

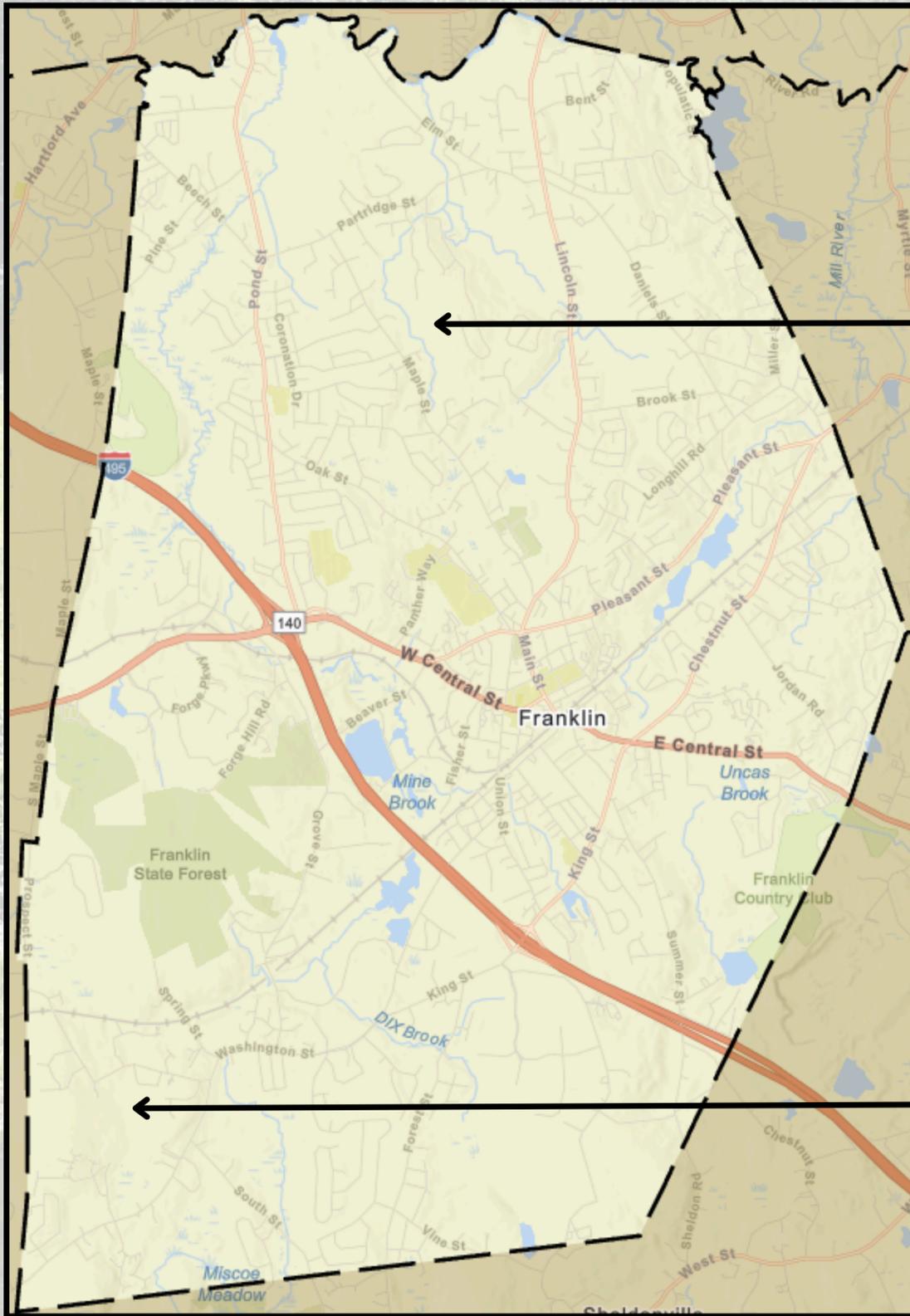


**“Maple Hill” Conservation Area
& Schmidt’s Farm
Past, Present, & Future:
Proposed Concepts and Phasing**

Franklin Town Council Presentation 1/22/25



Where in the World?



Maple Hill

Between Lincoln and Maple Street

Schmidt's Farm

215 Prospect Street

The Past:

Since the acquisition of both properties:

- Draft Open Space and Recreation Plan
- Draft Master Plan
- Public Planning Session
- Internal Meetings & Public Comment Review

The Present and Future:

- Draft Concept Designs
- Probable Construction Costs - subject to change based on market availability, permitting requirements, in house v third party v conservation restriction holder, reuse of materials, plan sets
- Probable Timeline
- Conservation Restrictions & Leasing

Phase 1: Need

Phase 2: Highly Desired

Phase 3: Nice to Have

Maple Hill - Phase 1/3

Trails & Map Kiosks:

- Map of trails at all entrances to site
- Trail marked by walking v mountain biking, conversion
- Connection to the greater trail system

Test Pits:

- To be filled, graded, and restored

Infrastructure:

