

**HEARINGS, MEETINGS, LICENSES**

**3-8-10**

**Soule Homestead Education Center  
2009 PROGRAM SUMMARY**

- 1 **School and Group Visits:** In 2009, 1,243 children and 384 adults attended children's educational programs at Soule Homestead Education Center. (In 2008, 961 children and 215 adults attended.) Scout, Day Care, Home School, and Public Schools groups from the towns of: Middleboro, Brewster, Bridgewater, Carver, Halifax, Holbrook, Kingston, Lakeville, Mattapoisett, New Bedford, Pembroke, Plymouth, Plympton, Rockland, Taunton and Wareham attended Children's Programs in 2009. Our programs are Mass. Curriculum Frameworks based.
- 2 **School Vacation Programs:** Vacation programs are held in Feb., April, July, Aug., and Dec.
- 3 **Community Gardens:** 11 families cared for Community Garden plots in 2009. Middleboro High School special needs students again planted and cared for a 20' x 60' pumpkin patch. Soule Homestead has provided a safe, open-air learning environment for these children for over 16 years at no charge to the Town of Middleboro. Groups participating in children's education programs also worked in areas of the Community Garden as well as the back fields.
- 4 **Traditional Craft Workshops:** In 2009 Soule Homestead Education Center had 56 workshops with 307 people participating. (In 2008, 71 workshops with 401 people). Subjects such as Quilting, Basket Weaving, Cheese Making, Star Gazing, Wood Carving, Organic Gardening, Chair Caning, Pottery, Landscape Painting and Rug Braiding were offered.
- 5 **Summer Folk Concerts:** S.H.E.C. hosted 8, Saturday evening folk concerts in July and August featuring local performers. Between 40 - 50 people attended each night. We have a well-organized music committee made up of 7 area residents.
- 6 **Earth Day / Sheep Day:** Over 100 people attended this event. Among the many activities and demonstrations, Rich Seaman of Sheepdog Junction gave a sheep herding demonstration and shearer, Andy Rice, educated and entertained as he worked.
- 7 **Harvest Fair / Folk Festival:** Our major annual fundraising event on Saturday and Sunday, Sept. 19th & 20th, 2009 went very well. Over 1000 people enjoyed the family fun, educational exhibits, vendors, hay rides and folk music. Over 80 people volunteer to help with the Fair, including high school civic groups, Boy Scouts, and Middleboro Youth Hockey.
- 8 **Unscary Halloween Party:** About 40 people participated in our Unscary Halloween Party for young children. This event features: children's crafts, candy in the haystack, story in the barn, and a hay ride.
- 9 **Holiday Fair & Wreath Workshop:** Over 100 people attended, buying gifts, & baked goods. We had 2 sessions of our Christmas Wreath Workshop.
- 10 **Birthday Parties:** About 211 people attended various birthday parties in 2009.
- 11 **Owl Prowls:** We had 1 owl prowl in 2009. 29 people joined us for this event.
- 12 **Nature Trail:** Our nature trail was used by dozens of visitors in 2009

**Also** Boy Scout Troop 64 painted the trim on the chicken coop.  
The Heartwood Apprentice Program built a community garden shed.  
The ARC of Northern Bristol County had a weekly group volunteer visit.  
We held our 2<sup>nd</sup> annual Valentine's Fundraising Dance at Town Hall.  
We participate in the Rotary Craft Fair, the Middleboro Historical Societies' Heritage Festival, and work with several church groups.

**2010 PROGRAM PLAN**

The 2010 Program will feature the same activities and events as the 2009 Program.

Soule Homestead Education Center is open free to the public from 9 a.m. to 5 p.m. daily, closed Mondays and holidays. For more info call: (508) 947 6744, or visit [www.soulehomestead.org](http://www.soulehomestead.org).

**Soule Homestead Education Center  
Selectmen's Report 2010  
Volunteer Hours 2009**

Volunteer Category	# People Involved	Total Hours Donated
	2009	2009
Animals (Kathy Heimerdinger 950)	9	1200
Board of Directors	11	400
Various Sub-Comittees	10	300
Building Maintenance	30	400
Summer Concerts / set up & clean up	8	128
Educational Program Assistance	10	500
Food Pantry Donations	4	8
H F Planning Committee	10	120
Harvest Fair (2 day event)	80	420
Holiday Fair	8	60
Legal	6	12
Music Committee	7	80
Nature Trail	2	10
Craft Production and Sales	4	48
Sheep Day	8	60
Unscary Halloween Party	7	28
Workshop Teachers	14	200
Yard Work & Snow Removal	12	200
<b>TOTALS</b>	<b>240</b>	<b>4174</b>

Additional Information		
56 Adult Workshops	14 Instructors	307 Attended

4 events:		
Sheep Day		125 Attended
Harvest Fair (2 Days)		1200 Attended
Unscary Halloween		48 Attended
Holiday Fair		75 Attended

8 Summer Concerts	Average 40 / wk	320 Attended
<b>Current Membership: Apx. 270</b>		



**Soule Homestead Education Center**

**2010 Farm Plan**

During the year 2010 land use at the Homestead will consist of the following:

1. The eastern most fields along Soule Street (approximately 10 acres) including portions of land in Plympton will continue to be used by Richard Seaman of Sheepdog Junction for raising sheep, to train Border Collies and other herding breeds. Richard will give demonstrations at Soule Homestead Education Center's Earth Day/Sheep Day and Harvest Fair events.
2. 5 Acres, across the wetlands, 1/4 mile directly north of the barn, will continue to be rented by S.H.E.C. director, Frank V. Albani, Jr. of Golden Rule Farm for certified organic vegetable production. Frank also has a small garden and hoophouse (unheated greenhouse) close to the barn. Frank has been growing for market at Soule Homestead since 1996, his work is often involved with Children's Education Programs at the farm. Frank has applied to the USDA / NRCS for funding to build another hoophouse and to replace fencing in the sheep / goat areas.
3. Dave Purpura, of Middleboro, will be growing certified organic vegetables on three acres adjacent to Frank. Dave also has land and a CSA program on Fuller St.
4. All fields not in other uses are cut for hay under contract with Rick Burnet.
5. Rick Burnet and Dave Detterman of Plympton again plan to raise 8 – 10 grass fed beef cattle on the fields to the west of the barn.
6. Soule Homestead's sheep & goats continue to use the small east field, adjacent to the house and barn, as well as the areas directly behind the barn. The Poultry Barn is directly west of the main barn. The pens connected to the poultry barn allow our poultry to have outdoor access. Kathy Heimerdinger, our primary animal caretaker and our most generous volunteer, has been caring for the animals at SHEC for over 18 years.
7. The community garden area offers approximately 15 plots to area organic gardeners for a nominal fee. We once again have a section of the community garden area set aside, as the Middleboro High School special needs pumpkin patch. We have worked with the special needs group at no charge to the Town, for about 16 years.
8. The compost area next to the community garden area allows us to recycle animal bedding and manure, and we encourage local residents to drop off their bagged leaves in the fall.
9. Organic Land Management practices are followed on the entire property.

