

12/3 (4)

Christine Joyce

From: William Mullin [WMullin@wcu.com]
Sent: Friday, November 30, 2012 2:52 PM
To: Board of Selectmen
Cc: Charlie Aaronson; Andrew Magee; Doug Tindal; kcunkelman@noresco.com; Chip Orcutt; Tom Tidman; Ann Chang; 'pgrovs@gmail.com'; Walter Foster (office); Linda McElroy; Mike Gowing; Bill Klauer; dwilson@hrwlawyers.com; John Petersen (john.s.petersen@verizon.net); 'karim@kovacevic.net'; Peter Ashton; Mary Ann Ashton; Pam Harting-Barrat; Steve Ledoux; 'chsullivan1@yahoo.com'; Thomas Michelman; Bruce D. Ringwall; Paulina Knibbe (comcast); Tom Ryan (tryan@ryan-assoc.com); Roland Bourdon; Gigi Hopkins; Jim Chiarelli; Joe Will; Steve Steinberg; William Dickinson; Betsy Mercier; Stephen Leo; Catherine Fochtman; Maryann Mullin (wcmullin@aol.com); Anita Rogers; Maura Haberman; Karen Jarsky; 'dickinsondesign@gmail.com'
Subject: Morrison Farm: Realized!
Attachments: Morrison Farm Overall Plan 11.30.12.pdf; Morrison Farm_12_03_12_BoS_Presentation.pptx; Morrison Farm Overall Cost Projections 11.30.12.xlsx; Morrison Nature and History Center Elevation 1.pdf; Morrison Nature and History Center Elevation 2.pdf; Morrison Nature and History Center Floorplan.pdf

035

Hello-

I am very pleased to report...

Headline 1: The Morrison Farm Committee has completed the initial phase of our work and has voted, unanimously, to recommend the plan to the Board of Selectmen.

Headline 2: Cemetery Commission has voted "yes" to work with the MFC to implement the Robbins Memorial and Homestead improvement plan, using "Plan B", so called.

Headline 3: Based on the financial model, and after expensing certain front end soft costs, the Morrison Plan can be realized by bonding, resulting in a maximum annual expense of \$195,000 per year.

Financial Summary

- Below is a summary table showing the overall project costs.
- Based on clear feedback from multiple sources, we increased the contingency numbers in several areas.
- Some costs will be expensed in years 1, 2 and 3 (i.e. not bonded) and some costs will be bonded.
- The expensed costs are generally "soft costs" such as engineering, architecture and survey. Bonded costs are those related to assets with long lives, so as to match the asset and liability.
 - Total costs to be expensed (not bonded) over 3 years will be in the order of \$500k
 - Total costs to be bonded is \$2.2mm
 - Based on the bonded amount, a 15 year term and a 2% interest rate, the maximum annual bond expense will be approximately \$195k.
- Details are in the attached financial model: "Morrison Farm Overall Projected Costs, 11.30.12"
-

No.	Element	Year 1	Later Years	Total
1	Trails	\$153	\$396	\$549
2	Infrastructure	\$499	\$155	\$654
3	Morrison N&H Bldg	\$910	\$75	\$985
4	Meadows/Playing Field	\$10	\$10	\$20

5	Robbins Memorial	\$35	\$20	\$55
6	Ice House Area	\$185	\$25	\$210
7	EAV Common	\$0	\$70	\$70
8	Arch, Eng, Survey	\$184	\$25	\$209
	Total	\$1,976	\$776	\$2,752

Backup Information

Attached please find:

1. A schematic that covers the whole scope of our plan
2. A ppt presentation document providing summary level information
3. Detailed financial backup for all numbers.
4. A floorplan and 2 elevations of the Morrison Nature and History Center.

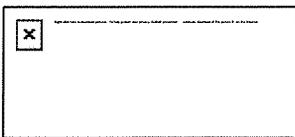
I would be very remiss not to thank the whole Morrison Farm community, including the members of the Morrison Farm Committee, but also our many workers who are not formally members. We have operated using our “distributed leadership model” and wow, that has worked amazingly well!

Should you vote to recommend this proposal to CPC, our work will actually accelerate as we continue to seek to improve the project plan, while commencing the external communications needed to make sure all are aware of our “Living History” proposal.

