

FEDERAL LAND AND WATER CONSERVATION FUND FY25 APPLICATION FORM

Instructions:

- The application must be submitted through this online form. The Applicant will be asked to enter the information below directly into the form.
- Please ensure that all files you upload are consistently labeled. Please make file names consistent with the following: [Name of municipality/state agency]_[Shorthand version of project title]_[Name of attachment from attachment checklist]_LWCF
- Total size of all files attached to the online form cannot exceed 25 MB. Consider compressing your PDFs prior to uploading to reduce file size.
- Please upload files to the online form as PDFs if possible, unless otherwise specified.
- The application can be saved while working on it for up to 30 days. Click "Save and Resume Later" at the bottom of the form and then click on "Save and Get Link." A link to the application will be provided which must be copied and saved to return to the application. A good way to ensure that the link is not lost is to email it to yourself.
- Please note that all files that have been uploaded at the end of the application will not be saved if leaving the site before submitting the application. The files must be uploaded again upon re-entering the site and submitting the application.

1. **Municipality or state agency department name:** Town of Groton

2. **Project name:** Cow Pond Brook Fields

Project street address: 599 Cow Pond Brook Road, Groton, MA 01450

GPS coordinates at main entrance: 42°37'25.86"N, 71°30'9.80"W

Congressional District: 3rd Project acreage: 54

Project registry information for Development and Renovation projects only:

Street address of the Registry of Deeds where the park's deed is located

(not the park's street address): _____

Book: 19180 Page: 0424, 0429

Type of Project: ☐ Acquisition ☐ Acquisition and Development

☐ New Development ☒ Renovation

If an acquisition, interest to be acquired: ☐ Fee ☐ Conservation Restriction

Has this site received previous LWCF assistance? ☐ Yes ☒ No

3. **Contact Person:** Mark Haddad

Agency: Town of Groton - Town Manager's Office

Address: 173 Main Street, Groton MA

Zip: 01450

Telephone: (978) 448-1111

Email: mhaddad@grotonma.gov

4. **Briefly describe the project on TWO attached pages (writing should be no smaller than single spaced, 11-point font, ¾" margins).** Use the LWCF Rating System as an outline for the description, including (but not limited to) what is listed below, to ensure the maximum score possible for your project.
- How the project will improve community health and resilience to climate change in the project's neighborhood (e.g. reducing the heat island effect, mitigating stormwater and flooding issues, filtering pollution from local traffic and other sources, etc.; for acquisition projects include the TNC resiliency map and for park projects include the Hot Spots map)
 - Relevance to the Statewide Comprehensive Outdoor Recreation Plan and (for municipalities) local Open Space and Recreation Plan or (for departments) agency acquisition plan
 - How the project will increase the availability of recreational opportunities to residents in areas of the state that currently have inadequate access to open space
 - For conservation acquisitions, describe how the project provides access to those in Census-designated Urban Areas and/or if the trailhead is within a half-mile of a transit stop
 - For recreation projects, describe how the park will facilitate community gatherings
 - Ability for the project to provide access to people with disabilities – describe how the project goes above and beyond what is required by law
 - For projects in Environmental Justice neighborhoods, provide information on how use of new or restored greenspace will be encouraged
 - How the site is well equipped to deal with climate change – for acquisitions, is it mapped as resilient or is there BioMap on the parcel, for park development, is the site design taking climate resiliency into consideration?
 - Describe stewardship activities undertaken in your community/department – provide detailed information on baselines completed, staff dedicated to stewardship activities such as maintenance, number of LWCF inspection reports completed, etc.
 - Creation of new trails or expansion or connection of existing trail(s)
 - Water-based recreation (include linear footage of water resource, including beach shoreline, and what types of recreation will be provided, including wildlife viewing and shore fishing)

5. **Proposed Funding:**

The LWCF program is a **reimbursement** program. Grant recipients are reimbursed after invoices have been paid. **The total project cost must be raised or appropriated by the municipality or department shortly after project approval if it has not already been appropriated.** Costs incurred prior to grant approval and contract execution are not eligible for reimbursement, **including appraisal and/or design costs.** Force account labor is also ineligible, as are donations and volunteer hours. Mention any *previous, pending, or anticipated* financial assistance on this project. Refer to the LWCF Manual Chapter 5 for eligible cost details. A sample budget can be found in Attachment E. Please note that LWCF grants have a maximum 50% reimbursement rate with a maximum \$1,000,000 and minimum \$50,000 grant request. The specific reimbursement rate for the project subject to this application will be based on what percentage the grant award is of the total eligible project cost. For acquisition projects without an appraisal at the time of the grant deadline, use best estimates here. Final details will be worked out when appraisal is submitted.

Total Eligible Project Cost: \$4,800,000_

LWCF Request: \$1,000,000_
(up to 50% of total project cost, maximum of \$1,000,000, minimum of \$50,000)

Municipal Share:

(Community Development Block Grant, Community Preservation Act, etc., please specify in narrative)

Other: (i.e. private donation to community, fund raising, etc.)

Community Preservation Act

Fundraising for small landscape amenities, e.g. benches.

Attach a one-page description of the proposed project budget including:

- The source of all local funding including donations and Community Preservation Act funds.
- Description of the details of any donation, if applicable (be sure these funds are gifted to the community or department and earmarked for the project).
- Description of any other sources of funding including federal, state, municipal, or nonprofit organizations. List these partners and describe their contribution.

6. Leases, Rights, and Restrictions

Describe outstanding leases, restrictions or other rights or interests held by others in the project site and enclose copy of the same. See Chapter 8 of the LWCF Manual for more information on what is allowable on the property under the LWCF program.

Both parcels are municipally owned and were acquired for recreational use under Article 97. The proposed project does not alter the current use of the site. There are no leases or other interests on either parcel.

There is an adjacent parcel on the site which is held by the Conservation Commission under Article 97 for conservation purposes. The proposed project does not encroach on any part of this parcel.

The deeds for all three parcels are attached.

7. Structures (for Acquisition Projects Only)

Are there currently any buildings or structures on the property? ☐ Yes ☐ No

If yes, list each one, including the estimated value and current use, as well as its intended use if this project is funded. If this is an application for a conservation land acquisition, the grant is intended to preserve the undeveloped land, not to purchase buildings. The type of structure could impact the grant award. Acceptable structures include, but are not limited to, storage sheds, information kiosks, or barns that hold environmental education workshops.

8. Permanent Protection (for Development or Renovation Projects Only)

If the applicant already owns the land, is the property permanently dedicated for park, playground, or recreation purposes (MGL Chapter 45, Section 3 or 14) or conservation purposes (MGL Chapter 40, Section 8C)? If not, please submit draft dedication language for DCS review (all land within the Section 6(f)(3) boundary map must have the appropriate dedication language recorded in the deed before final reimbursement from EEA).

☒ Yes

☐ No

9. Fees

Are fees currently charged or proposed for this site? If yes, please attach a copy of the fee system. Charging fees is allowed subject to DCS approval. If applicant is awarded a grant, the site cannot be restricted to municipal residents only. If fees are charged based on residency, fees for nonresidents are subject to Chapter 8 of the LWCF Manual. If a site's fee structure is not compatible with EEA and NPS policy, a grant award may be rescinded.

☐ Yes (copy attached)

☒ No

10. Community Preservation Act

Has your community passed the Community Preservation Act?

☒ Yes

☐ No

☐ N/A

If “yes”, please note that successful grant applicants that have purchased real property interests for open space or recreational purposes using money from the Community Preservation Fund must have all conservation restrictions required by Section 12 of Chapter 44B approved by the Secretary of Energy and Environmental Affairs and recorded prior to receipt of final project reimbursement from the Executive Office of Energy and Environmental Affairs (for file records only).

11. Municipal Open Space and Recreation Plan (for municipal applicants)

Describe how your project meets the recommendations in your current OSRP. To receive points in this category, you must cite specific goals, objectives, and/or actions from the Action Plan and the associated page number references.

