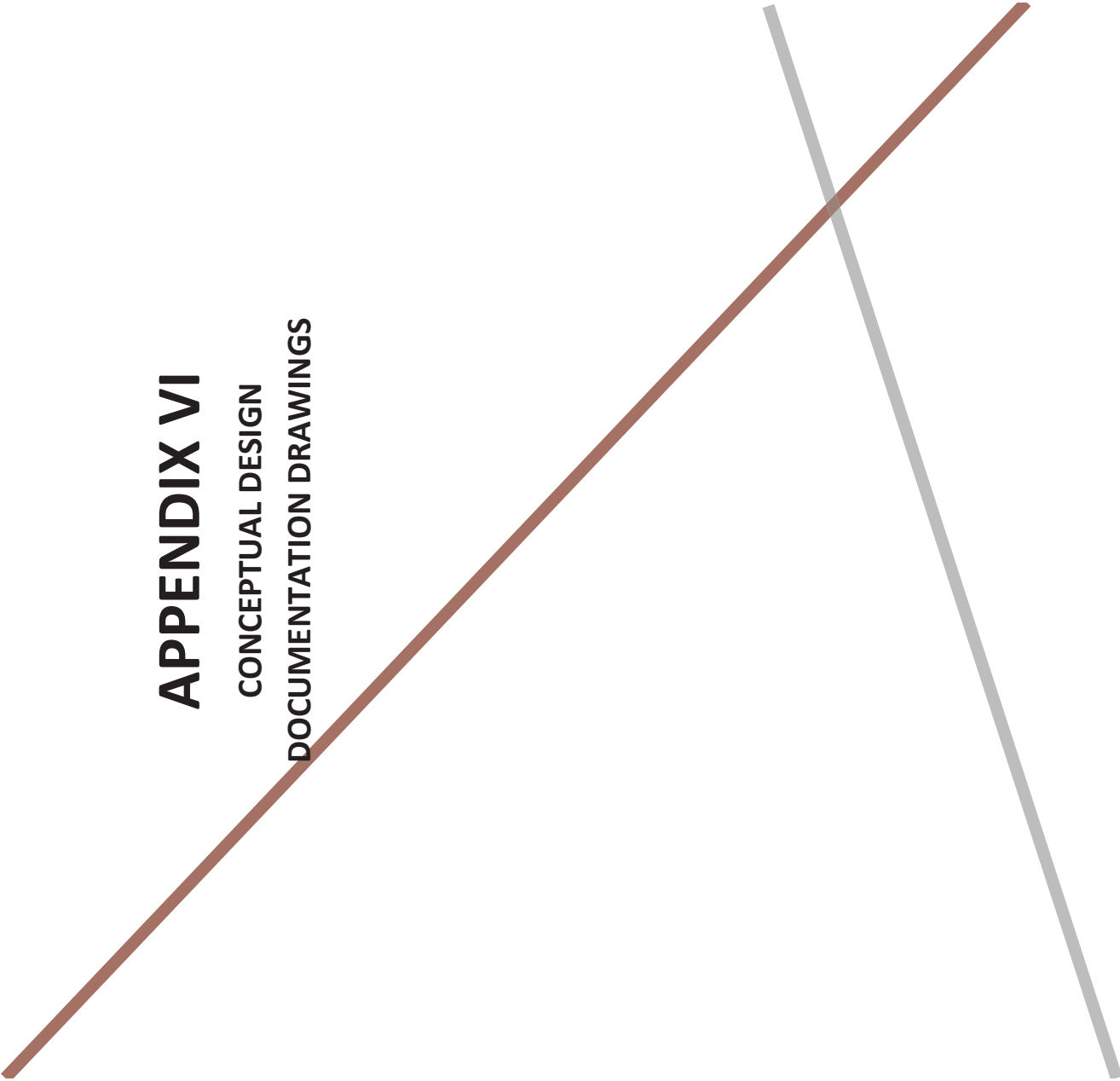
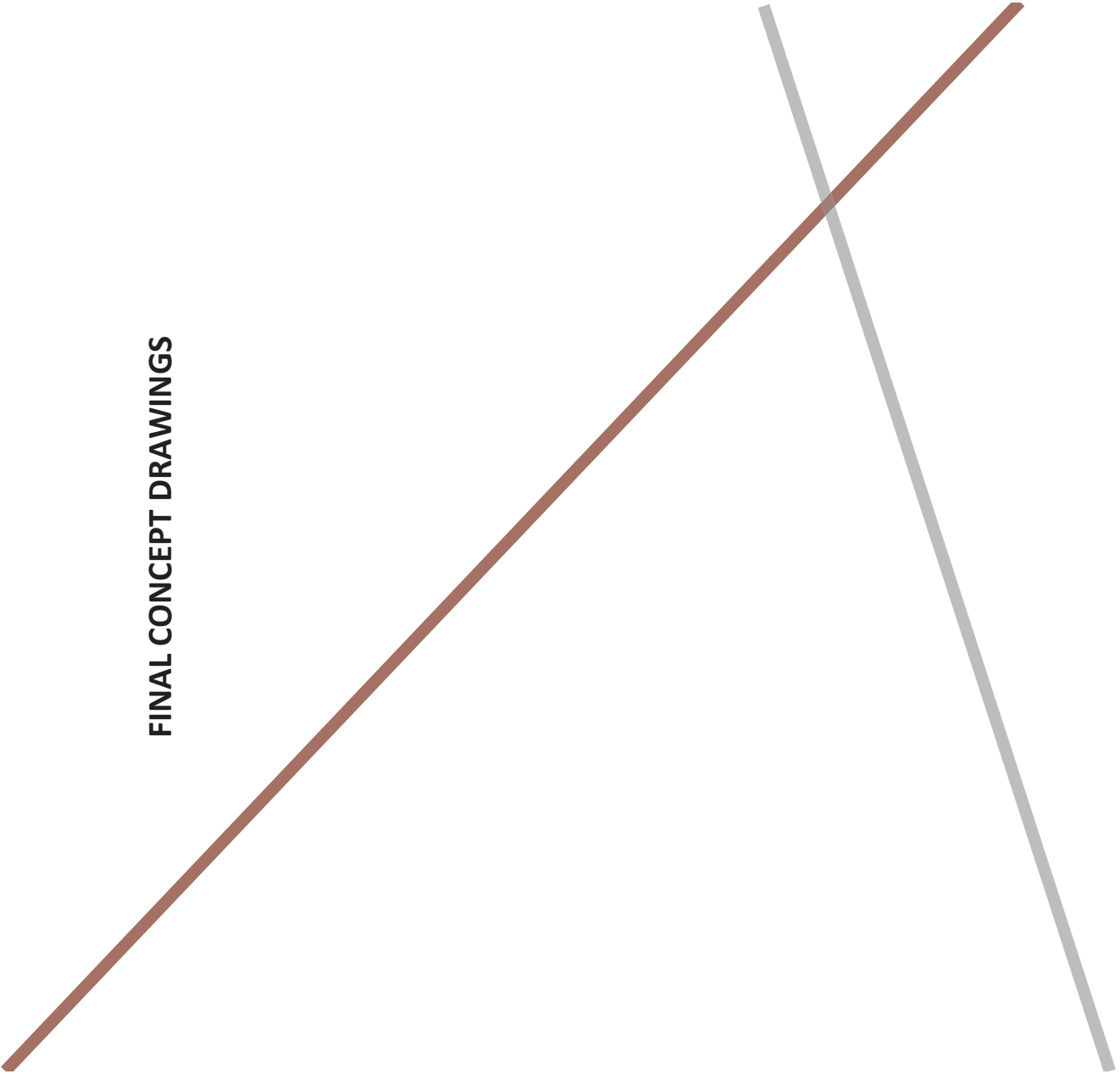