The farm buildings will be used as follows:

*Main barn:* Lower level, classroom, office & storage.

*1<sup>st</sup> Floor:* Animal stalls and tool storage.

*Loft:* Hay Storage.

*16x24 Outbuilding east of barn* --sheep housing.

*20x55 Outbuilding west of barn* --poultry barn.

*16x20 Outbuilding north of barn*—equipment storage.

Soule Homestead Education Center

2009 Maintenance / Capital Improvements Report

2010 Maintenance / Capital Improvements Plan

<b>2009 Non Facilities Expansion Project Work</b>	<b>Value</b>
Yard work: lawn, leaves & snow plowing	\$2,500.00
Clean, patch, & paint most interior walls / ceilings 1st floor apartment	\$3,200.00
Sand & poly, bed room & dining room floors 1st floor apartment	\$600.00
Reglaze, wash & paint most 6 over 6 sash 1st floor apartment	\$1,500.00
Rebuild tub/shower valve 1st floor apartment	\$75.00
Replace kitchen sink & faucet 1st floor apartment	\$200.00
Replace exterior faucet east side of house	\$75.00
Rebuild exterior 2nd floor stairs	\$2,800.00
Electrical panel work by licensed electrician, Scott Blischke	\$200.00
Replace furnace vent pipe and rehang some cellar ductwork	\$200.00
Rework rubber roof drip edge on classroom/office & paint fascia	\$150.00
Paint exterior trim on chicken coop	\$500.00
New tool shed built by Heartwood Apprentice Group Volunteers	\$1,800.00
<b>Total</b>	<b>\$13,800.00</b>
SHEC out of pocket expense for materials and labor:	\$6,530.00
Paid staff time:	\$1,500.00
Donated materials and labor	\$5,770.00
	<b>\$13,800.00</b>
<b>2009 Facilities Expansion Project Summary</b>	
SHEC out of pocket expense for materials & labor	\$41,402.46
Paid staff time:	\$1,750.00
Donated materials and labor:	\$4,325.00
	<b>\$47,477.46</b>

**2010 Maintenance / Capital Improvement Plan**

We will focus on the Facilities Expansion Project / fundraising and construction

**Soule Homestead Education Center  
Facilities Expansion Project**

**Expenses & Donated Services to Date (Jan. 20, 2010)**

Expenses		Other *	Description
2008		\$225.00	Perc test permit
Architectural Fees	\$5,760.00	\$225.00	2nd Perc test Permit
		\$20.00	Dumpster permit
2009		\$40.00	Demo Permit
Construction Expense		\$3,000.00	Building Permit
Labor	\$18,108.00	\$172.50	Remove Freon from milk tank
Materials	\$17,611.96	\$500.00	Dumpsters
Other *	\$6,133.11	\$334.61	Dumpsters
		\$220.00	FEP printing
TOTAL Payments	<b>\$47,613.07</b>	\$440.00	Stamps for FEP mailing
		\$440.00	Stamps for FEP mailing
		\$516.00	Workmens Comp/ Carpentry
		\$6,133.11	

**Hands on work by Soule Homestead**

This does not include administrative work.

Hands on time: \$20/HR value

Hands on paid staff time \$1,780.00

Hands on volunteer time \$380.00

TOTAL **\$2,160.00**

Donations	Est. Value		
11/15/08 ASAP Engineers	\$1,000.00	Structural design work/consulting	Donation
05/05/09 SFG Engineers	\$300.00	Perc test	Donation
05/05/09 Redlon Construction	\$350.00	Perc test	Donation
06/08/09 Costello Dismantling	\$2,000.00	Demolition & loading carport	Donation
08/20/09 Rick Burnet	\$100.00	Waterproof foundation	Donation
10/20/09 ASAP Engineers	\$200.00	Re-work roof framing specs	Donation
01/20/10 SFG Engineers	\$300.00	2nd Perc test	Donation
01/20/10 Redlon Construction	\$350.00	2nd Perc test	Donation
TOTAL	<b>\$4,600.00</b>		

\$47,613.07

\$2,125.00

\$4,600.00

TOTAL to DATE **\$54,338.07**

## Police Station Study Committee

March 3, 2010

Mr. Patrick E. Rogers, Chairman  
Middleborough Board of Selectmen  
Town Hall  
Middleborough, MA 02346

Re: Proposed Police Station  
St. Luke's Hospital Site

Dear Chairman Rogers:

The Police Station Study Committee (PSSC) has completed the preparation of a site evaluative report for Saint Luke's Hospital, located on Centre Avenue as authorized by the Board of Selectmen. Five copies are provided for your review.

The architect provided three varying proposals that either included the existing hospital building or demolished the building in its entirety. Cost proposals to rehabilitate the building for a police station and some alternative uses are outlined in the proposal, along with costs to demolish and construct a stand alone police station.

Additionally, the PSSC met with the owner of the St. Luke's Hospital site, Ms. Mary O'Donnell of Kingston to discuss possible purchase of the property. The listed price for the property is presently approximately \$1.2 million.

As you are aware, the PSSC is interested in the site since there is some desire to locate the police station in the center of the town, and this property is presently in "blighted" condition. This potential purchase represents an opportunity to enhance our downtown and provide adequate space and location for the needed police station building.

The PSSC had provided Ms. O'Donnell a list of town-owned properties to determine if there were an interest in obtaining these for possible use. Ms. O'Donnell has expressed an interest in locating in Middleboro for the purpose of development of energy projects such as wind turbines, photo voltaic or solar energy.

