

From: [John Saia](#)
To: [Carol Ann Desiderio](#)
Subject: Fwd: Public Comment, file 426-24
Date: Tuesday, December 10, 2024 1:52:28 PM
Attachments: [Maplewood Park Renovation Cost Opinion 2022 12 06.pdf](#)

----- Forwarded message -----

From: **John Saia** <j.saia.health@gmail.com>
Date: Tue, Dec 10, 2024 at 1:44 PM
Subject: Public Comment, file 426-24
To: <mbunte@cityofmalden.org>

Dear Malden City Clerk,

Please accept this as public comment for tonight's city council meeting. If I'm able to make it, I can speak instead of having the public comment read. My primary concern is that the city council receive the attached document, which is a probable cost document for Maplewood park that has been around since 2022 and appears to be the source for the current \$2.5M appropriation request, but has not been attached to related file 426-24 when it was on the docket.

Best,
John Saia

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Today, December 10, 2024, I received by public record request the estimated opinion of probable cost document for the rehabilitation of Maplewood park.

This document was not attached to councilor McDonald's paper 426-24 when it was brought before the council before Thanksgiving

This document was not attached to councilor McDonald's paper 426-24 when it was voted out of the finance committee last week.

This document was not included as an attachment for the council's review of paper 426-24 tonight.

This document was not included, not because it did not exist until recently. This document was dated **December 6th, 2022**.

It raises serious questions about trust and transparency that such a document could exist for so long and not be part of the discussion in finance committee.

Unless councilors want to share that they have seen this cost document outside of the public process, please deny councilor McDonald's request to appropriate \$2.5M for the rehabilitation of Maplewood park and send it back to the finance committee so that transparent discussion of the expenses can take place.

Regards,
John Saia
37 Pierce Street, Malden MA

[City of Malden - File #: 426-24](#)

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ITEMIZED OPINION OF PROBABLE CONSTRUCTION COSTS

Project: Maplewood Park Field Renovation
Project No. 22051.00
Phase: Preliminary Programming
Date: December 6, 2022

NOTE:

Due to the inflationary and unpredictable construction climate, this cost opinion may not represent the actual cost of construction.

This is an Opinion of Probable Project Cost only and is based upon a preliminary design. Activitas has no control over the cost of labor, materials, equipment or services furnished. We also have no control over project schedules, contractor's means and methods of construction or their determination of prices, the competitive bidding market or negotiating conditions. Activitas cannot guarantee that this opinion will not vary from the actual bid and project costs.

There are no costs provided for client costs, financing of funding costs, legal fees, land acquisition or temporary/permanent easements, operations or any other costs associated with this project that are not specifically part of the preliminary scope.

ASSUMPTIONS:

Sales tax exempt, prevailing wage rate construction.

No rock or ledge excavation is required unless otherwise noted.

Unsuitable, contaminated or hazardous materials are not contemplated unless otherwise noted.

Item #	Item/Remarks	Notes	Total	Unit	Unit Cost	Cost	Subtotal
ITEMIZED OPINION OF PROBABLE PROJECT COSTS							
00001	MOBILIZATION AND SITE PREPARATION						\$215,203.21
1	Mobilization		1	ALLOW	10000.00	\$10,000.00	
2	Construction Entrance	1	1	ALLOW	10000.00	\$10,000.00	
3	Erosion Controls	2	1	ALLOW	5000.00	\$5,000.00	
4	Protection of Existing Infrastructure to Remain (e.g. utilities, netting, lighting, team areas, etc.)		1	ALLOW	25000.00	\$25,000.00	
5	Remove and Recycle/Repurpose Existing Synthetic Turf Carpet and Infill		100,777	SF	1.25	\$125,971.25	
6	Remove and Dispose Existing Fencing		1,317	LF	12.00	\$15,804.00	
7	Remove and Dispose Existing Warning Track, 12' depth		519	CY	25.00	\$12,962.96	
8	Remove and Dispose Existing Turf Anchor		1,263	LF	5.00	\$6,315.00	
9	Remove and Dispose Existing Asphalt Walkway, 4' depth		46	CY	25.00	\$1,150.00	
10	Remove and Dispose Existing Mound		1	ALLOW	3000.00	\$3,000.00	
	Item Subtotal:					\$215,203.21	
00002	INFILLED SYNTHETIC TURF ATHLETIC FIELD						\$863,528.88
	Field Area		118,336	SF			
	New Concrete Turf Anchor		1,420	LF	40.00	\$56,800.00	
	New Turf Base at Warning Track (at 8' depth)		346	CY	50.00	\$17,283.95	
1	Import 1" of Material over Field for Fine Grading		365	CY	50.00	\$18,261.73	
2	Laser Grade Finishing Stone Layer		118,336	SF	0.20	\$23,667.20	
3	Drainage and Planarity Testing for Regraded Finishing Stone Layer		1	ALLOW	4500.00	\$4,500.00	
4	New Infilled Synthetic Turf System (2.00' Fiber with Organic Infill)		118,336	SF	4.75	\$562,096.00	
	ADD for Resilient Underlayment		118,336	SF	1.25	\$147,920.00	
	ADD for Permanent Baseball Lines and Infield		1	ALLOW	5000.00	\$5,000.00	
	ADD for Permanent Soccer Lines		1	ALLOW	5000.00	\$5,000.00	

