

Appendix B – CPA Project Application Proposal

[CPC Use Only]	Date Received: 2/27/25	Received By: Michael Moon	Assigned CPC #: 2026- 14
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This form may be copied. Please type or print clearly, answer all questions, use "N/A" if not applicable. Use additional paper as needed.

1-A Applicant Information

Last Name: Haddad	First Name: Mark
Organization(s)(as appropriate) Town of Groton - Town Manager's Office	

1-B Regional Project? YES NO

If YES, Town/Organization:

2

Submission Date: **2/27/2025**

3 Applicant Address

Street: 173 Main Street	City: Groton	State: MA	Zip: 01450
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4

Phone: **978-448-1111**

Email: **mhaddad@grotonma.gov**

5 CPA Purpose (Check all that apply)

Affordable Housing: <input type="checkbox"/>	Community Housing: <input type="checkbox"/>	Historic Preservation: <input type="checkbox"/>
Open Space: <input type="checkbox"/>	Recreation: <input checked="" type="checkbox"/>	

As per MA General Law Chapter 44B, proposed historic projects that are not on the structures listed on the state's Registry of Historic Places require a determination by the Groton Historic Commission that the proposed project is of historic significance.

6

Town Committee or Boards Participating: **Town Manager and Park Commission**

7

Project Address/Property Owner's Name: **32 Playground Road - Park Commission**

8

Project Name: **Town Field Improvements**

9 Additional Responsible Parties (If applicable)

Role (specify)	Name	Address	Phone	Email
Property/Site Owner	Town of Groton c/o Mark Haddad	173 Main Street, Groton, MA 01450	978-448-1111	mhaddad@grotonma.gov
Project Manager	Mark Haddad	173 Main Street, Groton, MA 01450	978-448-1111	mhaddad@grotonma.gov
Lead Architect	Warner Larson, Inc.	130 W Broadway, Boston, MA	617-807-2086	dwarner@warnerlarson.com
Project Contractor	TBD			
Project Consultants	N/A			
Other:				
Other:				

10 As appropriate, indicate if proposal requires:

P&S Agreement: Deed: Option Agreement: Memorandum of Understanding:
 Other: Describe:

11-A Assessor Info (Map/Block/Lot ID(s)): **Map 113, Block 23**

11-B Tax Classification Type: **RA**

12 Permits required:

Zoning: Historic Preservation: Other: Conservation Commission Request for Determination of Applicability

13 Historic Commission Approval Signoff (When Required): _____ Date: _____

14-A Project Cost: \$ **378,963** Estimate: Professional Quote:

14-B Requested from CPC: \$ **378,963** **14-C** Committed from OTHER Source: \$ **0**

If applicable:

Annual Anticipated Total Income: \$	n/a
Annual Anticipated Total Expense: \$	n/a
Anticipated Net Income (Loss): \$	n/a
Name of Estimator/Company:	PM&C, LLC

15 CCP Objectives - Use CODES from Section 5 to indicate all that apply

5 - Provide Recreational Opportunities to Meet Groton's Needs

16 Project Timelines

Proposed State Date: 7/1/2025

Projected Complete Date: 12/31/2025

17

Estimated Delivery Date of Completion Report to CPC: 1/31/2026

18 Project Description and Explanation (Attach Additional Sheets as Needed)

See Attached Project Description

19 Feasibility

We intend to have bids in hand for Town Meeting. The major league diamond is the only one in Town and in desperate need of repair.

20 List of Attachments

- 1 - Professional Quote from PM&C
- 2 - Proposed Site Plan
- 3 - Letter of Support from Park Commission
- 4 - Letter of Support from Select Board

21 Additional Information

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22 Management Plan

The Groton Town Manager as the Town's Chief Procurement Officer will manage all aspects of this project from bidding to completion. He will be assisted by the Park Commission and DPW

23 Signature

Applicant Signature: <i>Mark W. [Signature]</i>	Date: February 27, 2025
Co-Applicant Signature:	Date:
Co-Applicant Signature:	Date:

