



ALGONQUIN ATHLETIC COMPLEX ***A Community Investment***

Southborough Town Meeting

Northborough-Southborough Regional School District Presentation

ALGONQUIN ATHLETIC COMPLEX PROJECT

March 25, 2023q

ATHLETIC COMPLEX BUILDING COMMITTEE MEMBERS

- **Elisa Beckman - Nboro Parent**
- **Sean Bevan - Algonquin Principal**
- **Jonathan Cahill - Algonquin Staff Member**
- **Aidan Callaghan - Student Representative**
- **Christopher Covino - Regional School Committee Member, Nboro Parent**
- **Katherine Cullen - Student Representative**
- **Paul Desmond - Regional School Committee Member, Co-Chair, Sboro Parent**
- **Michael Gorman - Facilities Director, Algonquin**
- **Marsha Hill - Nboro Parent**
- **Keith Lavoie - Asst. Superintendent Of Operations**
- **Jason Malinowski - Sboro Capital Committee Planning Member, Sboro Parent**
- **Greg Martineau - Superintendent Of Schools**
- **Mike Mocerino - Athletic Director, Algonquin**
- **Rebecca Pellegrino - Director Of Finance**
- **Bill Peterson - Nboro Parent**
- **David Roman - Co-Chair, Nboro Parent**
- **Thomas Spataro - Parent - Former Booster President, Nboro**
- **Jeffrey Turgeon - Nboro Parent**

HISTORICAL OVERVIEW

| | |
|------------------|---|
| 2013-2014 | Athletic Campus Evaluation/Track Feasibility Study (Funded by: Algonquin Athletic Booster Club, Inc.) |
| 2014-2019 | Ongoing Maintenance of Facility Funded by Operational Budget |
| 2019-2020 | Algonquin Athletic Booster Club, Inc. - Engaged Gale Associates, Inc. in Master Plan Update |
| 2021-2022 | Established Building Committee District Engaged Gale Associates, Inc. in Project Evaluation Update, Facility Assessment and Schematic Design |
| 2022-2023 | District Engaged Gale Associates, Inc. in Engineering and Design, Permitting, Final Design Documents, Bid/Award Services |

CURRENT CONDITIONS

Areas of Concern

Beyond Useful Life

Stadium Field:

- Not renovated with school in 2004
- ONLY top dressed/over-seeded
- Soil is heavily compacted
- Related: need to 'rest' grass fields preclude access for some teams

Track:

- Reconstructed in 1994
- Top surface recoated in 2009
- Heavy patching and puddling
- Does not meet MIAA standards for hosting track meets

Tennis Courts:

- Installed in 2004
- Significant cracking
- Cannot be patched effectively
- Resurfaced once already

Multipurpose fields:

- Soil is heavily compacted
- Related: need to 'rest' grass fields preclude access for some teams

Health & Safety

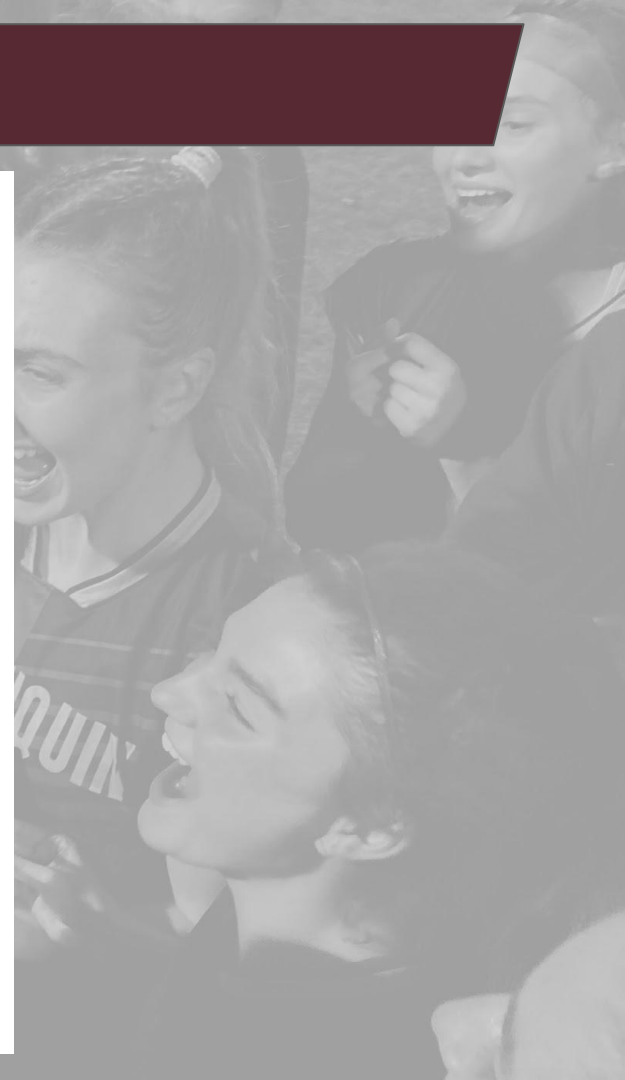
- Grandstand and access to pressbox not ADA compliant
- Amenities building restrooms not ADA compliant
- Lighting is insufficient and does not meet new safety standards