APPENDIX VI

CONCEPTUAL DESIGN
DOCUMENTATION DRAWINGS

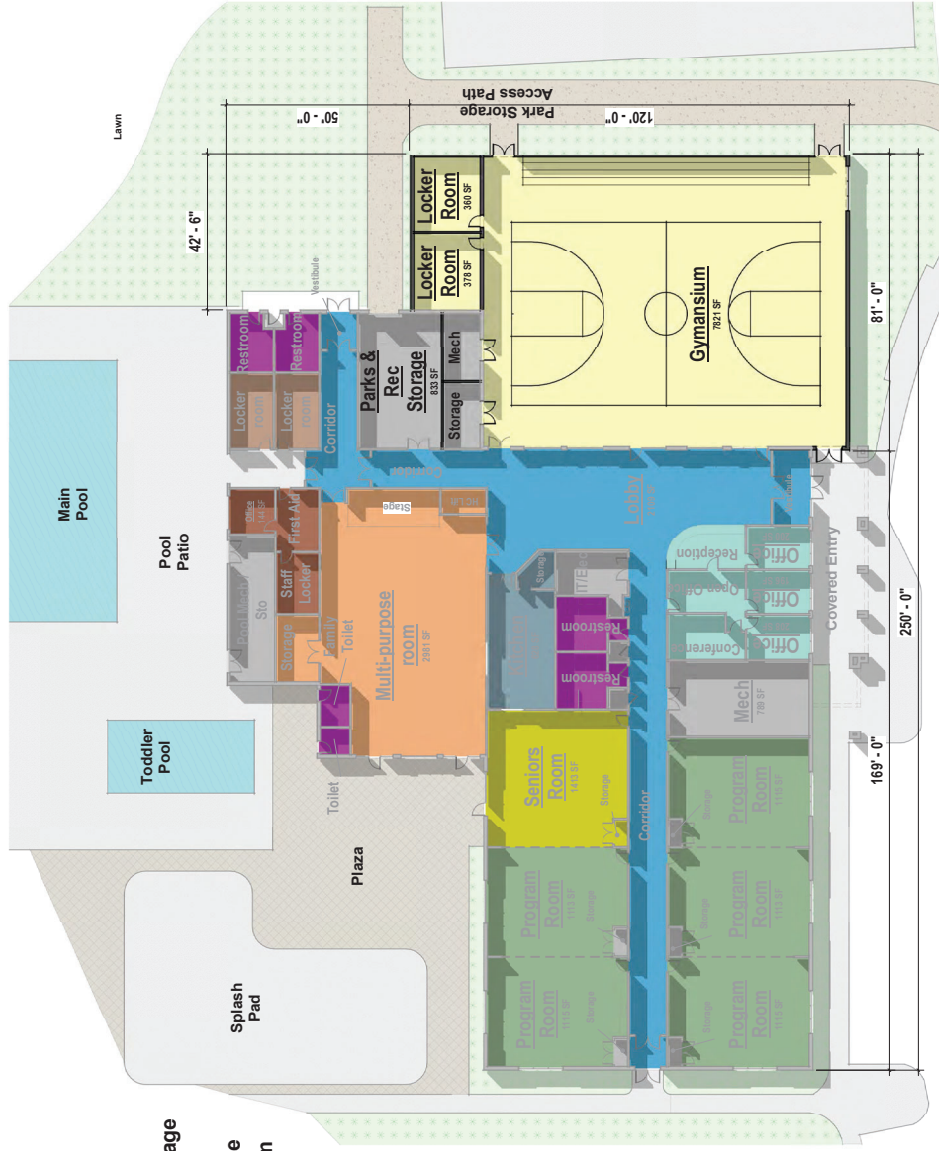


FINAL CONCEPT DRAWINGS



**FOOTPRINT STUDY
PHASE 1&2 - 32,245 SF
(PHASE 2 = 8,860 SF)**

- Circulation
- Gym
- Kitchen
- Mechanical / Storage
- Multi-Purpose
- Parks & Rec Office
- Pool Locker Room
- Pool Staff
- Program
- Restroom
- Seniors



TOWN OF MILFORD

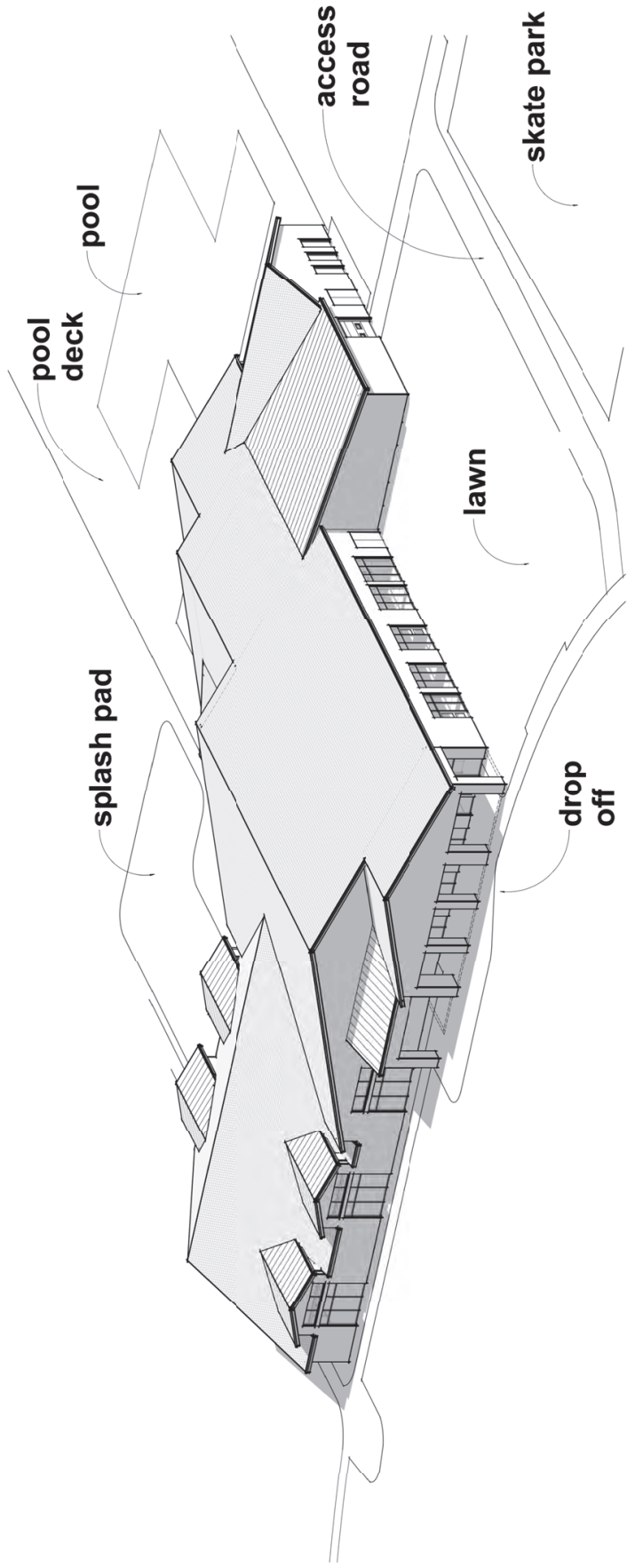
COMMUNITY CENTER FEASIBILITY STUDY

CONCEPTUAL FLOOR PLAN - PHASE 2

PREPARED BY: HL TURNER GROUP, INC. ■ ARCHITECTS ■ ENGINEERS ■ BUILDING SCIENTISTS ■ 27 LOCKE RD. CONCORD, NH 03301, USA ■ 603.228.1122 ■ 603.228.1124 ■ www.htgroup.com

