

## 11. CPA PROJECT APPLICATION FORM

[CPC Use Only: Date Received 2/16/2021 By: SAMMIE KUL  
Assigned CPC #2022- 14]

If possible, use word processor to fill out form. Please answer all questions, use "N/A" if not applicable.

1. a.) Applicant Name and Organization: Last Haddad, Mark First \_\_\_\_\_  
Organization(s) (if appropriate) Groton Select Board and Groton Dunstable Regional School District Committee

b.) Regional Project: Yes ☒ or No? ☐ If Yes, Town/Organization: Select Board/GDRSD Committee

2. Submission Date: 2/16/20

3. Applicant Address: St. 173 Main Street

City/ State: Groton, MA

ZIP: 1450

4. Ph. # 978-448-1111

Email: mhaddad@grotonma.gov

5. CPA Purpose. Check all that apply:

Community Housing ☐ (Affordable Housing ☐ Historic Preservation\*: ☐ Open Space: ☐  
Recreation ☒

\* 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: Select Board and GDRSD Committee

7. Project Location/Address: 342-344 Main Street, Groton, MA 01450

8. Project Name: GDRSD Middle School Track Construction

9. Additional Responsible Parties (If applicable):

Role (specify)	Name	Address	Ph. (w) (cell)	Email
Property/Site Owner	Town of Groton	173 Main Street	978-448-1111	mhaddad@gr
Project Manager	Mark Haddad	Same		
Lead Architect	Studio G	179 Boylston St # P,	617-524-5558	info@studioga
Project Contractor	TBD			
Project Consultants	Leftfield	225 Franklin St, Bost	617-737-6400	information@l
Other:				
Other				

10. As appropriate, indicate if proposal requires P&S agreement ☒ Deed ☒  
Option agreement ☒ Other-describe: \_\_\_\_\_

11. a.) Assessor info. (map/ block/ lot id.(s)): 110/42 b.) Tax classification type: R-A

12. Permits required: Zoning: \_\_\_\_\_ Historic Preservation: \_\_\_\_\_ Other: Studio G

13. Historic Commission Approval signoff (when required): \_\_\_\_\_ Date: \_\_\_\_\_

14. Funding: a.) Project Cost: \$ \_\_\_\_\_ Estimate: \$ \_\_\_\_\_ Professional Quote: \$ 1,405,374.1

b.) Requested from CPC: \$ \$ 1,405,374.00

c.) Committed from other sources: \$ \_\_\_\_\_

d.) Annual anticipated total income: \$ \_\_\_\_\_

e.) Annual anticipated total expense: \$ \_\_\_\_\_

f.) Anticipated net income (loss): \$ \_\_\_\_\_

g.) Estimator name/company: \_\_\_\_\_

15. CCP Objectives - use codes from **Section 5** to indicate all that apply: OSRP 9.5.3

16. Project Timelines: Proposed Start Date: 7/1/21 Projected Complete Date: 6/30/23

17. Estimated Delivery Date of Completion Report to CPC: 6/30/21

18. Project description and explanation (attach additional sheets as needed): See attached project description and explanation.

19. Feasibility: Since the land is owned by the Town/District and the Select Board and School Committee are in support of the project, once funding is approved, the project will commence unfettered.

20. List of attachments: 1. Project Estimate 2. Minutes from Florence Roche Building Committee 3. Community Letters of Support 4. Potential Bonding Scenarios

21. Additional Information:

22. Management Plan: See Management Plan contained in Project Description.

23. Applicant Signature: [Signature] Date: 2-16-21  
Co Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Co Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## **Groton Community Preservation Application Project Description and Explanation**

### **GDRSD Middle School Track Construction**

The Groton Dunstable Regional School District Committee and Groton Select Board are jointly submitting this project application. On October 28, 2020, the School District's Business Manager submitted a CPA Project Summary entitled "Groton Dunstable Natural Field Restoration". This project was submitted in an effort to restore various fields owned by the District to safe and usable conditions for both students and the community in general. While the District will still be submitting an overall project application, the GDRSD Committee, Select Board and Florence Roche Building Committee are providing this application as a supplement to the original application.

### **History/Background**

Two years ago, the Groton Dunstable Regional School District (GDRSD) Committee submitted an application to the Massachusetts School Building Assistance Program (MSBA) for funding to renovate and/or reconstruct the Florence Roche Elementary School. The Florence Roche Elementary School is over 50 years old and in need of a major overhaul. The School is owned by the Town of Groton and leased to the School District. The Groton Select Board and GDRSD Committee are in unanimous support of the project. The MSBA has given preliminary approval for the project and will provide reimbursement to the Town of up to 49% of eligible project costs. The Town of Groton will bond the project on behalf of the District and the Town Manager and School Superintendent will be responsible for project oversight, along with the Florence Roche Elementary School Building Committee that was appointed by the GDRSD Committee to oversee and develop the project on behalf of the Town and District.

The Building Committee has hired an Owner's Project Manager (Left Field) and Architect (Studio G Architects) to design the project with the Committee's approval. As part of the design process, the Committee needed to determine whether to renovate or reconstruct the Elementary School. After a thorough examination of the current building and the anticipated renovation costs, the Building Committee determined that it was in the best interest of the Town/District, both financially

and in the long-term interest of the District, to build a brand-new school and demolish the current building. Once this decision was made, the Committee needed to determine the best location for the new School. An exhaustive site study was conducted and it was determined that the best location for the new School would be on the site of the current Middle School Track. This site was best suited for a new School and was the most cost-effective solution.

Once this site was selected, the Building Committee needed to determine whether or not the track would be replaced. The Committee was informed that the current track was not a regulation track and the School District could develop reasonable alternatives to provide the same kind of activities currently taking place on the Middle School Track. Based on this, the Committee voted not to replace the Track. Since that vote, the Committee was informed that the Track was indeed a regulation track and losing it would be extremely detrimental to the District and the Community in general.

### **Project Request for Funding**

The Building Committee conducted two meetings to discuss whether or not to reconsider its decision not to replace the Track (see attached minutes). At these meetings, over 60 people attended each session to express their desire that the Track be reconstructed. After the first meeting, the Committee voted unanimously to include the Track in the Florence Roche Elementary School Construction Project and directed the OPM and Architect to develop plans and cost estimates for a new Track. The Architect developed plans for the Track and the OPM hired PM&C to develop a construction estimate. The estimate (attached) came in at \$1,405,374. In addition, the OPM determined that the new Track would not be eligible for reimbursement under the MSBA Program as the Project had already reached its maximum reimbursement for Site costs. The Town would be responsible for the entire construction cost.

At the second Building Committee meeting where this was discussed, the Committee voted again to support the new Track and voted to direct GDRSD Committee Chair Marlana Gilbert and Town Manager Mark Haddad to determine if applying for Community Preservation Funds to pay for the Track was a reasonable alternative. Since the School Committee had filed a preliminary project application for Field Restoration, it was determined that this application could be submitted to



the Community Preservation Committee for consideration. Since the Track Reconstruction is not eligible for State support under the MSBA program, the Committees believe that CPA funds provide state reimbursement in keeping with the overall intent of the project. It is the understanding of the Committees that the Town of Groton received 41% in CPA Matching Funds in Fiscal Year 2021. If this carries through over the next several years, this Track would be supported by State funding as well (up to \$576,000 of the overall project cost).

### **Support for this Application**

At the December 21, 2020 meeting of the Groton Select Board, the Board voted to submit this application. At the January 6, 2021 meeting of the Groton Dunstable Regional School District Committee, the Committee voted to submit this application. The Select Board has received a petition signed by over fifty (50) residents (copy attached) in support of this Project Application. In addition, various community groups, including the Groton Dunstable Boosters, Groton Road Race, Pack 12 Cub Scouts, Groton Council of Aging and Groton-Dunstable Special Education Parent Advisory Council have expressed support and are planning on submitting letters to the Community Preservation Committee in support of this application.

### **Financing the Project**

Due to the fact that the funding request is in excess of any one-year ability of the CPA to fund the project, we are including on our application various bonding scenarios for your consideration. Attached to this Summary are bond payment schedules for 3, 5, 7 and 10 years to assist you in determining the best way to fund/approve this worthy application.

### **Management Plan**

Should Town Meeting and the voters at the May 25, 2021 Annual Town Election approve the Florence Roche Elementary School Project, construction will commence in the Summer, 2021. The first part of the project that will need to be completed will be the construction of the new GDRSD Middle School Track. The new Track will need to be done prior to demolishing the current Track. The reason for this is the School Department will need a functioning Track to continue its

programming. The project will be supervised by Mark Haddad, Town Manager, Dr. Laura Chesson, GDRSD Superintendent and the Owner's Project Manager, Leftfield. Leftfield is responsible for oversight of all aspects of the Florence Roche Project, including construction of the new Track. It is anticipated that construction of the new Track will take between three and six months. Invoices will be approved by the Florence Roche Building Committee and then the Town Manager and School Superintendent and then submitted to the Community Preservation Committee for approval.