Thank you again for your consideration.

Sincerely,

Bill Mullin
Chair, Morrison Farm Committee



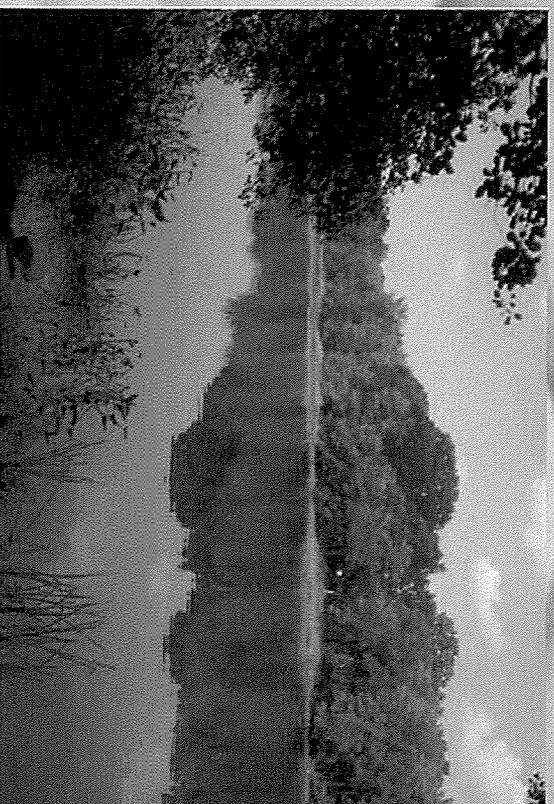
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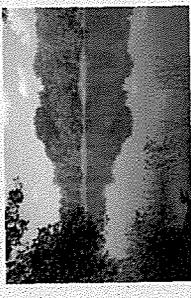
**Morrison Farm Committee
Report to the Board of Selectmen
“Living History”**



December 3, 2012

Morrison Farm Committee

Agenda/Table of Contents



- Status Update
- Review of Plan and Costs
- Requested Action From BoS.
 - Vote to recommend the Plan
 - Vote to allow MFC to finish the CPC application, under Town Hall guidance
- Schedule and Next Steps

Current Status

- 100% Gatepost Reached.
- Cemetery Commission votes “yes” on Plan B!
- Recreation Department is working on a revenue model which will cover all operating expenses at Morrison
- CPC application writing is in progress.
- This is our 21st Public Meeting!



Approach: Distributed Leadership Working on Separate “Elements”



Element	Owner
	<i>Note: Tom Tidman is involved in everything</i>
1	Ice House Boardwalk, Trail and Bridge Chip Orcutt
2	Wetlands delineation, permitting, etc. Andy, Bruce Ringwall, Chip
3	Parking: traffic Bill Mullin, Bruce, Landscape Architect Tom Ryan
4	Organic Farming Gardens; Irrigation Charlie Aronson
5	Meadow Kitty Cunklelman
6	Robbins Memorial/Mass Historical Peter Grover, Ann Chang, Jim Chiarelli
7	Robbins Foundation (Masonry) Linda McElroy; NH Masons; Craig Chartier
8	Ice House Foundation (Historical) Peter G., Tom Ryan
9	Morrison Nature & History Center Bill M., Doug Tindal, Peter G., Tom R., Anita Rogers, Bill and Nancy Dickinson
10	Trails Chip Orcutt
11	East Acton Village Common Charlie Abraham, Andy, Roland, Tom T.
12	The Playing Field Bill M., Tom Tidman
13	Nexus with Bruce Freeman RT Tom Michelman, Roland Bartl, Charlie A., Chip
14	CPA Liaison Walter Foster
15	Cash Flow Modeling: Bonding Peter Ashton; Bill M
16	External Communications Ann Chang
17	Presentations; Applications Chuck Sullivan
18	Revenue Model and Uses Recreation Department and Joe Will
19	Programming: History Bill K., Bill M. A. Chang
20	Programming: Nature/Meadows/Gardens Kitty, Gigi Hopkins
21	Programming: Kids Neil Gordon, Discovery Museums will assign someone
22	Programming: Playgrounds Betsy Mercier, Steve Leo, Karen Jarsky and Rec Commission
23	Programming: Kids Eileen Sullivan Morrison Farm Committee