THE PLAN: An Overview

- **Scope of Work:**

- Track
- Stadium field - with turf
- Multi-purpose field - with turf
- Grandstand - with ADA- compliant seating
- Stadium lights - with LED
- Tennis/pickleball/basketball courts
- Amenities Building - adding ADA-compliant restrooms
- Amphitheater
- Lacrosse wall



MASTER PLAN



LACROSSE WALL

POLE VAULT

HIGH JUMP AREA

SURFACED D-AREA WITH URETHANE TRACK SURFACING

PAVED BITUMINOUS WALKWAY

ADA ACCESSIBLE RAMP FOR BLEACHERS ACCESS

NEW 122B SEAT GRANDSTAND WITH PRESS BOX

NEW TENNIS COURTS

115' RADIUS 6 LANE OVAL TRACK WITH 6 LANE STRAIGHTAWAY
SCOREBOARD

LIGHT POLE BASES AND CONDUIT FOR FUTURE LIGHTING

SHOT PUT

LONG JUMP / TRIPLE JUMP
ATHLETIC LIGHTING (TYP.)

DISCUS PAD AND CAGE

JAVELIN THROW

SURFACED D-AREA WITH URETHANE TRACK SURFACING

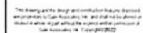
RENOVATE AVENUES BUILDING

TWO PORTABLE BLEACHERS

NEW AMPHITHEATER

SYNTHETIC TURF MULTIPURPOSE RECTANGULAR FIELD
30 40 30 40

SYNTHETIC TURF MULTIPURPOSE RECTANGULAR FIELD
30 40 30 40



PERMIT SET

PROJECT

ATHLETIC CAMPUS IMPROVEMENTS
ALCONQUIN REGIONAL HIGH SCHOOL
70 BARTLETT STREET
NORTHBOROUGH, MA 01532

OWNER

NORTHBOROUGH & SOUTHBOROUGH PUBLIC SCHOOLS
53 PARKVILLE ROAD
SOUTHBOROUGH, MA 01772

8 01.06.2023 12:00 ERGATECHNICALS WPK

| NO. | DATE | DESCRIPTION | BY |
|---------------|------|-------------|----|
| PROJECT NO. | | 71990 | |
| CADD FILE | | 71990 C101 | |
| DESIGNED BY | | MEH | |
| DRAWN BY | | MEH | |
| CHECKED BY | | KHAPSI | |
| DATE | | 1/16/2012 | |
| DRAWING SCALE | | 1" = 30' | |

GRAPHIC SCALE

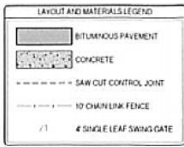
0 10' 20' 30'

SHEET TITLE

LAYOUT AND
MATERIALS PLAN
TENNIS COURTS

| | |
|--|---------------|
| | COLLATING NO. |
| | C103 |

| | | | |
|--|----|----|----|
| | 10 | 20 | 30 |
|--|----|----|----|



LAYOUT AND MATERIALS NOTES:



A COMMUNITY ASSET



Who benefits?