On behalf of the Groton Select Board and Groton Dunstable Regional School District Committee, I appreciate your consideration of this request

Mark W. Haddad  
Town Manager





Flurence Roche Elementary School  
Groton, MA

07-Dec-20

Schematic Design Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>SITEWORK - TRACK BREAKOUT VALUES</b>							
312000	<b>EARTH MOVING</b>						
	Allowance for cut/fill	1	ls	75,000.00	75,000		
	Site demo allowance; includes tree removals	1	ls	50,000.00	50,000		
	Silt fence/erosion control allowance	2,000	lf	11.00	22,000		
	<b>SUBTOTAL</b>					147,000	
	<b>SYNTHETIC TRACK</b>						
	Asphalt Paving; track oval	30,700	sf				
	gravel base; 12" thick	1,137	cy	40.00	45,481		
	asphalt top; 1.5" thick	288	tns	150.00	43,172		
	asphalt binder; 1.5" thick	288	tns	130.00	37,416		
	Fine grade	30,700	sf	0.10	3,070		
	Asphalt Paving; high jump area only to match existing	4,000	sf				
	gravel base; 12" thick	148	cy	40.00	5,926		
	asphalt top; 1.5" thick	38	tns	150.00	5,625		
	asphalt binder; 1.5" thick	38	tns	130.00	4,875		
	Fine grade	4,000	sf	0.10	400		
	Asphalt Paving; Long jump/triple jump runways (2 total)	1,050	sf				
	gravel base; 12" thick	39	cy	40.00	1,556		
	asphalt top; 1.5" thick	10	tns	150.00	1,477		
	asphalt binder; 1.5" thick	10	tns	130.00	1,280		
	Fine grade	1,050	sf	0.10	105		
	Asphalt Paving; Pole vault runway	850	sf				
	gravel base; 12" thick	31	cy	40.00	1,259		
	asphalt top; 1.5" thick	8	tns	150.00	1,195		
	asphalt binder; 1.5" thick	8	tns	130.00	1,036		
	Fine grade	850	sf	0.10	85		
	Asphalt Paving; Javelin runway	850	sf				
	gravel base; 12" thick	31	cy	40.00	1,259		
	asphalt top; 1.5" thick	8	tns	150.00	1,195		
	asphalt binder; 1.5" thick	8	tns	130.00	1,036		
	Fine grade	850	sf	0.10	85		
	Permeable track surface - BSS-100	37,450	sf				
	Complete track surface (not premium colors)	4,161	sy	42.00	174,767		
	<b>SUBTOTAL</b>					332,299	
	<b>WALKWAYS</b>						
	Accessible walkway assumed 6' wide	1,200	sf				
	gravel base; 12" thick	44	cy	40.00	1,778		
	Concrete walkway; 6" thick	1,200	sf	14.00	16,800		
	Fine grade	1,200	sf	0.10	120		
	Walkway around outside lane line of track to match existing assumed 4' wide	6,240	sf				
	gravel base; 8" thick	155	cy	40.00	6,194		
	asphalt top; 1.5" thick	59	tns	175.00	10,238		
	asphalt binder; 2.5" thick	97	tns	150.00	14,602		
	Fine grade	6,240	sf	0.10	624		
	<b>SUBTOTAL</b>					50,355	
	<b>RETAINING WALLS</b>						
	Provide retaining wall - allowance	1	ls	75,000.00	75,000		
	<b>SUBTOTAL</b>					75,000	
	<b>NATURAL GRASS FIELD</b>						
	Imported native rootzone; 8" thick	2,364	cy	65.00	153,635		
	Fine grade	95,250	sf	0.10	9,525		
	Field area sod	95,250	sf	1.25	119,063		
	Lawn - loam and seed - surrounding areas	1	ls	50,000.00	50,000		
	Irrigation	95,250	sf	0.75	71,438		
	Irrigation pump allowance	1	ls	20,000.00	20,000		
	<b>SUBTOTAL</b>					423,660	
	<b>EVENTS</b>						
	Long Jump/Triple jump pits_no catchers and painted takeoff boards	2	ea	10,000.00	20,000		
	Pole vault event incl. concrete pad for landing pad	1	ea	5,000.00	5,000		
	Football goalposts						
	Lacrosse goals / Soccer goals						
	Discus pad no enclosure	1	ea	5,000.00	5,000		



Florence Roche Elementary School  
Groton, MA

07-Dec-20

Schematic Design Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	INST'D COST	SUB TOTAL	TOTAL COST
	<b>SITEWORK - TRACK BREAKOUT VALUES</b>						
69	Shot put pad and toe board; landing area assumed field	1	ea	7,500.00	7,500		
70	20' Sports netting - assume 180' both ends	360	lf	160.00	57,600		
71	Signage allowance	1	ls	5,000.00	5,000		
72	SUBTOTAL					100,100	
73							
74	<b>STORAGE SHED FOR ATHLETICS</b>						
75	Storage shed; 20'x20'	400	sf	75.00	30,000		
76	Storage shed pad; 22'x22'	484	sf	30.00	14,520		
77	Lighting/switches inside shed allowance	1	ls	5,000.00	5,000		
78	Provide power to shed allowance	1	ls	15,000.00	15,000		
79	SUBTOTAL					64,520	
80							
81	<b>DRAINAGE</b>						
82	ACO 4000 sport drains; straights and d-areas (no turf shelf required)	1,312	lf	120.00	157,440		
83	Field area drainage allowance	1	ls	55,000.00	55,000		
84	SUBTOTAL					212,440	
85							
86	<b>TOTAL - TRACK AND FIELD DEVELOPMENT (does not include mark-ups)</b>						<b>\$1,405,374</b>



**Groton-Dunstable Building Committee Meeting Minutes**

**November 24, 2020**

**Web-based Virtual Meeting – 6:00 PM**

**Join the Zoom meeting:**

<https://us02web.zoom.us/j/88410845561?pwd=SkFETTFiSkNtaDdnRDZsVzMzS0hwQT09>

**To dial in by phone: +1 646 558 8656 US**

**Conference ID: 884 1084 5561**

**Building Committee Members Present/Absent [6 voting members required for a quorum]**

Committee Member	Present	Absent	Late [time arrived]
Fay Raynor	✓		
Mark Haddad	✓		
Alison Schroeder Manugian	✓		
Luke Callahan	✓		
Brian O'Donoghue	✓		
Dr. Laura Chesson	✓		
Colby Doody	✓		
Marlena Gilbert	✓		
Jake Lewon	✓		
Sherry Kersey		✓	

**Guests:** David Saindon [Leftfield], Elleena Long [Leftfield], Sylvia Mihich [SGA], Meryl Nistler [SGA], 41 Members of the Public, The Groton Channel

**1. Call meeting to order**

Ms. Raynor called the Building Committee [BC] meeting to order at 6:01 PM.

**2. Vote to approve meeting minutes**

**MOTION**

Ms. Raynor made a motion to approve the 10/13/2020 meeting minutes. The motion was seconded by Ms. Manugian and approved 9-0-1-0 (yes-no-absent-abstained) via roll call vote:

Committee Member	Yes	No	Absent	Abstain
Fay Raynor	✓			
Mark Haddad	✓			
Alison Manugian	✓			
Luke Callahan	✓			

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November 24, 2020**

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Brian O'Donoghue	✓			
Laura Chesson	✓			
Colby Doody	✓			
Marlena Gilbert	✓			
Jake Lewon	✓			
Sherry Kersey			✓	

**3. Vote to approve invoices & commitments: None**

**4. Designer / OPM Updates:**

**a. Project Budget: None**

**b. Vote to approve Schematic Design: None**

**c. Inspector General [IG] Construction Manager at Risk [CM-R] Application**

**Review:** Mr. Saindon provided an overview of the Application review for the CM-R process. Mr. Saindon stated the BC must appoint a CM-R Sub-Committee with 1 member from the OPM team, 1 member from the Designer team and at least 2 members from the BC. Mr. Saindon stated the plan is to submit the Office of Inspector General application in January 2021. Mr. Haddad volunteered to be a member of the CM-R Sub-Committee. Mr. Lewon stated he would be more than happy to engage in this sub-committee. Mr. Doody stated that he would be happy to be part of this sub-committee.

