields when otherwise not in use.

Demand for fields is a constant struggle for these groups for both practices and games. As example, desired improvements in the Acton's School Street fields (also a sub-standard playing surface), leased from the state, have been hampered by the inability to install irrigation. Morrison Farm in Acton is not

topographically able to handle a full sized field. NARA Park is always fully scheduled, as are Flerra and Liberty fields in Boxborough.

3. Outside Sports Programs.

In the last decade, the youth sports market has seen a significant growth (outside of school and local town programs) in the concept of private or select “club” sports organizations. These clubs span soccer, lacrosse, field hockey and other sports, and parents pay fees for the opportunity to have their youth athletes professionally coached. These clubs have very acute needs and demands for field space and times. In particular in the MetroWest area of Boston, these programs have grown very large and continue to expand. Within their budgets and operations, these programs are already accustomed to pay field use fees in the range of \$100-150 per hour. Not to be overlooked, adult sports programs for both men and woman that require field space are also in the mix when looking at overall market demand.

It is this category of field users that are FOLF’s primary target market to generate the cash-flow to service the loan for this project. The FOLF committee has already engaged many of these organizations and secured their interest in renting new Turf fields when they become available. At this time, FOLF has Letters of Intent (via email) from the following three private club soccer and field hockey organizations defining their detailed interest in renting the turf space and time on the Lower Fields:

- Soccer: Mass Premier Soccer (MPS) – www.masspremiersoccer.com
- Soccer: FC Stars of Massachusetts, Inc. – www.starsofma.org
- Field Hockey: Cape Ann Coalition – www.capeanncoalition.com

The demand from these organizations is anticipated to generate the rental income necessary to satisfy the cash flow for FOLF to service its loan (as shown in Exhibit 6, Detailed Cash Flow Analysis & Scenarios). FOLF anticipates the potential for significant further demand from other youth club organizations and men’s and women’s soccer, lacrosse and field hockey leagues. Moving forward, these organizations will sign formal rental agreements with FOLF and we will execute an assignment of rents to our mortgagee/bank.

Given the proprietary and sensitive nature of each of these businesses relative to their own expense models and existing field contracts, FOLF was asked to not have their emails be made available publicly. FOLF is willing to share the detailed content of these emails (or formal rental agreements) with the CPC when necessary.

Supply

Group #1 (ABRSD student population and programs) will have priority allocation with full and unfettered weekday access to these fields during the school year and up until 6 PM during school sports seasons.

Outside of group #1, FOLF calculates that there are over 5000 annual hours of additional field time available for groups #2 (A/B Sports Organizations) and #3 (Outside Sports Programs). This analysis is based on two turf fields that are available:

- Every month of the year

- Mondays-Fridays from 6 -10 PM during the school year sports seasons (April – June, and September – December)
- Mondays-Fridays from 4-10 PM during winter months (January-March)
- All days on Saturdays and Sundays (8:30 AM – 10 PM)
- All day in summer months (7 AM – 10 PM) and school vacation weeks

Sample Allocation

FOLF is in the process of evaluating the allocations of the Groups #2 & 3 given needs of FOLF member organizations, the potential field rental commitments of outside organizations and the FOLF rental cash flow needs to service the debt on the fields. FOLF estimates it may need to rent as much as up to 50% of the total field space until the mortgage is paid off (in 8-10 years).

At this time, FOLF has a "draft" sample allocation as follows, which was used to derive rental income in the Exhibit #3 on FOLF cash flow.

Group #	Group Members	Total Aggregate Hours
2	A-B Youth Soccer A-B Girls Lacrosse A-B Boys Lacrosse Community Education	859
3	Mass Premier Soccer FC Stars of Mass (Soccer) Field Hockey: Cape Ann Coalition	2314
Unallocated	Can be further allocated to Group #1 (Local youth sports organizations), or be used to generate additional income and cash flow from additional members of Group #2.	2041
Total Hours		5214

Project Scope

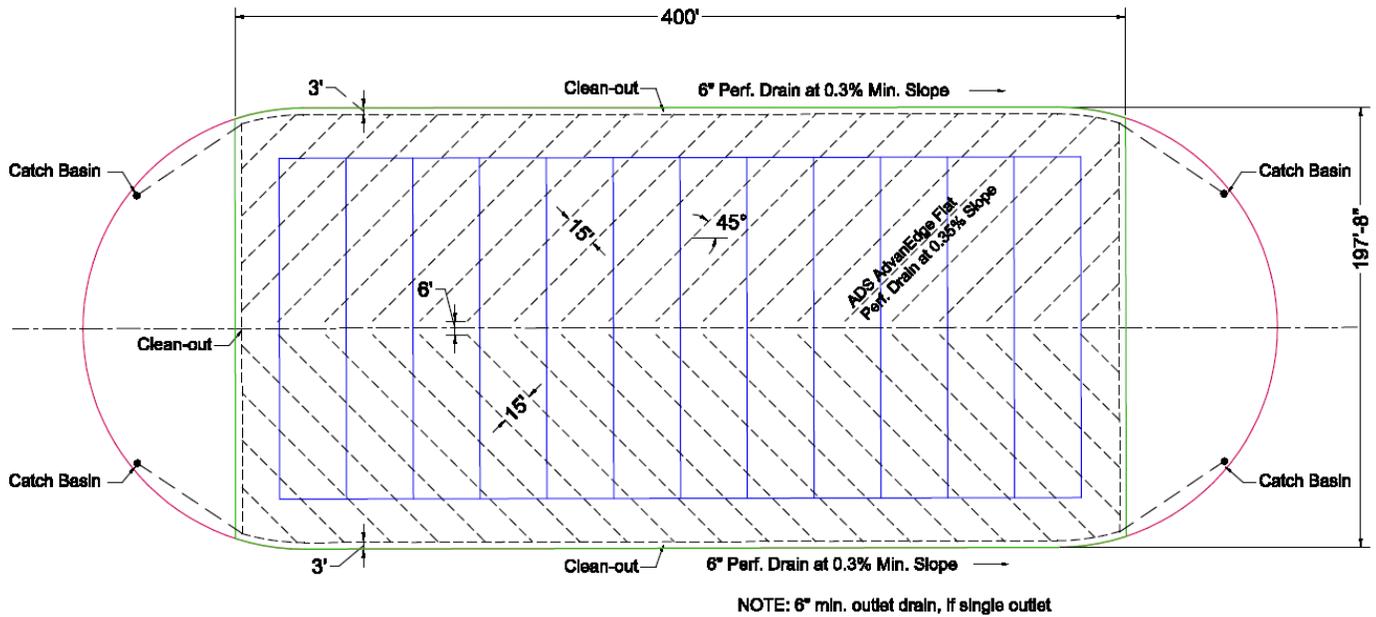
Construction Details

ABRSD's existing Leary Field has a surface from FieldTurf, a Tarkett Sports Company. For purposes of simplicity, we will use the term FieldTurf, although no determination has been made at this time to commit to a vendor and product type. We will work with our design and engineering consultants, Gale Associates, to determine what products makes the most sense for our use.

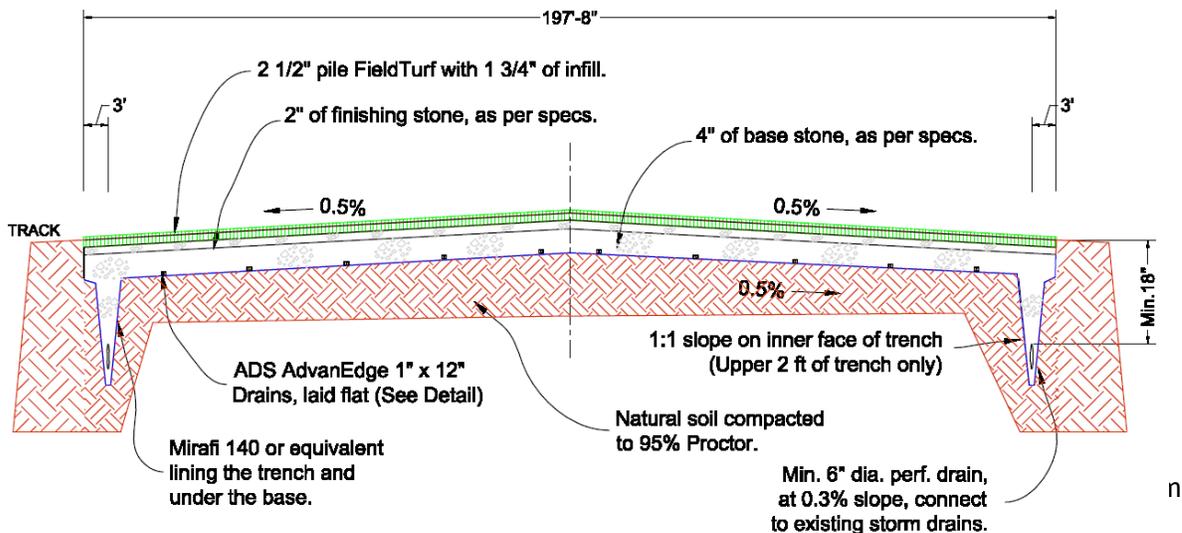
The overall scope of the work is summarized as follows:

- Grass fields drain using sheet drainage to remove rainwater. The field is sloped and water runs off into the catch basins. Rain of more than an inch an hour cannot be handled by the drainage system and the field becomes unusable.

- FieldTurf itself is a permeable system, allowing water to drain vertically through it into a drainage collection system that moves it away from the field. It is important to understand that the overall drainage depends heavily on the quality of the underlying base. Leary Field, for example, utilizes a herringbone drainage system with catch basins.

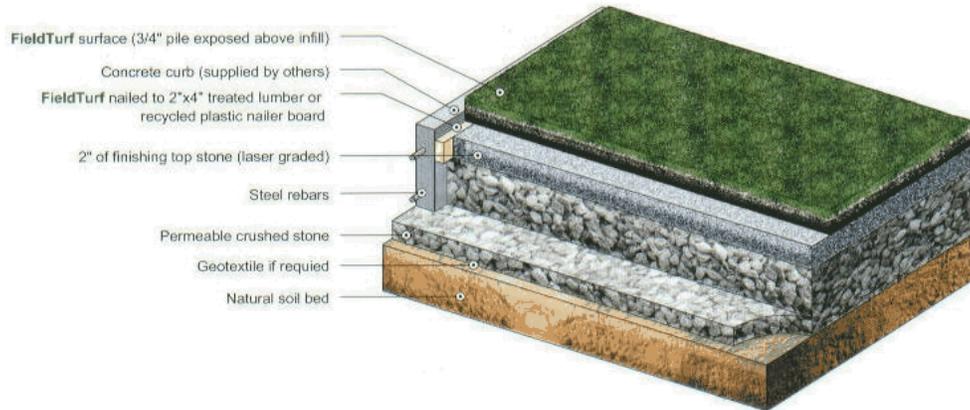


- The FieldTurf system is comprised of the fiber, infill, geo-textile, chock stone and open graded stone.
- The fibers are a blended polyethylene that is manufactured from one supplier. The material is coated to reduce abrasion during sliding.
- The infill is a sand and rubber mix layered to optimize surface stability.
- The top layer of rubber is known as "Nike Grind." Using cryogenic technology, the rubber is shattered into uniform sizes, which minimizes settling and aids in stabilization.
- The sand used has cleaned particles with no dust to prevent compaction.

