

PROJECT APPLICATION FORM

Applicant: Friends of Leary Field, representing the
Acton-Boxborough Regional School District

Submission Date: 11/12/04

Applicant's Address, Phone Number and Email

Purpose: (Please select all that apply)

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Acton, MA 01720
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- Open Space
- Community Housing
- Historic Preservation
- Recreation

Town Committee (if applicable):

Project Name: Create a new multi-use recreation space at Leary Field

Project Location/Address: ABRHS Central Campus

Amount Requested: \$ \$250,000

Project Summary: To create a new and expanded multi-use, recreation space at Leary Field, located on the Acton-Boxborough Regional school campus. The basic elements of the Proposal are as follows.

- Remove the existing surfaces at Leary Field and at least 18" of subsurface material.
- Install new subsurface materials, new drainage and a complete new surface system, known as FieldTurf, or facsimile.
- Significantly expand the area of the playing surfaces to accommodate accurate field measurements for existing and new sports, requiring the installation of removable goal posts and relocation of certain track pits.
- Significantly expand the amount and range of uses, users and hours of usage.
- Create a new walkway from the upper High School Parking lot to a new entryway, providing a connection to the North side of the field.
- Seek to establish an intra-governmental agreement specifying the availability of Leary Field to the Town of Acton and community activities.

Total project cost is estimated at \$750,000. This proposal contemplates three funding sources:

- Privately Raised Funds (33.3%).
- School Funds (33.3%).
- Community Preservation Funds (33.3%).

Estimated Date for Commencement of Project:

Site survey and design package development is underway, funded by private sources and managed by ABRSD in full conformance with procurement regulations. Actual construction is planned to commence immediately after ABRHS graduation in early June 2005.

Estimated Date for Completion of Project:

Mid August 2005.

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SECTION I. NARRATIVE

1.1 Project Overview

We seek to create a New Leary Field, which will serve as a multi-purpose, full-scale recreational venue and community meeting place.

The current condition of Leary Field can only be described as deplorable. Located 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 Leary Field is basically a football field that is used for some other interscholastic matches.
- ❑ The dimensions are limited to the size of a football field, which is smaller than soccer, lacrosse and other sports.
- ❑ 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 yeoman work to keep the field in minimally playable condition, especially in late fall and early spring.
- ❑ On any given day, the field is 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 hardpack.
 - 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. During the school year, in the week of a big varsity game, the old field is often off-limits.



1.2 Property Involved

This entire project is focused on Leary Field, located on the Acton-Boxborough Regional School System's main campus (see "Maps" section for further detail).

1.3 Proposed Use

Full Extent of What Leary Field Will Be When the Project is Complete

The New Leary Field will be as different from Current Leary Field as night is to day:

- ❑ The New Leary Field will be available for 250 days per year while the Current Leary Field is available for about 70 days.
- ❑ The New Leary Field can 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 Leary Field will allow for full-size soccer and lacrosse dimensions, while the current field demands truncated fields.
- ❑ The New Leary Field will allow for dramatically increased Town of Acton, community-wide usage, while the current field is primarily limited to school uses.
- ❑ The New Leary Field 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 Leary Field will not require seed, sod, fertilizer, pesticides and water while the current field requires all of these.

*Please see **Exhibit 1** for more information on the future state of the New Field*

New Leary Field Features

- ❑ Full size soccer and lacrosse field.
- ❑ Ability to play multiple games cross field, for younger players.
- ❑ Practice areas for all teams and the band. More than one team or the band could use the field at the same time.
- ❑ Springtime practice areas for baseball/softball.
- ❑ Removable goals posts.
- ❑ New track pits, moved to accommodate the larger playing surfaces.
- ❑ Vastly greater opportunities for broad community use (see "New Recreational Opportunities," below).
- ❑ New, easy access through a wooded walkway to the upper high school parking lot, alleviating traffic congestion and improving safety at large events.

The New Leary Field would look quite similar to this photo of the new FieldTurf installation at Chelsea High School, pictured below (note the field markers for both football and soccer).



1.4 Benefit to the Town and citizens of Acton

The construction of a New Leary Field with Field Turf will 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 Leary Field instead.

Projected Usage of the New Leary Field

Include the A/B Regional School's current uses (on field and off-site) and how the Town community's opportunities for recreational use would increase or expand as a result of the project.

The Friends of Leary Field formed a Usage Subcommittee to do a productivity analysis with respect to a New Leary Field. The following table summarizes this analysis.

Group	Current Usage	Current Usage (hrs/yr)	Usage on new Field (hrs/yr)	Assumptions
High School Football	15 events light practices, post season	70	220	Games & practices
High School Soccer	15 events light practices, post season	50	170	Games & practices
Marching Band	Tuesday evenings, Aug. - Nov.	30	50	Games & practices
Pop Warner	5 games on 4 Sundays, Sep. - Oct	40	280	Games & practices
Color Guard	Tuesday evenings, Aug. - Nov.	30	50	Games & practices
Lacrosse	10 events, post season (no practices)	25	150	Varsity games & practices
AB Youth Soccer (fall)			100	Games & practices (weekends)
AB Youth Soccer (spring)			100	Games & practices (weekends)
AB Youth Lacrosse (spring)			100	Games & practices (evenings)
HS Field Hockey			60	Games
HS Girls Lacrosse			125	Games & practices
Total		245	1,405	

The table is based on calendars given to us by school administration and community groups. Current usage hours are actual based on 2003 calendar year usage.

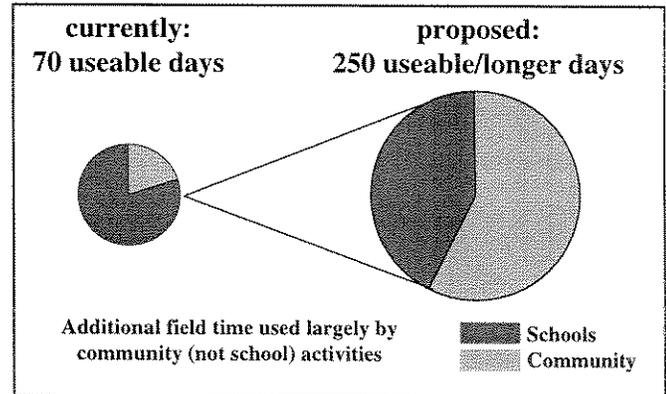
To arrive at projected New Field usage the Usage Subcommittee made several assumptions:

1. We assumed which teams get the extra usage. For example, in the Fall, we assume Pop Warner and ABYS share. In the Spring, ABYL and ABYS share. Note: we cannot commit to who gets to use it and must remind everyone that this is strictly illustrative.

2. We assumed maximal usage on weekends and evenings: 8am-6pm on Saturday and Sunday and weekdays 2:30pm-8:00pm.
3. We have not added anything in for the summer time. This could be another 350-400 hours but since it is unclear who would use it, and for what purpose, we have not included these hours.

In summary, FOLF's Usage Subcommittee conservatively estimates that the New Leary Field will support 5.7 times the activity supported by the current Leary Field.

Another way of viewing the impact of the New Leary Field is shown here. One notable aspect of the impact of this new field is that not only does it enable the school system to schedule practices and games at non-school fields, it provides significant new field opportunity for community groups, enabling the Town to more effectively manage its limited field resources.



For a calendar view with more detail of the impact of the New Leary Field on scheduling, please see *Exhibit 2*.

Opportunities for Previously Underserved Recreation Groups

In addition to the expanded opportunity for interscholastic and school uses, the New Leary Field would open up brand new chances for activities. Interestingly, many of the new opportunities would be for women's sports and group activities. Some examples of new activities would be Women's field hockey, adult co-ed flag football, summer youth sports clinics, clinics for 3-5 year olds and Mom's soccer.

Please see *Exhibit 3: New Recreational Opportunities Letters of Support*. These letters are from the Town of Acton Recreation Department, Pop Warner Cheerleading, Varsity Cheerleading, Community Ed and the Acton Boxborough Friends of Music. These letters were selected for inclusion here to demonstrate that the new field is not just for sports teams.

The Town of Acton's Recreation Department believes that the New Leary Field will be very beneficial. As Recreation Director Nancy McShea states in her letter of support, "... having the turf field available to us would allow us to open up some of our existing fields to outside groups...". The case that FieldTurf will help the Town cannot be more clearly stated.

Finally, there will be new opportunities to use the New Leary Field for non-recreational activities. The Town Fair, Fourth of July Celebration and Community Band concerts could all be held at the new field, now that it would not need to remain fallow. Summer camps, jamborees, Boy Scout camps and many other activities could be scheduled on the New Leary Field, giving a more full meaning to the moniker Leary Field: Our Community Meeting Place.

Intra-Governmental Agreement

Consistent with the goals of the CPA and its eligibility requirements, it is planned that this proposal's eligibility will be strengthened via a written guarantee in the form of an intra-governmental agreement to be executed between the Acton Boxborough Regional School

District and the Town of Acton. This agreement continues and builds on the long-standing cooperative agreement between the Town and the Regional School District to make Leary field available to any and all community groups. (See Section 3, "Project Scope", for more information on this intra-governmental agreement).

1.5 Consistency with Community Preservation Plan

In summary, the proposal to create a New Leary Field is eligible for Community Preservation Act funds under two elements of the law: Acquisition and Creation. Please see **Exhibit 4** for more information on this proposal's eligibility.

- ❑ We will truly be creating a new field. Everything about the field will change including the quantity of use, the quality of use, the number and types of users, the scope of maintenance, new removable goal posts, new access for improved crowd control and, not least of all, a field that is far less susceptible to causing injuries.
- ❑ The project is economically feasible to implement, based on a strong public / private partnership including the largest donation of private funds in the history of the ABRSD.
- ❑ The project will serve a currently under-served population. As identified in the OSRP, the Town of Acton has a critical need for new community recreational resources to serve its youth and adult populations. This project does so more productively than any other potential active recreation project under consideration in the Town.
- ❑ The project addresses more than one focus area of the CPA. Clearly it's primary focus is recreation, but by implementing this project significant pressure on other potential field developments that may reduce our available Open Space.
- ❑ The project leverages additional sources of funding, by combining large private donations with public funds originating from state sources. Acton taxpayers will support only 30% of the total project cost.
- ❑ The project preserves or enhances currently owned recreation assets. Leary Field is our town's central meeting place, host to thousands that gather on fall and spring evenings to watch our teams compete and visit with each other.
- ❑ Artificial turf requires no water and no fertilizer, both environmental advantages.
- ❑ This is truly a "Smart Growth" project. By taking advantage of the infrastructure already in place on the ABRSD campus - parking, lighting and more - Leary Field can be implemented at far less expense than a comparable effort would require at an undeveloped site.
- ❑ The ABRSD will manage the implementation. They are highly qualified to implement this project as illustrated by the success of our recent school expansion projects.

1.6 Work Plan

Date	Description	Approx. Cost
Oct. 2004 – Apr. 2005	Design and engineering services, including survey data, design package development, bid process management (funded by private donations)	\$70,000
Apr. 2005 – May 2005	Negotiate and award contract	\$0
Jun. 2005 – Aug. 2005	Construction and completion	\$680,000

A more detailed work plan is provided in Section 3 (“Project Scope”).

SECTION II. SITE CONTROL

The site of this project is Leary Field, located on the ABRHS campus, and under the control of the Acton-Boxborough Regional School District. ABRSD has designated FOLF to be its representative in presenting this proposal to the CPC (see *Exhibit 5*).

SECTION III. PROJECT SCOPE

3.1 Construction Details

Extent of Area Involved

The physical areas of impact will be:

- The complete space inside the track (including the D-shaped spaces at the ends of the field).
- The goal posts, in that they will be replaced with removable goal posts to accommodate the new sizes of the new fields.
- The track pits, in that they will be moved to accommodate the new sizes of the new fields.
- The wooded area to the northwest of Leary Field, in that a new connecting walkway to the upper parking lot will be installed.