Projected Cost (\$ 000's)

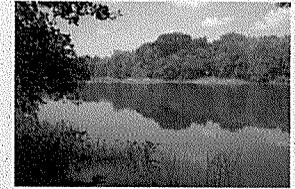
Total Costs including All Contingencies



No.	Element	Year 1	Later Years	Total
1	Trails	\$153	\$396	\$549
2	Infrastructure	\$499	\$155	\$654
3	Morrison N&H Bldg	\$910	\$75	\$985
4	Meadows/Playing Field	\$10	\$10	\$20
5	Robbins Memorial	\$35	\$20	\$55
6	Ice House Area	\$185	\$25	\$210
7	EAV Common	\$0	\$70	\$70
8	Arch, Eng, Survey	\$184	\$25	\$209
	Total	\$1,976	\$776	\$2,752

Projected Cost (\$ 000's)

Calculation of the Amount to Be Bonded



No. Element	Year 1 Expensed	Year 1 Bonded	Later Years Expensed	Later Years Bonded	Total Bonded
1 Trails	\$0	\$153	\$0	\$396	\$549
2 Infrastructure	\$0	\$499	\$50	\$105	\$604
3 Morrison N&H Bldg Meadows/Playing	\$0	\$910	\$75	\$0	\$910
4 Field	\$10	\$0	\$10	\$0	\$0
5 Robbins Memorial	\$35	\$0	\$20	\$0	\$0
6 Ice House Area	\$0	\$185	\$25	\$0	\$185
7 EAV Common	\$0	\$0	\$70	\$0	\$0
8 Arch, Eng, Survey	\$184	\$0	\$25	\$0	\$0
Total	\$229	\$1,747	\$275	\$501	\$2,248

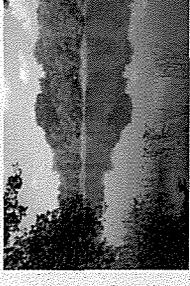
Projected Cost (\$ 000's)

Maximum Bond Payment Roughly \$195k



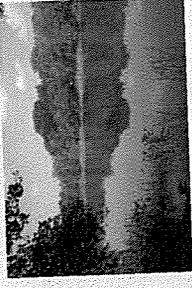
Total Bond Issuance	\$2,248,000
Term	15 years
Bond Rate	2.0%
For Example	2013
Beginning Principal	\$2,248,000
Interest	\$44,960
Principal Payment	\$149,867
Ending Principal	\$2,098,133
Total Annual Bond Payment	\$194,827

Bos Action Requested



1. Recommend the plan for submission to CPC.
2. Allow a small group from Town Hall (suggestion: Steve L, Tom T and Mike G) to work with MFC to format and finalize the proposal to meet CPC application requirements.

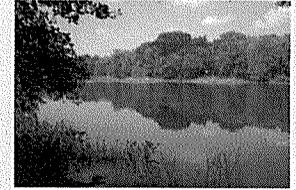
Plan and Schedule



- Working backward, we must obtain Town Meeting approval in April, 2013
- To that we must be 100% completed by mid-January to allow the CPC to fully review our proposals
- To do that, we must have a comprehensive Application completed by December, 17th .
- To do that, we must BoS vote on December 3rd.

- ***We Are On Schedule and On Plan!***

Next Steps



1. Present Final Plan to BoS on December 3rd.
2. Allow final review and approval by the BoS team of Mike Gowing, Steve Ledoux and Tom Tidman
3. Submit CPC application by 12/17.
4. In the meantime:
 - A. Continue with design, engineering, Mass Historical, archaeological and cost refinement all in parallel, until late January;
 - B. Implement External Communication Plan
 - C. Begin formal fundraising for Friends of Morrison Farm.