Ms. O'Donnell expressed an interest in swapping the St. Luke's Hospital site for up to four parcels of land. These properties total about 100 acres and are as follows: River Street - 57 acres valued at \$ 350,000; Tispaquin Street -10 acres valued at \$ 217,000; Tispaquin Street - 25 acres valued at \$ 160,000; Wall Street - 35 acres valued at \$ 308,000. Total Value - \$ 1,035,000

Two tasks would be required by the town to clarify the value of the properties to Ms. O'Donnell. The first and foremost is the existing zoning of the property. It is desired to have property that is zoned for acceptable use for the above noted energy projects. Secondly, the value of the properties should be reevaluated for a realistic modern dollar value. The properties have been valued by the town Assessor's.

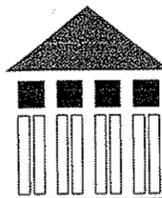
If these properties are to be included for a land swap, the need to rezone them needs to be evaluated for possible inclusion as a town meeting article, along with the aforementioned items. The matter of time for when the proposed deal could be executed is also critical to meeting Ms. O'Donnell's needs.

The PSSC requests a meeting with the Board of Selectmen to further discuss this proposal. It is our understanding that you will request that the Planning Board assist the PSSC by determining the existing zoning of these properties. The PSSC looks forward to meeting with the Board of Selectmen at your earliest convenience. We thank you in advance for your attention to this matter.

Sincerely,

Bruce Gates, Chairman

att: Five copies of St. Lukes Hospital Site Review Plans and Cost Breakdown.



21 January 2010

**MEMORANDUM**

TO: Chief Bruce Gates  
(Chairman, Middleborough Police Station Study Committee)

FROM: Rick Fenuccio

RE: Submittal of Conceptual Cost Estimates /  
New Middleborough Police Station  
52 Oak St. Middleborough

Chief Gates:

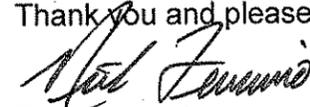
Based upon the design presentation and subsequent study committee discussion on December 16, 2009, we have, as requested, prepared alternative Project Cost Estimates for each of four different design concepts including two options with varying degrees of demolition and renovation and two additional options which provide for 100% removal of the existing building and reconstruction of a new single story police station.

The enclosed summaries also include an assumed \$1,000,000 property acquisition cost "placeholder" which will need to be fully negotiated with the current property owner.

We have also included a Cost Comparison Worksheet which identifies the construction costs of numerous police stations constructed in Massachusetts over the last ten years as compared to the projected costs of the various "renovation" and "new building" options under consideration by Middleborough.

Once you and the other Study Committee Members have reviewed the information, we will be able to quickly conclude this conceptual design study for review by other Town Officials.

Thank you and please feel free to contact me with any questions.

  
Rick Fenuccio

RPF/ak

## Design Concept & Cost Summary

### Methodology:

The attached project cost estimates are "Order of Magnitude" estimates and have been prepared using 1.) past construction cost data from several recently completed police stations in the region, 2.) Input from an Independent Cost Estimator on a "per square foot" basis for similar project types and 3.) Input from a local commercial-level general contractor experienced in public construction of similar facilities.

### Option 'A' – Partial Demolition & Reconstruction

- 66,000 gross square foot building
- Removal of 15,434 sq. feet
- Resultant 50,566 gross sq. feet to be significantly renovated with minor additions as shown on conceptual drawings
- Oldest and most deteriorated section to be removed
- Northerly section to be retained for "Rental or Undefined" storage purposes
- All police department functions occur on lower level and first floor area and second floor is "undefined" for uses not identified at this time or for outside rental purposes.

### Option 'A' Cost Summary

Assumed Lot Acquisition	=	\$ 1,000,000
Demolition & Construction Costs w/Contingency	=	\$ 13,426,594
Project "Soft" Costs	=	\$ 1,997,055
Total	=	\$ 16,423,649

### Option 'A' Pro & Con Comparison

#### Pros:

1. Existing building is retained to maximum extent and demolition costs are minimized
2. Maximizes expansion space available for municipal use or other outside agency rental use
3. Existing structural system appears to be very sound
4. Existing utility feeds to the building should be salvageable
5. Re-use of existing building as a "Green Strategy" within LEED rating system

#### Cons:

1. Existing building gross area is far in excess of the current and projected space needs of M.P.D.

2. Estimated percentage of retained construction systems after demolition equates to only ±25% of superstructure and sitework
3. Perimeter driveway circulation on west side limits sallyport to only one vehicle
4. Very low interior ceiling height of 9'-1" will present challenging MEP systems (mechanical, electrical and plumbing) distribution
5. Outside agencies will require complete entry and vertical separation from Police Dept. functions
6. Fixed structural column grid and general window & door openings will be major challenges in the design of an efficient interior layout
7. Existing tar & gravel roof has not yet been fully inspected but appears to be highly suspect in several areas and a complete replacement is probable.
8. Existing uninsulated CMU and brick veneer exterior wall assembly will require significant new interior insulated assembly to achieve high efficiency envelope and meet energy code requirements.
9. Although opinion only, the overall project cost estimate may be far in excess of what the town can rationalize within the current economic environment.

**Option 'B' – Partial Demolition & Renovation**

- 66,000 gross square foot building
- Removal of 24,169 sq. feet
- Resultant 41,831 sq. feet to be significantly renovated with minor additions as shown on the conceptual drawings
- Oldest and most deteriorated sections to be removed including complete "Northerly" section
- Police Department functions are allocated across all three floors
- Detached garage structure available for vehicular maintenance and/or storage needs

**Option 'B' Cost Summary**

Assumed Lot Acquisition	=	\$ 1,000,000
Demolition & Construction Costs w/Contingency	=	\$11,213,000
Project "Soft" Costs	=	\$ 1,678,400
Total	=	\$13,891,400

**Option 'B' Pro & Con Comparison**

Pros:

1. Existing building is retained to maximum extent and demolition costs are minimized
2. Existing structural system appears to be very sound
3. Existing utility feeds to the building should be salvageable
4. Perimeter vehicular site circulation is provided
5. Space for potential Emergency Operations Center is provided

Cons:

1. Total building gross area is still in excess of the current and projected space needs of M.P.D.
2. Future expansion space is not available for municipal use or outside agency rental use
3. Internal sallyport is not drive-thru, with low headroom and will require special ventilation
4. M.P.D. operations occur on three different floors
5. Estimated percentage of retained construction systems after demolition equates to only ±25% of superstructure and sitework
6. Perimeter driveway circulation on west side limits sallyport to only one vehicle
7. Very low interior ceiling height of 9'-1" will present challenging MEP (mechanical, electrical and plumbing) distribution
8. Fixed structural column grid and general window & door openings will be major challenges in the design of an efficient interior layout
9. Existing tar & gravel roof has not yet been fully inspected but appears to be highly suspect in several areas and a complete replacement is probable.
10. Although opinion only, the overall project cost estimate may still be far in excess of what the town can rationalize within the current economic condition.