- ARHS Student-Athletes:
 - Modern facilities
 - Increased field access (3X)
 - Increased safety
- ARHS Students: Physical Education classes
- Residents:
 - Track: running & walking
 - Tennis and pickleball/basketball courts
- Performing artists, musicians, and community groups
- Northborough and Southborough Recreation
- Northborough and Southborough youth sports participants and organizations

PROJECT COSTS

| | |
|---------------------------|--------------------|
| Total Project Cost | \$7,960,393 |
|---------------------------|--------------------|

| | |
|----------------------------------|---------------------------|
| Northborough % | 62.33% |
| <i>Northborough Project Cost</i> | <i>\$4,961,713</i> |

| | |
|----------------------------------|---------------------------|
| Southborough % | 37.67% |
| <i>Southborough Project Cost</i> | <i>\$2,998,680</i> |

PROJECT COSTS

| | |
|---|--------------|
| General Conditions & Site Preparation | \$ 828,923 |
| Track, Stadium Field, Stadium Lights, & Amenities Building Renovation | \$3,718,470 |
| Tennis Courts w/ Basketball/Pickleball | \$ 584,063 |
| Multipurpose Field w/ Lights & Amphitheater | \$ 1,802,450 |
| Contingency - 12% | \$ 832,069 |
| Sub Total | \$7,765,975 |
| Design & Construction Period Services | \$ 194,418 |
| Grand Total | \$7,960,393 |

PROJECT FINANCING AND TAX IMPACT ARHS Debt Impact

- Fifteen-Year Bond held by the Northborough-Southborough Regional School District
- FY 2024 No additional tax impact due the Athletic Complex Project (Bond anticipation notes begin in FY 2025)
- FY 2025 and 2026: issue Athletic Complex Project bond anticipation notes
- FY 2025 - FY 2026
ARHS Renovation Project debt assessment and Athletic Complex Project interest only
- FY 2027
ARHS Renovation Project (\$60 M) debt concludes
- FY 2027
ARHS Renovation Project debt assessment and Athletic Complex Project principal and interest (One year overlap)
- FY 2028 - 2038
Athletic Complex Project principal and interest

Average Southborough Tax Impact*

| | ARHS 2004 Renovation Annually | Athletic Complex Annually | Total Annually | Total Monthly |
|----------------|-------------------------------------|---------------------------------|-------------------|------------------|
| FY 2024 | \$104 | \$0 | \$104 | \$8.67 |
| FY 2025 | \$106 | \$28 | \$134 | \$11.17 |
| FY 2026 | \$107 | \$55 | \$162 | \$13.50 |
| FY 2027 | \$109 | \$87 | \$196 | \$16.33 |
| FY 2028 - 2038 | \$0 | \$87 | \$87 | \$7.25 |

*Southborough FY23 avg. home value: \$803,549

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Athletic Complex Project principal and interest**

| Average Southborough Tax Impact* | | |
|----------------------------------|---------------------------|---------------|
| | Athletic Complex Annually | Total Monthly |
| FY 2024 | \$0 | \$0 |
| FY 2025 | \$28 | \$2.33 |
| FY 2026 | \$55 | \$4.58 |
| FY 2027 | \$87 | \$7.25 |
| FY 2028 - 2038 | \$87 | \$7.25 |

***Southborough FY23 avg. home value: \$803,549**

IMPACTS OF NON APPROVAL

- Increased future costs of total project
- Unsafe conditions requiring relocation of certain events
 - E.g. Track events, field hockey, lacrosse
- Non-compliance with ADA
- Limited access to facility from community groups
- Limited use from local youth sports
- Continued financial investments to patch and repair for short-term gain (\$700,000)
- Continued poor lighting conditions
- Disconnect between the District's core values, mission, and vision

Cost Estimate 2013 (Gale Associates, Inc.)

| | |
|---|--------------------|
| Synthetic Turf Field Stand Alone | \$850,000.00 |
| Synthetic Turf Field within Track | \$810,000.00 |
| Track, D-Area and Field Events | \$690,000.00 |
| Grandstand with Press Box | \$430,000.00 |
| Athletic Lighting | \$320,000.00 |
| Walkways, Retaining Walls and Appurtenances | \$60,000.00 |
| Design Contingency (10%) | \$316,000.00 |
| Soft Costs (5%) | \$158,000.00 |
| Total: | \$3,634,000 |

Cost Estimate 2023 (Gale Associates, Inc.)

Comparing the 2013 Cost Estimate with the 2023 Cost Estimate the costs have increased by 65.63% - to \$6,019,299 for the same scope of work. Waiting a year (or more) will most certainly add to the overall cost.

| | |
|---------------|--------------------|
| Total: | \$6,019,299 |
|---------------|--------------------|

THANK YOU FOR YOUR CONSIDERATION



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