The Community Preservation Committee and Town Meeting had previously approved \$80,000 for improvements to the major league diamond at Town Field. This funding was not enough to cover the cost of the project. The 2024 Fall Town Meeting approved transferring the funding to hire a consultant to develop and design a complete renovation to Town Field that would include the reconstruction of the baseball fields, new restrooms and a concession stand, a press box, renovations to the Gazebo and additional parking. Unfortunately, the estimated cost of this project was in excess of \$3 million. Given the major cost of the project, we pivoted and returned to the original purpose which was to improve the major league diamond. While we had hoped to relocate the little league field in the rear of Town Field to move it away from the wetlands, it was determined, after consultation with the Groton Dunstable Youth Baseball League, to focus on improvements to the major league diamond only. Drainage and leveling of the major league diamond is considered the priority to stay within a budget of approximately \$380,000.

Specifically, this project will do the following:

1. Renovation of Major League infield in place with new backstop, players benches on concrete pads with chain link fencing and no shelters
2. Aggressive dethatching, slice seeding, fertilizing and topdressing of the Major League Diamond outfield.

The anticipated cost of this project is approximately \$380,000 based on a professional estimate by PM&C, LLC. The estimate is attached to this proposal.

It is our intention to put this project out to Bid by March 26th and have final bids in hand by April 18th so that we will have an exact cost for the project.

Enclosed with this summary is a site plan rendering of the project for CPC Review.



Town Field Redevelopment and Improvements
Groton, MA

December 19, 2024

Design Development Estimate

MAIN CONSTRUCTION COST SUMMARY

WL EDIT	2/26/2025	Construction Start	Estimated Construction Cost
Town Field Redevelopment and Improvements			
TRADE COSTS			
CONCESSIONS BUILDING			\$0
SITWORK		Jul-25	\$176,126
HAZMAT ALLOWANCE			NIC
SUB-TOTAL			\$176,126
ESCALATION TO START		2.5%	\$4,403
DESIGN AND PRICING CONTINGENCY		7.5%	\$13,209
SUB-TOTAL			\$193,738
GENERAL CONDITIONS		8.0%	\$15,499
BONDS		1.25%	\$2,422
INSURANCE		1.50%	\$2,906
PERMIT			waived
OVERHEAD AND FEE		6.00%	\$11,624
CONSTRUCTION CONTINGENCY		10.0%	\$19,374
TOTAL OF ALL CONSTRUCTION			\$245,563



Town Field Redevelopment and Improvements
Groton, MA

December 19, 2024

Design Development Estimate

Alternate

<u>Entire Field Area</u>	102,564	sf		-	WL verified
Aggressive dethatching, slice seeding & fert	102,564	sf	0.60	61,538	
Sand topdressing	102,564	sf	0.25	25,641	
				-	
				-	
				-	
				-	
				-	
				-	
				-	
Maintenance	1	ls	5,000.00	5,000	
SUBTOTAL				-	92,179

Turfgrass renovation with 1.4x markup **\$133,400**

TOTAL with Alternate **\$378,963**



Town Field Redevelopment and Improvements
Groton, MA

December 19, 2024

Design Development Estimate

This Design Development cost estimate was produced from drawings and narratives prepared by Warner Larson Landscape Architecture Inc. and their design team dated November 22nd, 2024. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, General Contractors OH+P and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under 149 of the Massachusetts General Laws to pre-qualified general contractors, and pre-qualified sub-contractors, open specifications for materials and manufacturers.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- Land acquisition, feasibility, and financing costs
- All professional fees and insurance
- Site or existing conditions surveys investigations costs, including to determine subsoil conditions
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items as indicated in the estimate
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction contingency



