

2021 NOV 29 P 5:27

Community Preservation Committee Town of Belmont

CPA Funding – Final Application

Ten copies of the completed Final Application must be submitted to the following address by no later than 7:00 pm on Monday, November 29, 2021:

Community Preservation Committee
Matthew Haskell, CPA Administrator
Office of the Select Board
Belmont Town Hall
455 Concord Avenue
Belmont, MA 02478

Unless an applicant can demonstrate that a significant opportunity would otherwise be lost, final applications will not be accepted after the submission deadline. In order for the CPC to consider a project proposal that cannot adhere to the deadlines as outlined in the Standard Application Process, the project must meet the additional selection criteria as outlined in the Special Application Process.

Project Title Phase II – Construction Plans for Revitalization of Payson Park

Project Location Intersections of Payson Road and Elm Street, Elm Street and Stults Road, and Stults Road and Van Ness Road

Applicant/Contact Person Susanne Croy and Linda Oates

Organization Friends of Payson Park

Mailing Address 95 Stults Rd. 302 Payson Rd.

Telephone 617-835-2043, 617-484-3322 **E-mail** susanne.croy@gmail.com
loates1@verizon.net

Signature Susanne M. Croy **Date** 11/21/2021
Linda N. Oates 11/21/2021

CPA Category (check only one, in consultation with the CPC):

- Community Housing
- Historic Preservation
- Open Space
- Recreation

Amount Requested	\$1,031,792.72	\$1,190,529.83	The amount requested was revised at the March 9, 2022 CPC Meeting
Total Project Cost	\$1,031,792.72	\$1,190,529.83	

The CPC will review the Final Applications. Applicants will be contacted if additional information or an interview is required. The CPC may also request to visit the site of the proposed project. Applicants will be notified by mid-January whether the CPC plans to recommend their project at the next Annual Town Meeting.

PROJECT DESCRIPTION:

Payson Park is located at the intersections of Payson Road and Elm Street, Stults Road, and Stults Road and Van Ness Road. This application is the 2nd phase of a two-phase plan in revitalizing Payson Park to improve safety and access. Working with the Department of Public Works, this 2nd phase seeks final design and construction administration costs to implement the design plan of the landscape architectural design firm, Activitas, Inc. which is best suited for the revitalization of the park. We are proposing to keep the original design of the park with the replacement of deteriorating features.

The benefit to the Town is to have the entire park made safer and more accessible to all: the center playing field will be made safer by having the grounds leveled and removed of debris on which children play soccer and T-ball; replace the crumbling perimeter foundation walls and repair the foundation wall around the Tot Lot; replace rusted and broken fencing along the perimeter; revitalize all entrances, including the replacement of two sets of cement staircases and add railings; replace a pebble pathway with paved walkways (minimally invasive to green space) around the park so visitors of all ages can access benches, tables, etc.; include a ground level, accessible, multi-use brick gathering area along the Elm St. walkway with benches and picnic tables nearby; replace all deteriorating benches and tables; and replace the aged and rusting playground equipment (ages 2-5 and 6-12) with new up-to-code equipment.

Up-dated playground equipment will improve the safety of all who use it, including the daily visitors to the park as well as those who visit during an athletic, musical or celebratory event. The new benches and picnic tables will provide places for relaxation and activities. The paved walkway with the new gathering area along its path will serve as a safe and accessible venue for a host of events and activities that are permitted by the Recreation Commission, and by everyday visitors.

This project meets the General and Specific Criteria of the Community Preservation Committee Guidelines as follows:

- Preserves or utilizes a currently owned asset.
- Preserves the essential character of the Town as described in the Comprehensive Plan
- Receives the endorsement from the Department of Public Works. Jason Marcotte is co-chair of this proposal and project.
- Demonstrates practicality and feasibility.
- Provides long-term contribution to the Town.
- Supports and preserves Belmont's parks, playgrounds and recreational facilities.