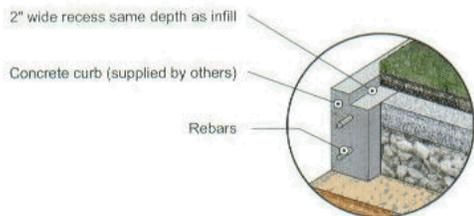


- The field is constructed using a .5% grade tied into a concrete curb. The fiber and infill are flush with the curb assembly.

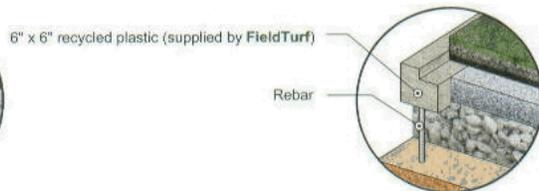
Typical Edging Detail - Standard Curb



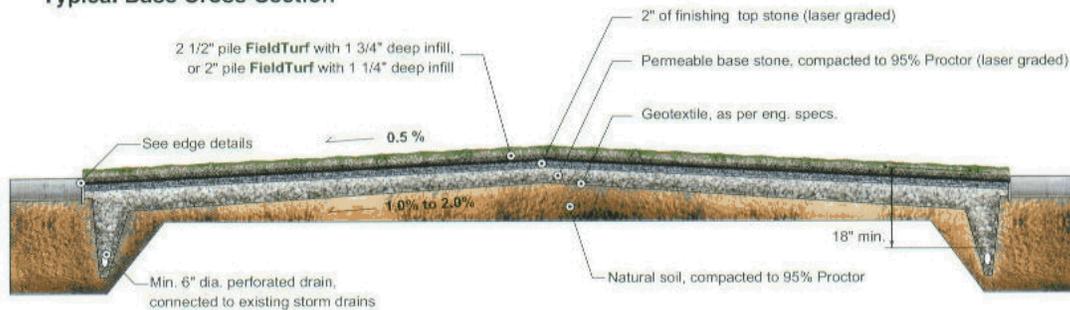
Edging Detail - Concrete Curb



Edging Detail - Recycled Plastic Curb



Typical Base Cross-Section



NOT TO SCALE



PERMEABLE CRUSHED STONE BASE

1

- The construction process from excavation to completion is 8 weeks. The field can be used immediately. In contrast, to re-grade and lay sod takes two weeks minimum and the field cannot be used for an additional 8 weeks.

Comparative Factors of FieldTurf and Sod

Element	Sod	FieldTurf
Initial Cost	\$50,000	\$750,000
Annual Costs	\$50,000	\$ 6,000
Days Before Usability	60 days	0 days
Maximum Optimal Usage ¹	20-25 days	250-365 days
Maximum Usage	65 days	250-365 days

To re-grade and lay sod, the estimated cost is \$50,000 per occurrence. To remove the soil and replace with a 30%-70% mix of soil to sand, the cost is an additional \$100,000. A higher sand ratio aids against compaction and drains much better.

The stunning aspect of the sod approach is that, if all were done correctly, the maximum usage (events) does not increase; it merely makes for a safer field. After 20-25 events in optimum conditions, the sod field will fail again.

Work Plan & Cost Estimates per Phase

Date	Description	Approx. Cost
Apr. 2011 – Apr. 2012	Design and engineering services, including survey data, design package development, bid process management (funded by private donations) [Pre-Development Soft Costs]	\$81,820
Apr. 2012 – May 2012	Negotiate and award contract	\$0
Jun. 2012 – Aug. 2012	Construction and completion [Includes 5% contingency costs]	\$2,995,080

A more detailed cost analysis is provided in Exhibit 2 – Gale Engineering Cost Estimates for Lower Field Development by Gale Associates, Inc.

Please note the above construction costs includes estimated cost for TJ O'Grady Skate Park expansion. At this time, construction timeframes are assumed consistent with the rest of the Lower Fields project.

The cost of this project has been estimated at \$3.0M. Similar projects in the region have been surveyed that bear this out as a reasonable estimate. Gale Associates Inc., who performed the design and engineering services for the Leary Field project, has been awarded the contract for the same scope of services with respect to the Lower Fields. Gale Associate has vast experience in the design and engineering of multipurpose recreation spaces and has overseen similar projects at high schools in Holyoke and Brockton, MA and colleges including UMass Lowell, Curry College, Bentley College and Trinity College. See both Exhibits 1 and 2 for Gale's Needs Assessment, Feasibility Study and details Cost Estimates.

Project Funding

We propose to meet the costs of this project with funds from three sources. This request to the CPC is the first of these; the other two sources and the status of the funds expected from them are as follows.

- ❑ **\$1.77M Private Funding through FOLF.** FOLF and ABYS will be responsible for funding the construction of the two synthetic fields. The cost of this segment of the project is \$1.77mm. ABYS will be supplying over \$25,000 in pre-development funds and \$175,000 of equity. The remaining funds are anticipated to come from a bank loan, in the amount of \$1.57mm. These funds will be used to construct the two new FieldTurf recreational areas. To pay for the two new infill turf fields, FOLF/ABYS will borrow commercially and invest significant reserves of its members to underwrite \$1.77mm of this project creating a \$3mm asset on the ABRSD property for the community to enjoy for many years to come.
- ❑ **\$980K Town of Acton Community Preservation Act Funds.** The Town of Acton's Community Preservation Fund is being sought to fund approximately \$980m of the improvements. None of these funds will be used to purchase or create the actual turf fields, which will be funded privately. However, the CPA funds will allow for the creation of these new venues and without the funds, the project is not feasible. The requested CPA funding is anticipated to be bonded with a 10 year repayment term.
- ❑ **\$325K ABRSD Funds.** The Regional School District will be funding approximately \$325K (this includes Pre-Development costs of approximately \$57K and 5% construction contingency costs) for installation of new natural grass-surfaced field adjacent to the lower fields as well as site amenities, such as concession areas, restrooms, seating and landscaping

The following tables provide further details and background on the use of funds and funding sources:

Sources and Uses for the Lower Fields and TJ O'Grady Recreational Area Development

11/11/2011

Use Of Funds			
<i>Lower Fields Multipurpose Recreational Complex Development</i>			
	Projected Development Cost	\$2,776,266	
	Contingency	\$138,814	
	Subtotal of Costs To Be Funded	\$2,915,080	
	Pre-Funded Design and Engineering Costs	\$81,820	
	Total Lower Fields Multipurpose Recreational Complex Cost		\$2,996,900
	<i>TJ O'Grady Skatepark Expansion and Completion (including contingency)</i>		\$80,000
	Total Uses		\$3,076,900
Source of Funds			
Friends of the Lower Fields (FOLF)	Development Soft Costs	\$25,000	
	Lower Fields	\$1,746,661	
	Subtotal		\$1,771,661
Community Preservation Act (CPA)	Lower Fields	\$899,846	
	TJ O'Grady	\$80,000	
	Subtotal		\$979,846
AB Regional School District (ABRSD)	Predevelopment Soft Costs	\$56,820	
	Lower Fields	\$268,573	
	Subtotal		\$325,393
	Total Sources		\$3,076,900

FOLF Cash Flow Analysis

FOLF has completed three detailed cash flow analyses and scenarios based on market demand and letters of intent from Outside Sports Organizations. The different scenarios were modified based on annual interest rates varying for 5.25-7% and 8-10 years loan terms. These analyses are provided in Exhibit 3.

In all three scenarios, FOLF is breakeven and/or has a surplus in Year 1 or Year 2 (2013 or 2014). All surpluses will be applied to pay down the debt faster than the 8-10 year loan term, with an agreed-to amount held for anticipated and unanticipated operational expenses.

On-going Maintenance & Operations Costs

The on-going expenses for maintenance and operations will be shared between ABRSD and FOLF.

ABRSD will handle all parking lot snow clearing, fall cleanup, general maintenance (on fence, out-building), trash pickup, lights and utilities. ABRSD estimates an increase in their costs of approximately \$30K. It is important to note that all costs have increased, given the significant volume increase in use of the facility; the unit cost per hour of operations is only 23% of current expenses. More information can be made available as necessary in subsequent documentation

FOLF will be responsible for the half of the cost of turf repairs and maintenance, and full cost of winter/snow clearing of fields (estimated at approximately \$35K) -- as well as all expenses associated with the administration of the fields, rentals, scheduling, etc. The FOLF expenses are shown in Exhibit 3 cash flows.

T.J. O'Grady Memorial Skate Park

This facility is for skateboarding and inline skating and was opened in the fall of 2005. The park is free and is open to the general public during daylight hours. The Skate Park is located at 66 Hayward Road, adjacent to the Acton-Boxborough Regional High School (ABRHS).

On November 20, 1998, a fourteen-year-old boy named T.J. O'Grady was struck and killed by an automobile while skateboarding down a residential road in Boxborough. Soon after this tragic accident, T.J.'s mother, Lori O'Grady, along with many of T.J.'s friends and their families formed the T.J. O'Grady Memorial Skate Park Committee. The goal of this non-profit organization was to construct a safe place for children and adults to skateboard and inline skate.

Due to the lack of local facilities in Acton and Boxborough, those who enjoy skating had no choice other than to skate in streets and parking lots. Such a setup would put skaters and motorists in dangerous situations, and create both an annoyance and a liability for local businesses. A designated skating area would offer a responsible alternative, and, for this reason, the committee gained instant support from many organizations across town.

The Committee raised \$78,500 from private and business donations in addition to the \$80,000 that the Town of Acton approved in April, 2001. The town moved to accept the conveyance of 1.15 acres of land

from the Commonwealth of Massachusetts for \$2,500 to be used for the Skate Park. The land was accepted after the Annual Town meeting in 2003. In a series of several CPA grants (under “recreation”), the Town came up with the additional funding necessary to complete construction, totaling \$285,000. Following the Town’s acquisition of the property from the Commonwealth, over a period of years, the property topography, site engineering and design was completed as a donation from the engineering company of Stamski and McNary. The lot was cleared and rough-graded thanks to the donation of services by Ace Brothers and Onyx Transportation and paving was donated by Lazaro Paving. Additional generous donations from many contributors made the construction of the park possible.

The grand opening of the T.J. O’Grady Memorial Skate Park took place in June of 2006. The Recreation Department holds an annual concert with the support of Danny’s Place Youth Services, featuring live bands and skating demonstrations. This has been a free event because of the generosity of local businesses and is open to the public. A valuable addition to the Town of Acton, the Skate Park builds community by providing a shared recreational opportunity for all ages.

