



2016

NARA Miracle Field Comfort Station



CPA Application

Town of Acton

11/16/2015

PROJECT APPLICATION FORM – 2016

Applicant: Town of Acton

Submission Date: 11/16/15

Applicant's Address, Phone Number and Email

Purpose: (Please select all that apply)

Stephen L. Ledoux, Acton Town Manager

472 Main Street

Acton, MA 01720

sledoux@acton-ma.gov

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Town Committee (if applicable): Recreation Commission

Project Name: Miracle Field Comfort Station

Project Location/Address: 25 Ledge Rock Way, Acton, MA

Amount Requested: \$652,327.00

Project Summary:

Construction of the Upper Fields Comfort Building

NARA Park is home to the Joseph Lalli Miracle Field, the first handicap accessible ball field specially designed for children with disabilities in New England. As NARA Park continues to grow, so does the demand to supply the amenities park users require. With overwhelming support from the citizens of Acton and the many dedicated businesses who have helped develop NARA to the stellar park that it is, we would like to address a strong need for restroom facilities. On a regular basis, park patrons complain about the lack of permanent restroom facilities. There are no bathroom facilities available in the upper park. The NARA Master Plan survey results indicate that more bathroom facilities are required.

Our request is for CPA funding to construct a multi-use building. This building will serve users of the sports fields by providing refreshments and bathroom facilities, plus office and storage space for Recreation and NARA staff. A family bathroom will be designed to accommodate an adult changing table. Construction of the Bathroom/Concession building designed by Office of Michael Rosenfeld (OMR) will utilize TWO donated modular houses from neighboring excavation company Redmond Corp. The building will be located opposite the playing fields and next to the Miracle Field, on the northwest corner of the upper parking lot.

Estimated Date for Commencement of Project: May 2016

Estimated Date for Completion of Project: October 2016

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Narrative:

The Town of Acton seeks \$652,327.00 to fund this NARA Park improvement project.

NARA Park continues to grow and progress, and so do the demands to meet the needs of patrons. The request for permanent amenities is increasing daily by both park patrons and field users. The construction of a multi-use comfort station to be located in the upper field area near the new Joseph Lalli Miracle Field will begin the process to meet this demand and enhance the experience for all park patrons.

The conceptual design was produced by OMR Architects with the input of the Natural Resources Department, and field user groups including the Miracle League of Massachusetts. The conceptual design includes a sketch for the proposed comfort station that includes accessible restrooms, four-season concession stand, storage space, porch area and deck, and a possible meeting space. The conceptual design was produced at a cost of \$12,000, with the first \$5,000 provided at no-cost and is offered as a donation of services. Funding for the engineered design is to be funded by the Recreation Department and will serve as leverage for this CPA construction funding request.

The proposed area for the comfort station is in close proximity of the Miracle Field, field area and gravel parking lot—which also will serve as an ice rink in the winter.

The benefits of a comfort station include:

- a. Family restroom facility to meet the need for handicapped users who require a changing table and room for the assistance of a caretaker
- b. Restroom facility for park patrons including field users
- c. Storage of valuable equipment for field maintenance
- d. Parking lot level field viewing area to meet the need for those with limited mobility
- e. Covered porch to protect from elements
- f. Four-season concession stand to assist leagues and Recreation Department in fundraising
- g. Picnic seating area
- h. Possible meeting space
- i. Water and electric

The design process will foster partnerships with users, who will contribute to construction of the building.

Review and Recommendation Criteria

The following section reviews the applicability of the construction of the Miracle Field Comfort Station in relation to the Review and Recommendation Criteria of the Town of Acton Community Preservation Plan.

Consistency with the Town of Acton Community Preservation Plan

The construction of the Miracle Field comfort station at NARA Park addresses immediate needs for future development and necessary maintenance to preserve park investment. The demand for restroom facilities is documented in responses to the NARA Master Plan Survey, conducted June – September 2015. CPA Bylaws allow for the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use.

Consistency with the Town of Acton Planning Documents

In the town wide survey for both the Acton 2020 Master Plan Update and the most recent Open Space and Recreation Plan, of highest importance to those responding was the need for safe, public walking areas, parks, and community gathering space. Acton 2020 goals include: (3) Improve connections (4) Provide more opportunities for community gatherings and recreation. The design and improvements are consistent with each of these goals. The demand for restroom facilities is documented in responses to the NARA Master Plan Survey, conducted June–September 2015.

Economic Feasibility

The initial development cost of NARA Park in the late 1990's was \$1.8 million. The initial investment created a 40-acre park which includes a roofed amphitheater and seating capacity for 3,000, a 7-acre ball field, a 9-acre pond with 500' beach, a bath house with snackbar and office area, and a children's playground. It is conservatively estimated that the current value of this 40-acre recreation facility is approximately \$20 million. Inclusion of these projects will increase the value of the property.

Population Served

The Joseph Lalli Miracle Field, a 100% handicap accessible field installed in 2012, serves 120+ children with special needs. A multi-use 7-acre field is used by our local leagues including soccer, football, softball and our own Recreation Department programs. Community events, such as the Recreation Department's Summer Concert Series and Special Town Events like July 4th and Winter Carnival also take place at NARA. Families, schools, community groups and local companies are expected to increase demand for NARA's use in all facility areas. When the Bruce Freeman Rail Trail opens in 2017, it is estimated that there will be 1,000 users utilizing the trail on a weekend day.

Multiple Needs and CPA Focus Areas

The projects serve multiple needs and populations and address more than one Focus Area for CPA by creating recreational opportunities at NARA Park. In its 15-year existence, NARA Park has become not only a local community gathering space, but one of regional importance. For example, we estimate that on any given July 4th celebration, we have in attendance more than 10,000 people. NARA has become an attraction for local companies such as IBM, Cisco Systems and local community and non-profit organizations including the Acton Chinese Language School, Chamber of Commerce, American Cancer Society and the Acton Lions Club. NARA Park is also home to New England's first Miracle Field, built in 2012; this is a fully handicap accessible ball field. In addition, the Bruce Freeman Rail Trail is scheduled to come online in 2016 and will merge with the NARA Park pond trail, providing a recreational gateway to the park. These park improvements meet the needs of these groups.

Leverage of Funding

OMR Architects have waived \$5,000 towards the conceptual design plan. Redmond Corp. is donating two modular buildings to be used as the bases for the OMR Architects designed Comfort Station.

Relation to Town Assets

The improvement projects are a significant enhancement to the existing infrastructure at NARA Park, including the recent addition of a fully accessible ball park, the Miracle Field and the Picnic Pavilion. As noted above under Economic Feasibility, this CPC funding will provide a significant return on investment in the future.

Consistency with Past Town Meeting Actions

In recent years, Town Meeting has funded a number of significant recreational proposals. Three examples are the funding of the Bruce Freeman Rail Trail, the acquisition of the Morrison Farm, and funding of the very popular T.J. O'Grady Skate Park.

Competency to Implement

The Natural Resources Department oversaw the development of NARA Park and has maintained the day-to-day oversight of the park. The Recreation Department is responsible for day-to-day park operations, NARA Summer Camp, Summer Concert Series, NARA Beach operations, facilities scheduling, special events, and playground safety.