**d. Vote to approve CM-R Sub-Committee: None**

**e. Community Input update/ Track:** Ms. Nistler presented the presentation agenda for the night which included a Community Input Update, Track and Look-ahead Project Schedule. Ms. Gilbert presented the attached Slide #2/ Community Input Update. Ms. Gilbert stated as she started speaking to more community members about a separate upcoming CPC project it came to her attention that although there was a community survey done, some public meetings, Select Board



## **Groton-Dunstable Building Committee Meeting Minutes**

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meeting and a public forum this project didn't have the Community's attention. Ms. Gilbert apologized to the BC as she said it falls in her shoulders, however she stated the "train has not left the station." Ms. Gilbert acknowledged that there were a lot of people from the Community listening in on the meeting and said "that is great to see." Ms. Gilbert stated that during the public meetings & community survey for the project there was no opposition to not keeping the track in the project and there was no request to keep the track, so therefore the BC decided to make decisions based on their evaluation based on the entire project, that was a financial decision and a decision on how to get by without the track. Ms. Gilbert said the amount of emails and phone calls about the decision to remove the track as part of the project was enough for the BC to re-evaluate and re-consider this decision. Ms. Gilbert stated she pulled CPC records for the track and the existing track is a 400m MIAA track which is eligible for meets Ms. Gilbert stated that is a big change [in perspective] for her. Ms. Gilbert stated the track can be part of the academic program and can host meets and championships that is a very positive aspect for the Community should they chose to continue to maintain that asset. Ms. Gilbert said currently there is busing that occurs between the school sports teams and the BC was under the impression that if the district buses High School students to the Middle School then the district could bus children from the Middle School to the High School to use the High School track. Ms. Gilbert stated the BC should reconsider incorporating relocation of the track program into the project. Ms. Nistler presented the attached Slide #3/ proposed 400m MIAA Track Location. Ms. Nistler noted that the proposed program for the track and field is the same for the current track and field program, and includes: discuss, shot put, high jump, long jump, and turbo javelin 11v11 soccer and lacrosse fields are located inside the track. Ms. Nistler noted that the location is preliminary and further analysis will need to be studied in regard to, but not limited to existing site contours/ site grading, wetland boundaries, and ramifications of proposed Impervious surfaces. Mr. Haddad requested an estimated cost for the reconstruction of the track, Mr. Saindon stated that on 12/8/2020 the estimated costs for the track will be presented. A community member asked in the chat: will Dunstable pay any portion towards the proposed middle school field & track? Ms. Gilbert

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responded that no, Groton is bonding the project and the track relocation is an incidental created because the project is choosing to use space where the track is. Ms. Gilbert also noted that Dunstable installed a \$300,000 field, playground and basketball at Swallow Union where Groton has 120 students enrolled and did not require Groton to participate in that project. Ms. Manugian commented that the track design is good and requested how finalized the relocated track location is, Mr. Saindon commented that once the project passes this location can be refined and dialed in. Mr. Doody agreed with Ms. Manugian's concerns and commented that the track is a valuable asset and glad the team can incorporate this into the project. Ms. Gilbert commented that incorporating this into the project also solves a capital project expense as well and supports this being incorporated into the project. Mr. O'Donoghue, Dr. Chesson, Mr. Callahan and Mr. Lewon commented that they support the track being added into the project. A community member asked about the distance between Main Street and the new school playground. Ms. Raynor responded that there is a buffer and also a significant elevation change between Main Street and the new playground and she noted the concern is duly noted and stated this project has been reviewed and will continue to be reviewed with the police department, fire department and many entities in Town in regards to the security and safety of the project. A Community Member asked for the ceiling cost of the project, Mr. Saindon commented that the limit for the project that was established was \$80M with \$55M Groton share \$25M MSBA share. Mr. Saindon commented that even with the track, the project will be under \$80M. 2 community members commented that as residents who are adjacent to the Florence Roche Elementary School, they are in support of relocating the track as discussed and shown on Slide #3. A community member commented that they are also adjacent to the Florence Roche Elementary School, and they would like to know more about the layout and details; Ms. Raynor commented there is considerable buffer around the new track. A community member commented that another advantage to having a track is it provides athletic options for students with disabilities. A community member asked if the Architect could review moving the track so it does not impact the cross country trail; Ms. Raynor stated that the team will finesse the best location for the track as the design moves forward. A



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community member questioned the net addition or deduct to parking at the new school; Ms. Gilbert commented that the project is adding parking spaces to the current design. Mr. Saindon stated that the team will follow-up with an actual number of parking spaces added. A community member commented that lacrosse does not play during the fall, however field hockey plays in the fall. A community member commented that there were 81 students that ran in cross country last season. A community member commented that Groton Scouting uses the track as well and supports the relocation of the track. Ms. Nistler thanked the BC for their thoroughness. Ms. Gilbert thanked the SGA for their efforts to incorporate the track as such a late stage in the project. Ms. Gilbert commented that the BC will work hard to ensure the project comes in under budget as there is no going over budget and the "pencils will be sharpened somewhere else." Multiple community members commented that they are thankful that the track was incorporated into the project. Ms. Raynor requested that the community members continue to keep up with the project and review the documents on the website for updated floor plans and diagrams. Ms. Gilbert stated there is a community member who is interested in fundraising for the track.

### **MOTION**

Mr. Haddad made a motion to approve incorporating the track into the Schematic Design of the project. The motion was seconded by Ms. Gilbert and approved 9-0-1-0 (yes-no-absent-abstained) via roll call vote:

<b>Committee Member</b>	<b>Yes</b>	<b>No</b>	<b>Absent</b>	<b>Abstain</b>
Fay Raynor	✓			
Mark Haddad	✓			
Alison Manugian	✓			
Luke Callahan	✓			
Brian O'Donoghue	✓			
Laura Chesson	✓			
Colby Doody	✓			
Marlena Gilbert	✓			

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Jake Lewon	✓			
Sherry Kersey			✓	

5. **Look-ahead project schedule/work plan:** Ms. Nistler presented the revised Schematic Design [SD] Schedule as shown on Slide #4. At the next BC meeting on 12/8/2020 LF will present an updated Total Project Budget with the track incorporated into the budget. SGA will send the Draft SD submission package without the track to the BC on 12/4/2020 and then will send the updated SD submission package with the track on 12/11/2020. On the agenda for 12/15/2020, is the voting on the SD submission package; however, if needed the BC can meet on 12/22/2020 to vote on the SD submission package.

6. **Communication / outreach update:** The BC will develop a plan for further community outreach in January 2021.

7. **Public comment:** See Agenda Item 4-e for public comment with regard to the track.

8. **Adjourn**

Ms. Manugian made a motion to adjourn the meeting; the motion was seconded by Ms. Gilbert and approved 9-0-1-0 (yes-no-absent-abstained) via roll call vote.

Committee Member	Yes	No	Absent	Abstain
Fay Raynor	✓			
Mark Haddad	✓			
Alison Manugian	✓			
Luke Callahan	✓			
Brian O'Donoghue	✓			
Laura Chesson	✓			
Colby Doody	✓			
Marlena Gilbert	✓			
Jake Lewon	✓			
Sherry Kersey			✓	

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11/23/2020

Groton-Dunstable Regional Schools Mail - Flo Ro Track



Fay Raynor <fraynor@gdrsd.org>

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## Flo Ro Track

2 messages

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**Karla King** <karla.king14@gmail.com>  
To: fraynor@gdrsd.org

Mon, Nov 23, 2020 at 7:02 AM

Good morning

I will be unable to attend the meeting relative to this topic but wanted to share my feedback. I've run the Groton road race several times and running has been the key to mental and physical health in such a challenging year. My son just started kindergarten at Flo Ro and in a time where technology is highly prevalent and kids have to spend time on tablets, the importance of outdoor play and physical activity is at an all time high. It is great to have a place to be able to run with my kids. We did track sprints with some obstacles in the center. Encouraging kids to run, be athletic, and play outside is so important so I fully support keeping the track as part of the Flo Ro expansion project. Also important to parents health :)

Thanks

**Karla L. King**

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**Fay Raynor** <fraynor@gdrsd.org>  
To: Karla King <karla.king14@gmail.com>, Marlena Gilbert <mgilbert@gdrsd.org>

Mon, Nov 23, 2020 at 8:55 AM

Thank you so much Karla for your email.

It's been great to hear about how the community uses the track. All the community comments will be relayed to the committee and make for a more informative meeting.

Take Care and again thank you.  
Fay

[Quoted text hidden]



Fay Raynor &lt;fraynor@gdrsd.org&gt;

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**Flo Ro track**

2 messages

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**Mandy Beebe** <mandy.beebe1@gmail.com>  
To: mgilbert@gdrsd.org, fraynor@gdrsd.org

Mon, Nov 23, 2020 at 10:53 AM

Hi,

I might not be able to attend tomorrow's meeting so wanted to give my vote for a replacement track. The existing track has been a great asset for many years for the Groton road race, the summer track program, and for kids to practice outside of school hours. The downtown location makes it easily accessible to all.

Thanks,  
Mandy Beebe

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**Fay Raynor** <fraynor@gdrsd.org>  
To: Mandy Beebe <mandy.beebe1@gmail.com>  
Cc: Marlena Gilbert <mgilbert@gdrsd.org>

Mon, Nov 23, 2020 at 10:58 AM

Thank you Mandy for your email.  
I greatly appreciate your insight and comments and will bring your thoughts to the committee.  
Take Care  
Fay  
[Quoted text hidden]

11/23/2020

Groton-Dunstable Regional Schools Mail - FloRo project/track



Fay Raynor <fraynor@gdrsd.org>

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## FloRo project/track

2 messages

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Betsy <elizabethpetros@ymail.com>

To: mgilbert@gdrsd.org

Cc: fraynor@gdrsd.org

Mon, Nov 23, 2020 at 8:42 AM

I'm unable to attend the meeting Tuesday evening, but I wanted to give my input on the FloRo project/track. Being a resident of Gratuity Road, slightly over 1 mile from the Main Street campus, the track is a vital part of my older daughter's life. She's a freshman at Groton Dunstable Regional High School and a member of the varsity cross-country team. She uses that track at least twice a week on a consistent basis, and it is a vital component to her cross country training when she is off-season. Throughout the pandemic, it has been a safe place that she can go to destress as a teenager and improve her running skills. Losing the Main Street track would be a major loss in our house specifically. I hope the future of the project will include a track at the Main Street campus. Thank you.