DRAFT Morrison Farms Improvements

6-Nov-13

Demolition

Move garden fence	275	LF	\$	-	\$	-	by Town
Barn and Shed	1	Allow	\$	17,000.00	\$	17,000	quote from Onyx
Drive	1,250	SF	\$	0.75	\$	938	
Clear and grub	7,500	SF	\$	0.51	\$	3,788	
Clear and grub at Icehouse	10,000	SF	\$	1.50	\$	15,000	
Strip topsoil Comm/gardens	54,750	SF	\$	0.25	\$	13,688	
Clear and grub at Memorial	1,200	SF	\$	1.50	\$	1,800	
Strip topsoil at memorial	5,540	SF	\$	0.25	\$	1,385	
subtotal					\$	53,598	

Excavation

Cut and Fill	3,361	CY	\$	15.00	\$	50,417	3350 CY fill, 900CY cut Est.
subtotal					\$	50,417	

Site Improvements- Community Building, farmhouse and gardens

New asphalt Paving	28,340	SF	\$	3.75	\$	106,275	3" asphalt
New gravel Paving	6,000	SF	\$	2.00	\$	12,000	overflow
Curb	250	LF	\$	24.00	\$	6,000	Vert granite
Stone wall at building	105	LF	\$	200.00	\$	21,000	Field Stone
Terrace at building	1,470	LF	\$	12.50	\$	18,375	Pavers/concrete
Stairs off terrace	60	SF	\$	75.00	\$	4,500	concrete with rail
Asphalt sidewalk Paving	2,025	SF	\$	2.50	\$	5,063	2" asphalt
Gravel/ Mulch pathways		SF			\$	-	with trail numbers
Irrigation Extension	1	Allow	\$	7,500.00	\$	7,500	Quote
Orchard shed	1	Allow	\$	2,500.00	\$	2,500	
Guardrail	250	LF	\$	20.00	\$	5,000	Wood above culvert
subtotal					\$	188,213	

Site Improvements- Icehouse

New gravel Paving	15,500	SF	\$	2.00	\$	31,000	
Playground surface	4,088	SF	\$	20.00	\$	81,760	rubberized safe and permeable
Playground path	1,120	SF	\$	2.00	\$	2,240	2" porous asphalt
Playground fence	440	LF	\$	10.36	\$	4,560	Vinyl chainlink
Picnic surface mulch	2,250	SF	\$	2.00	\$	4,500	
Picnic tables	10	each	\$	500.00	\$	5,000	