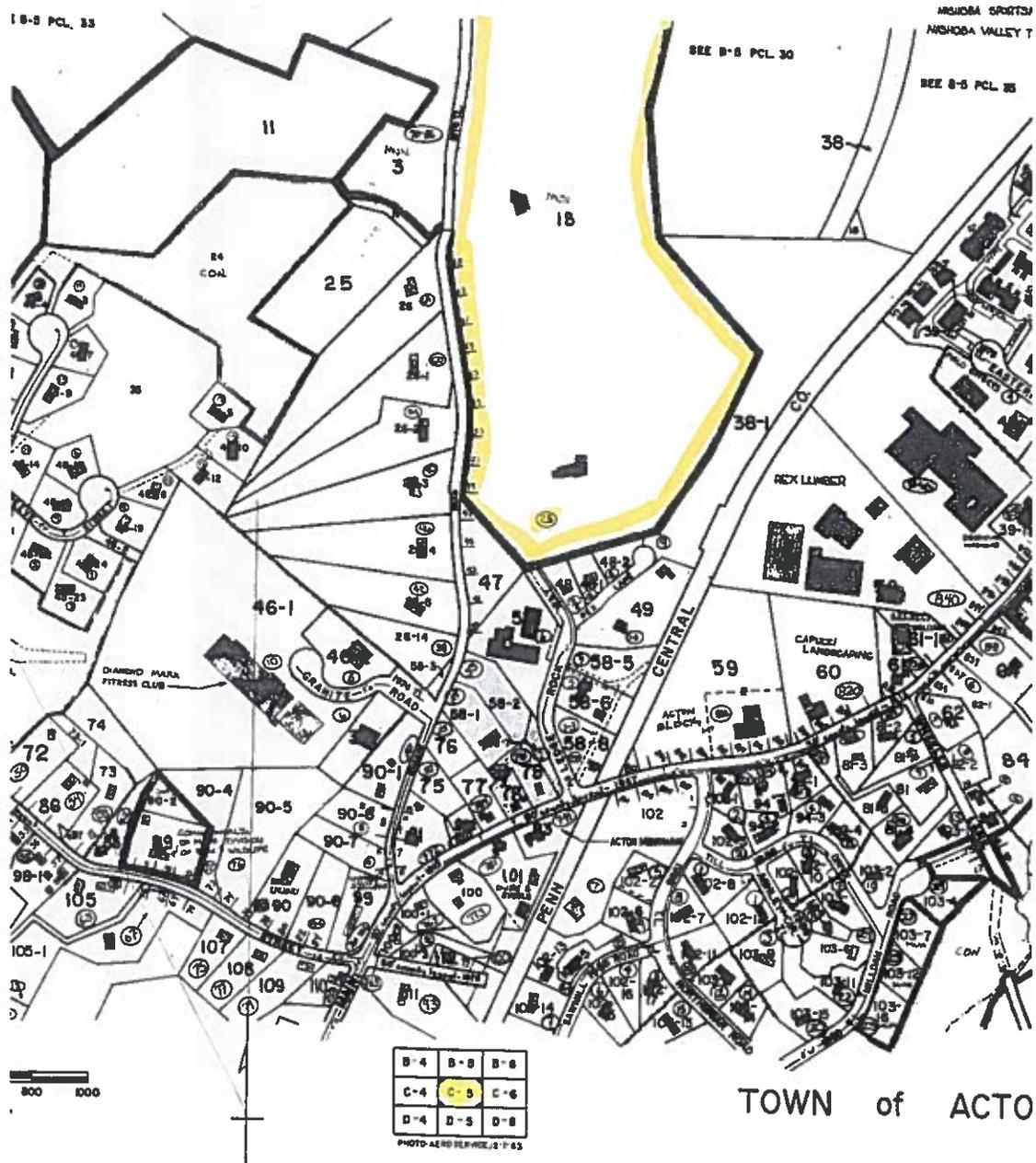
Site Control

NARA Park is a municipally owned property, overseen by the Natural Resources Department.

Attachments:

- Site Map Photo and Map Location for Comfort Station Page 6
- Town Atlas Map C-5 Page 7
- Deed Pages 8-15
- Table of Standard Dimensional Regulations Page 16
- Table of Principal Uses Page 17
- Field Card Page 18
- Flood Plain Map Page 19
- Miracle Field Comfort Station Cost Estimate Page 20
- Miracle Field Concession Stand Modular Study Page 32

Town Atlas Map: C-5



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COMMONWEALTH OF MASSACHUSETTS
MIDDLESEX, SS. TOWN OF ACTON

At a meeting of the Board of Selectmen of the Town of Acton held on the 12th day of May, 1975, it is:

ORDERED: Whereas by a vote adopted at a Town Meeting duly called, warned and held May 12, 1975, in accordance with the provisions of law applicable thereto, the Town authorized the acquisition by eminent domain or otherwise of the two parcels of land herein-after described: the parcel, shown as Lot 1 on a plan hereinafter described, to be used as the site for a sanitary landfill, and the parcel shown as Lot 2 on such plan to be used as the site for a septage disposal area.

NOW, THEREFORE, we the undersigned, being a majority of the Board of Selectmen of the Town of Acton, duly elected, qualified and acting as such, do hereby pursuant to said vote and under and by virtue of the provisions of Chapter 79 of the General Laws of Massachusetts, and all acts in amendment thereof and in addition thereto, and of any and every other power and authority us hereto in any way enabling, take in fee simple in the name and on behalf of the Town

of Acton, two parcels of land situated in the north-easterly part of Acton, Middlesex County, Massachusetts, on the northeasterly side of Quarry Road, and shown as Lot 1 and Lot 2 on a plan entitled, "Plan of Land in Acton, Massachusetts, owned by the Kennedy Land Corporation", dated March 3, 1975, revised December 5, 1975, drawn by the Town of Acton Engineering Department and recorded with Middlesex South District Deeds, as Plan #1371 of 1975 at the end of Book 12912, together with all privileges and appurtenances thereto belonging, including all trees, buildings and structures thereon or affixed thereto, said two parcels being together bounded and described as follows:

Beginning at a bound in the easterly sideline of Quarry Road at land now or formerly of James H. and Miriam M. Wallie, thence running

NORTH 7°52'51.5" WEST by Quarry Road 209.87 feet to a point; thence

NORTHERLY by the road by a curved line of 447.55 feet of radius 135.047 feet to a point; thence

NORTH 25°10'11.5" WEST by the road 510.57 feet to a point; thence

NORTH 12°31'3.5" WEST by the road 41.60 feet to a point; thence

NORTH 1°46'18.5" EAST by the road 51.516 feet to a point; thence

NORTH 88°13'41.5" WEST by the end of the public way layout of Quarry Road, 40 feet; thence

SOUTH 27°59'15.5" WEST by said land of Wallie
60 feet to a point; thence

NORTH 64°15'45" WEST by land of North Acton
Granite Co. 166.015 feet to a point; thence

