



JOSEPH A. CURTATONE
MAYOR



**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
FY18 FUNDING CYCLE
APPLICATION COVER PAGE**

1. PROJECT INFORMATION

PROJECT NAME: Dilboy Auxiliary Redesign
PROJECT LOCATION: 110 Alewife Brook Parkway
LEGAL PROPERTY OWNER OF RECORD: Department of Conservation and Recreation
ONE SENTENCE DESCRIPTION OF PROJECT: Renovation of existing natural grass auxiliary field space.

Please indicate (X) all categories that apply to this project (minimum of one) in the chart.

| | Open Space | Recreational Land | Historic Resources | Community Housing (blended projects only) |
|-----------------------------|------------|-------------------|--------------------|---|
| Acquisition | | | | |
| Creation | | | | |
| Preservation | | | | |
| Support | | | | |
| Rehabilitation/ Restoration | | X | | |

ESTIMATED START DATE: 7/1/2018
ESTIMATED COMPLETION DATE: 6/1/2019
CPA FUNDING REQUEST: \$136,179.00
TOTAL BUDGET FOR PROJECT: \$0.00

2. APPLICANT INFORMATION

APPLICATION NAME / ORGANIZATION: Somerville Parks and Recreation
CO-APPLICATION NAME / ORGANIZATION: _____
CONTACT PERSON: Jeffrey Winsor
MAILING ADDRESS: 19 Walnut St. Somerville, MA 02143
PHONE: 617-625-6600 x2988 EMAIL: jwinsor@somervillema.gov

3. SIGNATURES

I (we) certify that all information provided in this entire submission is true and correct to the best of my (our) knowledge and that no information which might reasonably affect funding has been excluded. I (we) authorize the Community Preservation Committee and/or the City of Somerville to obtain verification from any source provided.

Name (printed) Jeffrey Winsor Signature [Signature] Date 12/7/17

Name (printed) _____ Signature _____ Date _____



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CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE FY18 FUNDING CYCLE

SUBMISSION REQUIREMENTS CHECKLIST

Please check (✓) each item included in your submission, which should include the applicable items in the order listed below.

GENERAL:

- Application Cover Page (form provided)
- Submission Requirements Checklist (this form)
- Narratives (prompts provided)
- Project timeline: a project schedule showing all major milestones (i.e., study, design, environmental, permitting, construction, etc.), including receipt of other funding sources
- Grant and Trust Funds Disclosure Form (form provided)
- Campaign Contribution Mandatory Disclosure and Certification Form (if requesting \$50,000 or more in CPA funds)

FINANCIAL:

- Budget Summary (form provided)
- Itemized budget of all project costs, including the proposed source for each cost
- At least two written quotes for project costs. If quotes cannot be secured, detailed cost estimates may be used if a thorough explanation of the estimates is included.
- Proof of secured funding (e.g., commitment letters or bank statements), if applicable

VISUAL:

- Map of the property location showing all features pertinent to the project, including current or future rapid transit stations
- Photos of the project site (not more than 4 views per site); include digital copies

OWNERSHIP/OPERATION (NON-CITY):

- Documentation of site control or written consent of the property owner to undertake the project, if the owner is not the applicant
- City has signed on as a co-applicant for community projects proposed on City land.
- Certificates of Good Standing from the [City](#) and the [State](#), if applicable
- 501(c)(3) certification, if operating as a non-profit
- Purchase and sale agreement or copy of current recorded deed, if applicable

COMMUNITY SUPPORT (RECOMMENDED):

- Letters of support from residents, community groups, other City boards, commissions, or departments, or from City, state, or federal officials

HISTORIC RESOURCES PROJECTS:

- Documentation that the project is listed on the State Register of Historic Places or a written determination from the Somerville Historic Preservation Commission that the resource is significant in the history, archeology, architecture, or culture of Somerville.
- Photos documenting the condition of the property
- Report or condition assessment by a qualified professional describing the current condition of the property, if available.

