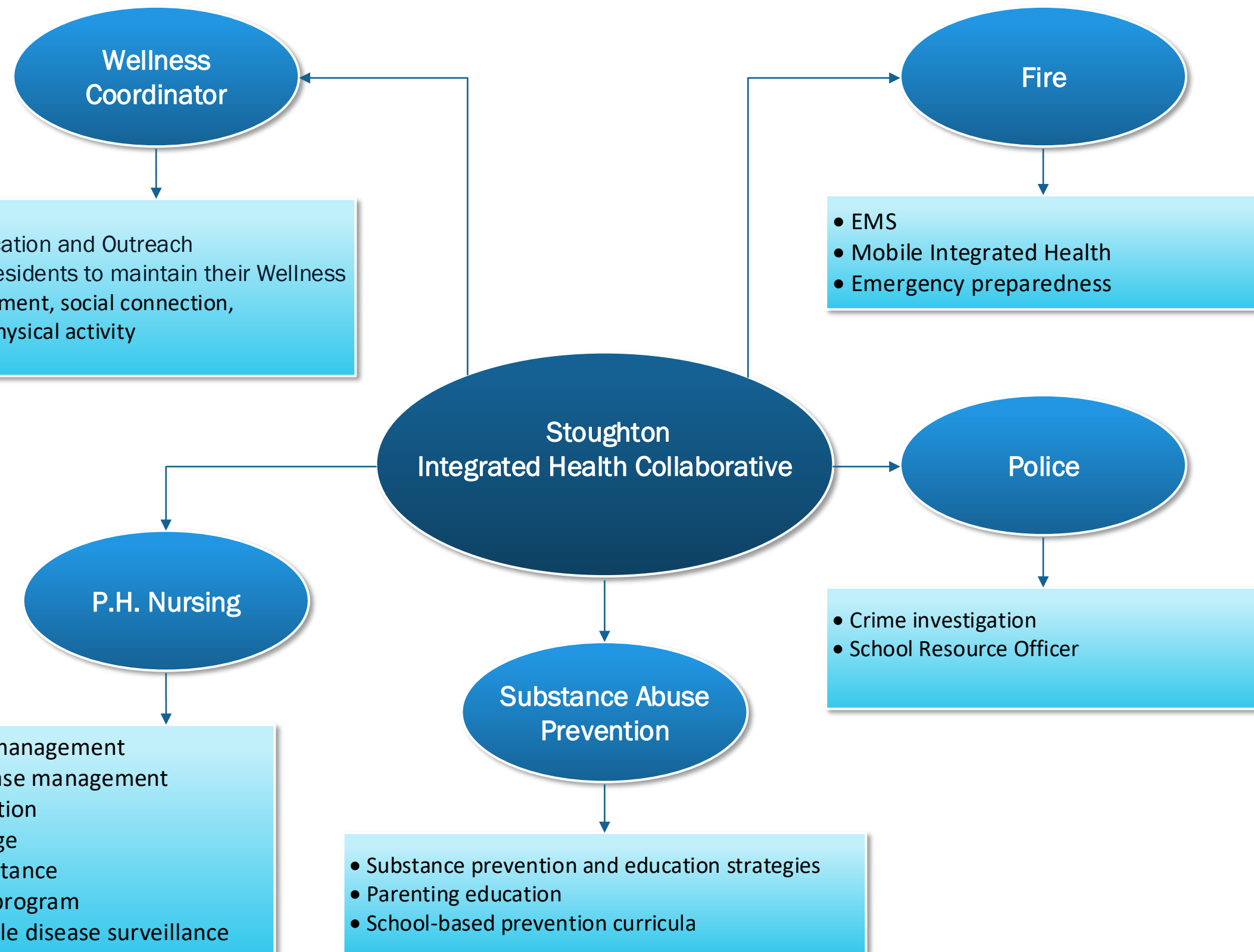


# Special Town Meeting

## **Article Supporting Information**

# **Article #1**

Dissolve Stoughton VNA  
Enterprise Fund



## Potential Areas of Service for all Residents

- Mobile Integrated Health
- Mental Health
- Emergency Preparedness
- Emergency Shelter Management
- Hoarding
- Vaccinations

\*\*\*\*Not an exhaustive list



# Stoughton's Commitment to Health and Wellness of its Residents Across the Lifespan

## EXECUTIVE SUMMARY

Item #3	<p data-bbox="347 254 1044 285"><b><u>Article 1 Dissolve Stoughton VNA Enterprise Fund</u></b></p> <p data-bbox="347 308 1393 449">To see if the Town of Stoughton will revoke the provisions of Ch. 44, § 53F½ of the Massachusetts General Laws, ceasing the VNA as an enterprise fund effective June 30, 2026</p> <p data-bbox="347 527 1419 667">Enterprise Fund – An enterprise fund gives communities the flexibility to account separately for all financial activities associated with a broad range of municipal services for which a fee is charged in exchange for those services.</p> <p data-bbox="347 745 1419 999">The expense budget for the VNA enterprise must be balanced with combined revenues and available funds being sufficient to cover the proposed total service cost. The fund is designed to fully support the enterprise through the associated fee structure. Revenues and expenses of the service are segregated into a fund separate from all other governmental activities.</p> <p data-bbox="347 1077 1419 1381">The Stoughton VNA is one of the only two such public organizations in the Commonwealth. As the federal government has dramatically changed staff requirements and reimbursement rates, municipalities have exited VNA operations. The Stoughton VNA has long relied on substantial subsidies from the general fund in order to meet federal requirements. Fees for services no longer cover VNA expenses.</p> <p data-bbox="347 1459 1419 1875">In response to changes in Medicare, we plan to change the organization structure for our visiting nurses. If approved by Town Meeting, the enterprise fund will be dissolved, staffing reduced and the remaining nurses integrated into our Public Health Department. While at a glance this action may appear to be a reduction in services, it is in fact consolidating all our existing public resources into a coordinated program which serves our residents over their entire life span. The staff reduction and consolidation of Town resources will eliminate the need for a \$400,000 subsidy of VNA.</p>
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	<p>In the backup material for Article 1 you will find the conceptual plan to consolidate public health resources. The new organization is called the <b>Stoughton Integrated Health Collaborative</b>. This team will report to Fire Chief Michael Carrol and proactively support the needs of Stoughton residents across their entire lifespan.</p> <p>Please see attached.</p>
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# Integrated Public Health Program

## 1. Overview / Executive Summary

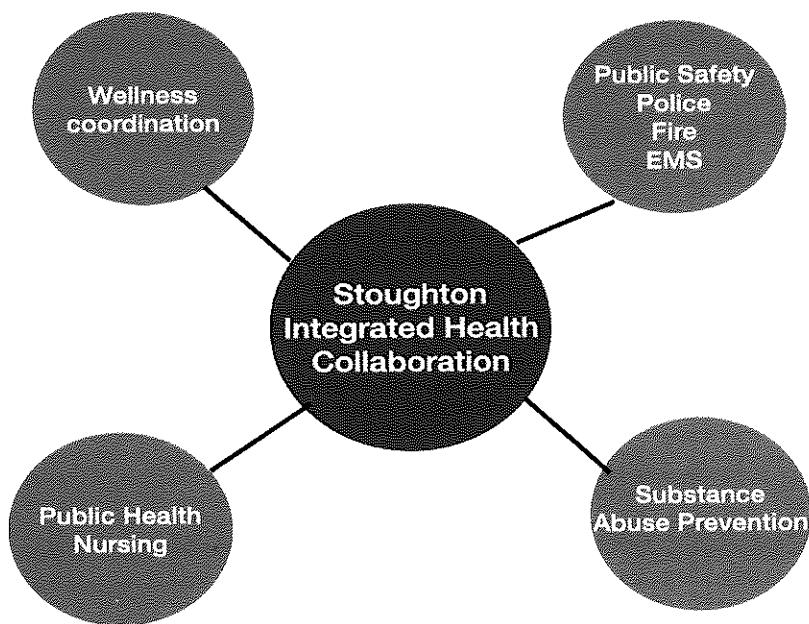
The **Stoughton Integrated Public Health Program** is a comprehensive, community-centered model that brings together **Public Health Nursing, Community Emergency Medical Services (EMS), Mobile Integrated Health (MIH), Substance Abuse Prevention, and Wellness coordination services** under a unified public health framework. This integrated structure allows the Town of Stoughton to proactively address health risks across the lifespan, improve population health outcomes, and respond more effectively to emerging and ongoing community needs.

At the core of the program is a **preventive, upstream approach** that shifts the focus from reactive emergency response to early intervention, education, and coordinated care. Public Health Nursing provides clinical expertise in disease prevention, maternal and child health, chronic disease management, immunizations, and health screenings. Community EMS and MIH expand traditional emergency services by delivering in-home assessments, post-discharge follow-ups, chronic disease support, fall prevention, and care coordination for high-risk individuals. Substance Abuse Prevention services address risk and protective factors through evidence-based prevention strategies, youth and family education, community coalitions, and partnerships with schools, healthcare providers, and social service agencies.

Together, these services function as a **single, integrated public health system** rather than isolated programs. Data sharing, coordinated case management, and cross-trained staff enable the Town to identify individuals and families at risk earlier, reduce duplication of services, and ensure seamless connections between prevention, clinical care, and emergency response.

This model reduces unnecessary emergency department utilization, mitigates preventable hospitalizations, and improves continuity of care—particularly for older adults, individuals with chronic conditions, residents experiencing substance use or mental health challenges, and socially or economically vulnerable populations. By aligning services under one integrated program, Stoughton strengthens emergency preparedness, improves health equity, and enhances overall community resilience.