	ADD for Permanent Field Hockey Lines	1	ALLOW	5000.00	\$5,000.00	
	ADD for Permanent Girls Lacrosse Lines	1	ALLOW	5000.00	\$5,000.00	
	ADD for Permanent Boys Lacrosse Lines	1	ALLOW	5000.00	\$5,000.00	
5	Turf Mound with Concrete Base	1	ALLOW	8000.00	\$8,000.00	
	Item Subtotal:				\$863,528.88	
00003	SITE FENCING AND NETTING					\$174,110.00
1	New 8' High Chain Link Fence at Outfield and Sidelines	619	LF	90.00	\$55,710.00	
2	New Chain Link Fence Baseball Backstop	87	LF	200.00	\$17,400.00	
3	New 4' High Chain Link Fence	788	LF	50.00	\$39,400.00	
4	New Foul Poles	2	EA	10000.00	\$20,000.00	
5	Athletic Ballnetting	208	LF	200.00	\$41,600.00	
	Item Subtotal:				\$174,110.00	
00004	MISC. SITE IMPROVEMENTS					\$72,935.00
1	Repave Existing Asphalt Walkway	104	TON	250.00	\$25,935.00	
2	Relocate Flagpole	1	ALLOW	15000.00	\$15,000.00	
3	Paint Existing Team Areas	1	ALLOW	5000.00	\$5,000.00	
4	Site Benches	2	EA	1500.00	\$3,000.00	
5	New Bases and Pitcher's Rubber	1	ALLOW	4000.00	\$4,000.00	
6	Drainage Improvements Allowance	1	ALLOW	20000.00	\$20,000.00	
	Item Subtotal:				\$72,935.00	
	Subtotal:					\$1,325,777.09
	5% General Conditions					\$66,288.85
	15% Contractors Overhead and Profit					\$198,866.56
	CONSTRUCTION SUBTOTAL:					\$1,590,932.51
	20% Design and Owner's Construction Contingency					\$318,186.50
	20% Soft Costs (survey, design, permitting, bidding, construction administration)					\$318,186.50
	PRELIMINARY OPINION OF PROBABLE PROJECT COSTS - 2022					\$2,227,305.51
00005	ALTERNATE - RELAMP EXISTING MUSCO LIGHTS WITH LED					\$298,000.00
1	Remove and Dispose of Existing Light Fixtures	1	ALLOW	3000.00	\$3,000.00	
2	Relamp Musco Lighting with LED Fixtures (Equipment)	1	ALLOW	245000.00	\$245,000.00	
3	Install	1	ALLOW	50000.00	\$50,000.00	
	Item Subtotal:				\$298,000.00	
	Subtotal:					\$298,000.00
	5% General Conditions					\$14,900.00
	15% Contractors Overhead and Profit					\$44,700.00
	CONSTRUCTION SUBTOTAL:					\$357,600.00
	20% Design and Owner's Construction Contingency					\$71,520.00
	20% Soft Costs (survey, design, permitting, bidding, construction administration)					\$71,520.00
	PRELIMINARY OPINION OF PROBABLE PROJECT COSTS - 2022					\$500,640.00

NOTES:

- 1 Assumes one (1) construction entrance
- 2 Existing fence maybe used as temporary construction fence - contractor to supplement as required to maintain a secure site