PLANS AND REPORTS (IF AVAILABLE; SUBMIT DIGITAL COPIES ONLY)

- Renderings, site plans, engineering plans, design and bidding plans, specifications, and any MAAB variance requests
- Applicable reports (e.g., 21E, historic structure report, appraisals, survey plans, feasibility studies).

Project Description

1. Describe the project, including the project location and the property involved.

- a) *This project would be a detailed renovation of the soil profile at the site of the Dilboy Auxiliary natural grass fields. The current soil would be stripped, stockpiled, screened and amended on-site. Upon completion of the soil amendments the field would be regraded with appropriate gradients to promote positive surface drainage off of the playing surfaces. Sub surface drainage and irrigation would also be installed, along with an estimated 13 light towers to extend the usable hours of the space.*

The layout of the complex remains largely the same, with both backstops being left in place and the diamonds being amended with appropriate infield mixes for baseball and softball competition. This plan includes the removal of the outfield fence currently in place on the little league diamond, which allows us to fit an additional U-12 size soccer field on the site.

The project location is 110 Alewife Brook Parkway, and encompasses all of the natural grass fields on the site.

2. Why is this project needed? How does it preserve and enhance the character of Somerville? How does the project benefit the public? What population(s) will it serve?

- a) *This project is needed to address the lack of medium and large size rectangle fields we have available in the city for athletic competition. This project will directly benefit the City of Somerville and its residents by improving the athletic fields for permitted users and casual use of the space by residents as an improved open space abutting the Alewife Brook Parkway.*

3. How does the project meet the general and category-specific priorities outlined in the Community Preservation Plan, including how the project incorporates sustainable practices and design?

- a) *This project meets a number of the project specific priorities outlined in the Community Preservation Plan, including: expanding access along the Alewife Brook corridor, rehabilitating and restoring existing recreational land for active and passive use, and having the site be useful for multiple uses that meet community need. This project is sustainable because the improvement of the turfgrass areas for athletic competition have an added benefit of improving the open space both aesthetically and functionally.*

Measuring Success

1. What are the goals of this project?

- a) *The goals of this project are to improve the open space for athletic competition and casual use as an open space area. Funding this project will result in the first steps toward the overall condition of the space being improved in terms of both aesthetics and function, along with reconfiguring the space which will allow for the addition of another soccer field within the site.*

2. How will the success of this project be measured?

- a) *The success of this project can be measured by the impact it will have on the city's existing Athletic Fields Master Plan, as this project would directly impact the biggest deficit outlined in that report which is medium and large size rectangle fields.*

Financial

- 1. Describe all successful and unsuccessful attempts to secure funding and/or in-kind contributions, donations, or volunteer labor for the project. Describe any cost-saving measures to be implemented.**
 - a) Not applicable, this is the first attempt at securing funding for this project from this department.*
- 2. How was the total CPA funding request determined?**
 - a) The CPA funding request was determined by discussing design funds for projects similar to this with OSPCD and taking the industry standard of 10% of total estimated construction costs for design. I have added an additional \$10,000 for surveying.*
- 3. Will the project require funding over multiple years? If so, please provide annual funding requirements?**
 - a) I do not anticipate this project to require funding over multiple years.*
- 4. How will the project be affected if it does not receive CPA funds or does not receive the full amount requested?**
 - a) This project will be stalled. A discussion will take place between Parks and Recreation, OSPCD, and The Mayor's office about appropriate next steps.*