- Remove, replace and permit existing bridges with native materials and not nominal timber

Maple Hill Recreational Area	
Opinion of Probable Costs Phase I	
January, 2025	
General Conditions	\$12,000
Test Pit Repair & Fine Grading	\$30,000
Misc. Site Improvements	\$10,000
Trail Markings Hiking vs Mountain Biking	\$12,000
Total Construction Cost	\$64,000
Escalation (4%) *	\$2,560
Contingency (20%)	\$12,800
Total Cost	\$79,360
Soft Costs	
Design Drawings	\$30,000
Total of Soft Costs	\$30,000
Total Cost	\$109,360

* For planning proposes only, escalation may vary

Maple Hill - Phase 2/3

Open Areas:

- Promote wildflower/understory grown in cleared areas
- Create brush piles and snags for wildlife shelters
- Forest regeneration
- Maintain some cleared areas to promote healthy forest edge and raptor hunting

Infrastructure:

- Design and install ADA trail
- Parking areas off Bridle Path, Deerview Way, and Hancock Road (with associated roadway signs)

Maple Hill Recreational Area	
Opinion of Probable Costs Phase II	
January, 2025	
General Conditions	\$8,000
Gravel Parking lot Construction	\$30,000
Pollinator Meadow	\$60,000
Interpretive Panels	\$25,000
Plantings	\$25,000
ADA Asphalt Parking & Walk	\$25,000
Total Construction Cost	\$148,000
Escalation (9%) *	\$13,320
Contingency (20%)	\$29,600
Total Cost	\$190,920
Issuing Updated Plan Set	\$7,500
Total Cost	\$198,420
* For planning proposes only, escalation may vary	

Phase 1 + Phase 2=\$307,780

Maple Hill - Phase 3/3

Trails & Map Kiosks:

- Wayfinding maps
- Create tag system of difficulties, noting mountain bike use
 - Difficult, Moderate, Family Friendly

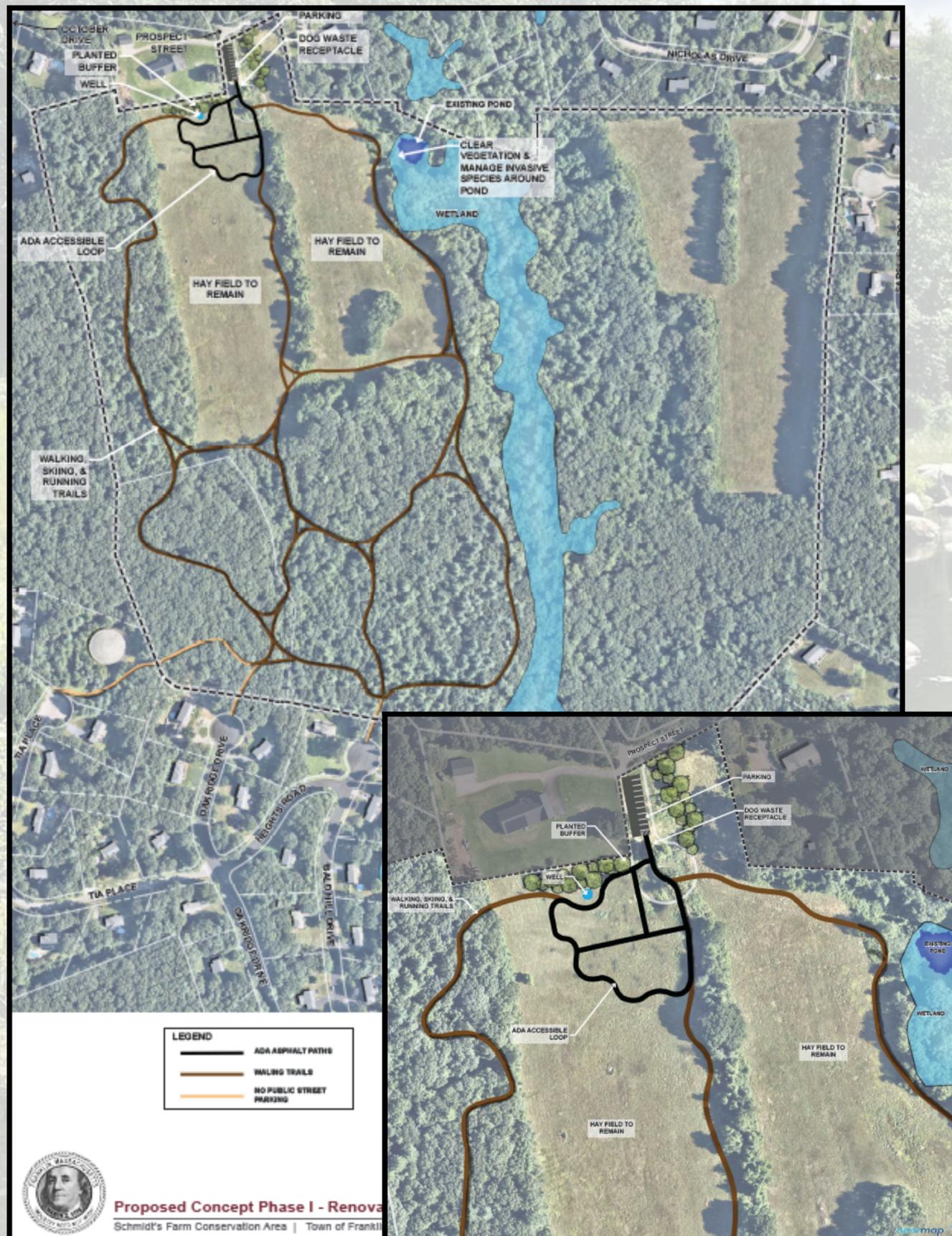
Maple Hill Recreational Area	
Opinion of Probable Costs Phase III	
January, 2025	
General Conditions	\$6,000
Interpretive and Wayfinding Panels	\$25,000
Trail Markings by Difficulty	\$12,000
Total Construction Cost	\$43,000
Escalation (13%) *	\$1,560
Contingency (20%)	\$8,600
Total Cost	\$53,160
Issuing Updated Plan Set	\$6,500
Total Cost	\$59,660
* For planning proposes only, escalation may vary	