**Option 'C' – Full Demolition & New Building Option**

- Complete removal of existing 66,000 GSF building
- Construction of new ±29,000 GSF single story building and associated site work
- Existing detached garage building could remain for vehicular / storage needs or be removed for open space residential buffer or additional parking
- All Police Department functions provided on main ground floor level
- No extraneous space provided for expansion or outside agency rental

**Option 'C' Cost Summary**

Assumed Lot Acquisition	=	\$ 1,000,000
Complete Demolition & New Construction Costs w/Contingency	=	\$10,929,500
Project "Soft" Costs	=	\$ 1,510,400
Total	=	<u>\$13,439,900</u>

**Option 'C' Pro & Con Comparison**

Pros:

1. Maximum design flexibility with regard to public entry, site circulation, internal layout efficiency and architectural expression
2. Overall building size and design will be much more consistent with space needs identified

3. Maximum opportunity to create new energy-efficient exterior envelope and incorporate more "Green Building" options
4. New structural system will be driven by floor plan layout not vice versa
5. Shifting of building to easterly side allows for double-wide drive-thru sallyport and separate perimeter exit drive beyond
6. Main "Public Entry" could face towards Center St. at site corner
7. Finished ceiling heights not dictated by existing structure (i.e. access floor can be provided below dispatch area)
8. Roof structural system could be designed to accommodate future second floor expansion
9. Detached Garage / Storage Building could remain or be removed
10. More parking available than Options A & B

Cons:

1. Site and Building Concept, as currently shown, would limit ground level future expansion
2. Maximum demolition and new utility infrastructure costs would be incurred
3. Overall higher level of site development costs than Options 'A' and 'B'
4. Larger one story footprint will limit parking and vehicular layout options

**Option 'D' – Full Demolition & New Building Option**

- Complete removal of existing 66,000 GSF building
- Construction of new ±23,469 GSF single story building and associated site work
- Existing detached garage building could remain for vehicular / storage needs or be removed for open space residential buffer or additional parking
- All Police Department functions provided on main ground floor level
- No extraneous space provided for expansion or outside agency rental

**Option 'D' Cost Summary**

Assumed Lot Acquisition	=	\$ 1,000,000
Complete Demolition & New Construction Costs w/Contingency	=	\$ 8,907,920
Project "Soft" Costs	=	\$ 1,247,125
<b>Total</b>	=	<b>\$ <u>11,145,045</u></b>

#### Option 'D' Pro & Con Comparison

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##### Pros:

1. Smallest and most efficient building and site concept which still meets the identified space needs of the M.P.D.
2. Maximum design flexibility with regard to public entry, site circulation, internal layout efficiency and architectural expression
3. Overall building size and design will be much more consistent with space needs identified
4. Maximum opportunity to create new energy-efficient exterior envelope and incorporate more "Green Building" options
5. New structural system will be driven by floor plan layout not vice versa
6. Shifting of building to easterly side allows for double-wide drive-thru sallyport and separate perimeter exit drive beyond
7. Main "Public Entry" could face towards Center St. at site corner
8. Finished ceiling heights not dictated by existing structure (i.e. access floor can be provided below dispatch area)
9. Roof structural system could be designed to accommodate future second floor expansion
10. Detached Garage / Storage Building could remain or be removed
11. More parking available than Options A & B

##### Cons:

1. Site and Building Concept, as currently shown, would limit ground level future expansion
2. Maximum demolition and new utility infrastructure costs would be incurred
3. Overall higher level of site development costs than Options 'A' and 'B'
4. Larger one story footprint will limit parking and vehicular layout options

**MIDDLEBORO POLICE  
PRELIMINARY PROJECT COST ESTIMATE  
1/21/2010**

**Option 'A'**

- 66,000 G.S.F. with removal of 15,434 SF
- Renovation/Minor Addition of 50,566 S.F. across all three existing floors

The following preliminary cost estimate is based upon the current conceptual design drawings only. We would recommend that the budget be updated periodically as the design and construction documents are further developed.

Lot Acquisition Cost (Assumed reduction based upon \$1.2M price)	\$1,000,000
Partial Demolition Cost (15,434 SF x \$5.00/SF)	\$77,170
Construction Cost (50,566 SF x \$240/SF)	\$12,135,840
<b>Sub-Total</b>	<b>\$13,213,010</b>
10% Contingency	\$1,213,584
<b>Sub-Total</b>	<b>\$14,426,594</b>
<b>Miscellaneous Project Expenses</b>	
Office Furnishings - Furniture - Equipment (FFE) (by Owner's Vendor) (Allowance of 3% of construction)	\$364,075
Architectural & Engineering Fees @ 9.5% of Construction Cost	\$1,152,905
Civil Engineering Fee	\$71,000
Req. Owner's Project Manager (OPM) (3% of Construction Cost)	\$364,075
Soil Borings / Geotechnical Investigation	\$10,000
Materials Testing During Construction	\$15,000
Estimated Reimbursable Expenses (i.e. shipping, postage, misc. printing)	\$10,000
Printing of Bid Documents	\$10,000
Clerk of the Works (included in OPM above)	\$0
<b>Sub-Total</b>	<b>\$1,997,055</b>
<b>Total Estimated Project Cost</b>	<b>\$16,423,649</b>

**Notes:**

- (1) Possible project expenses not included in the estimate are:
- \* Independent Commercial Appraisal
  - \* Municipal Bonding Costs
  - \* Computers/Dispatch Equipment/Radio Tower
  - \* Legal Consultation & Representation associated with lot acquisition
  - \* Concealed Hazardous Materials Testing or Removal

**MIDDLEBORO POLICE  
PRELIMINARY PROJECT COST ESTIMATE  
1/21/2010**

**Option 'B'**

- 66,000 G.S.F. with removal of 24,169 SF
- Renovation/Minor Addition of 41,831 G.S.F. across all three existing floors

The following preliminary cost estimate is based upon the current conceptual design drawings only. We would recommend that the budget be updated periodically as the design and construction documents are further developed.