SCALE: 1/8" = 1'-0"
DATE: 10/03/2022
PROJECT: 24-0022





VIEW FROM SOUTHEAST - PHASE 1

TOWN OF MILFORD

COMMUNITY CENTER FEASIBILITY STUDY

CONCEPTUAL MASSING VIEW

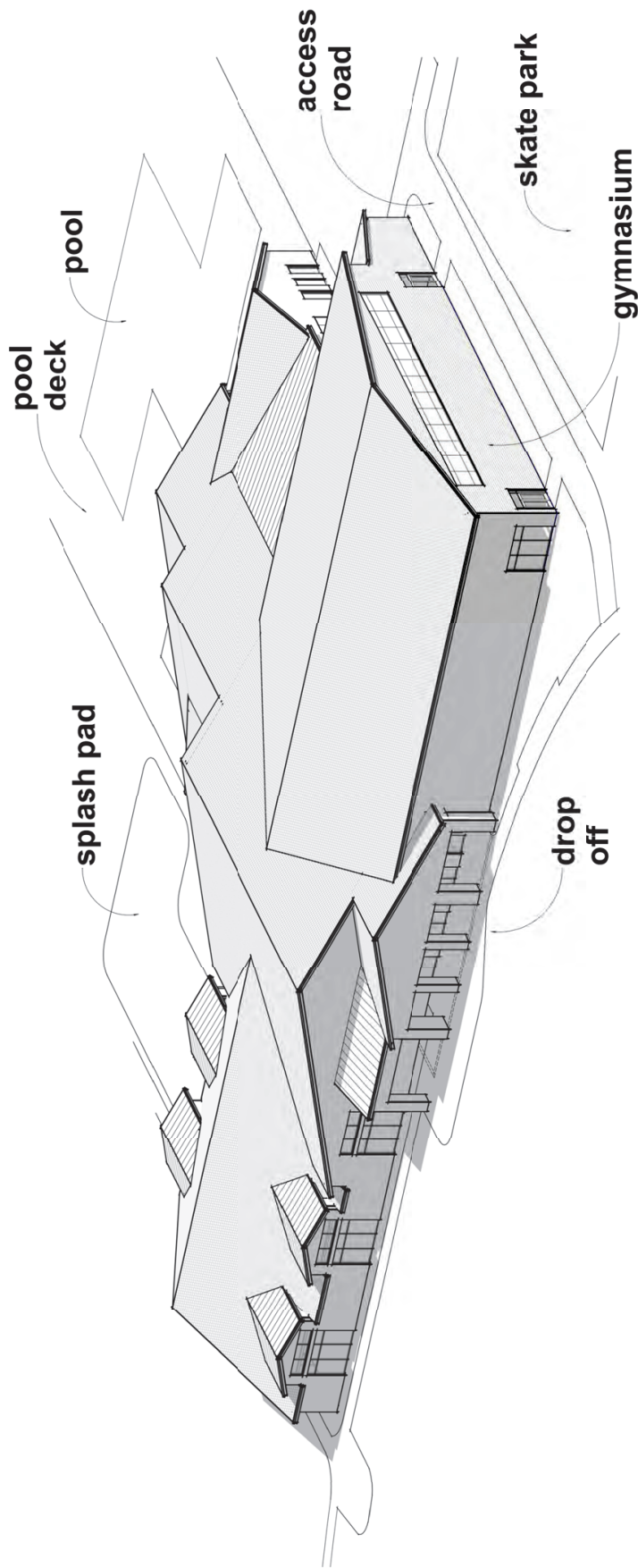
SCALE: 1/8" = 1'-0"

DATE: 10/03/22

PROJECT: 2077

PREPARED BY: THE H.L. TURNER GROUP INC. ■ ARCHITECTS ■ ENGINEERS ■ BUILDING SCIENTISTS ■ 27 LOCKE ROAD CONCORD, NH 03301, USA ■ 603.228.1122 ■ 603.228.1126 ■ www.hltturner.com