	Goal, objective, or action plan item from current OSRP	Page #
1	5.3 Develop/Improve facilities to support programming and serve future growth areas of town.	110
2	Identify specific facilities and improvements needed to support the demand for athletic fields, courts, and recreational programs.	110
3	5.4 Update facilities to improve accessibility for people with disabilities.	111
4	Identify additional areas to provide accessible trails, picnic areas, and recreational opportunities that can be used by people with disabilities.	111

12. Enhanced Outreach to Environmental Justice Populations

Describe how Environmental Justice Populations in your community (or neighboring communities) were able to participate in the project selection and design process. Please include any flyers, mailings, etc. that were distributed to the community and list here where they were distributed.

While there are no environmental justice blocks within Groton, this project was selected based on feedback received from a site amenities survey conducted in 2020 and a master plan survey conducted in 2023. These surveys were advertised via web, social media, and flyers in public buildings. Small-group interviews, tabling at events, and public meetings were also conducted during the master plan process. An example of one of the survey advertisement flyers is attached.

At this point in the design process, there has not been any public engagement specifically in support of the proposed project. The project has been presented at two Park Commission meetings, which are open to the public.

13. Check the following if applicable to project (for file records only):

☐ Yes

☒ No

Prime agricultural lands (see Ex. Order #193)

☐ Yes

☒ No

Environmental intrusion, i.e. overhead power lines (**must be buried**), safety hazards

☐ Yes

☒ No

Brownfield – 21E evaluation

☐ Yes

☒ No

Environmental justice community/neighborhood

☐ Yes

☒ No

Acquisition involving relocation of residents, tenants, or businesses

If an acquisition project:

Do you have a purchase and sales agreement or agreed price?

☐ Yes ☐ No

If yes, amount:

\$ _____

Is clear title available?

☐ Yes ☐ No

If no, is an eminent domain taking anticipated?

☐ Yes ☐ No

Note that if clear title is not available, the community may decide to acquire the property by a friendly taking (eminent domain) process to clear the title. It is best to know if there is a potential title problem as soon as possible since this can complicate the acquisition process.

Appraisal Report (note that the appraisal deadline is February 27, 2025)

Valuation: \$ _____

Total wetland acres: _____

Appraiser: _____

Total upland acres: _____

Valuation Date: _____

Total potential house lots: _____

Please note: the appraisal must be submitted using federal appraisal standards ("Yellow Book") and you must contact Melissa Cryan no later than December 9, 2024 in order to coordinate the appraisal process.

14. Check if the following permits are required (Any required permit(s) must be provided to DCS by April 14, 2025 per LWCF requirements. Applicants unable to provide federal permits by this date will be ineligible to apply this year.):

☐ Yes	☒ No	U.S. Army Corps of Engineers (404 or Rivers and Waterways)
☐ Yes	☒ No	<u>MA DEP Division of Wetlands & Waterways</u>
☐ Yes	☒ No	U.S. Coast Guard
☒ Yes	☐ No	C. 131 s. 40 Wetlands (municipal conservation commission)
☐ Yes	☒ No	MEPA Review (<u>301 CMR 11.00: MEPA Regulations</u>)

IMPORTANT NOTICE

If any of the above federal permits are required, the permit or application for the permit must be submitted. Should the project be selected for funding, federal permits will be required as part of the final application and must be provided to Melissa Cryan no later than April 14, 2025.

15. Attach certification of:

- a) The Chief Executive Officer's legal authorization to execute contracts. This is a resolution, motion, or similar action that has been duly adopted or passed as an official act of the community's governing body that authorizes the filing of the applications, including all understandings and assurances contained therein by the signatory, usually a page from the town/city charter will satisfy this requirement (this is not a DCS form to be completed, nor is it specific to this grant application); and
- b) Authorization for Application: Copy and paste this language into a letter and upload it as a part of this application:

Authorization for Application

The undersigned hereby certifies that they are authorized, by the bylaws or charter of _____ or otherwise by law, acting in their official capacity as the _____ of said municipality and on behalf of said municipality, to submit the foregoing application for a grant from the Executive Office of Energy & Environmental Affairs, and hereby authorizes the person designated below as project manager to collaborate with the Executive Office of Energy & Environmental Affairs on matters pertaining to the grant application.

Chief Executive Officer Signature: _____ **Printed Name:** _____ **Date:** _____

Authorized project manager: Name: _____ **Position:** _____

Project Description

Groton_CowPond_ProjectDescription_LWCF

The Town of Groton through the Parks Commission proposes to improve active and passive recreational amenities at Cow Pond Brook Fields. Previously a sand/gravel mining area, the athletic complex has received minor upgrades in the last 20+ years. In 2020 the Town completed a Town-wide survey to solicit information from the public about preferred/desired upgrades to the facility. Using this information, the Park Commission moved forward with a Conceptual Design project which identified a greatly needed “Accessibility, Renovation, and Restoration Improvements Project at Cow Pond Brook Fields” to address handicap accessibility and universal access, safety within the support amenities such as the parking areas, and provide additional program elements missing at the site.

There is currently limited to no access for people with disabilities at the site. The existing packed-gravel parking lot is uneven and drainage is poor creating muddy conditions during and following rainstorms. There is reserved accessible parking next to entry points, but parking is unlined and does not provide adequate space to move around the vehicle. When entering the field site from the parking area, there are no walkways leading to the various field areas - all access is over the grass, which is uneven and not firm underfoot and therefore does not meet the definition of an accessible route.

The current site contains five (5) rectangular multi-purpose playing fields and four (4) little league diamonds. The field spaces are heavily used, but in addition to accessibility, the site lacks additional amenities/program elements that are seen as advantageous at the site. These elements include improved entrance and gathering areas, a multi-age playground and basketball court, and a perimeter walking path that would be accessible to all.

To address these concerns at the site, the project proposes expanding and renovating parking from an unpaved lot to a formal parking lot with 280-300 painted spaces, sidewalks, curb cuts, and traffic calming measures. Ingress and egress to the parking areas will be formalized including improvements to sightlines for safety. Moving into the field site, the project proposes new entrance gates and gathering areas as well as accessible walkways to the various spaces within. The project proposed implementing new and improved amenities including a new playground and basketball court and upgraded amenities such as improved sheds, increased benches throughout the site, a new shade structure, and landscape/planting improvements. In addition, based on the layout of the parking lot accessibility improvements, relocation of two (2) Little League Fields is needed and is included within the budget. As design progresses, further review of the parking lot and Little League Fields adjustments will be studied to determine if the drive/parking spaces can be adjusted to minimize or eliminate the need to move the fields. Please note that these adjustments should not affect budget.

Access for People with Disabilities

As described above, accessibility is a major concern at the site. To mitigate this issue, the proposed project includes revising the parking lot layout to include a paved parking surface with delineated accessible spaces, including sufficient navigable area around reserved spaces to exit and enter a vehicle with mobility devices. The parking area renovation will also include sidewalks with ADA-compliant curb cuts and warning panels, which will significantly improve accessibility around the site and safety for all users. The project will also create paved walkways to all fields where none currently exist, which will be designed to all relevant ADA and MAAB standards for accessible routes.

Relevance to Town of Groton Open Space and Recreation Plan

This project supports Objective 5.4 to improve accessibility for people with disabilities, included on page 111, as described above. In addition, the project proposes the parking improvements as described in the ADA transition plan for the site included on page 210. The existing unmarked parking area creates

inefficiencies in parking which cause many drivers to park on Cow Pond Brook Road and/or at the DPW Facility road. People are required to cross Cow Pond Brook Road and walk down the driveway to access the field areas. The proposed renovation creates a dedicated main entrance and a simplified traffic flow to promote safer movement to, from, and around the site. The proposed project will also create new sidewalks at the parking areas which will separate pedestrian and vehicular traffic.