The integrated approach also positions the Town to **maximize state and federal grant opportunities**, including public health excellence grants, prevention funding, and healthcare transformation initiatives, while ensuring efficient and sustainable use of municipal resources. Ultimately, the Stoughton Integrated Public Health Program represents a forward-looking investment in prevention, wellness, and coordinated care that improves quality of life for residents and reduces long-term public safety and healthcare costs.



### Potential Areas of Service

- Mobile Integrated Health\* / Triage (\*see appendix A)
- Mental Health
- Vaccinations
- Emergency Preparedness
- Hoarding
- Emergency Shelter Management

*\*\*not exhaustive list*

## 2. Partnerships

The program operates through strong coordination with:

Police and Fire / EMS Departments

Stoughton Health and Human Services departments (Youth Commission, Recreation, Council on Aging)

Library

Board of Health

Stoughton Public Schools

Home health, hospitals, and rehabilitation providers

Mental health and substance use organizations

Food pantries and social service agencies

Regional public health and emergency preparedness coalitions

These partnerships reduce duplication and improve service coordination.

### **3. Purpose and Need**

Community Health Assessments and regional data consistently identify the following needs in Stoughton:

- Better access to preventive care and screenings
- Support for seniors, frail elders, and homebound residents
- Improved chronic disease and medication management
- Maternal, child, and family health education
- Language-accessible services for diverse populations
- Reduction in avoidable ED visits and hospital readmissions
- Enhanced emergency preparedness for high-risk residents

Without coordinated intervention, these needs drive higher healthcare costs, strain emergency services, and worsen health inequities.

### **4. Mission and Vision**

**Mission:**

Protect and improve the health of Stoughton residents across the lifespan through prevention, education, equity-driven outreach, and timely access to public health and healthcare services.

**Vision:**

A healthier, safer, and more resilient Stoughton where every resident has a fair opportunity to achieve physical, mental, and social well-being.

### **5. Who Is Served**

- All Stoughton residents, with priority given to:
  - Seniors and frail elders
  - Homebound and post-hospital discharge patients

Individuals with chronic conditions  
Families with young children and expectant mother  
Uninsured or underinsured residents  
Residents requiring interpreter or culturally tailored services

## **6. Core Services (High-Level)**

### **Public Health & Prevention**

Communicable disease surveillance and outbreak response  
Vaccination and screening clinics  
Homebound nursing visits  
Emergency preparedness for high-risk residents

### **Education, Wellness & Substance Use Prevention**

Youth, family, and senior health education  
Evidence-based substance use prevention programs  
Harm reduction education and Narcan distribution  
Community wellness education (non-clinical, prevention-focused)

### **Community EMS & Mobile Integrated Health (MIH)**

Post-hospital follow-up visits  
Chronic disease monitoring  
Falls prevention and safety assessments  
Non-emergency care diversion  
Medication reconciliation and care coordination

### **Community Engagement**

Health fairs, clinics, and drop-in nurse sessions

CPR and safety training

Partnerships with schools, Council on Aging, and community organizations

## **7. Operations & Staffing (Summary)**

Staffing includes:

Public Health Nurses

Community EMS and MIH personnel

Substance Abuse Prevention Coordinator

Public Health Wellness Coordinator

Grant-supported and shared service staff

Operations rely on established public health and EMS systems, secure data-sharing, and mobile service delivery.

## **8. Funding and Sustainability**

### **Funding Sources**

Municipal appropriations

State and federal grants

Public Health Excellence (PN-5) shared services funding

### **Financial Impact**

Reduces costly downstream emergency and hospital utilization

Leverages grant funding to offset municipal costs

Improves efficiency by coordinating services across departments

## **Conclusion**

The Integrated Public Health Plan represents a smart, forward-thinking investment in the health, safety, and well-being of the community. By approving this platform, the Town affirms its commitment to prevention, efficiency, and a healthier future for all residents.

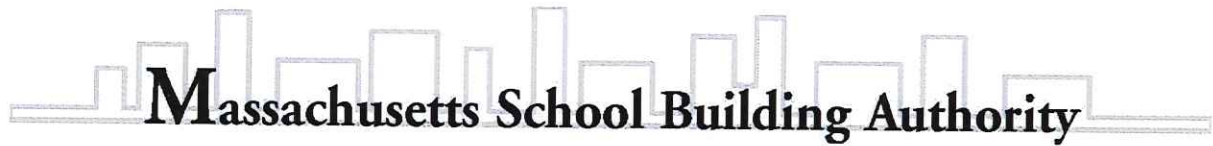
**\*Appendix A:**

**Mobile Integrated Health (MIH)** , is a healthcare model where EMS and other healthcare providers such as nurses offer care in the community or home, reducing unnecessary hospital visits. The meaning depends on the context, but both involve quality-of-life issues and optimizing care outside traditional settings.



## **Article #2**

Transfer Funds to  
South Elementary School Project  
to Reduce Borrowing



# Massachusetts School Building Authority

Deborah B. Goldberg  
Chairman, State Treasurer

James A. MacDonald  
Chief Executive Officer

Mary L. Pichetti  
Executive Director / Deputy CEO

*Via E-mail*

December 17, 2025

Mr. Thomas J. Calter  
Town Manager  
Town of Stoughton,  
10 Pearl Street, 3rd Floor,  
Stoughton, MA 02072

**Re: Final Grant Letter – Town of Stoughton’s Stoughton High School (Project #201302850505)**

Dear Mr. Calter,

On behalf of the Board of the Massachusetts School Building Authority (MSBA), I am pleased to provide you with final audit results and the final grant payment for Project #201302850505, Stoughton High School, from the MSBA.

The results of the audit are included in the attached report. The following is a summary of the audit findings, the details of which are included in the attached report:

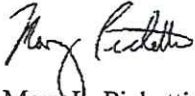
<b>Construction:</b>	<b>Stoughton High School</b>
Basis for Total Facilities Grant	\$ 84,307,899
Final Project Costs Submitted	\$ 119,401,858*
<b>TOTAL ELIGIBLE PROJECT COSTS:</b>	<b>\$ 83,676,666</b>
Reimbursement Rate	60.66%
<b>TOTAL GRANT FROM MSBA:</b>	<b>\$50,758,266</b>
Grant payments made to date	\$ 47,454,676
Final payment	\$ 3,303,590

\*Includes \$615,052 of duplicate cost.

The audit results and grant amount are final and are not subject to further review or adjustment. Please note, however, that if the community were to sell, lease, or otherwise remove from service a school building for which it has received grant payments from the MSBA, M.G.L. c. 70B, § 15 authorizes the MSBA to recoup its investment. Also, the community, a city, town or regional school district must provide 6-month prior notice to the MSBA of any sale, lease or removal from service of an assisted school building.

The final grant payment will be made on or about Thursday, **December 18, 2025** by Automated Clearing House (ACH) transfer. The MSBA is pleased to provide you with this grant amount. Please do not hesitate to contact me or Miriam Vazquez, Director of Audit, if you have any questions at (617) 720-4466.

Very truly yours,



Mary L. Pichetti  
Executive Director

**Cc:** Massachusetts Legislative Delegation  
Ms. Paula Nute, Town Treasurer/Collector  
Ms. Elizabeth Zaleski, Finance Director/Town Accountant  
Mr. Stephen M. Cavey, Chair, Board of Selectmen  
Dr. Joseph Baeta, Superintendent of Schools  
Ms. Heidi Perkins, Assistant Superintendent of Finance and Operations  
Mr. Dennis Rego, Director, Facilities and Grounds  
Mr. Joel N. Wolk, School Building Committee/Finance Committee Member  
Ms. Chris Shannon, Chair, School Committee  
Ms. Mary Kuppens, Owner's Project Manager  
Ms. Allyson (Toner) Mahar, Owner's Project Manager  
Mr. Timothy Bonfatti, Owner's Project Manager  
Mr. Anthony Rassias, Department of Revenue

Attachment

## **Article #3**

Supplemental Funds for Exterior of  
Community Center

# **Town of Stoughton**

## **Public Works Department**

950 Central St • Stoughton, MA 02072 • (781) 341-1300 Ext 9312 • (781) 344-2112  
www.stoughton-ma.gov



January 5, 2026

Honorable Members of the Community Preservation Committee:

This letter is to request the Community Preservation Committee (CPC) recommend and support the Community Center project to be funded within the current fiscal year 2026.

As you are aware, the Town plans to hold a special town meeting on March 2, 2026. One of the reasons for this request to propose a CPC article to ensure the completion of the exterior hardscape, landscape, exterior painting, etc. of the newly renovated Stoughton Community Center, formerly the Stoughton Railroad Depot before it hosts a scheduled June 13<sup>th</sup> event celebrating the Town's 300<sup>th</sup> anniversary. The CPC and the Stoughton Historical Commission have previously unanimously recommended this article for an annual town meeting article for the project to be completed in fiscal year 2027. With approval at the March 2, 2026 Special Town Meeting, the exterior will be completed before the June 13, 2026 dedication of the Community Center and the Town wide celebrations of its 300<sup>th</sup> anniversary.

Please accept this letter as a formal request to propose this project at the upcoming Special Town Meeting of March 2, 2026.

Thank you for your consideration. If you have any questions or comments, please do not hesitate to contact me at (781) 344-2112.

Sincerely,



Paul Giffune



Town of Stoughton, Massachusetts  
Community Preservation Committee  
**Full Application to Request CPA Funds**

**IMPORTANT:** Before filling out this application, please submit the pre-application of your project to the Community Preservation Committee (CPC) via Program Administrator Barry Kassler at [bKassler@Stoughton-MA.gov](mailto:bKassler@Stoughton-MA.gov) to determine its eligibility for Community Preservation Act (CPA) funds. Submit the pre-application **by August 15\*\***, and at least 7 days prior to the next meeting of the CPC. The applicant will be invited to a CPC meeting for a review of the project summary, and, if eligible, to give a full presentation on the project.