VIEW FROM SOUTHEAST - PHASE 2

TOWN OF MILFORD

COMMUNITY CENTER FEASIBILITY STUDY

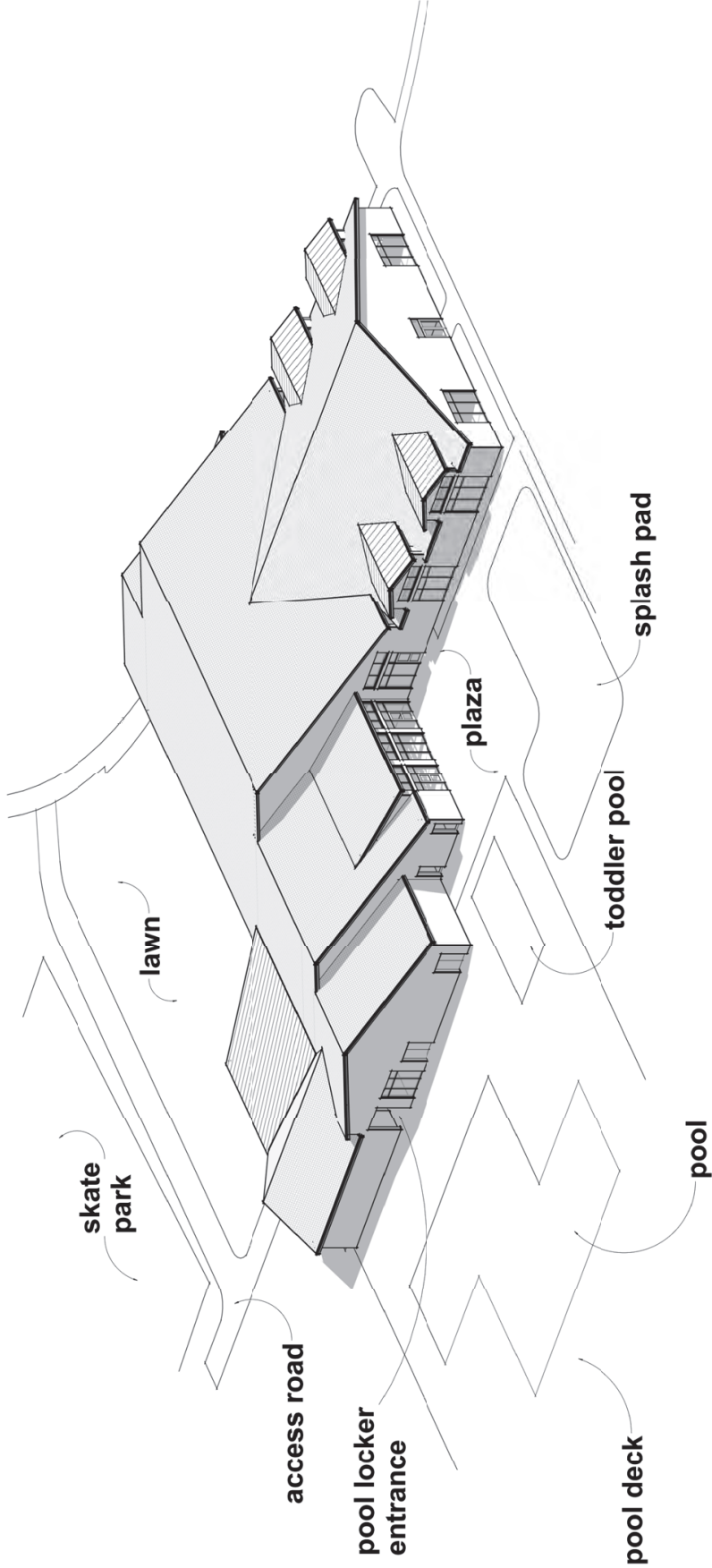
CONCEPTUAL MASSING VIEW

SCALE: 1/8" = 1'-0"

DATE: 10/03/22

PROJECT: 2077

PREPARED BY: THE H.L. TURNER GROUP INC. ■ ARCHITECTS ■ ENGINEERS ■ BUILDING