Elizabeth Petros  
207 Gratuity Road

---

Fay Raynor <fraynor@gdrsd.org>

To: Betsy <elizabethpetros@ymail.com>

Cc: Marlana Gilbert <mgilbert@gdrsd.org>

Mon, Nov 23, 2020 at 8:45 AM

Thank you so much Betsy for your email.  
I appreciate the insight and will relay your comment to the committee.  
Fay

[Quoted text hidden]





Fay Raynor &lt;fraynor@gdrsd.org&gt;

---

**Support for FloRo Project Track**

2 messages

---

**Brad Harper** <bradharper4@gmail.com>  
To: mgilbert@gdrsd.org, fraynor@gdrsd.org

Mon, Nov 23, 2020 at 8:58 AM

To whom it may concern,

I am writing in support of the track behind FloRo.

Our family has 2 children currently in middle school and one running cross country. We are also members of the Squannacook River Runners and participate in the annual Groton Road Race.

The track is an extremely important part of the education and community. The track is the central point/ location for all track/ field/ cross country teams. It is home to the annual Groton Road Race- a terrific family event for the entire community. It is a great place for anyone in the town to go for exercising/ running in the evenings and on weekends. My wife and I would use the track during our marathon training on speed/ interval training purposes.

We were devastated to hear that the track would be eliminated as part of the Flo Ro new school building.

We urge you to reconsider and find a way to either retain or replace the track on the FloRo/ GDRMS campus.

Thank you

The Harper family (Brad, Cheney, Lyra and Willow)

---

**Fay Raynor** <fraynor@gdrsd.org>  
To: Brad Harper <bradharper4@gmail.com>  
Cc: Marlena Gilbert <mgilbert@gdrsd.org>

Mon, Nov 23, 2020 at 9:00 AM

Thank you so much Brad for your insight.

I will relay community comments to the committee and greatly appreciate your email.

Take Care,

Fay

[Quoted text hidden]



Fay Raynor &lt;fraynor@gdrsd.org&gt;

**Track**

3 messages

**Sarah Lampe** <sarahmlampe@yahoo.com>

Mon, Nov 23, 2020 at 10:50 AM

To: "fraynor@gdrsd.org" &lt;fraynor@gdrsd.org&gt;, Marlena Gilbert &lt;mgilbert@gdrsd.org&gt;

Hi Marlena and Fay,

I know this is probably a monster headache for you guys but since you are asking for input from the community I thought I'd send my two cents. I would love to see the track get saved if it's possible. I love the Groton Road Race and see it as a great community event that uses the track. Also my Middle School kids use the track for cross country and track and field. I'm not sure what would happen to those programs without the track.

However, my biggest problem with the new Flo Ro design is putting the elementary play space in FRONT of the school. I moved here from a town that neighbors Sandy Hook, CT so security is always foremost in my mind. When I moved here and was looking at school districts, I know I would have steered away from a school with a playground in plain view of the main street and where you don't have to go around or through building security to have contact with children.

Thanks,

Sarah

**Fay Raynor** <fraynor@gdrsd.org>

Mon, Nov 23, 2020 at 10:57 AM

To: Sarah Lampe &lt;sarahmlampe@yahoo.com&gt;

Cc: Marlena Gilbert &lt;mgilbert@gdrsd.org&gt;

Sarah,

Thank you so much for your insight and email. It is never an inconvenience to hear from our stakeholders! I will certainly bring your observations and concerns to the committee for discussion.  
Take care.

[Quoted text hidden]

**Sarah Lampe** <sarahmlampe@yahoo.com>

Mon, Nov 23, 2020 at 11:32 AM

Reply-To: Sarah Lampe &lt;sarahmlampe@yahoo.com&gt;

To: Fay Raynor &lt;fraynor@gdrsd.org&gt;

Cc: Marlena Gilbert &lt;mgilbert@gdrsd.org&gt;

Thanks so much! Really appreciate all that the both of you do :-)

Sent from Yahoo Mail on Android

[Quoted text hidden]





Fay Raynor &lt;fraynor@gdrsd.org&gt;

## Proposals that may impact the track behind the Florence Roche Elementary School

2 messages

T robertson &lt;robertsonlt@hotmail.com&gt;

Mon, Nov 23, 2020 at 9:51 AM

To: "Mgilbert@gdrsd.org" &lt;Mgilbert@gdrsd.org&gt;, "fraynor@gdrsd.org" &lt;fraynor@gdrsd.org&gt;

Good Morning!

I am writing to you to express my concerns regarding any proposal that would negatively impact the current track behind the Florence Roche Elementary School. My family and I have lived in Groton for over 23 years. During those years, four of my eight children have been active participants in the middle school track program that has utilized the subject track. All four of my "track children" qualified to participate in state championships, which was only possible given the training and competitions held on our quality home track.

Although a number of our district's playing fields are certainly in need of repair or replacement, related work should not place a successful program such as middle school track in jeopardy. Our district children truly need as many organized, structured recreational options as possible. These activities should include school sports. There are already very limited school sports offered at the middle school and, to eliminate or make a track program near impossible to run effectively (i.e. competitively), would constitute a major strike against the youth and their families in our district. Track is a wonderful sport because, in part, it provides students who might not otherwise be participating in sports an opportunity to find their niche in not only running individually or in relays, but also in exploring field events. The middle school track program clearly helps prepare participating students for the high school track program, which has also been very competitive in the state. In addition, many adults and children run, jog, and walk on the track when the school is not in session. The track is a community asset on many fronts and nothing should be done to impair its use.

Hopefully during these last nine months especially, we have all learned the importance of safe outdoor activities and that it is not the time to reduce options, but rather a time to examine how we might be able to expand upon them in the future. Thank you for your consideration and work that you do for our community.

Sincerely,  
Terry L. Robertson (Trimper Family)

Fay Raynor &lt;fraynor@gdrsd.org&gt;

Mon, Nov 23, 2020 at 9:57 AM

To: T robertson &lt;robertsonlt@hotmail.com&gt;

Cc: "Mgilbert@gdrsd.org" &lt;Mgilbert@gdrsd.org&gt;

Thank you Terry for your thoughtful email.

I truly appreciate your insight and will relay your comments to the committee.

There is much work to do but having information and details such as the ones you provided with help to better formulate a plan for the track moving forward.

Take care,  
Fay



**Groton-Dunstable Building Committee Meeting Minutes**

**December 8, 2020**

**Web-based Virtual Meeting – 6:00 PM**

Join the Zoom meeting:

<https://us02web.zoom.us/j/88410845561?pwd=SkFETTFiSkNtaDdnRDZsVzMzSOhwQT09>

To dial in by phone: +1 646 558 8656 US

Conference ID: 884 1084 5561

**Building Committee Members Present/Absent [6 voting members required for a quorum]**

Committee Member	Present	Absent	Late [time arrived]
Fay Raynor	✓		
Mark Haddad	✓		
Alison Manugian	✓		
Luke Callahan	✓		
Brian O'Donoghue	✓		
Dr. Laura Chesson	✓		
Colby Doody	✓		
Marlena Gilbert	✓		
Jake Lewon		✓	
Sherry Kersey	✓		

**Guests:** David Saindon [Leftfield], Brian Dakin [Leftfield], Eileena Long [Leftfield], Sylvia Mihich [SGA], Meryl Nistler [SGA], 18 Members of the Public

**1. Call meeting to order**

Ms. Raynor called the Building Committee [BC] meeting to order at 6:00 PM.

**2. Vote to approve meeting minutes**

**MOTION**

Mr. Haddad made a motion to approve the 12/8/2020 meeting minutes. The motion was seconded by Dr. Chesson and approved 9-0-1-0 (yes-no-absent-abstained) via roll call vote:

Committee Member	Yes	No	Absent	Abstain
Fay Raynor	✓			
Mark Haddad	✓			
Alison Manugian	✓			
Luke Callahan	✓			

**Groton-Dunstable Building Committee Meeting Minutes**

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Brian O'Donoghue	✓			
Laura Chesson	✓			
Colby Doody	✓			
Marlena Gilbert	✓			
Jake Lewon			✓	
Sherry Kersey	✓			

**3. Vote to approve invoices & commitments:**

**MOTION**

Mr. Haddad made a motion to approve the November invoice package which contains Leftfield invoice for OPM Services for November 2020 in the amount of \$2,929 and Studio G Architects Invoice for November 2020 for Schematic Design in the amount of \$30,000. The motion was seconded by Ms. Gilbert and approved 9-0-1-0 (yes-no-absent-abstained) via roll call vote:

Committee Member	Yes	No	Absent	Abstain
Fay Raynor	✓			
Mark Haddad	✓			
Alison Manugian	✓			
Luke Callahan	✓			
Brian O'Donoghue	✓			
Laura Chesson	✓			
Colby Doody	✓			
Marlena Gilbert	✓			
Jake Lewon			✓	
Sherry Kersey	✓			

**4. Designer / OPM Updates:**

- a. **Project Budget:** Mr. Saindon presented the attached project budget. Mr. Saindon updated the BC that the track has now included in the project budget that was sent out to the BC. Mr. Saindon stated that both SGA's estimator PM&C and Leftfield's estimator Tarbell Construction Management did independent



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estimates for the track and LF, SGA, Tarbell and PM&C completed an estimate reconciliation on 12/7/2020, the 2 estimates were reconciled to within \$16,000 estimates of each other. Mr. Saindon stated that Leftfield has incorporated PM&C's track estimate into the total project budget and the updated total project budget including the track is \$77,900,734 not including the \$750,000 feasibility study as the feasibility study was previously appropriated. Mr. Saindon stated that this total project budget is under the upset ceiling limit of \$80M. Ms. Raynor noted that this is an estimate and a budget number only.