Project Management

- 1. Describe the applicant. Are they public, private non-profit, private for-profit, an individual, a partnership, or another type of entity? What is their history and background? Provide any additional relevant information.**
 - a) The applicant is the City of Somerville Parks and Recreation Department. The department is entering its 100th year of providing recreation opportunities for residents in the community. The department has recently expanded to include the maintenance and development of the city's athletic field and facilities. The Parks and Recreation Department is working in collaboration with the OSPCD on this project.*
- 2. If a community organization is applying with a government entity as a co-applicant, describe how the two organizations will work together, how finances will be managed, and how the work will be continued after the conclusion of CPA funding.**
 - a) Not applicable.*
- 3. Demonstrate that the applicant has successfully completed projects of similar type and scale or has the ability to complete the project as proposed.**
 - a) The most recent example of a project similar to this would be the Trum Field infield renovation project that took place in Fall of 2017. This project focused on the baseball and softball infields and involved the removal of over 600 tons of existing material onsite before regrading could take place. Once the material was hauled off we were able to reset the field to appropriate gradients to ensure a smooth transition between the infield and outfield grass where they meet the dirt areas. This also involved the installation of an infield mix specifically engineered for baseball and softball competition, along with new pitching surfaces on both fields.*

4. Identify and describe the roles of all known participants, including the project manager.

a) *Jeff Winsor would be the project manager for this project. He would be responsible for reviewing bid specifications as well as monitoring project progress for the city of Somerville.*

5. Describe the feasibility of the project and how it can be implemented within the timeline and budget included in this application.

a) *This project would be feasible to complete, likely within one year. It would put the city in a strong position to be able to move forward with construction soon after design and permitting was complete as well as help to expedite the city's Athletic Field Master Plan list/schedule of improvements. This project also stands to strengthen our advocacy with DCR in regards to the city's maintenance and overview of state owned property.*

6. Describe any known or potential barriers to the successful on-time commencement and completion of the project, including any permits or inspections required.

a) *Site still needs to be surveyed. Property is owned by DCR, but managed by city. May require special permit due to wetland proximity.*

It should be noted that the attached written consent from DCR is a single permit that will suffice for 3 separate projects, which includes the project described here.

7. Describe any ongoing maintenance and programming required and who will be responsible for it.

a) *Not applicable.*

8. Describe any permits, approvals, MAAB variance requests, or restrictions that are required for the project to go forward and the status for each.

a) *Not applicable.*

9. Note if the applicant has previously received CPA funds and if so, a concise summary of the impact of the previous CPA project.

a) *Not applicable.*

Project Timeline

Assuming full project funding, a rough timeline is outlined below:

1.) *RFP 6-8 weeks*

2.) *Contract a design firm following RFP 6-8 weeks*

3.) *Full design, cost estimates, permit information and DCR approval to move into construction 6-12 months.*



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**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
FY18 FUNDING CYCLE
BUDGET SUMMARY**

PROJECT NAME: Dilboy Auxiliary Redesign
 APPLICANT: Somerville Parks and Recreation

| SUMMARY OF PROJECT COSTS | | | | | | |
|---|-----------------|-----------|----------------------|-------------|----------------|----------------------|
| <i>Please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission. Budget needs to include cost of permanent CPA dedication sign if requesting construction funds.</i> | | | | | | |
| | PROPOSED SOURCE | EXPENSES | | | | TOTAL |
| | | STUDY | SOFT COSTS* | ACQUISITION | CONSTRUCTION** | |
| 1 | Somerville CPA | \$ | \$ | \$ | \$ | \$ |
| 2 | Somerville CPA | | \$136,179.00 | | | \$136,179.00 |
| 3 | | | | | | |
| 4 | | | | | | |
| 5 | | | | | | |
| 6 | | | | | | |
| TOTAL PROJECT COSTS | | \$ | \$ 136,179.00 | \$ | \$ | \$ 136,179.00 |
| *Soft costs include design, professional services, permitting fees, closing costs, legal, etc. | | | | | | |
| ** Construction includes new construction, preservation, rehabilitation, restoration work, and/or accessibility related expenses | | | | | | |

| EXPLANATION OF FUNDING SOURCES | | | |
|--|--------|----------------------|--------------------------|
| <i>Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet</i> | | | |
| | SOURCE | SECURED? (YES/NO) | STATUS OF FUNDING SOURCE |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |

DRAFT

DILLBOY AUXILIARY FIELDS COST ESTIMATE

DRAFT

Opinion of Probable Project Costs:

PROJECT Dillboy Athletic fields
 PROJ # 21614.01
 STATUS Schematic Study
 DATE 11/1/2016



NOTE:

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

Auxiliary Fields

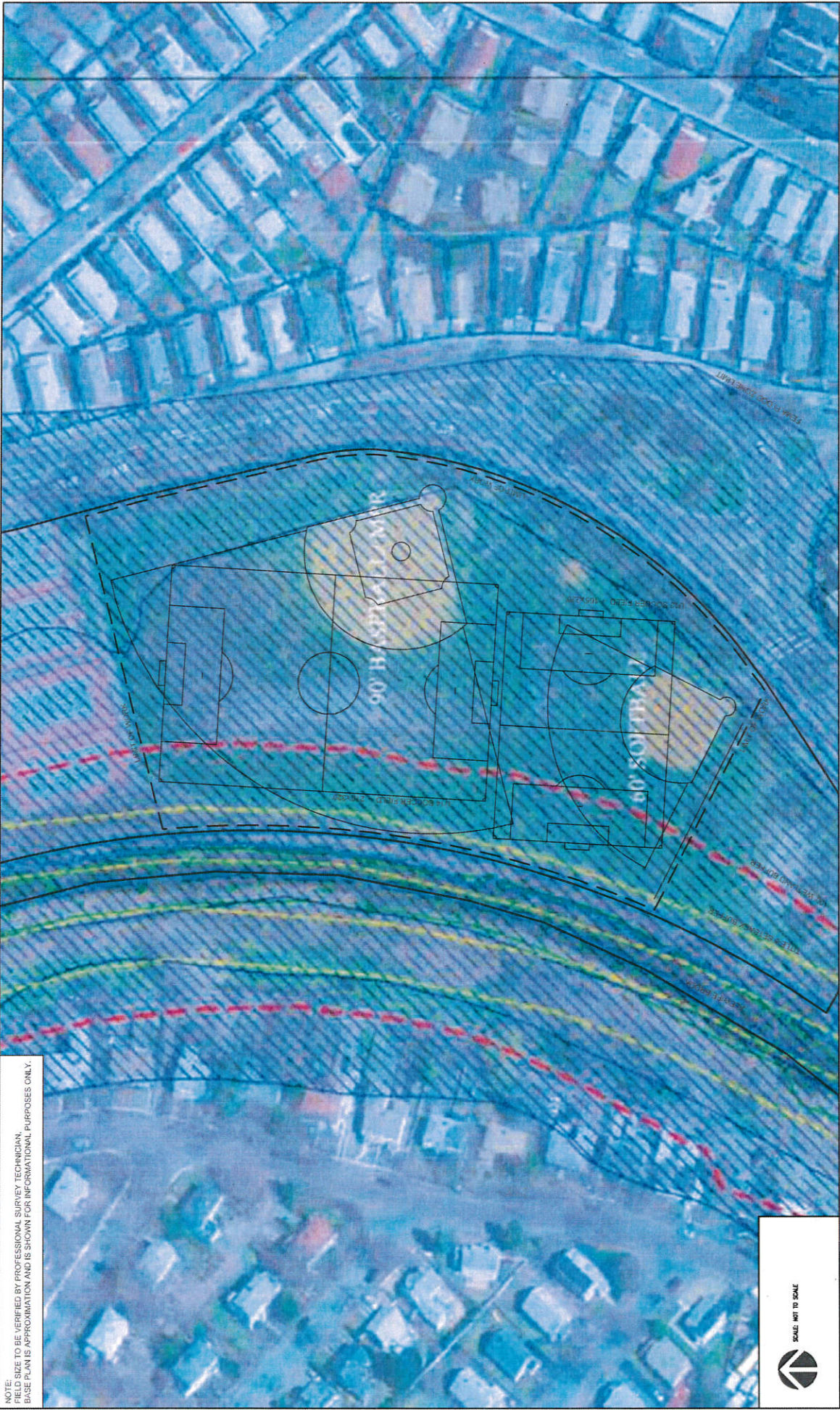
| Item # | Item/Remarks | Notes | Total | Unit | Unit Cost | Cost | Subtotal |
|--------------|--|-------|---------|-------|-----------|---------------------|----------------------|
| | ITEMIZED OPINION OF PROBABLE CONSTRUCTION COSTS | | | | | | |
| 00001 | SITE PREPARATION AND DEMOLITION | | | | | | \$34,290 |
| 1 | Mobilization | | 1 | ALLOW | 10000.00 | \$10,000.00 | |
| 2 | Site Preparation | | | | | | |
| | Temporary construction entrance | | 1 | ALLOW | 5000.00 | \$5,000.00 | |
| | Construction snow fence | | 1,800 | LF | 4.00 | \$7,200.00 | |
| | Erosion control (silt fence) | | 1,050 | LF | 3.00 | \$3,150.00 | |
| 3 | Site Demolition | | | | | | |
| | Remove and dispose of fencing at softball | | 745 | LF | 12.00 | \$8,940.00 | |
| | Subtotal | | | | | \$34,290.00 | |
| 00002 | EARTHWORK AND BASE PREPARATION | | | | | | \$58,867 |
| 1 | General Earthwork | | | | | | |
| | Strip and stockpile existing topsoil (assume 8") | | 4,447 | CY | 10.00 | \$44,466.67 | |
| | Rough grade site | | 180,000 | SF | 0.08 | \$14,400.00 | |
| | Subtotal | | | | | \$58,866.67 | |
| 00003 | NATURAL GRASS TURF FIELDS | | | | | | \$227,004 |
| 1 | Amend and spread stockpiled soil | | 4,323 | CY | 15.00 | \$64,847.78 | |
| 2 | Fine Grade surface | | 180,000 | SF | 0.12 | \$21,600.00 | |