Phase 1 + Phase 2 + Phase 3 = \$367,440
5 year project

Schmidt's Farm - Phase 1/3

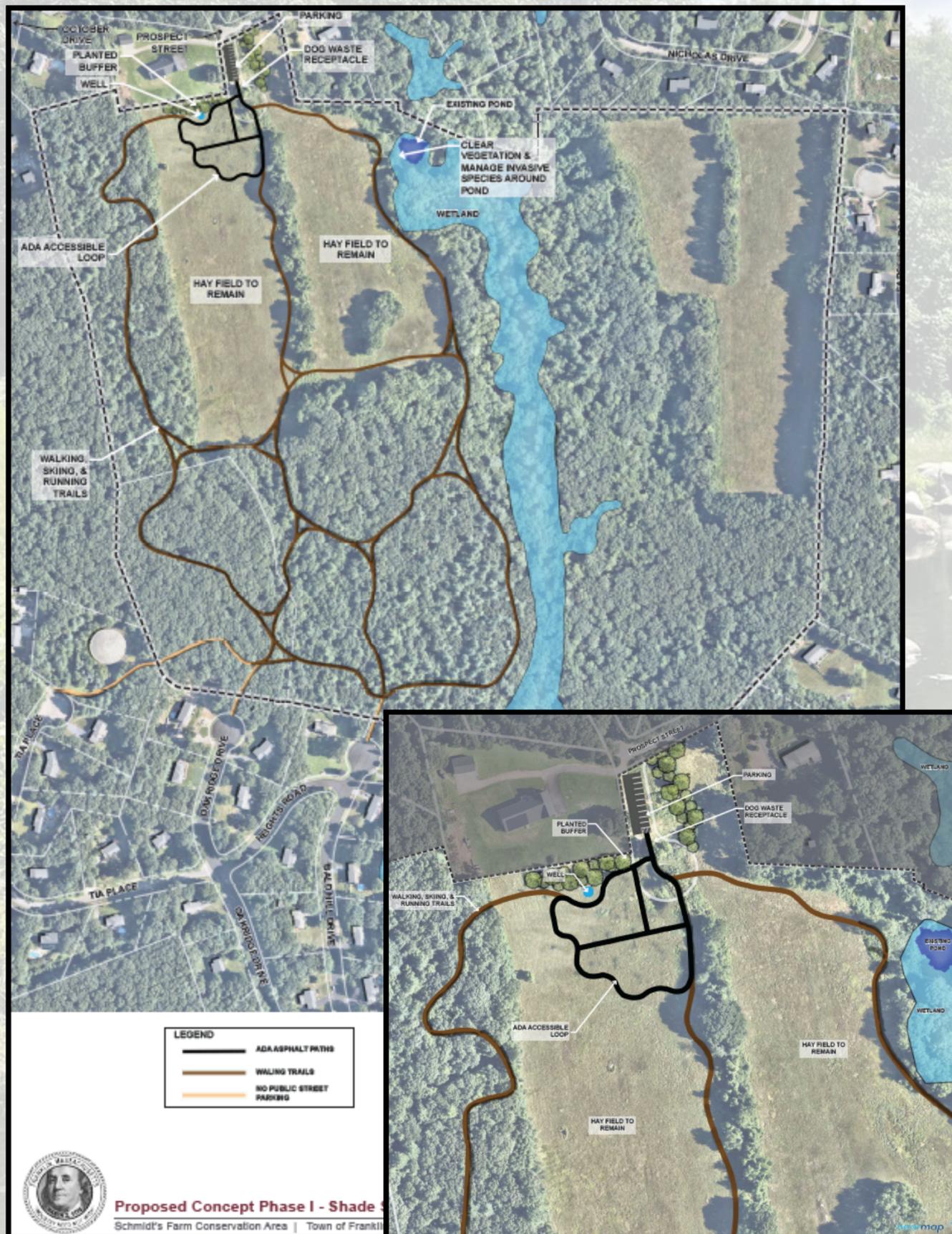
Renovated Barn

- Site prep, earth work
- Well installation
- Design and install ADA trail, field 1 & 2 passive rec trails with neighborhood access and appropriate street signage
- Screening plants
- Design and install modified parking lot
- Other misc. site improvements