Maintaining the safety of users at the Skate Park is of utmost importance to the Recreation Commission. To meet this goal, Acton Recreation is partnering with FOLF and will provide \$20,000 in services for Skate Park improvements. The following is a list of safety and other improvements to the Skate Park that are to be incorporated:

- Chain link fencing installed along east side of driveway from Hayward Rd. and around the perimeter of the Skating area. A double entry gate located on the driveway will allow pedestrian and emergency vehicle entrance to the park onto the sidewalk to the gazebo and concrete “L-shaped” ramp pad. A second double gate entrance opening to the new parking area will be for pedestrian and emergency vehicle access.
- The construction of a shallow or “beginner” skating bowl, occupying the existing Skate Park parking lot. A deep or “advanced” skating bowl, will occupy the grassy hillside where the stone benches are sited. Minimum 5’ paved path around each bowl.
- A paved gathering area between the ramp pad and the shallow skating bowl.
- Traffic calming devices such as speed bumps along the driveway through the Skate Park.
- Dedicated Skate Park parking located along the School Grounds-Skate Park fenced border.

This fall, the Acton Recreation evaluated quotes from several skate park design companies and has contracted American Ramp Company/Hardcore Design for \$5,000 to provide a conceptual design and cost estimate for the proposed skate bowls. We have provided a copy of the American Ramp contract, description of design deliverables, and a placeholder in this application for American Ramp’s conceptual design and cost estimate of the skate bowls. We anticipate receiving these deliverables in December.

The Acton Recreation is prepared to invest an additional \$15,000 for engineered plans to construct the skate bowls. We propose that skate bowl construction be approached as a two phased project. For Phase I, we seek construction funding for the beginner bowl from this CPA application. Our estimate is \$80,000. Phase II will not be included in this application; we will defer construction of the “Advanced” bowl for a future funding opportunity.

III. Exhibits

The following exhibits are provided for reference:

- Exhibit 1 – Athletic Facility Needs Assessment and Feasibility Study, dated June 2, 2011, by Gale Associates, Inc.
- Exhibit 2 – Gale Engineering Cost Estimates for Lower Field Development by Gale Associates, Inc.
- Exhibit 3 – FOLF -- Detailed Cash Flow Analysis and Scenarios
- Exhibit 4 – FOLF Authorization Letter from ABRSD Superintendent
- Exhibit 5 – FOLF Proposed Financing Structure & Terms
- Exhibit 6 – TJ O'Grady State Park Expansion Documents
- Exhibit 7 – Consistency with 2012 Community Preservation Plan

Exhibit 1

Athletic Facility Needs Assessment and Feasibility Study, dated June 2, 2011, by Gale Associates, Inc.

ATHLETIC FACILITY NEEDS ASSESSMENT
AND FEASIBILITY STUDY
ACTON-BOXBOROUGH REGIONAL HIGH SCHOOL
ACTON, MA

1. Project Description

Gale Associates, Inc. (Gale) is pleased to provide the following needs assessment and planning feasibility study for a multipurpose recreational facility development at the Acton-Boxborough Regional High School (ABRHS), located in Acton, MA. This study provides possible layouts for two multipurpose synthetic turf fields, one multipurpose natural turf field, a new parking area and other related site amenities, under the prevailing site conditions and site constraints, as detailed on the Existing Conditions Plan (please refer to Enclosure 2, Sheet SK-1). This study also provides a constructed cost estimate and outlines the permits and approvals that may be required for the proposed project to proceed.

2. Existing Conditions

Gale reviewed available plans provided by ABRHS and visited the site to conduct a visual assessment of the existing conditions. The project site is approximately 16 acres of mostly-cleared, undeveloped land and is bounded by Hayward Road to the north, Massachusetts Highway Route 2 to the east; additional ABRHS athletic fields to the west and a residential area to the south (see Enclosure 2, Sheet SK-1).

The majority of the project site is a grassy, open space area, currently maintained by ABRHS for use as athletic fields. Three (3) rectangular, multipurpose fields (known as “the lower fields”) are currently laid out within the project site’s footprint. The area is predominantly flat, with a gradual slope running from west to east. There are natural wooded areas to the northwestern and eastern portions of the site.

The project site straddles two Town Zoning Districts (see Enclosure 1, Figure 1). The northern portion of the site is located in a zoned General Industrial (GI) District and the southern portion of the site is located within a zoned Residence 2 (R2) District. The project site’s principal use is categorized as Educational and is an allowed use by right, per Section 3.4.1 of the Town of Acton Zoning Bylaws.

According to MassGIS data and the Town’s Wetland’s Map (see Enclosure 1, Figure 2); Bordering Vegetative Wetlands (BVW) are located within the wooded areas to the northwest, east and south of the project site. The BVW areas have a 100-foot jurisdictional buffer that extends well into the project site.

According to the latest NHESP Atlas, there are no Priority Habitats of Rare Species, no Estimated Habitats of Rare Wildlife and no Certified Vernal Pools in the vicinity of the site. However, there is a

Potential Vernal Pool within the wetlands. It is located between the northern portion of the existing fields and the Route 2 right-of-way (see Enclosure 1, Figure 2).

According to the latest FEMA Flood Insurance Rate Map, the proposed site is located outside of flood hazard area "Zone A", commonly referred to as the 100-year flood plane (see Enclosure 1, Figure 3). However, the entire site is within flood hazard area "Zone X", commonly referred to as the 500-year flood plane. Although this area may become inundated by 500-year flooding, there are no jurisdictional requirements for Zone X.

Soils information was taken from the USDA Natural Resources Conservation Service (NRCS) Soil Survey Report for Middlesex County, as well as MassGIS data. The NRCS soils mapping indicates that the northern half of the site's soil type is Deerfield Loamy Sand (DeA), with 0-3% slopes; the southern half of the site is Freetown Muck (Fm), with 0-1% slopes (see Enclosure 1, Figure 4).

Common attributes of DeA soils include moderate to rapid permeability (Hydrologic Group B), seasonal high water table (between 1.5-ft to 3-ft below surface), and a depth to bedrock greater than 60-inches. Common attributes of Fm soils include moderate permeability (Hydrologic Group D), seasonal high water table (approximately 1.5-ft below surface), and a depth to bedrock greater than 60-inches. It should be noted that an onsite soils investigation was not performed as part of this study and that the in-situ soils may have varying attributes. Test pits may be required to confirm the site's soil constraints.

The existing fields have no formal drainage (i.e. drainage structures) to collect storm water runoff; rather, storm water runoff is allowed to sheet flow off the fields. The northern field sheet flows toward the existing wetlands located to the north of the project site. The lower two fields sheet flow toward an existing detention basin located to the south of the project site. This detention basin also receives storm water runoff from the ABRHS parking areas and athletic facilities located up-gradient of the project site.

Based on discussions with ABRHS officials, there are no known utilities (water, gas, and sewer) located within the project site. There is also no athletic lighting provided for the existing fields. Lastly, there are no ADA accessible paths to the project site.

3. Proposed Development

Gale met with ABRHS officials and representatives from Acton Boxborough Youth Soccer (ABYS) to refine the needs of the community and the associated recreational development priorities. As detailed in the attached Conceptual Layout (Enclosure 2, Sheet SK-2), the proposed development could potentially include the construction of two (2) multipurpose synthetic turf fields, one (1) multipurpose natural turf field, new concessions/restrooms facility, a paved parking area, paved walkways, storm water collection and treatment Best Management Practices (BMPs), as well as related site utilities in support of the intended use.

Multipurpose Rectangular Fields. The two (2) side-by-side, multipurpose, rectangular synthetic turf fields were planned to be approximately 220' x 330' each and would be able to accommodate competitive soccer, as well as field hockey and men's and women's lacrosse events. In the transverse direction, these side-by-side fields could accommodate football and four 8 x 8 layouts for youth soccer. The National Federation State High School Associations (NFHS) and Massachusetts Interscholastic Athletic Association (MIAA) guidelines were followed in the planning of the field layout.

The fields themselves would consist of a synthetic turf surface on top of an engineered stone base and subsurface drainage system. The synthetic turf's infill would be comprised of a mixture of sand and SBR rubber granules.

A natural turf multipurpose field (approximately 210' x 300') would be located in the northern portion of the project site. Although a natural turf field currently exists in this area, the proposed design would call for the field to be reconstructed to have a more durable, sand-based root zone and perimeter drainage. The fields would be oriented in a northeast/southwest direction. The optimum solar orientation for soccer fields is north/south. However, due to site constraints, this could not be achieved within the project site. Nonetheless, Gale feels that the current field orientation would be adequate for competitive play.

A six-pole MUSCO athletic lighting system would allow the fields to be scheduled for nighttime events, thereby maximizing the number of uses for each field. The athletic lighting system would be capable of providing an average illumination of 50-foot candles per field. When constructed, the proposed project would result in three (3) high-use, premium quality fields for ABRHS.

Parking and Site Amenities. The demand resulting from the construction of two (2) synthetic turf fields with athletic lighting would put a strain on the limited number of available parking spaces at the ABRHS project site. Gale looked at three (3) existing parking areas within the vicinity of the project site for possible expansion opportunities.

The first was the small parking area located off of Charter Road and to the east of Leary Field. Existing site constraints, such as the ABRHS storm water drainage channel and wetlands along the north edge, would make expansion of this parking area difficult. Also, we believe that the amount of parking spaces gained would be minimal. Additional parking would still be necessary to meet the needs of the proposed project.

Gale also looked at the back parking area, behind the ABRHS administrative building. There is a large, wooded area just off of the pavement that slopes steeply toward the ABRHS playing fields. There is approximately a thirty foot elevation difference between this parking area and the playing fields. Although this area does have room for expansion, the topography would make the construction of an additional parking lot not feasible.

The preferred option, as shown in the current design, is to expand the existing parking area for the T.J. O'Grady Skate Park parcel to allow for approximately 106 additional parking spaces, with 24'-wide driveways for two-way traffic flows, and, possibly, a designated drop-off area (Enclosure 3, Sheet SK-3). The number of parking spaces was derived by assuming a maximum demand of four teams playing and four teams waiting to play. The proposed parking layout calls for 9' x 18.5' parking spaces, set at 90° parking angles, with 24'-wide aisles. Emergency vehicle access would be provided to the proposed fields via an existing access road, adjacent to the ABRHS baseball field, to the west of the project site.

The proposed project would include ADA accessible walkways to the fields and to the new restroom facilities to be located at the end of the ABRHS access road, west of the project site. Site lighting would be provided for the security and safety of the facility users.

Utilities and Storm water Management. The proposed project was planned to have new utility services for domestic water, sewer and electric, all of which would tie into existing utility services located within the ABRHS parcel.

The new water, sewer and electrical services would also be provided to the project site from the existing access road mentioned previously. The nearest sewer manhole is located within an ABRHS parking area to the west and up-gradient of the proposed project. This would make sewer collection via gravity flow not feasible and would require the proposed concessions/restrooms facility to collect wastewater by a pump chamber and then discharge via force main into the existing ABRHS sewer collection system.