The project also supports Objective 5.3 to improve facilities to support programming, particularly the need to identify improvements to support existing and projected future demand, as described on page 110. The improved parking capacity and the creation of new amenities and gathering spaces will support the continued growth of youth sports in Groton and neighboring communities as participation in athletic programs continues to increase year after year.

Relevance to Statewide Comprehensive Outdoor Recreation Plan

The project aligns with the SCORP's goals to benefit the underserved with a focus on improvements for accessibility to benefit residents with disabilities, as described above. In addition, the project will increase the availability of this local resource to the community as described in Goal 3 on page 49. Due to Groton's rural character and the scale of the fields at Cow Pond, most residents are required to drive to the site. Expanding parking will remove an existing barrier to access for the community.

Trails

The project will create a new 0.7 mile walking path with an asphalt or hard-packed gravel surface that surrounds the existing playing fields and connects to the parking lot. This will not only provide ADA-compliant access to all fields but will also create an inclusive-to-all multigenerational walking path.

Climate Resiliency

By formalizing access to the parking lot, the project will enable the removal of an existing access road that separates two wetland areas, one of which contains a certified vernal pool, and blocks a major corridor for wildlife. The existing unpaved road will be revegetated, allowing these resource areas to be reconnected to support local turtle populations, which are protected under the NHESP.

While unpaved, the existing parking areas are compacted and drain inadequately. The new paved parking lots will be designed with high-capacity stormwater systems for the capture and infiltration of 1% annual chance rainfall. Parking lot drainage improvements will help to address concerns about runoff and sedimentation into adjacent wetland areas. The project also proposes drainage improvements to the outfields of the baseball fields. In accordance with the Town of Groton's zoning bylaws, the parking lots were designed with landscape areas comprising 15% of interior space. These landscape areas will be planted with suitable native plants, including trees to provide shade and reduce the heat generated from the asphalt surface. Some of the larger landscape islands will also serve as bioswales for stormwater capture and treatment.

Access to Open Space

The Cow Pond Fields provide a home for local youth soccer, baseball, softball, and football programs. By formalizing and expanding the parking capacity, this project will enable these programs to continue to expand. The renovation will also create new gathering opportunities. It proposes a new accessible gathering plaza with a shade structure where events may be held, alongside or independently of the fields.

Stewardship

The Town of Groton performs all requisite maintenance for the site to a high standard. Additional maintenance is provided by nonprofit youth athletic organizations and booster programs. Over the years, these programs have provided routine maintenance and additional amenities such as athletic lighting, support/storage structures, gathering areas, and landscape improvements.

Budget Overview

Groton_CowPond_BudgetOverview_LWCF

Based on a conceptual master plan and cost opinion prepared by a consultant (Activitas, Inc) the budget for the project is \$4,800,000 (four million eight hundred thousand dollars). The project is applying for full funding through the Town of Groton's Community Preservation Commission. The anticipated timeline for decisions is late spring 2025, following a vote at the Spring Town Meeting.

The budget request of \$4.8M is a total project request for soft costs and project construction. Soft costs include site survey, subsurface exploration (geotech), design and engineering, permitting, assistance during bidding, construction administration, and assistance during project closeout. This project would be considered a "public works" type project under MA Bidding Laws and be bid under the Chapter 30/39M to general contractors with experience with this type of work. If approved, it is anticipated that survey, subsurface exploration and design and engineering would begin as soon as monies are available, assumed to be July 1, 2025. Bidding would likely occur in early 2026 and the final construction schedule could be Spring/Summer. It should be noted that coordination with programs at the site will be discussed during design to minimize potential conflicts between use and construction to the extent practicable.

At this time, the Town has not received any additional grants or donations to support the project. It is possible that youth athletic organizations and/or booster programs may fundraise to provide support for elements of the project and that additional landscape amenities may be donated by organizations or individuals. This cannot be counted on as a funding source and likely would not occur until the project is underway.

Additional grants are available through the EEA Office although the applications do not open until July 2025. If possible, the Town will apply for additional grants at that time.

55

QUITCLAIM DEED

JOHN J. CRONIN and JEREMIAH B. CRONIN, both of Andover, Essex County, Massachusetts ("Grantors") for consideration of FOUR HUNDRED FORTY THOUSAND DOLLARS (\$440,000.00) paid and in consideration of the release hereinafter referred to, grant to the TOWN OF GROTON, a municipal corporation with an address of Town Hall, Groton, Massachusetts 01450 ("Grantee"), with QUITCLAIM COVENANTS, all of their right, title and interest in and to three parcels of land in the Town of Groton, Middlesex County, Massachusetts as more particularly described in Exhibit A attached hereto.

Said premises are conveyed subject to and together with the benefit of any and all easements, restrictions and rights of record insofar as the same are now in force and applicable.

The premises described as Second Parcel in Exhibit A are conveyed subject to and together with the benefit of the interest presently held by the Grantee in the same premises by reason of a quitclaim deed of the Grantors to the Grantee dated February 27, 1976 and recorded with Middlesex South Registry of Deeds in Book 13059, Page 690, which interest shall by these presents be deemed to merge and forever be extinguished in the interest hereby conveyed. The parties in this instrument hereby mutually release each other from any and all obligations arising out of the terms, provisions and conditions of said quitclaim deed, as amended in Amendment to Quitclaim Deed dated June 20, 1979 and recorded in said Deeds in Book 13781, page 681. The Grantee specifically releases to the Grantors, in favor of the easement granted herein, all right, title and interest in and to any portion of the abandoned right of way in the next paragraph described.

The premises are conveyed together with an easement for access to each of the parcels conveyed herein from Route 40 and from Bridge Street, for all purposes for which streets and ways may be used in the Town of Groton, over the abandoned right of way conveyed to Andrew A. Caffrey by deed dated September 6, 1961, Book 9928, Page 94 and by Caffrey to the Grantors by deed dated January 5, 1962, Book 11647, Page 184. By acceptance of this deed the Grantee hereby assumes all responsibility for maintenance, plowing and repair of the aforesaid easement area. The Grantee hereby indemnifies the Grantors and holds them harmless from and against any and all loss, cost, liability, damages and expense (including attorneys' fees) arising from the use of this easement by the Grantee, its agents, employees, contractors, invitees and assignees. The Grantors reserve to themselves full rights of

26.00

429

MSD 07/08/80 11:57:32

1003.20 ***

*** MASS. EXCISE TAX: ***

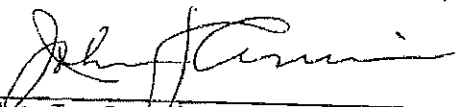
B 1 9 1 3 0 2 4 2 5

ownership and use with regard to the aforesaid easement area including, without limitation, the right to use the easement area for all purposes for which streets and ways may be used in the Town of Groton and hereby indemnify the Grantee and hold it harmless from and against any and all loss, cost, liability, damages and expense (including attorney's fees arising from the use of the easement area by the Grantors, their agents, employees, contractors, invitees and assignees. The Grantee may improve the easement area for the uses allowed herein with the Grantors' written consent, which shall not be unreasonably withheld or delayed.

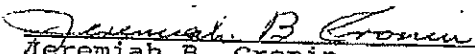
The premises are further conveyed together with the right to use in common with the Grantors and those claiming under them, for access from Route 40 and from Bridge Street to each of the parcels conveyed herein, the easement granted to Timothy F. Cronin and the Grantors by V. H. Shea Corporation by deed dated August 22, 1969, Book 11736, Page 11, the Grantee hereby assuming all obligations of the Grantors, if any, with respect to the maintenance and repair of said easement.

Massachusetts deed excise stamps in the amount of \$1,824.00 are attached hereto.
~~\$1,824.00~~
\$1,003.20

Witness our hands and seals this 11th day of June, 1988.



John J. Cronin



Jeremiah B. Cronin

TOWN OF GROTON

By: 
Robert E. Ricciardelli

B 1 9 1 3 0 P 4 2 6

THE COMMONWEALTH OF MASSACHUSETTS

Frank, ss.