Goals: The goal of this CPA project is to revitalize Payson Park for improved safety and access by repairing its grounds and replacing aging equipment to make it a vital, safe, fun place for multi-ages to enjoy. Additionally, replacing the stairwells and paving the pathways will make it more accessible to all who want to visit.

Community Need: Payson Park is one of the last two Town parks to be up-dated, so this proposal is in line with existing Town plans. Currently the steps of two entrances are deteriorating and hazardous, the field used for younger children's soccer lessons and T-

ball games is uneven and full of ruts and protruding rocks, the benches and picnic tables are cracked, bent or rotted, and the playground equipment is over twenty years old with peeling paint exposing rusty metal and some pieces no longer able to be in use and are taped off, awaiting removal. The concrete concert slab is not accessible to all, protruding above the ground several inches, endangering those who walk or run past, and it contains an unsafe electrical box at ground level that needs replacement and relocation if the slab remains. The newer multi-use, accessible gathering area, mid-way along Elm St. can serve as a concert venue, if desired. Its use would be a welcome benefit to neighbors in that the concerts would not be performed just feet away from abutters' houses.

This project meets the General and Specific Criteria of the *Community Preservation Committee Guidelines* as follows:

- Preserves or utilizes a currently owned asset.
- Preserves the essential character of the Town as described in the Comprehensive Plan
- Receives the endorsement from the Department of Public Works.
 - Jason Marcotte is co-chair of this proposal and project, with a letter of support.
- Demonstrates practicality and feasibility.
- Provides long-term contribution to the Town.
- Supports and preserves Belmont's parks, playgrounds and recreational facilities.

Community Support:

Individuals and families visit Payson Park on a daily basis year round and share the excitement of having improvements made in this small space that is enjoyed by young and old. A few evenings in the summer, people come from across town and neighboring towns to enjoy a couple hours of music put on by the Payson Park Music Festival which neighbors have supported since its creation 31 years ago. Families who come to watch their 4 year olds play T-ball are relieved to have the grounds repaired and safer equipment for the children to play on before and after their games. People are talking about the up-coming improvements and are supportive in our efforts to fix the deteriorating walls, fences and stairwells, benches and picnic tables, as well as replacing the aging equipment upon which their children play.

Over 110 residents on neighboring streets have joined The Friends of Payson Park since it was created in October 2019. They are interested in participating in the Town's efforts to create safety improvements to the park. Over the decades since the park was

built in the 1970's after the neighborhood school on it burned down and wasn't rebuilt, many have contributed hours of work, as well as having procured and planted shrubs, trees and flowers in the park. Some are new to the group, and some new to the neighborhood, but all share the desire to see the park revitalized and have offered helpful suggestions. Many neighbors attended a Recreation Commission meeting in October 2019 and expressed their desire to have the park become more safe, citing the above named deteriorating conditions. They learned they could be part of a group that could be effective in helping the Town gain funding for the repairs and replacements so badly needed. Since then, every step of the process laid out by both the CPC and Recreation Commission has been followed. From the beginning the goal is to rehabilitate, not redesign, the park for safety and access. The design plan proposed has nothing fancy, and follows the current layout of the park. This plan supports all events and activities there that are currently granted permits by the Recreation Commission. The up-dated grounds and equipment should provide many years of safe enjoyment for all visitors.

With the assistance of the consulting firm, Activitas, Inc, the project leaders and DPW Chair Jay Marcotte held a series of three Community Meetings on zoom since mid-August 2021 (08/17/2021, 09/22/2021, and 10/20/2021). Assistant Town Administer and Recreation Director, Jon Marshall participated on the panel, since he was there from the beginning to advise the project leaders as to what was important from a recreation standpoint and offered invaluable support. Each night several community members, up to 40 each time, including neighbors, attended and spoke about both needs and wants. Our focus has been on needs for safety and access. It was from these meetings that the consultants created a few designs to be considered for the work to be done. Based on this community input, as well as the consultants' findings, it was clear that little change was needed for the park. The existing design of the park supported all of the currently permitted recreation programs. The concept design included in this proposal will likely have minor changes, perhaps deletions, as the project moves along to the final architectural design when funding is approved.

