

1. Meeting Materials

Documents:

22008-LUNDBLAD_FIELD_COST_OPINION_2022_10_12.PDF.PDF
22008-SOUTHBORO_LUNDBLAD_2022_10_12.PDF.PDF
FACILITIES_-_ARPA_REQUEST_SENIOR_CENTER.PDF.PDF
FACILITIES_-_BOILER.PDF.PDF
FACILITIES_-_DPW_ANNEX_FURNACE.PDF.PDF
FACILITIES_-_LIBRARY_SECURITY_CAMERAS.PDF.PDF
FACILITIES_-_OVERHEAD_DOOR.PDF.PDF
FACILITIES_-_SOUTH_UNION_CHIMNEYS.PDF.PDF
FACILITIES_-_SOUTH_UNION_PAINTING.PDF.PDF
FACILITIES_-_SOUTH_UNION_PAINTING_1.PDF.PDF
FACILITIES_-_SOUTH_UNION_ROOF.PDF.PDF
FACILITIES_-_TOWN_HOUSE_OFFICE_FURNITURE.PDF.PDF
FACILITIES_-_TOWN_HOUSE_OFFICE_FURNITURE_1.PDF.PDF
FACILITIES_DEPARTMENT_-_2024_TO_2033_CAPITAL_PLAN_08-11-22.PDF.PDF
FACILITIES_DEPARTMENT_-_SUMMATION_OF_SUBSTANTIAL_CHANGES_TO_CAPITAL_PLAN_08-11-22.PDF.PDF
2022.10.24_CAPITAL_PLANNING_AGENDA.PDF.PDF
21022-CHOATE_FIELD_COST_OPINION_2021_11_12.PDF.PDF
21040-CHOATE_FIELD_TURF_STUDY_21_11_12_1.PDF.PDF

ITEMIZED OPINION OF PROBABLE PROJECT COSTS

Project: **Town of Southborough - Parkerville Landfill Study**

Project No. 22008.00

Phase: Conceptual Design - Dog Park Project with Walkway

Date: 12 October 2022

NOTE:

Due to the inflationary and unpredictable construction climate, this cost opinion may not represent the actual cost of construction.

This is an Opinion of Probable Project Cost only and is based upon a preliminary design. Activitas has no control over the cost of labor, materials, equipment or services furnished. We also have no control over project schedules, contractor's means and methods of construction or their determination of prices, the competitive bidding market or negotiating conditions. Activitas cannot guarantee that this opinion will not vary from the actual bid and project costs.

There are no costs provided for client costs, financing of funding costs, legal fees, land acquisition or temporary/permanent easements, operations or any other costs associated with this project that are not specifically part of the preliminary scope.

ASSUMPTIONS:

Sales tax exempt, prevailing wage rate construction.

No rock or ledge excavation is required unless otherwise noted.

Unsuitable, contaminated or hazardous materials are not contemplated unless otherwise noted.

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost
ITEMIZED OPINION OF PROBABLE PROJECT COSTS						
00001 PROJECT A: MOBILIZATION, SITE PREPARATION & DOG PARK AREAS						
1	Mobilization & Site Preparation					
	Mobilization		1	ALLOW	10000.00	\$10,000
	Construction Entrance	1	1	ALLOW	20000.00	\$20,000
	Construction Fence		2,000	LF	8.00	\$16,000
	Straw Wattle and Silt Fence - Install, Maintain, Remove	2	2,000	LF	8.00	\$16,000
	Utility Protection		1	ALLOW	5000.00	\$5,000
	Tree Protection		1	ALLOW	2000.00	\$2,000
2	Area of Disturbance		40,000	SF		
3	Strip and Stockpile Existing 12' of Loam		1,481	CY	15.00	\$22,222
4	Install Woven Geotextile Fabric to Decrease Potential for Settlement		40,000	SF	0.50	\$20,000
5	Engineered Wood Fiber Surfacing (4" Dense Grade with 8" Wood Mulch)		30,000	SF	2.50	\$75,000
6	Ornamental Fencing and Gates with Concrete Mow Strip		940	LF	85.00	\$79,900
7	Strip and Stockpile 12' Topsoil at Walkway Areas		137	CY	15.00	\$2,056
8	Import Fill for Accessible Walkway		130	CY	20.00	\$2,600

9	Site Walkways / Paver Areas	3,700	SF	8.00	\$29,600
10	Respread Existing Loam and Create Berms with Stabilization	1,481	CY	20.00	\$29,630
11	Install Landscape Sod	10,000	SF	0.75	\$7,500
12	Maintenance During Grow-In	10,000	SF	0.15	\$1,500
13	Site Signage	1	ALLOW	15000.00	\$15,000
14	Site Furnishings				
	Site Benches	1	ALLOW	10000.00	\$10,000
	Trash and Recycling Receptacles	1	ALLOW	15000.00	\$15,000
15	Planting Allowance	1	ALLOW	2500.00	\$2,500
16	Irrigation Adjustments	10,000	SF	0.30	\$3,000
17	Landscape Boulders	1	ALLOW	5000.00	\$5,000
Item Subtotal:					\$389,507
6% General Conditions					\$23,370
12% Contractors Overhead and Profit					\$46,741
CONSTRUCTION SUBTOTAL:					\$459,619
20% Contingency					\$91,924
12% Soft Costs, Design and Permitting Fees					\$55,154
8% Geotechnical / LSP Services					\$36,769
PROJECT A TOTAL (2022 PRICING)					\$643,466
PROJECT A TOTAL (2023 ESCALATION)					\$669,205

NOTES:

- 1 Assumes one (1) construction entrance
- 2 Assumes installation, maintenance and removal of straw wattle and silt fence erosion control devices
- 3 Earthwork costs do not assume encountering unsuitable materials or ledge

SITE LEGEND

- 1 NEW ENCLOSED DOG PARKS
- 2 NEW ADA ACCESSIBLE WALKWAYS
- 3 NEW LANDSCAPE AREAS (PLANTING BEDS/BERM)



Lundblad Field - Conceptual Design- Dog Park

Town of Southborough | Southborough, MA

ACTIVITAS
landscape architecture | civil engineering
70 Milton Street | Dedham, MA 02026-2915
(781) 326-2600 | activitas.com

OCTOBER 12, 2022

Senior Center - ARPA Funds

John Parent <jparent@southboroughma.com>

Mon 10/17/2022 1:17 PM

To: Jason W. Malinowski <jmalinowski@southboroughma.com>

Hi Jason. I wanted to reach out to you to ask if it would be possible to discuss the ARPA funding for the Senior Center Addition/Upgrades at my upcoming meeting with the Capital Committee on October 24th. I met with the Select Board last Thursday evening and requested that these funds be increased from \$325,000 to \$400,000. This revised figure should give us the ability to have the front room addition built, complete the residing of the main building box exterior should we run short with the funds that were originally allocated, and allow us to upgrade some electrical system components that I already had on the capital plan. I am already working with Assabet, as this appears to be the best avenue to getting the addition built. It appears they can handle the electrical system upgrades as well. If it would be possible to discuss this topic with the Capital Committee, I would be most appreciative.

Thank you,
John A. Parent
Director of Facilities
Town of Southborough



Published on *southboroughma* (<https://www.southboroughtown.com>)

[Home](#) > [Boards & Committees](#) > [Capital Planning Committee](#) > [Capital Request Form - Non-Vehicle Related](#) > [Webform results](#) > Capital Request Form - Non-Vehicle Related

Submission information

Form: [Capital Request Form - Non-Vehicle Related](#) [1]
Submitted by Anonymous (not verified)
August 11, 2022 - 11:03am
71.184.219.170

Department Name

Facilities Department

Department Head Name

John Parent

Department Head Title

Director of Facilities

Fiscal Year Requested

FY25

Project Description

Installation of a New Boiler at the South Union Building - Funding of this project would allow for the engineering and installation of a new boiler at the South Union Building.

Select how your project fits into one or more of the following conditions from the town's Capital Plan

- Results in lower energy consumption
- Results in lower operations and maintenance costs

Why is the project being requested?

Funding for this project is being requested because the existing boiler at the South Union Building is nearing the end of its useful life. Although a new boiler would provide some improved energy efficiencies, these are not anticipated to be extremely substantial as the replacement unit would be fueled by oil, as is the current unit.

Estimated Useful Life (in years)

20

Amount Requested

100,000

Expected Funding Source

General Fund

What alternate funding sources have you pursued to offset any portion of the amount requested?

None.

Describe and quantify any revenue that this project may create for the town or alternatively operating costs that may be reduced (if applicable)

Although there will be some reduced energy costs associated with this project, these costs will be negligible since both the existing and replacement boiler units are oil fueled.

Estimated Annual Maintenance Cost of Project

0

Provide details of any accessibility considerations for this project.

N/A

Provide details of the expected timeline for implementation of this project, upon funding

It is anticipated that this project could be completed within FY25.

Please provide any supporting documentation that supports the amount requested including any available vendor quotes.

blank.docx [2]

Please provide any additional files that you believe may be helpful with our review of this request**Date Submitted**

August 11, 2022

Source URL: <https://www.southboroughtown.com/node/123501/submission/10451>

Links

[1] <https://www.southboroughtown.com/capital-planning-committee/webforms/capital-request-form-non-vehicle-related>

[2] https://www.southboroughtown.com/system/files/webform/blank_13.docx



Published on *southboroughma* (<https://www.southboroughtown.com>)

[Home](#) > [Boards & Committees](#) > [Capital Planning Committee](#) > [Capital Request Form - Non-Vehicle Related](#) > [Webform results](#) > Capital Request Form - Non-Vehicle Related

Submission information

Form: [Capital Request Form - Non-Vehicle Related](#) [1]
Submitted by Anonymous (not verified)
August 11, 2022 - 10:39am
71.184.219.170

Department Name

Facilities Department

Department Head Name

John Parent

Department Head Title

Director of Facilities

Fiscal Year Requested

FY24

Project Description

Furnace Replacement at the D.P.W. Annex - Funding of this project would allow for the replacement of the hot air furnace unit at the D.P.W. Annex Building.