June 11, 1988

Then personally appeared the above named John J. Cronin and Jeremiah B. Cronin and each acknowledged the foregoing instrument to be his free act and deed, before me,

John J. Cronin
Notary Public *John J. Cronin* (Son of
My commission expires: *January 31, 1994* (Cronin)
Jeremiah B.

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

June 16, 1988

Then personally appeared the above-named *Robert E. Ricciardelli*, and
Ricciardelli, known to me to be members of the Board of Selectmen, Town of Groton and acknowledged the foregoing instrument to be their free act and deed, before me,

William J. Woodward
Notary Public
My commission expires: *Nov 30/90*

CANCELLED

900.00

CANCELLED

103.20

EXHIBIT A

First Parcel

A certain parcel of land together with easements appurtenant thereto situated in the easterly part of said Groton near the Tyngsborough line and on the westerly side of Bridge Street, bounded and described as follows:

SOUTHWESTERLY by land now or formerly of N.E. Forestry Fd'n, Inc., seven hundred eighteen and 95/100 (718.95) feet;

NORTHWESTERLY by land now or formerly of Cornelius Cronin, one thousand three hundred seventy-three and 80/100 (1373.80) feet;

NORTHERLY by land now or formerly of Pomerleau Bros. Inc., one hundred seventy-eight and 84/100 (178.84) feet;

NORTHEASTERLY again by land now or formerly of Pomerleau Bros. Inc., one thousand forty-five and 05/100 (1045.05) feet; and

EASTERLY AND SOUTHEASTERLY by Bridge Street, one thousand five hundred seventy-seven and 53/100 (1577.53) feet; or however otherwise said parcel of land may be bounded and described and containing approximately 34.60 acres.

Said parcel of land is shown as Lot 19 on a plan entitled "Plan of Land in Groton, Mass. Owned by Cornelius A. Cronin et al, surveyed in October, 1982", by McGlinchey Associates, Inc.

Being the same premises conveyed to George E. Tully as parcel 6 in a deed of Melville A. Weston et als, Trustees, dated December 4, 1956, and recorded with Middlesex South Registry of Deeds, Book 8877, Page 10. For the SELLER's title see the First Parcel in a deed from George E. Tully to Cornelius A. Cronin and Jeremiah B. Cronin dated June 15, 1959, Book 9393, Page 14, and in a deed from Jeremiah B. Cronin dated May 7, 1973, Book 12492, Page 435.

Second Parcel

A certain parcel of land together with easements appurtenant thereto situated in the Easterly part of said Groton, bounded as follows: by land now or formerly of Isaac Fiske; by land now or formerly of William Parker and land formerly of Alfred Blood, deceased; by land now or formerly of Andrew Spaulding; and by land now or formerly of Jonathan Nutting, Jr.

Containing 54-1/2 acres, more or less, and being shown as Lot L-40 on the records of the Assessors of the Town of Groton.

Being the same premises described as Parcel THIRD in a deed of George E. Tully dated June 15, 1959 and recorded with said Deeds, Book 9393, Page 014, and in a deed of the Grantors to the Town of Groton dated February 27, 1976 and recorded with said Deeds in Book 13059, Page 690.

Third Parcel

A certain parcel of land together with easements appurtenant thereto situated in said Groton bounded as follows: beginning at the old location of the Boston and Maine Railroad and running westerly to a corner of land formerly of Lucy Hazen; thence northwesterly by said Hazen land to a stake and stones at Cow Pond Brook; thence northerly by said brook to land formerly of Josiah Spaulding; thence easterly by said Spaulding land to a stake and stone at land formerly of Charles Whitney; thence southerly by land of said Whitney to the old location of the Boston and Maine Railroad; thence by said Boston and Maine Railroad location to the point of beginning. For further description of the southerly boundary of said parcel, see plan to be recorded entitled "Plan of Land of Groton, Mass. dated July , 1988 prepared for Town of Groton by Allen, Demurjian, Major and Nitsch Inc., Engineers, Architects and Land Surveyors".

Containing 32 acres ± and being shown as Lot L-42 on the records of the Assessors of the Town of Groton and being the same premises described as parcel SECOND in a deed of George E. Tully dated June 15, 1959 and recorded with said Deeds Book 9393, Page 14.

QUITCLAIM DEED

GROTON HOLDING CORP., a Massachusetts corporation having an address of 43 Clark Road, Andover, Massachusetts 01810 ("Grantor") for consideration of ONE DOLLAR (\$1.00) paid hereby grants to the TOWN OF GROTON, a municipal corporation in Middlesex County, Massachusetts, whose post office address is Town Hall, Groton, Massachusetts 01450 ("Grantee") with QUITCLAIM COVENANTS, all of its right, title and interest in and to certain land situated in the easterly part of said Groton, Massachusetts more particularly described in Exhibit A attached hereto.

Said premises are conveyed subject to and together with the benefit of the interest presently held by the Grantee in the same premises which interest shall by these presents be deemed to merge and forever be extinguished in the interest hereby conveyed.

Said premises are conveyed subject to and with the benefit of any and all easements, restrictions and rights of record insofar as the same are now in force and applicable.

For title, a reference may be had to deed of John J. Cronin and Jeremiah B. Cronin dated August 31, 1987 and recorded with Middlesex South District Registry of Deeds in Book 8557, Page 482.

No Massachusetts deed excise stamps have been attached hereto, none being required by law.

IN WITNESS WHEREOF the said Groton Holding Corp. has caused these presents to be executed, acknowledged and delivered in its name and behalf under seal by its officers hereunto duly authorized as of this 4th day of June, 1988.

GROTON HOLDING CORP.

By: John J. Cronin
John J. Cronin its President/Treasurer

By: Jeremiah B. Cronin
Jeremiah B. Cronin its Clerk

B 1 9 1 3 0 2 4 3 0

THE COMMONWEALTH OF MASSACHUSETTS

Blank, ss.

June 4, 1988

Then personally appeared the above named John T. Cronin
and Terence B. Cronin known to me to be
the President/Treasurer and Clerk
of Groton Holding Corp. and acknowledged the
foregoing instrument to be the free act and deed of Groton
Holding Corp., before me,

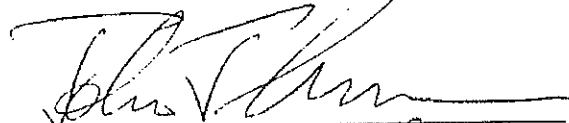

Notary Public John T. Cronin
My commission expires:
January 7, 1994

EXHIBIT A

A certain parcel of land situated in the Easterly part of said Groton, bounded as follows: by land now or formerly of Isaac Fiske; by land now or formerly of William Parker and land formerly of Alfred Blood, deceased; by land now or formerly of Andrew Spaulding; and by land now or formerly of Jonathan Nutting, Jr.

Containing 54-1/2 acres, more or less, and being shown as Lot L-40 on the records of the Assessors of the Town of Groton.

Being the same premises described as Parcel THIRD in a deed of George E. Tully dated June 15, 1959 and recorded with said Deeds, Book 9393, Page 014, and in a deed of the Grantor, to the Town of Groton dated February 27, 1976 and recorded with said Deeds in Book 13059, Page 690.