Schmidt's Farm - Phase 1/3 Shade Structure

- Site prep, earth work
- Well installation
- ADA trail, field 1 & 2 passive rec trails with neighborhood access and appropriate street signage
- Screening plants
- Design and install modified parking lot
- Other misc. site improvements



Schmidt Farm Recreational Area (Old Barn)	
Opinion of Probable Costs Phase I	
January, 2025	
General Conditions	\$10,000
Site Preparation	\$15,000
Earth work	\$20,000
Well	\$35,000
Asphalt Paving	\$65,000
ADA trail	\$50,000
Screening Plants	\$25,000
Misc. Site Improvements	\$18,500
Total Construction Cost	\$238,500
Escalation (4%) *	\$9,540
Contingency (20%)	\$47,700
Total Cost	\$295,740
Soft Costs	
Geotechnical	\$15,000
Survey	\$15,000
Design Drawings	\$100,000
Total of Soft Costs	\$130,000
Total Cost	\$416,200
* For planning proposes only, escalation may vary	

Schmidt Farm Recreational Area (Shade Structure)	
Opinion of Probable Costs Phase I	
January, 2025	
General Conditions	\$10,000
Site Preparation	\$15,000
Earth work	\$20,000
Well	\$35,000
Asphalt Paving	\$65,000
ADA trail	\$50,000
Screening Plants	\$25,000
Misc. Site Improvements	\$18,500
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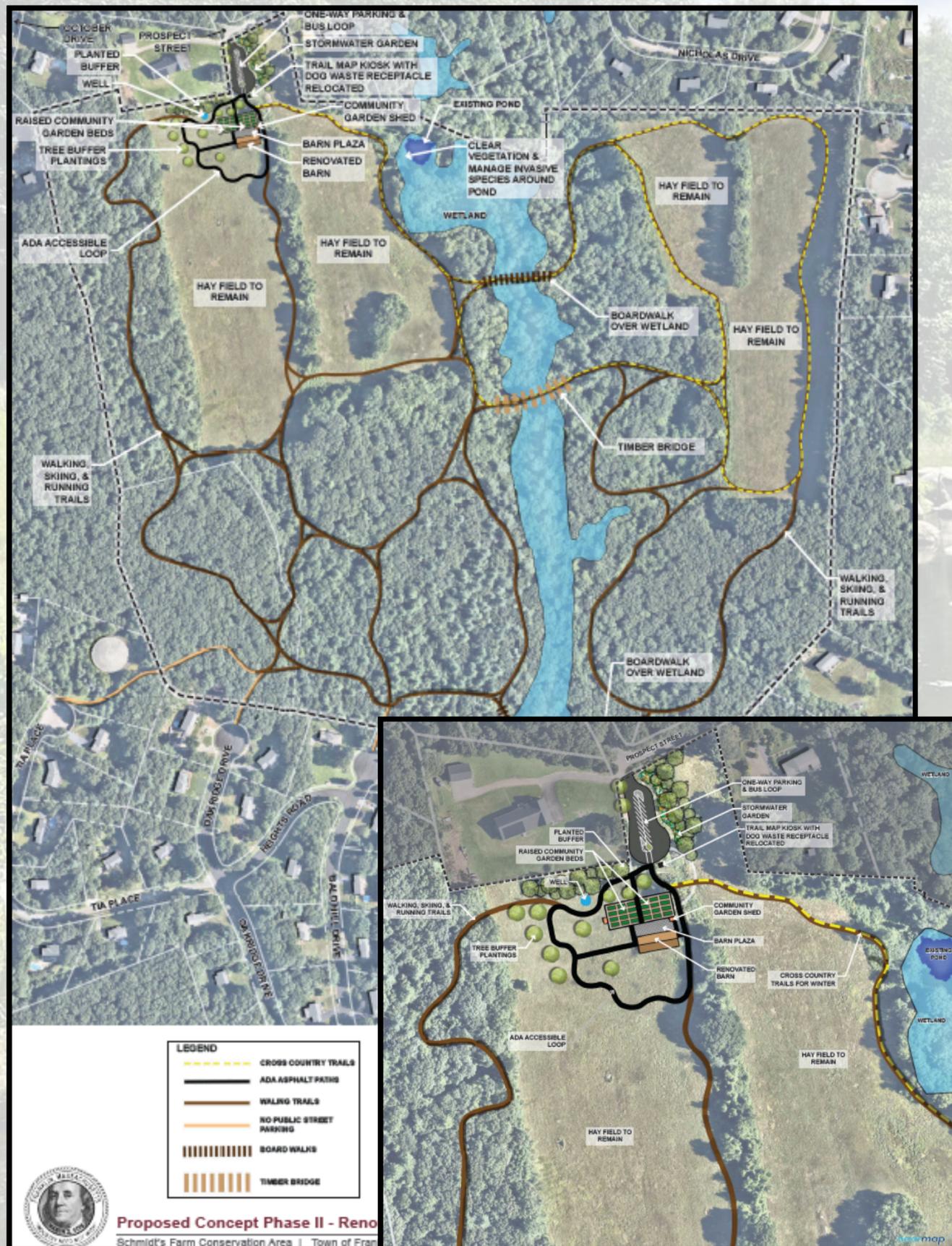
Schmidt's Farm - Phase 1/3