Select how your project fits into one or more of the following conditions from the town's Capital Plan

- Results in lower energy consumption
- Results in lower operations and maintenance costs

Why is the project being requested?

Funding for this project is being requested because the furnace at the D.P.W. Annex Building is reaching the end of its useful life and will soon need replacement. Although a new furnace would provide some improved energy efficiencies, these are not anticipated to be extremely substantial, because the replacement unit would be fueled by oil, as is the current unit.

Estimated Useful Life (in years)

20

Amount Requested

15,500

Expected Funding Source

General Fund

What alternate funding sources have you pursued to offset any portion of the amount requested?

None. Since the replacement unit is an oil fired unit that would be replacing an oil fired unit, the replacement would not be eligible for Green Communities grant funding.

Describe and quantify any revenue that this project may create for the town or alternatively operating costs that may be reduced (if applicable)

Any operating cost reductions would be negligible.

Estimated Annual Maintenance Cost of Project

0

Provide details of any accessibility considerations for this project.

N/A

Provide details of the expected timeline for implementation of this project, upon funding

It is anticipated that this project could be completed within FY24.

Please provide any supporting documentation that supports the amount requested including any available vendor quotes.

blank.docx [2]

Please provide any additional files that you believe may be helpful with our review of this request**Date Submitted**

August 11, 2022

Source URL: <https://www.southboroughtown.com/node/123501/submission/10426>

Links

[1] <https://www.southboroughtown.com/capital-planning-committee/webforms/capital-request-form-non-vehicle-related>

[2] https://www.southboroughtown.com/system/files/webform/blank_8.docx



Published on *southboroughma* (<https://www.southboroughtown.com>)

[Home](#) > [Boards & Committees](#) > [Capital Planning Committee](#) > [Capital Request Form - Non-Vehicle Related](#) > [Webform results](#) > Capital Request Form - Non-Vehicle Related

Submission information

Form: [Capital Request Form - Non-Vehicle Related](#) [1]
Submitted by Anonymous (not verified)
August 11, 2022 - 10:46am
71.184.219.170

Department Name

Facilities Department

Department Head Name

John Parent

Department Head Title

Director of Facilities

Fiscal Year Requested

FY24

Project Description

Installation of Security Cameras at the Library - Funding of this project would allow for the installation of security cameras at critical points at the Library.

Select how your project fits into one or more of the following conditions from the town's Capital Plan

Imminent threat to the health and safety of citizens/property

Why is the project being requested?

Funding for this project is being requested because the Library has expressed concern about the ability to monitor who is entering and exiting the Library building. The installation of security cameras would allow for the recording of who is coming and going to and from the Library, should such information ever be needed for some type of investigation.

Estimated Useful Life (in years)

15

Amount Requested

25,000

Expected Funding Source

General Fund

What alternate funding sources have you pursued to offset any portion of the amount requested?

None.

Describe and quantify any revenue that this project may create for the town or alternatively operating costs that may be reduced (if applicable)

This is not a revenue generating project.

Estimated Annual Maintenance Cost of Project

500

Provide details of any accessibility considerations for this project.

N/A

Provide details of the expected timeline for implementation of this project, upon funding

It is anticipated that this project could be completed within FY24.

Please provide any supporting documentation that supports the amount requested including any available vendor quotes.

blank.docx [2]

Please provide any additional files that you believe may be helpful with our review of this request**Date Submitted**

August 11, 2022

Source URL: <https://www.southboroughtown.com/node/123501/submission/10431>

Links

[1] <https://www.southboroughtown.com/capital-planning-committee/webforms/capital-request-form-non-vehicle-related>

[2] https://www.southboroughtown.com/system/files/webform/blank_9.docx



Published on *southboroughma* (<https://www.southboroughtown.com>)

[Home](#) > [Boards & Committees](#) > [Capital Planning Committee](#) > [Capital Request Form - Non-Vehicle Related](#) > [Webform results](#) > Capital Request Form - Non-Vehicle Related

Submission information

Form: [Capital Request Form - Non-Vehicle Related](#) [1]
Submitted by Anonymous (not verified)
August 11, 2022 - 10:54am
71.184.219.170

Department Name

Facilities Department

Department Head Name

John Parent

Department Head Title

Director of Facilities

Fiscal Year Requested

FY25

Project Description

Overhead Door Replacement at the D.P.W. - Funding of this project would allow for the replacement of 15 overhead door units, related hardware, and openers at the D.P.W.

Select how your project fits into one or more of the following conditions from the town's Capital Plan

- Preservation of operations
- Results in lower energy consumption
- Results in lower operations and maintenance costs

Why is the project being requested?

Funding for this project is being requested because the 15 remaining original 1990's overhead door units at the D.P.W. are beginning to fail. As such, they lack thermal value and are beginning to require repairs on an increased basis.

Estimated Useful Life (in years)

25

Amount Requested

250,000

Expected Funding Source

General Fund

What alternate funding sources have you pursued to offset any portion of the amount requested?

None. Due to the limited energy savings related to overhead doors, these units would not qualify for Green Communities grant funding.

Describe and quantify any revenue that this project may create for the town or alternatively operating costs that may be reduced (if applicable)

New overhead door units are less likely to break and would therefore result in fewer repair calls.

Estimated Annual Maintenance Cost of Project

0

Provide details of any accessibility considerations for this project.

N/A

Provide details of the expected timeline for implementation of this project, upon funding

It is anticipated that this project could be completed within FY25.

Please provide any supporting documentation that supports the amount requested including any available vendor quotes.

blank.docx [2]

Please provide any additional files that you believe may be helpful with our review of this request**Date Submitted**

August 11, 2022

Source URL: <https://www.southboroughtown.com/node/123501/submission/10441>

Links

- [1] <https://www.southboroughtown.com/capital-planning-committee/webforms/capital-request-form-non-vehicle-related>
- [2] https://www.southboroughtown.com/system/files/webform/blank_11.docx



Published on *southboroughma* (<https://www.southboroughtown.com>)

[Home](#) > [Boards & Committees](#) > [Capital Planning Committee](#) > [Capital Request Form - Non-Vehicle Related](#) > [Webform results](#) > Capital Request Form - Non-Vehicle Related

Submission information

Form: [Capital Request Form - Non-Vehicle Related](#) [1]
Submitted by Anonymous (not verified)
August 11, 2022 - 11:10am
71.184.219.170

Department Name

Facilities Department

Department Head Name

John Parent

Department Head Title

Director of Facilities

Fiscal Year Requested

FY25

Project Description

Rebuilding of Chimneys at the South Union Building - Funding of this project would allow for the rebuilding of the chimneys at the South Union Building.

Select how your project fits into one or more of the following conditions from the town's Capital Plan

Scheduled replacement (i.e. motor vehicles, roofs, computers)

Why is the project being requested?

Funding for this project is being requested because the original existing chimneys at the South Union Building are beginning to show signs of wearing. As one of the chimneys serves as the vent for building's heating system furnace, rebuilding this unit may be prudent.

Estimated Useful Life (in years)

50

Amount Requested

140,000

Expected Funding Source

General Fund

What alternate funding sources have you pursued to offset any portion of the amount requested?

None.

Describe and quantify any revenue that this project may create for the town or alternatively operating costs that may be reduced (if applicable)

This is not a revenue generating project.

Estimated Annual Maintenance Cost of Project

0

Provide details of any accessibility considerations for this project.

N/A

Provide details of the expected timeline for implementation of this project, upon funding

It is anticipated that this project could be completed within FY25.

Please provide any supporting documentation that supports the amount requested including any available vendor quotes.

blank.docx [2]

Please provide any additional files that you believe may be helpful with our review of this request**Date Submitted**

August 11, 2022

Source URL: <https://www.southboroughtown.com/node/123501/submission/10461>

Links

[1] <https://www.southboroughtown.com/capital-planning-committee/webforms/capital-request-form-non-vehicle-related>

[2] https://www.southboroughtown.com/system/files/webform/blank_15.docx



Published on *southboroughma* (<https://www.southboroughtown.com>)

[Home](#) > [Boards & Committees](#) > [Capital Planning Committee](#) > [Capital Request Form - Non-Vehicle Related](#) > [Webform results](#) > Capital Request Form - Non-Vehicle Related

Submission information

Form: [Capital Request Form - Non-Vehicle Related](#) [1]
Submitted by Anonymous (not verified)
August 11, 2022 - 10:58am
71.184.219.170

Department Name

Facilities Department

Department Head Name

John Parent

Department Head Title

Director of Facilities

Fiscal Year Requested

FY25

Project Description

Exterior Painting and Building Maintenance Repairs at South Union Building - Funding of this project would allow for the repainting of the windows and trim work on the exterior of the South Union Building.

Select how your project fits into one or more of the following conditions from the town's Capital Plan

Improvement to infrastructure

Why is the project being requested?

Funding for this project is being requested because the existing paint on the exterior of the building has begun peeling and flaking in various areas. Making necessary exterior building repairs and repainting the windows and trim will help to preserve this historic building, while simultaneously improving its aesthetic appeal.

Estimated Useful Life (in years)

15

Amount Requested

50,000

Expected Funding Source

General Fund

What alternate funding sources have you pursued to offset any portion of the amount requested?

None.

Describe and quantify any revenue that this project may create for the town or alternatively operating costs that may be reduced (if applicable)

This is not a revenue generating project.

Estimated Annual Maintenance Cost of Project

0

Provide details of any accessibility considerations for this project.

N/A

Provide details of the expected timeline for implementation of this project, upon funding

It is anticipated that this project could be completed within FY25.