2/16

ORDER OF TAKING

LOT L43, ASSESSORS MAP

At a meeting of the Board of Selectmen of the Town of Groton on the third day of October, 1994, it is hereby:

ORDERED

WHEREAS, the Board of Selectmen of said Town of Groton, having determined that common convenience and necessity requires that the parcel of land hereinafter described be acquired by the Town and used for the purposes set forth below and having fully complied with all of the relevant provisions of law including the provisions of Chapters 79, 40, Sec. 8(c) and 80 of the Massachusetts General Laws and with each and every other prerequisite, requirement and condition pertaining thereto; and

WHEREAS, by more than a two-thirds vote at the Annual Town Meeting duly called, warned and held on the twenty-fifth day of April, 1992, which meeting was closed and dissolved on June 8, 1992, said town voted to acquire said parcel under a motion made, under Article 28 of the warrant of said meeting, a certified copy of which Motion, Article and Vote is annexed hereto and recorded herewith:

NOW THEREFORE, we the undersigned, being at least a majority of the Board of Selectmen, of the Town of Groton, duly elected and qualified and acting as such, do hereby, acting under and by virtue of the powers conferred upon us by the provisions of Chapter 79, 40 Sec. 8(c) and 80 of the Massachusetts General Laws and under each and every other power hereunto in any way enabling, take by eminent domain the fee to the parcel of land described below in the name of the Town to be held under the jurisdiction and control of the Conservation Commission of the Town of Groton and to be used for the promotion and development of the natural resources and for all other purposes permitted under the provision of said Chapter 40, Section 8(c).

Said parcel of land is shown and described as Lot L43 on the Assessors Map of the Town of Groton which lists the parcel as "Owners Unknown", and is further described and shown on a plan of land entitled "Plan of Land in Groton, Massachusetts, dated August, 1994, Stanley R. Dillis, P.L.S." recorded herewith.

There is included in the taking all trees, walls, fences and structures.

No betterments are assessed in connection herewith.

We estimate and determine that no damages will be sustained by any person by reason of this taking.

10/06/94 11:37:07 245 10.00

24908 PAGE 515
SEE PLAN IN RECORD BOOK
10/06/94 PLAN NUMBER: 00000992

UK 24908 #517

We hereby certify that, following a diligent search by a Title Examiner to identify the supposed owners of this parcel, we are unable to determine or identify the name or names of any past or present owners of this parcel.

Witness our hands and seals this third day of October, 1994.

Board of Selectmen
Town of Groton

By

Ronald C. Englade
Ronald C. Englade, Chairman

Evan T. M. Katz
Evan T. M. Katz, Clerk

Richard W. Powell
Richard W. Powell, Member

Commonwealth of Massachusetts

Middlesex, ss.

October 4, 1994

Then personally appeared the above-named Ronald C. Englade to me known to be the Chairman of the Board of Selectmen of the Town of Groton and acknowledged the foregoing instrument to be the free act and deed of said Town.

Carol A. Clark
Notary Public

My Commission Expires: May 20, 1999

Groton Master Plan Community Survey

September 26 - October 24, 2023

*The Town of Groton Planning Board would like to hear from **you**!*

Everyone in the Groton community is invited to participate in a community survey so we can better understand community experiences, opportunities, concerns, and needs. Survey dates: September 26 – October 24, 2023.

Take the Survey now by visiting this link!:

**Help us plan for a
vision for the Town
of Groton's future!**



Scan the QR code below to visit the
Master Plan Community Survey:

Step 1: Open Camera app on a smartphone.
Step 2: Hold phone camera focusing on QR code.
Step 3: Tap the notification that appears to open
the associated website link.



Visit the Groton Planning Board website for more information about the Master Plan process: <https://www.grotonma.gov/government/boards-and-committees/planning-board/>

GROTON CODE

member's term of office.

3.2.2 Powers and Duties - The executive powers of the town shall be vested in the select board, which shall be the chief executive office of the town. The select board shall possess all of the executive powers that a select board may possess and exercise, except those powers and duties assigned by this charter, by-law or town meeting vote to the town manager. The select board shall:

(i) serve as the principal goal-setting and policy-making town agency for matters within its statutory authority and for those matters for which the town meeting has directed the board to act;

(ii) be responsible for the formulation and promulgation of policy to be followed by all town agencies serving under it;

(iii) in conjunction with other elected officers and multiple-member bodies, develop and promulgate policy guidelines designed to bring all town agencies into harmony;

(iv) award and execute all contracts for services and supplies for all departments and agencies of the town, other than the Groton-Dunstable Regional School Committee; provided, however, that the select board, at its sole discretion, may delegate this authority to any department head or agency by a vote of the board at a posted meeting; and

(v) sign all payroll and expense warrants; provided, however, that the select board, at its sole discretion, may delegate this authority for a period of not more than 30 days to a select board member and the town manager or a select board member and the acting town manager by a vote of the board at a posted meeting.

3.2.3 Licensing Authority - The select board shall be the licensing board of the town and may issue licenses, make reasonable rules and regulations regarding the issuance of licenses and attach to a license the conditions and restrictions that it deems to be in the public interest; provided, however, that such rules, regulations, conditions and restrictions shall not be incompatible with applicable law. The select board shall enforce the laws relating to all businesses for which it issues licenses. The select board may delegate its licensing authority unless specifically prohibited by law.

3.2.4 Appointing Authority - The select board shall appoint the town manager, town counsel, a zoning board of appeals and a board of registrars. The select board shall appoint a police chief, fire chief and town clerk consistent with clause (v) of section 4.2; provided, however, that the police chief shall serve under section 97A of chapter 41 of the General Laws and the fire chief shall serve under section 42 of chapter 48 of the General Laws. The select board shall appoint a conservation commission, council on aging, housing partnership, local cultural council and other committees as required by law, by-law or town meeting vote. **[Amended by Chapter 41 of the Acts of 2022]**

3.2.5 Investigations - The select board may investigate the affairs of the town and the conduct of any town agency, including any doubtful claims against the town. Copies of the full text of the report on the results of any such investigation shall be placed on file in the office of the select board, the office of the town clerk and the public library and a report summarizing the



Town Manager
Mark W. Haddad

TOWN OF GROTON

173 Main Street
Groton, Massachusetts 01450-1237
Tel: (978) 448-1111
Fax: (978) 448-1115

Select Board

Allison S. Manugian, *Chair*
Rebecca H. Pine, *Vice Chair*
Peter S. Cunningham, *Clerk*
John F. Reilly, *Member*
Matthew F. Pisani, *Member*