SCIENTISTS ■ 27 LOCKE ROAD CONCORD, NH 03301, USA ■ 603.228.1122 ■ 603.228.1126 ■ www.hltturner.com



VIEW FROM NORTHWEST - PHASE 1

TOWN OF MILFORD

COMMUNITY CENTER FEASIBILITY STUDY

CONCEPTUAL MASSING VIEW

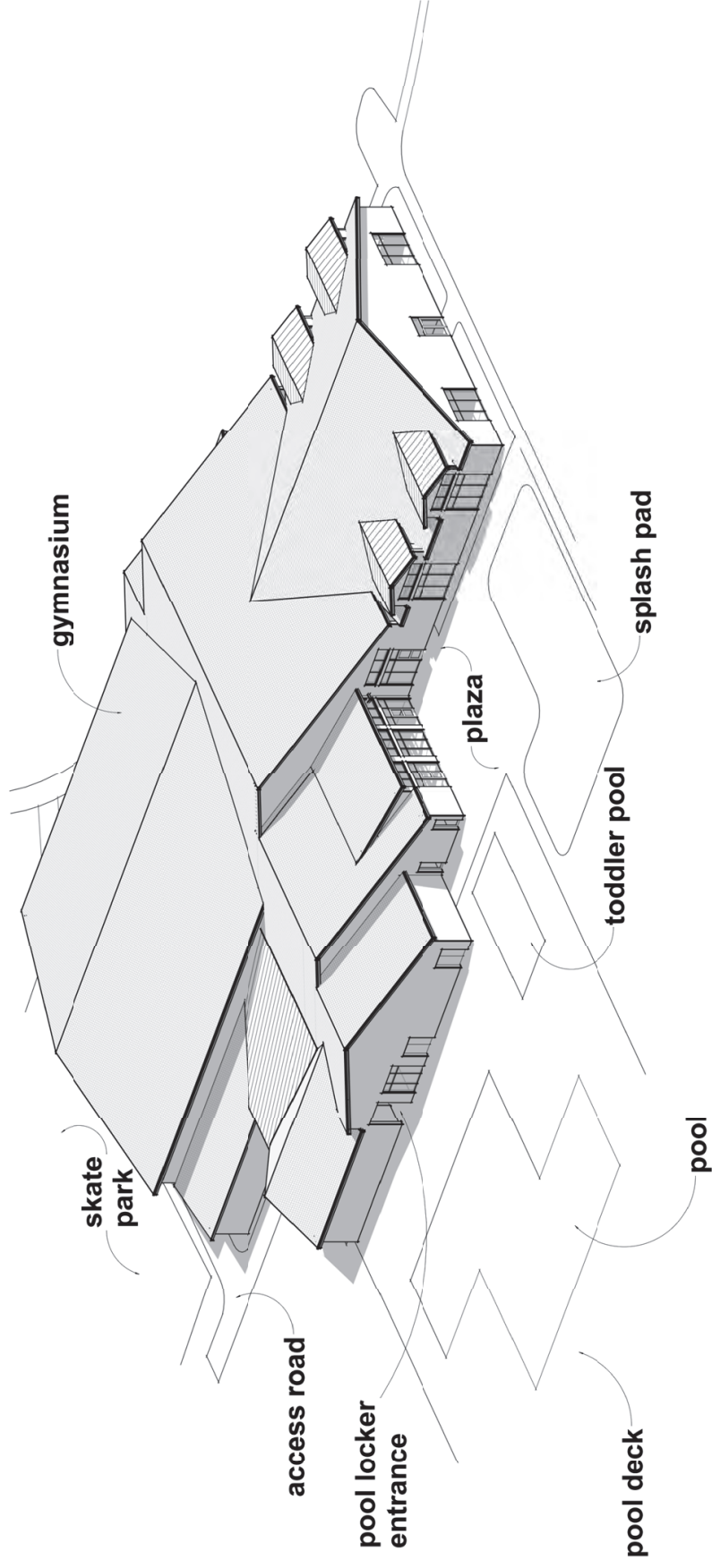
SCALE: 1/8" = 1'-0"