Please provide any supporting documentation that supports the amount requested including any available vendor quotes.

blank.docx [2]

Please provide any additional files that you believe may be helpful with our review of this request

Date Submitted

August 11, 2022

Source URL: <https://www.southboroughtown.com/node/123501/submission/10446>

Links

[1] <https://www.southboroughtown.com/capital-planning-committee/webforms/capital-request-form-non-vehicle-related>

[2] https://www.southboroughtown.com/system/files/webform/blank_12.docx



Published on *southboroughma* (<https://www.southboroughtown.com>)

[Home](#) > [Boards & Committees](#) > [Capital Planning Committee](#) > [Capital Request Form - Non-Vehicle Related](#) > [Webform results](#) > Capital Request Form - Non-Vehicle Related

Submission information

Form: [Capital Request Form - Non-Vehicle Related](#) [1]
Submitted by Anonymous (not verified)
August 11, 2022 - 10:58am
71.184.219.170

Department Name

Facilities Department

Department Head Name

John Parent

Department Head Title

Director of Facilities

Fiscal Year Requested

FY25

Project Description

Exterior Painting and Building Maintenance Repairs at South Union Building - Funding of this project would allow for the repainting of the windows and trim work on the exterior of the South Union Building.

Select how your project fits into one or more of the following conditions from the town's Capital Plan

Improvement to infrastructure

Why is the project being requested?

Funding for this project is being requested because the existing paint on the exterior of the building has begun peeling and flaking in various areas. Making necessary exterior building repairs and repainting the windows and trim will help to preserve this historic building, while simultaneously improving its aesthetic appeal.

Estimated Useful Life (in years)

15

Amount Requested

50,000

Expected Funding Source

General Fund

What alternate funding sources have you pursued to offset any portion of the amount requested?

None.

Describe and quantify any revenue that this project may create for the town or alternatively operating costs that may be reduced (if applicable)

This is not a revenue generating project.

Estimated Annual Maintenance Cost of Project

0

Provide details of any accessibility considerations for this project.

N/A

Provide details of the expected timeline for implementation of this project, upon funding

It is anticipated that this project could be completed within FY25.

Please provide any supporting documentation that supports the amount requested including any available vendor quotes.

blank.docx [2]

Please provide any additional files that you believe may be helpful with our review of this request

Date Submitted

August 11, 2022

Source URL: <https://www.southboroughtown.com/node/123501/submission/10446>

Links

[1] <https://www.southboroughtown.com/capital-planning-committee/webforms/capital-request-form-non-vehicle-related>

[2] https://www.southboroughtown.com/system/files/webform/blank_12.docx



Published on *southboroughma* (<https://www.southboroughtown.com>)

[Home](#) > [Boards & Committees](#) > [Capital Planning Committee](#) > [Capital Request Form - Non-Vehicle Related](#) > [Webform results](#) > Capital Request Form - Non-Vehicle Related

Submission information

Form: [Capital Request Form - Non-Vehicle Related](#) [1]
Submitted by Anonymous (not verified)
August 11, 2022 - 11:06am
71.184.219.170

Department Name

Facilities Department

Department Head Name

John Parent

Department Head Title

Director of Facilities

Fiscal Year Requested

FY25

Project Description

Installation of a New Roof at the South Union Building - Funding of this project would allow for the engineering and installation of a new roof at the South Union Building.

Select how your project fits into one or more of the following conditions from the town's Capital Plan

Scheduled replacement (i.e. motor vehicles, roofs, computers)

Why is the project being requested?

Funding for this project is being requested because the existing roof at the South Union Building is nearing the end of its useful life.

Estimated Useful Life (in years)

20

Amount Requested

125,000

Expected Funding Source

General Fund

What alternate funding sources have you pursued to offset any portion of the amount requested?

None.

Describe and quantify any revenue that this project may create for the town or alternatively operating costs that may be reduced (if applicable)

This is not a revenue generating project.

Estimated Annual Maintenance Cost of Project

0

Provide details of any accessibility considerations for this project.

N/A

Provide details of the expected timeline for implementation of this project, upon funding

It is anticipated that this project could be completed within FY25.

Please provide any supporting documentation that supports the amount requested including any available vendor quotes.

blank.docx [2]

Please provide any additional files that you believe may be helpful with our review of this request**Date Submitted**

August 11, 2022

Source URL: <https://www.southboroughtown.com/node/123501/submission/10456>

Links

[1] <https://www.southboroughtown.com/capital-planning-committee/webforms/capital-request-form-non-vehicle-related>

[2] https://www.southboroughtown.com/system/files/webform/blank_14.docx



Published on *southboroughma* (<https://www.southboroughtown.com>)

[Home](#) > [Boards & Committees](#) > [Capital Planning Committee](#) > [Capital Request Form - Non-Vehicle Related](#) > [Webform results](#) > Capital Request Form - Non-Vehicle Related

Submission information

Form: [Capital Request Form - Non-Vehicle Related](#) [1]
Submitted by Anonymous (not verified)
August 11, 2022 - 10:50am
71.184.219.170

Department Name

Facilities Department

Department Head Name

John Parent

Department Head Title

Director of Facilities

Fiscal Year Requested

FY24

Project Description

Office Furniture Replacement at the Town House - Funding of this project would allow for the replacement of failing office furniture at the Town House.

Select how your project fits into one or more of the following conditions from the town's Capital Plan

Improvement in the efficiency and effectiveness of service delivery

Why is the project being requested?

Funding for this project is being requested because there are several workspaces at the Town House which contain office furniture that has entered a state of failure or degradation. The intent would be to have the prison system construct furniture, when possible. This methodology often allows for creative furniture design that allows for a better use of often difficult workspaces.

Estimated Useful Life (in years)

20

Amount Requested

25,000

Expected Funding Source

General Fund

What alternate funding sources have you pursued to offset any portion of the amount requested?

None.

Describe and quantify any revenue that this project may create for the town or alternatively operating costs that may be reduced (if applicable)

This is not a revenue generating project.

Estimated Annual Maintenance Cost of Project

0

Provide details of any accessibility considerations for this project.

The furniture would be designed to meet ADA accessibility requirements.

Provide details of the expected timeline for implementation of this project, upon funding

It is anticipated that this project could be completed within FY24.

Please provide any supporting documentation that supports the amount requested including any available vendor quotes.

blank.docx [2]

Please provide any additional files that you believe may be helpful with our review of this request**Date Submitted**

August 11, 2022

Source URL: <https://www.southboroughtown.com/node/123501/submission/10436>

Links

[1] <https://www.southboroughtown.com/capital-planning-committee/webforms/capital-request-form-non-vehicle-related>

[2] https://www.southboroughtown.com/system/files/webform/blank_10.docx



Published on *southboroughma* (<https://www.southboroughtown.com>)

[Home](#) > [Boards & Committees](#) > [Capital Planning Committee](#) > [Capital Request Form - Non-Vehicle Related](#) > [Webform results](#) > Capital Request Form - Non-Vehicle Related

Submission information

Form: [Capital Request Form - Non-Vehicle Related](#) [1]
Submitted by Anonymous (not verified)
August 11, 2022 - 10:50am
71.184.219.170

Department Name

Facilities Department

Department Head Name

John Parent

Department Head Title

Director of Facilities

Fiscal Year Requested

FY24

Project Description

Office Furniture Replacement at the Town House - Funding of this project would allow for the replacement of failing office furniture at the Town House.

Select how your project fits into one or more of the following conditions from the town's Capital Plan

Improvement in the efficiency and effectiveness of service delivery

Why is the project being requested?

Funding for this project is being requested because there are several workspaces at the Town House which contain office furniture that has entered a state of failure or degradation. The intent would be to have the prison system construct furniture, when possible. This methodology often allows for creative furniture design that allows for a better use of often difficult workspaces.

Estimated Useful Life (in years)

20

Amount Requested

25,000

Expected Funding Source

General Fund

What alternate funding sources have you pursued to offset any portion of the amount requested?

None.

Describe and quantify any revenue that this project may create for the town or alternatively operating costs that may be reduced (if applicable)

This is not a revenue generating project.

Estimated Annual Maintenance Cost of Project

0

Provide details of any accessibility considerations for this project.

The furniture would be designed to meet ADA accessibility requirements.

Provide details of the expected timeline for implementation of this project, upon funding

It is anticipated that this project could be completed within FY24.

Please provide any supporting documentation that supports the amount requested including any available vendor quotes.

blank.docx [2]

Please provide any additional files that you believe may be helpful with our review of this request**Date Submitted**

August 11, 2022

Source URL: <https://www.southboroughtown.com/node/123501/submission/10436>

Links

[1] <https://www.southboroughtown.com/capital-planning-committee/webforms/capital-request-form-non-vehicle-related>

[2] https://www.southboroughtown.com/system/files/webform/blank_10.docx

Capital Plan

Fiscal Years 2024 - 2033

Revised 8/11/2022

DEPT.	ITEM
Facilities	D.P.W. Annex - New Furnace (Engineering and Installation)
Facilities	Library - Installation of Security Cameras
Facilities	Town House - Historic Renovations Project (Potential Overage Funding)
Facilities	Town House - Office Furniture Replacement
Facilities	D.P.W. Garage - New Overhead Doors
Facilities	South Union Building - Exterior Painting and Bld. Maintenance/Repairs
Facilities	South Union Building - New Boiler (Engineering and Installation)
Facilities	South Union Building - New Roof (Engineering and Installation)
Facilities	South Union Building - Rebuild Chimneys
Facilities	Town House - HVAC System Upgrade (VRFs)
Facilities	Cordaville Hall - Replace AC Units in Big Room and IT Room
Facilities	D.P.W. Annex - New Roof (Engineering and Installation)
Facilities	D.P.W. Office Building - Recoat Roof
Facilities	Town House - New Carpeting
Facilities	Town House - Installation of Emergency Generator
Facilities	Cordaville Hall - Rewire Building
Facilities	Cordaville Hall - New Boilers
Facilities	D.P.W. Office - Replace Two Dual Heating & A/C Units
Facilities	Flagg School/Historic Museum - New Roof
Facilities	Flagg School/Historic Museum - Paint Building Exterior
Facilities	Flagg School/Historic Museum - Vermiculite Insulation Removal
Facilities	Town House - New Boilers
Facilities	D.P.W. Annex - Paint Building
Facilities	Public Safety Complex - Replace Floor Coverings
Facilities	South Union Building - Painting and Maintenance/Repairs
Facilities	D.P.W. Garage - Replace Modine Type Heater Units
Facilities	Public Safety Complex - Replace Floor Coverings
Facilities	Public Safety Complex - Replace Emergency Generator
Facilities	Public Safety Complex - Replace Floor Coverings
Facilities	Library - Replace Windows in New Section of Building
Facilities	Facilities - Replace Facilities Van
Facilities	Contingency for Future Capital Facilities Projects
Facilities	Capital Maintenance Fund
TOTAL:	