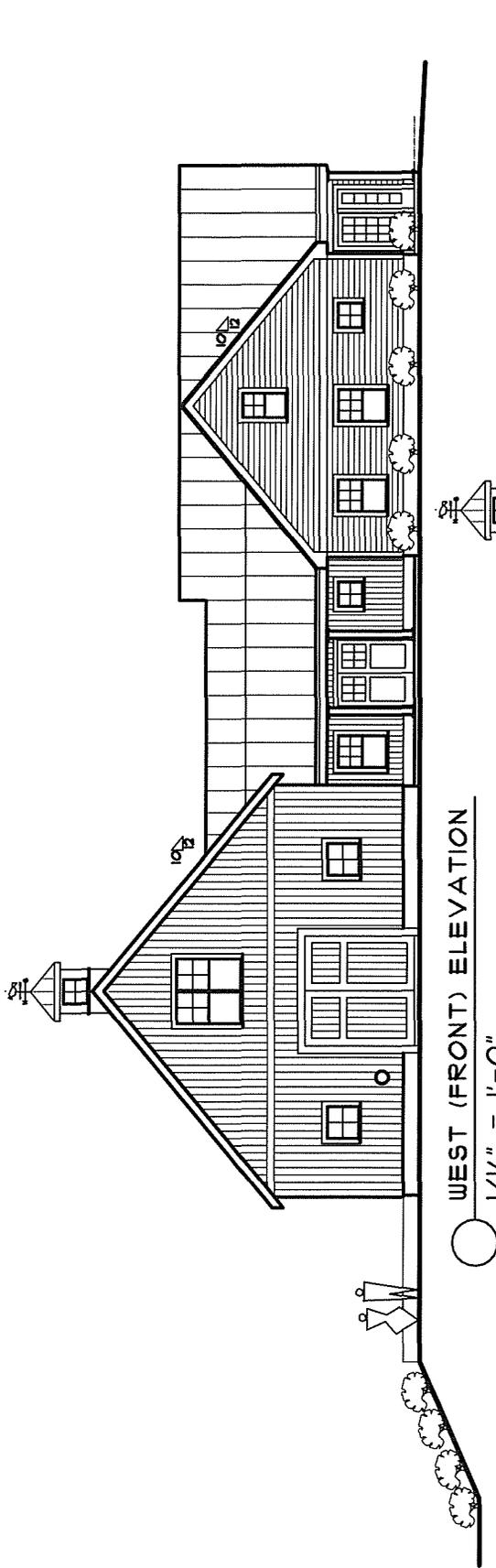
Benches	6 each	\$ 250.00	\$ 1,500	
Shelter	1 Allow	\$ 4,600.00	\$ 4,600	
Play equipment	1 Allow	\$ 50,000.00	\$ 50,000	Including installation cost
Boat launch	1 Allow	\$ 500.00	\$ 500	
subtotal			\$ 185,660	
Site Improvements-Memorial				
Archaeological Survey	1 Allow	\$ 12,000.00	\$ 12,000	Quote from Craig Chartier
Foundation Stabilization	1 Allow	\$ 10,000.00	\$ 10,000	Estimate
New asphalt Paving	2,740 SF	\$ 3.75	\$ 10,275	3" asphalt
New gravel Paving	2,400 SF	\$ 2.00	\$ 4,800	
Curb	40 LF	\$ 24.00	\$ 960	Vert granite
Relocate Memorial	1 Allow	\$ 900.00	\$ 900	
Gravel path	400 LF	\$ 18.25	\$ 7,300	
Benches	2 each	\$ 250.00	\$ 500	
subtotal			\$ 46,735	
Utilities				
Storm				
Culvert	40 LF	\$ 2,800.00	\$ 112,000	24" diam. RCP with headwalls
Misc.			\$ -	Infiltration?
Water/septic			\$ -	with bldg
Gas			\$ -	with bldg
Electric/Phone			\$ -	with bldg
Light Fixtures	5 Each	\$ 2,750.00	\$ 13,750	in parking lots for night meetings
subtotal			\$ 125,750	
Signage*				
Interpretive signs	5 Allow	\$ 2,000.00	\$ 10,000	Painted Aluminum
subtotal			\$ 10,000	
Planting*				
Trees Community/gardens	10 Each	\$ 650.00	\$ 6,500	3-4" cal.
Trees Memorial	20 Each	\$ 650.00	\$ 13,000	3-4" cal.
Shrubs	400 Each	\$ 100.00	\$ 40,000	3' ht. Est.
Turf	71,250 SF	\$ 0.50	\$ 35,625	seed Est.
subtotal			\$ 95,125	
Landscape Architecture/Engineering				
Landscape Architecture	1 Each	\$32,000	\$ 32,000	

Engineering	1 Each	\$25,000	\$ 25,000
subtotal			<u>\$ 57,000</u>
Total			\$ 812,497
Contingency	10%		<u>\$ 81,250</u>
Project Total			\$ 893,747
Softcost Total			<u>\$ (69,000)</u>
Grand Total Less Soft Costs			\$ 824,747

Segmentation

Infrastructure		\$ 523,102
Ice House		\$ 185,660
Robbins Memorial & Homestead		\$ 34,735
Softcosts		\$ 69,000
Contingency		<u>\$ 81,250</u>
Cross check		\$ 812,497