WESTERLY by a curved line of 140 feet of radius
by said Granite Co.'s land 69.677 feet, to a
point; thence

SOUTH 87°13'18" WEST by the Granite Co.'s land
103.953 feet to a point; thence

NORTH 55°16'42" WEST by land of the Estate of
T. Leo McCarthy 75 feet to a stone bound;
thence

NORTH 23°43'30.5" EAST 327.445 feet to a stone
bound; thence

NORTH 87°23'51.8" EAST 89.659 feet to a stone
bound; thence

NORTH 13°43'48.7" EAST 150 feet to a point; thence

SOUTH 89°57'56.7" WEST 352 feet to an iron pipe;
the last four bounds being by land of said
Granite Co., thence

NORTH 39°15'56.4" EAST 577.103 feet to an iron
pipe; thence

NORTH 19°36'1.6" EAST 289.327 feet to a stone
bound; thence

NORTH 53°52'5.7" WEST 196.501 feet to an iron
pipe; thence

NORTH 31°38'16.5" EAST 615 feet across a septage
lagoon to a point; thence

NORTH 32°57'37.8" WEST 312 feet on a line between
a septage lagoon and two sludge drying beds
to an angle of a stone wall, the last five
bounds being by land of the Town of Acton;
thence

NORTH 35°04'17.6" WEST 32.634 feet to a drill hole;
thence

NORTH 32°25'57.6" WEST 39.012 feet to a drill hole;
thence

NORTH 31°17'11.5" WEST 136.14 feet to a drill hole;
thence

NORTH 38°53'3.4" WEST 11.723 feet to a drill hole;
thence

NORTH 27°38'35" WEST 30.334 feet to a drill hole;
thence

NORTH 32°54'6.4" WEST 71.518 feet to a drill hole;
thence

NORTH 41°52'28.3" WEST 11.824 feet to a stake set
in an angle of the stone wall; thence

NORTH 39°50'33.4" EAST 22.839 feet to a drill hole;
thence

NORTH 46°35'47.3" EAST 51.847 feet to a drill hole;
thence

NORTH 36°34'16.4" EAST 19.338 feet to a drill hole;
thence

NORTH 44°29'24.8" EAST 36.234 feet to a drill hole;
thence

NORTH 43°28'32" EAST 136.834 feet to a drill hole;
thence

NORTH 49°17'37.9" EAST 34.842 feet to a drill hole;
thence

NORTH 45°51'42.1" EAST 59.403 feet to a drill hole,
the last fourteen bounds being by stone walls
by land of Rose Di Stefano and Bettina
Antonia Norton; thence

SOUTH 32°59'4.5" EAST 450 feet to a point; thence

SOUTH 71°59'4.5" EAST 139.833 feet to a point;
thence

SOUTHEASTERLY
and SOUTHERLY by a curved line of 120 feet of
radius 183.922 feet to a point; thence

SOUTH 15°49'53.3" WEST 141.081 feet to a point;
thence

SOUTH 36°19'53.3" WEST 260 feet to a point; thence

SOUTH 3°45' WEST 358.448 feet to a point; thence

SOUTHERLY AND
SOUTHEASTERLY by a curved line of 300 feet of
radius 337.794 feet to a point; thence

SOUTH 60° EAST 223.448 feet to a point; thence

SOUTH 11°28'8.7" EAST 362.116 feet to a point;
thence

SOUTH 18°5' EAST 429.154 feet to a point, the last
ten bounds being by land of Kennedy Land
Corporation; thence

SOUTH 55°52'39.1" EAST by land of Joseph M. Britt
559.58 feet to a point; thence

SOUTH 10°53'51.7" WEST 622.017 feet to a point;
thence

SOUTH 20°32'35.5" WEST 207.255 feet to a point,
these last two bounds being by land of
Margaret L. Britt which was on the location
of the Nashua, Acton and Boston Railroad
(later Boston and Maine Railroad) now
abandoned; thence

SOUTH 65°14'50.1" WEST by land of Joseph M. Britt
494.504 feet to a bound at land of the
Wallies; thence

NORTH 59°38'29.9" WEST by said land of the Wallies
353.636 feet to the bound on Quarry Road
which was the point of beginning.

According to said plan, Lot 1 contains 46.40 acres,
more or less, and Lot 2 contains 14.89 acres, more or
less.

For title, see two deeds of John T. Kennedy and others to Kennedy Land Corporation both dated 28 June 1965 and recorded with said Deeds, in Book 10871 at Page 478 and 487 respectively.

Lot 1 is to be used as the site for a sanitary landfill. Lot 2 is to be used as the site for a septage disposal area.

There is EXCEPTED from this Taking a right of way, for the benefit of land of the Kennedy Land Corporation adjacent to the land hereby taken, running over a portion of Lot 1 shown on Sheet No. 4 of 6 of said plan as "60' Wide Right of Way" and thence running from the westerly end of the 60' Wide Right of Way to a private way shown on said plan as Quarry Road and over the entire length of said private way shown as Quarry Road, to the public way shown as Quarry Road on Sheet No. 2 of 6 of said plan. Said way may be used for all purposes for which ways are commonly used in the Town of Acton.

There is also EXCEPTED from this Taking the rights of the public to pass over said public way shown as Quarry Road.

We have awarded damages by reason of the taking hereby made to Kennedy Land Corporation, a Massachusetts corporation with its principal office in said Acton,

in the sum of One Hundred Forty Seven Thousand and Ninety Six (147,096) Dollars (\$111,360 for said Lot 1 and \$35,736 for said Lot 2).

In so awarding damages, we have awarded them to the supposed owner of record of the land hereby taken as of the date hereof, but if the name of the owner of any interest in said land is not stated or is not correctly stated, it is to be understood that such interest is owned by an owner or owners unknown to us, and in such case our award is made to the lawful owner or owners thereof.

WITNESS our hands and seals in said Town of Acton this 29th day of December, 1975.

Town of Acton

By

[Signature]
John H. Ferris
John D. Stevens
[Signature]
[Signature]

Majority of the Board of Selectmen

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. December 29, 1975

Then personally appeared the above named persons, known to me to be a majority of the duly elected, qualified and acting Selectmen of the Town of Acton, and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of the Town of Acton, before me,

[Signature]
Notary Public



My commission expires: *[Signature]*

TABLE OF STANDARD DIMENSIONAL REGULATIONS

See also Special Provisions and Exceptions to Dimensional Regulations (Section 5.3), Transfer of Development Rights for special dimensional regulations affecting the LB, NAV and EAV Districts and certain land in the R-2, R-8 and R-10/8 Districts along and near Great Road (Section 5.4), Special Provisions for Village Districts (Section 5.5), Special Dimensional Requirements in the Groundwater Protection District (Section 4.3), Special Dimensional Regulations for Open Space Developments (OSD - Section 4.2), Planned Conservation Residential Communities (PCRC - Section 9), and Senior Residences (Section 9B).

The symbol "NR" on this Table indicates no specific minimum or maximum regulation.