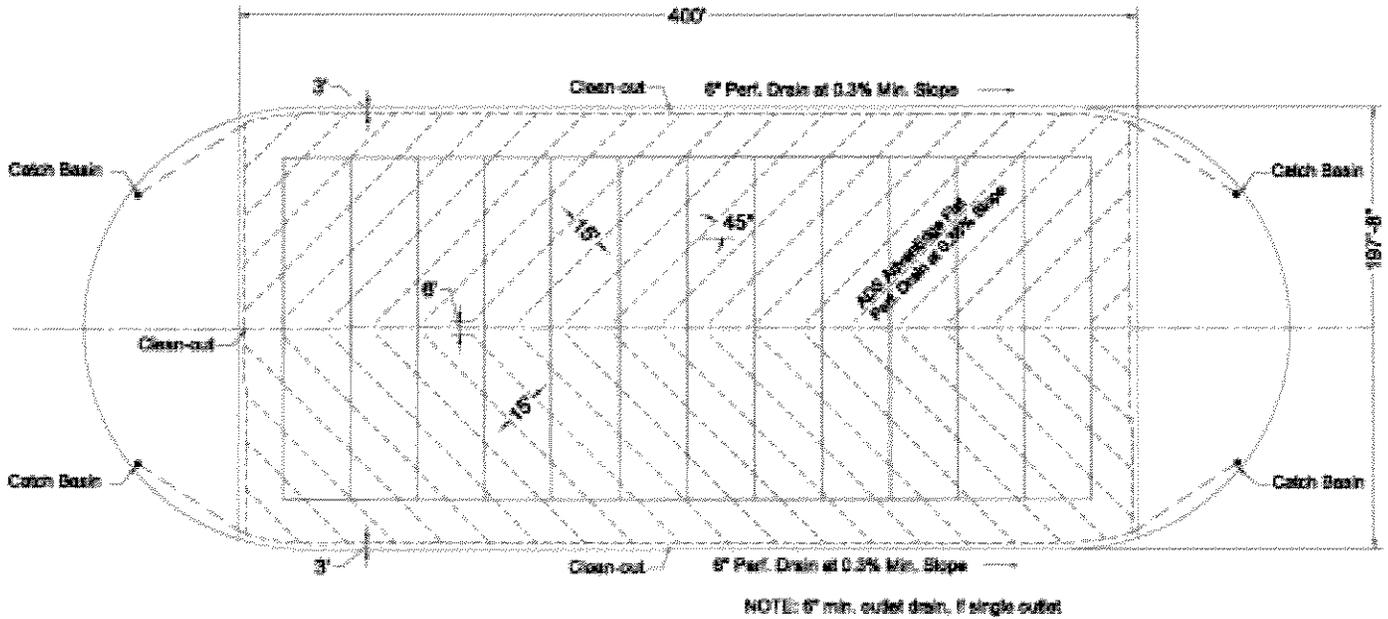
The information above represents a hierarchy of work, which will be accomplished in sequence based on available funding. Clearly, the main priority of this effort is to install the new turf surface on the field itself.

Full Scope of the Work to Be Performed

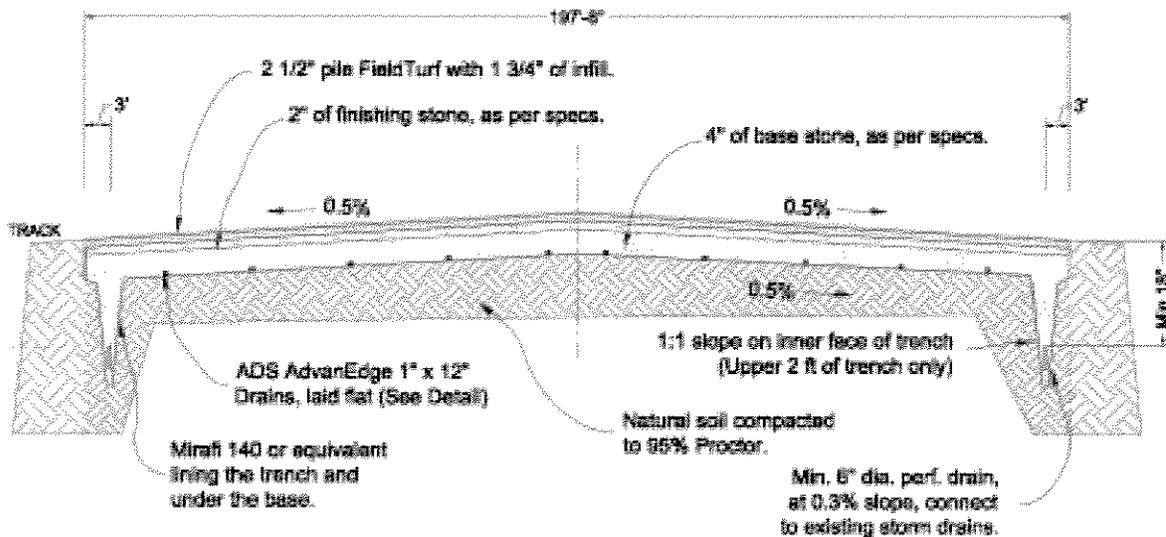
Note: There appear to be two reputable, stable firms in the synthetic turf world: “FieldTurf” and “Tarkett.” On October 4, 2004 these two industry leaders announced a merger. For purposes of simplicity, we will use the term FieldTurf, although no determination has been made at this time to commit to a vendor and product type. We will work with 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 fields drain through the field into a drainage system. The **FieldTurf drainage system** is a herringbone system which connects to the existing perimeter drainage system.



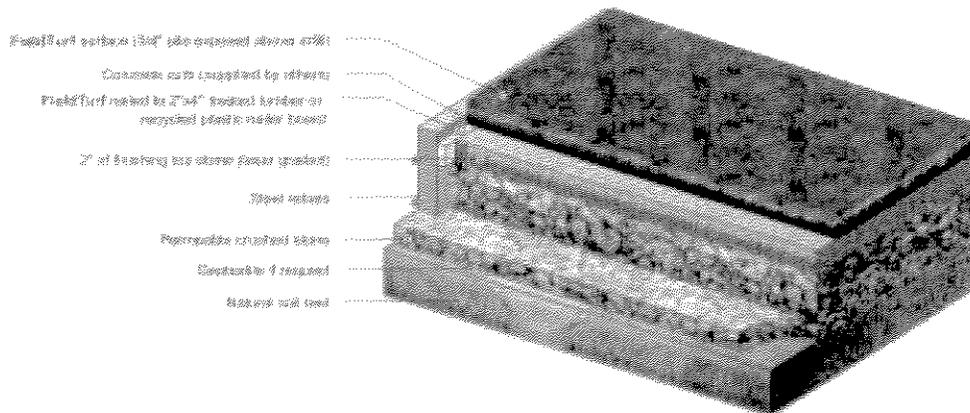
- The FieldTurf system is comprised of the fiber, infill, geo-textile, chock stone and open graded stone.



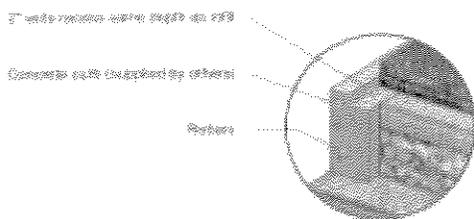
- The fibers are a blended polyethylene that is manufactured from one supplier. The material is coated to reduce abrasion during sliding.
- The infill is a sand and rubber mix layered to optimize surface stability.

- 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.

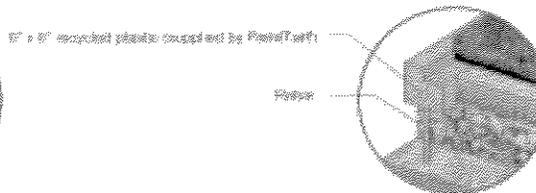
Typical Edging Detail - Standard Curb



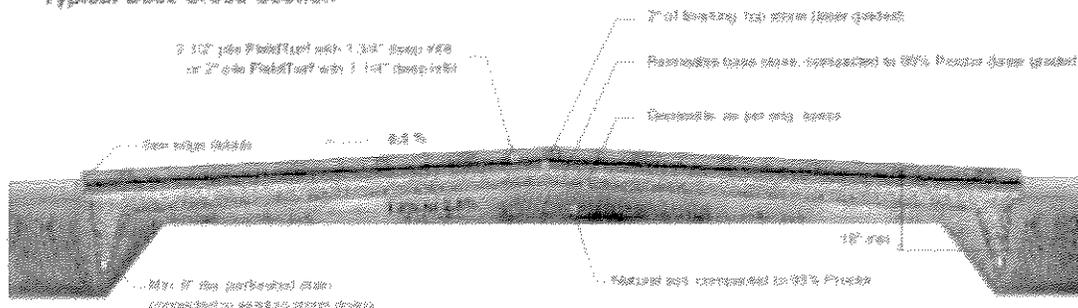
Edging Detail - Concrete Curb



Edging Detail - Recycled Plastic Curb



Typical Base Cross-Section



PERMEABLE CRUSHED STONE BASE

NOT TO SCALE

- 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.

For a complete description of the construction process see Exhibit 6.

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	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.

3.2 Scope of Intra-Governmental Agreement

The Town of Acton and the Acton-Boxborough Regional School District have begun discussions as to the scope of the intended intra-governmental agreement, in which they will seek to include the following:

- Guaranteed access to town and community groups to use Leary field. This guarantee will be expressed either in terms of the hours of field use or set days and times of the week during the school calendar, with possible pre-set schedule changes during the non-school months.
- The Agreement will encourage the use of the field by community groups involved in sports and other activities that are non-sport related as well.
- The Agreement will create a structure to regulate and permit the use of the field for community programs such as sport clinics, tournaments and summer camps.

The execution of this agreement will create a property interest in the New Leary Field on behalf of the Town that will restrict and protect the use of the field in the future. Effectively, no changes to the structure of the field and access to the field could be made without the Town's consent as guaranteed by the agreement. The community benefits are both substantial and multi-faceted:

- Adult sports leagues and town leagues (which are growing and cannot be accommodated given the existing fields) will benefit by significantly increased field time.

- Expanded use of a New Leary Field will have a palpable ripple effect on the Town's resources to permit greater use of those fields as identified in the next section of this proposal.

Since the agreement will guarantee access to the community beyond the Regional School District, it is the entire community that enjoys the benefits of this project although the field is located on school property.

SECTION IV. COST ESTIMATE

The cost of this project has been estimated at \$750,000. Similar projects in the region have been surveyed that bear this out as a reasonable estimate. Gale Associates Inc., who has been awarded the contract for design and engineering services, 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 Exhibit 7 for more information on Gale's review of our project and costs and descriptions of similar projects.*

SECTION V. FEASIBILITY

5.1 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.

- **Private Donations.** One year ago FOLF incorporated as a 501(c)(3) Non-Profit and began a broad campaign to solicit private financial support for this project. Our goal has been to raise \$250,000 in private funds. As of this writing we have identified \$225,525 in donations. \$151,225 is already in the bank, with the remaining \$74,300 pledged and expected to be received before start of construction. We are confident that we will reach our \$250,000 goal and beyond, as our fundraising efforts continue to generate \$5,000 to \$10,000 in new pledges per week. FOLF has already committed \$68,000 of these donations to support project design and engineering services. A summary of donations and pledges received to date is in **Exhibit 8. The \$250,000 we are planning to commit to this project represents the single largest donation in the history of ABRSD.**

It should be noted that a significant portion of these donations are coming directly and indirectly from residents of Boxborough:

- \$3,650 has been directly raised to date.
- Boxborough residents have indirectly contributed an estimated 20% of the over \$110,000 raised to date from organizations that they are members of, including AB Youth Soccer, Lacrosse, Baseball and several high school booster groups.
- The Boxborough Minutemen recently voted to make FOLF the sole beneficiary of their annual founders day dinner and auction, to be held in March 2005. Based on the Minutemen's past annual gifts, we conservatively estimate that the dinner will generate a gift to FOLF of between \$7,500 and \$15,000.

- **ABRSD Funds.** The high school expansion project is nearing completion, on time and within budget. As this project nears completion the School Committee has reported that there is in excess of \$250,000 remaining in capital project funds. **The School Committee and Superintendent have both stated publicly that the Leary Field project is their top priority for these funds; a final vote on this use is expected in January 2005.**

In summary, under the terms of our proposal Acton taxpayers will financially support only 30% of the cost required to create this exceptional new recreational facility.

	Private donations or state matching funds	Tax funds from Acton taxpayers	Total
Private donations	\$250,000	\$0	\$250,000
School building fund	\$150,000	\$100,000	\$250,000
CPA fund	\$125,000	\$125,000	\$250,000
Total	\$525,000	\$225,000	\$750,000

5.2 Construction Project Management

Implementation of this project will be under the supervision of the ABRSD. FOLF is representing ABRSD in this application to the CPC, but will have no direct role in actual project implementation. All project work will be done in accordance with ABRSD's procurement and bid regulations. Based on successful funding we plan to implement according to the following schedule. As noted above, all engineering work and services contracted for to date are being funded with private donations.