- Site prep, earth work
- Well installation
- Design and install ADA trail, field 1 & 2 passive rec trails with neighborhood access and appropriate street signage
- Screening plants
- Design and install modified parking lot
- Other misc. site improvements

Schmidt's Farm - Phase 2/3

Renovated Barn

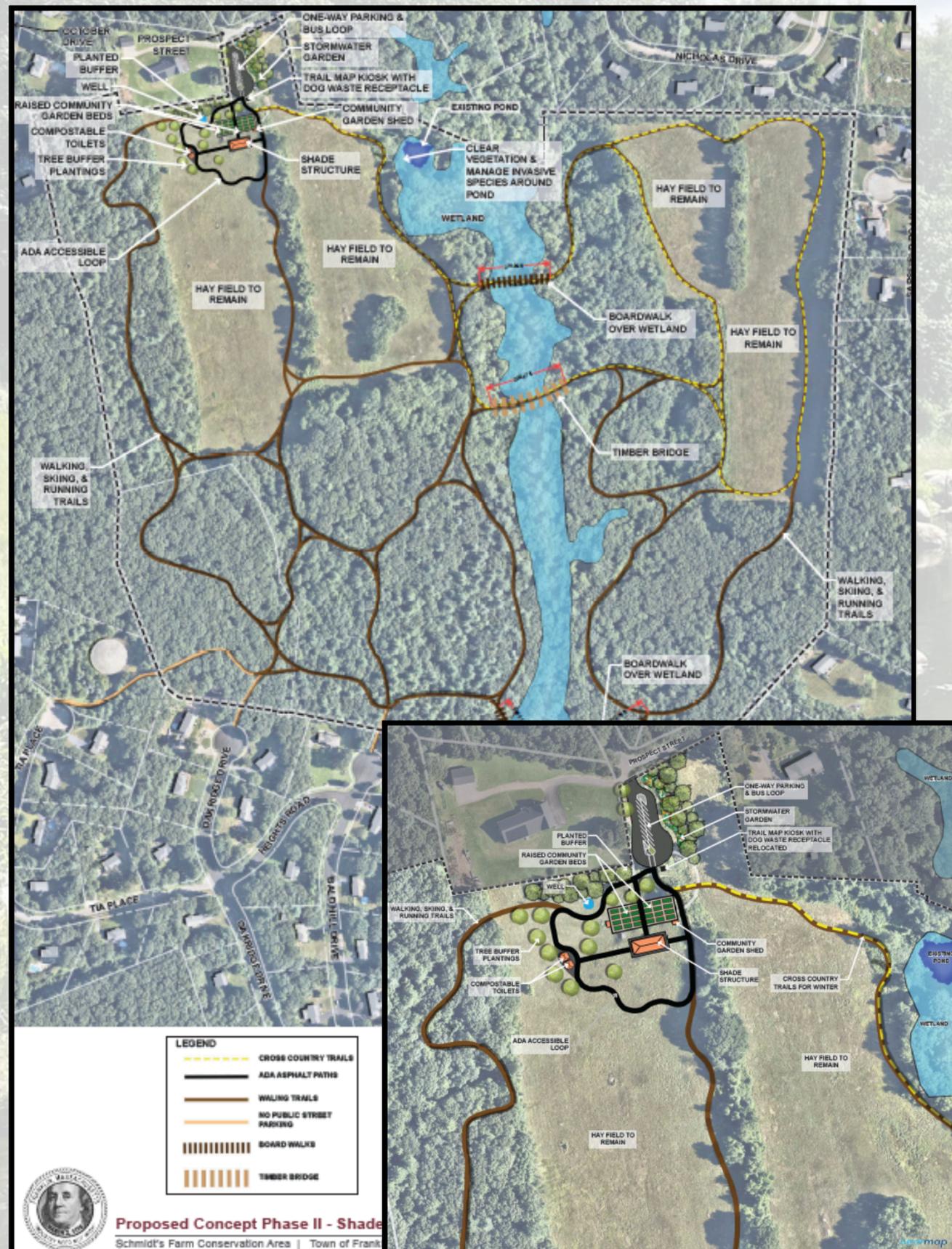
- Site prep
- Earth work
- Design and install final parking lot
- Green stormwater infrastructure
- Boardwalks, bridge
- Expanded passive rec trail network to field 3
- Renovated barn, including barn paver plaza
- Interpretive signage
- Planters, sheds, community gardens
- Additional screening plants and other misc. site improvements