DISTRICT	ZONING DISTRICTS	MINIMUM LOT AREA In sq. ft.	MINIMUM LOT FRONTAGE In feet	MINIMUM LOT WIDTH In feet	MINIMUM FRONT YARD In feet	MINIMUM SIDE & REAR YARD In feet	MINIMUM OPEN SPACE in percent	MAXIMUM FLOOR AREA RATIO	MAXIMUM HEIGHT in feet
RESIDENTIAL DISTRICTS	R-2	20,000	150	50	30	10	NR	NR	36
	R-4	40,000	175	50	45	20	NR	NR	36
	R-8	80,000	200	50	45	20	NR	NR	36
	R-8/4	80,000	200	50	45	20	NR	NR	36
	R-10	100,000	250	50	45	20	NR	NR	36
	R-10/8	100,000	250	50	45	20	NR	NR	36
	R-A	100,000	200	50	30	10 (3)	35%	NR	36
	R-AA	10,000	100	50	30	10	35%	NR	36
VILLAGE DISTRICTS	VR	15,000	50	NR	10	10	20%	NR	36
	EAV	NR	NR	NR	10 (10)	NR (1)	25%	0.20 (4)	36
	EAV-2	15,000	50	NR	10	10 (1)	35%	0.20 (4)	36
	NAV	10,000	100	50	10 (9)	10 (1)	35%	0.20 (4)	36
	SAV	NR	NR	NR	10 (10)	10	NR	0.20 (13)	36 (12)
	WAV	NR	NR	NR	5 (10)	NR (1)	NR	0.40 (11)	36 (12)
OFFICE DISTRICTS	OP-1	80,000	200	50	50	30 (7)	50%	0.20 (14)	36
	OP-2	80,000	200	50	50	30 (7)	50%	0.20 (16)	40
BUSINESS DISTRICTS	KC	10,000	100	50	30	NR (6)	NR	0.40 (15)	36
	LB	20,000	200	50	75 (5)	30 (6)	50%	0.20 (4)	36
	PM	10,000	100	50	30	20	35%	0.20	40
INDUSTRIAL DISTRICTS	GI	40,000	100	50	45	20 (2)	35%	0.20	40
	LI	80,000	200	50	50	30 (2)	35%	0.20	40
	LI-1	80,000	200	50	50	30 (2)	50%	0.20	40
	SM	40,000	100 (8)	50	50	30 (2)	35%	0.20 (18)	36 (18)
	TD	40,000	100	50	45	50 (2,17)	35%	0.20	40
SP. DISTRICT	ARC	NR	20	50	20	10	NR	NR	36

TABLE OF PRINCIPAL USES
 PRINCIPAL USES listed in this Table are subject to provisions in corresponding Section 3.

PRINCIPAL USES	RESIDENTIAL DISTRICTS				VILLAGE DISTRICTS					OFFICE DISTRICTS		BUSINESS DISTRICTS			INDUSTRIAL DISTRICTS					SP. DIST.	SITE PLAN
	R-2 R-4 R-8 R-84 R-10 R-10B	R-A	R-AA	VR	EAV	EAV-2	NAV	BAV	WAV	OP-1	OP-2	KC	LB	PM	GI	LJ	LI-1	SM(1)	TD	ARC	
3.5 BUSINESS USES (continued)																					
3.5.8 Bed & Breakfast	SPS	SPS	SPS	SPS	Y	SPS	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	N	R	
3.5.9 Lodge or Club	N	N	N	N	SPS	SPS	SPS	SPS	SPS	N	N	SPS	SPS	SPS	N	N	N	N	N	R	
3.5.10 Veterinary Care	N	N	N	SPS(8)	SPS	SPS	N	SPS	SPS	N	N	Y	Y	Y	Y	Y	Y	SPS	N	R	
3.5.11 Animal Boarding	N	N	N	N	N	N	N	N	N	N	N	N	SPS	SPS	SPS	SPS	SPS	SPS	N	R	
3.5.12 Services	N	N	N	Y(8)	Y	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	N	R	
3.5.13 Repair Shop, Technical Shop, Studio	N	N	N	Y(8)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	R	
3.5.14 Building Trade Shop	N	N	N	N	N	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	Y	Y	N	R	
3.5.15 Commercial Recreation (10)	N	N	N	N	SPS(11)	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	N	R	
3.5.16 Commercial Entertainment	N	N	N	N	Y	Y	N	SPS	SPS	N	N	SPS	SPS	SPS	N	N	N	N	N	R	
3.5.17 Golf Course in Residential Districts	SPP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	NR	
3.5.18 Cross-Country Skiing in Residential Districts	SPP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	NR	
3.5.19 Vehicle Service Station	N	N	N	N	N	N	N	N	N	N	N	SPS	Y	Y	N	N	N	N	N	R	
3.5.20 Vehicle Repair	N	N	N	N	N	N	N	N	SPS	N	N	SPS	Y	Y	N	Y	N	Y	N	R	
3.5.21 Vehicle Body Shop	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	N	Y	N	R	
3.5.22 Vehicle Sale, Rental	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	R	
3.5.23 Parking Facility	N	N	N	N	N	N	Y	N	Y	N	N	Y	Y	Y	N	N	N	N	Y	R	
3.5.24 Transportation Services	N	N	N	N	N	N	N	N	N	N	SPS	N	N	Y	SPS	N	N	N	Y	R	
3.5.25 Adult Uses	N	N	N	N	N	N	N	N	N	SPS	N	N	N	N	N	N	N	N	SPS	R	
3.6 INDUSTRIAL USES																					
3.6.1 Warehouse	N	N	N	N	N	N	N	N	N	Y	Y	N	N	Y	Y	Y	Y	Y	N	R	
3.6.2 Distribution Plant	N	N	N	N	N	N	N	N	N	N	SPS	N	N	SPS	N	N	N	N	SPS	R	
3.6.3 Manufacturing	N	N	N	N	N	N	N	N	SPS	SPS	Y	Y	SPS	N	Y	Y	Y	Y	Y	R	
3.6.4 Scientific	N	N	N	N	N	N	N	N	N	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	N	R	