WARNER LARSON
LANDSCAPE ARCHITECTS, INC.
 27 Broadmeadow Rd
 Groton, MA 01450

TOWN FIELD IMPROVEMENTS

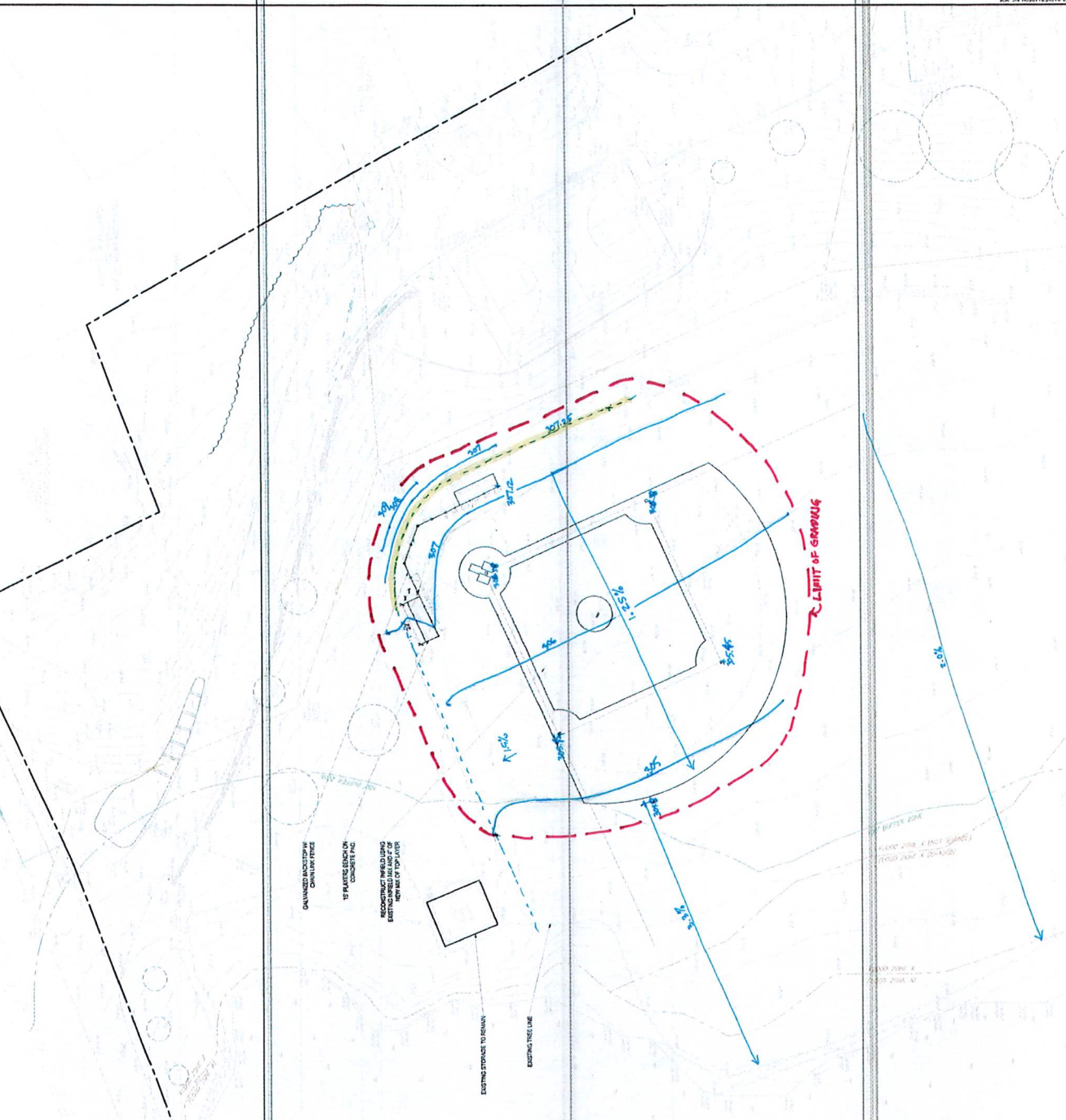
GROTON, MASSACHUSETTS

27 Broadmeadow Rd
 Groton, MA 01450

REV	DATE	DESCRIPTION

DATE: 02-26-2025
 SCALE: 1"=20'
 JOB#: TOWN FIELD
 DRAWN BY: YW

MATERIALS AND LAYOUT PLAN



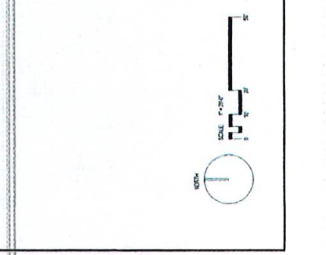
- LEGEND:**
- PROPERTY LINE
 - PROPOSED SPACE TREE
 - PROPOSED BLENDED TREE
 - EXISTING TREE TO REMAIN
 - SPORTS LIGHTING
 - VEHICULAR SIGNAL PAVING
 - CONCRETE TRUNKWAY PAVED
 - STAMPED ASPHALT PAVING
 - W/FIELD