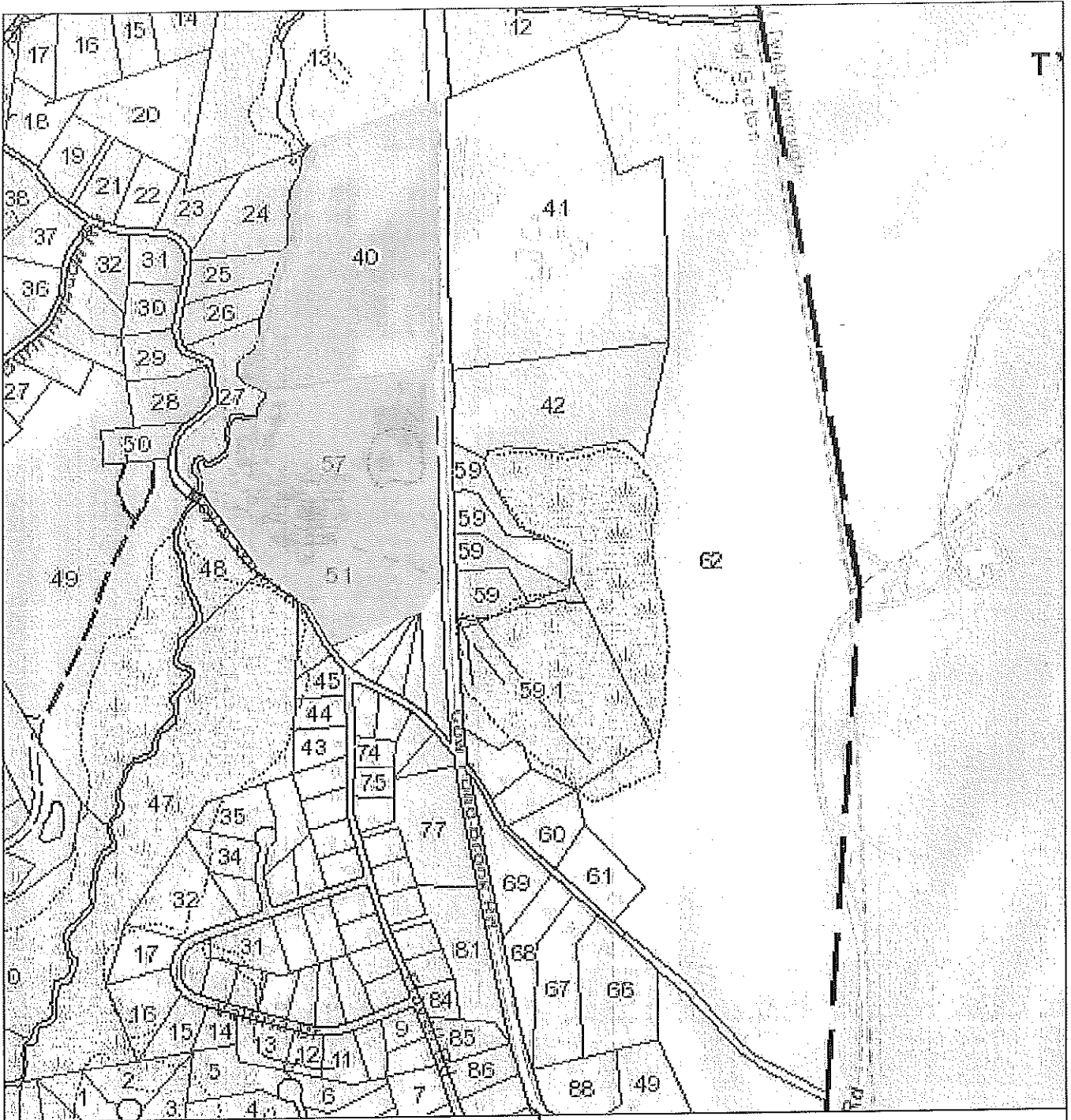
January 8, 2025

To whom it may concern:

The undersigned hereby certifies that they are authorized, by the bylaws or charter of Groton, Massachusetts or otherwise by law, acting in their official capacity as the Chair of the Groton Select Board of said municipality and on behalf of said municipality, to submit the foregoing application for a grant from the Executive Office of Energy & Environmental Affairs, and hereby authorizes the person designated below as project manager to collaborate with the Executive Office of Energy & Environmental Affairs on matters pertaining to the grant application.

Chief Executive Officer Signature: Alison S. Manugian
Printed Name: Alison S. Manugian Date: January 8, 2025

Authorized project manager: Name: Mark W. Haddad Position: Town Manager*



LOCUS MAP **GROTON ATHLETIC FIELDS**

Scale: NOT TO SCALE

APRIL 20, 2023

COW POND BROOK ROAD
GROTON, MA

Prepared for: PARK COMMISSION
173 MAIN STREET
GROTON, MA 01450



LandTech
Consultants

515 Groton Road • Westford, MA 01886 • (978) 692-6100 • www.landtechno.com

Draft MAW

Job No. 21-105



DIVISION OF FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581
p: (508) 389-6300 | f: (508) 389-7890
MASS.GOV/MASSWILDLIFE

November 23, 2021

Dan Wells
LEC Environmental Consultants, Inc.
380 Lowell Street, Suite 101
Wakefield MA 01880

RE: Project Location: Cow Pond Brook Road
Town: GROTON
NHESP Tracking No.: 21-40636

To Whom It May Concern:

Thank you for contacting the Natural Heritage and Endangered Species Program of the MA Division of Fisheries & Wildlife (the "Division") for information regarding state-listed rare species in the vicinity of the above referenced site. Based on the information provided, this project site, or a portion thereof, is located within *Priority Habitat 2043* (PH 2043) and *Estimated Habitat 1306* (EH 1306) as indicated in the *Massachusetts Natural Heritage Atlas* (15th Edition) for the following state-listed rare species:

<u>Scientific name</u>	<u>Common Name</u>	<u>Taxonomic Group</u>	<u>State Status</u>
<i>Data Sensitive Species*</i>		Plant	Endangered
<i>Emydoidea blandingii</i>	Blanding's Turtle	Reptile	Threatened

The species listed above are protected under the Massachusetts Endangered Species Act (MESA) (M.G.L. c. 131A) and its implementing regulations (321 CMR 10.00). State-listed wildlife are also protected under the state's Wetlands Protection Act (WPA) (M.G.L. c. 131, s. 40) and its implementing regulations (310 CMR 10.00). Fact sheets for most state-listed rare species can be found on our website (www.mass.gov/nhesp).

*This species is considered a "Sensitive Species". This species is highly susceptible to collection and is therefore of high concern to Natural Heritage. Information about this species (including presence/absence) cannot be released to anyone (especially including release to third parties or published) unless such release is agreed to in writing by the Natural Heritage Program (See Massachusetts Public Records law: M.G.L. chapter 66 section 17D).

Please note that projects and activities located within Priority and/or Estimated Habitat must be reviewed by the Division for compliance with the state-listed rare species protection provisions of MESA (321 CMR 10.00) and/or the WPA (310 CMR 10.00).

Wetlands Protection Act (WPA)

If the project site is within Estimated Habitat and a Notice of Intent (NOI) is required, then a copy of the NOI must be submitted to the Division so that it is received at the same time as the local conservation commission. If the Division determines that the proposed project will adversely affect the actual

MASSWILDLIFE

Resource Area habitat of state-protected wildlife, then the proposed project may not be permitted (310 CMR 10.37, 10.58(4)(b) & 10.59). In such a case, the project proponent may request a consultation with the Division to discuss potential project design modifications that would avoid adverse effects to rare wildlife habitat.

A streamlined joint MESA/WPA review process is available. When filing a Notice of Intent (NOI), the applicant may file concurrently under the MESA on the same NOI form and qualify for a 30-day streamlined joint review. For a copy of the NOI form, please visit the MA Department of Environmental Protection's website: <https://www.mass.gov/how-to/wpa-form-3-wetlands-notice-of-intent>.

MA Endangered Species Act (MESA)

If the proposed project is located within Priority Habitat and is not exempt from review (see 321 CMR 10.14), then project plans, a fee, and other required materials must be sent to Natural Heritage Regulatory Review to determine whether a probable Take under the MA Endangered Species Act would occur (321 CMR 10.18). Please note that all proposed and anticipated development must be disclosed, as MESA does not allow project segmentation (321 CMR 10.16). For a MESA filing checklist and additional information please see our website: <https://www.mass.gov/regulatory-review>.

We recommend that rare species habitat concerns be addressed during the project design phase prior to submission of a formal MESA filing, as avoidance and minimization of impacts to rare species and their habitats is likely to expedite endangered species regulatory review.

This evaluation is based on the most recent information available in the Natural Heritage database, which is constantly being expanded and updated through ongoing research and inventory. If the purpose of your inquiry is to generate a species list to fulfill the federal Endangered Species Act (16 U.S.C. 1531 et seq.) information requirements for a permit, proposal, or authorization of any kind from a federal agency, we recommend that you contact the National Marine Fisheries Service at (978)281-9328 and use the U.S. Fish and Wildlife Service's Information for Planning and Conservation website (<https://ecos.fws.gov/ipac>). If you have any questions regarding this letter please contact Melany Cheeseman, Endangered Species Review Assistant, at (508) 389-6357.