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	Description	Code	Appraised Value	Assessed Value
TOWN OF ACTON		4 Rolling		3 Paved	3 Recreational	EXEMPT	9835	218,500	218,500
473 MAIN STREET				3 Curb & Gutter		EXM LAND	9835	1,530,500	1,530,500
ACTON, MA 01720						EXEMPT	9835	279,000	279,000
Additional Owners:		SUPPLEMENTAL DATA Other ID: 800CS 00010 00000 Des Perm: EBU Plans: Hist Dist Ward: P. Plat Free: 418 OF 1976 Sew Zone: L GIS ID: ASSOC PID: 1							
TOWN OF ACTON		RE-VOL/PAGE	SALE DATE	W	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY) Tr. Code Appraised Value Tr. Code Appraised Value Tr. Code Appraised Value 0812 9835 191,500 0812 9835 191,500 0811 9835 191,500 0812 9835 1,530,500 0812 9835 1,530,500 0811 9835 1,530,500 0812 9835 279,000 0812 9835 279,000 0811 9835 279,000 Total: 2,828,700 Total: 2,828,700 Total: 2,828,700		
TOWN OF ACTON		12940/0133	02/27/1976	W	0		EXEMPTIONS Year Desc Description Amount Code Description Number Amount Gross Inc. Total:		
TOWN OF ACTON		RECORD OF OWNERSHIP BE-VOL/PAGE SALE DATE W/V SALE PRICE V.C.			OTHER ASSESSMENTS This signature acknowledges a visit by a Data Collector or Assessor				
TOWN OF ACTON		ASSESSING NEIGHBORHOOD NBRD SUB NBRD NAME STREET INDEX NAME TRACS0 BATCH			APRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 218,500 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 279,000 Appraised Land Value (Bldg) 1,530,500 Special Land Value 0 Total Appraised Parcel Value 2,048,000 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 2,048,000				
TOWN OF ACTON		NOTES 3 SOCCER FIELDS 1 SOFTBALL FIELD WALKING TRAIL PARKING SHED ATT'D TO BATH HOUSE							
TOWN OF ACTON		BUILDING PERMIT RECORD Permit ID Issue Date Type Description Amount Issue Date H Comp Date Comp Comments Date Date IS ID CA Purpose/Remark 13-095 07/13/2011 NI No Inspection 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 13-152 03/23/2012 NI No Inspection 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 22219 11/08/2011 NI No Inspection 3,900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 31030 08/10/2011 NI No Inspection 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 31033 08/09/2011 NI No Inspection 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 30494 01/01/2011 NI No Inspection 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 22931 10/29/2009 NI No Inspection 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			VISIT/CHANGE HISTORY Date Date IS ID CA Purpose/Remark 1/7/1988 VT 00 Measure Land				
TOWN OF ACTON		LAND LINE VALUATION SECTION B Use Code Use Description Zone D Frontage Depth Units Unit Price 1 Factor S.A. Acre C Factor ST. Ids. Adj. Note - Adj. Special Pricing Adj. Unit Price Land Value 1 9835 TOWN-PROP MDL-00 ARC 1929 30,000 SF 2.84 1.15 3 1,0000 1.00 0.00 1 9835 TOWN-PROP MDL-00 ARC 36.65 AC 10,000.00 1.15 3 1,0000 0.53 0.00 ACREAGE DISCOUN 1 9835 TOWN-PROP MDL-00 ARC 1,066.00 FF 508.00 1.15 0 1,0000 1.00 0.00 Total Card Land Units: 48.49 AC Parcel Total Land Area: 1,763,994 SF Total Land Value: 1,550,500							

CONSTRUCTION DETAILS		CONSTRUCTION MATERIAL CONTINUED		MATERIAL USE	
Roofing	17	Fltch/Ledges			
Model	04	Commercial			
Code	09	Location			
Roofing	17				
Emergency	1				
Roofing Wall 1	03	Cedar or Redwood			
Roofing Wall 2	03				
Roof Structure	03	Cable/Mp			
Roof Cover	10	Wood Shingle			
Interior Wall 1	08	Drywall/Sheet			
Interior Wall 2	08				
Interior Floor 1	03	Concrete-Flatbed			
Interior Floor 2	04				
Heating Fuel	07	Electric			
Heating Type	07	Electric Baseboard			
AC Type	01	None			
Bldg Use	9835	TOWN-PROP MDL-00			
Total Rooms	00				
Total Bedrooms	00				
Total Baths	0				
Insul/AC	00	None			
Frame Type	01	WOOD FRAME			
Roofing/Finish	01	LIGHT			
Ceiling/Wall	06	CEIL & WALLS			
Floors/Fram	02	AVERAGE			
Wall Height	02				
% Corner Wall	0				
ON-OUTBUILDING & YARD FEATURES / XV. BUILDING EXTRA FEATURES		CONCRETE FOUNDATION CONTINUED		MATERIAL USE	
Item Description	Est. Sq. Ft.	Est. Price	Est. Sq. Ft.	Est. Price	Est. Price
ASPH	75.00	1,950	1.00	11.00	11.00
CONC	2.00	2,000	1.00	11.00	11.00
BUILDING SUB-AREA SUMMARY SECTION		CONCRETE FOUNDATION CONTINUED		MATERIAL USE	
Code	Description	Units	Area	Unit Price	Material Value
CON	Concrete	0	1,700	48.24	81,907.20
CAN	Cement	0	1,700	12.00	20,400.00
PTD	Paint	0	1,700	12.00	20,400.00
Total Gross Ltr/Est. Area:		0	4,834		



No Photo On Record

FEMA Flood Map





**NARA Park Miracle Field
Concession Stand
Acton, MA**

Conceptual Cost Estimate

**Prepared for:
omr architects
Acton, MA**

**Prepared by:
D G Jones International, Inc.
3 Baldwin Green Common, #202
Woburn, MA 01801
email : boston@dgjonesboston.com
Tel: 781-932-3131
Fax: 781-932-3199**

September 18, 2015

SUMMARY

	Gross Floor Area (sf) =	2,052	
			<u>Element (\$)</u>
			<u>\$/sf</u>
<u>A Substructure</u>		71,032	34.62
A10 Foundations		71,032	34.62
A20 Basement Construction		0	0.00
<u>B Shell</u>		151,446	73.80
B10 Superstructure		62,309	30.37
B20 Exterior Enclosure		46,911	22.86
B30 Roofing		42,226	20.58
<u>C Interiors</u>		49,341	24.05
C10 Interior Construction		30,870	15.04
C20 Stairs		0	0.00
C30 Interior Finishes		18,471	9.00
<u>D Services</u>		85,525	41.68
D10 Conveying Systems		0	0.00
D20 Plumbing		57,122	27.84
D30 HVAC		5,006	2.44
D40 Fire Protection Systems		0	0.00
D 50 Electrical Systems		23,397	11.40
<u>E Equipment and Furnishings</u>		10,430	5.08
E10 Equipment		0	0.00
E 20 Furnishings		10,430	5.08
<u>F Special Construction and Demolition</u>		30,106	14.67
F10 Special Construction		12,180	5.94
F20 Selective/Building Demolition		17,926	8.74
F20 Asbestos Abatement		0	0.00
<u>Sub Total Building Cost</u>		397,880	193.90
<u>G Building Sitework</u>		109,234	53.23
G10 Site Preparation		52,494	25.58
G20 Site Improvements		51,515	25.10
G30 Site Civil/Mechanical Utilities		Excluded	0.00
G40 Site Electrical Utilities (Site lighting only)		3,225	1.57
G90 Other Site Construction		2,000	0.97
<u>Sub Total Construction</u>		507,114	247.13
General Conditions/Requirements	10.00%	50,711	24.71
Escalation to mid point of construction 4Q2016	6.31%	35,199	17.15
Estimating Contingency	10.00%	59,302	28.90
Building Permit Fee		Excluded	
Construction Contingency		Excluded	
<u>Total Cost</u>		652,327	317.90
Add Alternate #1 - Patio and Stone Wall		174,336	84.96
Add Alternate #2 - Lawn, Trees and Shrubbery		38,542	18.78
<u>Total Cost w/Add Alternates</u>		865,206	421.64