FY2024 Requested	FY2025 Requested	FY2026 Requested	FY2027 Requested	FY2028 Requested	FY2029 Requested	FY2030 Requested	FY2031 Requested	FY2032 Requested	FY2033 Requested
15,500									
25,000									
Potential									
25,000									
	250,000								
	50,000								
	100,000								
	125,000								
	140,000								
		600,000							
			75,000						
				70,000					
					65,000				
					75,000				
					50,000				
						75,000			
							50,000		
								50,000	
									121,250
									60,000
									75,000
									117,000
									200,000
									112,750
									75,000
									60,000
					325,000	325,000	325,000	325,000	325,000
						325,000	325,000	325,000	325,000
100,000	100,000	100,000	100,000	100,000	100,000	100,000	125,000	125,000	125,000
\$165,500	\$765,000	\$700,000	\$435,000	\$675,000	\$490,000	\$606,250	\$642,000	\$762,750	\$585,000

TOWN OF SOUTHBOROUGH



FACILITIES DEPARTMENT

TOWN HOUSE · 17 COMMON STREET · SOUTHBOROUGH, MASSACHUSETTS 01772-1662
(508) 485-8175 · FAX (508) 485-7189 · jparent@southboroughma.com

August 11, 2022

Southborough Capital Planning Committee
17 Common Street
Southborough, MA 01772

Dear Chairman Malinowski,

As per your request, below is a brief summation of the material changes that I am recommending regarding the Facilities Department's FY24 - FY33 Capital Budget Plan.

- \$500,000 of funding requests for Cordaville Hall exterior building renovations/upgrades have been removed from FY24. I believe we should be able to bring the exterior of the building back to good condition through the ARPA funded Senior Center Front Room Addition Project and the previously approved monies for exterior building maintenance/upgrades.
- \$15,500 for a furnace replacement at the Cemetery in FY24 has been replaced with \$15,500 for a furnace replacement at the D.P.W. Annex.
- I have noted that there may be a potential need for additional funding for the Town House Renovations Project, should bids come in high and there is no ability to secure ARPA funding for this purpose.
- I have changed the replacement of Overhead Doors at the D.P.W. from a multi-phase project into one single project for FY25. This project would include new doors, tracks, springs, and operators. I placed this project in FY25, with the hope that pricing may correct somewhat prior to this. This project could theoretically be moved out further if the current supply chain issues do not correct somewhat by that time.
- I have left the funding of various items at South Union in place for FY25. Depending on potential building inventory reshuffling, all or a portion of these items could potentially be moved out to FY26 or beyond.
- The Town House HVAC system upgrades have been moved out from FY25 to FY26. Taking into consideration the fact that we should be finishing up the Town House Building Renovations Project just prior to FY25, coupled with the fact that HVAC has been one of the most negatively impacted supply chains, I think this move is prudent and could be financially beneficial.

- The FY26 Sound System Upgrades at Cordaville Hall have been removed from the Capital Plan. The Council on Aging was able to use senior based grant funds to make substantial technological upgrades to the existing system this past year, thus making it possible to delete this item from the Capital Plan.
- I have taken the remaining capital budget request items that were in FY26 and Beyond and slid each of these out 1 year. After reviewing each of these items, I believe this is an appropriate action. Should it be determined later that something needs a more immediate replacement/upgrade, we can revisit the idea of moving said item back up in the Capital Plan at that time.

Please feel free to contact me should you have any questions or concerns regarding the before stated changes.

Thank you,

TOWN OF SOUTHBOROUGH

John A. Parent
Director of Facilities

Town of Southborough, Massachusetts

Capital Planning Committee

Monday October 24th, 2022 7:30 PM

Virtual Zoom Meeting

May be watched or may participate in the meeting remotely with the meeting link at: <https://www.southboroughtown.com/remotemeetings>.

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Agenda (all items may have one or more votes taken to the extent action is required):

- I. Call Meeting to Order
- II. Approval of Meeting Minutes from October 12, 2022
- III. Chair/Member's Reports
 - a. Neary Building Committee Update
 - b. SHOPC – South Union Subcommittee Update
 - c. Athletic Complex and School Capital Submission Progress Updates
 - d. Next steps and status update on Hopkinton Water and Cordaville Road
- IV. Facilities Department Discussion
 - a. Request to increase amount on Capital Plan for Cordaville Hall/Senior Center
 - b. Review of 10-year capital plan submissions
 - c. Update on Town House Project
- V. Recreation Department Discussion
 - a. Follow-up from prior meeting on van purchase from revolving account, including potential vote
 - b. Review of 10-year capital plan submissions
- VI. Review of FY24 Proposed Capital Received and Current Debt Schedule
- VII. Review of Capital Project Status
- VIII. Public Comment
- IX. Meeting Schedule
- X. Other business that may properly come before the Committee
- XI. Adjournment

Jason W. Malinowski, Chair

SUMMARY OPINION OF PROBABLE COSTS

Project: **Town of Southborough - Choate Field Turf Study**
Project No. 21040.00
Phase: Conceptual Design
Date: 12 November 2021

NOTES:

Due to the inflationary and unpredictable construction climate, this cost opinion may not represent the actual cost of construction.

This is an Opinion of Probable Construction Cost only and is based upon a preliminary design. Activitas has no control over the cost of labor, materials, equipment or services furnished. We also have no control over project schedules, contractor's means and methods of construction or their determination of prices, the competitive bidding market or negotiating conditions. Activitas cannot guarantee that this opinion will not vary from the actual bid and project costs.

There are no costs provided for client costs, financing of funding costs, legal fees, land acquisition or temporary/permanent easements, operations or any other costs associated with this project that are not specifically part of the preliminary scope.

ASSUMPTIONS:

Sales tax exempt, prevailing wage rate construction.

No rock or ledge excavation is required unless otherwise noted.

Unsuitable, contaminated or hazardous materials are not contemplated unless otherwise noted.

BASE BID PROJECT - SOFTBALL / MULTI-PURPOSE FIELD AREA	\$1,895,000
ESCALATED OPINION OF PROBABLE PROJECT COSTS - (4%)	
2022	\$1,971,000
2023	\$2,050,000
2024	\$2,132,000
ALTERNATE NO. 1 - BROCKFILL OR COATED SBR RUBBER AT BASE FIELD	\$60,000
ESCALATED OPINION OF PROBABLE PROJECT COSTS - (4%)	
2022	\$63,000
2023	\$66,000
2024	\$69,000
ALTERNATE NO. 2 - INFILLED SYNTHETIC TURF FIELD EXPANSION	\$696,000
ESCALATED OPINION OF PROBABLE PROJECT COSTS - (4%)	
2022	\$724,000
2023	\$753,000
2024	\$784,000
ALTERNATE NO. 3 - BROCKFILL OR COATED SBR RUBBER AT FIELD EXPANSION	\$22,000
ESCALATED OPINION OF PROBABLE PROJECT COSTS - (4%)	
2022	\$23,000
2023	\$24,000
2024	\$25,000
ALTERNATE NO. 4 - INFILLED SYNTHETIC TURF FIELD CARE EQUIPMENT	\$111,000
ESCALATED OPINION OF PROBABLE PROJECT COSTS - (4%)	
2022	\$116,000
2023	\$121,000
2024	\$126,000

ITEMIZED OPINION OF PROBABLE PROJECT COSTS

Project: Town of Southborough - Choate Field Turf Study

Project No. 21040.00

Phase: Conceptual Design

Date: 12 November 2021

NOTE:

Due to the inflationary and unpredictable construction climate, this cost opinion may not represent the actual cost of construction.

This is an Opinion of Probable Project Cost only and is based upon a preliminary design. Activitas has no control over the cost of labor, materials, equipment or services furnished. We also have no control over project schedules, contractor's means and methods of construction or their determination of prices, the competitive bidding market or negotiating conditions. Activitas cannot guarantee that this opinion will not vary from the actual bid and project costs.

There are no costs provided for client costs, financing of funding costs, legal fees, land acquisition or temporary/permanent easements, operations or any other costs associated with this project that are not specifically part of the preliminary scope.

ASSUMPTIONS:

Sales tax exempt, prevailing wage rate construction.

No rock or ledge excavation is required unless otherwise noted.

Unsuitable, contaminated or hazardous materials are not contemplated unless otherwise noted.