DATE: 10/03/22

PROJECT: 2017

PREPARED BY: THE H.L. TURNER GROUP INC. ■ ARCHITECTS ■ ENGINEERS ■ BUILDING SCIENTISTS ■ 27 LOCKE ROAD CONCORD, NH 03301, USA ■ 603.228.1122 ■ 603.228.1126 ■ www.hltturner.com





VIEW FROM NORTHWEST - PHASE 2

TOWN OF MILFORD

COMMUNITY CENTER FEASIBILITY STUDY

SCALE: 1/8" = 1'-0"

DATE: 10/03/22

PROJECT: 2017

PREPARED BY: THE H.L. TURNER GROUP INC. ■ ARCHITECTS ■ ENGINEERS ■ BUILDING SCIENTISTS ■ 27 LOCKE ROAD CONCORD, NH 03301, USA ■ 603.228.1122 ■ 603.228.1126 ■ www.hltturner.com





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LEGEND

	TURF
	POOL/SPLASHPAD
	PROPOSED BUILDING
	VEHICULAR PAVING
	FLOOD COMPENSATORY STORAGE
	TENNIS/BASKETBALL COURT
	RIVER
	PAVED WALKING PATH
	PLAYGROUND
	STORMWATER TREATMENT AREA
	INFIELD MIX
	SHADE TREE
	SMALL FLOWERING TREE



19-25-9
 NEW HAMPSHIRE
 LIMITED PARTNERSHIP
 102 JOHN WENON, STREET
 WEST SPRINGFIELD, MA 01088-1005
 BK-5863 PG-829 2/16/96
 (135 ELM ST.)
 (HCD #18910)
 (HCD #13926)

19-25-9
 NEW HAMPSHIRE
 LIMITED PARTNERSHIP
 102 JOHN WENON, STREET
 WEST SPRINGFIELD, MA 01088-1005
 BK-5863 PG-829 2/16/96
 (135 ELM ST.)
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19-25-9
 NEW HAMPSHIRE
 LIMITED PARTNERSHIP
 102 JOHN WENON, STREET
 WEST SPRINGFIELD, MA 01088-1005
 BK-5863 PG-829 2/16/96
 (135 ELM ST.)
 (HCD #18910)
 (HCD #13926)

ADDITIONAL ABUTTER INFORMATION:
 TAX MAP 8 LOT 18
 DANIEL K. COLLETT
 102 JOHN WENON, STREET
 WEST SPRINGFIELD, MA 01088-1005
 BK-7325 PG-1422/2/04
 (102 MOUNT VERNON ST.)
 (HCD #18910)
 (HCD #13926)

TAX MAP 8 LOT 17
 SHAW M. DRUMMOND
 0 HONEY ROAD, TRUSTEE
 MILFORD, NH 03055-4115
 BK-8187 PG-227/95
 (84 MOUNT VERNON ST.)
 (HCD #18910)
 (HCD #13926)

115 ELM STREET REALTY TRUST
 ARTURUS TRONZONI TRUSTEE
 MILFORD, NH 03055-4713
 BK-7852 PG-2479 3/25/07
 BK-7858 PG-188 6/9/07
 (115 ELM ST.)

DALE REALTY, LLC
 WERNICK, NH 03094-4371
 BK-7401 PG-2000 2/7/05
 (89 ELM ST.)
 (HCD #18910)
 (HCD #13926)

JOHN C. FARRELL
 102 JOHN WENON, STREET
 WEST SPRINGFIELD, MA 01088-1005
 BK-6748 PG-2219 3/7/15
 (89 ELM ST.)
 (HCD #18910)
 (HCD #13926)

NEW HAMPSHIRE HOLDINGS, LLC
 OVERSEAS BANK OF U.S.A.
 BK-7370 PG-68 12/3/04
 BK-3936 PG-107/798
 (NURSING HOME)
 (HCD #2714)

39-79
 TOWN OF
 MILFORD
 BK-7244 PG-18
 (MOUNT VERNON)

PHASE 1 = EXISTING BUILDING DEMO



ADDITIONAL ABUTTER INFORMATION:

- X MAP 20 LOT 56
- TAX MAP 8 LOT 18
- DMARK K. COLBY TRUSTEES
- 2 ELM STREET
- MILFORD, NH 03055-4116
- 2014 PC 2324 1/23/15
- 22 ELM ST.
- X MAP 20 LOT 58
- TAX MAP 8 LOT 17
- ARK E. SHARPLEY TRUSTEES
- 94 MONT VERNON STREET
- ACHESTER, NH 03113-5220
- 5405 PC 172 7/83
- 02 ELM ST.