The proposed storm water management system would collect storm water runoff from all paved areas. The storm water runoff would then be routed via piping from deep sump, hooded catch basins to water quality treatment systems, before entering a subsurface infiltration system. The deep sump, hooded catch basins and water quality treatment systems would aid in Total Suspended Solids (TSS) removal by settling out sediment and preventing oils and floatables from continuing downstream.

Treated overflow from the system would be discharged towards the existing wetlands to the west or toward the existing detention basin to the south. The proposed storm water BMPs would attenuate, as well as treat, storm water runoff and promote groundwater infiltration.

The current design proposes to recharge the storm water runoff through the use of the proposed synthetic turf field's engineered stone base (which has a 30% minimum void ratio) and through the proposed storm water management subsurface infiltration system. The extent of recharge provided may be limited due to the site's current unknowns, such as high seasonal water table and permeability of the underlying soil. Exploratory test pits would be required to confirm the site's soil constraints.

4. Traffic Assessment

Gale completed a preliminary traffic assessment of traffic implications for the proposed development, as they relate to Hayward Road and the existing access driveway to the T.J. O'Grady Skate Park parcel. The traffic characteristics of the proposed project were estimated using trip-generation statistics published by the Institute of Transportation Engineers (ITE). The ITE provides trip-generation information for various types of land uses, developed as a result of scientific studies that have been conducted over the past 50-plus years. *ITE LUC 488 – Soccer Complex* was used to develop the traffic characteristics of the proposed project. Table 1 (Enclosure 1, Table 1) summarizes the traffic characteristics of the proposed project.

As can be seen in Table 1, the proposed project is expected to generate approximately 142 vehicle trips on an average weekday, with 6 vehicle trips during the weekday morning peak hour, 44 vehicle trips during the weekday evening peak hour and 58 vehicle trips during the weekend peak hour.

Note that the above estimates do not reflect the use of car/vanpools, public transportation or pedestrian/bicycle trips. It can also be assumed that a significant portion will be drop-off/pick-up trips. Incorporation of these alternative modes of transportation to the use of single-occupant vehicles would reduce the traffic volume estimates cited in Table 1.

A traffic impact study of the existing conditions along Hayward Road and at the driveway serving the T.J. O'Grady Skate Park parcel may need to be completed. The study should consist of an inventory of existing roadway geometrics, posted speed limits, sight distance measurements, an evaluation of historic motor vehicle crash data and an evaluation of how the proposed project would impact existing traffic.

5. Permitting Requirements

State and Local. As was previously mentioned under the Proposed Development Section of this report, the project would require sharing access and expanding the existing parking area of the T.J. O'Grady Skate Park parcel. This parcel is under the jurisdiction of the Town's Recreation Commission.

As a result, the proposed project would require the coordination between the ABRHS and the Town to allow access to the proposed parking area via the entrance driveway for the T.J. O'Grady Skate Park parcel.

Bordering Vegetated Wetlands. Portions of the proposed synthetic turf fields, new parking area and new storm water BMPs will fall within the wetland's 100' buffer zone. This would require the filing of a Notice of Intent (NOI) application with the Town of Acton's Conservation Commission and with the Massachusetts Department of Environmental Protection (MADEP) to demonstrate that the proposed project would meet the Storm water Management Standards, as set by the Wetlands Protection Act Regulations, 310 CMR 10.00, and the Town's Wetlands Protection Bylaws.

It should be noted that the Town's Wetlands Protection Bylaws also have a 75-ft, no-build setback to the edge of new driveways, roadways and structures. The current conceptual design has the edge of the proposed parking area just outside of this 75-ft, no-build setback.

MassDOT Highway Division. The Route 2 right-of-way, adjacent to the project site, includes approximately 200 feet of undeveloped land between the edge of road and the ABRHS property line. The current conceptual design does not impact the Route 2 right-of-way that abuts the western portion of the project site.

However, if the edge of the existing bordering vegetative wetlands is found to be closer to the proposed parking area, the 75-ft, no-build setback may be triggered and the parking layout may need to be revised and pulled back from this setback.

The resulting reconfiguration of the parking area may result in the expansion encroaching into the Route 2 right-of-way by approximately 20 feet. If this is the case, approval from the MassDOT Highway Division Right of Way Bureau (ROW Bureau) will be needed.

6. Preliminary Cost Estimate

A preliminary site development cost estimate has been included with this feasibility study. The preliminary cost estimate for the proposed project, at full build-out, is approximately \$3,262,605 and includes contingency (15%) and soft costs (7%). The largest line item in this estimate is the synthetic turf, at approximately \$800,000. We have carried a unit cost of \$4.75 per square foot, which is sufficient to procure a top tier, premium synthetic turf system.

A breakdown of the preliminary cost estimate for each proposed item can be seen at Enclosure 3. Again, this estimate is an approximation and more detailed construction cost estimates shall be prepared with the detailed design of the facility.

7. Summary of Project Feasibility, Assumptions & Recommendations

The following summarizes our findings and recommendations with respect to a proposed multipurpose recreational facility development at the ABRHS parcel.

It is recommended that further assessment of the design requirements for the Hayward Road entrance drive be completed with respect to the determination of access, circulation and safety considerations for the proposed parking expansion.

Test pits should be performed at the locations for the proposed restroom facilities structure and the proposed storm water BMPs. Permeability tests would also be required in proposed areas designated for storm water recharge and within the proposed synthetic turf field areas. The results from these tests would determine if the underlying soil conditions at the proposed locations are suitable to allow the site to drain properly and promote groundwater infiltration.

The edge of the existing bordering vegetative wetlands located on the eastern and southern portions of the site would have to be verified. A wetlands delineation would have to be performed, including flagging and surveyed location of the flagging. The results from this delineation could affect the layout of the proposed parking and driveway areas, as well as the proposed storm water BMPs.

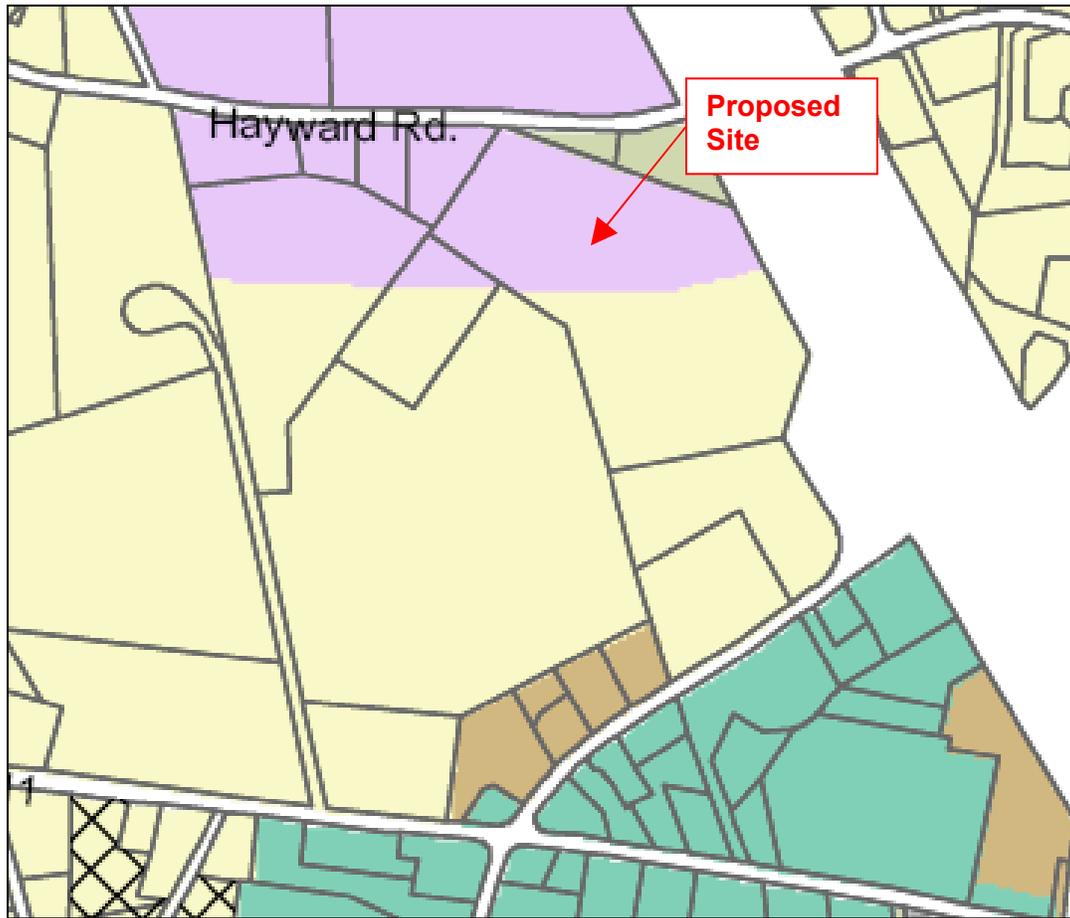
In regards to existing utility locations; a new survey should be performed so that actual utility locations, elevations, sizes and conditions can be verified to confirm that they are in agreement with the current site conditions, that they do not conflict with the proposed layout design and that there is adequate capacity to support the proposed project.

As noted above, assumptions in parking requirements and existing site conditions were made in the proposed layout design. The multipurpose synthetic turf fields, parking lot expansion and driveway designs may need to be revised if actual existing site conditions are deemed not to be adequate to support current design.

As a result of this study, the ABRHS has a preliminary Master Plan for a multipurpose recreational facility development which, when implemented, will result in a state-of-the-art facility that will better meet the recreational needs of the ABRHS and the community, both now and in the future.