Lot Acquisition Cost (Assumed reduction based upon \$1.2M price)		\$1,000,000
Partial Demolition Cost (25,000 SF x \$5.00/SF)		\$125,000
Construction Cost (Site, Renovation & Addition) (42,000 SF x \$240/SF)		\$10,080,000
<b>Sub-Total</b>		<b>\$11,205,000</b>
10% Contingency		\$1,008,000
<b>Sub-Total</b>		<b>\$12,213,000</b>
<b>Miscellaneous Project Expenses</b>		
Office Furnishings - Furniture - Equipment (FFE) (by Owner's Vendor) (Allowance of 3% of construction)		\$302,400
Architectural & Engineering Fees @ 9.5% of Construction Cost		\$957,600
Civil Engineering Fee	Allowance	\$71,000
Req. Owner's Project Manager (OPM) (3% of Construction Cost)		\$302,400
Soil Borings / Geotechnical Investigation		\$10,000
Materials Testing During Construction	Allowance	\$15,000
Estimated Reimbursable Expenses (i.e. shipping, postage, misc. printing)	Allowance	\$10,000
Printing of Bid Documents	Allowance	\$10,000
Clerk of the Works (included in OPM above)		\$0
<b>Sub-Total</b>		<b>\$1,678,400</b>
<b>Total Estimated Project Cost</b>		<b>\$13,891,400</b>

**Notes:**

- (1) Possible project expenses not included in the estimate are:
- \* Independent Commercial Appraisal
  - \* Municipal Bonding Costs
  - \* Computers/Dispatch Equipment/Radio Tower
  - \* Legal Consultation & Representation associated with lot acquisition
  - \* Concealed Hazardous Materials Testing or Removal

**MIDDLEBORO POLICE  
PRELIMINARY PROJECT COST ESTIMATE  
1/21/2010**

**Option 'C'**

• Complete demolition of existing 66,000 sq. ft. existing building and construction of new ± 29,000 SF single story building

The following preliminary cost estimate is based upon the current conceptual design drawings only. We would recommend that the budget be updated periodically as the design and construction documents are further developed.

Lot Acquisition Cost (Assumed reduction based upon \$1.2M price)		\$1,000,000
Complete Demolition Cost (66,000 SF x \$5.00/SF)		\$330,000
Construction Cost (29,000 GSF x \$340/SF)		\$9,860,000
<b>Sub-Total</b>		<b>\$11,190,000</b>
Reduced "New Building" Construction Contingency @ 7.5%		\$739,500
<b>Sub-Total</b>		<b>\$11,929,500</b>
<b>Miscellaneous Project Expenses</b>		
Office Furnishings - Furniture - Equipment (FFE) (by Owner's Vendor) (Allowance of 3% of construction)		\$295,800
Architectural & Engineering Fees @ 8% of Construction Cost		\$788,800
Civil Engineering Fee	Allowance	\$75,000
Req. Owner's Project Manager (OPM) (3% of Construction Cost)		\$295,800
Soil Borings / Geotechnical Investigation		\$10,000
Materials Testing During Construction	Allowance	\$25,000
Estimated Reimbursable Expenses (i.e. shipping, postage, misc. printing)	Allowance	\$10,000
Printing of Bid Documents	Allowance	\$10,000
Clerk of the Works (included in OPM above)		\$0
<b>Sub-Total</b>		<b>\$1,510,400</b>
<b>Total Estimated Project Cost</b>		<b>\$13,439,900</b>

**Notes:**

- (1) Possible project expenses not included in the estimate are:
- \* Independent Commercial Appraisal
  - \* Municipal Bonding Costs
  - \* Computers/Dispatch Equipment/Radio Tower
  - \* Legal Consultation & Representation associated with lot acquisition
  - \* Concealed Hazardous Materials Testing or Removal

**MIDDLEBORO POLICE  
PRELIMINARY PROJECT COST ESTIMATE  
1/21/2010**

**Option 'D'**

- Complete demolition of existing 66,000 sq. ft. existing building and construction of new (reduced) 23,469 SF single story building

The following preliminary cost estimate is based upon the current conceptual design drawings only. We would recommend that the budget be updated periodically as the design and construction documents are further developed.

Lot Acquisition Cost (Assumed reduction based upon \$1.2M price)	\$1,000,000
Complete Demolition Cost (66,000 SF x \$5.00/SF)	\$330,000
Construction Cost (23,469 GSF x \$340/SF)	\$7,979,460
<b>Sub-Total</b>	<b>\$9,309,460</b>
Reduced "New Building" Construction Contingency @ 7.5%	\$598,460
<b>Sub-Total</b>	<b>\$9,907,920</b>
<b>Miscellaneous Project Expenses</b>	
Office Furnishings - Furniture - Equipment (FFE) (by Owner's Vendor) <i>(Allowance of 3% of construction)</i>	\$239,384
Architectural & Engineering Fees @ 8% of Construction Cost	\$638,357
Civil Engineering Fee	Allowance \$75,000
Req. Owner's Project Manager (OPM) (3% of Construction Cost)	\$239,384
Soil Borings / Geotechnical Investigation	\$10,000
Materials Testing During Construction	Allowance \$25,000
Estimated Reimbursable Expenses (i.e. shipping, postage, misc. printing)	Allowance \$10,000
Printing of Bid Documents	Allowance \$10,000
Clerk of the Works (included in OPM above)	\$0
<b>Sub-Total</b>	<b>\$1,247,125</b>
<b>Total Estimated Project Cost</b>	<b>\$11,155,045</b>

**Notes:**

- (1) Possible project expenses not included in the estimate are:
- \* Independent Commercial Appraisal
  - \* Municipal Bonding Costs
  - \* Computers/Dispatch Equipment/Radio Tower
  - \* Legal Consultation & Representation associated with lot acquisition
  - \* Concealed Hazardous Materials Testing or Removal