- 19-25-9
- ABDOTT BROOKING
- 300 UNION STREET
- WEST SPRINGFIELD, MA 01089
- US 5 (S 57)
- BK-5587 PC 18 12/7/04
- (PCD #1812)
- 20-57
- 115 ELM STREET BEAUTY TRUST
- ARTHUR TSONOS TRUSTEES
- MILFORD, NH 03055-4713
- 71 HILLY HILL DRIVE
- (S 57)
- BK-7822 PC 2476 5/25/07
- (115 ELM ST.)
- 20-58
- MERGED WITH 20-57
- 20-59
- (129 ELM ST.)
- (PCD #1024)
- 20-60
- SCOTT HANLON
- P.O. BOX 8033
- ROOKWOOD, NH 03072-8033
- BK-6070 PC 138 3/1/99
- (138 ELM ST.)
- (S 57)
- 20-61
- DANIEL REALTY, LLC
- MILFORD, NH 03055-4713
- MERRIMACK, NH 03055-4711
- BK-7401 PC 138 7/1/06
- (138 ELM ST.)
- (S 57)
- 20-62
- JAMES P. BOY
- MILFORD, NH 03055-4713
- BK-8748 PC 2218 5/25/15
- (88 ELM ST.)
- 20-63
- ANNA C. FARVELL
- MILFORD, NH 03055-4713
- BK-7370 PC 18 12/7/04
- (S 57)
- 20-64
- NEW HAMPSHIRE HOLDINGS, LLC
- OVERLAND PARK, KS 66223
- BK-7370 PC 18 12/7/04
- (S 57)
- (NURSING HOME)
- (NURSING HOME)
- (NURSING HOME)

PHASING OPTION



June 2, 2021

Community Center Feasibility Study
Milford, NH



PLANNING LEVEL ESTIMATE OF ANTICIPATED SITE/LANDSCAPE CONSTRUCTION COSTS
Friday, September 30, 2022

SUMMARY

PHASE 1	\$70,469
PHASE 2	\$1,267,120
PHASE 3	\$2,757,439
PHASE 4	\$901,792
SUB TOTAL	\$4,996,819
10% CONTINGENCY	\$499,682
TOTAL	\$5,496,500

DETAILED ESTIMATE

<u>ELEMENT</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL</u>	<u>REMARKS</u>
PHASE 1 IMPROVEMENTS					
A. SITE PREPARATION / DEMOLITION	1	ls @	8,000.00 /ls=	\$8,000	EROSION CONTROL AND LIMITED PVMT REMOVAL
B. TURF	550	cy @	\$52.00 /cy=	\$28,600	COMPLETE IN PLACE
1. 4" LOAM (STD SANDY LOAM)	45158	sf @	0.35 /sf=	\$15,805	COMPLETE IN PLACE
2. FINE GRADE / PREPARE SEED BED	45158	sf @	0.40 /sf=	\$18,063	COMPLETE IN PLACE
3. LAWN ESTABLISHMENT - SEED, HYDROMULCH, TACKIFIERS				\$70,469	
TOTAL PHASE 1 IMPROVEMENTS					
PHASE 2 IMPROVEMENTS					
A. SITE PREPARATION/ DEMOLITION ALLOWANCE	1	ls @	5,000.00 /ls=	\$5,000	
B. EARTHWORK ALLOWANCE	1	ls @	20,000.00 /ls=	\$20,000	MISCELLANEOUS
C. VEHICULAR PAVEMENT	38430	sf @	8.00 /sf=	\$307,440	COMPLETE IN PLACE
D. VEHICULAR CURBING	1,000	lf @	\$32.00 /lf=	\$32,000	GRANITE, VERTICAL AND SLOPED
E. CLOSED AND OPEN DRAINAGE SYSTEM	1	ls @	78,000.00 /ls=	\$78,000	INCL. GI, INFILTRATION / RAIN GARDENS
F. PEDESTRIAN PAVEMENT	26320	sf @	6.75 /sf=	\$177,660	COMPLETE IN PLACE
G. AREA LIGHTING	14	ea @	\$9,000 /ea=	\$126,000	INCL. CONCRETE BASE
1. POLE AND LUMINAIRE	1	ls @	\$65,000 /ls=	\$7,500	INCL. TRENCH, BACKFILL, CONDUCTORS, CONNECTION, ETC
2. CONDUIT, WIRING, AND CONTROL					
H. ATHLETIC COURTS	11560	sf @	10.75 /sf=	\$124,270	INCL. SURFACING, GOALS, NETS, ETC
I. BLACK VINYL CLF	750	lf @	\$54.00 /lf=	\$40,500	COMPLETE IN PLACE