Sincerely,



Everose Schlüter, Ph.D.
Assistant Director

SUMMARY OF OPINION OF PROBABLE PROJECT COSTS

Project: Town of Groton - Cow Pond Brook Fields
 Project No. 24051.00
 Phase: Conceptual Design
 Date: 9 December 2024

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 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 or 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	COST	SUBTOTAL
00001	MOBILIZATION AND SITE PREPARATION	\$190,456	
00002	EARTHWORK	\$310,533	
00003	CIRCULATION AND PARKING	\$1,302,188	
00004	PLAYGROUND	\$378,598	
00005	BASKETBALL COURT	\$80,542	
00006	NEW PARK AMENITIES	\$296,539	
00007	RELOCATED LITTLE LEAGUE FIELDS	\$578,003	
	SUBTOTAL		\$3,136,860
	6% General Conditions		\$188,212
	12% Contractors Overhead and Profit		\$376,423
	CONSTRUCTION SUBTOTAL		\$3,701,495
	20% Project Contingency		\$740,299
	10% Soft Costs (Survey, Geotechnical, Design, Permitting, Bidding, Construction Administration)		\$370,150
	PRELIMINARY OPINION OF PROBABLE PROJECT COSTS (2025)		\$4,811,944
	ESCALATED OPINION OF PROBABLE COSTS - (5%)		
	2026		\$5,052,541
	2027		\$5,305,168
	2028		\$5,570,426

ALTERNATE (ADD-ON) ITEMS		COST	TOTAL
00008	CONCESSIONS STAND WITH RESTROOMS	\$493,750	\$757,413
00009	PAVED WALKING PATH	\$32,196	\$49,389
00010	UPGRADED 11v11 FIELD IMPROVEMENTS	\$251,405	\$385,655
00011	LIGHTING AND SCOREBOARD AT UPGRADED 11V11 FIELD	\$525,000	\$805,350
PRELIMINARY OPINION OF PROBABLE PROJECT COSTS W/ALL ALTERNATES (2025)			\$6,809,751
ESCALATED OPINION OF PROBABLE COSTS - (5%)			
2026			\$7,150,238
2027			\$7,507,750
2028			\$7,883,138

ITEMIZED OPINION OF PROBABLE PROJECT COSTS

Project:

Town of Groton - Cow Pond Brook Fields

Project No.

24051.00

Phase:

Conceptual Design

Date:

9 December 2024

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	Total	Unit	Unit Cost	Cost	Subtotal
ITEMIZED OPINION OF PROBABLE PROJECT COSTS						
00001	MOBILIZATION AND SITE PREPARATION					\$190,456
1	Mobilization	1	ALLOW	10000.00	\$10,000.00	
2	Construction Entrance	1	ALLOW	10000.00	\$10,000.00	
3	Construction Fence	4,491	LF	8.00	\$35,928.00	
4	Utility Protection	1	ALLOW	25000.00	\$25,000.00	
5	Silt Fence and Straw Wattle - Install, Maintain, Remove	4,491	LF	8.00	\$35,928.00	
6	Remove and Dispose of Existing Backstops	2	EA	2500.00	\$5,000.00	
7	Remove and Dispose of Existing Team Areas	8	EA	1500.00	\$12,000.00	
8	Remove and Dispose of Existing Fence	1,035	LF	10.00	\$10,350.00	
9	Remove and Dispose of Existing Lights, Posts, and Footings	1	ALLOW	10000.00	\$10,000.00	
10	Clear and Grub Existing Wooded Vegetation	2	AC-RE	7500.00	\$11,250.00	
11	Misc. Site Demolition & Removals Allowance	1	ALLOW	25000.00	\$25,000.00	
	Item Subtotal:				\$190,456.00	

Item #	Item/Remarks	Total	Unit	Unit Cost	Cost	Subtotal
00002	EARTHWORK					\$310,533
1	Limit of Work	516,093	SF			
2	Strip and Stockpile Existing Topsoil (Assume 9" Profile)	8,018	CY	6.00	\$48,110.83	
3	Screen Topsoil For Reuse within Limit of Work (assumes 20% fluff)	9,622	CY	3.00	\$28,866.50	
4	Dispose of Tailings (assume 10% of Screened Athletic Field Soil)	962	CY	12.00	\$11,546.60	
5	Cut to Fill	8,000	CY	6.00	\$48,000.00	
6	Rough Grade Limit of Work	516,093	SF	0.10	\$51,609.30	
7	Segmental Block Retaining Walls	3,060	SFF	40.00	\$122,400.00	
	Item Subtotal:				\$310,533.23	
00003	CIRCULATION AND PARKING					\$1,302,188
1	Driveways/Parking	115,688	SF			
a	Dense Graded Crushed Stone (12" Profile)	4,285	CY	55.00	\$235,660.74	
b	Bituminous Concrete Pavement (1" Top Course and 2" Binder Course)	1,649	TON	275.00	\$453,352.35	
c	Signage & Striping Allowance	1	ALLOW	5000.00	\$5,000.00	
2	Sidewalk (Cement Concrete Pavement)	14,783	SF	12.00	\$177,396.00	
3	ADA Walkways	14,115	SF			
a	Dense Graded Crushed Stone (6" profile)	261	CY	54.00	\$14,115.00	
b	Bituminous Concrete Pavement (1" Top Course and 2" Binder Course)	201	TON	275.00	\$55,313.16	
4	Stonedust Perimeter Path	10,435	SF			
	8" Dense Grade	255	CY	55.00	\$14,029.28	
	4" Gravel Surface	128	CY	40.00	\$5,101.56	
5	Asphalt Berm Curbing	6,753	LF	20.00	\$135,060.00	
6	Cast-In-Place Concrete Stairs and Cheek Walls	1	ALLOW	20000.00	\$20,000.00	
7	Detectable Warnings	41	LF	75.00	\$3,075.00	
8	Guardrails	909	LF	65.00	\$59,085.00	
9	Site Electrical Upgrades	1	ALLOW	50000.00	\$50,000.00	
10	Site Utility Upgrades (including Parking Lot Drainage, Water)	1	ALLOW	75000.00	\$75,000.00	
	Item Subtotal:				\$1,302,188.08	
00004	PLAYGROUND					\$378,598
1	Geotextile Fabric Below Drainage Stone	6,752	SF	0.35	\$2,363.20	
2	Free Draining Base Stone Below Playground	168	CY	50.00	\$8,377.48	
3	Laser Grade Stone Layer	6,752	SF	0.15	\$1,012.80	
4	Concrete Curb around Surfacing	315	LF	30.00	\$9,450.00	
5	Poured-in-place Surfacing	6,752	SF	20.00	\$135,040.00	
6	Playground Equipment (Swings, Large 2-12 Year Play Structure, Sensory Tunnel, Rocker, Net Climber)	1	ALLOW	200000.00	\$200,000.00	
7	4' High Fencing	307	LF	65.00	\$19,955.00	
8	4' Wide Pedestrian Access Gates	2	EA	1200.00	\$2,400.00	
	Item Subtotal:				\$378,598.48	