Notes

1. Brief project description:-
 - New concessions stand with associated site work and site utilities.
2. The estimate is based on the following:-
 - Prevailing wage.
 - General Contractor type project.
 - Receipt of 4# bona fide bids.
 - Bid date - 3Q2016.
 - Construction period - 8 months
3. The gross floor areas are based on the following:-
 - Measurement is taken to the outside face of the exterior wall, measured through all stair wells, elevator shafts and ducts.
4. Story heights:-
 - Varies.
5. General Conditions/Requirements are priced as a percentage on the Summary page.
6. Special Conditions for this project are included with General Conditions/Requirements.
7. Escalation to mid point of construction (4Q2016) is compounded per annum at the following:-
 - All years at 5%
 - Note: Escalation is taken on the sum of Sub Total Construction cost, General Requirements/Special Conditions.
8. Estimating Contingency is an allowance for future design modifications/additions, which alter the cost of the building as the design progresses, this percentage reduces as the design develops. It is based on a percentage of the sum of Sub-Total Construction, General Requirements/ Special Conditions and Escalation. For this level of estimate the following has been included:-
 - 10.00%
9. Construction Contingency is an allowance for scope/design modifications made by the owner during construction and also for any unforeseen circumstances. It is based on a percentage of the sum of Sub-Total Construction, General Requirements/Special Conditions, Escalation and Design Contingency. For this level of estimate the following has been included:-
 - 0.00%

Notes (Cont'd)

10. This estimate has been prepared from the following design information:-
 - Drawings received 09/11/2015.
 - Emails from omr architects
 - Telecons with omr architects

11. The estimate includes the following:-
 - See estimate

12. The estimate excludes the following:-
 - Civil/Mechanical Utilities.
 - Electrical Utilities.
 - Excavation in rock.
 - Removal of water during excavation work.
 - Owner's appliances.
 - Utility company backcharges.
 - Sales tax.
 - Building permit fees.
 - Design consultants fees.
 - Loose furniture, fittings and equipment.
 - Fixed furniture, fittings and equipment except work normally included in GC work.
 - Third-party building Commissioning.

13. Allowances:-
 - Estimate is based on allowances at this stage of the design.

14. Assumptions:-
 - To arrive at a \$/sf cost reasonable assumptions have been made.

15. Estimates by other firms:-
 - None.

A Substructure

<u>A10 Foundations</u>	<u>Qty</u>	<u>Rate</u>	<u>\$</u>
Excavation (sog/found footing/column footing)	374	25.00	9,350
RC rat slab	2,052	7.00	14,364
RC perimeter footing	19	700.00	13,300
RC perimeter found wall	24	775.00	18,600
RC column footing	6	825.00	4,950
RC stub column	1	885.00	885
Base plate to ditto	6	195.00	1,170
Insulation/damproofing	1,048	3.30	3,458
Connect modular units to found wall	262	6.00	1,572
Misc.		5.00%	3,382
<u>A10 Foundations</u>		<u>Total</u>	<u>71,032</u>

B Shell

<u>B10 Superstructure</u>	<u>Qty</u>	<u>Rate</u>	<u>\$</u>
Wood column w/base plate	38	325.00	12,350
Wood porches complete	3,052	14.00	42,728
EO for raised open clerestory	533	8.00	4,264
Misc.		5.00%	2,967
<u>B10 Superstructure</u>		<u>Total</u>	<u>62,309</u>

<u>B20 Exterior Enclosure</u>	<u>Qty</u>	<u>Rate</u>	<u>\$</u>
Replace siding to modular units w/wood siding	2,634	10.95	28,842
Roller shutter at concessions	97	55.00	5,335
SL door w/frame, hardware, paint, etc	7	1,500.00	10,500
Misc.		5.00%	2,234
<u>B20 Exterior Enclosure</u>		<u>Total</u>	<u>46,911</u>

<u>B30 Roofing</u>	<u>Qty</u>	<u>Rate</u>	<u>\$</u>
Replace roofing to modular units w/metal roofing - pitched	2,360	13.75	32,447
Gutters/downspouts	279	15.00	4,185
Detail (ridge, eaves, gable)	351	5.00	1,755
Misc.		10.00%	3,839
<u>B30 Roofing</u>		<u>Total</u>	<u>42,226</u>

C Interiors

<u>C10 Interior Construction</u>	<u>Qty</u>	<u>Rate</u>	<u>\$</u>
SL door w/frame, hardware, paint, etc	2	1,280.00	2,560
Partitions	554	8.50	4,709
Fire rated, wet partitions, etc	617	12.50	7,713
Access doors, allow	1	500.00	500
Marker boards, etc	1	500.00	500
Signage	1	1,625.00	1,625
Toilet & Bath Accessories	3	1,660.00	4,980
Toilet partitions	2	1,025.00	2,050
Toilet partitions, handicap	2	1,355.00	2,710
Urinal screen	2	415.00	830
Coat hanging rail & shelf	12	45.00	540
Misc.		7.50%	2,154
<u>C10 Interior Construction</u>		<u>Total</u>	<u>30,870</u>

<u>C30 Interior Finishes</u>	<u>Qty</u>	<u>Rate</u>	<u>\$</u>
Floors, patch	2,052	2.50	5,130
Base	522	5.00	2,610
Walls	4,699	1.25	5,874
Ceilings, patch	2,052	2.25	4,617
Bulkheads, etc	20	12.00	240
<u>C30 Interior Finishes</u>		<u>Total</u>	<u>18,471</u>

D Services

<u>D20 Plumbing</u>	<u>Qty</u>	<u>Rate</u>	<u>\$</u>
WC	5	3,450.00	17,250
Lavatory, counter mounted	5	3,350.00	16,750
Urinal	2	3,175.00	6,350
Drinking fountain	1	3,150.00	3,150
Janitor's sink	1	3,650.00	3,650
Floor drains, hydrants, clean outs, etc	1	1,200.00	1,200
Water heater	1	3,000.00	3,000
General		3.00%	1,541
BWIC & GC's O&P		8.00%	4,231
<u>D20 Plumbing</u>		<u>Total</u>	<u>57,122</u>

<u>D30 HVAC</u>	<u>Qty</u>	<u>Rate</u>	<u>\$</u>
Heating only, assumed electric baseboard	36	125.00	4,500
General		3.00%	135
BWIC & GC's O&P		8.00%	371
<u>D30 HVAC</u>		<u>Total</u>	<u>5,006</u>

<u>D 50 Electrical Systems</u>		<u>\$</u>
Equipment		2,052
Feeders		1,026
Small Power		3,078
Lighting		13,338
Fire Alarm		1,539
General incl lightning		631
BWIC & GC's O&P		1,733
<u>D 50 Electrical Systems</u>	<u>Total</u>	<u>23,397</u>

E Equipment and Furnishings

<u>E10 Equipment</u>		<u>\$</u>
Appliances - By Owner		0
<u>E10 Equipment</u>	<u>Total</u>	<u>0</u>