Task	Begin Date	End Date
Place engineering services contract		10/15/2004
Background Study	10/18/2004	11/15/2004
Schematic Design	11/01/2004	12/20/2004
Design Development	12/20/2004	02/08/2005
Permitting, Site Plan Review, Hearings	02/08/2005	04/08/2005
Bid Period (Advertisement, Opening, Review)	02/26/2005	04/08/2005
Contract Award, Negotiation and Completion	04/08/2005	05/04/2005
Pre-Construction Work	05/04/2005	06/08/2005
Construction Period	06/08/2005	08/15/2005



Name: MAYNARD
 Date: 11/5/2003
 Scale: 1 inch equals 2666 feet

Location: 042° 28' 49.3" N 071° 27' 25.8" W

F-2



F-2

TOWN of ACTON

E-1	E-2	E-3
F-1	F-2	F-3
G-1	G-2	G-3

PHOTO AERIAL SERVICE, 1948







Exhibit 1: Current Conditions and the Future State of the New Field

The images on this page compare the current state of Leary Field with how the New Leary Field may look upon completion. Please note that the future images are conceptual only; they have been prepared by integrating images of Xaverian High School's FieldTurf athletic field into the original Leary Field image, replacing our turf with the Xaverian turf while leaving all other aspects of the image intact. Note that the New Field is lined for multiple sports.

CURRENT LEARY FIELD



ENVISIONED NEW LEARY FIELD

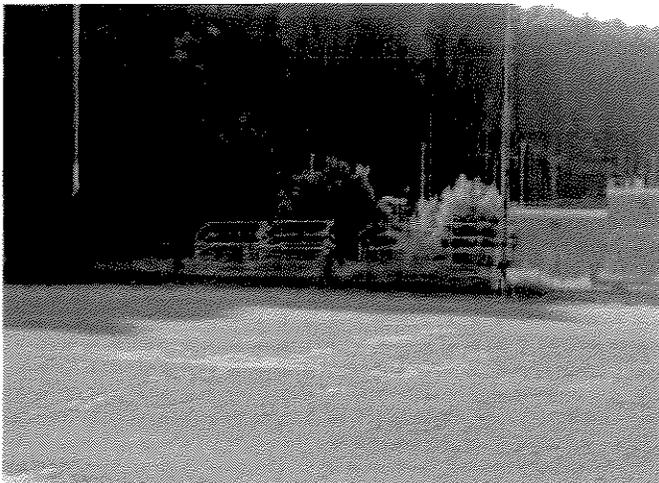


Exhibit 1 (cont'd.)

Pictured to the right is Chelsea High School's new athletic field, which features a FieldTurf surface. In terms of general layout and geometry this field is very similar to the plans for the New Leary Field. Note that the field is permanently lined for both football and soccer; FieldTurf supports temporary lining for the other field layouts illustrated later in this Exhibit.



The plans for the New Leary Field feature removable goalposts, an innovative design that enables a significant increase in useable space. A base sleeve is mounted below field surface level, into which the goalpost is inserted. When the goalpost is removed the sleeve is covered and the surface becomes completely playable.

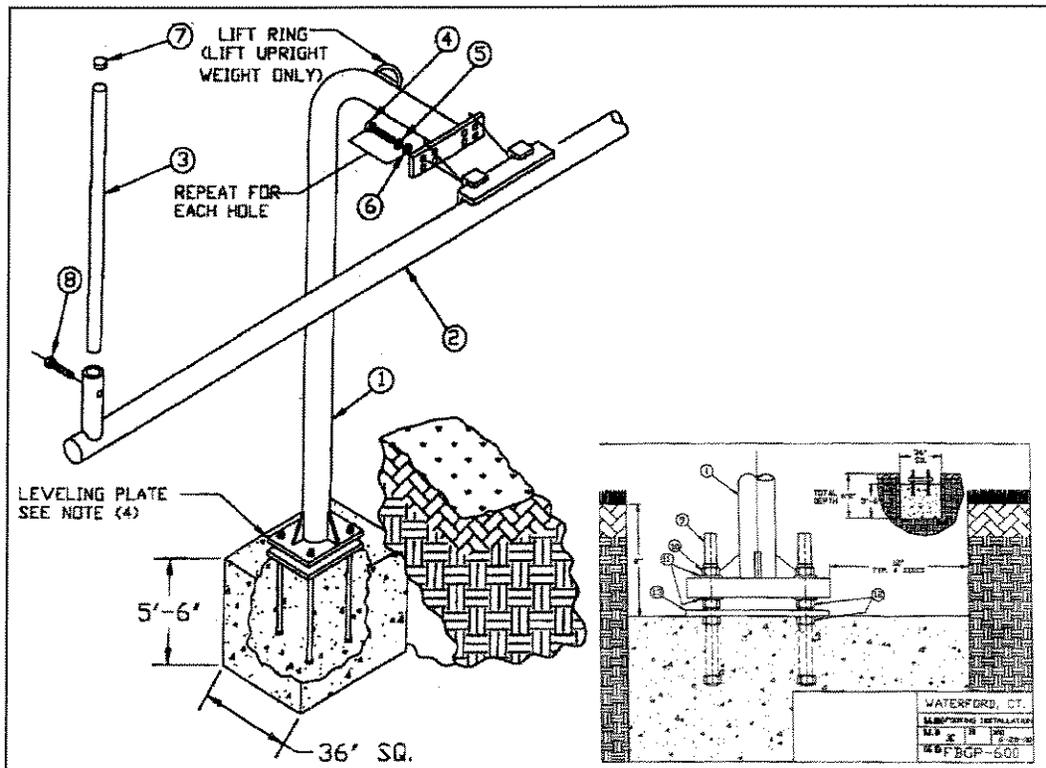


Exhibit 1 (cont'd.)

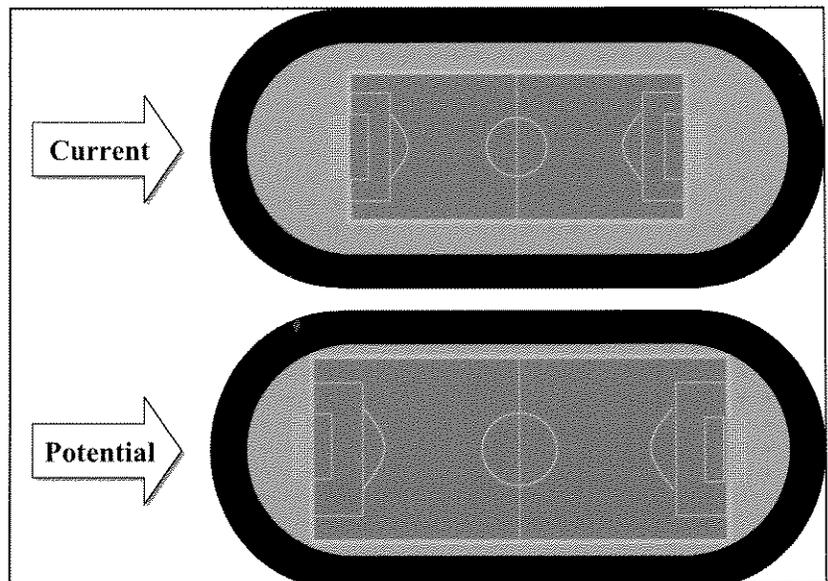
Currently Leary Field supports regulation size football, lacrosse and field hockey fields. When used for soccer it supports a substandard field layout, as the playable field cannot be extended to the edge of the track due to the slope of the field in the corners. It is rarely used for field hockey, as the surface is too poor to provide a consistent roll for the ball.

The New Leary Field will enable new and improved playable surfaces for three reasons.

1. Field corners will be level with the surrounding track, allowing playing surfaces to extend completely to those dimensions.
2. New multi-use layouts will be supported. It should be noted that the current Leary Field could as well, but cannot be used to do so as the field is already overused and must be allowed to rest and regenerate.
3. The condition of the New Field will be an enormous improvement over the current field and will not degrade on a seasonal basis, making for a far safer playing surface and enabling significantly more and varied usage.

Following are several examples of new or improved field layouts that the New Leary Field will enable.

Layout 1: The New Leary field will support a regulation size 11v11 Soccer Field (the current field is smaller than regulation and requires significant compromises when performing corner kicks).



Layout 2: The New Leary Field will support five simultaneous 4v4 soccer fields. These are each 60 feet by 90 feet in size, and are used for games with children 5 years old and under.

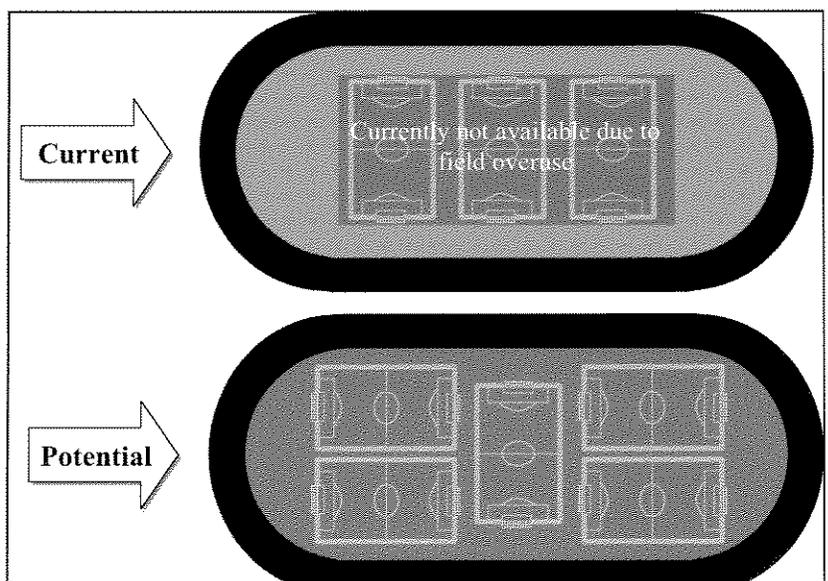
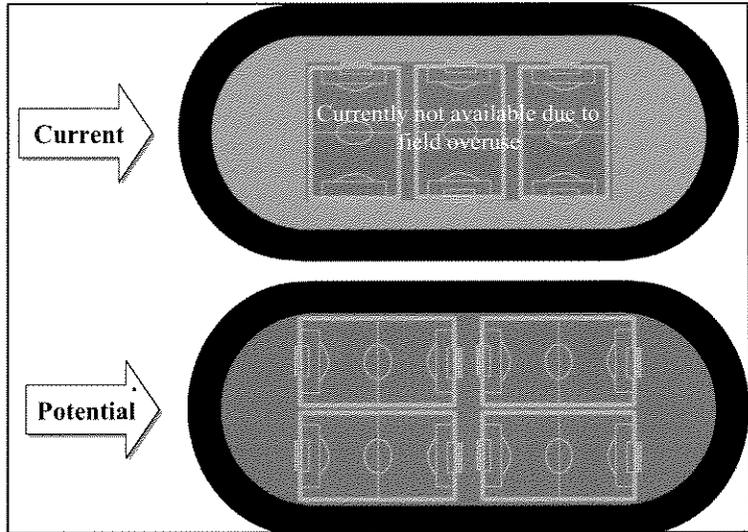
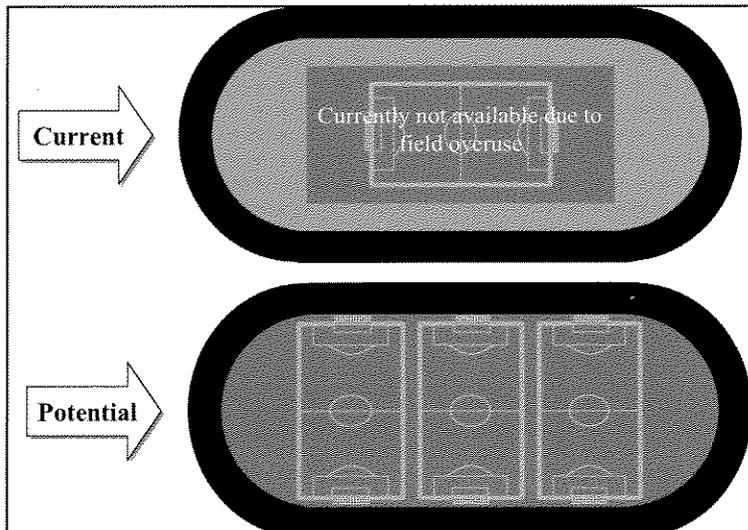


Exhibit 1 (cont'd.)