### New Police Station Construction Cost (1) Comparisons

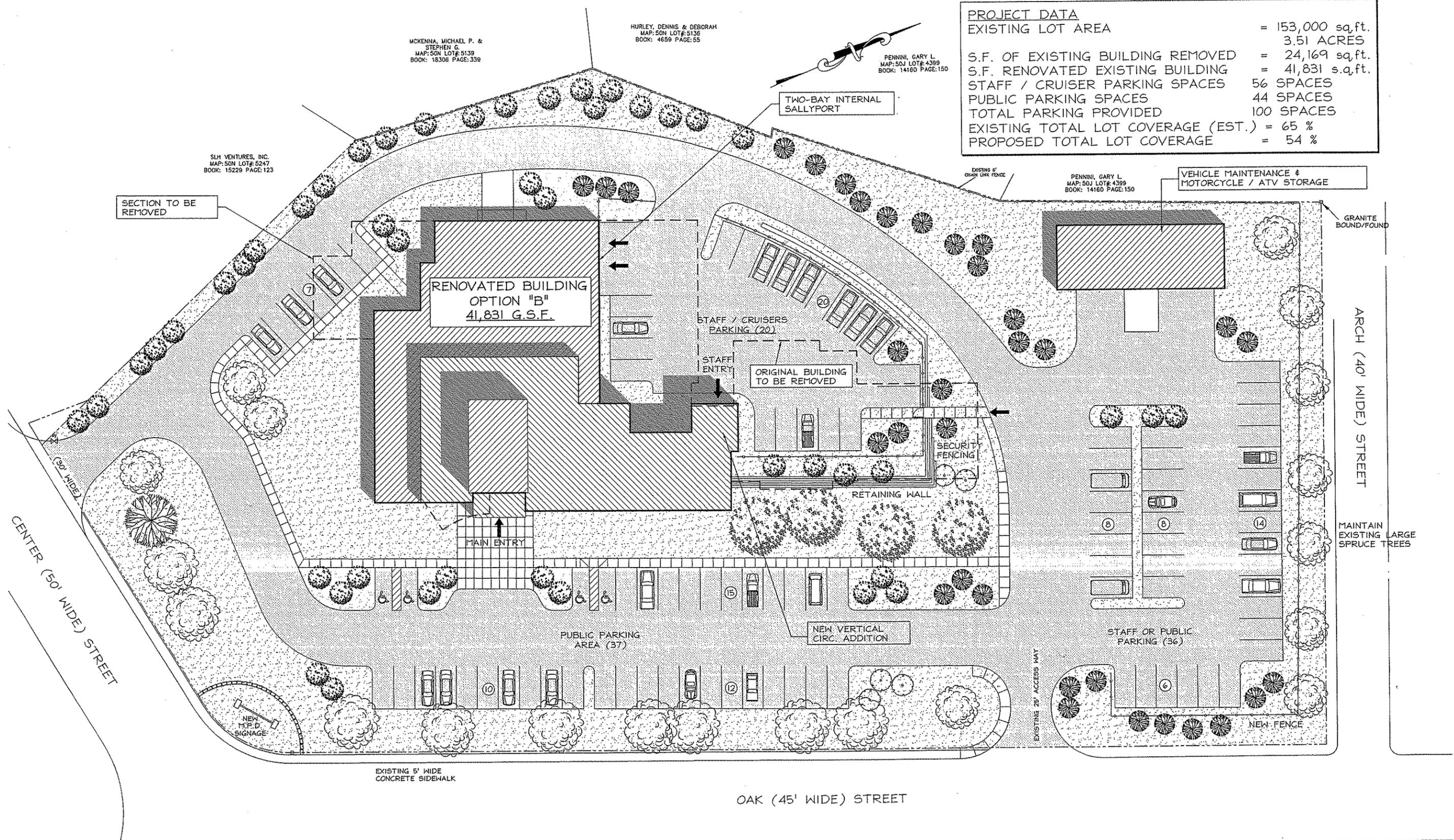
(Note 1: Costs shown are for construction only / exclusive of soft costs or acquisition costs)

Town	FTE	Population 2007	Bldg. Size in SF	Original Cost	Cost in 2008 dollars	2008 Cost per SF
Harvard (2002)	14	6,001	9,000	\$2,147,000.00	\$3,142,907.00	\$349.21
Sherborn (2000)	16	4,217	8,000	\$2,377,000.00	\$3,638,331.00	\$454.79
Ayer (1997)	20	7,369	12,800	\$2,700,000.00	\$4,428,000.00	\$345.94
Bridgewater (2002)	34	25,514	15,800	\$3,500,000.00	\$5,075,000.00	\$321.20
Hopkinton (2003)	26	14,307	17,500	\$3,700,000.00	\$5,159,000.00	\$294.80
Grafton (2004)	24	17,525	15,800	\$3,843,506.00	\$4,827,828.00	\$305.56
Hanson (2005)	25	9,956	14,260	\$3,902,789.00	\$4,604,432.00	\$322.89
Westford (1998)	50	21,790	22,500	\$4,150,000.00	\$6,673,283.00	\$296.59
Littleton (2008)	22	8,714	14,100	\$4,400,700.00	\$4,400,700.00	\$312.11
Reading (2000)	48	23,129	21,970	\$4,635,000.00	\$7,028,000.00	\$319.89
Holliston (2008)	25	13,941	14,871	\$5,200,000.00	\$5,200,000.00	\$349.67
Sudbury (2007)	35	17,159	18,500	\$6,105,000.00	\$6,471,300.00	\$349.80
Acton (2004)	44	20,753	22,400	\$6,350,000.00	\$7,901,000.00	\$352.72
Orleans (2008)	31	6,315	18,100	\$6,489,000.00	\$6,489,000.00	\$358.51
Dracut (2007)	52	29,498	23,350	\$7,985,700.00	\$8,385,000.00	\$359.10
Average	31	15,079	16,597	\$4,521,320.00	\$5,583,859.00	\$341.10
Median	26	14,307	15,800	\$4,150,000.00	\$5,159,000.00	\$345.94
<b>Middleborough (2010-2012) Estimate</b>						
		43.5 (now)				
Option 'A' Partial Demo & Renovation	50 (projected)	23,000	50,566	N/A	\$12,213,010.00*	\$242.00
Option 'B' Partial Demo & Renovation	50 (projected)	23,000	41,831	N/A	\$10,205,000.00*	\$244.00
Option 'C' Demo & New ±29,000 SF Bldg.	50 (projected)	23,000	29,000	N/A	\$10,190,000*	\$351.00
Option 'D' Demolition & New ±23,469 SF Bldg.	50 (projected)	23,000	23,469	N/A	\$8,309,460.00*	\$354.00