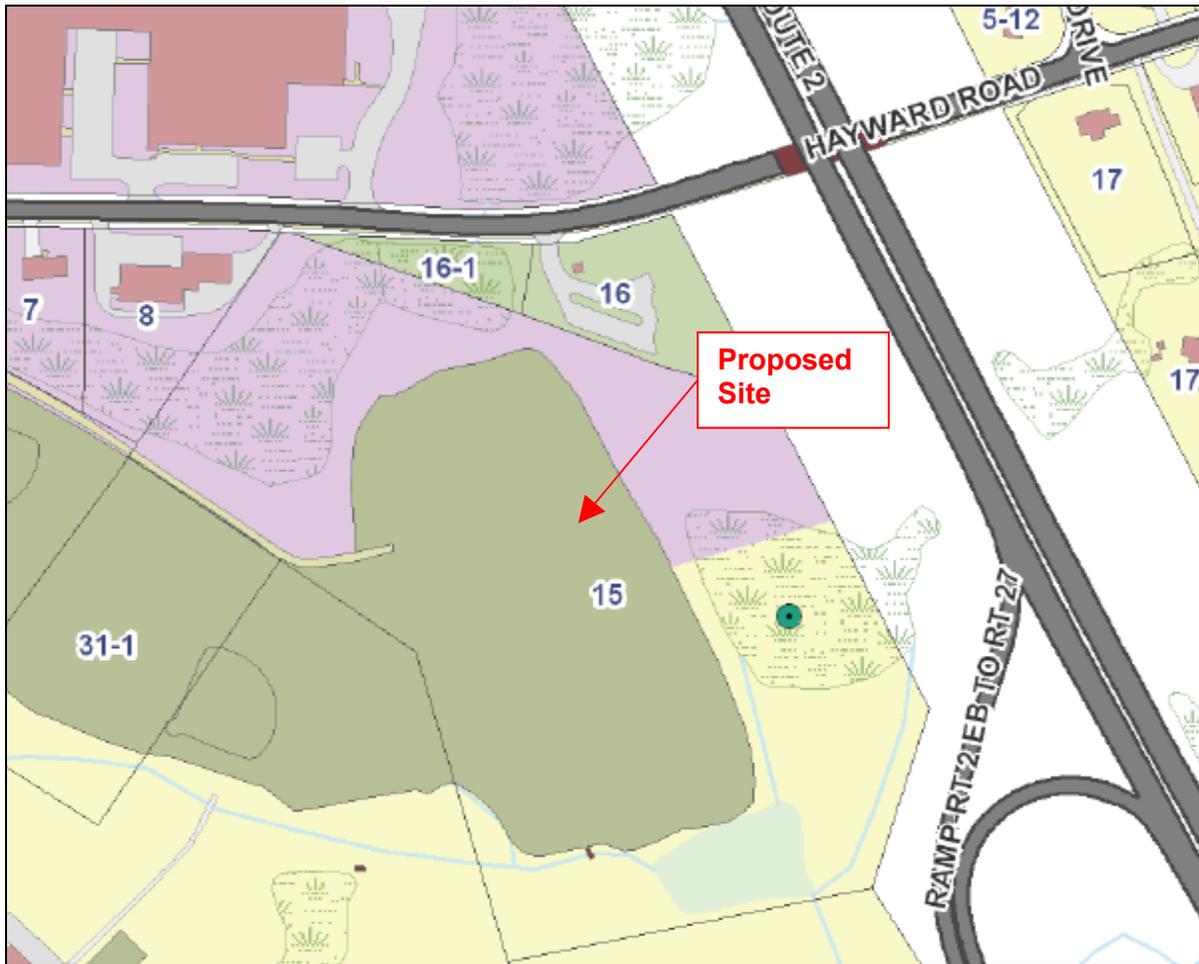
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Fig. 1 – Town Zoning and Overlay Districts



LEGEND	
	Ponds
	Parcel Boundaries
Affordable Housing Overlay District	
	Sub-District A
	Sub-District B
Zoning Districts	
	R-2 (Residence 2)
	R-4 (Residence 4)
	R-8 (Residence 8)
	R8/4 (Residence 8/4)
	R-10 (Residence 10)
	R-A (Residence A)
	R-AA (Residence AA)
	R-10/8 (Residence 10/8)
	NAV (North Acton Village)
	SAV (South Acton Village)
	EAV (East Acton Village)
	EAV-2 (East Acton Village 2)
	WAV (West Acton Village)
	VR (Village Residential)
	ARC (Agriculture Recreation Conservation)
	PCRC (Planned Conservation Residential Comm.)
	LB (Limited Business)
	GI (General Industrial)
	LI (Light Industrial)
	LI-1 (Light Industrial 1)
	SM (Small Manufacturing)
	TD (Technology District)
	KC (Kelley's Corner)
	OP-1 (Office Park 1)
	OP-2 (Office Park 2)
	PM (Powder Mill)

Fig. 2 – Town GIS Map



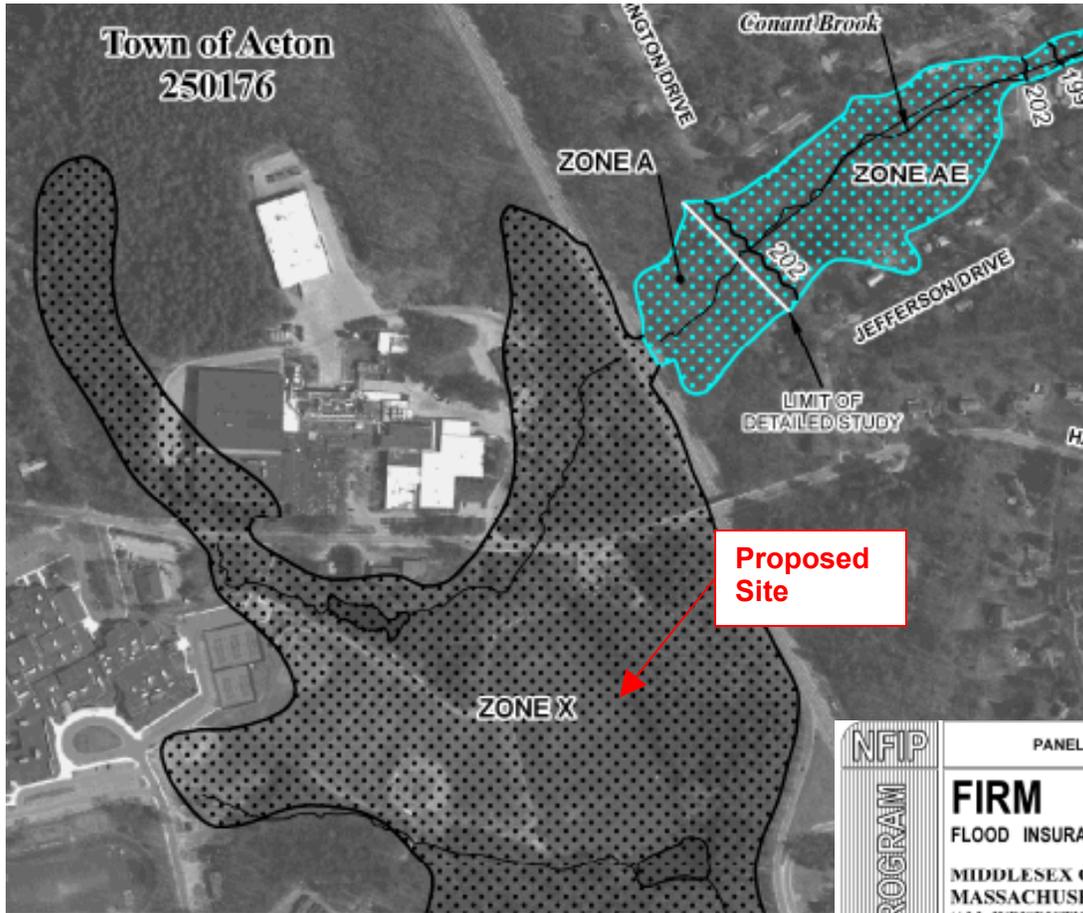
NATURAL RESOURCES

- DEP RIVERS & STREAMS
- DEP WETLANDS
 - WET AREAS
 - PONDS
- GI (General Industrial)*
- R-2 (Residence 2)*
- SPORTS FACILITY / AREAS

NATURAL HERITAGE FEATURES

- CERTIFIED VERNAL POOLS
- POTENTIAL VERNAL POOLS
- BIOMAP CORE HABITAT
- BIOMAP SUPPORTING NATURAL LANDSCAPE
- ESTIMATED HABITATS OF RARE WILDLIFE
- LIVING WATERS CORE HABITATS
- LIVING WATERS CRITICAL SUPPORTING WATERSHED
- NATURAL COMMUNITIES
- PRIORITY HABITATS OF RARE SPECIES

Fig. 3 – FEMA Flood Map



NATIONAL FLOOD INSURANCE PROGRAM	NFIP			
	PANEL 0352E			
	FIRM			
	FLOOD INSURANCE RATE MAP			
	MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS)			
	PANEL 352 OF 656 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)			
	CONTAINING:			
	<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
	ACTON, TOWN OF	250170	0352	E
	<p>Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.</p>			
				
MAP NUMBER 25017C0352E				
EFFECTIVE DATE JUNE 4, 2010				
Federal Emergency Management Agency				

Fig. 4 – NRCS Soils Map



Table 1 - TRIP-GENERATION SUMMARY

Time Period/Direction	Vehicle Trips Multipurpose Rectangular Field ^a	Number of Fields	Vehicle Trips Totals
Average Weekday Daily:			
Total	71	2	142
Weekday Morning Peak			
Hour:			
Entering	2	2	4
<u>Exiting</u>	<u>1</u>		<u>2</u>
Total	3		6
Weekday Evening Peak			
Hour:			
Entering	14	2	28
<u>Exiting</u>	<u>8</u>		<u>16</u>
Total	22		44
Weekend Peak Hour:			
Entering	18	2	36
<u>Exiting</u>	<u>11</u>		<u>22</u>
Total	29		58

^aBased on ITE LUC 488 – Soccer Complex

Exhibit 2

Gale Engineering Cost Estimates for Lower Field Development by Gale Associates, Inc.