Please email a pdf of the full application with all supporting documents to [bKassler@Stoughton-MA.gov](mailto:bKassler@Stoughton-MA.gov) at least 7 days prior to your CPC presentation. Applications received via email **by September 15\*\*** will be eligible for recommendation at the next Annual Town Meeting in the spring.

(\*\*Late applicants may apply for "Urgent Review" if outside these deadlines, subject to CPC approval. See Item 13 of the Project Narrative on the next page.)

Check one or more Project Categories as applicable:

☐ Community Housing      ☒ Historic Preservation      ☐ Open Space      ☐ Recreation

Project Name: Community Center Exterior Improvements

Project Location: Street Address: 45 Wyman Street

Assessor's Map & Lot #: 054 422 0

Legal Property Owner of Record: Town of Stoughton

Project Sponsor(s)/Organization: Department of Public Works

Contact Name: Paul Giffune

Telephones: 781-344-2112

Email: pgiffune@stoughton-ma.gov

Mailing Address: 950 Central Street

Project Sponsor's Signature:  Date: 12/23/2025

**PROJECT COST:** (Note: If projected budget is for more than three years, describe further in Project Narrative)

	First FY	Second FY	Third FY	Total
Total Project Cost	\$985,000			\$985,000
Amount of Other Funding				
Sources of Other Funding				
CPA Funds Requested:	\$985,000			\$985,000

Is this request contingent on other funding?

☐ Yes      ☒ No

(If yes, explain in response to Question 5 below)



## STOUGHTON COMMUNITY CENTER EXTERIOR IMPROVEMENTS

### APPLICATION FORM

This project is seeking to appropriate funds for exterior improvements of the new Stoughton Community Center (formerly Stoughton Railroad Depot). The project consists of entirely new landscaping and hardscaping for a pocket park directly adjacent to the newly renovated community center. Within the park, there will be general public seating areas, a potential gazebo, a courtyard event space, durable and attractive planters among other features. **This proposed project will also include the painting of existing exterior elements of the building. Included is a separate painting estimate which work includes the painting of all exterior trim and canopy work as well as the cast iron columns and decorative elements. You will notice the estimate is roughly \$126,000. We have factored in a ten (10%) contingency for this work, as there is a greater certainty of all that this work will entail. The landscaping and hardscaping scope carries a 20 percent contingency.** The number of ADA parking spaces will double as well as the access from the spaces to the proposed park area. One of the proposed (preferred) options will accommodate a larger event space and much more seating when any particular event necessitates it without compromising the accessibility to the space. You will see in attached materials that the exterior improvements will strongly consider interior, as well as historically accurate, materials and concepts that have been incorporated during the interior improvements project that is ongoing.

In addition to municipal personnel, the Town has obtained the services of Greenman-Pedersen, Inc. (GPI). A very detailed, GPI generated project narrative is attached. This firm is well established in Stoughton for its design and consulting work. In addition to GPI, the Town has obtained the architectural firm of Drummey, Rosane and Anderson (DRA) as a consultant and liaison to the Office of the Secretary Commonwealth of MA for its project notification form. DRA is the current designer for all interior improvements that are ongoing in the Community Center. It is also the designer for the current South Elementary and was for the new Stoughton High School in recent years.

This project is strictly contingent on the CPC's approval, recommendation and the vote of Town Meeting. This project has been endorsed by the Select Board and many other community members. The community's need for this project is very clear and cannot be understated. Included with this application is a letter of support from lifelong Stoughton resident, long-time Select Board member and Chairman of the Stoughton Historical Society Joseph M. Mokrisky.

The Community Preservation Committee's (CPC) Plan includes many facets this project will warrant. Goals number two and three under the "Historic Preservation" category include PRIORITIZE PRESERVATION OF TOWN-OWNED HISTORIC RESOURCES (Goal #2) & REVITALIZE DOWNTOWN THROUGH HISTORIC PRESERVATION AND MULTI-PURPOSE PROJECTS (Goal #3). An "Open Space" goal to CREATE DOWNTOWN OPEN SPACE. The Plan explicitly states that the CPC will consider projects that include *"pockets of additional green space in Stoughton Center.....and can include trees and other landscaping, benches, and opportunities for passive or active enjoyment and socialization. These smaller green spaces can even have economic benefits for the town by creating spaces where farmers' markets, seasonal fairs and other activities such as musical performances can take place."*

A 2023 Stoughton Train Depot Reuse Study showed that more than 50% of residents would like to see festivals and beer gardens, art displays featuring local artists, music concerts and community theater/performances. When the building renovation is complete, the Town expects these entire event

types will occur in the building. This project will be able to guarantee they can take place outdoors as well. This project would likely begin in spring/summer of 2026. The project duration would likely be 90 days.

The rehabilitation of the property has been endorsed by the Select Board and many other community members over the past several years. With the recent rehabilitation of the building, many residents and elected officials have been supportive of completing the exterior elements for all of the reasons listed above.

All estimates are strictly that. It is the belief that the \$985,000 will complete all necessary exterior improvement aspects for the Community Center. Project costs can be seen in the attached estimate provided by the landscape architect designing the project.

Long-term maintenance costs will be captured under the Facilities Department budget as part of the Public Works. The project's sponsoring organization is the Town. Paul Giffune, the Town's Public Works Director, has much experience with public construction through his employment at Shawmut Design and Construction where he was served as a construction superintendent. He also worked as a superintendent in civil construction, construction cost oversight, change orders review and processing through his past employment with McCourt Construction.



## **Stoughton Historical Commission Meeting**

On December 23, 2025, the Stoughton Historical Commission unanimously recommended the acceptance of the proposals for the exterior work on the railroad station at 45 Wyman St and the historical preservation work.

Dwight Mac Kerron, Chairperson.



*Joseph M. Mokrisky*  
Select Board

To: Stoughton Community Preservation Committee  
From: Joseph Mokrisky, Select Board / Chair, Stoughton Historical Society Board of Directors  
CC: Paul Giffune  
Date September 15, 2025  
Re: Support for Stoughton Train Depot Community Center Application

Dear Members of the Community Preservation Committee,

Please accept my enthusiastic endorsement and support for the Stoughton Community Center Application for Community Preservation Committee (CPC) funds. As a Select Board Member and Chair of the Stoughton Historical Society Board of Directors, I support this exterior renovation as I did the inside renovation process. The 2025 Train Station project and the thoughtfully designed enhancements proposed for our historic station. The inclusion of a Courtyard, event space, Porte Cochere front porch veranda, and formal garden will undoubtedly bring extensive benefits to the residents of Stoughton and further strengthen our community's sense of place.

The creation of a Courtyard and formal garden will provide a welcoming green oasis in the heart of our town. These spaces will offer residents and visitors a tranquil area for relaxation, socialization, and community gatherings. A beautifully landscaped garden and open courtyard will enhance the aesthetic appeal of the station, making it a focal point for civic pride and a destination for all.

The proposed event space represents a unique opportunity to foster community engagement. By offering a dedicated venue for concerts, markets, exhibitions, and celebrations, we will provide local organizations, artists, and businesses with a platform to showcase their talents and services. This will help nurture local culture, support our economy, and create memorable experiences for everyone in Stoughton.

The Porte Cochere front porch veranda is a nod to classic architectural charm and functionality. This striking entrance will not only enhance the station's historic character but also provide practical shelter for passengers and visitors. It will serve as a gracious transition between the bustling street and a warm first impression for newcomers and longtime residents alike.

Collectively, these enhancements will transform the Stoughton Train Station into a vibrant community hub that celebrates our town's heritage while embracing its future. They will encourage outdoor activity, promote social connection, and elevate the quality of life for all who live, work, and visit here. The project demonstrates a strong commitment to preserving our history while innovating for the needs of tomorrow.

I wholeheartedly endorse the 2025 Train Station project and urge the committee to move forward with the proposed plans. I am confident that these improvements will serve as a lasting legacy for Stoughton, enriching our community for generations to come.

Thank you for your consideration.

Sincerely,

*Joseph M. Mokrisky*



38 Bennett Street, Lynn, MA 01905

Phone: (617) 567-6000

Fax: (617) 567-3344

Date: 10/31/2025

Alan Johnson

Drummeys Rosane Anderson, Inc

260 Charles St

Waltham, MA 02453

Project: Community Center at the Stoughton Railroad Building

Change Order Proposal # 038-01 Exterior Restoration Painting Only

PCO Amount: \$ 125,844.96

Dear Alan

GVW is submitting this revised PCO per Town of Stoughton notes to include only the exterior carpentry restoration portion.

THIS IS A FOR REFERENCE ONLY QUOTE FOR THE TOWN. GVW HAS BEEN INFORMED WE ARE NOT MOVING FORWARD WITH THIS SCOPE.