* Later Years plus \$50k



MORRISON NATURE
AND HISTORY CENTER

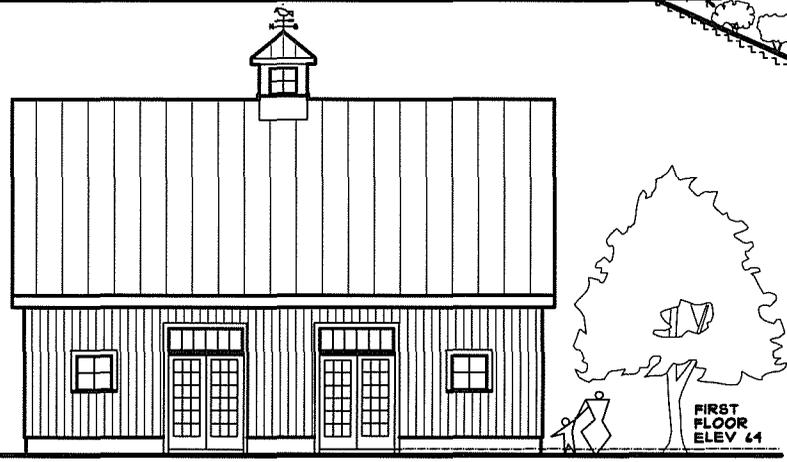
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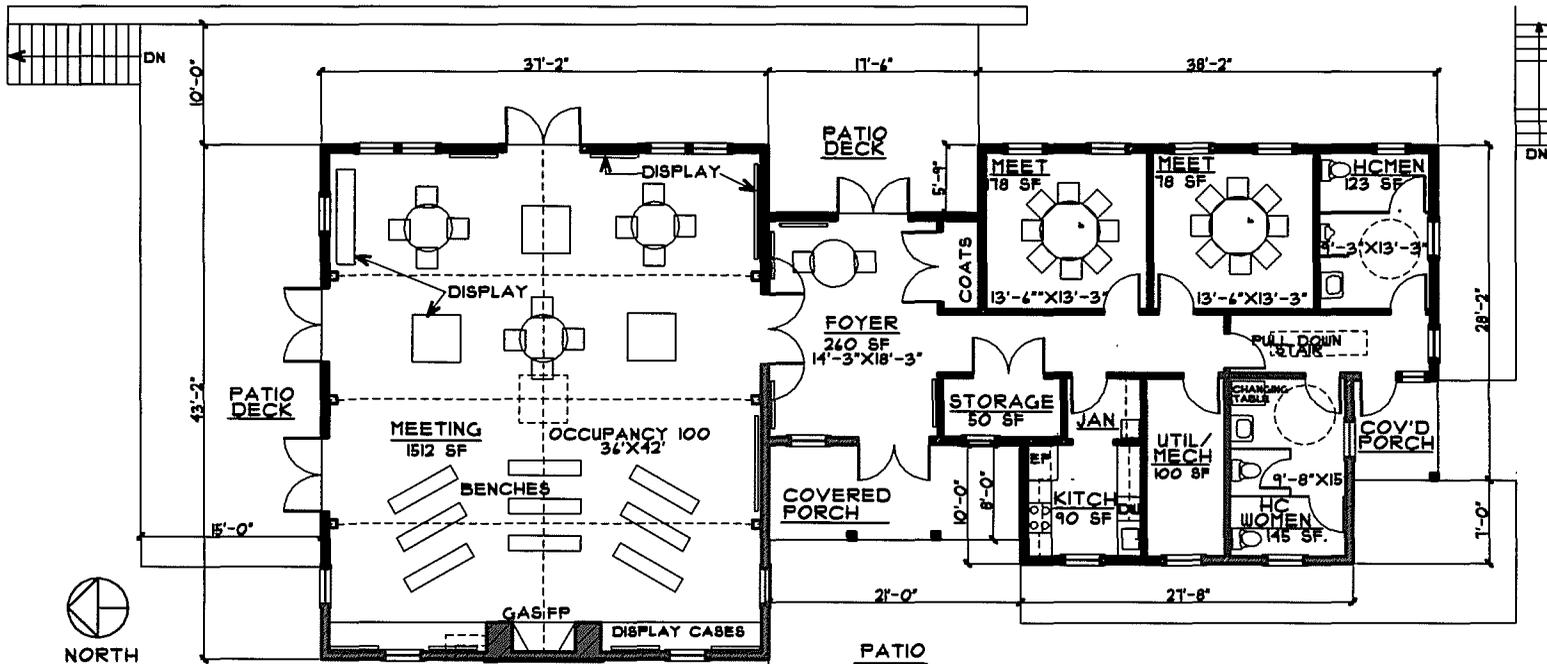
○ EAST (REAR) ELEVATION
 1/16" = 1'-0"

MORRISON NATURE
 AND HISTORY CENTER

PATH AT
 GARDENS
 ELEV 56



○ NORTH ELEVATION
 1/16" = 1'-0" 11/20/12



1,325 SF DECK
 60 SF SIDE PORCH
 148 SF FRONT PORCH
 3,145 SF GROSS LIVING AREA

MORRISON NATURE
 AND HISTORY CENTER
 ○ FIRST FLOOR PLAN
 1/16" = 1'-0" 11/29/12