COST ESTIMATE - ABRHS - LOWER FIELDS REDEVELOPMENT (GALE JN 714980)							
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL COST	REMARKS
0	General Conditions (Mobilization)	LS				\$ 20,000	FOLF
1	Site Preparation					\$ 114,500	FOLF
1a	Strip and screen and haul topsoil (assume 8")	CY	4,148	\$ 12	\$ 49,778		
1b	Excavation bulk dozer (new synthetic turf field areas) (6" depth)	CY	3,111	\$ 20	\$ 62,222		
1c	Silt fence	LF	500	\$ 5	\$ 2,500		
2	Synthetic Turf Field Preparation					\$ 355,250	FOLF
2a	Prepare sub-base, shape and compact (field)	SY	18,667	\$ 2	\$ 28,000		
2b	Top stone layer under turf (1" thick)	Ton	875	\$ 34	\$ 29,750		
2c	Crushed stone base under field (10" thick)	Ton	8,750	\$ 34	\$ 297,500		
3	Concrete					\$ 74,700	FOLF
3a	Concrete anchor curbing	LF	1660	\$ 45	\$ 74,700		
4	Athletic Surfacing (Synthetic Turf Grass)					\$ 818,000	FOLF
4a	Filled-turf installed (premium)	SF	168,000	\$ 4.75	\$ 798,000		
4b	Synthetic turf striping (permanent for two fields)	Sport	1	\$ 20,000	\$ 20,000		
5	Subsurface Drainage (Synthetic Turf Field)					\$ 162,987	FOLF
5a	Geotextile separation layer	SY	18,667	\$ 2.50	\$ 46,667		
5b	12" flat panel drain	LF	8600	\$ 4	\$ 34,400		
5c	18" nyloplast structures	EA	8	\$ 1,600	\$ 12,800		
5d	12" perf. HDPE	LF	2160	\$ 32	\$ 69,120		
6	Fencing					\$ 84,300	FOLF
6a	4' chain link fence	LF	1660	\$ 45	\$ 74,700		
6b	4' wide pedestrian gate	EA	4	\$ 1,000	\$ 4,000		
6c	12' wide maintenance gate	EA	2	\$ 2,800	\$ 5,600		
7	Equipment					\$ 22,200	FOLF
7a	New goalposts (portable with safety clamping kit)	PR	3	\$ 5,500	\$ 16,500		
7b	Benches	EA	6	\$ 950	\$ 5,700		
8	Ball Safety Netting					\$ 11,550	FOLF
8a	Portable netting system between fields	LF	330	\$ 35	\$ 11,550		
9	Utilities					\$ 45,000	CPA
9a	Infrastructure for lighting (conduit and pull boxes)	LS	1	\$ 45,000	\$ 45,000		
10	Athletic Lighting					\$ 480,000	CPA
10a	MUSCO athletic lighting system (6-pole system)	LS	1	\$ 480,000	\$ 480,000		
11	Parking and Walkways					\$ 331,996	CPA
11a	Clear site for new parking area	LS	1	\$ 30,000	\$ 30,000		
11a	Bituminous walkways areas with, 3" depth	SY	361	\$ 25	\$ 9,028		
11b	Aggregate base (6")	Ton	98	\$ 32	\$ 3,120		
11c	Prepare sub-base, shape, compact and fine grade	SY	361	\$ 2	\$ 542		
11d	Bituminous parking area with, 4" depth	Ton	1160	\$ 90	\$ 104,400		
11e	Aggregate base (8")	Ton	2320	\$ 32	\$ 74,240		
11f	Prepare sub-base, shape, compact and fine grade	SY	5333	\$ 2	\$ 10,667		
11g	Site Lighting	LS	1	\$ 40,000	\$ 40,000		
11h	Drainage (CBN's, Piping, Recharge, Treatment units)	LS	1	\$ 60,000	\$ 60,000		
12	Athletic Surfacing (Natural Turf Grass)					\$ 95,784	ABRSD
12a	Install irrigation system and controller	Field	1	\$ 25,000	\$ 25,000		
12b	Place and amend root zone materials, 6"	CY	1363	\$ 35	\$ 47,704		
12c	Seed athletic field mix and fine grade	SF	73600	\$ 0.30	\$ 22,080		
12d	Turf establishment requirements	LS	1	\$ 1,000	\$ 1,000		
13	Spectator Seating					\$ 4,500	ABRSD
13a	Portable bleachers	EA	1	\$ 4,500	\$ 4,500		
14	Site Amenities					\$ 132,500	ABRSD
14a	Concessions/Restrooms facility (30' x 20')	SF	750	\$ 150	\$ 112,500		
14b	Lift Station (with Force Main)	LS	1	\$ 20,000	\$ 20,000		
15	Landscaping/Access					\$ 23,000	ABRSD
	Access road paving					\$ 15,000	
15a	Landscaping	LS	1	\$ 8,000	\$ 8,000		
Possible Funding Source:				With Contingency		Subtotal	\$ 2,776,266
	FOLF =	\$ 1,663,487	\$ 1,746,661			Contingency (5%)	\$ 138,813
	CPA =	\$ 856,996	\$ 899,846			Total Costs to be Funded	\$ 2,915,080
	ABRSD =	\$ 255,784	\$ 268,573			Pre-Development Soft Costs	\$ 81,820
	Totals =	\$ 2,776,266	\$ 2,915,080			Total	\$ 2,996,900
16	TJ O'Grady Skate Park Expansion/Completion					\$ 80,000	CPA
	Town of Acton Recreation Department Estimate		1	\$ 80,000	\$ 80,000		

TOTAL COST (Including Skate Park) \$ 3,076,900

TOTAL CPA REQUEST = \$ 979,846

Exhibit 3

FOLF -- Detailed Cash Flow Analysis and Scenarios

This exhibit contains the Pro-Forma P&L analysis completed by FOLF based on a **\$1.6M financing** and expected field rental income based on market demand and Letters of Interest from outside sports organizations. The P&Ls are presented in three financing scenarios:

- Scenario 1 – 5.25% Interest Rate for 10 Years
- Scenario 2 – 5.25% Interest Rate for 8 years, with rental income inflation of 1.5%
- Scenario 3 – 7% Interest Rate for 10 years, with rental income inflation of 1.5%

All scenarios assume 3% expense inflation.

FOLF has presented these cash flows to banks for financing. They are expected to be updated and are therefore highly "subject-to-change".

Scenario 1

Turf Fields - Proforma P&L
Scenario 1 - 5.25% for 10 years

		Loan Years 1 - 10										
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
Loan Amount	\$1,571,661											
Revenue inflation	1.5%											
Expense Inflation	3.0%											
Credit card fee	2.5%											
Hourly rental rate	105											
Incr'l fee/yr	10.00											
Members	1,800											
Revenues												
Field Rental income		267,970	271,615	275,314	279,068	282,880	286,748	290,674	294,659	298,704	302,809	2,850,440
Fee increase		18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	180,000
Other		-	-	-	-	-	-	-	-	-	-	-
	<i>subtotal</i>	285,970	289,615	293,314	297,068	300,880	304,748	308,674	312,659	316,704	320,809	3,030,440
Expenses												
Loan servicing (P&I)		203,028	203,028	203,028	203,028	203,028	203,028	203,028	203,028	203,028	203,028	2,030,280
Field clearing (winter)		27,500	28,325	29,175	30,050	30,951	31,880	32,836	33,822	34,836	35,881	315,257
Repairs & Maintenance		5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	57,319
Administrator		9,360	9,641	9,930	10,228	10,535	10,851	11,176	11,512	11,857	12,213	107,302
Web site		3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	34,392
Other		5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	57,319
	<i>subtotal</i>	252,888	254,384	255,924	257,511	259,146	260,829	262,563	264,350	266,189	268,084	2,601,869
Net Income / (Loss)		33,082	35,231	37,389	39,557	41,734	43,918	46,110	48,310	50,515	52,725	428,571
Net Present Value	\$292,519.98											

Scenario 2

Turf Fields - Proforma P&L
Scenario 2 - 5.25% for 8 years, rental income inflation 1.5%

Loan Amount	\$1,571,661									
Revenue inflation	3.0%									
Expense Inflation	3.0%									
Credit card fee	2.5%									
Hourly rental rate	105	Loan Years 1 - 8								
Incr'l fee/yr	10.00									
Members	1,800									
		2013	2014	2015	2016	2017	2018	2019	2020	Total
Revenues										
Field Rental income		267,970	275,259	282,767	290,500	298,465	306,669	315,119	323,822	2,360,571
Fee increase		18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	144,000
Other		-	-	-	-	-	-	-	-	-
<i>subtotal</i>		<u>285,970</u>	<u>293,259</u>	<u>300,767</u>	<u>308,500</u>	<u>316,465</u>	<u>324,669</u>	<u>333,119</u>	<u>341,822</u>	<u>2,504,571</u>
Expenses										
Loan servicing (P&I)		241,668	241,668	241,668	241,668	241,668	241,668	241,668	241,668	1,933,344
Field clearing (winter)		27,500	28,325	29,175	30,050	30,951	31,880	32,836	33,822	244,539
Repairs & Maintenance		5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	44,462
Administrator		9,360	9,641	9,930	10,228	10,535	10,851	11,176	11,512	83,232
Web site		3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	26,677
Other		5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	44,462
<i>subtotal</i>		<u>291,528</u>	<u>293,024</u>	<u>294,564</u>	<u>296,151</u>	<u>297,786</u>	<u>299,469</u>	<u>301,203</u>	<u>302,990</u>	<u>2,376,716</u>
Net Income / (Loss)		<u>(5,558)</u>	<u>235</u>	<u>6,202</u>	<u>12,349</u>	<u>18,679</u>	<u>25,199</u>	<u>31,915</u>	<u>38,833</u>	<u>127,855</u>
Net Present Value		\$82,080.52								

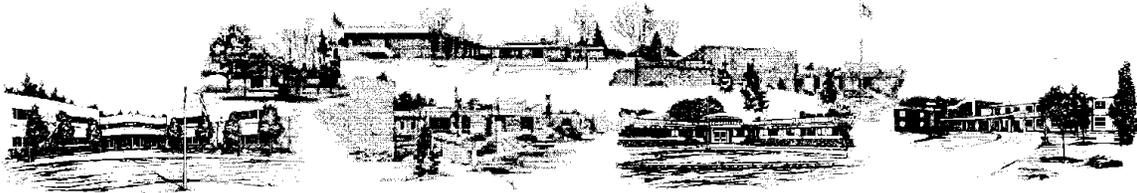
Scenario 3

Turf Fields - Proforma P&L
Scenario 3 - 7% for 10 years, rental income inflation of 1.5%

Loan Amount	\$1,571,661											
Revenue inflation	1.5%											
Expense Inflation	3.0%											
Credit card fee	2.5%											
Hourly rental rate	105	Loan Years 1 - 10										
Incr'l fee/yr	10.00											
Members	1,800											
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
Revenues												
Rental income- Other		242,970	246,615	250,314	254,068	257,880	261,748	265,674	269,659	273,704	277,809	2,600,440
ABYS - Teamworks replacement		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	250,000
Field Rental Income		267,970	271,615	275,314	279,068	282,880	286,748	290,674	294,659	298,704	302,809	2,850,440
Fee increase		18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	180,000
Other		-	-	-	-	-	-	-	-	-	-	-
<i>subtotal</i>		<u>285,970</u>	<u>289,615</u>	<u>293,314</u>	<u>297,068</u>	<u>300,880</u>	<u>304,748</u>	<u>308,674</u>	<u>312,659</u>	<u>316,704</u>	<u>320,809</u>	<u>3,030,440</u>
Expenses												
Loan servicing (P&I)		219,924	219,924	219,924	219,924	219,924	219,924	219,924	219,924	219,924	219,924	2,199,240
Field clearing (winter)		27,500	28,325	29,175	30,050	30,951	31,880	32,836	33,822	34,836	35,881	315,257
Repairs & Maintenance		5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	57,319
Administrator		9,360	9,641	9,930	10,228	10,535	10,851	11,176	11,512	11,857	12,213	107,302
Web site		3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	34,392
Other		5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	57,319
<i>subtotal</i>		<u>269,784</u>	<u>271,280</u>	<u>272,820</u>	<u>274,407</u>	<u>276,042</u>	<u>277,725</u>	<u>279,459</u>	<u>281,246</u>	<u>283,085</u>	<u>284,980</u>	<u>2,770,829</u>
Net Income / (Loss)		<u>16,186</u>	<u>18,335</u>	<u>20,493</u>	<u>22,661</u>	<u>24,838</u>	<u>27,022</u>	<u>29,214</u>	<u>31,414</u>	<u>33,619</u>	<u>35,829</u>	<u>259,611</u>
Net Present Value		\$173,849.55										

Exhibit 4

FOLF Authorization Letter from ABRSD Superintendent



ACTON PUBLIC SCHOOLS ♦ ACTON-BOXBOROUGH REGIONAL SCHOOL DISTRICT

16 Charter Road Acton, MA 01720-2995 Phone: 978-264-4700 x3211 Fax: 978-264-3340 Email: smills@mail.ab.mec.edu

Stephen E. Mills, Ed.D.
Superintendent of Schools

October 7, 2011

Mr. Walter Foster
Community Preservation Committee
c/o Roland Bartl
Acton Town Hall
Acton, MA 01720

Dear Mr. Foster,

Mr. David Wilson from the Friends of the Lower Fields will be representing the various community groups and the Acton-Boxborough Regional School District regarding the Lower Fields application which will be submitted to the Community Preservation Committee.