Prepared by:

Jack Morretti

Project Manager

Approved by:

\_\_\_\_\_





**FORMAT FOR SUBMISSION OF CHANGE ORDER**

**Change Order Proposal #038-01 Exterior Restoration Painting Only**

**Project: Community Center at the Stoughton Railroad Building**

**Additional Time Required 0 Days**

<b>1. Material</b>				
Description	Quantity	Unit Price	Value	
Lump (see below)	1	17907.73	17,907.73	
			0.00	
			0.00	
			0.00	
			0.00	
			0.00	
<b>Total Material</b>			17,907.73	
<b>2. Equipment</b>				
Equipment Type	Quantity	Unit Price	Value	
			0.00	
			0.00	
			0.00	
			0.00	
			0.00	
<b>Total Equipment</b>			0.00	
<b>3. Labor</b>				
Trade	Men	Hours	Wage	Value
Carpenter	1	1	59460.48	59,460.48
				0.00
				0.00
				0.00
				0.00
<b>Total Labor</b>			59,460.48	
<b>4. Subcontractor</b>				
Contractor	Description	Value		
MBTA/Keolis	Flagging & Coordination	10,500.00		
<b>Total Subcontractor</b>		10,500.00		
<b>5. Insurance &amp; Taxes</b>				
Total Labor Cost (Item 3)	59,460.48	X	.3419	20,329.54
<b>6. GC's Sub Total</b>				
Total Cost of Items 1,2,3,	97,697.75			
<b>7. Overhead &amp; Profit</b>				
Subcontractors Work	10,500.00	X	.0	0.00
GC's Markup on Sub Work	10,500.00	X	.05	525.00
GC's Material/Equip	17,907.73	X	.15	2,686.16
GC's Labor	79,790.02	X	.15	11,968.50
<b>Total O&amp;P</b>				15,179.66
<b>8. Total Work of G.C. and Subs</b>				
Total Cost of Subcontractor	10,500.00	=	10,500.00	
Total Cost of GC	112,877.41	=	112,877.41	
<b>9. Bond</b>				
Bonding Cost of Item 8	123,377.41	X	.02	2,467.55
<b>10. Change Total</b>				
<b>Total Cost of Change Order</b>			=	125,844.96

**10. Summary of Work**

GVW is submitting this revised PCO per Town of Stoughton notes to include only the exterior carpentry restoration portion.

THIS IS A FOR REFERENCE ONLY QUOTE FOR THE TOWN. GVW HAS BEEN INFORMED WE ARE NOT MOVING FORWARD WITH THIS SCOPE.



**FORMAT FOR SUBMISSION OF CHANGE ORDER**

**Change Order Proposal #038-01 Exterior Restoration Painting Only**

**Project: Community Center at the Stoughton Railroad Building**

**Additional Time Required 0 Days**

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			0.00	
			0.00	
			0.00	
			0.00	
			0.00	
<b>Total Material</b>			17,907.73	
<b>2. Equipment</b>				
Equipment Type	Quantity	Unit Price	Value	
			0.00	
			0.00	
			0.00	
			0.00	
			0.00	
<b>Total Equipment</b>			0.00	
<b>3. Labor</b>				
Trade	Men	Hours	Wage	Value
Carpenter	1	1	59460.48	59,460.48
				0.00
				0.00
				0.00
				0.00
<b>Total Labor</b>			59,460.48	
<b>4. Subcontractor</b>				
Contractor	Description			Value
MBTA/Keolis	Flagging & Coordination			10,500.00
<b>Total Subcontractor</b>			10,500.00	
<b>5. Insurance &amp; Taxes</b>				
Total Labor Cost (Item 3)	59,460.48	X	.3419	20,329.54
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THIS IS A FOR REFERENCE ONLY QUOTE FOR THE TOWN. GVW HAS BEEN INFORMED WE ARE NOT MOVING FORWARD WITH THIS SCOPE.



**TOTAL** \$ 59,460.48 \$ 17,907.73

GVW  
LABOR

**MATERIAL**

	# Guys	Hours	Rate	Total	Note	QTY	Price	Total
<u>Paint West Elevation (Photo 1)</u>								
Painter	3	32	79.92	\$ 7,672.32		3	85	\$ 255.00
						2	310.21	\$ 620.42
						1	200	\$ 200.00
						1	450	\$ 450.00
<u>Paint East Elevation (Photo 5)</u>								
Painter	3	32	79.92	\$ 7,672.32		5	85	\$ 425.00
						2	310.21	\$ 620.42
						1	350	\$ 350.00
						1	450	\$ 450.00
<u>Paint Cast Iron Columns (Photo 7)</u>								
Painter	3	16	79.92	\$ 3,836.16		2	85	\$ 170.00
						2	310.21	\$ 620.42
						1	7500	\$ 7,500.00
<u>Paint Wood Gable North Elevation (photo 8)</u>								
Painter	3	48	79.92	\$ 11,508.48		5	85	\$ 425.00
						2	310.21	\$ 620.42
						1	350	\$ 350.00
						1	650	\$ 650.00
<u>Paint/Repair Stucco South Elevation (Photo 9)</u>								
Painter	3	32	79.92	\$ 7,672.32		5	85	\$ 425.00
Painter - Repair Stucco	3	48	79.92	\$ 11,508.48		3	310.21	\$ 930.63
						1	500	\$ 500.00
						1	650	\$ 650.00
<u>Paint Overhang South Elevation (Photo 10)</u>								
Painter	3	40	79.92	\$ 9,590.40		5	85	\$ 425.00
						2	310.21	\$ 620.42
						1	200	\$ 200.00
						1	450	\$ 450.00
<u>Wood Restoration North Elevation Gable (Photo 8)</u>								
Carpenter	3	80	83.71			20	37.98	
						10	34.95	
						1500	15	
						3	91.68	
						65	25	
						10	95.04	

Bondo wood filler	2	25.98
3 1/2" S.S. Trim Head Screws	3	78.56
Beam Tails (7-1/2" x 9-3/4" x 7")	3	750
Galvanized Finish Nails	1	50.78
Plastic Wood Filler	2	14.98

**Wood Restoration South Elevation Gable (Photo 9 & 10)**

Carpenter	3	72	83.71
-----------	---	----	-------

Bondo wood filler	2	25.98
Replace rotted wood	1	1500
Wood for soffit & fascia	1	1500
Crown Molding	50	25
Soffit Molding	50	25
Sanding discs	1	150

**East Elevation (Photo 5)**

Carpenters	3	48	83.71
------------	---	----	-------

1x12 Poplar @ soffit	50	15
Crown molding 3-1/2"	40	25
Replace rotted wood	1	1500
1x10poplar	30	15
Beam ends	1	2000
1x8 Beam cap	1	1500

**West Elevation - (Photo 1) - (Track side requires MBTA flagger)**

Carpenter	3	48	83.71
-----------	---	----	-------

3" Crown molding	50	25
Replace rotted wood	1	1500
Wood repair @ fascia	1	1500



Bondo wood filler	2	25.98
3 1/2" S.S. Trim Head Screws	3	78.56
Beam Tails (7-1/2" x 9-3/4" x 7")	3	750
Galvanized Finish Nails	1	50.78
Plastic Wood Filler	2	14.98

#### Wood Restoration South Elevation Gable (Photo 9 & 10)

Carpenter	3	72	83.71
-----------	---	----	-------

Bondo wood filler	2	25.98
Replace rotted wood	1	1500
Wood for soffit & fascia	1	1500
Crown Molding	50	25
Soffit Molding	50	25
Sanding discs	1	150

#### East Elevation (Photo 5)

Carpenters	3	48	83.71
------------	---	----	-------

1x12 Poplar @ soffit	50	15
Crown molding 3-1/2"	40	25
Replace rotted wood	1	1500
1x10poplar	30	15
Beam ends	1	2000
1x8 Beam cap	1	1500

#### West Elevation - (Photo 1) - (Track side requires MBTA flagger)

Carpenter	3	48	83.71
-----------	---	----	-------

3" Crown molding	50	25
Replace rotted wood	1	1500
Wood repair @ fascia	1	1500



950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A  
MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD  
BOSTON, MASS. 02125  
617-727-8470, FAX: 617-727-5128

**PROJECT NOTIFICATION FORM**

Project Name: STOUGHTON RAILROAD STATION EXTERIOR IMPROVEMENTS

Location / Address: 45 WYMAN STREET

City / Town: STOUGHTON, MA

Project Proponent

Name: Carl R. Franceschi, AIA

Address: 260 Charles Street, Waltham MA, Suite 300

City/Town/Zip/Telephone: Waltham, MA

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name  
STOUGHTON, MA

Type of License or funding (specify)  
TOWN APPROPRIATION/ CPC GRANTS

**Project Description (narrative):**

The Town of Stoughton continues to take steps towards restoration of the historic 1888 railroad building. The Town has a goal of utilizing this building as a future community center. This project includes building-related exterior repair and repainting to match existing conditions as well as key site upgrades to protect and restore the building for community use. Porte-Cochere: designed with a clear accessible route to ADA-compliant parking. Wyman St. Landscaping: Formal hedged garden style using stone, groundcover, & urn planters. The design honors Victorian & Romanesque motifs while minimizing risk of foundation damage. Brick Paver Walks: Mixed warm & cool tone pavers that complement the building's stone façade. Raised Wood Platform: Elevated platform referencing historic site details, while discreetly providing ADA access to the rear entrance. Fence: Creates secure, usable community space while protecting the building from vandalism. Outdoor Community Space: Hardscaped with brick pavers and bluestone, incorporating distinctive historic site features.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

This project includes site-related demolition to accommodate the new brick paver/plaza area to replace the existing sidewalk that is in disrepair.

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

This project includes rehabilitation including: Restoration of degraded wood trim, repair of gaps/missing components associated with the existing canopies and porte cochere. See attached images and proposed scope of work for the exterior building repair.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

This project includes new site construction only and does not include new building construction or additions to the existing train station. See attached images for exterior repairs and site plan for proposed site design.

5/31/96 (Effective 7/1/93) - corrected

950 CMR - 275

**Previous Projects:**

The Stoughton Railroad Building was obtained by the Town of Stoughton in 2019 and since has had previous restoration efforts including the most recent masonry repair and roof repairs (2020-2021). Prior to this, the building had major restoration efforts in the 1970's and 1980's.