Layout 3: The New Leary Field will support four simultaneous 6v6 soccer fields. These are each 72 feet by 108 feet in size, and are used for games with children from 5 to 7 years of age.



Layout 4: The New Leary Field will support three simultaneous 8v8 soccer fields. These are each 120 feet by 180 feet in size, and are used for games with children from 8 to 9 years of age.



Layout 5: The New Leary Field will support two new practice spaces for baseball, each measuring 200 feet by 200 feet.

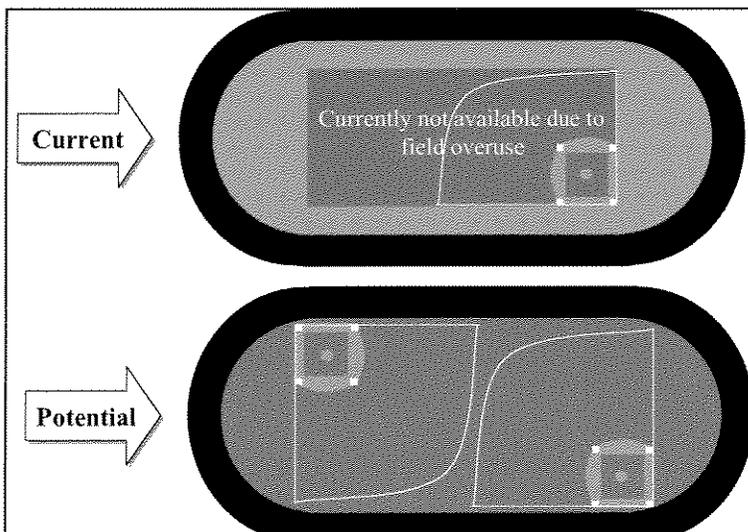


Exhibit 1 (cont'd.)

By supporting multiple field layouts for multiple activities, and by supporting significantly great useable hours, the New Leary Field will greatly expand the town's ability to support its growing recreational needs.

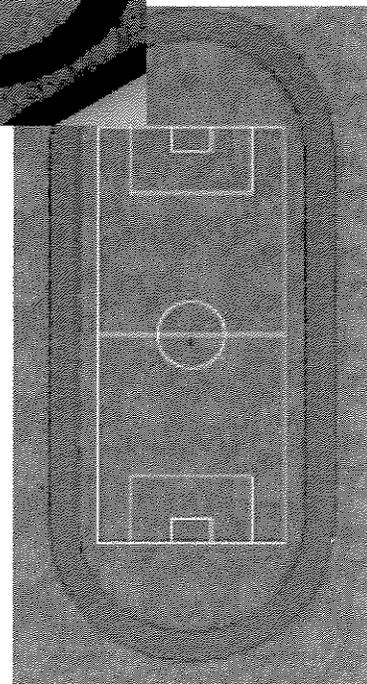
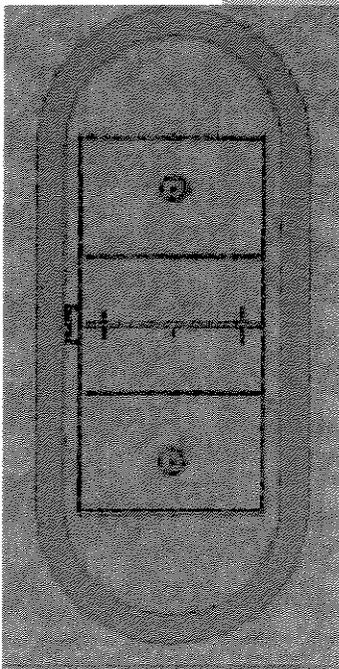
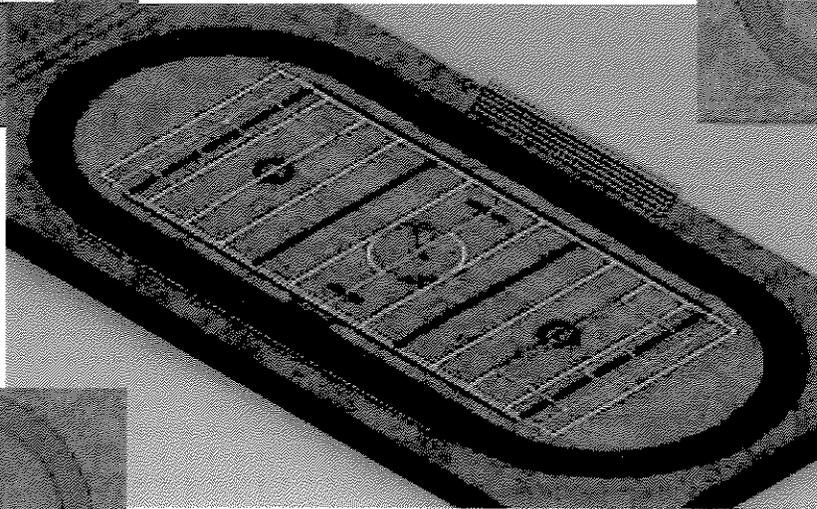
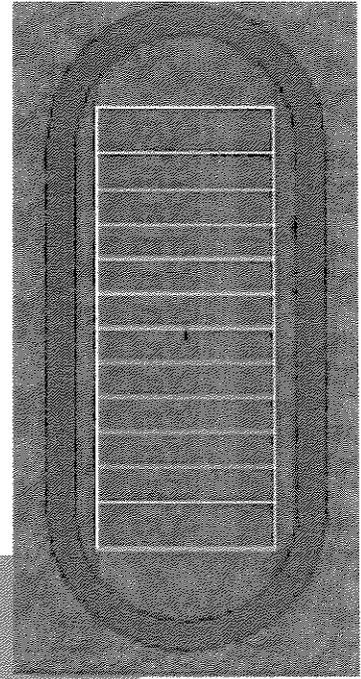
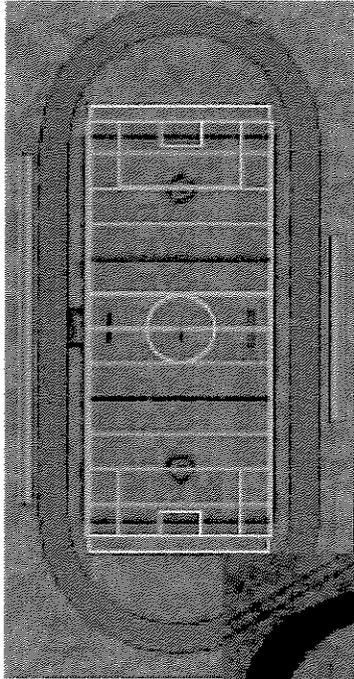


Exhibit 2: Impact of the New Leary Field on Scheduling

The calendar to the right shows actual usage of Leary Field for September 2003, currently the busiest month of field usage. School usage is in yellow, community in red, even this limited level of usage constitutes significant overuse for a turf field.

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11 football walk through 4-5pm	12 Jv & varsity boys soccer 5:00-7:00pm	13
14 Pop Warner 6:00-8:00pm	15 Jv football 2:30-6:00 pm	16	17	18 football walk through 4-5pm	19 varsity football 7:00pm	20 Jv & varsity boys soccer 5:00-7:00pm
21	22	23	24	25 football walk through 4-5pm	26	27 varsity football 7:00pm
28 Pop Warner 6:00-8:00pm	29	30				

The calendar shown here is a projected usage calendar for September on the New Leary Field. Even greater usage would be expected due to Pop Warner and high school cheerleading; both would use the field but are not included in this projection.

SUN	MON	TUE	WED	THU	FRI	SAT
			1 School practice or game 2:30-6:00 pm	2 School practice or game 2:30-6:00 pm Color Guard practice 6:00-8:00pm	3 School practice or game 2:30-6:00 pm Football game 6:00pm +	4 Jv & varsity boys soccer 6:00-8:00pm
5 Pop Warner 6:00-8:00pm	6 JV Football 2:30-6:00 pm	7 School practice/game 2:30-6pm Marching Band practice 6:00-8:00pm	8 School practice or game 2:30-6:00 pm	9 School practice or game 2:30-6:00 pm Color Guard practice 6:00-	10 School practice or game 2:30-6:00 pm	11 Jv & varsity boys soccer 6:00-8:00pm
12 Pop Warner 6:00-8:00pm	13 School practice or game 2:30-6:00 pm	14 School practice/game 2:30-6pm Marching Band practice 6:00-8:00pm	15 School practice or game 2:30-6:00 pm	16 School practice or game 2:30-6:00 pm Color Guard practice 6:00-8:00pm	17 School practice or game 2:30-6:00 pm Football game 6:00pm +	18 Jv & varsity boys soccer 6:00-8:00pm
19 Pop Warner 6:00-8:00pm	20 JV Football 2:30-6:00 pm	21 School practice/game 2:30-6pm Marching Band practice 6:00-8:00pm	22 School practice or game 2:30-6:00 pm	23 School practice or game 2:30-6:00 pm Color Guard practice 6:00-8:00pm	24 School practice or game 2:30-6:00 pm Football game 6:00pm +	25 Jv & varsity boys soccer 6:00-8:00pm
26 Pop Warner 6:00-8:00pm	27 School practice or game 2:30-6:00 pm Color Guard practice of Pop Warner 6:00-8:00pm	28 School practice/game 2:30-6pm Marching Band practice 6:00-8:00pm	29 School practice or game 2:30-6:00 pm Color Guard practice of Pop Warner 6:00-8:00pm	30 School practice or game 2:30-6:00 pm Color Guard practice 6:00-8:00pm		

Exhibit 3: New Recreational Opportunities / Letters of Support



TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
Telephone (978) 264-9608
Fax (978) 264-9630

Nancy McShea
Recreation Director

June 10, 2004

DRAFT LETTER

The Acton Recreation Department would be interested in the potential to use Leary for the following types of programs:

Women's Field Hockey
Co-ed Pickup Soccer
Mom's Soccer
Instructional Field Hockey
Field Hockey Summer Clinics
Morning Start Smart Soccer and Sports Development Classes (ages 3-5)
Tot Spot classes
Youth Lacrosse Clinics
Senior Exercise Program
Adult coed flag football
Various summer youth sports clinics

These classes would range in price from \$40 - \$150 and would run in either 1 week sessions or 1 day a week for 6-12 weeks. If weekday morning hours were to become available I would also look at the potential to run some different toddler/preschool programs on the turf.

By having the turf field available to us this would allow us to open up some of our existing fields to outside groups to increase our field rental revenues. In addition I would expect a 5-10% increase in program participants due to the fact that they would not have to worry about rain outs and would enjoy playing on a turf surface.

Thank you,

Nancy McShea
Recreation Director

Exhibit 3 (cont'd.)

From: Linda Mathinos [mailto:lmathinos@mail.ab.mec.edu]
Sent: Thursday, June 17, 2004 11:22 AM
To: drcat18@aol.com
Subject: Leary Field

To Whom it May Concern:

Acton-Boxborough Community Education whole-heartedly supports the plan to artificially turf Leary Field. This would not only benefit youth sport programs, but also Community Education. Community Education could schedule additional adult and youth classes such as but not limited to soccer, lacrosse, field hockey and ultimate Frisbee.

Linda Mathinos, CPP
Director
Acton-Boxborough Community Education

=====
This message has been scanned for viruses by the APS/ABRSD email system.

Exhibit 3 (cont'd.)

Dear Friends of Leary Field,

I am the director of Pop Warner Cheerleading. Four years ago I started out with 22 cheerleaders. I am currently up to 124 girls participating in Pop Warner. Each year the program grows a little more. I have five cheerleading teams. On game days when we are at home on Leary Field, even on the sunniest of days I am always concerned about the cheerleaders doing their half time dances on the field. There are so many divots out there that I am concerned about the girls twisting an ankle or a wrist as they are performing their stunts or dance routines. Something that they work hard at all season to do for the crowd. Never mind how I feel when it has rained recently. The middle of the field becomes a slippery mud bowl, because of the poor drainage. The girls go over to greet the other team and they are tip toeing thru huge mud puddles and trying their hardest not to slip. Half time performances are then canceled do to the dangerous field conditions, which is disappointing to all. I also feel compelled to warn our guests of the field conditions as not to have one of their cheerleaders injured.