**MOTION**

Ms. Gilbert made a motion that the BC reaffirms their position in including the relocation of the \$1.4M direct cost of the track as part of the project. The motion was seconded by Mr. Haddad and approved 9-0-1-0 (yes-no-absent-abstained) via roll call vote:

Committee Member	Yes	No	Absent	Abstain
Fay Raynor	✓			
Mark Haddad	✓			
Alison Manugian	✓			
Luke Callahan	✓			
Brian O'Donoghue	✓			
Laura Chesson	✓			
Colby Doody	✓			
Marlena Gilbert	✓			
Jake Lewon			✓	
Sherry Kersey	✓			

**b. Vote to approve CM-R Sub-Committee:**

**MOTION**

Mr. Haddad made a motion to have the CM-R pre-qualification and CM selection committee be comprised of Mark Haddad, Jake Lewon, Colby Doody, David Saindon of

**Groton-Dunstable Building Committee Meeting Minutes  
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Leftfield, and Steve Michener of Studio G Architects. The motion was seconded by Ms. Manugian and approved 9-0-1-0 (yes-no-absent-abstained) via roll call vote:

Committee Member	Yes	No	Absent	Abstain
Fay Raynor	✓			
Mark Haddad	✓			
Alison Manugian	✓			
Luke Callahan	✓			
Brian O'Donoghue	✓			
Laura Chesson	✓			
Colby Doody	✓			
Marlena Gilbert	✓			
Jake Lewon			✓	
Sherry Kersey	✓			

- a. **CPA [Community Preservation Application] GDSRD Discussion:** Ms. Gilbert stated that the BC was decided in trying to bring the project in under budget and this track is a community asset, however the track is a \$1.4M item. Ms. Gilbert asked the BC to consider funding a portion of the new track with CPC funds as the Town of Groton CPC funds. Ms. Gilbert stated the tax payer contribute about 3% annually which totals out to \$670K per year, this amount does not include the state match which appears to be about a 17% match. Ms. Gilbert stated this track is an eligible project for CPC funds and the BC could earmark CPC funds for this project, if this application was submitted and approved by the CPC board. Ms. Gilbert stated that this would allow less of the project to be financed and this process would allow the Town to pay for the track before permanent bonding is required. Ms. Gilbert stated this is in her opinion the most cost-effective manner. Ms. Raynor asked Mr. Saindon if there were any implications from the MSBA if the additional funding were to go towards the track and the track could still be built under the contract documents for this project, Mr. Saindon stated that is correct. Ms. Gilbert stated there is about \$500K in reserves in the CPC fund. The BC had a spirited discussion about the track



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funding, Town Meeting articles, Town Meeting warrants and CPC approval. Ms. Manugian asked about the refining of costs associated with the project and she assumes that there will be cost items that come in differently than the estimates accounted for, she asked if the BC finds themselves needing to reduce something how will they maintain the ability to do that. Mr. Saindon agreed with Ms. Manugian's comments and stated there will be check estimates as the project is further refined, he stated there will be estimates done at Design Development and at the 60% Construction Document time. Mr. Saindon stated that there are periods during the design where the project will be able to adjust accordingly. Mr. Haddad and Ms. Raynor asked about doing the track as an add alternate like in Design Bid Build, Mr. Haddad asked about doing this in the CM-R process. Mr. Saindon stated he has not utilized alternates in the CM-R process, and he stated that the track from a schedule standpoint would be done early. Ms. Raynor stated that the Community support for the track was overwhelming. Ms. Raynor encouraged Mr. Haddad, Ms. Gilbert and Ms. Manugian to look at the different options for funding the track.

- b. **Community Feedback – Deluxe Corporation Site:** Ms. Raynor updated the BC that she received an email from a community member regarding the Deluxe Corporation site being available and that it should be an additional site consideration for the new school. Ms. Raynor stated that the project did take a look at that site and that Ms. Gilbert reviewed the MLS listing for the site to see if it was available for purchase and it was not available for purchase. Ms. Raynor stated that if the building were purchased it would not be a cost saving measure in the long run and it would also "divorce" the school from the campus. Ms. Gilbert stated that the cost data that was reviewed based on historical data from Middle School South Addition/ Renovation and the Florence Roche Elementary School renovation option showed that renovation is "not a cheap option." Ms. Gilbert also stated that currently the Town collects about \$120K in taxes from the Deluxe property and this would be \$5-6M loss of revenue if the Deluxe property would be repurposed as a school.



## Groton-Dunstable Building Committee Meeting Minutes

December 8, 2020

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5. **Look-ahead project schedule/work plan:** Mr. Saindon updated the BC that the total project budget/ 3011 would be incorporated into the Schematic Design package for the MSBA. Mr. Saindon reminded the BC that the draft SD package was sent to the BC on 12/4/2020 and that on 12/11/2020 LF would be sending out the balance of this SD package. Mr. Saindon reminded the BC that comments on this SD package were due on 12/14/2020 and that voting on SD package would be on agenda for the 12/15/2020 meeting.
6. **Communication / outreach update:** The BC will develop a plan for further community outreach in January 2021.
7. **Public comment:** Community member, Jess Porto stated "PE [Physical Education] is an integral part of a complete education. It sounds like in the project is at least 7 million in contingency. I do not see how we can have a complete school without it." Community member, Dawn DeMeo stated "I'm still in favor of including the track in light of the cost." Community member, Ginger Vollmar stated "The track is important and should not be taken away. In fact, the new school should not be built over the area where the existing track is." Community member, Gordon Row stated "As a runner and member of the Road Race I understand the value of the track to that event, to the physical education of students, and as a resource for the whole community. No question about that. Looking ahead: I'd like to understand 1) if the committee views the track as a means to broaden the appeal of the overall project and 2) how the Groton Road Race can help to raise awareness and support." Ms. Raynor responded that the track is a valuable part of the district as it has a community value.
8. **Adjourn**

Ms. Manugian made a motion to adjourn the meeting; the motion was seconded by Ms. Gilbert and approved 9-0-1-0 (yes-no-absent-abstained) via roll call vote.

Committee Member	Yes	No	Absent	Abstain
Fay Raynor	✓			
Mark Haddad	✓			
Alison Manugian	✓			
Luke Callahan	✓			

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Brian O'Donoghue	✓			
Laura Chesson	✓			
Colby Doody	✓			
Marlena Gilbert	✓			
Jake Lewon	✓			
Sherry Kersey			✓	

Groton-Dunstable



Athletic Booster Club

Jan. 3, 2021

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

Re: Application for Middle School Track in Florence Roche Building project

Dear Members of the Committee:

On behalf of the Groton-Dunstable Athletic Booster Club, I am writing to you in support of the rebuilding and relocation of the current school track as part of the Florence Roche Building project at the Middle School. Our track is such a vital part of our community. It is used frequently during school hours and by organized groups such as the Groton Road Race, G-D Youth leagues, Summer Track programs and the Flo-Ro Field programs to name a few. It brings together both young and old to socialize and connect with others. Our track further includes people with disabilities or persons unable to walk on uneven terrain providing them with a safe walking and wheelchair friendly track. During this pandemic, it has been especially useful and important for our community to be able to get out and exercise in a safe manner.

Our Middle School Track and Field program has been a very successful and popular sport for our Middle School students for many years now involving 80-100 students per season. Providing sports to middle schoolers is so important for our adolescents. It builds confidence, problem solving skills, dedication, leadership skills and encourages strong relationships with their peers. We also believe that introducing team sports in Middle School encourages athletic participation for students who have not previously played a sport, or for those who prefer more of an individual sport rather than a team activity. Having access to a track on their campus is so important to these athletes. The students take pride in hosting sporting events on their home field, which also consequently reduces transportation spending by not having to bus kids to other fields for every event.

The Athletic Boosters support this application and respectfully ask that the Community Preservation Committee approve the appropriate funds for this part of the Florence Roche project. Thank you for your consideration and the work that you do for our community.

Sincerely,

Heather Van Pelt  
President GDABC

A full list of our membership, directors and contact information is available on our website at the [www.gdathleticboosters.org](http://www.gdathleticboosters.org)

P.O. Box 1190

Groton, MA 01450

[www.gdathleticboosters.org](http://www.gdathleticboosters.org)



December 11, 2020

Groton Community Preservation Committee

Re: Main Street Campus Track Project

This letter serves as our formal support for the Main Street Campus Track Community Preservation application in Groton. As community members and taxpayers of Groton, we believe that a Main Street Campus track is an incredible community asset.

Funding such an asset with Community Preservation Funds supports our community values.

Funding this project with Community Preservation Funds will decrease the overall amount of bonding by \$1,405,514 for the Florence Roche Elementary School Project. Approval of this project would help alleviate some of the tax burdens of the Florence Roche Elementary Building Project for Groton taxpayers.