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
ITEMIZED OPINION OF PROBABLE PROJECT COSTS							
00001	MOBILIZATION AND SITE PREPARATION						\$64,380
1	Mobilization		1	ALLOW	10000.00	\$10,000	
2	Construction Entrance	1	1	ALLOW	20000.00	\$20,000	
3	Construction Fence		1,470	LF	8.00	\$11,760	
4	Straw Wattle and Silt Fence - Install, Maintain, Remove	2	1,015	LF	8.00	\$8,120	
5	Remove and Dispose of Existing CLF, Backstop, and Benches		1	LS	3000.00	\$3,000	
6	Tree Protection		1	ALLOW	2500.00	\$2,500	
7	Tree Removal, Clearing, and Grubbing		1	ALLOW	5000.00	\$5,000	
8	Remove and Dispose of Existing Asphalt/Concrete Pavement		1	ALLOW	2000.00	\$2,000	
9	Remove and Dispose of Existing Scoreboard		1	ALLOW	1000.00	\$1,000	
10	Remove and Dispose of Existing Shed		1	ALLOW	1000.00	\$1,000	
<i>Item Subtotal:</i>							\$64,380
00002	EARTHWORK	3					\$70,279
1	Limit of Disturbance		118,350	SF			
2	Strip & Dispose of Existing Sod, Topsoil, and Infield Mix (Assume 8" Depth)		2922	CY	20.00	\$58,444	
3	Rough Grade Entire Site		118,350	SF	0.10	\$11,835	
<i>Item Subtotal:</i>							\$70,279
00003	NEW MULTI-PURPOSE INFILLED SYNTHETIC TURF FIELD						\$966,038
1	Infilled Synthetic Turf Multi-Purpose Field		108,615	SF			
2	New Concrete Synthetic Turf Attachment Curb		1,350	LF	35.00	\$47,250	
3	Install Non-woven Geotextile at Subgrade		108,615	SF	0.30	\$32,585	
4	Install 12' Perimeter Collector Drain and Stone Trench		1,300	LF	40.00	\$52,000	
5	Install Flat Panel Drains at 20' O.C.		5,500	LF	10.00	\$55,000	
6	Provide and Install 8' Crushed Stone Drainage Layer		2,682	CY	50.00	\$134,093	
7	Provide and Install 2' Finishing Stone Layer		672	CY	50.00	\$33,590	
8	Laser Grade Finishing Stone Layer		108,615	SF	0.20	\$21,723	
9	New Infilled Synthetic Turf System (2.25' Fiber with Sand and Rubber Infill)	4	108,615	SF	4.25	\$461,614	
	Permanent Infield/Tufted Softball Line and Infield		1	ALLOW	5000.00	\$5,000	
	Resilient Underlayment (Assumes Reduction of Turf to 2' Fiber)	5	108,615	SF	0.95	\$103,184	
10	Stormwater Management Allowance		1	ALLOW	20000.00	\$20,000	
<i>Item Subtotal:</i>							\$966,038
00004	SITE FENCING AND NETTING						\$81,150
1	24' Chain Link Fence Backstop		42	LF	250.00	\$10,500	
2	20' Protective Ball Netting, Sleeves, and Foundations	6	315	LF	150.00	\$47,250	
3	Powder Coated 8' Chain Link Fence and Gate		230	LF	80.00	\$18,400	
4	Windscreen at Existing Utility Enclosure		1	ALLOW	5000.00	\$5,000	
<i>Item Subtotal:</i>							\$81,150
00005	ATHLETIC EQUIPMENT						\$22,355

1	20' Foul Poles with 18" Visibility Screens	1	PR	5000.00	\$5,000
2	Bases	1	SET	450.00	\$450
3	Home Plate (with Ground Anchors)	1	EA	150.00	\$150
4	Pitcher's Rubber	1	EA	150.00	\$150
5	Team Benches	1	ALLOW	5000.00	\$5,000
6	Light Pole Padding	7	3	EA	535.00
7	New Storage Shed	1	ALLOW	10000.00	\$10,000
Item Subtotal:					\$22,355
00006	ELECTRICAL AND LIGHTING IMPROVEMENTS				\$10,000
1	Scoreboard	1	ALLOW	10000.00	\$10,000
Item Subtotal:					\$10,000
00007	SITE IMPROVEMENTS				\$29,000
1	Cement Concrete Pavement and Base Material	3,000	SF	8.00	\$24,000
2	Water/Bottle Filling Station (Assume Reuse of Existing Backflow and Waterline)	1	EA	5000.00	\$5,000
Item Subtotal:					\$29,000
00008	LANDSCAPE IMPROVEMENTS				\$23,750
1	Planting	1	ALLOW	10000.00	\$10,000
	Trees and Shrub Allowance				
2	Loam and Sod	5,000	SF	1.75	\$8,750
3	Irrigation Infrastructure Allowance for Planting Areas	1	ALLOW	5000.00	\$5,000
Item Subtotal:					\$23,750
Subtotal:					\$1,266,953
5% General Conditions					\$63,348
10% Contractors Overhead and Profit					\$126,695
CONSTRUCTION SUBTOTAL:					\$1,456,996
20% Contingency					\$291,399
10% Soft Costs and Design Fees					\$145,700
PRELIMINARY OPINION OF PROBABLE PROJECT COSTS					\$1,894,094

ESCALATED OPINION OF PROBABLE PROJECT COSTS - (4%)					
		2022			\$1,969,858
		2023			\$2,048,652
		2024			\$2,130,599
00009	ALTERNATE NO. 1 - BROCKFILL QR COATED SBR RUBBER AT BASE FIELD				\$43,446
1	Brockfill QR Coated SBR Rubber	108,615	SF	0.40	\$43,446
Item Subtotal:					\$43,446
Subtotal:					\$43,446
5% General Conditions					\$2,172
10% Contractors Overhead and Profit					\$4,345
CONSTRUCTION SUBTOTAL:					\$49,963
20% Contingency					\$9,993
PRELIMINARY OPINION OF PROBABLE PROJECT COSTS					\$59,955

ESCALATED OPINION OF PROBABLE PROJECT COSTS - (4%)					
		2022			\$62,354
		2023			\$64,848
		2024			\$67,442
00010	ALTERNATE NO. 2 - INFILLED SYNTHETIC TURF FIELD EXPANSION				\$465,183
1	Construction Fence	1,470	LF	8.00	\$11,760
2	Straw Wattle and Silt Fence - Install, Maintain, Remove	2	1,015	LF	8.00
3	Limit of Disturbance		40,100	SF	
4	Strip & Dispose of Existing Sod, Topsoil, and Infield Mix (Assume 8" Depth)		990	CY	20.00
5	Rough Grade Entire Site		40,100	SF	0.10
6	Infilled Synthetic Turf Multi-Purpose Field		38,785	SF	
7	New Concrete Synthetic Turf Attachment Curb		525	LF	35.00
8	Install Non-woven Geotextile at Subgrade		38,785	SF	0.30
9	Install 12' Perimeter Collector Drain and Stone Trench		962	LF	40.00
10	Install Flat Panel Drains at 20' O.C.		1,925	LF	10.00
11	Provide and Install 8' Crushed Stone Drainage Layer		958	CY	50.00
12	Provide and Install 2' Finishing Stone Layer		240	CY	50.00

13	Laser Grade Finishing Stone Layer	38,785	SF	0.20	\$7,757
14	New Infilled Synthetic Turf System (2.25' Fiber with Sand and Rubber Infill) Resilient Underlayment (Assumes Reduction of Turf to 2' Fiber)	4	38,785	SF	4.25
		5	38,785	SF	0.95
15	Stormwater Management Allowance	1	ALLOW	10000.00	\$10,000
16	20' Protective Ball Netting, Sleeves, and Foundations	6	245	LF	200.00
17	Athletic Equipment Light Pole Padding	7	2	EA	535.00
18	Cement Concrete Pavement and Base Material		330	SF	8.00
19	Loam and Sod		985	SF	1.75
Item Subtotal:					\$465,183
Subtotal:					\$465,183
5% General Conditions					\$23,259
10% Contractors Overhead and Profit					\$46,518
CONSTRUCTION SUBTOTAL:					\$534,961
20% Contingency					\$106,992
10% Soft Costs and Design Fees					\$53,496
PRELIMINARY OPINION OF PROBABLE PROJECT COSTS					\$695,449

ESCALATED OPINION OF PROBABLE PROJECT COSTS - (4%)

2022	\$723,267
2023	\$752,197
2024	\$782,285

00011	ALTERNATE NO. 3 - BROCKFILL OR COATED SBR RUBBER AT FIELD EXPANSION				\$15,514
1	ADD for Use of Brockfill OR Coated SBR Rubber	38,785	SF	0.40	\$15,514
Item Subtotal:					\$15,514
Subtotal:					\$15,514
5% General Conditions					\$776
10% Contractors Overhead and Profit					\$1,551
CONSTRUCTION SUBTOTAL:					\$17,841
20% Contingency					\$3,568
PRELIMINARY OPINION OF PROBABLE PROJECT COSTS					\$21,409

ESCALATED OPINION OF PROBABLE PROJECT COSTS - (4%)

2022	\$22,266
2023	\$23,156
2024	\$24,083

00012	ALTERNATE NO. 4 - INFILLED SYNTHETIC TURF FIELD CARE EQUIPMENT				\$74,200
1	Bob Cat "Tool Cat" Utility Vehicle	1	EA	48000.00	\$48,000
2	Plow Attachment	1	EA	3500.00	\$3,500
3	Snow Blower Attachment	1	EA	3500.00	\$3,500
4	Front Mounted Rotary Brush Attachment	1	PR	3500.00	\$3,500
5	Drag Behind Groomer with Magnet	1	EA	3800.00	\$3,800
6	Three Gang Drag Behind Sweeper	1	EA	8400.00	\$8,400
7	Field Painting Equipment	1	EA	3500.00	\$3,500
Item Subtotal:					\$74,200
Subtotal:					\$74,200
5% General Conditions					\$3,710
10% Contractors Overhead and Profit					\$7,420
CONSTRUCTION SUBTOTAL:					\$85,330
20% Contingency					\$17,066
10% Soft Costs and Design Fees					\$8,533
PRELIMINARY OPINION OF PROBABLE PROJECT COSTS					\$110,929

ESCALATED OPINION OF PROBABLE PROJECT COSTS - (4%)

2022	\$115,366
2023	\$119,981
2024	\$124,780

NOTES:

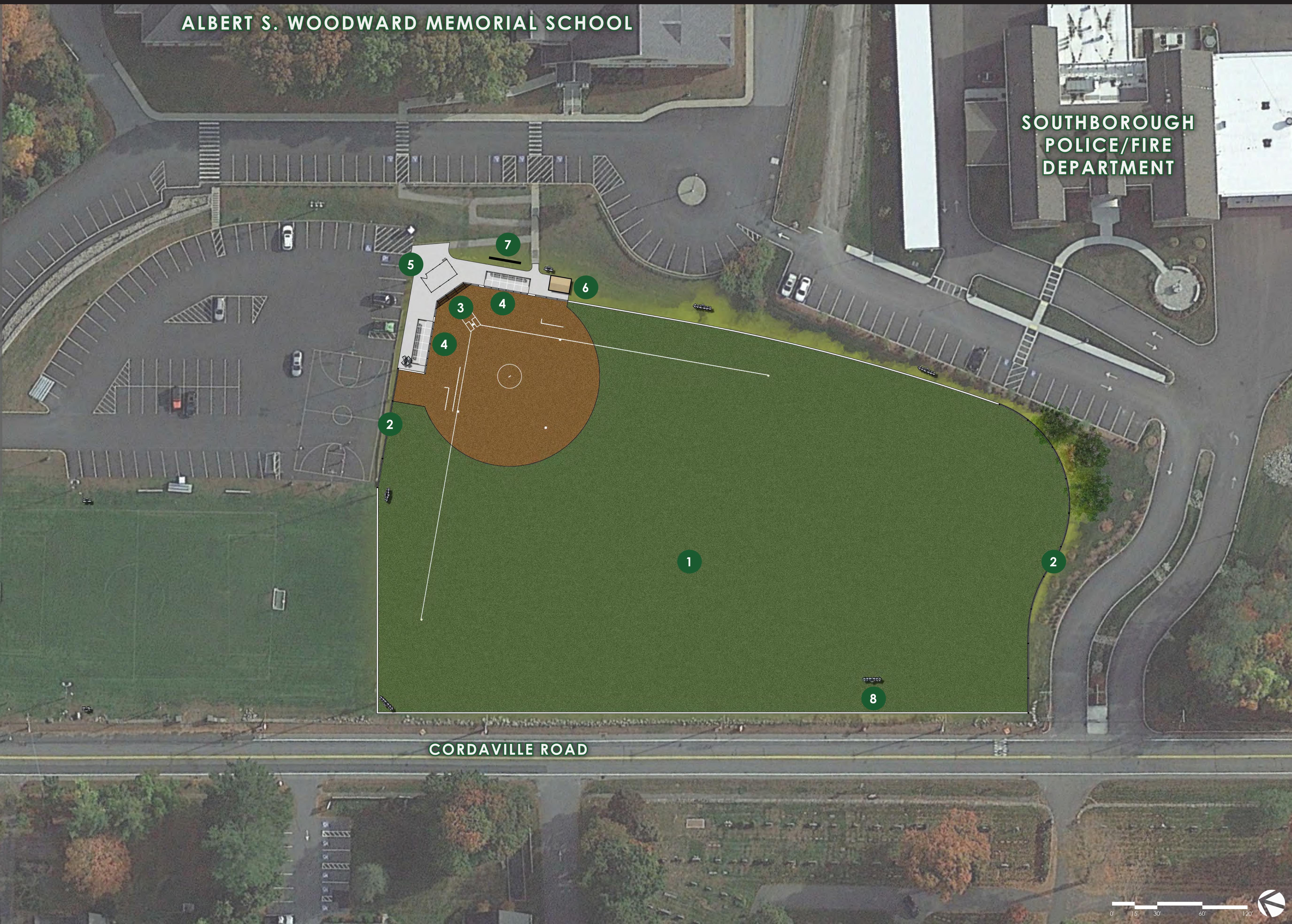
1 Assumes one (1) construction entrance
2 Assumes installation, maintenance and removal of straw wattle and silt fence erosion control devices

- 3 Earthwork costs do not assume encountering unsuitable materials or ledge
- 4 Infilled synthetic turf carpet is a 2.25" pile, dual fiber system
- 5 Closed loop recyclable polypropylene shock pad
- 6 Protective Ball Netting system includes cabling, hardware, netting, poles and structural foundations
- 7 Color at padding at poles to be selected from the manufacturer's standard color chart. Custom graphics are also available.

ATHLETIC FIELD LEGEND

- 1 NEW INFILLED SYNTHETIC TURF MULTIPURPOSE FIELD
- 2 NEW 20' HIGH ATHLETIC BALL NETTING SYSTEM
- 3 NEW 24' HIGH CHAIN LINK FENCE BACKSTOP W/ OVERHANG
- 4 NEW 8' HIGH CHAIN LINK FENCE TEAM AREAS
- 5 NEW 8' HIGH CHAIN LINK FENCE UTILITY ENCLOSURE W/ WINDSCREEN
- 6 NEW WATER FOUNTAIN/BOTTLE FILLING STATION
- 7 MAINTAIN ACCESSIBILITY TO THE FIELD/PARKING LOT
- 8 NEW STORAGE SHED
- 9 NEW SCOREBOARD
- 10 APPROXIMATE LOCATIONS OF EXISTING MUSCO POLES, TYPICAL

ALBERT S. WOODWARD MEMORIAL SCHOOL



Choate Field Synthetic Turf Field Study

Town of Southborough | Southborough, MA

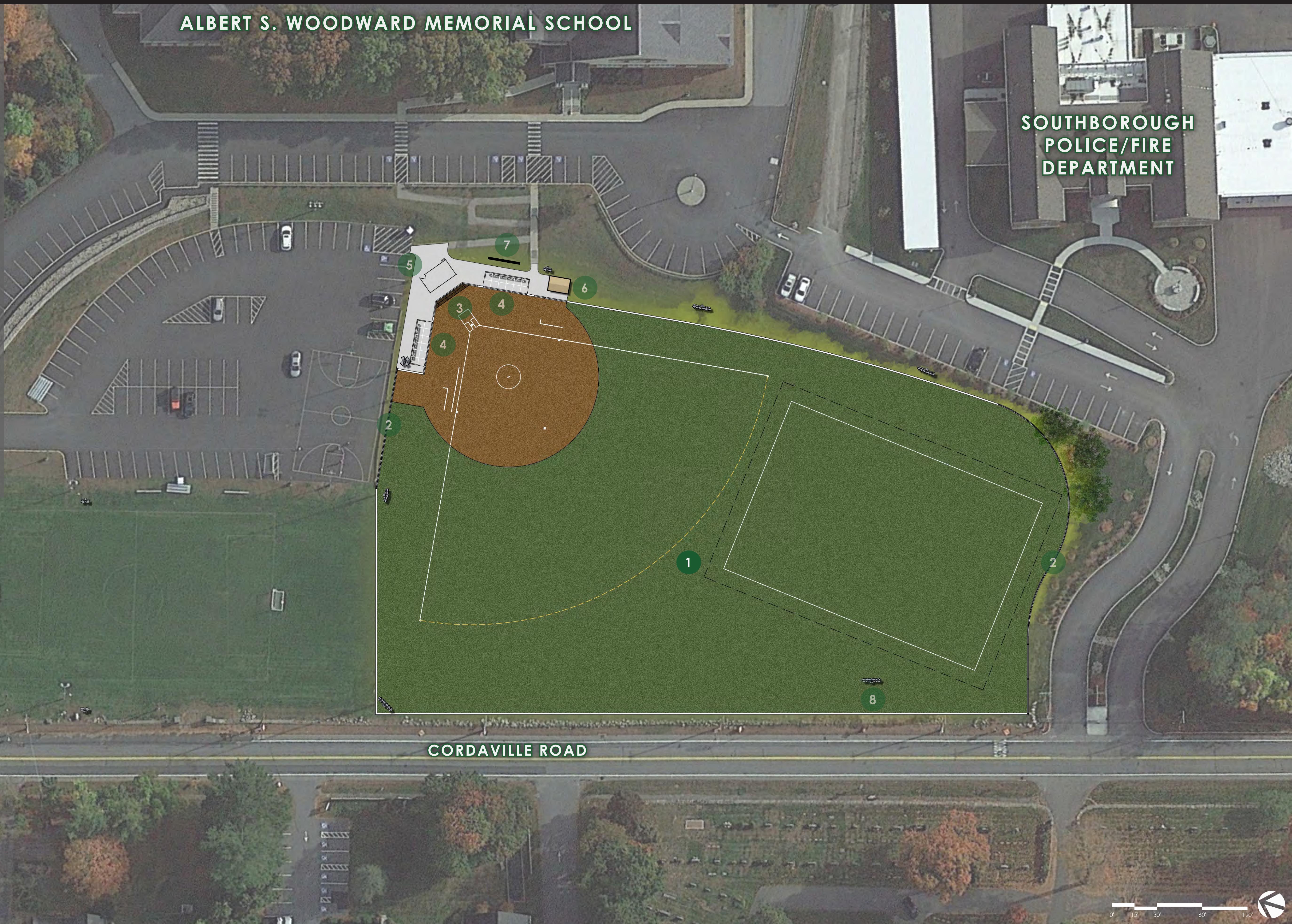
ACTIVITAS
landscape architecture | civil engineering
70 Milton Street | Dedham, MA 02026-2915
(781) 326-2600 | activitas.com

November 12, 2021

ATHLETIC FIELD LEGEND

- 1 NEW INFILLED SYNTHETIC TURF MULTIPURPOSE FIELD
- 2 SPRING SEASON LAYOUTS (OPTION 1)
200' SOFTBALL FIELD
7v7 SOCCER FIELD
- 3 NEW 20' HIGH ATHLETIC BALL NETTING SYSTEM
- 4 NEW 24' HIGH CHAIN LINK FENCE BACKSTOP W/ OVERHANG
- 5 NEW 8' HIGH CHAIN LINK FENCE TEAM AREAS
- 6 NEW 8' HIGH CHAIN LINK FENCE UTILITY ENCLOSURE W/ WINDSCREEN
- 7 NEW WATER FOUNTAIN/BOTTLE FILLING STATION
- 8 MAINTAIN ACCESSIBILITY TO THE FIELD/PARKING LOT
- 9 NEW STORAGE SHED
- 10 NEW SCOREBOARD
- 11 APPROXIMATE LOCATIONS OF EXISTING MUSCO POLES, TYPICAL