In choreographing our halftime dances, and once again depending on the weather, I will often arrange it so our girls are not in the middle of the field in that packed down dirt when stunting. If a stunt was to fall in that area it would be like falling on cement and would really cause a serious injury.

With the durability of the new surface it would open availability for use of the football field, which our cheer program would love to take advantage of. I currently use the Blanchard Field at the Jr. High and have had to share it with Golf School. One hundred and twenty-five cheerleaders and golf school isn't a great combination. We also rent lights for the Blanchard Field which is a great expense to our non-profit organization. Use of the football field with lights becomes a dream come true for our cheer program. And many safety issues resolved. As you can imagine the hardship of field space is very wearing on any program and what better place for cheerleaders to practice then on the football field where they actually cheer.

I feel very strongly that our program, which is our kids, would greatly benefit from a new surface being put down on Leary Field.

Thank you!

Cheerfully
Mickey Lieto
AB Pop Warner Cheer Director

Exhibit 3 (cont'd.)

June 10, 2004

Dear Friends of Leary Field,

I am writing to you on behalf of the Varsity Cheerleaders at the high school and for all future cheerleaders that will enter the cheer program as early as Pop Warner.

There is a great need for a turf field for Cheerleaders. The current field conditions are unbearable anytime it rains or has rained. Currently for the Varsity Cheerleaders we have any where from 18-22 girls a football season. I have approached the school this past season about the need to start a Junior Varsity Cheer program in the fall of 2005 or 2006. That would be another 18-22 girls that would have the benefit of using the turf field. Not to mention the Pop Warner Cheer program that grows at an extremely fast rate each year and is over 140 girls at this moment.

The entire Cheerleading program has a great need for this field, here are just two major reasons why a turf field is needed and will be used:

Safety- I have about one girl a season twisting her ankle due to the divots and unlevelled playing field, all of which have occurred at half-time in the center of the field, now I have to modify our routines and take out tumbling to make sure we do not have any injuries. A turf field would allow me to do any routine and tumbling without hesitation. The other safety issue is any time it rains the muddy conditions prevent my team from stunting during their half-time shows, something the girls practice everyday to do at the games.

Practices- Currently I practice at the Junior High field in front of the school because that is the closest area I can find to a "level field", I would love to practice our routines on the field but once again the un-level area make it unsafe to practice future stunts and routines on, plus my cheerleaders do not enjoy practicing in dirt, which is most of the field in the high traffic areas that we use.

With a turf field I see our use for the field increasing to everyday use from August 23 to Nov. 25. Right now, we use the field only at home games for half-time. With a turf field we could also finally have our summer camp clinics on the field, currently we have to drive an hour away each day to attend camps due to the turf field they offer at Boston University.

The Cheerleaders, their parents and the entire cheer program support your efforts towards the turf field, we are only one sport and we see the need and the potential use for an amazing facility.

If you need anything please do not hesitate to contact me.

Sincerely,
Marianne I. Maurer-Ouellette
P.O. Box 1162 Concord, MA 01742

Exhibit 3 (cont'd.)

Letter from Acton-Boxborough Friends of Music:

Leary Field Important to Musicians

Many community members have enjoyed the half-time show at the AB Colonial football games. This past season, 124 strong, the AB Marching Colonials entertained fans with “America”, the field show that earned a prestigious silver medal in the MICCA competition finals.

Learning the new field show of each season begins with 12-hour days during the 3rd week of August every year. Perfecting the show for competition requires 3-hour evening rehearsals twice each week, and a minimum of 2 Saturday rehearsals each season. Mark Hickey, Director of the AB Marching Colonials, does an outstanding job of working around the limitations inherent in the current Leary Field environment. Field accessibility must be limited to allow the field to rest. During these times, the band rehearses in an alternate location – often times in the absence of the yard lines that provide markers for positioning during the drill.

In a precision drill, students must look forward always and maintain specific distances in order to create the show’s formations. Tripping on the uneven field surface while performing the drill is common. Some students have suffered injuries as a result of slipping in the mud at Leary Field while carrying heavy equipment.

For the musicians in our community, installing field turf at Leary Field would prevent injuries, as well as provide a better opportunity for our students to perform well for competition. Please support the field turf proposal for Leary Field.

Suzanne Brozek
VP, Acton-Boxborough Friends of Music
Friends of Leary Field

Exhibit 4:

E-Mail from Don Johnson to Steve Desy, at al

From: Don Johnson [mailto:djohnson@acton-ma.gov]
Sent: Thursday, May 13, 2004 4:08 PM
To: sdesy@mail.ab.mec.edu
Cc: Walter Foster (home); Walter Foster (home); Stephen Anderson; William Mullin
Subject: Leary Field

Steve:

This is to follow-up on the discussion during our site visit and confirm the areas that Steve Anderson asked you to address with respect to Leary Field and potential CPA funding. Steve outlined the following four specific areas on which he requested detailed backup information:

1. Construction Details - including the full extent of the area involved and the full scope of the work to be performed.
2. Field Layout - including current conditions and the full extent of what would be there or change when the project is complete.
3. Community Benefit - Steve would like you to address exactly how the Town community would benefit from this project. Steve has indicated that he would expect a contractual arrangement between the Region and the Town (perhaps under Chapter 40, s. 4A), spelling out the details.
4. New Recreational Opportunities - Steve would like you to specify the Region's current uses (on field and off-site) and show how the Town community's opportunities for recreational use would increase or expand as a result of the project.

After Steve receives your materials, he expects to evaluate the question and provide us with an opinion as to whether he thinks a proposal, based on that information, would be eligible under the Community Preservation Act.

I imagine that Steve is interested in whether or not the newly conceived project can properly be characterized as involving "the acquisition, creation and preservation of land for recreational use" under the CPA (which is an allowable use of funds).

In the context of "acquisition," keep in mind that, under the CPA (c. 44B, s. 12), the Town can acquire a "real property interest" in the land in the form of a "permanent deed restriction that meets the requirements of chapter 184" which provides opportunities for recreational use by the Town which do not currently exist. If the real property interest is "purchased with monies from the Community Preservation Fund" and if the "deed restriction ... run[s] with the land and ... [is] enforceable by the ... town" under the CPA, this may be a factor in Steve's consideration.

In the context of "creation" of recreational opportunities, it would be important for you to demonstrate the ways in which the project will (a) create new recreational opportunities on the land area within the track (such as by a new layout that creates more, new and/or different opportunities, and by a new surface that allows more frequent and more intense use of the field by a wider variety of community groups) and (b) free up other community resources currently being used by the school so that they can be used by other community groups.

Regards,
Don

Exhibit 4 (cont'd.):
letter from Town Counsel to the CPC (2 pages)

MEMORANDUM

TO: Acton Community Preservation Committee

FROM: Stephen D. Anderson, Town Counsel

DATE: November 11, 2004

RE: Acton/CPA - Use of CPA Funds for Leary Field Project

The Town Manager has forwarded to me a Memorandum dated June 22, 2004, prepared by the Friends of Leary Field entitled "Eligibility of the Leary Field Proposal for Community Preservation Act (CPA) Funding" (the "Memorandum"). He has asked whether the proposed project is eligible for CPA funding. I conclude that it is.

FACTS

The Acton-Boxborough Regional School District, a regional school district created under M.G.L. c. 71, §§ 15, *et seq.* (the "District"), owns the real property located in Acton, MA, known as the Acton-Boxborough Regional School District Central Campus (the "Campus"). The Campus contains a recreational area known as Leary Field which currently consists of a natural turf football field used for football and some other interscholastic matches, whose dimensions are smaller than required for soccer, lacrosse and other sports, whose surface is regularly destroyed after only 20-25 events in a normal sports season, and whose use is severely restricted by factors which make it unplayable (such as mud, ice, snow, "dust bowl" conditions, impervious hard-pack, a barren oval surface, and the ongoing need to plant, maintain and "rest" the field).

As a result of these conditions, the District is often unable to make Leary Field available either to students or to the Town of Acton (the "Town") and the community for recreational activities. The Town has a critical need for new community recreational resources to serve its youth and adult populations.

The District proposes to create a new and expanded multi-use, recreation space at Leary Field including without limitation the following elements (the "Leary Field Project"):

1. Remove the existing surfaces at Leary Field and remove at least 18" of subsurface material;
2. Install new subsurface materials, new drainage and a complete new system, known as FieldTurf, or facsimile;
3. Significantly expand the area of the playing surfaces to accommodate accurate field measurements for existing and new sports, requiring the installation of removable goal posts and relocation of certain track pits;
4. Significantly expand the amount and range of uses, users and hours of usage; and

5. Create a new walkway from the upper High School Parking lot to a new entryway, providing a connection to the North side of the field.

The District proposes to finance the Leary Field Project with funding from three sources: Privately Raised Funds (approximately 33.3%); District Funds (approximately 33.3%); and Town Community Preservation Act Funds (“CPA Funds”) (approximately 33.3%).

The proponents of the Leary Field Project propose to allocate the use of the new Leary Field between the District and the Town in accordance with an inter-municipal agreement under G.L. c. 40, § 4A (which authorizes an inter-municipal agreement between a town and a regional school district for any services, activities or undertakings which any of the contracting units is authorized by law to perform). In this way, both the District and the Town will realize the benefits of the Leary Field Project.

LAW

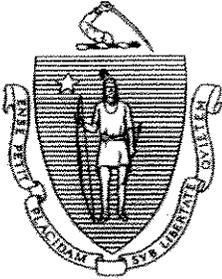
Under G.L. c. 44B, § 5, CPA Funds can be used for “the acquisition, creation and preservation of open space,” where “open space is defined under G.L. c. 44B, § 2, to include, “land for recreational use,” and “recreational use” is defined under G.L. c. 44B, § 2, to include “noncommercial youth and adult sports, and the use of land as a park, playground or athletic field.” As described in the Memorandum and conditioned upon an Inter-Municipal Agreement between the District and the Town allocating the use of the field, the Leary Field Project involves the acquisition, creation and preservation of open space for recreational use including noncommercial youth and adult sports, and the use of land as athletic fields.

Without limitation, the Town and the community – which currently enjoy few opportunities to use Leary Field apart from District-sponsored activities – will be allocated significant amounts of time for direct recreational use of the new Leary Field pursuant to an enforceable Inter-Municipal Agreement. In turn, the Town’s acquisition of this enforceable right to use the Leary Field will have a positive synergistic effect on the Town’s other recreational resources by freeing up other fields throughout the Town, thus creating new recreational opportunities. The Town will therefore enjoy a substantial return on its CPA investment through its acquisition, creation and preservation of land for recreational use. The Leary Field Project is thus eligible for CPA funding.

The Leary Field Project as currently described is distinguishable from an earlier, less well-developed version of the project whose primary purpose was the “rehabilitation and restoration” of the District’s existing Leary Field. Because the District had not acquired the field using CPA funds, the “rehabilitation and restoration” of the field *per se* would not be eligible for CPA funds under the provision of the statute limiting “the rehabilitation and restoration of open space [and] land for recreational use” to resources “acquired or created using monies from the fund.” G.L. c. 44B, § 5.

By contrast, the current proposal includes not only a significant redesign and reconstruction of the underlying recreational resource but also a proposed enforceable Inter-Municipal Agreement between the District and the Town allocating the use of the field between them. By assuring that the Town will acquire significant access to and use of the recreational land in return for its CPA investment, the proposed Leary Field Project qualifies as “the acquisition, creation and preservation of open space” from the Town’s perspective. G.L. c. 44B, § 5.

Exhibit 4 (cont'd.):
05/28/2004 letter from the Commonwealth to Bill Ryan



The Commonwealth of Massachusetts
Department of Education

350 Main Street, Malden, Massachusetts 02148-5023

Telephone: (781) 338-3000

May 28, 2004

Mr. William L. Ryan, Superintendent
Acton Public Schools
Acton-Boxborough Regional School District
16 Charter Rd.
Acton, MA 01720-2995

JUN 7 '04 14:09

RE: Acton-Boxborough High School Project

Dear Superintendent Ryan;

We have reviewed your request for installing a synthetic playing surface on your football field. Considering this is a substitution of materials for the planned re-construction of the field we feel this will be acceptable within our guidelines.

However, we also must caution you that only the amount expended from project funds will be eligible for reimbursement, not funds used from gifts, donations or fund raising. Any additional costs exceeding the approved maximum allowable project cost will not be eligible for reimbursement.

If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine M. Lynch".