As Groton Community members and taxpayers, we believe this project should be a priority consideration for Community Preservation Funds.

We formally request the Community Preservation Committee to recommend this project to Spring 2021 Groton Town Meeting.

Thank You  
Groton Residents/Taxpayers

DocuSigned by:  
*Mary Falone* 45 Arbor Way  
Groton MA  
2F02ABEE9224403  
Signature/Street Address

*Dawn Fanning* 114 Gratuity  
Signature/Street Address

DocuSigned by:  
*Kyle St...* 27 Whitaker Lane  
005040A78178402  
Signature/Street Address

*Brian Cartier* 12 Bixby Hill Rd  
Signature/Street Address

*Dennis Gilbert* Arbor  
Signature/Street Address

*John J. Gilman* 15 Acorn Path  
Groton MA  
Signature/Street Address

*Debbie Mason* 43 Oxbow Lane  
Signature/Street Address

*Gina Cronin* 15 Gilson Rd  
Signature/Street Address

*Milovan Kussian* 34 Flavell Rd.,  
Groton, MA  
Signature/Street Address

*Carolyn Monahan* 29 Sawtell Dr  
Groton MA 01450  
Signature/Street Address

*Courtney Ryan* 21 Magnolia Ln  
Signature/Street Address

*Donna Haggerty* 19 Drumlin Hill Rd.  
Groton, MA 01450  
Signature/Street Address

Signature/Street Address

*Dawn DeMio* 47 Champney St  
Groton MA  
Signature/Street Address

*Nancy Temple Bynne* 88 Raddin Rd.  
Groton, MA  
Signature/Street Address

*Bruce...* 160 Gratuity Rd.  
Groton, MA  
Signature/Street Address

*Diane Rice* 335 Main Street  
Groton MA 01450  
Signature/Street Address

*Adam Southwick* 226 Cherry Tree LN  
Groton, MA 01450  
Signature/Street Address

*Debi Bussier* Broad Meadow Rd  
Signature/Street Address

*Courtney Southwick* 226 cherry tree lane  
Groton MA 01450  
Signature/Street Address

*Kevin Capone* 25 Whitney Pond  
Signature/Street Address

*...*  
Signature/Street Address

*Cynthia Lane-Hand* 55 Overlook Drive  
Groton, MA 01450  
Signature/Street Address

*...* 189 Forge Village Rd  
Signature/Street Address

*...* 12 Cardinal Lane  
Signature/Street Address

Signature/Street Address

December 11, 2020

Groton Community Preservation Committee

Re: Main Street Campus Track Project

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Thank You  
Groton Residents/Taxpayers

Gordon D. Row 47 Town Forest Rd  
Signature/Street Address

Derry Robertson 146 Paquawket  
Signature/Street Address

Richard J Spallone 185 Hollis  
Signature/Street Address

Kim  
Signature/Street Address

Beth Blackletter  
Signature/Street Address

Jerry (Pete) STREET ADDRESS  
15 Acorn Path  
Signature/Street Address

Cheney L Harper  
Signature/Street Address

Sarah Bullwinkel 509 Longley Rd,  
Groton  
Signature/Street Address

Melilla 208 Main St.  
Signature/Street Address

Peter Cunningham  
Signature/Street Address

Anne Larsen 131 Skyfields  
Drive, Groton,  
MA  
Signature/Street Address

Christine Packard 76 Paquawket  
Path  
Signature/Street Address

Signature/Street Address

Michelle 225 Cherry Tree  
Lane  
Signature/Street Address

Kathryn 32 Nashua Rd  
Signature/Street Address 207 Gratuity Rd  
Groton

E. Scott Pitt  
Signature/Street Address 5 Mockingbird Hill  
Rd

Paul Deane  
Signature/Street Address 60 Cherry Tree Ln  
Groton

Phil Lamoreaux  
Signature/Street Address

Theresa Carpenter 50 Champney St.  
Groton  
Signature/Street Address

Scott Haggerty Drumlín Hill Rd  
Groton, MA  
Signature/Street Address

Jana Weber 42 Sheple Ln  
Signature/Street Address

TH Type text here  
Signature/Street Address

Madona Hillbert 45 Arbor  
Signature/Street Address

Tim J. Gilman 15 Acorn Path  
Groton MA  
Signature/Street Address

Signature/Street Address

December 11, 2020

Groton Community Preservation Committee

Re: Main Street Campus Track Project

This letter serves as our formal support for the Main Street Campus Track Community Preservation application in Groton. As community members and taxpayers of Groton, we believe that a Main Street Campus track is an incredible community asset.

Funding such an asset with Community Preservation Funds supports our community values.

Funding this project with Community Preservation Funds will decrease the overall amount of bonding by **\$1,405,514** for the Florence Roche Elementary School Project. Approval of this project would help alleviate some of the tax burdens of the Florence Roche Elementary Building Project for Groton taxpayers.

As Groton Community members and taxpayers, we believe this project should be a priority consideration for Community Preservation Funds.

We formally request the Community Preservation Committee to recommend this project to Spring 2021 Groton Town Meeting.

Thank You  
Groton Residents/Taxpayers



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*Christine Brooks*

STREET ADDRESS  
248 Main

Signature/Street Address

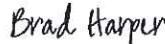
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## GROTON-DUNSTABLE REGIONAL SCHOOL DISTRICT

344 Main Street ☐ Groton, MA 01450 ☐ Tel.: 978.448.5505 ☐ Fax: 978.448.9402

January 8, 2021

Community Preservation Committee  
Town Hall  
173 Main Street  
Groton MA 01450

Re: Middle School Track Application

Dear Committee Members

On January 6, 2021, the Groton-Dunstable Regional School Committee unanimously voted to support the Middle School Track application. Please consider recommending this project to Groton Town Meeting.

Thank You

Marlena Gilbert  
Groton-Dunstable Regional School Committee Chair



## Cub Scout Pack 12

Groton, MA

1/11/2021

Dear Ms. Gilbert,

Thank you for keeping us and the community informed into the ongoing capital improvements within the town.

Cub Scout Pack 12, established over 50 years ago, is part of the Groton Scouting movement to engage with youth via the Scouting established by the national BSA program.

One of our key chartering objectives is to provide a program to enrich and promote good citizenship and character development among our youth.

To conduct many aspects of our program, we utilize many town assets in the town of Groton. We are grateful that the town allows us to use these assets for our needs.

On the topic of the track located at the current site behind Florence Roache Elementary, our unit has utilized this asset many times. Some examples include:

- Annual Cubmobile Races
- Bike Rodeo
- Fitness challenges and learning
- Orienteering
- Celestial/star gazing viewing and learning
- Winter hiking practice
- Recruiting events
- Many other various other Den Meetings

We hope this letter helps serve the community to gather data on the current track's use to better understand a decision to replace or not replace the track.

Yours in Scouting,

*K. Grindey*      *Eric A. Binder*      *11 Jan 2021*

Karl Grindey and Eric Binder  
Cubmaster and Committee Chair



December 15, 2020

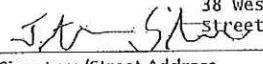
Groton Community Preservation Committee

Re: Main Street Campus Track Project

As Groton voters and taxpayers, we believe that the Main Street Campus track is a community asset and is considered a pinnacle element of the Florence Roche Elementary School Building Project and should be funded as such.

Thank You

Groton Residents/Taxpayers

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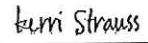
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# TOWN OF GROTON, MASSACHUSETTS

23-Dec-20

Prepared by UniBank Fiscal Advisory Services, Inc.

## Scenario #1 - 5 Years

date of issue	par amount of issue	rate	date of maturity	interest payable	paydown of principal	amount to be renewed	annual appropriation
01-Feb-22	\$1,400,000	1.70%	01-Feb-23	23,800	\$280,000	\$1,120,000	\$0
01-Feb-23	1,120,000	2.00%	01-Feb-24	22,400	\$280,000	840,000	23,800 FY2023
01-Feb-24	840,000	2.25%	01-Feb-25	18,900	\$280,000	560,000	302,400 FY2024
01-Feb-25	560,000	2.50%	30-Jan-26	14,000	\$280,000	280,000	298,900 FY2025
30-Jan-26	280,000	2.70%	15-Jan-27	7,560	\$280,000	0	294,000 FY2026
							287,560 FY2027
				\$86,660	\$1,400,000		\$1,206,660

## 23-Dec-20

Scenario #2 - 7 Years

date of issue	par amount of issue	rate	date of maturity	interest payable	paydown of principal	amount to be renewed	annual appropriation
01-Feb-22	\$1,400,000	1.70%	01-Feb-23	23,800	\$200,000	\$1,200,000	\$0
01-Feb-23	1,200,000	2.00%	01-Feb-24	24,000	\$200,000	1,000,000	23,800 FY2023
01-Feb-24	1,000,000	2.25%	01-Feb-25	22,500	\$200,000	800,000	224,000 FY2024
01-Feb-25	800,000	2.50%	30-Jan-26	20,000	\$200,000	600,000	222,500 FY2025
30-Jan-26	600,000	2.70%	30-Jan-27	16,200	\$200,000	400,000	220,000 FY2026
30-Jan-27	400,000	3.00%	30-Jan-28	12,000	\$200,000	200,000	216,200 FY2027
30-Jan-28	200,000	3.25%	30-Jan-29	6,500	\$200,000	0	212,000 FY2028
							206,500 FY2029
				\$125,000	\$1,400,000		\$1,325,000

# TOWN OF GROTON, MASSACHUSETTS

23-Dec-20

Prepared by UniBank Fiscal Advisory Services, Inc.