ALBERT S. WOODWARD MEMORIAL SCHOOL



Choate Field Synthetic Turf Field Study

Town of Southborough | Southborough, MA

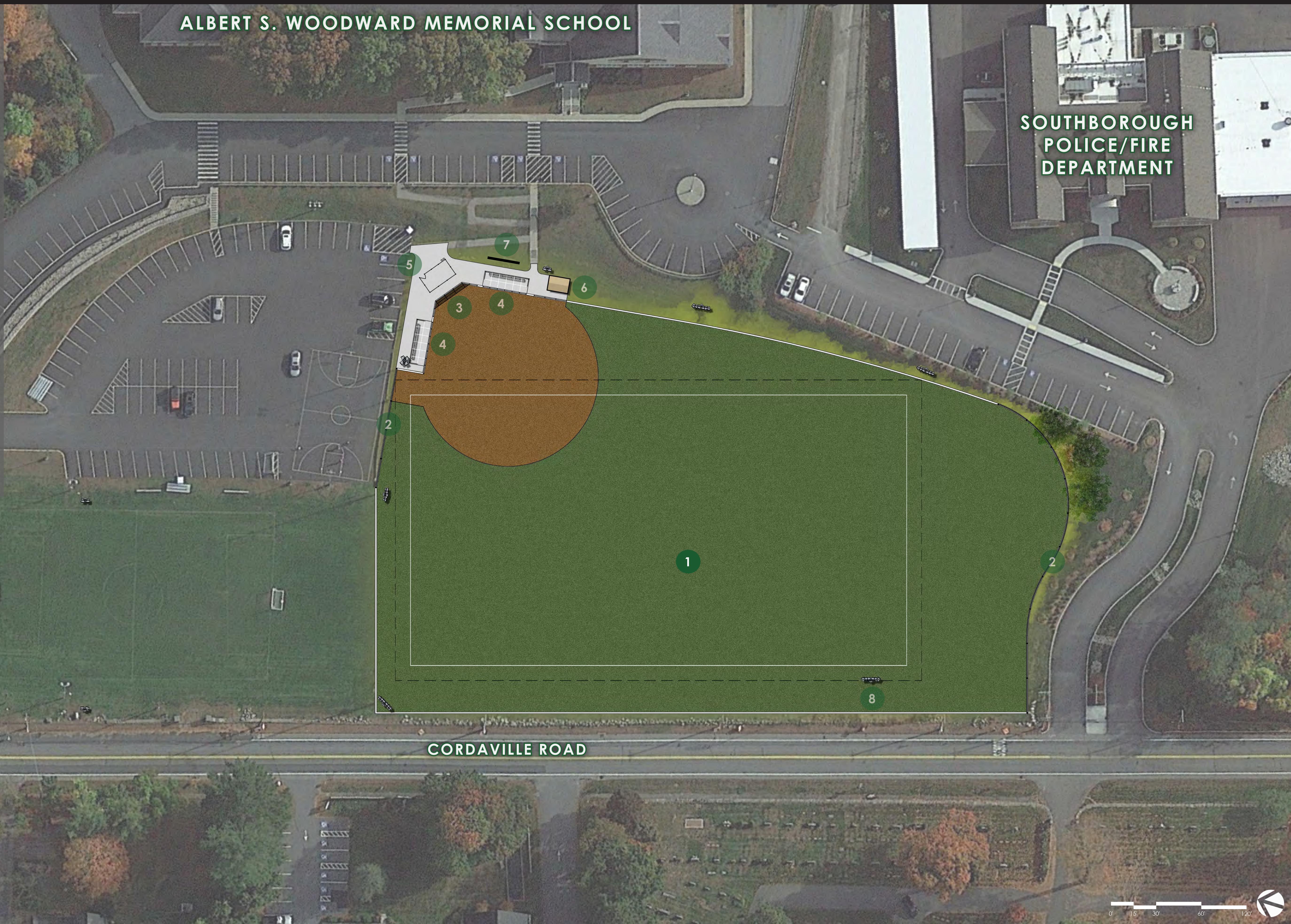
ACTIVITAS
landscape architecture | civil engineering
70 Milton Street | Dedham, MA 02026-2915
(781) 326-2600 | activitas.com

November 12, 2021

ATHLETIC FIELD LEGEND

- 1 NEW INFILLED SYNTHETIC TURF MULTIPURPOSE FIELD
- 2 SPRING SEASON LAYOUTS (OPTION 2)
180' X 330' LACROSSE FIELD
- 3 NEW 20' HIGH ATHLETIC BALL NETTING SYSTEM
- 4 NEW 24' HIGH CHAIN LINK FENCE BACKSTOP W/ OVERHANG
- 5 NEW 8' HIGH CHAIN LINK FENCE TEAM AREAS
- 6 NEW 8' HIGH CHAIN LINK FENCE UTILITY ENCLOSURE W/ WINDSCREEN
- 7 NEW WATER FOUNTAIN/BOTTLE FILLING STATION
- 8 MAINTAIN ACCESSIBILITY TO THE FIELD/PARKING LOT
- 9 NEW STORAGE SHED
- 10 NEW SCOREBOARD
- 11 APPROXIMATE LOCATIONS OF EXISTING MUSCO POLES, TYPICAL

ALBERT S. WOODWARD MEMORIAL SCHOOL



Choate Field Synthetic Turf Field Study

Town of Southborough | Southborough, MA

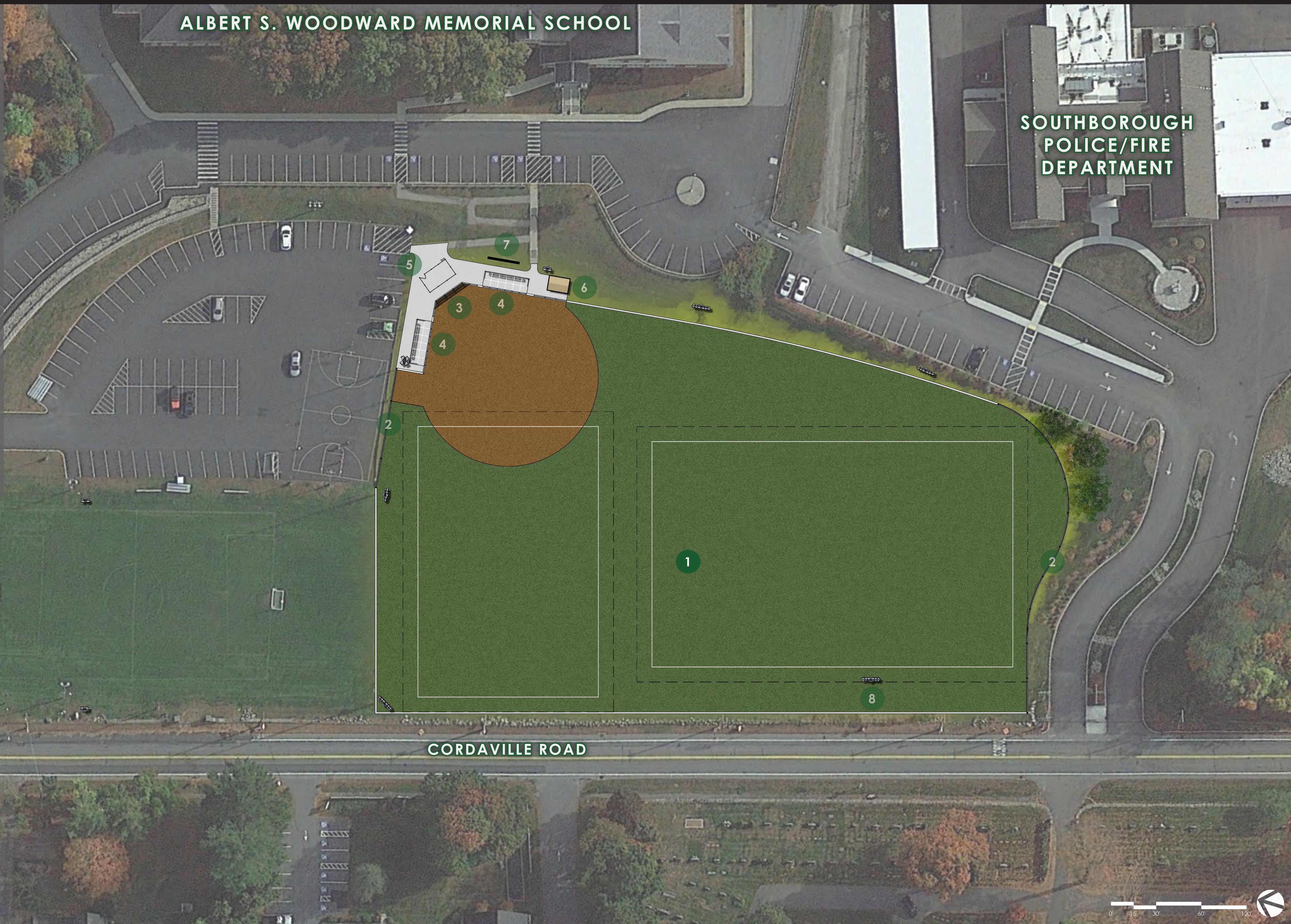
ACTIVITAS
landscape architecture | civil engineering
70 Milton Street | Dedham, MA 02026-2915
(781) 326-2600 | activitas.com

November 12, 2021

ATHLETIC FIELD LEGEND

- 1 NEW INFILLED SYNTHETIC TURF MULTIPURPOSE FIELD
- 2 FALL SEASON LAYOUTS (OPTION 1)
7v7 SOCCER FIELD
9v9 SOCCER FIELD
- 3 NEW 20' HIGH ATHLETIC BALL NETTING SYSTEM
- 4 NEW 24' HIGH CHAIN LINK FENCE BACKSTOP W/ OVERHANG
- 5 NEW 8' HIGH CHAIN LINK FENCE TEAM AREAS
- 6 NEW 8' HIGH CHAIN LINK FENCE UTILITY ENCLOSURE W/ WINDSCREEN
- 7 NEW WATER FOUNTAIN/BOTTLE FILLING STATION
- 8 MAINTAIN ACCESSIBILITY TO THE FIELD/PARKING LOT
- 9 NEW STORAGE SHED
- 10 NEW SCOREBOARD
- 11 APPROXIMATE LOCATIONS OF EXISTING MUSCO POLES, TYPICAL