Project Documentation:

See attached photos of some areas of need and the concept design proposed. See the PDF for CPC Nov.10 meeting as an attachment.

Timeline: Once funding is approved by Town Meeting in Spring, 2022, the anticipated date for project completion is in calendar year 2023

Credentials: Jay Marcotte, Director of Belmont Public Works, will be responsible for ensuring the project adheres to the necessary procurement laws and implementation of the project.

Both applicants, Linda and Sue, have been long term Town Meeting Members, promoting the interests of, and representing the residents of Precinct 6. Their service to the Town is an indication of their dedication to getting things done fairly and efficiently.

Success Factors: This project will be successful when we have a revitalized safe and accessible park at Payson Park and everyone who visits and uses it feels safe and welcome.

Budget: See attached sheet for cost estimates, by Activitas, Inc.

Other Funding: The Community Preservation Committee no longer requires residents to fund-raise. We have had some offers of donations and will encourage such after this becomes a project.

Town Properties: The project proposal is for a currently town-owned property.

Private Entity as a Private Project Sponsor: NA

Maintenance: This project, as proposed, should require no additional maintenance other than routine maintenance already budgeted through the DPW.

Impact on Town Budget: Secondary effects will be minimal. Routine maintenance is already budgeted for recreational purposes annually.

ADDITIONAL INFORMATION:

Control of Site: Town owns and has control over the site.

Deed Restrictions: None required.

Acquisitions: NA

Feasibility: There are no barriers for moving forward with this project.

Hazardous Materials: There may possibly be some due to the former Payson Park School being on this property. Construction plans will be to minimize any underground impacts.

Permitting: Contractor will need town-required permitting for any right of way street impacts.

Environmental Concerns: There may possibly be some due to the former Payson Park School being on this property. Construction plans will be to minimize any underground impacts.

Professional Standards: The proposed budget includes funds for a Professional Landscape Architect to design and specify this project. A qualified, experienced contractor, using the appropriate state bid laws, will be awarded the construction contract for the lowest qualified bid. In addition, the Town has professional resources and expertise within its DPW and Community Development Departments to oversee and address any concerns.

Fundraising: NA

Further Attachments: NA



TOWN OF BELMONT PAYSON PARK IMPROVEMENTS MEETING

Community Preservation Committee Meeting | November 10, 2021

TOWN OF BELMONT | Payson Park Meeting



- 1 Renovated Lawn
- 2 Renovated Playground (Age 2-5)
- 3 Renovated Playground (Age 5-12)
- 4 Renovated Stairs in Existing Location
- 5 Remove Bocce Court
- 6 4' Asphalt Walking Path
- 7 Bench Seating Along Path
- 8 Renovated Retaining Wall and Stairs Along Elm Street
- 9 Plaza with Benches that can be used for Summer Concerts
- 10 Screening Adjacent to Existing Concrete Pad



FINAL PRELIMINARY DESIGN | OPTION 3

ACTIVITAS

Features to be improved upon with Payson Park renovation:

Features	Improvements being Proposed
Elm St. Steps	The existing stair handrails do not meet current codes and due to the proposed wall reconstruction, will need to be replaced in kind.
Van Ness Rd. Steps	The existing stairs are deteriorating and require repairs. The existing stairs will be demolished and new concrete stairs will be poured with new handrails. Portions of the retaining wall that will be affected by the new stairs will be repaired.
Perimeter Foundation Walls	The existing concrete retaining wall along Elm Street is deteriorating beyond repair. The retaining wall will be rebuilt in kind with new stairs, handrails, and guardrail (fence) on top of the wall.
Perimeter Fencing	New black chain link fence will replace the existing fence in kind.
Pathways around park	A new 4' wide asphalt walkway connecting to the existing park entrances and playgrounds is proposed.
Grounds	A 6" profile of new topsoil will be imported and graded in the middle of the park. This area will be seeded.
Benches	New benches to match town standard benches will be installed along the asphalt walkway
Picnic Tables	A series of new picnic tables will be furnished and installed.
Playground Structures	Depending on budget, all of the playground equipment will be replaced, or pieces of equipment that are damaged will be replaced in kind.
Tot Lot Crumbling Wall	The existing segmental retaining wall adjacent to the playground closest to Payson Road will be repaired in kind.
Multi-use Gathering Area	A new multi-purpose gathering area with unit pavers will be located adjacent to the proposed asphalt walkway along Elm St. side.
Concrete Concert Slab	The existing concrete slab may remain, but will no longer be needed with the addition of the multi-use gathering area noted above. If it remains, it will require some modifications for access and safety.