J. TREES										
1.	DECIDUOUS SHADE TREE	60	ea @	1,100.00	/ea=	\$66,000			COMPLETE IN PLACE	
K. SHRUB PLANTING										
1.	SHRUB, PERENNIAL, GROUND COVER ALLOWANCE	1	ls @	20,000.00	/ls=	\$20,000			COMPLETE IN PLACE	
L. TURF										
1.	4" LOAM (STD SANDY LOAM)	1,650	cy @	\$30.00	/cy=	\$49,500			INCL. USE OF AMENDED ON-SITE LOAM	
2.	FINE GRADE /PREPARE SEED BED	135000	sf @	0.45	/sf=	\$60,750			COMPLETE IN PLACE	
3.	LAWN OR ATHLETIC FIELD SEED ESTABLISHMENT - SEED, HYDROMULCH, TACKIFIERS	32500	sf @	0.75	/sf=	\$24,375			COMPLETE IN PLACE	
4.	FLOOD PLAIN/RIPARIAN SEED ESTABLISHMENT - SPECIALTY SEED, HYDROMULCH, TACK	102500	sf @	1.25	/sf=	\$128,125			COMPLETE IN PLACE	
TOTAL PHASE 2 IMPROVEMENTS										
						\$1,267,120				
PHASE 3 IMPROVEMENTS										
A. SITE PREPARATION/ DEMOLITION ALLOWANCE										
1.	SITE PREPARATION/ DEMOLITION ALLOWANCE	1	ls @	15,000.00	/ls=	\$15,000			EROSION CONTROL AND MISC. REMOVALS	
B. EARTHWORK ALLOWANCE										
1.	EARTHWORK ALLOWANCE	1	ls @	45,000.00	/ls=	\$45,000			MISCELLANEOUS	
C. VEHICULAR PAVEMENT										
28850	VEHICULAR PAVEMENT	28850	sf @	8.00	/sf=	\$230,800			COMPLETE IN PLACE	
D. VEHICULAR CURBING										
4,000	VEHICULAR CURBING	4,000	lf @	\$32.00	/lf=	\$128,000			COMPLETE IN PLACE	
E. CLOSED AND OPEN DRAINAGE SYSTEM										
1	CLOSED AND OPEN DRAINAGE SYSTEM	1	ls @	110,000.00	/ls=	\$110,000			COMPLETE IN PLACE	
F. PEDESTRIAN PAVEMENT										
37360	PEDESTRIAN PAVEMENT	37360	sf @	6.75	/sf=	\$252,180			COMPLETE IN PLACE	
G. AREA LIGHTING										
30	POLE, LUMINAIRE, AND FOOTING	30	ea @	\$9,000	/ea=	\$270,000			COMPLETE IN PLACE	
1	CONDUIT, WIRING, AND CONTROL	1	ls @	\$40,000	/ls=	\$40,000			COMPLETE IN PLACE	
H. PLAYGROUND										
8925	PLAYGROUND	8925	sf @	22.00	/sf=	\$196,350			COMPLETE IN PLACE	
I. PAVILLION WITH SEATING AREA										
1	PAVILLION WITH SEATING AREA	1	ls @	\$32,000	/ls=	\$32,000			COMPLETE IN PLACE	
J. SKINNED INFIELD										
490	SKINNED INFIELD	490	cy @	\$53.00	/cy=	\$25,970			COMPLETE IN PLACE	
K. DUGOUT ALLOWANCE										
1	DUGOUT ALLOWANCE	1	ls @	\$50,000	/ls=	\$50,000			COMPLETE IN PLACE	
L. BACKSTOP, 24'										
1	BACKSTOP, 24'	1	ls @	\$58,000	/ls=	\$58,000			COMPLETE IN PLACE	
M. BLACK VINYL CLF, HEIGHT VARIES										
3,115	BLACK VINYL CLF, HEIGHT VARIES	3,115	lf @	\$48.00	/lf=	\$149,520			INCL FOUL POLES	
N. SAND VOLLEYBALL WITH EDGE										
2050	SAND VOLLEYBALL WITH EDGE	2050	sf @	6.25	/sf=	\$12,813			COMPLETE IN PLACE	
O. TREES										
80	DECIDUOUS SHADE TREE	80	ea @	1,100.00	/ea=	\$88,000			COMPLETE IN PLACE	
P. SHRUB PLANTING										
1	SHRUB, PERENNIAL, GROUND COVER ALLOWANCE	1	ls @	30,000.00	/ls=	\$30,000			COMPLETE IN PLACE	
Q. TURF										
5,975	4" LOAM (STD SANDY LOAM)	5,975	cy @	\$30.00	/cy=	\$179,250			INCL. USE OF AMENDED ON-SITE LOAM	
22570	REINFORCED TURF OVERFLOW PARKING (BASE MATERIALS)	22570	sf @	0.80	/sf=	\$18,056			COMPLETE IN PLACE	
488750	FINE GRADE /PREPARE SEED BED	488750	sf @	0.45	/sf=	\$219,938			COMPLETE IN PLACE	
488750	LAWN OR ATHLETIC FIELD SEED ESTABLISHMENT - SEED, HYDROMULCH, TACKIFIERS	488750	sf @	0.75	/sf=	\$366,563			COMPLETE IN PLACE	
240000	FIELD IRRIGATION	240000	sf @	1.00	/sf=	\$240,000			COMPLETE IN PLACE	
TOTAL PHASE 3 IMPROVEMENTS										
						\$2,757,439				