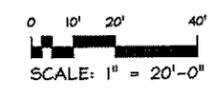
(\*Construction Contingency not included this worksheet)



PROJECT DATA	
EXISTING LOT AREA	= 153,000 sq.ft. 3.51 ACRES
S.F. OF EXISTING BUILDING REMOVED	= 24,169 sq.ft.
S.F. RENOVATED EXISTING BUILDING	= 41,831 s.q.ft.
STAFF / CRUISER PARKING SPACES	56 SPACES
PUBLIC PARKING SPACES	44 SPACES
TOTAL PARKING PROVIDED	100 SPACES
EXISTING TOTAL LOT COVERAGE (EST.)	= 65 %
PROPOSED TOTAL LOT COVERAGE	= 54 %



CONCEPTUAL SITE PLAN  
SCALE: 1" = 20'-0"



21 January 2010, 3:04 PM  
 10. Current Project/Proposal/Revision/Project/Client - St. Hubert

MCKENNA, MICHAEL P. &  
STEPHEN G.  
MAP: 50N LOT#: 5139  
BOOK: 18306 PAGE: 339

HURLEY, DENNIS & DEBORAH  
MAP: 50N LOT#: 5136  
BOOK: 4659 PAGE: 55

PENNI, GARY L.  
MAP: 50J LOT#: 4399  
BOOK: 14160 PAGE: 150

PENNI, GARY L.  
MAP: 50J LOT#: 4399  
BOOK: 14160 PAGE: 150

EXISTING BUILDING  
POTENTIAL VEHICLE MAINTENANCE  
& MOTORCYCLE / ATV STORAGE

GRANITE  
BOUND/FOUND

ARCH (40' WIDE) STREET

OAK (45' WIDE) STREET

CENTER (50' WIDE) STREET

LIMITS OF THE  
EXISTING BUILDING  
TO BE REMOVED

TWO-BAY DRIVE-THRU  
SALLYPORT

SALLYPORT  
ENTRANCE

19 STAFF  
PARKING SPACES

POLICE STAFF  
ENTRANCE

PROPOSED  
SINGLE STORY  
BUILDING  
G.S.F. = 29,000 SF.

PUBLIC PARKING  
AREA (22)

MAIN  
ENTRY

PUBLIC PARKING  
AREA (19)

STAFF OR PUBLIC  
PARKING (68)

NEW  
M.P.D.  
SIGNAGE

CONCEPTUAL SITE PLAN - NEW BUILDING OPTION "C"  
SCALE: 1" = 20'-0"

0 10' 20' 40'  
SCALE: 1" = 20'-0"

21 January 2010, 10:45 AM  
M:\Current Projects\Police Station Study\Site Plan - New Building Option C.dwg

MCKENNA, MICHAEL P. & STEPHEN G.  
MAP: SON LOT# 5139  
BOOK: 18306 PAGE: 339

HURLEY, DENNIS & DEBORAH  
MAP: SON LOT# 5136  
BOOK: 4659 PAGE: 55

PENNING, GARY L.  
MAP: SOJ LOT# 4399  
BOOK: 14160 PAGE: 150

PENNING, GARY L.  
MAP: SOJ LOT# 4399  
BOOK: 14160 PAGE: 150

LIMITS OF THE EXISTING BUILDING TO BE REMOVED

TWO-BAY DRIVE-THRU SALLYPORT

EXISTING BUILDING POTENTIAL VEHICLE MAINTENANCE & MOTORCYCLE / ATV STORAGE

GRANITE BOUND/FOUND

ARCH (40' WIDE) STREET

OAK (45' WIDE) STREET

CENTER (50' WIDE) STREET

PROPOSED SINGLE STORY BUILDING  
G.S.F. = 23,470 SF

SALLYPORT ENTRANCE

22 STAFF PARKING SPACES

POLICE STAFF ENTRANCE

MAIN ENTRY

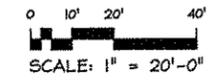
PUBLIC PARKING AREA (22)

PUBLIC PARKING AREA (19)

STAFF OR PUBLIC PARKING (68)

NEW M.P.D. SIGNAGE

CONCEPTUAL SITE PLAN - NEW BUILDING OPTION "D"  
SCALE: 1" = 20'-0"



11/19/09 2:00 PM  
11/19/09 2:00 PM  
11/19/09 2:00 PM

**Jacqueline Shanley**

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**From:** Colleen Lieb [Colleen@stilesandhart.com]  
**Sent:** Wednesday, March 03, 2010 8:47 AM  
**To:** Jacqueline Shanley; Richard Pavadore, FINCOM CHAIR  
**Subject:** Joint Appointment to the Finance Committee  
**Attachments:** DCSFinanceCommitteeRequest.pdf

Hello Jackie,

Attached is a letter from Diane Stewart. She is interested in being appointed to the Finance Committee to fill the vacant term of Greg Stevens. We would like to request to be added onto the next available Selectmen's Agenda to do this appointment.

Please let me know if you have any questions or require additional information.

Thank you,  
Colleen Lieb

*Diane C. Stewart  
13 Carmen Park Drive  
Middleboro, MA 02346  
(508) 947-7954*

March 2, 2010

Richard Pavadore, Chairman  
Middleborough Finance Committee  
20 Centre Street  
Middleboro, MA 02346

Dear Chairman Pavadore:

I am writing to you to express an interest in being appointed to the Finance Committee to fill the recent vacancy. I have attended the last two Finance Committee meetings and would like an opportunity to participate in the FY '11 budget process.

As a longtime resident of the Town, I have decided to take a more active role in the community and I will be running for the open seat on the Committee at the next election.

If you have any questions or require additional information, please let me know. I appreciate your consideration in this matter.