Christine M. Lynch, Administrator
School Building Assistance

Cc: File

Exhibit 5:
10/18/2004 letter from Bill Ryan to the CPC



ACTON PUBLIC SCHOOLS ❖ ACTON-BOXBOROUGH REGIONAL SCHOOL DISTRICT

16 Charter Road Acton, MA 01720-2995 Phone: 978-264-4700 Fax: 978-263-8409 Email: bryan@mail.ab.mec.edu

William L. Ryan
Superintendent of Schools

October 18, 2004

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

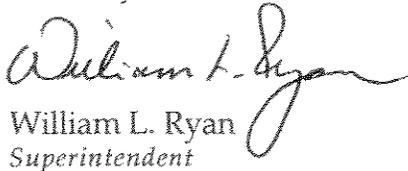
Dear Mr. Berry:

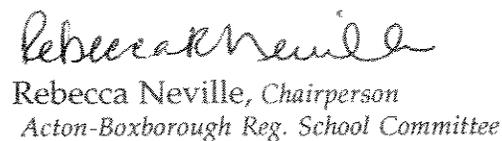
Mr. William Mullin from the Friends of Leary Field will be representing the various community groups and the regional school district regarding the Leary Field application which will be submitted to the Community Preservation Committee.

Mr. Steven Desy from our staff is also available to answer questions or provide additional information that you may need

We appreciate your consideration of our proposal.

Sincerely,


William L. Ryan
Superintendent


Rebecca Neville, Chairperson
Acton-Boxborough Reg. School Committee

c: William Mullin
George Frost
Steven Desy

Exhibit 6: General Base Guidelines for FieldTurf
(documents from FieldTurf Inc.)

**GENERAL
BASE GUIDELINES**

FOR

FIELDTURF

Revised July 2002

~~FIELDTURF~~ International Inc.
5211 Mitchell Bridge Road, Dalton, GA, USA 30721
(All correspondence must be sent to the address below)
8088 Montview, TMR-Montreal, PQ, Canada, H4P 2L7
US (800) 724-2969, (514) 340-9311, Fax: (514) 486-9927, website:
<http://www.fieldturf.com>

FIELDTURF – BASE GUIDELINES

1.0 GENERAL BASE DESCRIPTION

The FieldTurf artificial grass sports field system requires a permeable and stable base for outdoor use. These guidelines are general, but for each specific field, requirements for soil preparation, base depth, drain spacing, diameters and layout, and for geotextile or liner specification must be determined by a qualified engineer, and will depend on local soil conditions, rainfall conditions, material availability and other factors specific to the field in question.

1.1 PREPARATION OF THE SOIL BED

- 1.1.1 All topsoil, organic, and non-compactable materials need to be removed.
- 1.1.2 The soil bed must have a minimum slope of 0.5% or more, depending on the soil analysis, from the longitudinal center of the field towards the sidelines.
- 1.1.3 The soil bed must be compacted in both directions to attain the specified compaction rate which is generally 95% standard Proctor.
- 1.1.4 The soil bed must be prepared to tolerances of not more than 1/2" from design grade to allow for even drainage.
- 1.1.5 A geotextile fabric may be required to cover the soil bed depending on the result of the soil analysis.

1.2 CRUSHED STONE BASE COURSE

- 1.2.1 The crushed base stone must be laid without damaging the soil bed, geotextile, liner or drains. It is very important to not create any depressions with heavy equipment. The specified stone or aggregate supplied must conform to the recommended specifications. The finished crushed stone or aggregate base supplied must be stable and permeable.
- 1.2.2 If the required compacted depth of the base course exceeds 6", the base shall be constructed in 2 or more layers or lifts of approximate equal thickness. Each layer must be compacted in both directions to attain the specified compaction rate.
- 1.2.3 The base course must be sloped 0.5% from the center longitudinal axis towards the sidelines or as specified.

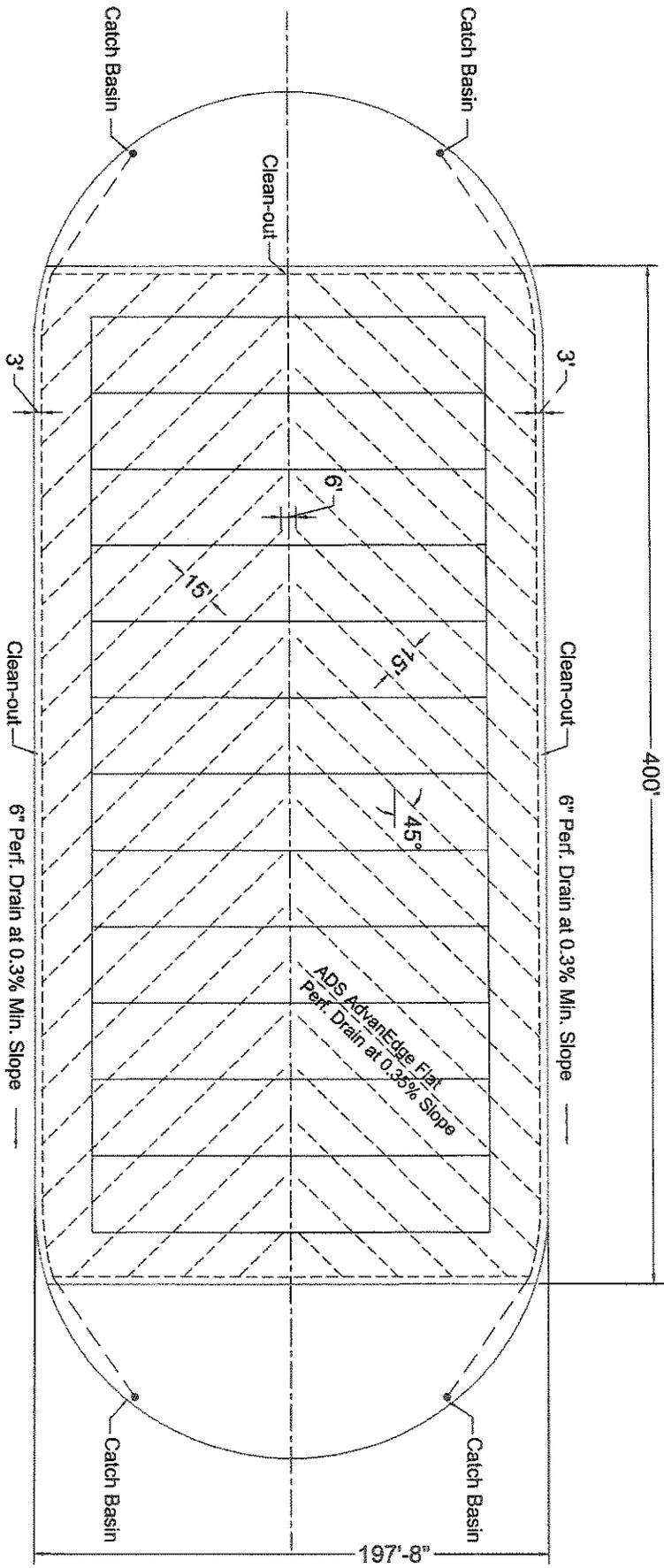
July 2002

- 1.2.4 The grade of the base course shall not vary from the specified grade by more than ½" from design grade.
- 1.2.5 The base course must be compacted in both directions to attain the specified compaction rate which is generally 95% standard Proctor

1.3. **CRUSHED FINISHING STONE**

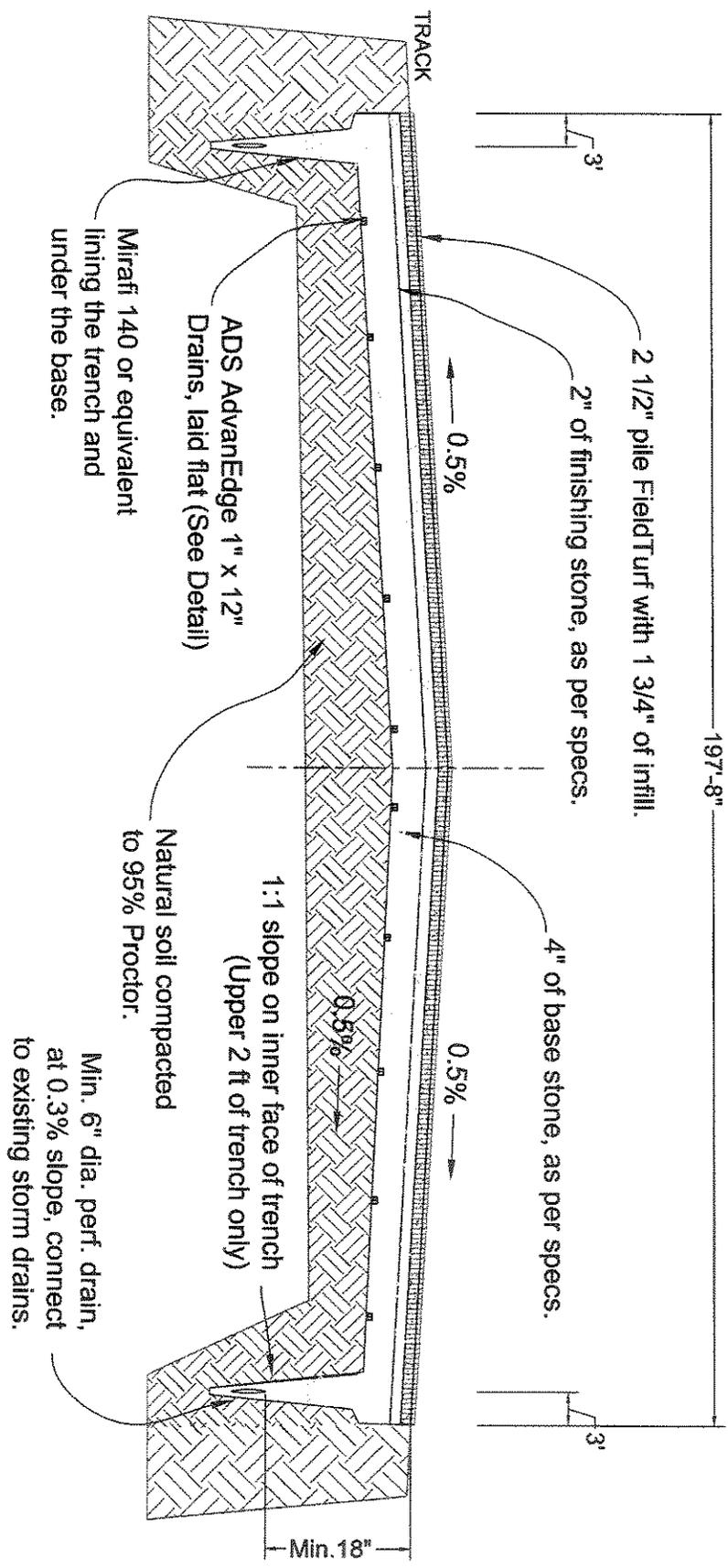
- 1.3.1 The final grade aggregate layer should not be more than 2" deep.
- 1.3.2 The final grade material must be sloped 0.5% from the center longitudinal axis towards the side lines unless otherwise specified.
- 1.3.3 The final grade must be compacted in both directions to attain the specified compaction rate which is generally 95% standard Proctor
- 1.3.4 The final grade of the finishing stone shall not vary from the specified grade by more than ½" from design grade, nor by more than ¼" in 10ft. Laser guided grading is highly recommended.