Mr. Steve Desy and Mr. J.D. Head from our staff are also available to answer questions or provide additional information that you may need.

We appreciate your consideration of our proposal.

Sincerely,

Stephen E. Mills, Ed.D.
Superintendent

John Petersen, Chairperson
Acton-Boxborough Regional School Committee

Cc: David Wilson
Steve Desy
J.D. Head

Exhibit 5

FOLF Proposed Financing Structure & Terms

The following summary table is a proposed structure including suggested terms that has been (and/or will be further) submitted by FOLF to area banks to secure the financing for this project. It is being provided to the CPC for reference purposes and completeness regarding overall financials on the Lower Field project.

No.	Element	Proposal
1	Purpose of Request for Financing (RFF)	The purpose of this RFF is to obtain bank financing for a portion of the construction costs of a new, multipurpose recreational complex on the Lower Fields of ABRSD.
2	Obligors	FOLF will be obligated for performance under the terms of the loan.
3	Amount	\$1,571,661 (<i>to be confirmed</i>)
4	Term of Loan	Ten years
5	Amortization	Payments of principal and interest will be paid monthly on a mortgage basis, meaning in 120 equal installments. It is the intent of the Obligors to repay the loan as soon as possible, so excess cash flow, to the extent it is generated, will be used to prepay principal.
6	Interest Rate	The Obligors believe that a fixed rate is preferable and seek the advice of the Bank on the correct market rate. Given the strength of the Obligors and the backing of the community, we feel a very favorable rate is applicable. If a variable rate is required, the Obligors suggest WSJ P+1% floating.
7	Description of Project	<p>The project will create a new multipurpose recreational space, comprised of</p> <ol style="list-style-type: none"> 1. 2 new synthetic turf fields, including subsurface drainage 2. 1 new natural grass surface field 3. Lighting for the entire new field complex 4. 114 new parking spaces 5. New restrooms and concession stand 6. New pathways to improve handicapped access 7. Fencing 8. Expansion of the features of the existing and adjacent TJ O'Grady Skate Park <p>Please see <u>Exhibit 1</u>: "Athletic Facility Needs Assessment and Feasibility Study Acton-Boxborough Regional High School, Acton, MA", dated June 2, 2011, by Gale Engineering, Inc."</p>
8	Total Cost	<p>The total projected cost of the Lower Field Development is \$3.0mm which includes a significant contingency factor. Please see <u>Exhibit 2</u>: "Gale Engineering Cost Estimates for Lower Field Development", dated June 2, 2011, by Gale Engineering, as updated by the project sponsors.</p> <p>In summary, the project costs are estimated as follows:</p> <ol style="list-style-type: none"> 1. Pre-Development Soft Costs: \$81,820

No.	Element	Proposal
		<ol style="list-style-type: none"> 2. Base Project Costs of Lower Fields Project: \$2,915,080 3. Contingency: \$138,813 4. Total Costs: \$2,996,900 <p>(In addition, although not part of this RFF, funds will be sought through the CPA for the expansion of the TJ O’Grady Skate Park. Cost estimates are being developed but at this time, the Town of Acton believes that the cost will be in the range of \$80,000.)</p>
9	Sources of Financing for the Project	<p>There are three major sources of financing for this project:</p> <ol style="list-style-type: none"> 1. FOLF will fund the 2 new synthetic turf fields, drainage and fencing for a total cost of approximately \$1,746,661. 2. CPA will fund the surrounding infrastructure needed to create the new park, including lighting, parking and walkways at a total estimated base cost of \$899,846 (plus an estimated \$80,000 for the TJ O’Grady Skate Park expansion.) 3. ABRSD will fund the installation of a new natural grass surface on Field #3 as well as site amenities, such as concession areas, restrooms, seating and landscaping for approximately \$325,000.
10	Ground Lease	<p>ABRSD will lease the land to the Obligors, on a joint and several basis, for the sum of \$1.00 per year for the term of the loan. In effect, this is a substantial donation of equity as compared with a project that would need to acquire land.</p> <p>As additional security for the loan, FOLF, as Lessees, will assign the ground lease to the Bank; ABRSD has approved the concept of this assignment.</p> <p>Please see <u>Exhibit TBD</u> “Lease Between ABRSD, Lessor and FOLF, Lessees. “</p>
11	Source of Repayment	<p>FOLF/ABYS will manage a program to rent the 2 synthetic turf fields to sports organizations who are clamoring for field space. The market demand for field space is very well known to all youth and adult sports organizations, leagues and select teams. It is a constant battle to get quality space, at a reasonable price, near to the homes of the users.</p> <p>ABYS has performed an extensive demand analysis which supports this assertion. Please see <u>Exhibit TBD</u> “Supply, Demand and Allocation Analysis for Use of the Lower Fields”</p> <p>The source of repayment of the loan will be from the rents collected from outside sports organizations. As a demonstration of their strong interest in this space, several organizations have supplied letters of interest to FOLF/ABYS. Please see <u>Exhibit TBD</u> “Letters of Intent from Organizations who Seek to Rent the Lower Fields”</p>

No.	Element	Proposal
		As additional security for the loan, FOLF, as Lessors, will assign the rental agreements with the sports organizations, as sub-lessees, to the Bank; ABRSD has approved the concept of this assignment.
12	Projected Cash Flows	<p>Given the market for renting fields in the MetroWest area of Boston, the Obligor believe that the loan can be paid off in a range of 8-10 years. The “Cash Flow Analysis” is discussed further in this RFF.</p> <p>Please see <u>Exhibit TBD</u> “Detailed Cash Flow Analysis, Scenarios and Stress Tests”</p> <p>Important Note: In order to facilitate the Bank’s analysis, the Excel files used to create the cash flows and demand analysis provided in Exhibits will be made available.</p>
13	Security	<p>The Bank will receive:</p> <ol style="list-style-type: none"> 1. An Assignment of the Ground Lease 2. An Assignment of the Rental Contracts 3. A UCC security interest in the installed synthetic turf
14	Financial Strength of FOLF	<p>FOLF is a non-operating entity that has served as a vehicle for raising funds and developing project plans to improve recreational spaces on the ABRSD Central Campus. While at its peak, FOLF had several hundred thousand dollars, these funds have been disbursed. FOLF does not provide financial strength to this project, but provides strong credibility and community support, based on its very successful Leary Fields project which was completed in 2005.</p>
15	Financial Strength of ABYS	<p>Founded in 1982, ABYS currently enjoys strong operating and financial positions for a not-for-profit youth sports organization. ABYS currently has approximately 1,500 member boys and girls participating in its programs twice a year.</p> <p>Fiscal year 2012 ABYS projects annual revenue of approximately. \$550,000 with cash reserves of approximately. \$200,000.</p> <p>ABYS has contributed \$2,750 to a project preliminary engineering study, matched by the Acton Boxborough School District (ABRSD). ABYS will contribute up to \$25,000 funding for Preconstruction engineering and project soft costs, also to be matched by ABRSD. ABYS further intends to commit up to \$175,000 of equity to the project.</p>

Exhibit 6

TJ O'Grady Skate Park Expansion Documents

Please see the following three separate files provided by the Town of Acton Recreation Department:

- SkatePark Contract.pdf
- American Ramp Co. Proposal.pdf
- Improved Skate Park Map001.pdf

These files include a copy of the American Ramp contract, description of design deliverables, and a placeholder in this application for American Ramp's conceptual design and cost estimate of the skate bowls.

The map is "Proposed" location, pending review of site conditions.

HARDCORE DESIGN STUDIOS, INC.
505 S. Oliver Ave.
Joplin, MO 64801
Toll-free: 888-758-2695
Fax: 888-863-3569
sales@hardcoreskateparks.com



\$5K DESIGN CONTRACT

Date: October 13, 2011
RE: Acton Skatepark

HARDCORE DESIGN STUDIOS provides professional design services geared to create a completely custom skatepark design that is unique to your community. Our team of professional Skateboarders, BMX Riders, Landscape Architects, and Visual Artists will work directly with your community to generate ideas and develop your dream park. We then provide you high quality renderings of your design along with a fly-through video and a breakdown listing the quantities of different materials needed to build your park. This package gives you everything you need to obtain community support, solicit donations, and apply for grant funding.

Our Conceptual Design services will include the following:

Community Engagement Meeting

- Hardcore Design Studios will host a live meeting with your local skaters to formulate ideas for your concept design.
- Review of samples designs with group to identify a preferred theme.
- Administer questionnaire exercise for skaters to provide individualized input.
- Summarize meeting findings with group.

Site Review

- Review location of skatepark for opportunities and constraints.
- Discuss potential locations for entry, spectator viewing, and drainage flow.

Design Webinar Revision

- Provide Flyer and Poster art to the City to advertise the design webinar at schools, local paper, and community centres.
- Presentation discussing project location, history, budget and design opportunities
- Work session with general public and skatepark users to review initial conceptual design and general theme.
- Revise conceptual design based on feedback from initial webinar
- Verify the design is responsive to the site and budget

Video Fly Through

- Create video fly through of approved concept design.
- Send DVD of video for uploading to social media sites.

Cost Estimate

- Provide cost estimate for construction of approved skatepark design

Material Quantity Take-offs

- Provide breakdown of material types and quantities to construct skatepark

Deliverables

- Large poster size prints of final design
- DVD of fly-through video
- Cost Estimate
- Material Quantity Take-offs

Total Cost

- The Total cost for our interactive professional Conceptual Design Package = \$5,000.00
(~~\$2500 due at signing, \$2500 due at delivery of design~~)
\$5000

Customer Name:

Town of Acton
Recreation Dept.
Catherine Fichtman, Recreation Director

Billing Address:

472 Main St. Acton, MA 01720

Approved By:

Steven L. Lodge
Print Name / Title
Town Manager

Signature

Date

10/14/11

Prepared by -Mark Leone / V.P. of Design / 1-888-758-2695

Exhibit 7

Consistency with 2012 Community Preservation Plan

This final exhibit is provided as a checklist and further narrative to assure FOLF has met all the guidelines for submission and has addressed all of the "Review and Recommendation Criteria".

