

# Ayer Shirley Regional High School Athletic Field Project

Ayer CPA Funding Request

Dan Gleason  
ASRHS Field Design Committee

October 6, 2021



# Agenda

- Brief overview of project
- Project Costs
- Timeline
- Letters of Support
- Tax impact of project and tax impact with CPA Funding
- Questions and Comments

# Introduction

- What this presentation is
  - An overview of the project
  - Why CPA Funds are being requested and amount of funds
  - Reasons for Ayer citizens to support the Special Town Meeting Warrant Article
- What it is not
  - A debate of the project necessity or design
  - Something that will reduce the cost obligation of Shirley

# What is the request

- \$300,000 from available Ayer CPA funds
- This amount was approved by the CPA at its September 8, 2021 meeting
- Per the CPA, the funds will be used to reduce the Ayer taxpayer cost of the track component of the project
- The overall project budget
  - is \$5.2 million
  - Ayer's contribution is approximately 56% of the total or \$2.9 million
  - This request will reduce Ayer's obligation to \$2.6 million



# Current Design Overview

1. Synthetic turf field with lights  
Football, Soccer (205'x348'-4"), Lacrosse
2. New Press Box (8'x30') with ADA ramp,  
permanent bleachers (484 seats)
3. Storage Units
4. Support Building
5. New Entrance
6. Ticketbooth
7. New Backstop netting (30' high) with  
8' CLF at field level, 58 seat semi-portable  
bleacher and concrete team areas with  
fencing
8. 210' wide soccer field
9. Modular block retaining wall (6' to 13' tall)



PRELIMINARY DESIGN

# Track Design Details

1. Long/triple jump area
2. Shotput
3. Discus
4. Javelin Runway (rubber tipped)
5. High Jump
6. Practice Throwing Pad
7. Javelin Runway



UPDATED TRACK LAYOUT

# Project Timeline

## **TASK 1: INITIAL SITE EVALUATION AND CONSULTATION PHASE**

**16 Weeks**

Final Preliminary Design Meeting

September 16, 2021

## **TASK 2: DESIGN DEVELOPMENT PHASE**

**7 Weeks**

100% Design Development Phase

Sept 20 - November 5, 2021

Design Development Meeting

October 4, 2021

File for Site Plan Approval

October 12, 2021

Site Plan Approval Hearing

October 26, 2021

Design Development Meeting

November 2, 2021

## **TASK 3: CONSTRUCTION DOCUMENTS PHASE**

**8 Weeks**

50% Construction Documents

Nov. 8 - Dec 3, 2021

Construction Documents Meeting

December 2, 2021

100% Construction Documents

December 6 - 31, 2021

Construction Documents Meeting

December 29, 2021

## **TASK 4: BID PHASE SERVICES**

**4 Weeks**

Bid Period (4 weeks)