## Scenario #3 - 10 Years

date of issue	par amount of issue	rate	date of maturity	interest payable	paydown of principal	amount to be renewed	annual appropriation
01-Feb-22	\$1,400,000	1.70%	01-Feb-23	23,800	\$140,000	\$1,260,000	\$0
01-Feb-23	1,260,000	2.00%	01-Feb-24	25,200	\$140,000	1,120,000	23,800 FY2023
01-Feb-24	1,120,000	2.25%	01-Feb-25	25,200	\$140,000	980,000	165,200 FY2024
01-Feb-25	980,000	2.50%	30-Jan-26	24,500	\$140,000	840,000	165,200 FY2025
30-Jan-26	840,000	2.70%	30-Jan-27	22,680	\$140,000	700,000	164,500 FY2026
30-Jan-27	700,000	3.00%	30-Jan-28	21,000	\$140,000	560,000	162,680 FY2027
30-Jan-28	560,000	3.25%	29-Jan-29	18,200	\$140,000	420,000	161,000 FY2028
29-Jan-29	420,000	3.25%	29-Jan-30	13,650	\$140,000	280,000	158,200 FY2029
29-Jan-30	280,000	3.50%	29-Jan-31	9,800	\$140,000	140,000	153,650 FY2030
29-Jan-31	140,000	3.50%	29-Jan-32	4,900	\$140,000	0	149,800 FY2031
							144,900 FY2032
				\$188,930	\$1,400,000		\$1,448,930



# Town of Groton, Massachusetts

## Proposed Track Borrowing

12/23/2020

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
02/15/2022	-	-	-	-	-
08/15/2022	-	-	24,500.00	24,500.00	-
02/15/2023	75,000.00	3.500%	24,500.00	99,500.00	-
06/30/2023	-	-	-	-	124,000.00
08/15/2023	-	-	23,187.50	23,187.50	-
02/15/2024	75,000.00	3.500%	23,187.50	98,187.50	-
06/30/2024	-	-	-	-	121,375.00
08/15/2024	-	-	21,875.00	21,875.00	-
02/15/2025	80,000.00	3.500%	21,875.00	101,875.00	-
06/30/2025	-	-	-	-	123,750.00
08/15/2025	-	-	20,475.00	20,475.00	-
02/15/2026	80,000.00	3.500%	20,475.00	100,475.00	-
06/30/2026	-	-	-	-	120,950.00
08/15/2026	-	-	19,075.00	19,075.00	-
02/15/2027	85,000.00	3.500%	19,075.00	104,075.00	-
06/30/2027	-	-	-	-	123,150.00
08/15/2027	-	-	17,587.50	17,587.50	-
02/15/2028	85,000.00	3.500%	17,587.50	102,587.50	-
06/30/2028	-	-	-	-	120,175.00
08/15/2028	-	-	16,100.00	16,100.00	-
02/15/2029	90,000.00	3.500%	16,100.00	106,100.00	-
06/30/2029	-	-	-	-	122,200.00
08/15/2029	-	-	14,525.00	14,525.00	-
02/15/2030	90,000.00	3.500%	14,525.00	104,525.00	-
06/30/2030	-	-	-	-	119,050.00
08/15/2030	-	-	12,950.00	12,950.00	-
02/15/2031	95,000.00	3.500%	12,950.00	107,950.00	-
06/30/2031	-	-	-	-	120,900.00
08/15/2031	-	-	11,287.50	11,287.50	-
02/15/2032	100,000.00	3.500%	11,287.50	111,287.50	-
06/30/2032	-	-	-	-	122,575.00
08/15/2032	-	-	9,537.50	9,537.50	-
02/15/2033	100,000.00	3.500%	9,537.50	109,537.50	-
06/30/2033	-	-	-	-	119,075.00
08/15/2033	-	-	7,787.50	7,787.50	-
02/15/2034	105,000.00	3.500%	7,787.50	112,787.50	-
06/30/2034	-	-	-	-	120,575.00
08/15/2034	-	-	5,950.00	5,950.00	-
02/15/2035	110,000.00	3.500%	5,950.00	115,950.00	-
06/30/2035	-	-	-	-	121,900.00
08/15/2035	-	-	4,025.00	4,025.00	-
02/15/2036	115,000.00	3.500%	4,025.00	119,025.00	-
06/30/2036	-	-	-	-	123,050.00
08/15/2036	-	-	2,012.50	2,012.50	-
02/15/2037	115,000.00	3.500%	2,012.50	117,012.50	-
06/30/2037	-	-	-	-	119,025.00
<b>Total</b>	<b>\$1,400,000.00</b>	<b>-</b>	<b>\$421,750.00</b>	<b>\$1,821,750.00</b>	<b>-</b>

## Yield Statistics

Bond Year Dollars	\$12,050.00
Average Life	8.607 Years
Average Coupon	3.500000%

Net Interest Cost (NIC)	3.5000000%
True Interest Cost (TIC)	3.5000000%
Bond Yield for Arbitrage Purposes	3.5000000%
All Inclusive Cost (AIC)	3.5000000%

#### IRS Form 8038

Net Interest Cost	3.5000000%
Weighted Average Maturity	8.607 Years

July 2022 Bond Issue 15 y | SINGLE PURPOSE | 12/23/2020 | 2:39 PM

UniBank Fiscal Advisory Services, Inc.



## TOWN OF GROTON

173 Main Street  
Groton, Massachusetts 01450  
Tel (978) 448-1170  
Fax (978) 448-3660

Office of the:  
Council on Aging  
Kathy Shelp, Director

January 13, 2021

The Council on Aging voted unanimously on January 11, 2021 to support the application for the Middle School Track. The track is a valuable community asset that is regularly utilized by our seniors.

Utilizing Community Preservation Act funding for eligible capital expenses that have been outlined in our municipal and district capital plan, will allow the entire community access to a safe playing field and track without further increasing the tax burden for our senior residents.

The Groton Council on Aging support this application and respectfully request that the Community Preservation Committee approves the necessary funding for this project. Thank you for your thoughtful consideration.

Respectfully,

Richard Marton, Chair  
Groton Council on Aging Board  
163 West Main St  
Groton, MA 01450

Kathy Shelp, Director  
Groton Council on Aging  
163 West Main Street  
Groton, MA 01450





## Groton-Dunstable SEPAC

February 1, 2021

### Community Preservation Committee

Dear Committee Members,

With a vote of the membership on January 28, 2021, the Groton-Dunstable Special Education Parent Advisory Council (G-D SEPAC) agreed to lend our support and endorse the GDRSC's recent CPC application to fund the construction of a new track at the future site of the new Florence Roche Elementary School.

The G-D SEPAC is a coalition of special education and general education families for the support and betterment of all. SEPAC parents with special needs students are highly engaged in their children's education and the life of our schools. They must be in order to help their children make educational progress despite the impact of their children's disabilities. Of course, SEPAC parents are not the only engaged parents but we are in a unique position to see the School District's needs for adequate operating funds as well as capital funds. Thus, SEPAC parents understand that funds are limited and we appreciate any opportunity to seek other sources of state funding to enhance the programs our schools provide.

A track is an asset to the well-being of all of Groton-Dunstable's children as well as to the broader Groton community. In contrast to other athletic fields and facilities, a track's level surface makes it more accessible to children with disabilities and can open opportunities for them to interact with their peers. Having a high-quality track available to elementary and middle school students during school and outside of school hours is an investment in their health. And, the community could seize this opportunity to incorporate accessible fitness circuit equipment around the track.

For many of our children with special needs, local sports programs are not an option. We would like to see the expansion of the G-D Best Buddies program, the Unified Track program which is currently only available at the High School, and participation in Special Olympics of Central MA. Preserving a track as part of the new Florence Roche campus furthers our goals for expanding these programs in our community.

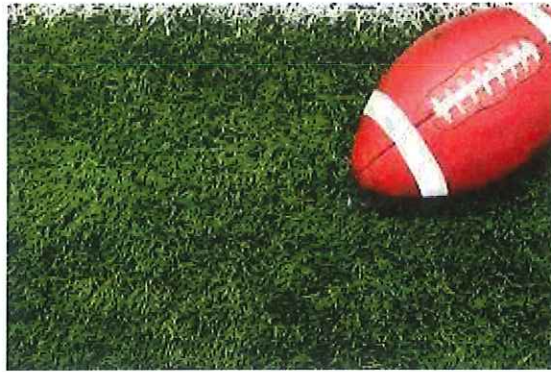
We strive to be an inclusive community, where young and old and all levels of abilities can participate in all that Groton has to offer. The CPC funding this new track would go a long way towards making that inclusive community we all desire a reality.