Item #	Item/Remarks	Total	Unit	Unit Cost	Cost	Subtotal
00005 BASKETBALL COURT						
1	Dense Graded Crushed Stone (12" profile)	215	CY	54.00	\$11,590.00	\$80,542
2	Laser Grade Dense Graded Crushed Stone	5,795	SF	0.15	\$869.25	
3	Bituminous Concrete Pavement (1.5" Top Course and 2.0" Binder Course)	69	TON	275.00	\$18,924.30	
4	Basketball Court Surfacing (Includes Line Painting)	5,795	SF	2.25	\$13,038.75	
5	Basketball Court Hoops	2	EA	5000.00	\$10,000.00	
6	10' High Fencing	120	LF	85.00	\$10,200.00	
7	4' High Fencing	168	LF	65.00	\$10,920.00	
8	Benches	2	EA	2500.00	\$5,000.00	
	Item Subtotal:				\$80,542.30	
00006 NEW PARK AMENITIES						
1	New Shade Structure	1	ALLOW	25000.00	\$25,000.00	\$296,539
2	Site Furnishing Allowance (Trash and Recycling Receptacles, Benches, and Bicycle Racks)	1	ALLOW	20000.00	\$20,000.00	
3	Storage Units	2	EA	40000.00	\$80,000.00	
a	Cement Concrete Pad for Storage Shed	360	SF	12.00	\$4,320.00	
4	Landscape Improvements					
a	Respread Screened Topsoil (assumes 9" profile)	3,763	CY	6.00	\$22,577.03	
b	Seed Disturbed Landscape	183,269	SF	0.30	\$54,980.70	
c	Maintenance During Grow In	183,269	SF	0.08	\$14,661.52	
5	Tree Planting Allowance	1	ALLOW	75000.00	\$75,000.00	
	Item Subtotal:				\$296,539.25	
00007 RELOCATED LITTLE LEAGUE FIELDS						
1	Field Area	76,620	SF			\$578,003
a	Respread Screened Native Athletic Field Topsoil (Assume 9" Profile)	2,128	CY	8.00	\$17,026.67	
b	Fine Grade	76,620	SF	0.15	\$11,493.00	
c	Sod	69,144	SF	0.85	\$58,772.40	
d	Maintenance During Grow In	69,144	SF	0.05	\$3,457.20	
2	Head-to-Head Irrigation	69,144	SF	1.25	\$86,430.00	
3	Skinned Baseball Infield	7,476	SF			
a	Infield Mix (Assume 4")	91	CY	82.50	\$7,538.30	
b	Infield Mix Base Material (Assume 8")	183	CY	25.00	\$4,568.67	
c	Batter's Box Fortification	2	ALLOW	2200.00	\$4,400.00	
d	Pitcher's Mound Fortification	2	ALLOW	1500.00	\$3,000.00	
e	Bases, Home Plate, and Pitchers Rubber	2	ALLOW	800.00	\$1,600.00	
4	4' High Chain Link Fence at Foul Line	580	LF	65.00	\$37,700.00	
5	4' High Chain Link Fence at Outfield	630	LF	65.00	\$40,950.00	
6	30' Chain Link Fence at Backstop	260	LF	300.00	\$78,000.00	
7	Foul Poles	2	PR	5000.00	\$10,000.00	
8	Team Areas					
a	Team Benches	8	EA	2500.00	\$20,000.00	

Item #	Item/Remarks	Total	Unit	Unit Cost	Cost	Subtotal
b	6' High Chain Link Fence at Team Areas	260	LF	85.00	\$22,100.00	
c	Shade Structure at Team Areas	4	EA	15000.00	\$60,000.00	
d	Cement Concrete Pad at Team Areas	1,200	SF	10.00	\$12,000.00	
9	CMU Dugouts					
a	Team Benches	8	EA	2500.00	\$20,000.00	
b	6' High Chain Link Fence at Team Areas	80	LF	85.00	\$6,800.00	
c	Cement Concrete Pad and Foundation Walls	52	CY	900.00	\$46,666.67	
10	New Batting Cages	255	LF	100.00	\$25,500.00	
	Subtotal:				\$578,002.90	
	Subtotal:					\$3,136,860
	6% General Conditions					\$188,212
	12% Contractors Overhead and Profit					\$376,423
	CONSTRUCTION SUBTOTAL:					\$3,701,495
	20% Project Contingency					\$740,299
	10% Soft Costs (Survey, Geotechnical, Design, Permitting, Bidding, Construction Administration)					\$370,150
	PRELIMINARY OPINION OF PROBABLE PROJECT COSTS (2025)					\$4,811,944
	ESCALATED OPINION OF PROBABLE COSTS - (5%)					
		2026				\$5,052,541
		2027				\$5,305,168
		2028				\$5,570,426
Item #	Item/Remarks	Total	Unit	Unit Cost	Cost	Subtotal
	ITEMIZED OPINION OF PROBABLE PROJECT COSTS - ALTERNATE (ADD-ON) ITEMS					
00008	CONCESSIONS STAND WITH RESTROOMS					\$493,750
1	New Concessions Stand with Restrooms at Little League Area	1,875	SF	250.00	\$468,750.00	
2	Building Utilities Allowance [including Sanitary System]	1	ALLOW	25000.00	\$25,000.00	
	Item Subtotal:				\$493,750.00	
	Subtotal:					\$493,750
	6% General Conditions					\$29,625
	12% Contractors Overhead and Profit					\$59,250
	CONSTRUCTION SUBTOTAL:					\$582,625
	20% Project Contingency					\$116,525
	10% Soft Costs (Survey, Geotechnical, Design, Permitting, Bidding, Construction Administration)					\$58,263
	PRELIMINARY OPINION OF PROBABLE PROJECT COSTS (2025)					\$757,413

Item #	Item/Remarks	Total	Unit	Unit Cost	Cost	Subtotal
ESCALATED OPINION OF PROBABLE COSTS - (5%)						
	2026					\$795,283
	2027					\$835,047
	2028					\$876,800
00009 PAVED WALKING PATH						
1	Paved Perimeter Path	10,435	SF			\$32,196
a	Dense Graded Crushed Stone (6" profile)	193	CY	54.00	\$10,435.00	
b	Bituminous Concrete Pavement (1" Top Course and 2" Binder Course)	149	TON	275.00	\$40,892.16	
2	Deduct Stonedust Path	1	EA	(\$19,130.83)	(\$19,130.83)	
	Item Subtotal:				\$32,196.32	
	Subtotal:					\$32,196
	6% General Conditions					\$1,932
	12% Contractors Overhead and Profit					\$3,864
	CONSTRUCTION SUBTOTAL:					\$37,992
	20% Project Contingency					\$7,598
	10% Soft Costs (Survey, Geotechnical, Design, Permitting, Bidding, Construction Administration)					\$3,799
	PRELIMINARY OPINION OF PROBABLE PROJECT COSTS (2025)					\$49,389
ESCALATED OPINION OF PROBABLE COSTS - (5%)						
	2026					\$51,859
	2027					\$54,452
	2028					\$57,174
00010 UPGRADED 11V11 FIELD IMPROVEMENTS						
1	Field Area	99,676	SF			\$251,405
a	Respread Screened Native Athletic Field Topsoil (Assume 9" Profile)	2,769	CY	8.00	\$22,150.22	
b	Fine Grade	99,676	SF	0.15	\$14,951.40	
c	Sod	99,676	SF	0.85	\$84,724.60	
d	Maintenance During Grow In	99,676	SF	0.05	\$4,983.80	
2	Head-to-Head Irrigation	99,676	SF	1.25	\$124,595.00	
	Subtotal:				\$251,405.02	
	Subtotal:					\$251,405
	6% General Conditions					\$15,084
	12% Contractors Overhead and Profit					\$30,169
	CONSTRUCTION SUBTOTAL:					\$296,658

Item #	Item/Remarks	Total	Unit	Unit Cost	Cost	Subtotal
	20% Project Contingency					\$59,332
	10% Soft Costs (Survey, Geotechnical, Design, Permitting, Bidding, Construction Administration)					\$29,666
	PRELIMINARY OPINION OF PROBABLE PROJECT COSTS (2025)					\$385,655
	ESCALATED OPINION OF PROBABLE COSTS - (5%)					
	2026					\$404,938
	2027					\$425,185
	2028					\$446,444
00011	LIGHTING AND SCOREBOARD AT UPGRADED 11V11 FIELD					\$525,000
1	Musco LED Sports Lighting System Equipment (50 FC)	1	LS	350000.00	\$350,000.00	
a	Installation Allowance	1	ALLOW	100000.00	\$100,000.00	
2	Scoreboard	1	EA	25000.00	\$25,000.00	
3	Site Electrical Upgrades	1	ALLOW	50000.00	\$50,000.00	
	Subtotal:				\$525,000.00	
	Subtotal:					\$525,000
	6% General Conditions					\$31,500
	12% Contractors Overhead and Profit					\$63,000
	CONSTRUCTION SUBTOTAL:					\$619,500
	20% Project Contingency					\$123,900
	10% Soft Costs (Survey, Geotechnical, Design, Permitting, Bidding, Construction Administration)					\$61,950
	PRELIMINARY OPINION OF PROBABLE PROJECT COSTS (2025)					\$805,350
	ESCALATED OPINION OF PROBABLE COSTS - (5%)					
	2026					\$845,618
	2027					\$887,898
	2028					\$932,293