Jan. 4 - 27, 2022

Bid Documents Available to Bidders

January 4, 2022

Pre-Bid Site Meeting

January 13, 2022

Bid Opening

January 27, 2022

Bid Review and Recommendation

January 27-Feb. 7, 2022

## **TASK 5: CONSTRUCTION ADMINISTRATION AND OBSERVATION**

**36 Weeks**

Award Construction Contract

Week of February 7, 2022

Pre-construction Meeting

Week of March 7, 2022

Commence Construction

April 4, 2022

Substantial Completion of Track and Field

August 12, 2022

Substantial Completion of Baseball Field

September 30, 2022

Final Completion

October 14, 2022



# Probable Costs

## TRACK AND FIELD STADIUM RENOVATIONS

		OPTION 1
00001	MOBILIZATION AND SITE PREPARATION	\$229,991.14
00002	EARTHWORK	\$317,713.54
00003	400 METER RUNNING TRACK AND "D" AREAS	\$796,115.39
00004	INFILLED SYNTHETIC TURF FIELD	\$702,430.33
00005	TRACK FENCING	\$133,060.00
00006	SPECTATOR SEATING AND PRESS BOX	\$459,354.00
00007	SPORTS LIGHTING AND ELECTRICAL IMPROVEMENTS INFRASTRUCTURE	\$270,000.00
00008	SUPPORT BUILDING (FOUNDATIONS AND UTILITIES ONLY)	\$143,200.00
00009	BASEBALL FIELD IMPROVEMENTS	\$585,963.30
00010	SITE LANDSCAPE IMPROVEMENTS	\$253,137.91
<b>TRACK AND FIELD RENOVATION SUBTOTAL</b>		<b>\$3,890,965.61</b>
5% General Conditions		\$194,548.28
10% Contractors Overhead and Profit		\$389,096.56
<b>CONSTRUCTION SUBTOTAL</b>		<b>\$4,474,610.45</b>
+3% Project Contingency		\$164,587.87
Soft Costs (Survey, Geotechnical, Design and Construction Administration)		\$335,450.00
<b>PRELIMINARY OPINION OF PROBABLE COSTS</b>		<b>\$4,966,671.81</b>
00011	MUSCO SPORTS LIGHTING	\$300,000.00
<b>PRELIMINARY OPINION OF PROBABLE COSTS</b>		<b>\$5,274,648.32</b>

## OPINION OF PROBABLE PROJECT COSTS



# Estimated Tax Impact No CPA

	<u>YEAR</u>	<u>AYER ALLOCATION</u>	<u>IMPACT TAX RATE</u>	<u>IMPACT PER \$353,100 MED. HOUSE</u>
1	2023	44,307	\$0.02	\$7.06
2	2024	304,135	\$0.17	\$60.03
3	2025	293,825	\$0.16	\$56.50
4	2026	282,450	\$0.16	\$56.50
5	2027	276,150	\$0.15	\$52.96
6	2028	269,850	\$0.15	\$52.96
7	2029	263,550	\$0.14	\$49.43
8	2030	257,250	\$0.14	\$49.43
9	2031	250,950	\$0.14	\$49.43
10	2032	244,650	\$0.13	\$45.90
11	2033	238,350	\$0.13	\$45.90
12	2034	232,050	\$0.13	\$45.90
13	2035	225,750	\$0.12	\$42.37
14	2036	219,450	\$0.12	\$42.37
15	2037	<u>213,150</u>	\$0.12	\$42.37
Total:		3,615,867		

# Estimated Tax Impact W/CPA

	<u>YEAR</u>	<u>AYER ALLOCATION</u>	<u>IMPACT TAX RATE</u>	<u>IMPACT PER \$353,100 MED. HOUSE</u>
1	2023	39,807	\$0.02	\$7.06
2	2024	270,510	\$0.15	\$52.96
3	2025	260,950	\$0.14	\$49.43
4	2026	255,250	\$0.14	\$49.43
5	2027	249,550	\$0.14	\$49.43
6	2028	243,850	\$0.13	\$45.90
7	2029	238,150	\$0.13	\$45.90
8	2030	232,450	\$0.13	\$45.90
9	2031	226,750	\$0.12	\$42.37
10	2032	221,050	\$0.12	\$42.37
11	2033	215,350	\$0.12	\$42.37
12	2034	209,650	\$0.12	\$42.37
13	2035	203,950	\$0.11	\$38.84
14	2036	193,325	\$0.11	\$38.84
15	2037	<u>187,775</u>	\$0.10	\$35.31
Total:		3,248,367		

# Letters of Support

- Dr. Mary Malone, former ASRSD Superintendent, Field Project Committee Chair
- Mr. Steven Kendall, ASRSD Athletic Director and K-12 Health and Wellness Curriculum Coordinator
- Mr. Scott Houde, Ayer Select Board
- Mr. Robert Pontbriand, Ayer Town Manager
- Ayer Parks Board

Thank you