<u>E 20 Furnishings</u>		<u>Qty</u>	<u>Rate</u>	<u>\$</u>
Casework:-				
Counter at concessions	30	200.00		6,000
Lavatory counter	23	160.00		3,680
Miscellaneous	1	750.00		750
<u>E 20 Furnishings</u>		<u>Total</u>		<u>10,430</u>

F Special Construction and Demolition

<u>F10 Special Construction</u>		<u>Qty</u>	<u>Rate</u>	<u>\$</u>
Transport modular unit to site & secure to foundations	2	6,090.00		12,180
<u>F10 Special Construction</u>		<u>Total</u>		<u>12,180</u>

<u>F20 Selective/Building Demolition</u>		<u>Qty</u>	<u>Rate</u>	<u>\$</u>
Demolish interior construction to modular units	2,052	2.25		4,617
Demolish plumbing fixture	6	160.00		960
Infill interior sl door opening	8	126.00		1,008
Form opening in exterior wall of modular unit & make good sl door	7	431.00		3,017
Concession roller shutter, 8' x 4'	3	658.00		1,974
Remove exterior window & infill	18	204.00		3,672
Remove exterior sl door & infill	4	357.00		1,428
Remove rubbish off site	1	1,250.00		1,250
<u>F20 Selective/Building Demolition</u>		<u>Total</u>		<u>17,926</u>

<u>F20 Asbestos Abatement</u>				
Not required		<u>Total</u>		<u>0</u>

G Building Sitework

	<u>Qty</u>	<u>Rate</u>	<u>\$</u>
<u>G10 Site Preparation</u>			
Site clearing (grubbing)	1	10,500.00	10,500
Earthwork	1	22,222.22	22,222
Grading	30,000	0.50	15,000
Misc.		10.00%	4,772
<u>G10 Site Preparation</u>		<u>Total</u>	<u>52,494</u>

	<u>Qty</u>	<u>Rate</u>	<u>\$</u>
<u>G20 Site Improvements</u>			
Colored concrete paving	2,816	7.00	19,712
Paths (asphalt)	4,200	5.00	21,000
Curbs, signage, line markings, etc	1	500.00	500
Misc.		25.00%	10,303
<u>G20 Site Improvements</u>		<u>Total</u>	<u>51,515</u>

	<u>Qty</u>	<u>Rate</u>	<u>\$</u>
<u>G30 Site Civil/Mechanical Utilities</u>			
Water			Excluded
Fire			Excluded
Sanitary			Excluded
Storm			Excluded
Gas			Excluded
Misc.		7.50%	0
<u>G30 Site Civil/Mechanical Utilities</u>		<u>Total</u>	<u>Excluded</u>

	<u>Qty</u>	<u>Rate</u>	<u>\$</u>
<u>G40 Site Electrical Utilities (Site lighting only)</u>			
Electrical			Excluded
Lighting	1	3,000.00	3,000
Misc.		7.50%	225
<u>G40 Site Electrical Utilities (Site lighting only)</u>		<u>Total</u>	<u>3,225</u>

	<u>Qty</u>	<u>Rate</u>	<u>\$</u>
<u>G90 Other Site Construction</u>			
Allow	1.00	2,000.00	2,000
<u>G90 Other Site Construction</u>		<u>Total</u>	<u>2,000</u>

Department			Total Cost
Department	Rank	Project	
Council On Aging	1	Senior Center Design	500,000
Engineering	1	Bike Lane - Rail Trail Connection Study	60,000
Engineering	2	Prospect & Main Street Intersection Study	40,000
Engineering	3	Traffic Calming / Complete Street Improvement Project	45,000
Engineering	4	South Acton Commuter Lot Landscaping	180,000
Fire	1	Car 30 Replacement	60,000
Fire	1	Engine 24 Replacement	650,000
Fire	2	Rescue 34 Replacement	245,000
Fire	3	Paramedic Program Startup	70,000
Fire	4	Paramedic School	137,280
Health	1	New Inspectional Vehicle	30,000
Highway	1	Parker Street Bridge Replacement	850,000
Highway	2	New Utility Tool Truck	90,000
Municipal Properties	1	Paint Town Hall	162,000
Municipal Properties	2	Replace Memorial Library Entrance Doors	55,000
Municipal Properties	3	Replace HVAC System at Fire Station 3	555,192
Municipal Properties	4	Replace HVAC System at Fire Station 1	530,000
Municipal Properties	5	Replace HVAC System at Fire Station 2	597,058
Municipal Properties	6	AML Roof & HVAC replacement	1,000,000
Municipal Properties	7	Complete Streetlight Conversion to LED	52,252
Natural Resources	1	Nara Parking Control	150,000
Natural Resources	2	Recreation Van Replacement	50,000
Natural Resources	3	Jones Playground Renovation	150,000
Natural Resources	4	F350 Replacement	54,595
Natural Resources	5	Skate Park Phase II	175,000
Natural Resources	6	Nara Rail Trail Comfort Station	487,500
Natural Resources	7	Miracle Field Comfort Station	652,357
Planning	1	Keiley's Corner Improvement Initiative	756,000
Planning	2	Zoning Bylaw Re-Codification	80,000
Planning	3	LED Public Message Sign	60,000
Sewer	1	Sewer Capital Replacement Plan	60,000
Transfer Station	1	Building Maintenance	35,000
Transfer Station	2	Yard Tractor Replacement	75,000
Totals			\$8,694,234

Department			Total Cost
Department	Rank	Project	
Building	1	New Full Time Building Inspector	82,942
Building	2	New Part Time Administrative Assistant	24,000
Council On Aging	1	Program Coordinator - Additional 5hrs/wk.	7,400
Fire	1	Assistant Chief of Operations/Training	38,500
Fire	1	EMS Coordinator	38,500
Fire	2	Swing Personnel (4)	154,000
Health	1	Community Coordinator Administrative Assistant	25,000
Human Resources	1	New Part Time Administrative Assistant	16,039
Natural Resources	1	Recreation Secretary - Additional 20hrs/wk.	27,000
Nursing	1	Part Time Marketing Liaison	18,200
Planning	1	Assistant Planner	91,000
	1	Recreation Business and Project Manager	55,327
Totals			\$577,908