Sincerely,



Diane C. Stewart

## DIANE C. STEWART

13 Carmen Park Drive • Middleboro, MA 02346 • (508) 947-7954 • dstewart84@gmail.com

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### EDUCATION:

#### **Roger Williams University School of Law, Bristol, RI**

Juris Doctor, May 2009

Honors: "CALI" Award in Refugee & Asylum Law

Activities: Christian Legal Society

#### **Regent University School of Law, Virginia Beach, VA**

International Law & Human Rights Program, Strasbourg, France, Summer 2008

#### **Wheaton College, Norton, MA**

Bachelor of Arts in Russian Language & Literature, May 2006

Honors: National Slavic Honor Society; Dean's List Spring 2005

Activities: Russian Club President; Christian Fellowship Secretary, Small Group Leader

### LEGAL EXPERIENCE:

#### **New Center for Legal Advocacy, Inc., New Bedford, MA**

August 2009 – present

##### *AmeriCorps Volunteer*

Provide brief legal advice and service to low-income applicants with housing and consumer debt problems. Coordinate *pro se* workshops, where private attorneys provide *pro bono* help and advice to low-income applicants with family law problems. Coordinate consumer debt clinics, where private attorneys present information and provide legal advice regarding consumer debt issues and bankruptcy. Recruit volunteer attorneys for the Private Attorney Involvement program.

#### **Bristol County Bar Association, New Bedford, MA**

September 2009 – present

##### *Pro Bono Conciliation Program Coordinator*

Recruit private attorneys to participate in *pro bono* court-connected conciliation in the Bristol County Probate and Family Court. Organize trainings for interested attorneys to become conciliators. Handle administrative aspects of the program, including receiving court referrals, assigning conciliators to cases, keeping records of each conciliation, and overseeing the operation of the program.

#### **South Coastal Counties Legal Services, Fall River, MA**

March 2009 – April 2009

##### *Volunteer*

Researched legal issues relating to housing law, family law, and elder law, including the impact of the American Recovery and Reinvestment Act of 2009 on Massachusetts, the practice of predatory lending on an elderly client, and class action certification for a housing authority case. Observed housing court mediation.

#### **Community Justice & Legal Assistance Clinic, Providence, RI**

January 2009 – May 2009

##### *Student Attorney – Roger Williams University School of Law*

Counseled, prepared, and represented clients in court for protection orders and divorces. Counseled a client and wrote a motion and memorandum of law regarding a child support case involving support for a non-disabled, majority-aged child. Maintained client files. Collaborated with other student attorneys on case strategies.

#### **Rhode Island Legal Services, Providence, RI**

August 2008 – December 2008

##### *Intern – Family Law Division*

Performed legal research for a reply to an appellate brief in a *de facto* parent custody case. Performed legal research on divorce, guardianship, and custody cases. Prepared legal documents for upcoming cases. Sat in on client meetings during which the attorneys presented the legal ramifications of the clients' choices. Interacted with clients on a daily basis. Represented clients in court for divorces and child custody cases. Observed various court proceedings, including trials, hearings, and conferences.

Law Office of Paul M. Abreu, Norton, MA  
Administrative Assistant

October 2002 – May 2006

Opened new real estate closing files, ordered title searches, requested municipal lien certificates, and tracked payoffs. Filed paperwork and mailed out title policies to banks and title companies. Tracked mortgages, assignments, and discharges to be recorded.

#### BAR MEMBERSHIP

Commonwealth of Massachusetts, 2009  
State of Rhode Island, 2009

#### SCHOLARSHIP

**Directed Research Project** January 2009 – May 2009

*Foreclosing Tenants' Rights in Rhode Island: The Housing Disaster Created by Rescinding Tenant Protections in the Face of Foreclosure and Its Broader Consequences*

Exploring the lack of tenants' rights during foreclosure of a landlord's mortgage, the effects on these tenants, how other states are handling the problem, and what Rhode Island should be focusing on.

**Directed Research Project** August 2008 – December 2008

*Childhood Lead Poisoning: The Inadequacies of Rhode Island's Lead Paint Laws*

Exploring why Rhode Island still has such a great number of children developing lead poisoning, comparing Rhode Island's lead paint laws to Massachusetts's lead paint law, discussing challenges in enforcement, and recommendations for ways Rhode Island could change its law to be more effective.

#### SUMMARY WORK EXPERIENCE:

During undergraduate school and legal education, have worked both full and part time retail jobs to help defray educational expenses.

#### COMMUNITY SERVICE:

**Youth Group Leader**, Middleboro, MA October 2006 – December 2008

Prepared lessons and games for junior high and high school students. Mentored the students one-on-one by taking them out for activities and engaging in conversation with them.

**Volunteer at So. Providence Neighborhood Ministries**, Providence, RI March 2006 – May 2006

Mentored and tutored "at-risk" urban students in an after-school program by engaging in activities with them and helping them with homework.

**"Providence Urban Plunge" Volunteer**, Providence, RI Spring Break 2006

Volunteered at and became familiar with public service organizations in Providence, such as the International Institute, Teen Challenge, and South Providence Neighborhood Ministries. Prepared dinner for and engaged in conversation with local homeless individuals.

**SKILLS:** Westlaw; LexisNexis; PowerPoint; Word; Excel; working knowledge of Russian language

**REFERENCES:** Available upon request.

EDWARDS ANGELL PALMER & DODGE LLP

111 Huntington Avenue Boston, MA 02199 617.239.0100 fax 617.227.4420 eapdlaw.com

David Raymon  
617.239.0157  
draymon@eapdlaw.com

RECEIVED

March 2, 2010

Ms. Judy M. MacDonald, Treasurer  
Town of Middleborough  
20 Centre Street, 3rd Floor  
Middleborough, Massachusetts 02346

MAR 03 2010

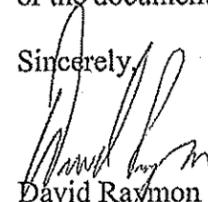
TOWN OF MIDDLEBOROUGH  
TREASURER / COLLECTOR

Dear Judy: (Massachusetts Water Pollution Abatement Trust  
Community Septic Management Program Loan)

We have been notified that the Town of Middleborough is ready to close the Community Septic Management Program Loan relating to Loan Agreement No. T5-97-1077-H from the Massachusetts Water Pollution Abatement Trust (the "Trust"). The closing for the loan will take place after we receive the executed documents, and disbursements will be made to you after the closing date based upon requisitions submitted to DEP and the Trust. We have been asked to have all necessary documents presigned.

The Note and four copies each of the closing Certificate and the Selectmen's Vote are enclosed. Each should be signed and the Note and Certificates must be sealed. Please return all of them to me as soon as convenient. These documents will be held in escrow until the closing. We will then return one complete set of documents to you. If you have any question about the procedures or the documents, please call me.

Sincerely,

  
David Raymon

cc: Lisa Dickinson (without enclosures)

BOS111 12463727.1