TOWN OF BELMONT | Payson Park Meeting



PAYSON PARK RENOVATIONS

00001	MOBILIZATION AND SITE PREPARATION	\$87,514.37
00002	EARTHWORK	\$9,581.06
00003	SITE RETAINING WALLS	\$111,040.00
00004	PLAYGROUND	\$340,307.33
00005	SITE LANDSCAPE IMPROVEMENTS	\$141,719.46
PAYSON PARK RENOVATIONS SUBTOTAL		\$690,162.22
5% General Conditions		\$34,508.11
.10% Contractors Overhead and Profit		\$69,016.22
CONSTRUCTION SUBTOTAL		\$793,686.55
20% Project Contingency		\$158,737.31
Soft Costs (Geotechnical, Design and Construction Administration)		\$79,368.66
PRELIMINARY OPINION OF PROBABLE COSTS		\$1,031,792.52

FINAL PRELIMINARY DESIGN | OPINION OF PROBABLE PROJECT COSTS

ACTIVITAS

TOWN OF BELMONT | Payson Park Meeting



EXISTING PARK IMAGES

TOWN OF BELMONT | Payson Park Meeting



EXISTING PARK IMAGES

TOWN OF BELMONT | Payson Park Meeting



EXISTING PLAYGROUND
EQUIPMENT | WEST PLAYGROUND

TOWN OF BELMONT | Payson Park Meeting



EXISTING PLAYGROUND
EQUIPMENT | WEST PLAYGROUND



TOWN OF BELMONT | Payson Park Meeting



EXISTING PLAYGROUND
EQUIPMENT | EAST PLAYGROUND

QUESTIONS | DISCUSSION | NEXT STEPS

TOWN OF BELMONT | Payson Park Meeting



PAYSON PARK RENOVATIONS	NO NEW PLAYGROUND EQUIPMENT
00001 MOBILIZATION AND SITE PREPARATION	\$82,514.37
00002 EARTHWORK	\$9,581.06
00003 SITE RETAINING WALLS	\$111,040.00
00004 PLAYGROUND	\$50,000.00*
00005 SITE LANDSCAPE IMPROVEMENTS	\$141,719.46
PAYSON PARK RENOVATIONS SUBTOTAL	\$394,854.89
5% General Conditions	\$19,742.74
10% Contractors Overhead and Profit	\$39,485.49
CONSTRUCTION SUBTOTAL	\$454,083.12
20% Project Contingency	\$90,816.62
Soft Costs (Geotechnical, Design and Construction Administration)	\$79,368.66
PRELIMINARY OPINION OF PROBABLE COSTS	\$624,368.40

*MINOR REPAIRS/REPLACEMENT OF EQUIPMENT



Town of Belmont

Department of Public Works
Highway • Recreation, Parks & Cemetery • Water

Jay Marcotte, MPA
Director

Michael A. Santoro
Assistant Director

November 23, 2021

To Susanne Croy and Linda Oates,

Public works endorses Phase II of the Payson Park renovation project that is being submitted through the CPA application process. Once completed, Public Works is committed to the continued maintenance and upkeep of Payson Park. I look forward to working with you as we continue the CPA application process, thank you.

Best,

Jay Marcotte, MPA
Director
Department of Public Works