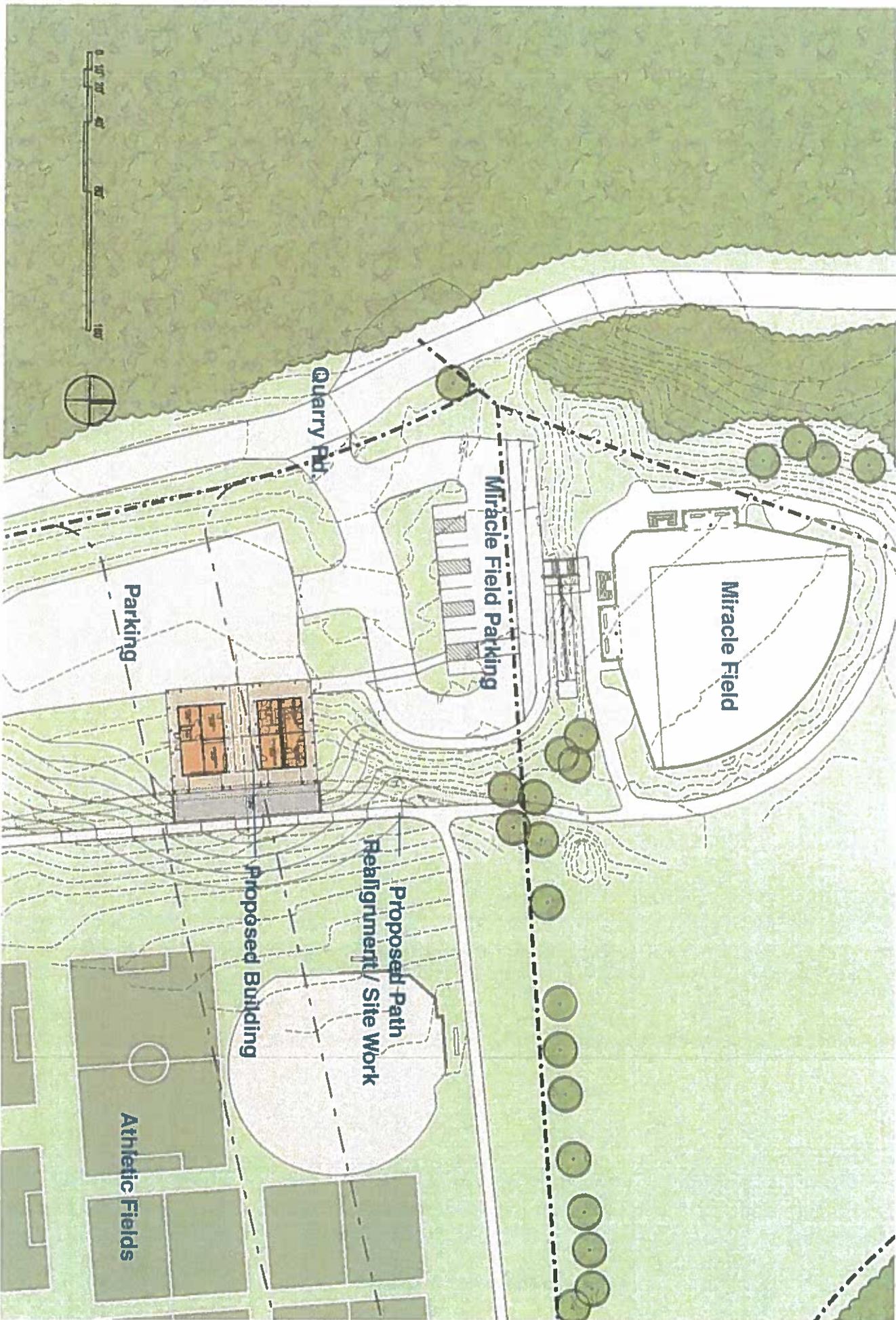
NARA Park
Miracle Field Concession Stand
Modular Study (Progress)



September 10, 2015

omr architects

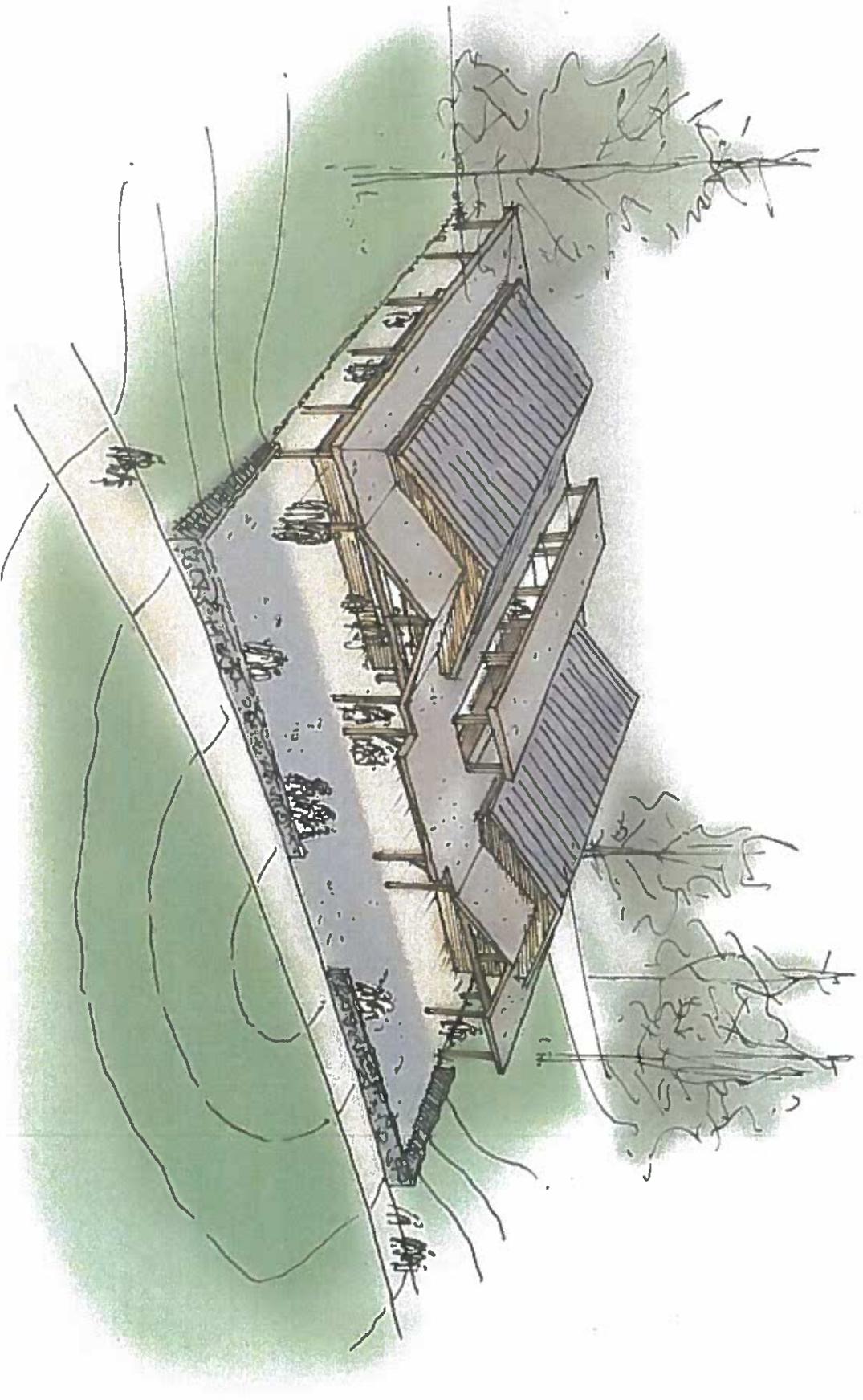
Site Location



Conceptual Plan



Preliminary Sketches



Preliminary Sketches