Guidelines for Submission:

- *Funding applications should be for projects that can commence immediately and that can be completed within 5 years.*

Design and construction of multipurpose recreational complex proposed by FOLF is expected to begin immediately upon funding in April, 2012 with an estimated completion date of October, 2012.

- *If submitting multiple applications, projects should be submitted in order of priority.*

This is the only CPA application being submitted by FOLF.

- *Applicants should review the CPA, the Acton CPA Bylaw (Chapter S), and this Community Preservation Plan prior to submitting CPA funding applications.*

FOLF has thoroughly reviewed each of the referenced documents. This applicant has successfully applied to the CPC in the 2005 and 2006 cycles with respect to Leary Field and the projects were implemented as planned.

- *Applicants should prepare itemized project scopes, with details describing each item and its estimated cost.*

Please see Exhibit 2 – Gale Engineering Cost Estimates for Lower Field Development by Gale Associates, Inc.

- *Prior to submittal, applicants are encouraged to clarify with the Committee, the Planning Department, or their own legal counsel as to the eligibility of their project under the Community Preservation Act (M.G.L. Ch. 44B).*

The concept of the application has been reviewed with the Town Manager and Town Counsel and the applicant has not received any response that the application would not be eligible. The formal review by Town Counsel is still pending.

- *Applicants should obtain professionally prepared quotes for project costs whenever possible. If such quotes are not available, detailed cost estimates may be used provided the basis of the estimates is fully explained.*

Please see Exhibit 2 – Gale Engineering Cost Estimates for Lower Field Development by Gale Associates, Inc.

- *Every project cost estimate should include a line item for contingencies with an explanation for the contingency amount and circumstances that might result in a project cost overrun.*

Please see Exhibit 2 – Gale Engineering Cost Estimates for Lower Field Development by Gale Associates, Inc. The total costs include a 5% contingency.

- *If the funding application is part of a longer-term project that will rely on other existing or anticipated funding sources, including additional future CPA project applications, the applicant should include the total project cost.*

All known costs have been included in this application. At this time, there are no expected future CPA applications for this project. FOLF is confident in its ABRSD funding based on already secured School Board approval. FOLF is currently in parallel discussions with local banks regarding the private financing.

Review & Recommendation Criteria

Community Character:

- a) *encourage and preserve open space and agriculture*

The multipurpose recreational complex proposed by FOLF is extremely consistent with the existing character of our community and particularly the ABRSD central campus. Whereas the project has no agricultural applicability, it preserves and enhances existing open field space and structures (existing TJ O’Grady Park) for recreational purposes.

- b) *promote/maintain diversity in housing stock*

Not applicable.

- c) *preserve historic resources*

The project enhances the natural land resource of Acton and has no impact on historical features of Acton.

- d) *re-use existing structures*

The project preserves and enhances existing open field space and structures (existing TJ O’Grady Stake Park) for recreational purposes. The link of this project with the Skate Park allows the initial vision, as presented to the CPC several years ago, to be realized. Also, this project is a “smart growth development” in that existing infrastructure is leveraged, most especially the parking on the Central Campus. Pedestrian traffic is encouraged on the campus, through the dispersal of parking.

- e) *enhance social, economic, cultural, historical, and natural resources, and their diversity*

The project enhances social and recreational opportunities for Acton’s youth and adults, enhances the natural land resource of Acton and provides for a diversity of community users.

- f) *preserve/revitalize historic centers/districts acquire/preserve threatened resources*

Not applicable.

g) be consistent with Town planning documents

FOLF believes that the project is consistent with Town Planning documents, or to state it in the obverse, the applicant does not know of any conflicts that this project would have with Town planning documents.

h) Promote Smart Growth and sustainable development principles

As noted above, this project is a “smart growth development” in that existing infrastructure is leveraged, most especially the parking on the Central Campus. Pedestrian traffic is encouraged on the campus, through the dispersal of parking.

Community Impact/Needs:

a) provide present and future uses

As discussed in the detailed project description, this project provides immediate use for many constituents – from all ABRHS students to multiple youth and adult sports (soccer, lacrosse, field hockey, etc.) organizations across Acton. Upon payoff of the private financing for this project, future responsibility for management of this facility will convert to Acton Community Education which can expand use of the facility with further increase in their programs.

b) increase/expand recreational facilities

Increase and expansion of recreation facilities is the heart and key central theme of this project and application. Both the volume of users/constituents and useable time on the athletic fields (measured in both hours and days) will significantly exceed their current state (over 8x increase in usage). The addition of lighting, restroom and a concessions stand at a multi-field facility provides an athletic complex that has never existed in Acton, facilitating the potential for future large events (e.g. tournaments, etc.). The included expansion of the TJ O’Grady Skate Park also provides for increased usage for our youth skateboarder constituents in Acton.

c) protect environmental/water resources

The project protects environment and water resources. The new synthetic turf Lower Fields will not require seed, sod, fertilizer, pesticides nor water/irrigation systems while the current fields requires all of these. All storm water run-off and wetlands issues have been considered as part of the initial Feasibility Study (See Exhibit 1 from Gale & Associates) and will continue to be factored into the final design in conjunction with Town of Acton’s Conservation Commission and the Town’s Wetlands Protection Bylaws.

d) address community need/fill void in community

Both ABRHS and, more acutely, youth sports organizations in Acton have been actively seeking, for quite some time, the expansion of field space to accommodate both growing programs and a proliferation in different sports for both girls and boys. This project fulfills a clear void in our community. Although

Acton currently has field facilities at NARA and School Street, both of these facilities are frequently booked at capacity and the field surfaces are significantly lacking due to many reasons – such as drainage difficulties at NARA, lack of irrigation and state-owned restrictions at School Street, frequent use restrictions (e.g. field closures) based on New England weather with grass/sod-based fields. The FOLF project clearly and distinctly addresses a community need. As further illustration, surrounding towns (i.e., Concord-Carlisle, Westford, Sudbury) all have multi-use field complexes, with smaller populations in their youth sports organizations.

- e) maximize number of people affected/benefiting*
- f) meet needs of under-served populations*
- g) meet multiple needs and populations*

The FOLF Lower Fields project and complex absolutely maximizes the number of people benefiting from the project, meets the needs of under-served populations and meets the needs of multiple organizations. For starters, every Acton-Boxborough junior high and high school student (2000+ Acton/Boxborough citizens) will benefit from the improved facilities during both the school day (i.e., physical education activities) and after-school activities (all applicable sports programs including 7th & 8th grade, Freshman, Junior Varsity and Varsity teams, intra-mural sports, marching band and any other applicable extra-curricular activities in need of outdoor/field space.)

In the non-school hours (after 6 PM during school sporting seasons), weekends, vacation weeks, summer, the use of the field will immediately benefit multiple youth sporting organizations, including but not limited to:

- Acton-Boxborough Youth Soccer (ABYS) – with a population of approximately 1500 members (one of the largest youth soccer organizations in Massachusetts)
- Acton-Boxborough Girls Lacrosse – with a population of approximately 150 members
- Acton-Boxborough Boys Lacrosse – with a population of approximately 235 members

FOLF continues its outreach to all applicable youth soccer organizations in the Acton-Boxborough community to assure maximum benefit to all taxpayers and their families.

The guaranteed allocation of field space to both youth Lacrosse organizations addresses “under-served” populations as their sports programs are small but growing. Additionally, upfront and growing (over time) allocation of time to Community Education further addresses under-served populations. Furthermore, as many Acton residents participate in “outside sports programs”, the option for local field rentals also benefits these constituents, compared to current need to frequently drive to distance towns to participate in their programs.

Fiscal Impact:

- a) initial cost*

The initial and total estimated costs (with contingencies) of approximately \$3M are well understood and documented in Exhibit 2.

- b) ongoing maintenance or program costs*

From a cash flow analysis perspective, FOLF currently estimates its on-going maintenance and program costs at approximately \$50,000 per year, broken down as follows:

Winter/Snow Clearing (enabling winter usage and rentals):	\$27,500
• Enabling winter usage and rentals	
Repairs & Maintenance	\$5,000
• General turf rejuvenation and other	
Administration/Website/Other	\$17,000
• To manage local field allocations and rented field space	

The above does not include the expense of servicing the private loan/mortgage which is estimated at over \$200,000 per year. The expectation and plan of FOLF is that private field rentals will cover both loan servicing and all above expenses. Further information is provided in Exhibit 3 with detailed cash flows and analysis.

Please note ABRSD is further sharing the costs of on-going site maintenance -- please see expenses discussion in body of the application.

c) minimize financial impact on taxpayers

After the CPA allocation requested in this application (and the already agreed to approx. \$325,000 funding from ABRSD), there is no further expected capital impact on taxpayers for funding this project.

d) debt commitment

FOLF/ ABYS is committed to taking on an approximate \$1.6M of private debt financing to cover a majority of the overall costs of the project.

e) multiple funding sources

As shown in detailed project description and in Exhibit 2 cost estimates, this project has multiple funding sources:

- FOLF / ABYS
- ABRSD
- CPA

f) revenue generation

FOLF expects to generate over \$250K in revenue from renting less than 50% of the total available field time (outside of ABRSD use), as well as from a minor (\$5-15/player) increase in youth soccer and lacrosse sports organizations registration fees. The planned operating model is to break-even with expenses and pay-down the mortgage as quickly as possible with surpluses. Upon repayment of the debt (7-10 years) revenue generation will become the responsibility of the Community Education

department and revenue expectations will change based on increased field allocations to youth sports organizations and lack of critical need for outside renters to cover debt servicing. Further information is provided in Exhibit 6 with detailed cash flows and analysis.

g) feasibility

FOLF is convinced this project is highly feasible and can be completed quickly in a similar fashion as the previous Leary Field project. Project feasibility is covered in Exhibit 1. Fiscal costs and feasibility of cash flows is covered in Exhibits 2 & 3.

Other Factors:

a) degree of urgency

FOLF has a high degree of urgency in solving the acute needs for additional and improved fields for our students and youth athletes through our community. Financially, there is urgency given current support of ABRSD and the School Board. FOLF would like to capitalize on that support with ground-breaking on this project in mid-2012. Lastly, FOLF has secured Letters of Intent (LOIs) with interested outside parties to provide the important rental income (to service expected debt) – these LOIs were based on an expectation of field readiness by Fall, 2012. FOLF will be working with these outside sports organizations to move forward from LOIs to legal Rental Agreements, contingent on full project funding.

b) required timeline or impending deadlines

Per the Work Plan described in Detailed Project Description, FOLF and ABRSD will immediately begin final design, bid process and award of build contract upon receiving this CPA allocation at the April, 2012 town meeting (and completion of private financing in parallel). Construction must begin in June, 2012 to achieve an October, 2012 readiness plan.

c) complexity of execution

Based on previous projects (Leary Field, ABRHS Athletic field lighting, etc.), FOLF is confident that this project can be completed as estimated, with a moderate amount of complexity. We view securing of the financing from CPA and private financial institution to be more complex than the project overall.