ALBERT S. WOODWARD MEMORIAL SCHOOL



Choate Field Synthetic Turf Field Study

Town of Southborough | Southborough, MA

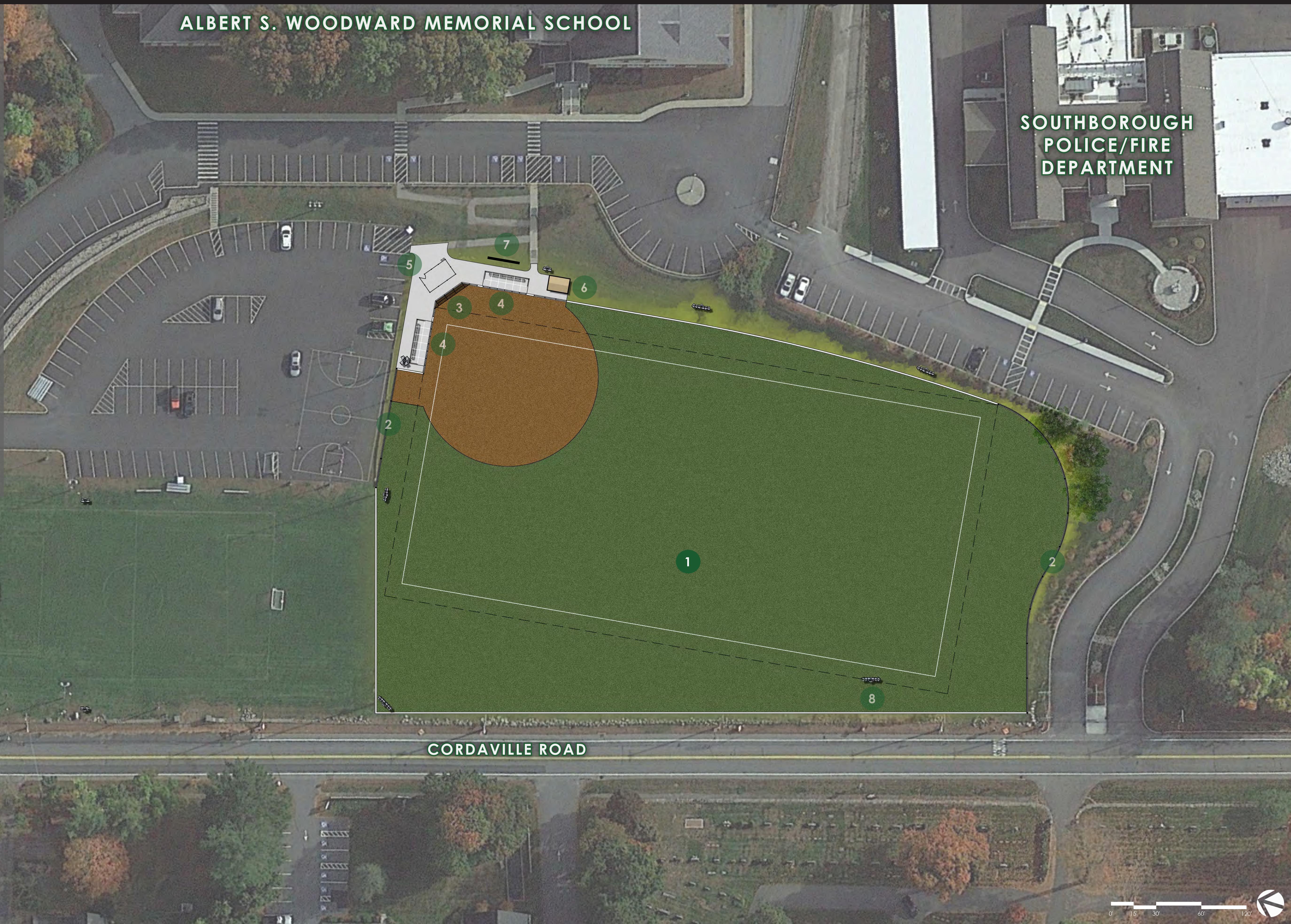
ACTIVITAS
landscape architecture | civil engineering
70 Milton Street | Dedham, MA 02026-2915
(781) 326-2600 | activitas.com

November 12, 2021

ATHLETIC FIELD LEGEND

- 1 NEW INFILLED SYNTHETIC TURF MULTIPURPOSE FIELD
- 2 FALL SEASON LAYOUTS (OPTION 2)
±175' X 360 SOCCER FIELD
- 3 NEW 20' HIGH ATHLETIC BALL NETTING SYSTEM
- 4 NEW 24' HIGH CHAIN LINK FENCE BACKSTOP W/ OVERHANG
- 5 NEW 8' HIGH CHAIN LINK FENCE TEAM AREAS
- 6 NEW 8' HIGH CHAIN LINK FENCE UTILITY ENCLOSURE W/ WINDSCREEN
- 7 NEW WATER FOUNTAIN/BOTTLE FILLING STATION
- 8 MAINTAIN ACCESSIBILITY TO THE FIELD/PARKING LOT
- 9 NEW STORAGE SHED
- 10 NEW SCOREBOARD
- 11 APPROXIMATE LOCATIONS OF EXISTING MUSCO POLES, TYPICAL

ALBERT S. WOODWARD MEMORIAL SCHOOL



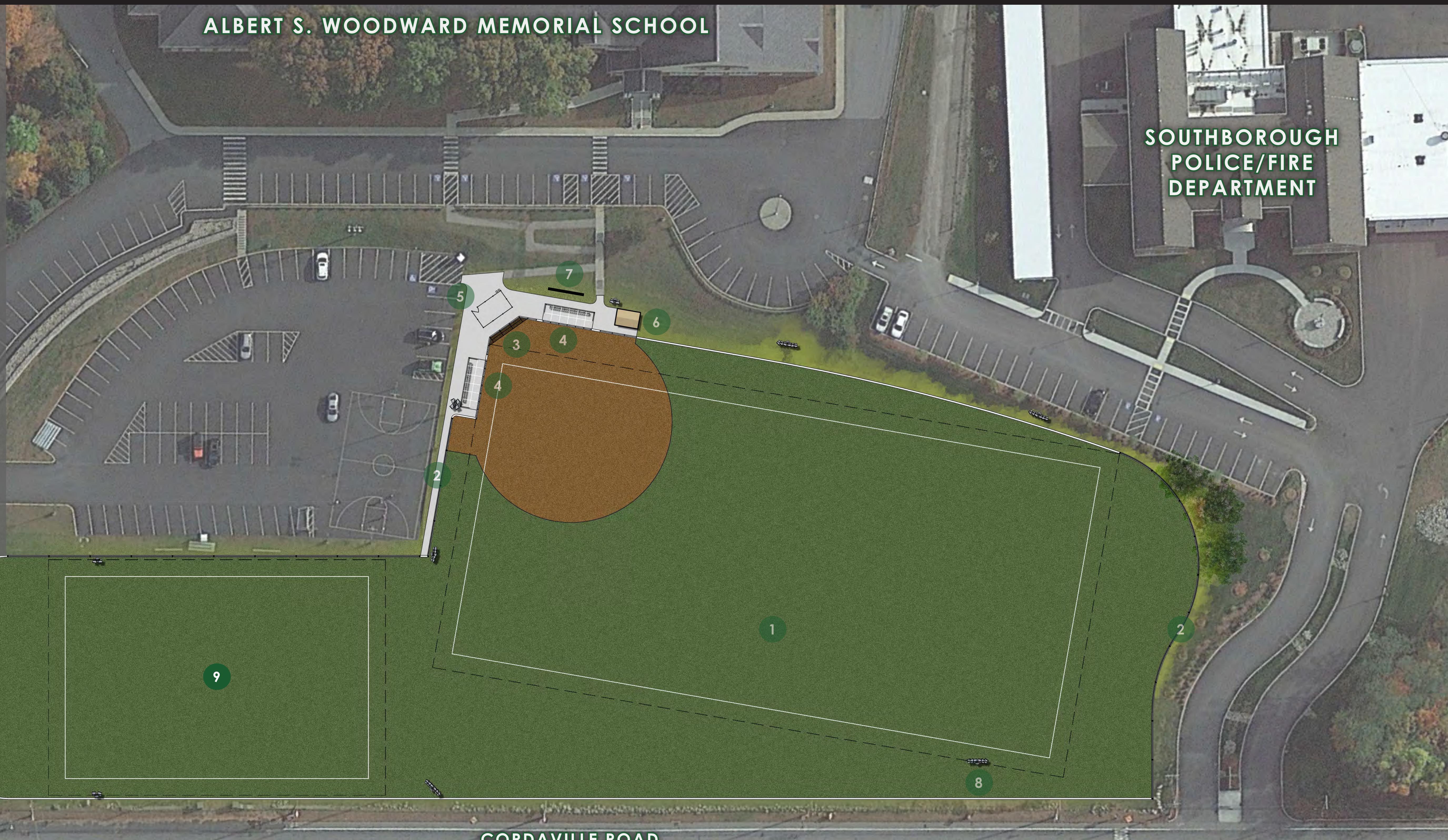
Choate Field Synthetic Turf Field Study

Town of Southborough | Southborough, MA

ATHLETIC FIELD LEGEND

- 1 NEW INFILLED SYNTHETIC TURF MULTIPURPOSE FIELD
- 2 FALL SEASON LAYOUTS (OPTION 2)
±175' X 360 SOCCER FIELD
- 3 NEW 20' HIGH ATHLETIC BALL NETTING SYSTEM
- 4 NEW 24' HIGH CHAIN LINK FENCE BACKSTOP W/ OVERHANG
- 5 NEW 8' HIGH CHAIN LINK FENCE TEAM AREAS
- 6 NEW 8' HIGH CHAIN LINK FENCE UTILITY ENCLOSURE W/ WINDSCREEN
- 7 NEW WATER FOUNTAIN/BOTTLE FILLING STATION
- 8 MAINTAIN ACCESSIBILITY TO THE FIELD/PARKING LOT
- 9 NEW STORAGE SHED
- 10 NEW SCOREBOARD
- 11 APPROXIMATE LOCATIONS OF EXISTING MUSCO POLES, TYPICAL

ALBERT S. WOODWARD MEMORIAL SCHOOL



ALTERNATE

- 1 NEW INFILLED SYNTHETIC TURF FIELD EXPANSION (ALT. NO. 2)
- 2 POTENTIAL LAYOUTS
7v7 SOCCER FIELD
(2) 5v5 SOCCER FIELD

0 15' 30' 60' 120'



Choate Field Synthetic Turf Field Study

Town of Southborough | Southborough, MA

ACTIVITAS
landscape architecture | civil engineering

70 Milton Street | Dedham, MA 02026-2915
(781) 326-2600 | activitas.com

November 12, 2021