The Stoughton Railroad Building pursued window improvements and HVAC upgrades as well as including ADA toilet fixtures.



950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

This building is listed on the National Register of Historic Places

74000384 Stoughton Railroad Station MASSACHUSETTS Norfolk Stoughton 45 Wyman St.

What is the total acreage of the project area?

Woodland	00	acres
Wetland	00	acres
Floodplain	00	acres
Open space	00	acres
Developed	.1803	acres

Productive Resources:

Agriculture	00	acres
Forestry	00	acres
Mining/Extraction	00	acres
Total Project Acreage	00	acres

What is the acreage of the proposed new construction? N/A acres

What is the present land use of the project area?

Vacant Building, Sidewalks & Parking

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

Attached.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form: Town of Stoughton Rep.

Date: 9/11/2025

Name: Thomas J. Calter

Address: 10 Pearl Street

City/Town/Zip: Stoughton, MA 02072

Telephone: 781-232-9357

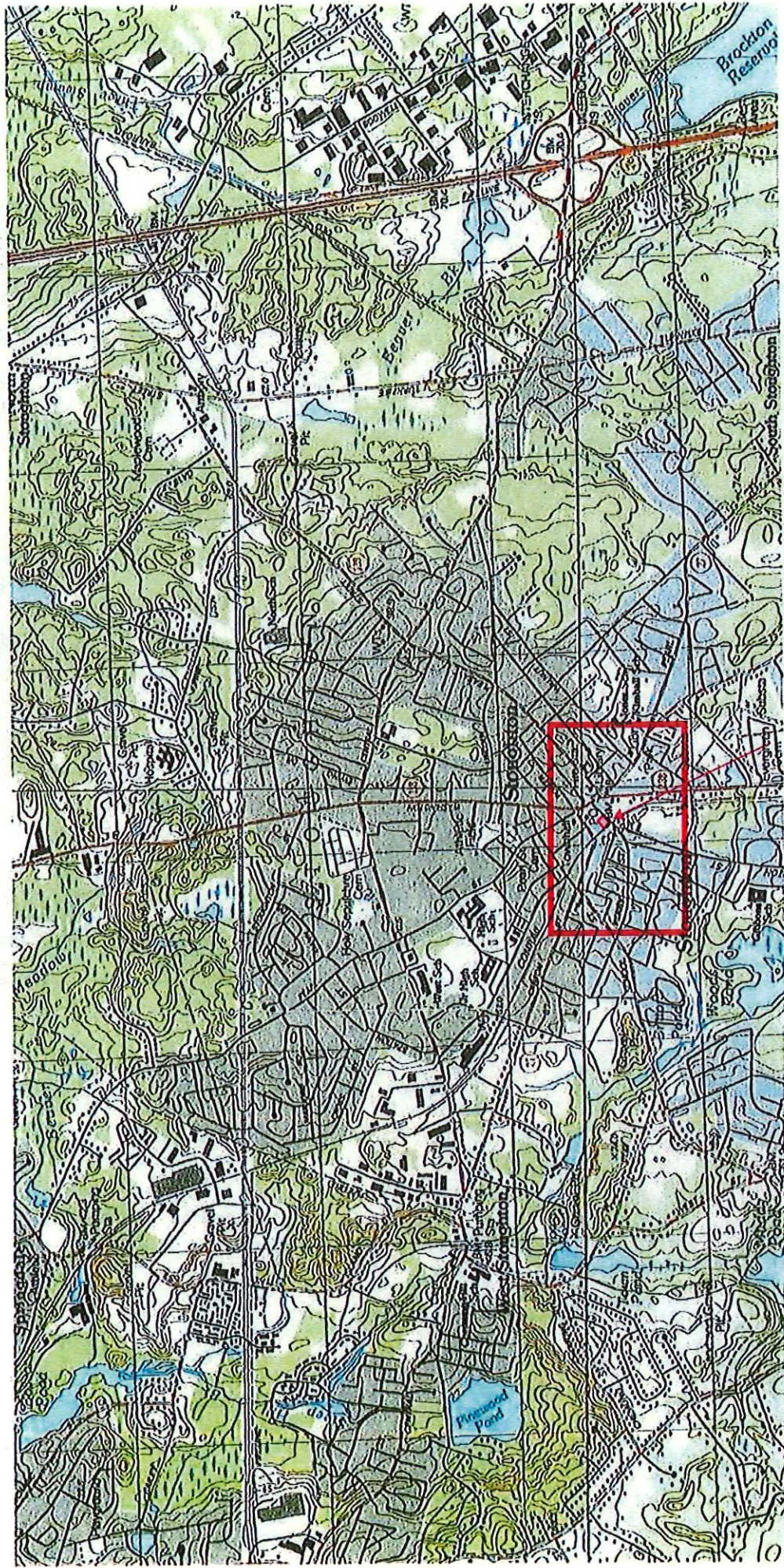
REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.