July 2002



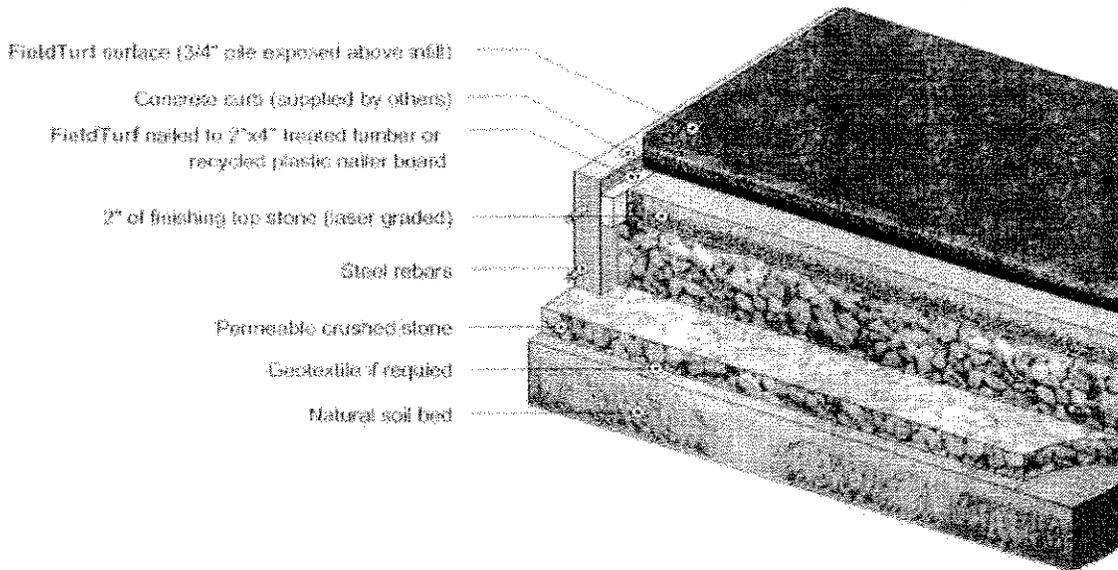
GRAPHIC SCALE



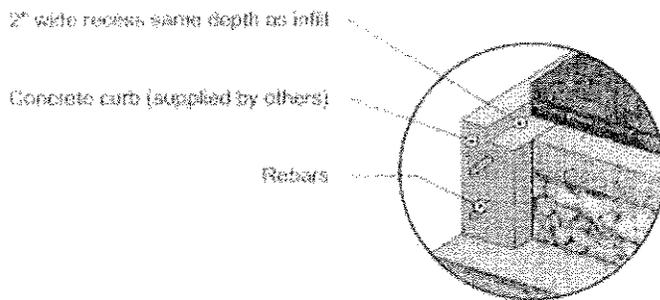


TYPICAL BASE CROSS-SECTION
 (Vertical exaggeration 10X)

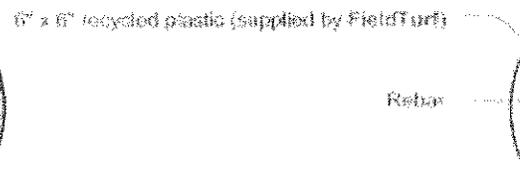
Typical Edging Detail - Standard Curb



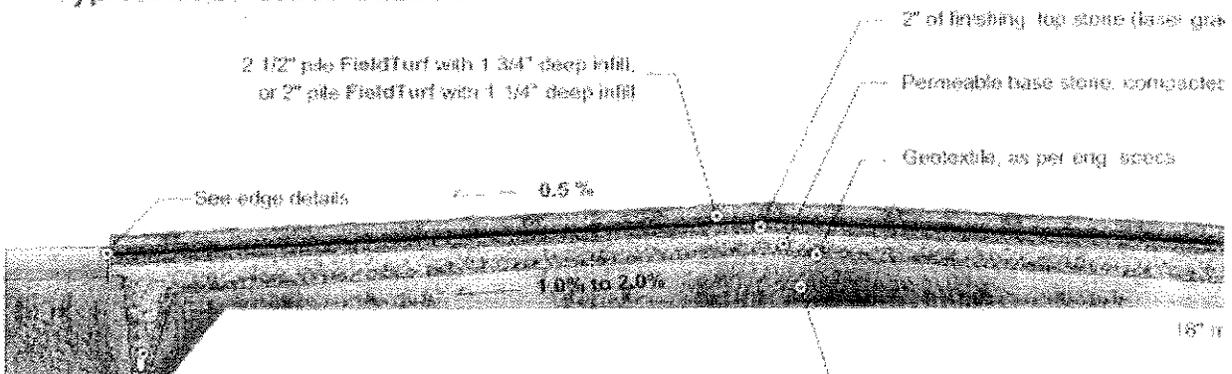
Edging Detail - Concrete Curb



Edging Detail - Recycled Plastic



Typical Base Cross-Section



FIELDTurf FOR (SPORT)

Manufacturer's Limited Warranty

FIELDTurf Inc. warrants that if FIELDTurf (PRODUCT NUMBER) for (sport) synthetic turf proves to be defective in material or workmanship, resulting in premature wear, during normal and ordinary use of the Product for the sporting activities set out below or for any other uses for which FIELDTurf gives its written authorization, within 8 years from the date of completion of installation, FIELDTurf Inc. will, at FIELDTurf's option, either repair or replace the affected area without charge, to the extent required to meet the warranty period (but no cash refunds will be made). This warranty term is for installations located at altitudes of or below 4500 ft. above sea level. This warranty does not come into effect until the Certificate of Completion is sent for validation to the head office of FIELDTurf indicated below within 30 days of installation. This warranty is limited to the remedies of repair or replacement, which shall constitute the exclusive remedies available under this warranty, and all other remedies or recourses which might otherwise be available are hereby waived by the Buyer. FIELDTurf will have no other obligations or liability for damages arising out of or in connection with the use or performance of the product including but without limitation, damages for personal injury or economic losses.

Exclusions

This limited warranty *does not cover*:

1. Damage resulting from accident, force majeure, misuse, abuse, and neglect or from other than normal and ordinary use of the Product. Normal and ordinary use is considered as usage up to 1,500 hours per year of regular play and utilization for the sporting activities set out in the warranty. Normal play and ordinary use includes a reasonable number of users or participants and does not include repetitive training or high-intensity drills on the same part of the field, in particular, but not limited to, goal and sideline areas.
2. Damage resulting from failure to maintain the Product in accordance with the maintenance and use instructions provided to the buyer.
3. Damage resulting from repair or attempted repair by anyone other than FIELDTurf or an authorized distributor or authorized third party serviceman.
4. Damage due to external causes which include but are not limited to the application of chemicals or cleaning agents, adhesive backing, dirt, traffic, normal matting, abuse, misuse, negligence, vandalism, fire, flood, windstorm, acts of God, and improper care
5. Failure or improper design of the base.
6. Fading, UV degradation or discoloration of red fibre.
7. Use of improper footwear. Standard soccer or football cleats are required by all users. Metal and aluminum cleats, spikes or studs, as well as flat-soled or other damaging footwear are not permitted on the field.

We disclaim liability for incidental and consequential damages for breach of any express or implied warranty, including any implied warranty of merchantability, with respect to the Product. In the event that the Product is used for purposes other than the specific sporting activities set out above or any other uses for which FIELDTurf gives its written authorization, it being understood that FIELDTurf has tested the Product for use in connection with these sporting activities and may not have tested it for other uses, FIELDTurf shall not be responsible for any and all damages incurred and this limited warranty as well as all legal warranties shall become null and void.

Location:

Sporting Activities:

Date of completion:

Installed by:

Name of purchaser:

Address:

City:

State:

Zip:

Tel:

Fax:

Signature:

(Please print Name)

Date:

This Warranty is insured by Virginia Surety Company Incorporated.
subject to the terms of insurance policy number 2667

FIELDTurf Inc., 8088 Montview Road, Montreal

Canada, H4P 2L7



July 2003

To Whom it may concern,

INSURED WARRANTY

FieldTurf provides an INSURED WARRANTY on its fields in lieu of a bonded warranty.

Regarding Fieldturf's Warranty insurance policy, we report completed fields to the insurer at the time of field completion. A premium for the entire warranty period is paid at that time, and the insurer provides coverage through the 8th year. If Fieldturf were to change insurers, or choose to no longer insure its warranty, those fields which have been reported and premium paid will continue to be insured through the duration of the warranty period.

The insurance program Fieldturf currently has in place to insure it's warranty, protects for the eventualities which may be of concern to a customer. Even in the unlikely event of Fieldturf ceasing to exist, claims filed directly with the insurance company would be considered by the underwriter.

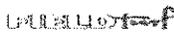
Kevin Reynolds
Director of Operations

Fieldturf International 5211 Mitchell Bridge Road, Dalton GA., U.S.A. 30721
Toll Free: 1-800-724-2969 website: <http://www.fieldturf.com>

FTOS1-F TECHNICAL SPECIFICATIONS

<i>PRODUCT DATA –</i>	<i>OUTDOOR FOOTBALL</i>	<i>US UNITS</i>	
Product Name:	<i>FieldTurf Outdoor Series No. 1 for Football (FTOS1-F)</i>		
Property		Units	ASTM
Pile Yarn Type:	UV-resistant polyethylene		
UV-performance	>80% retained tensile strength after 5000hrs		ISO 4892-2
Linear Density	8000	Denier + - 5%	D1907
Yarn Breaking Strength	>47	lbs	D3575
Yarn Maximum Elongation	50%		D3575
Yarn Melting Point:	250	degrees F	D789
Minimum Pile Height	2.50	inches	D5848
Maximum Pile Height	2.625	inches	D5848
Pile Weight	33	oz/ yd ²	D5848
Primary Backing Weight	>7.0	oz/ yd ²	D5848
Secondary Backing Weight	16 Nominal	oz/ yd ²	D5848
Infill Weight	1350 Nominal	oz/ yd ²	D5848
Total System Weight	1406 Nominal	oz/ yd ²	D5848
Stitch Gauge	¾ inch centers		D5848
Tuft Bind (without infill)	7	lbs	D1335
Grab Tear Strength (width)	>250	lbs/force	D5034
Grab Tear Strength (length)	>240	lbs/force	D5034
Pill Burn Test	Pass		D2859
Critical Radiant Flux	24	BTU/hr/ft ²	E648
Impact Attenuation	<200	G-max	F1936
Relative Abrasiveness Index	20		F1015
Permeability	>40	inches/hour	F1551
Depth of Infill Material	1 ¾ Nominal	inches	

FieldTurf has the right to modify technical specifications on the above-mentioned product. Delivered products can slightly differ from the technical data. FieldTurf guarantees the technical quality of the proposed article.

 International Inc.
 5211 Mitchell Bridge Road, Dalton, GA, USA, 30721
 Toll Free: (800) 724-2969, (514) 340-9311, Fax: (514) 340-9374, website: <http://www.fieldturf.com>

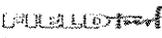
Document No. FTOS1-F

Updated: May 8/03
dm

FTOS2-S TECHNICAL SPECIFICATIONS

<i>PRODUCT DATA –</i>	<i>OUTDOOR SOCCER</i>	<i>US UNITS</i>	
Product Name:	FieldTurf Outdoor Series No. 2 for Soccer (FTOS2-S)		
Property		Units	ASTM
Pile Yarn Type:	UV-resistant polyethylene		
UV-performance	>80% retained tensile strength after 5000hrs		ISO 4892-2
Linear Density	8000	Denier + - 5%	D1577
Yarn Breaking Strength	47	lbs	D2256
Yarn Maximum Elongation	40%		D2256
Yarn Melting Point:	250	degrees F	D789
Minimum Pile Height	2	inches	D418
Maximum Pile Height	2 1/8	inches	D418
Pile Weight	27	oz/ yd ²	D418
Primary Backing Weight	8.5	oz/ yd ²	D418
Secondary Backing Weight	16-18	oz/ yd ²	D418
Stitch Gauge	3/4 inch centers		D418
Tuft Bind (without infill)	7	lbs	D1335
Tuft Bind (with infill)	12	lbs	D1335
Grab Tear Strength (width)	207	lbs/force	D1682
Grab Tear Strength (length)	297	lbs/force	D1682
Pill Burn Test	Meets Standard Requirements		D2859
Critical Radiant Flux	24	BTU/hr/ft ²	E648
Impact Attenuation	140-175	Gmax	F355
Relative Abrasiveness Index	20		F1015
Permeability	40-60	inches/hour	F1551
Depth of Infill Material	1 1/4	inches	

FieldTurf has the right to modify technical specifications on the above-mentioned product. Delivered products can slightly differ from the technical data. FieldTurf guarantees the technical quality of the proposed article.

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 Toll Free: (800) 724-2969, (514) 340-9311, Fax: (514) 340-9374, website: <http://www.fieldturf.com>

Document No. FTOS2-S

Updated: Feb 14, 2002

FIELDturf®

FieldTurf Supergroomer

The FieldTurf Supergroomer is the premiere field maintenance piece. It is the only multi-purpose maintenance piece on the market and is only offered by FieldTurf.