MATERIAL NOTES:

- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK.
- CONTRACTOR IS RESPONSIBLE FOR REMEDIATING ANY DAMAGE CAUSED TO ADJACENT WALKS, UTILITY, OR IMPROVEMENTS EXISTING OR PROPOSED, DAMAGED BY THE PROJECT.
- CONTRACTOR SHALL COORDINATE LOCATION OF ALL UTILITIES (WATER, GAS, SEWER, CABLE, ETC.) PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.

LAYOUT NOTES:

- ALL DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINE FROM WHICH THE MEASUREMENT IS TAKEN.
- THE DIMENSIONS SHOWN ON THE DRAWING FOR EACH ITEM MAY VARY BY FIELD VERIFIED PRIOR TO PERFORMANCE OF WORK.
- ALL DIMENSIONS FOR LIGHTS AND SIGNS ARE TO THE CENTERLINE OF THE OBJECT UNLESS OTHERWISE NOTED.
- PROVIDE DIMENSIONS FOR ALL CONCRETE WALLS AT 2" O.C. AND CONTROL JOINTS AT 10' O.C. FOR PERPENDICULAR WALLS UNLESS OTHERWISE NOTED.
- ALL CORNERS SHALL BE ROUNDED UNLESS OTHERWISE NOTED AND SHALL BE FINISHED ON ALL SIDES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- DIMENSIONS ARE TO EXPOSED FACE OF CURB UNLESS OTHERWISE NOTED.





TOWN OF GROTON
Park Commission
Town Hall
173 Main St

PARK COMMISSION
Vacancy, Member
Brian Edmonds, Chair
Mary Jennings, Member
Jeffrey Ohringer, Member
Anna Eliot, CPC Representative

January 7, 2025

Community Preservation Committee
Town of Groton
173 Main Street
Groton, MA 01450

RE: CPA Application 2026-14

Dear CPC Members,

At its December 30, 2024 meeting, a quorum of the Park Commission voted to support Town Manager, Mark Haddad's CPA Application, CPA Application 2026-14, to construct improvements to the baseball diamonds at Town Field.

The Park Commission supports creating and improving recreational opportunities for all residents of Groton. We believe this project will help create new and improved opportunities for residents and those that come to Groton to enjoy everything that our town has to offer. We hope that you will favorably consider Mr. Haddad's CPA application.

Very truly yours,

Brian Edmonds,
Chair
Groton Park Commission



TOWN OF GROTON

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

Select Board

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

Town Manager
Mark W. Haddad

January 13, 2025

Groton Community Preservation Committee
Groton Town Hall
173 Main Street
Groton, MA 01450

Dear Members of the Community Preservation Committee:

On behalf of the Groton Select Board, I am writing to you to express the strong support of the Groton Select Board for the proposed improvements to Town Field. The enhancements to the major league diamond and backstop, as well as the relocation of the small little league field out of the wetland area are important improvements to this important recreational area in the Center of Town.

Town Field is a vital community space that serves as a hub for recreation, sports, and social gatherings. The proposed upgrades to the major league diamond and backstop will not only enhance the safety and functionality of the field but also provide our baseball leagues with a more competitive and enjoyable playing environment. Improved facilities will encourage greater participation in sports and foster a sense of community pride.

Additionally, relocating the small little league field out of the wetland area is a crucial step towards maximizing its usability. Currently, the wetland conditions limit the left field's accessibility and availability for games and other activities. By moving the field, we can ensure that it is a reliable space for our young athletes to practice and compete.

The Select Board urges the Community Preservation Committee to support this project and bring it to Town Meeting for consideration and approval.

Sincerely,

Groton Select Board

Alison S. Manugian, Chair

ASM/mwh