THE STOUGHTON RAILROAD BUILDING: WINDOW & HVAC PROJECT  
45 WYMAN STREET, STOUGHTON, MASSACHUSETTS

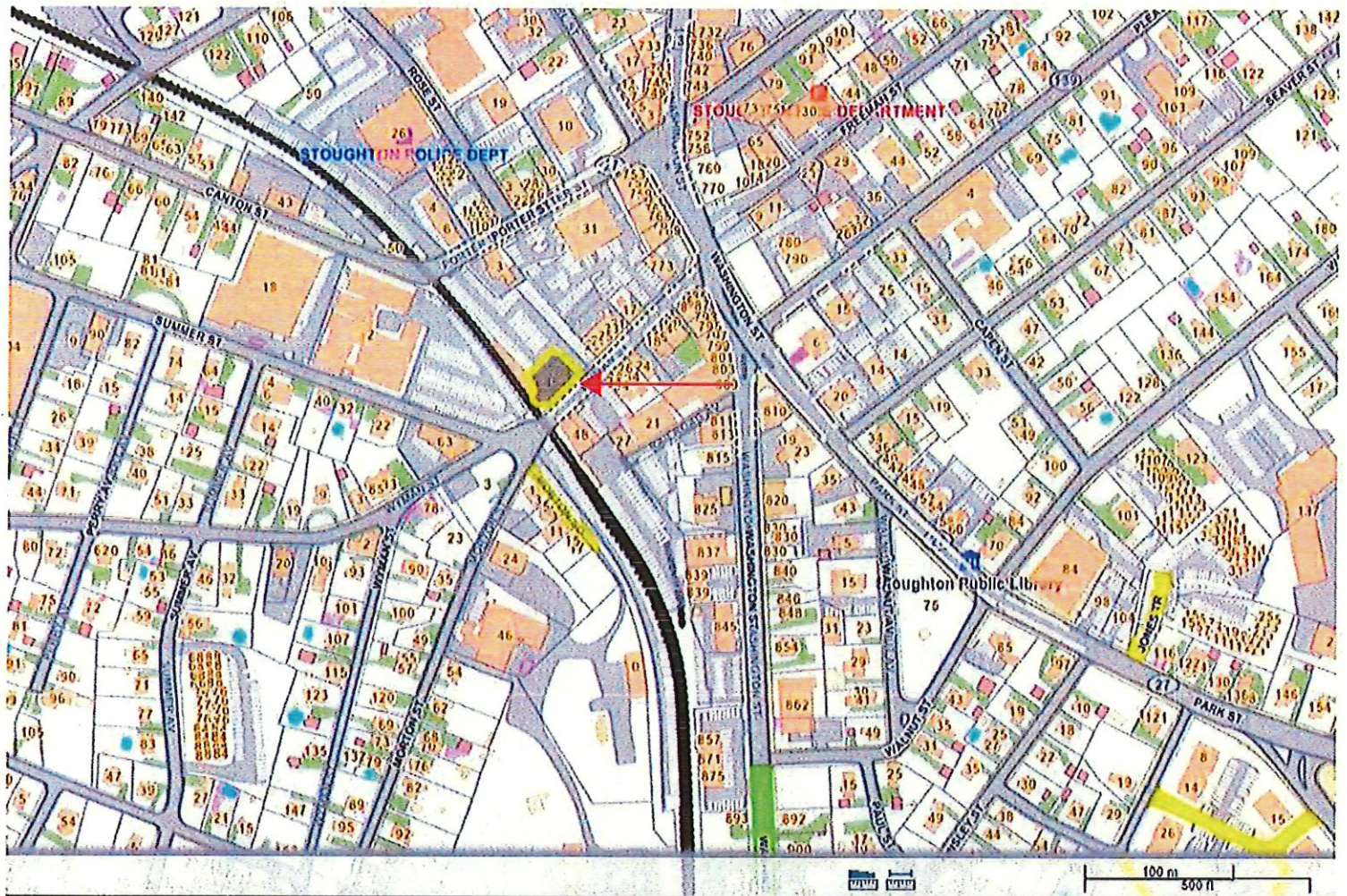
USGS MAP





**THE STOUGHTON RAILROAD BUILDING: WINDOW & HVAC PROJECT**  
45 WYMAN STREET, STOUGHTON, MASSACHUSETTS

STOUGHTON GIS MAP



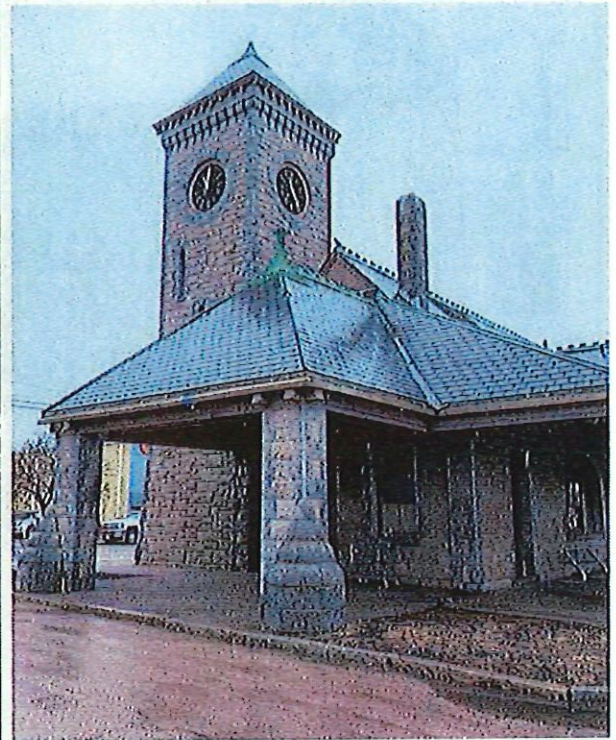


**THE STOUGHTON RAILROAD BUILDING: WINDOW & HVAC PROJECT**  
45 WYMAN STREET, STOUGHTON, MASSACHUSETTS

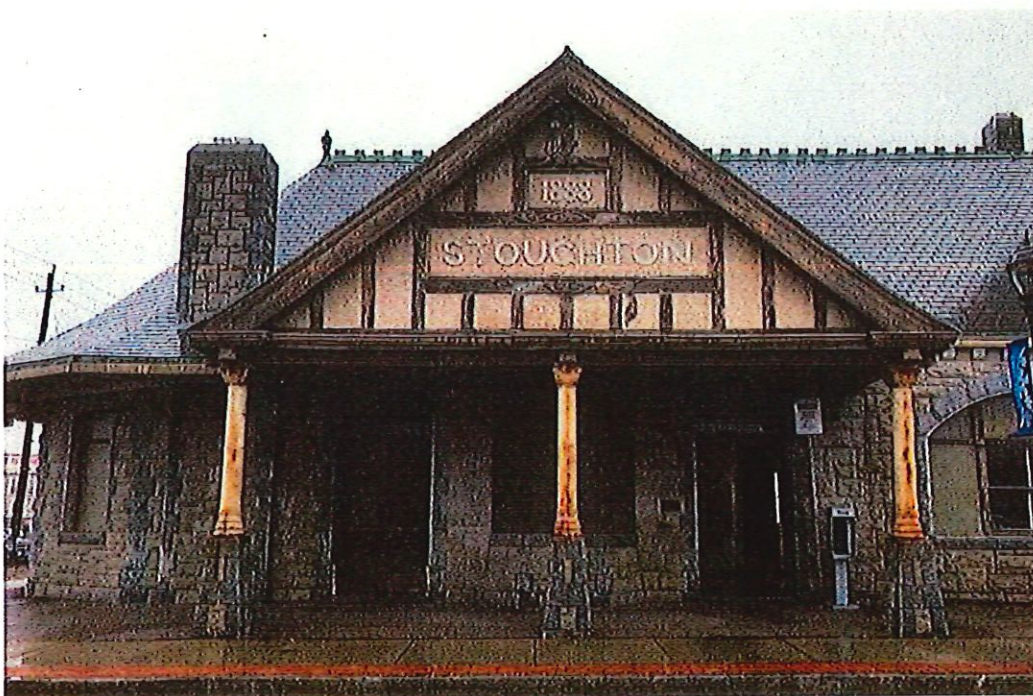
**EXISTING WINDOW IMAGES**



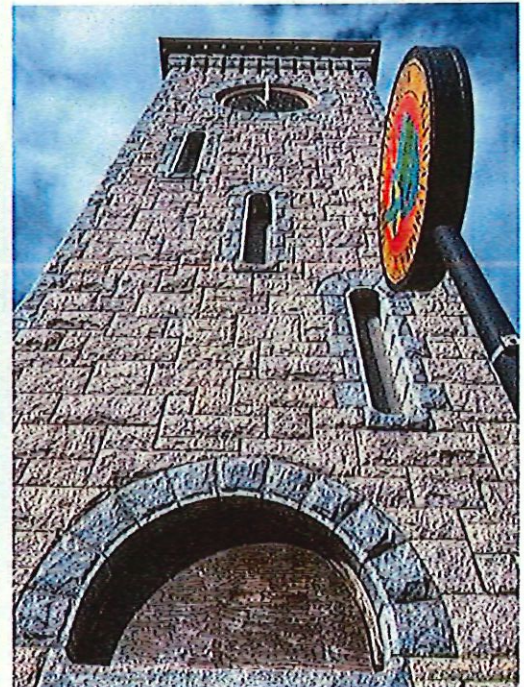
**BIRD'S EYE VIEW**



**VIEW LOOKING SOUTH**



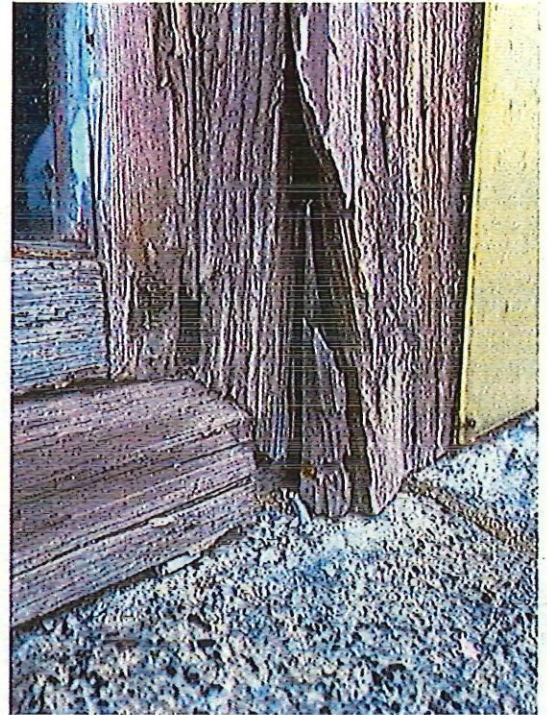
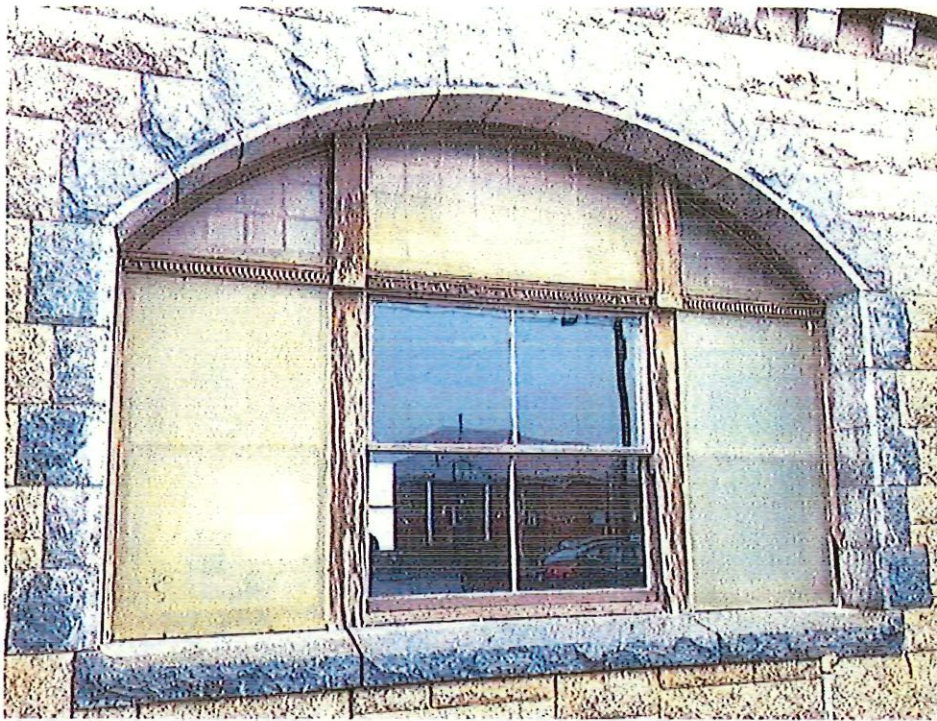
**STREET ENTRANCE VIEW**



**TOWER VIEW FROM SIDEWALK**



**THE STOUGHTON RAILROAD BUILDING: WINDOW & HVAC PROJECT**  
45 WYMAN STREET, STOUGHTON, MASSACHUSETTS





**DRA**

Design/Construct Architects, Inc.  
201 Oldfield Road  
Stoughton, MA 01906  
Tel: 508-338-1100  
Fax: 508-338-1101  
www.dra-architects.com

**COMMUNITY  
CENTER AT THE  
STOUGHTON  
RAILROAD  
BUILDING**



45 WYMAN STREET,  
STOUGHTON,  
MASSACHUSETTS

**EXTERIOR  
PAINTING &  
REPAIRS**

A2-2-2

Date: 11/15/2018  
Drawn by: DRA  
Checked by: DRA  
Date: 11/15/2018

- EXTERIOR REPAIR AND PAINTING NOTES**
1. ALL EXISTING EXTERIOR PAINTED SURFACES SHALL BE STRIPPED AND CLEANED. PREPARED FOR NEW PAINT AND BE REPAINTED.
  2. FURNISH AND INSTALL MISSING CAPITAL PIECES IS LOCATED - SEE PHOTOS (OWNER HAS EXISTING CAPITAL FOR NEW CASTINGS)
  3. ALL EXTERIOR WOOD BEAMS THAT HAVE BEEN DETRIMENTED REQUIRE REPAIR AND/OR REPLACEMENT PRIOR TO PAINTING. ALL SCOPE NOT QUANTIFIED ON THIS SHEET SHALL BE QUANTIFIED AND NOTED ON THE WORK ORDER.
  4. REMOVE EXISTING BRIDGING AND SOAKING AWAY WITHIN SCOPE OF WORK. ADD WITHIN SCOPE OF WORK.
  5. GC SHALL COORDINATE WITH META ON NEW SCOPE OF WORK. ADD WITHIN SCOPE OF WORK.