Schmidt's Farm - Phase 2/3

Shade Structure

- Site prep
- Earth work
- Design and install final parking lot
- Green stormwater infrastructure
- Boardwalks, bridge
- Expanded passive rec trail network to field 3
- Sun shade pavilion
- Compostable restrooms
- Interpretive signage
- Planters, sheds, community gardens
- Additional screening plants and other misc. site improvements



Schmidt Farm Recreational Area (Old Barn)	
Opinion of Probable Costs Phase II	
January, 2025	
General Conditions	\$15,000
Site Preparation	\$30,000
Earth work	\$20,000
Asphalt Paving	\$90,000
Boardwalks	\$800,000
Timber Bridge	\$500,000
Renovated Barn	\$2,500,000
Barn Paver Plaza	\$60,000
Signage (Interpretive)	\$20,000
Planters & Sheds & Comm. Gardens	\$80,000
Screening Plants	\$25,000
Misc. Site Improvements	\$20,000
Total Construction Cost	\$4,160,000
Escalation (9%) *	\$374,400
Contingency (20%)	\$832,000
Total Cost	\$5,366,400
Issuing Updated Plan Set	\$16,500
Total Cost	\$5,382,900

* For [unclear] may vary

Phase 1 + Phase 2
 (\$3,549,165*)
 =\$3,965,365

Schmidt Farm Recreational Area (Shade Structure)	
Opinion of Probable Costs Phase II	
January, 2025	
General Conditions	\$15,000
Site Preparation	\$30,000
Earth work	\$20,000
Asphalt Paving	\$90,000
Boardwalks	\$800,000
Timber Bridge	\$500,000
Sun Shade Pavillion	\$300,000
Compostable Restrooms	\$30,000
Signage (Interpretive)	\$20,000
Planters & Sheds & Comm. Gardens	\$80,000
Screening Plants	\$25,000
Misc. Site Improvements	\$20,000
Total Construction Cost	\$1,930,000
Escalation (9%) *	\$173,700
Contingency (20%)	\$386,000
Total Cost	\$2,489,700
Issuing Updated Plan Set	\$16,500
Total Cost	\$2,506,200

* For [unclear] may vary

Phase 1 + Phase 2 +
 \$38,700 (barn demo)
 =\$2,961,100

Schmidt's Farm - Phase 2/3

- Site prep
- Earth work
- Design and install final parking lot
- Boardwalks, bridge
- Expanded trail network to field 3
- Interpretive signage
- Planters, sheds, community gardens
- Additional screening plants and other misc. site improvements
- Renovated barn and barn paver plaza OR sun shade pavilion and compostable restrooms

Schmidt Farm Recreational Area (Old Barn)	
Opinion of Probable Costs Phase II	
January, 2025	
General Conditions	\$15,000
Site Preparation	\$30,000
Earth work	\$20,000
Asphalt Paving	\$90,000
Boardwalks	\$800,000
Timber Bridge	\$500,000
Renovated Barn	\$2,500,000
Barn Paver Plaza	\$60,000
Signage (Interpretive)	\$20,000
Planters & Sheds & Comm. Gardens	\$80,000
Screening Plants	\$25,000
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Schmidt Farm Recreational Area (Shade Structure)	
Opinion of Probable Costs Phase II	
January, 2025	
General Conditions	\$15,000
Site Preparation	\$30,000
Earth work	\$20,000
Asphalt Paving	\$90,000
Boardwalks	\$800,000
Timber Bridge	\$500,000
Sun Shade Pavillion	\$300,000
Compostable Restrooms	\$30,000
Signage (Interpretive)	\$20,000
Planters & Sheds & Comm. Gardens	\$80,000
Screening Plants	\$25,000
Misc. Site Improvements	\$20,000
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* For [unclear] ty

Phase 1 + Phase 2 +
 \$38,700 (barn demo)
 =\$2,961,100

Schmidt's Farm - Phase 2/3

- Repair Existing building and remove second floor and loft: \$581,000 with and expected to range between \$406,700 (-30%) and \$871,500 (+50%).
- Superstructure Replacement (no second floor or loft): \$719,000 with an expected range between \$503,300 (-30%) to **\$1,078,500 (+50%)**.

