

Change in value of the Pierce Playground (decreased value due to subsurface geothermal wells versus increased value due to improvements)

	Change in Use		Improvements	
	Subtotal	Total	Subtotal	Total
<i>Estimate in the value of the change in use of subsurface</i>				
Value in dollars of one acre of conservation land, open to the public	\$41,100			
Size in acres of the affected portion of the playground	1.536			
Generous allocation of subsurface value amongst fee interests (33% surface/33% air/33% subsurface)	33.3%			
More reasonable allocation of subsurface value amongst fee interests (50% surface/35% air/15% subsurface)	15.0%			
Generous estimate of value (rounded to nearest \$250)		\$21,000		
More reasonable estimate of value (rounded to nearest \$250)		\$9,500		
<i>Estimate in the value of the improvements to the playground (rounded to nearest \$250)</i>				\$98,500
Improve slide area to address erosion issues			\$63,614	
Addition of new Gaga ball pit			\$2,500	
Remove tower of pedestrian bridge with pavers installed in its place (250sf).				
As low as vaule per acre multiplied by area			\$250	
As high as a value of a portion of the demo cost (\$20k for tower alone, out of a total demo cost of \$53k)			\$20,000	
Add four trees (2"-2.5" Caliper American Beech) trees at the northwest side of the basketball court each at \$1,850			\$7,400	
Add three (6'-8' tall – eastern hemlock) trees at north of the basketball court each at \$1,650			\$4,950	
Adjust the grade at the edge of the basketball court to eliminate the step in the grade at the edge.			[t/k]	
Add fence along the northeast and northwest edges basketball court			[t/k]	
Add two elementary school swings (replacing one tire swing and leaving one tire swing), if safety zone can be maintained			[t/k]	
Change wood chip surfacing to synthetic surfacing			[t/k]	
Improve safety at rock wall to tree			[t/k]	
Add fence at Harvard Place			[t/k]	
* [t/k] means "to come," if requested by EEA				