REPLACE MISSING TRIM, TYP.



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PHOTO 3

PHOTO 4

PHOTO 5

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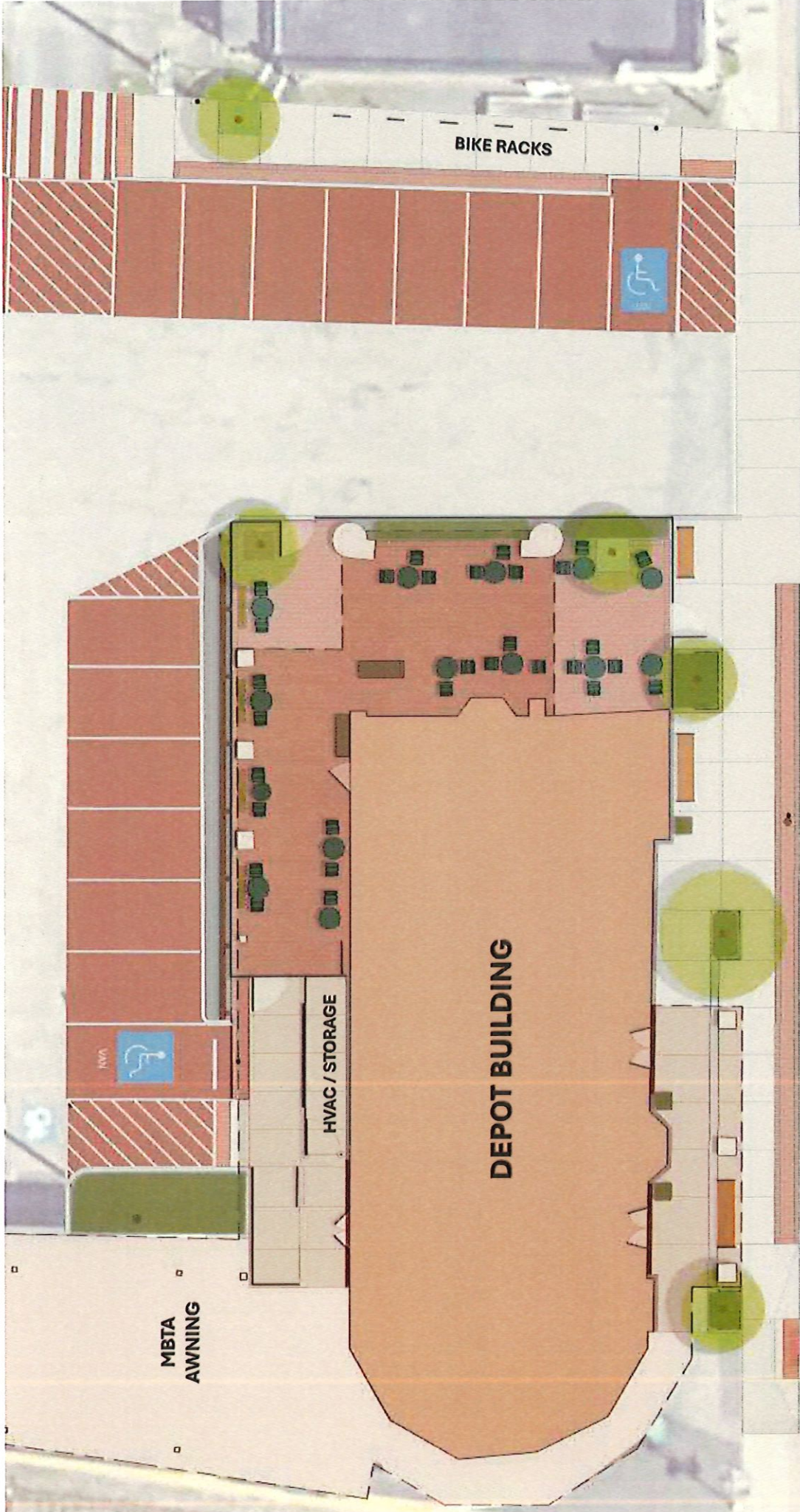
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WYMAN STREET

GPI

CONCEPT

DECEMBER 9, 2025



# STOUGHTON TRAIN DEPOT PROJECT

## PRELIMINARY ESTIMATE OF PROBABLE COSTS

DIVISION 01 – GENERAL REQUIREMENTS	\$65,000
DIVISION 02 – EXISTING CONDITIONS	\$45,000
DIVISION 04 – MASONRY	\$5,000
DIVISION 05 – METALS	\$10,000
DIVISION 10 – SPECIALTIES	\$8,000
DIVISION 26 – ELECTRICAL	\$5,000
DIVISION 31 – EARTHWORK	\$26,650
DIVISION 32 – EXTERIOR IMPROVEMENTS	\$534,400
DIVISION 33 – UTILITIES	\$6,150

LANDSCAPE IMPROVEMENTS SUBTOTAL= \$705,200

EXTERIOR BUILDING RESTORATION = \$90,000

COMBINED SUBTOTAL = \$795,200

+20% CONSTRUCTION CONTINGENCY

TOTAL **\$954,240**

### PRELIMINARY ESTIMATE

DECEMBER 9, 2025



**Greenman-Pedersen, Inc.**

Project: Stoughton On-Call - Stoughton Train Station Landscape Improvements

Project #: NEX-2300173.13

Submission: Preliminary

Date: December 9, 2025

**CALCULATIONS**

	SUBTOTAL =	\$795,000
20% Construction Contingency =		\$159,000
<b>EST. BASE TOTAL =</b>		<b>\$954,000</b>

**ESTIMATE OF PROBABLE COST**

Item #	Item Description	Quantity	Unit	Unit Cost	Cost
<b>DIVISION 01 - GENERAL REQUIREMENTS</b>					<b>\$64,617.44</b>
01 11 00	Summary of Work			(No Associated Costs)	
01 14 13	Access to Site				
	> GC Coordination	45	HRS	\$55.00	\$2,475.00
	> Flaggers / Traffic Police	1	LS	\$2,000.00	\$2,000.00
01 19 00	Contract Considerations				
	> Schedules, Submittals, etc.	40	HRS	\$55.00	\$2,200.00
01 22 00	Unit Prices				
	> Schedule of unit prices			(No Associated Costs)	
01 29 73	Schedule of Values				
	> Development and Updates	40	HRS	\$55.00	\$2,200.00
01 31 19	Project Meetings				
	> Meeting prep and attendance	50	HRS	\$65.00	\$3,250.00
01 32 16	Construction Progress Schedule				
	> Schedule Updates	0	HRS	\$55.00	\$0.00
01 33 00	Submittal Procedures				
	> Submittal Preparation	40	HRS	\$35.00	\$1,400.00
	> Tracking & Fulfillment	60	HRS	\$55.00	\$3,300.00
01 40 00	Quality Requirements				
	> Materials Testing	1	LS	\$10,000.00	\$10,000.00
01 41 00	Regulatory Requirements			(Costs are Incidental)	
01 41 26	Permit Requirements				
01 42 13	Abbreviations and Acronyms			(No Associated Costs)	
01 50 00	Temporary Facilities and Controls			(Costs are Incidental)	
01 56 16	Temporary Dust Barriers				
	> Water	10	MGL	\$53.00	\$530.00
01 57 13	Temporary Erosion and Sediment Control				
	> Silt Sack	4	EA	\$185.00	\$740.00
01 71 13	Mobilization				
	> Mobilization & General Conditions	1	LS	\$28,562.44	\$28,562.44
01 71 23	Field Engineering				
	> Layout and Staking	60	HRS	\$85.00	\$5,100.00
01 77 00	Closeout Procedures				
	> Punchlist	52	HRS	\$55.00	\$2,860.00
<b>DIVISION 02 - EXISTING CONDITIONS</b>					<b>\$44,955.00</b>
02 00 00	Existing Conditions			(No Associated Costs)	
02 41 13	Selective Site Demolition				
	> Sawcut Pavement	860	LF	\$4.25	\$3,655.00
	> Remove & Dispose - Asphalt Pavement	70	CY	\$30.00	\$2,100.00
	> Remove & Dispose - Concrete Sidewalk Pavement	1,150	SF	\$12.00	\$13,800.00
	> Remove & Stack - Granite Curb	520	FT	\$35.00	\$18,200.00
	> Remove & Stack - Steel Rail Bollards	8	EA	\$150.00	\$1,200.00
	> Remove & Stack - Bike Rocks	3	EA	\$500.00	\$1,500.00
	> Remove & Stack - Bench	2	EA	\$500.00	\$1,000.00
	> Remove - Tree	1	EA	\$500.00	\$500.00
	> Remove & Reset Light Pole	3	EA	\$1,000.00	\$3,000.00
<b>DIVISION 04 - MASONRY</b>					<b>\$50,000.00</b>
04 01 20	Maintenance of Unit Masonry				
	> Exterior Masonry Restoration (by others)	1	EA	\$45,000.00	\$45,000.00
04 44 10	Stone Masonry Walls & Steps				
	> Stone Masonry Step Wyman Street	4	CY	\$1,250.00	\$5,000.00