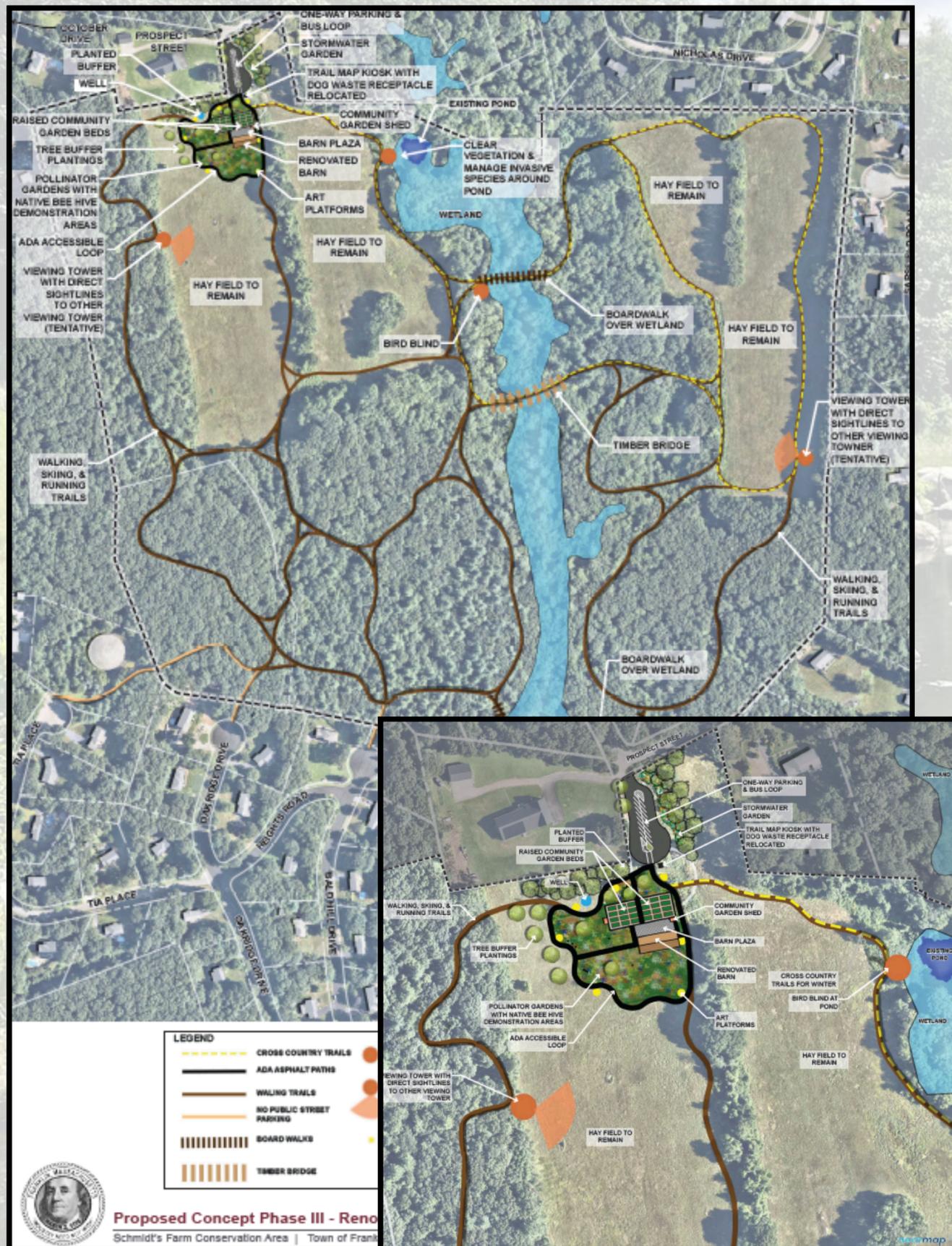
*** Note the following:**

- Roof trusses have not been analyzed as part of this evaluation. It is likely that these trusses would need to be reinforced to meet the current building code. Pare has assumed a cost to replace/re-nail the gussets.
- Replacement cost is estimated to be in-kind for a similar light framed structure with engineered roof trusses. A lower construction contingency is used due to less unknowns with a new building.
- The repair and repair and replacement costs overlap and would be heavily affected by the quality of the building finishes desired.
- Reuse of materials not calculated.