It is a 4-in-1 machine that enables you to:

- Sweep the field of debris
- Aerate the surface
- Use tines for a deeper clean
- Brush the surface

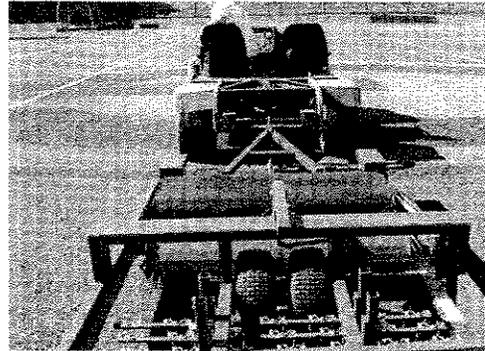
Not only does the FieldTurf Supergroomer perform these functions, but it can totally groom & clean a typical field, approximately 80,000 sqft in less than 2 hours.

Unlike most pieces of equipment it does not run on hydraulics as its sweeper is mechanically driven by the wheels. Therefore, it can be towed with just about anything.

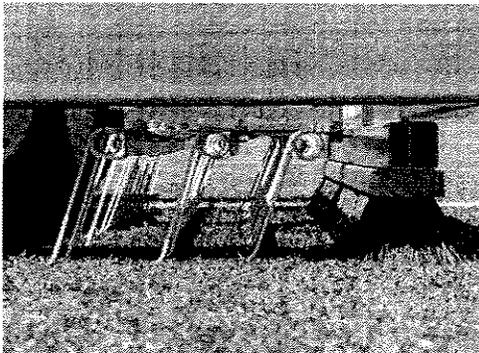
The Fieldturf Supergroomer is sturdy & build to last. The Fieldturf Supergroomer travels at 3-4 miles per hour; it is only 48 inches wide -8ft long and can groom 16,000-21,000 linear ft per hour.

The Fieldturf Supergroomer can completely groom an average size field in approximately 2 hours.

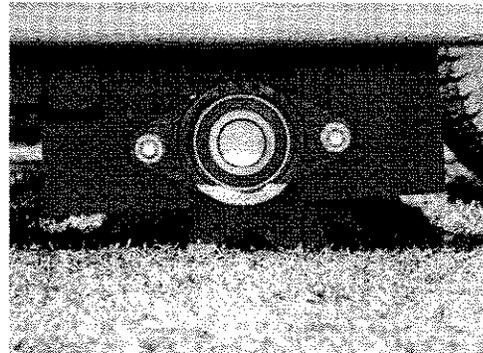
Price: \$5,000 USD (Freight Not Included)



FieldTurf Supergroomer



Tines and Brush



Spike Roller

INTRODUCTION

DESIGN AND ENGINEERING SERVICES FOR THE INSTALLATION OF ARTIFICIAL TURF AT LEARY FIELD, ACTON-BOXBOROUGH HIGH SCHOOL, ACTON, MA

Background

Leary Field at Acton-Boxborough High School is the main athletic venue for the most successful high school athletic program in the region. The existing multi-purpose field has an extraordinary number of uses per season, and this demand has grown over time and playing seasons.

The field itself is centered within the track infield, and the track appears to have a radius of curvature of approximately 104-105 feet. Despite this width, the infield does not afford a satisfactory MIAA soccer venue as there are several drainage structures located between the track and the field endlines and sidelines, thereby decreasing the effective area of the playing field.



Given the demands placed upon it, the existing field is in generally good condition with some excessive wear down the middle. It is reasonably well drained, however, there are catch basins located in safety buffer zones. The turf is not irrigated but there appears to be an aggressive maintenance program in place.

The stadium has substantial bleacher seating on both sides that appears to be in good condition; although it does not appear to be handicapped accessible.



The 440-yard track and related field events are also in generally fair condition. We understand that the track was renovated recently within the past several years and is performing well. There is some wear occurring in the inside two (2) lanes, and within the next several years the track should have a surface sealer and re-stripping.

Security fencing around the field is generally in good condition with some minor rusting evident in the fence fabric in some

locations.

Based on our discussions with school officials, we have prepared this proposal assuming that the project scope included the replacement of the natural turf field and associated drainage provisions with a filled-turf synthetic grass system and the redevelopment of field

events. The project may also involve a limited track field events surface sealer and re-striping, as a bid alternate.

We understand that the School may have a project budget to install an artificial surface of approximately \$750,000. Based on a preliminary cost estimate spreadsheet, we believe this is approximately the amount required.

Task 1A - Background Investigation, Facility Assessment, and Survey

Facility Assessment. During the background study, we will first conduct a “kickoff” meeting with the Acton-Boxborough School Officials and Friends of Leary Field to review the final project scope, design criteria and our project milestone schedule. If convenient for the client, this meeting will take place within one week of award.

Gale will conduct a condition assessment of the existing stadium facilities. Specifically, we will perform a condition assessment of the field event venues, existing field drainage provisions, security fencing, bleacher seating, and other sub-systems as required. We will evaluate these facilities for safety, serviceability and code compliance, and will offer recommendations for modifications to the preliminary turf replacement project program.



Gale's geotechnical engineer will review the available geotechnical information to gain an understanding of the prevailing soil classifications and groundwater elevation. We will use this information and conduct supplemental geotechnical investigations and perform soil evaluations. The results of this testing will provide the soil profile classifications, design parameters for the turf sub-base designs, groundwater elevation, and drainage infiltration rates.

We will complete a utilities investigation to determine the location and condition of site utilities that bear on the renovation planning and design. Specifically, we will locate and assess the condition of existing lighting conduits and the drainage structures, particularly as they relate to the design of the new field under-drainage and perimeter drainage systems.

Survey. Also, during this initial phase we will compile all available information pertinent to the project sites. We will obtain from the School utility plans; plot plans, preliminary studies and reports, and construction and as-built plans for the existing facilities as available. Further, we will review applicable portions of the Mass. State Building Code, NFSHSAA, and USTTBA requirements, and the Americans with Disabilities Act.

The topographic survey will be accomplished by in-house staff using the Global Positioning System (GPS) survey capability, and the base plan will be produced in AutoCad 2000.

Task 1B - Program Development, Schematic Design and Preliminary Cost Estimates

Community Outreach and Design Program Development. Gale will meet with officials from the School Department, the High School athletic staffs, Friends of Leary Field, and other user and community groups as designated by the School to establish the stadium's current uses, functional requirements, needs and priorities

One of the crucial program development tasks is the selection of synthetic turf to be incorporated into the project. As we have done on several other projects, we will arrange site visits for key decision makers to several representative installations of various turf and track systems, both newer and older, some designed by Gale and some by others. We will carefully provide our assessment as to the advantages and disadvantages of each surfacing system in terms of cost, durability and playability.



Gale has had significant success specifying the right athletic surfacing systems, whether they are "FieldTurf", "AstroPlay", or "Edel-Grass" fields, based on the owner's particular requirements and budget. We have current data on unit costs, warranties, performance data, installation methods, and certified installers. We have completed one project (UMass Lowell) with a proprietary specification in which the Massachusetts Attorney General's office reviewed Gale's rigorous comparison of filled turf products. We have completed other turf projects with a performance-oriented specification that allowed for open competition between pre-qualified products (Holyoke and Portland). Again, the emphasis is providing the client with current information related to cost, delivery times, warranties, and performance, and assisting them to implement decisions in their best interest. This is the key design development issue in this public procurement.

Schematic Design. Using the design program, base plan and existing conditions information developed in Tasks 1 and 2, Gale will prepare up to three alternative layouts for the proposed reconstruction of the Leary Field Stadium. Some of the criteria used to compile and evaluate these alternatives include:

- Provide for an artificial "filled-turf" system installation from the edge of track along each sideline extending to approximately 15 feet behind each endzone line. The D-areas behind each endzone possibly to receive pavement and track surfacing to match existing.
- Provide primary tufted lines for football; include tufted or painted striping for field hockey, lacrosse, and soccer.
- Provide an underdrain and edge drain system that allows for tie into the existing drainage outfall. Eliminate existing catch basins
- Detail and edge drain curbing that ties into the existing track while anchoring the artificial turf.



- Achieve the maximum soccer field width, consistent with other program elements.
- Provide for a long jump/triple jump venue within the fully surfaced D-Area.
- Optimize the layout of field event venues relative to prevailing wind, sun, spectator advantage, track meet operations, and safety, and to ensure compliance with NFHSA geometry requirements.
- Layout field events so as to provide for redundant practice and competition facilities as budget and space allow
- Replace the existing high jump area with a 40'–50' rectangular area within the fully surfaced D-area to allow for longer run-ups, and run-up in multiple directions.
- Locate and detail a new pole vault venue and provide a specification for the related vault pit and standards, if needed.
- Generally enhance the aesthetics of the site, particularly the entrance to the stadium.

Based on the layout alternatives described above, and the products designated for inclusion into this project, we will prepare a preliminary construction cost estimate. We will present these project concepts to the School with recommendations. Upon approval of project concepts by the School, we will prepare a color rendering for presentation purposes and a final constructed cost estimate. Based on our extensive recent resume of publicly bid athletic facilities projects, our cost estimating results have been excellent, and we have a sound database of unit costs for athletic surfacing projects. We will do a final program and budget review with School representatives to refine budget and priorities, and coordinate with Town agencies to clear any permitting issues.

Task 2 - Detailed Design and Preparation of Contract Documents

The detailed design will focus on the preparation of contract and construction documents consistent with the approved schematic designs for the project. The plan set will include the existing conditions, erosion control and demolition plans, the rough grading and drainage plans, the finished grading and turf installation plans, any track renovation plans and striping plans, possible landscape plans (to include planting schedules and installation details), and utilities plans that are well coordinated and compliant with stormwater management requirements.

Most important in the design of synthetic turf fields are the many details for field appurtenances such as communications ports, water quick disconnects, timing systems interfaces, and removable goal foundations. The D-Area track surface to edge drain, to synthetic turf tuck detail must be well coordinated in order for the drainage system to function as designed and the turf to be properly anchored. Similarly, any track pavement and sub-base in the D-areas and base course design are crucial to the long-term performance of the synthetic field and track-surfaced areas.

Gale will prepare technical specifications well integrated with the standard provisions of the Acton Boxborough School Department "Front End" requirements. The technical specifications will detail drainage and utility system material, installation and testing requirements, artificial turf materials and installation methods, paving and track surfacing and striping materials, and fixed field event equipment to be incorporated into all aspects of this project. Of significant importance are the specifications of the various



materials submittals, and the quality control testing requirements, such as base course compaction/density testing, asphalt testing, track surface coring, etc.

Task 3 - Bid, Award and Construction Period Services

We will assist the School with the bid and award process, securing prevailing wage rates, making announcements as required in the Central Register and local papers, and attending the pre-proposal site meeting. Additionally, we will ensure that site contractors who perform quality athletic field installations, have visibility of the project and take an interest.

We will, if requested, conduct the bid opening with the Owner. Gale will review each proposal submission for completeness and responsiveness. Additionally, we will evaluate the bidder's performance on representative projects, and bonding capacity and provide the School with a recommendation for award.

During construction, we propose to provide construction services. We will attend the pre-construction conference with the selected Contractor. Gale will review submittals and shop drawings. We will review the initial layout of the work by the Contractor selected (a most critical task on stadium/track projects such as this). Further, we will make weekly site visits to assess progress and compliance issues and will produce a report to document each. **(a more frequent job site presence is an owner option)**. We will attend weekly progress meetings. Site visits will be well coordinated to coincide with critical construction tasks. Gale will review Contractor requests for payment and make recommendations to the School regarding same. We will provide reviews of Contractor proposed Change Orders, and resolve technical issues as they arise. We will conduct pre-final inspections of the work and prepare a punch list to be resolved by the Contractor. We will provide final review of selected as-built drawings and assess the project's compliance. We will ensure that warranties and operations manuals are part of the project close-out package.

SCHEDULE. Gale can commence work on this study within seven days of a Notice to Proceed, and can complete the project in accordance with the required project schedule to include bidding to occur in January 2005. Additionally, we have checked with several major producers of filled turf products, and each claim that they can produce and deliver the carpet for installation 30-40 days from the approval of shop drawings. We can also provide a typical construction period schedule for turf installation projects based on our recent experiences.

Exhibit 8:
Private Donor Summary
 As of November 11, 2005

Source	Donations	Pledges	Total
Organizations: AB Friends of Music AB Lacrosse Boosters AB Soccer Boosters AB Travel Basketball AB Youth Baseball AB Youth Football (Pop Warner) AB Youth Lacrosse (Boys) AB Youth Lacrosse (Girls) AB Youth Soccer AB Youth Softball Acton Firefighters Union Acton Lions Club Acton Police Association Colonial Club	\$102,150	\$20,500	\$122,650
Businesses & Individuals	\$49,075	\$53,800	\$102,875
Total	\$151,225	\$74,300	\$225,525