<b>DIVISION 05 - METALS</b>					<b>\$10,000.00</b>
05 52 00	Metal Railings				
	> Rear handrails	25	LF	\$400.00	\$10,000.00
<b>DIVISION 06 - WOODS, PLASTICS AND COMPOSITES</b>					<b>\$45,000.00</b>
06 01 20	Maintenance of Finish Carpentry				
	> Exterior Finish Carpentry Restoration (by others)	1	EA	\$45,000.00	\$45,000.00
<b>DIVISION 10 - SPECIALTIES</b>					<b>\$8,015.00</b>
10 14 00	Signage				
	> Stoughton Sign Removed and Reset	1	EA	\$5,000.00	\$5,000.00
10 14 53	Traffic Signage				
	> Sign Support	7	EA	\$210.00	\$1,470.00
	> Handicap Parking Sign	3	EA	\$15.00	\$45.00
	> Sign Removed and Reset	15	EA	\$100.00	\$1,500.00
<b>DIVISION 26 - ELECTRICAL</b>					<b>\$5,000.00</b>
26 27 26	Wiring Devices				
	> Exterior Outlets	1	EA	\$5,000.00	\$5,000.00
<b>DIVISION 31 - EARTHWORK</b>					<b>\$26,650.00</b>
31 20 00	Earth Moving				
	> Earthwork - Misc.	50	CY	\$50.00	\$2,500.00
	> Parking Lot Prep/Shaping - Cut	15	CY	\$50.00	\$750.00
	> Parking Lot Prep/Shaping - Fill	15	CY	\$50.00	\$750.00
	> Gravel Borrow	150	CY	\$60.00	\$9,000.00
	> Dense Graded Crushed Stone	70	CY	\$195.00	\$13,650.00
31 23 19	Dewatering			(Costs are Incidental)	
31 50 00	Excavation Support and Protection			(Costs are Incidental)	
<b>DIVISION 32 - EXTERIOR IMPROVEMENTS</b>					<b>\$534,340.00</b>
32 01 11	Paint Removal From Paving				
	> Remove Existing Striping	1100	FT	\$1.00	\$1,100.00
32 11 13	Subgrade Modifications				
	> Fine grading and Compacting	610	SY	\$10.00	\$6,100.00
32 12 16	Asphalt Paving				
	> Superpave Intermediate Course - 12.5	9	TON	\$160.00	\$1,440.00
	> Superpave Surface Course - 9.5	6	TON	\$170.00	\$1,020.00
	> Asphalt Emulsion for Tack Coat	10	Gal	\$10.00	\$100.00
32 13 13	Concrete Paving				
	> Broom Finished	350	SY	\$80.00	\$28,000.00
32 14 16	Brick Unit Paving				
	> Granite Setts (Tree pits)	550	SF	\$50.00	\$27,500.00
	> Brick Pavers	3050	SF	\$50.00	\$152,500.00
32 16 13	Cast In-Place Concrete Curb				
	> Cast In-Place Concrete Curb	120	FT	\$40.00	\$4,800.00
32 16 40	Granite Curb				
	> Straight - Reset	450	FT	\$35.00	\$15,750.00
32 17 23	Pavement Markings				
	> 4" Striping	1250	FT	\$2.00	\$2,500.00
	> 24" Crosswalk	145	FT	\$4.00	\$580.00
	> UV Pavement Coating	5200	SF	\$1.00	\$5,200.00
32 17 26	Tactile Warning Surfacing				
	> Detectable Warning Panel	100	SF	\$30.00	\$3,000.00
32 31 19.53	Decorative Metal Security Fences and Gates				
	> 4' Tall Decorative Metal Fence	165	FT	\$150.00	\$24,750.00
	> Gate	5	EA	\$2,000.00	\$10,000.00
32 31 29	Wood Fences and Gates				
	> Wood Guardrail	56	FT	\$100.00	\$5,600.00
32 33 00	Site Furnishings				
	> Standard 8' Bench	2	EA	\$3,000.00	\$6,000.00
	> Standard 6' Bench	1	EA	\$2,500.00	\$2,500.00
	> Weathered Steel Planter	4	EA	\$1,300.00	\$5,200.00
	> Cast stone Planters	3	EA	\$1,500.00	\$4,500.00
	> Bistro table & 2 chairs	15	EA	\$3,000.00	\$45,000.00
	> Vending Cart	1	EA	\$5,500.00	\$5,500.00
	> Outdoor Display Board	2	EA	\$2,500.00	\$5,000.00
	> Bike Loops	5	EA	\$3,000.00	\$15,000.00
	> Trash Receptacle	1	EA	\$4,000.00	\$4,000.00

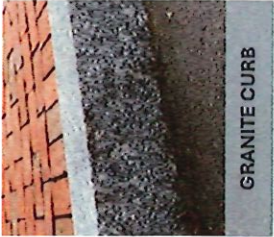
32 41 00	Bollards				
	> 6" Steel Pipe Bollard	2	EA	\$1,000.00	\$2,000.00
32 91 13	Soil Preparation				
	> Planting Soil Mix	100	CY	\$90.00	\$9,000.00
	> Soil Additives			(Costs are Incidental)	
32 93 00	Plants				
	> Trees	12	EA	\$1,000.00	\$12,000.00
	> Shrubs	17	EA	\$100.00	\$1,700.00
	> Perennials	200	EA	\$35.00	\$7,000.00
MISC	Preliminary Estimate Adjustment				
	> TBD - Lighting, Irrigation etc.	1	EA	\$120,000.00	\$120,000.00

<b>DIVISION 33 - UTILITIES</b>	<b>\$6,150.00</b>
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33 30 00	Sanitary Sewerage				
	> Adjust Manhole	1	EA	\$550.00	\$550.00
33 42 00	Stormwater Conveyance				
	> Adjusting Frames/Covers	1	EA	\$550.00	\$550.00
33 53 16	Adjust Gas Service Box				
	> Adjusting Frames/Covers	1	EA	\$550.00	\$550.00
33 71 19	Trench Drain				
	> Trench Drains & Covers at Thresholds	30	LF	\$150.00	\$4,500.00

<b>EST. BASE TOTAL =</b>	<b>\$954,000</b>
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GRANITE CURB



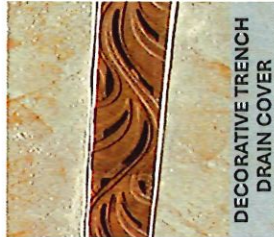
MIXED TONE BRICK  
PAVERS



COLORLED ASPHALT  
SEAL COAT



CONCRETE SIDEWALK



DECORATIVE TRENCH  
DRAIN COVER



WOOD GUARDRAIL



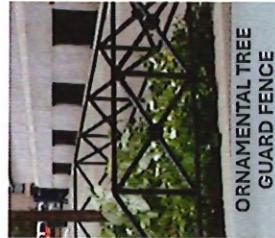
ORNAMENTAL  
ENCLOSURE FENCE



PRIVACY FENCE



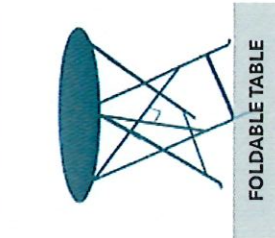
OUTDOOR DISPLAY  
BOARD



ORNAMENTAL TREE  
GUARD FENCE



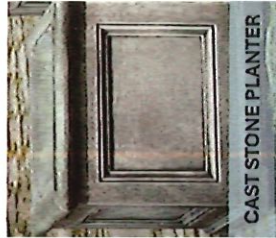
FOLDABLE CHAIRS



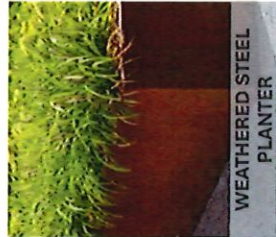
FOLDABLE TABLE



CLASSIC BENCH



CAST STONE PLANTER



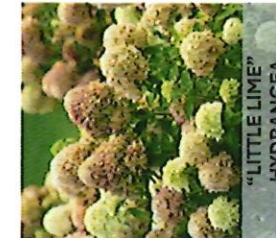
WEATHERED STEEL  
PLANTER



SEASONAL ANNUALS



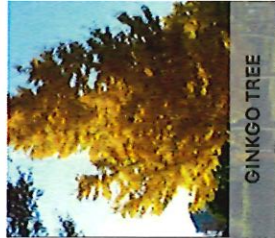
PARLOR PALM FOLIAGE



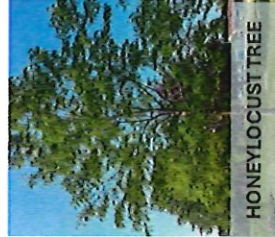
"LITTLE LIME"  
HYDRANGEA



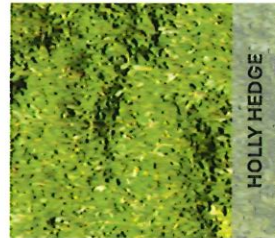
GRANITE SET TREE PIT



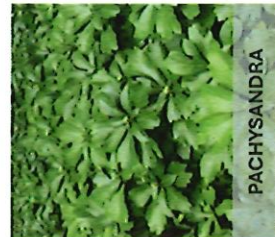
GINKGO TREE



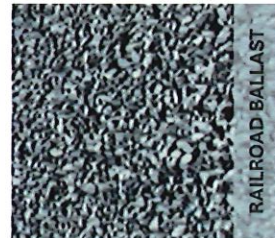
HONEYLOCUST TREE



HOLLY HEDGE



PACHYSANDRA



RAILROAD BALLAST

## MATERIALS BOARD

DECEMBER 9, 2025

# GPI