Schmidt's Farm - Phase 3/3

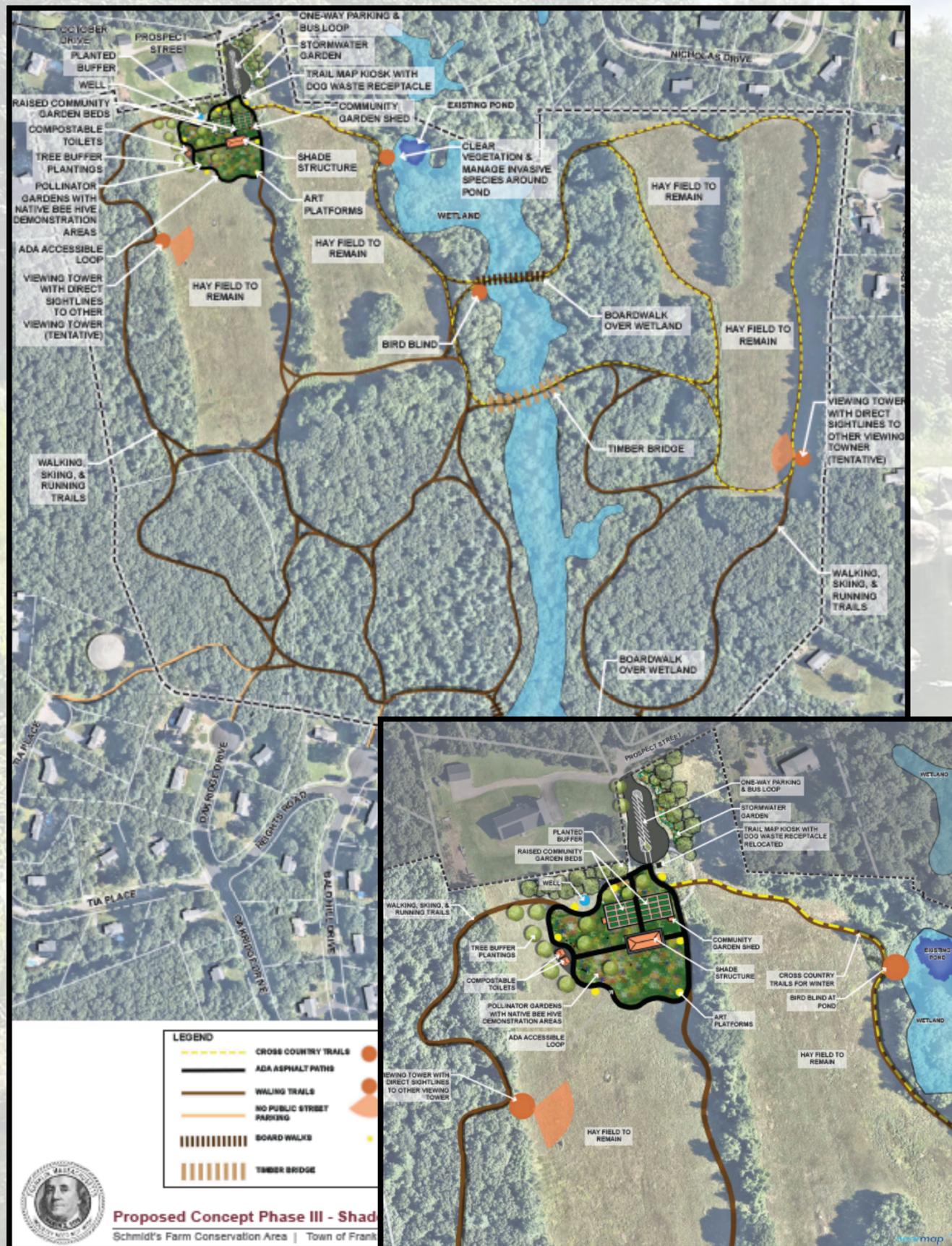
Renovated Barn

- Site prep
- Earth work
- “Pollinator gardens” with native bee area
- Public art platforms
- Viewing towers
- Misc. site improvements



Schmidt's Farm - Phase 3/3 Shade Structure

- Site prep
- Earth work
- “Pollinator gardens” with native bee area
- Public art platforms
- Viewing towers
- Misc. site improvements



Schmidt Farm Recreational Area (Old Barn)	
Opinion of Probable Costs Phase III	
January, 2025	
General Conditions	\$12,000
Site Preparation	\$15,000
Earth work	\$15,000
Pollinator Gardens	\$30,000
Viewing Towers	\$500,000
Misc. Site Improvements	\$17,500
Total Construction Cost	\$589,500
Escalation (13%) *	\$2,275
Contingency (20%)	\$117,900
Total Cost	\$709,675
Issuing Updated Plan Set	\$18,500
Total Cost	\$728,175
* For planning proposes only, escalation may vary	

**Phase 1 + Phase 2 + Phase 3
=\$4,693,540 (*)**

**Low end cost (repair): Phase 1
+ Phase 2 + Phase 3
=\$3,810,445 (*)**

Schmidt Farm Recreational Area (Old Barn)	
Opinion of Probable Costs Phase III	
January, 2025	
General Conditions	\$12,000
Site Preparation	\$15,000
Earth work	\$15,000
Pollinator Gardens	\$30,000
Viewing Towers	\$500,000
Misc. Site Improvements	\$17,500
Total Construction Cost	\$589,500
Escalation (13%) *	\$2,275
Contingency (20%)	\$117,900
Total Cost	\$709,675
Issuing Updated Plan Set	\$18,500
Total Cost	\$728,175
* For planning proposes only, escalation may vary	

**Phase 1 + Phase 2 + Phase 3
=\$3,689,275**

Schmidt's Farm - Phase 2/3

- Site prep
- Earth work
- "Pollinator gardens"
- Viewing towers
- Misc. site improvements

10-20 year project

**\$121,170-\$1,004,265 difference
between both options**



Review and Discussion