Thank you for your consideration,  
G-D SEPAC

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# **Groton-Dunstable Regional School District**

## **Athletic Field Turf Maintenance Plan**



**Revised: February 2021**



## **Groton-Dunstable Regional School District**

### **Athletic Field Turf Maintenance Plan**

The Groton-Dunstable Regional School District ("the School District") is a pre-K through grade 12 regional public school with seven (7) buildings on property: Boutwell Early Childhood Center, Florence Roche Elementary, Swallow Union Elementary, Middle School North, Middle School South, Groton-Dunstable Regional High School and Peter Twomey Youth Center. Along with the responsibility of maintaining the proper, operational conditions of the buildings, the maintenance department of the School District is also charged with maintaining all school grounds which includes 25 acres of athletic fields as well as two (2) running tracks. This document will outline expectations of care and maintenance to ensure the safety and longevity of the natural turf and running tracks for the use of our students and taxpayers of the Towns of Groton and Dunstable.

#### **Budget**

The Director of Buildings and Grounds is responsible for presenting annual budget requests to the Director of Finance and Operations, Superintendent of Schools and Regional School Committee. The requests must be sufficient to maintain healthy turf which includes, but is not limited to: appropriate manpower, supplies & materials, equipment repair and replacement, scheduled equipment maintenance and specialized contracted service when necessary. Additionally, the Director will actively participate in long-term capital planning for larger priced projects and purchases.

#### **Communication**

The Director of Buildings and Grounds and the Groundskeeper will work together to ensure all fields are safe and playable. The Groundskeeper will be responsible for the day-to-day maintenance of the fields. As an oversight initiative, the Director of Buildings and Grounds will walk the fields weekly to personally observe the condition of the fields, look for any safety issues as well as signs of field failure. The Athletic Director will communicate any observed or reported problems to the Director of Buildings and Grounds for timely actions/responses. Coaches will report any problems directly to the Athletic Director.

#### **Scheduling/Traffic Control**

The Groundskeeper will observe and monitor turf health on a daily basis. With the anticipated high utilization of school fields, it is imperative to occasionally rest the high wear areas on the fields. When a high wear area starts to show signs of failure, the Groundskeeper should close the field to allow it to recover. When closing the field is not an option, actions should be taken to shift the field to allow the high wear areas to rest. The Groundskeeper must communicate in a timely manner with the Athletic Director of any changes or restrictions in order for coaches to be informed of changes.

#### **Agronomy**

The definition of agronomy is the science of soil management and the production of field crops. The taxpayers of both Towns have entrusted the School District to thoughtfully plan and dutifully perform proper care and maintenance of the fields and running tracks in which, they have invested millions of



## Groton-Dunstable Regional School District Athletic Field Turf Maintenance Plan

dollars. Below are the basic agronomic components that will be followed to manage a safe and attractive playing surface.

### Summary:

Action	Description
Mowing	Base line every 2-3 days, can vary with turf growth and health as well as sports being played on the field.
Irrigation	Beginning on or around May 1 <sup>st</sup> , base line every other day for 15 minutes, can vary based on turf health and weather.
Aeration	At minimum prior to the start of each sports season, targeted aeration as needed. 3-4 times annually is standard. Core aeration should be every other year.
Top Dressing	Spring just prior to the growing season, also as needed and according to product recommendation
Overseeding	Late summer or early Fall, ground must be warm for germination, but no extreme cold or heat.
Soil Testing/Treatment	Mid October prior to the ground freezing
Fertilization	4 times per year, weather above 50 degrees, April, June, August and October
Pest Management/Pesticides	Pre-emergent is applied in conjunction with Spring fertilizer, also as needed and according to Integrated Pest Management Plan.

Action	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mowing				X	X	X	X	X	X	X		
Irrigation				X	X	X	X	X	X	X		
Aeration				X				X				
Top Dressing				X								
Overseeding									X	X		
Soil Testing/Treatment										X		
Fertilization				X		X		X		X		
Pest Management/Pesticides				X								

\*\*The following schedule is a guide, actual timing is dependent on soil temperature, soil test results, turf conditions, sports currently being played and weather.

### Mowing

The Groundskeeper will mow the fields as needed. A healthy field will need to be cut two (2) or three (3) times per week. The guidelines for cutting height is to remove no more than 1/3 of the existing leaf blade. Mowing cool season grasses at 2" to 3" is best for traffic tolerance. Clippings should filter into the turf canopy and should not be removed by bagging. Lower mowing heights such as 0.5" to 1.5" may be expected with baseball, soccer, and field hockey fields which will require cutting every one (1) to two (2) days.

## **Groton-Dunstable Regional School District**

### **Athletic Field Turf Maintenance Plan**

It is imperative that mowing equipment be well maintained. Regular maintenance to mowing equipment including sharp blades are important and expected.

#### **Irrigation**

The Groundskeeper will monitor the irrigation system daily. Specific tasks include looking for failed sprinkler heads or inoperable zones. The irrigation system should be filled and completely operational by May 1<sup>st</sup> of every year. Initially the schedule for irrigation should be every other day for 15 minutes per zone or supply a minimum of 1/4" water per day. Irrigation frequency and run times should be adjusted depending on daily observed turf and weather conditions.

It may be necessary to water with lighter amount more frequently when attempting to force growth with nitrogen fertilizer and when establishing grass from seed or sod.

The School District fields are sand based. The irrigation system must be capable of supplying light and frequent irrigation cycles for syringe cooling and seed establishment.

#### **Aeration**

The Groundskeeper will aerate all the fields before the start of each sports season. Throughout the season there should be targeted aeration to goal mouths, high wear areas, and areas with poor drainage. Aeration relieves compaction therefore reducing weed population and should not be done in extreme conditions i.e., cold or heat.

#### **Core Aeration**

Core aeration is recommended every other year to promote overall health of the fields. This will relieve compaction as well as allow air, water and fertilizer to reach the roots. The Groundskeeper will schedule core aeration taking into consideration sports schedules and rest times.

#### **Top Dressing**

The Groundskeeper will be responsible for top dressing the lawns after consultation with the Director of Building and Grounds. This task will be done on an as needed basis as well as if determined by soil testing. Top dressing is a way to add compost, sand, or loam to the soil to repair holes or uneven turf. Top dressing for nutrients can be applied at any time during the growing season.

#### **Overseeding**

The Groundskeeper will perform overseeding of the fields in the fall. This will be done to fill in bare spots, improve the density of the turf and enhance the fields appearance. Targeted overseeding will be done on an as needed basis on goal mouths and high wear areas. The Groundskeeper should overseed at a rate of at least 5-10 lbs. per 1000 sq. ft. It is preferable that the overseeding be performed using a slice seeder. Proper watering/irrigation is critical with this process.

#### **Soil testing/Treatment**

The School District will arrange for soil samples will be taken every fall using a soil probe. Samples will be taken from six (6) different areas on each field by inserting a soil probe 4 to 6 inches into the turf. Before placing the sample in a container along with the other samples from that field, remove any grass,



## **Groton-Dunstable Regional School District**

### **Athletic Field Turf Maintenance Plan**

thatch, or organic materials from the sample. Label the container with field name and date sample was taken. Do not mix samples with samples from other fields. The sample(s) will be sent to a lab for testing. Soil samples will be used to determine when to apply fertilizer, soil treatments and top dressing applications.

#### **Fertilizing**

The Groundskeeper should apply fertilizer four times a year. The spring application should be applied when the soil temperature is 50 degrees. The fertilizer should be applied in April, June, August and October. Soil test results will determine which fertilizer and the rate of application.

#### **Pest Management/Pesticides**

The School District has an Integrated Pest Management (IPM) plan approved by the Commonwealth of Massachusetts. The IPM is inclusive of herbicides, pesticides and insecticides. The plan outlines when, where, who, and how to apply specific pesticides and herbicides to combat invasive weeds and pests.

#### **Renovation (when necessary)**

The Director of Buildings and Grounds together with the Groundskeeper will recommend adequate funding to identify and secure funding to perform field renovations. These renovations should be performed every one (1) to three (3) years depending on the condition of the fields. Renovations typically involve: repairing field crown by adding soil and grading, core aeration with soil corrections, top dress, slit seed in two to four different directions. The expectation is that the school district will perform these larger tasks when necessary to avoid the need and expense of a total field replacement.

#### **Running Track Maintenance**

The Groundskeeper will check the track daily to keep it free of foreign matter. Remove sand, leaves, dirt, debris, moss, mold and mildew as needed. Ensure the irrigation system is set up to prevent excess water from spraying on the track. Place protective matting on the track when heavy traffic is expected to cross the track i.e. sports team's / maintenance equipment. Any repairs to the track should be made with products approved by the manufacturer of the track surface.

The Groundskeeper will communicate with the Director of Building and Grounds to monitor normal wear of the track surface. Capital planning will be necessary to secure funding for track resurfacing in order to maintain a safe, usable track.

#### **Accountability**

The Groundskeeper will be evaluated annually by the Director of Buildings and Grounds on adhering to the Athletic Turf Maintenance Plan regarding accomplishment of the daily, monthly and annual duties as outlined. The Director of Buildings and Grounds will prepare a quarterly report for the Director of Finance and Operations. This report should include work completed, successful actions taken to preserve the turf fields, any care deficiency concerns, any track concerns and recommendations for the upcoming quarter.