| 3 | Infield profile base (2" profile, 20,000sf) | | 123 | CY | 45.00 | \$5,556.67 | |
| 4 | Field drainage (2" perf in USGA peastone, 80:20 superpeat cap, 10' OC) | | 1 | LS | 135000.00 | \$135,000.00 | + \$50/lf collection |
| | Subtotal | | | | | \$227,004.44 | |
| 00004 | ATHLETIC EQUIPMENT | | | | | | \$92,800 |
| 1 | Portable Athletic Equipment | | | | | | |
| | Team benches at team areas (2 per field) | | 4 | EA | 1200.00 | \$4,800.00 | |
| | Soccer Goals | | 4 | PR | 6000.00 | \$24,000.00 | |
| 2 | Portable bleachers | | 2 | EA | 25000.00 | \$50,000.00 | |
| 3 | Softball team bench | | 2 | EA | 3500.00 | \$7,000.00 | |
| 4 | Baseball team bench | | 2 | EA | 3500.00 | \$7,000.00 | |
| | Subtotal | | | | | \$92,800.00 | |
| 00005 | PERIMETER FENCING & NETTING | | | | | | \$7,200 |
| 1 | 8' Chain link fence at team areas (4 team areas) | | 144 | LF | 50.00 | \$7,200.00 | |
| | Subtotal | | | | | \$7,200.00 | |
| 00006 | IRRIGATION | | | | | | \$140,452 |
| 1 | Field irrigation | | 187,269 | SF | 0.75 | \$140,451.75 | |
| | Subtotal | | | | | \$140,451.75 | |
| 00007 | SITE UTILITIES | | | | | | \$415,000 |
| 1 | Field lighting | | 13 | EA | 30000.00 | \$390,000.00 | |
| 2 | Power supply | | 1 | EA | 25000.00 | \$25,000.00 | |
| | Subtotal | | | | | \$415,000.00 | |
| 00008 | SOD AND SEEDING | | | | | | \$121,600 |
| 1 | Sodding playing surfaces | | 160,000 | SF | 0.75 | \$120,000.00 | |
| 1 | Seeding | | 20,000 | SF | 0.08 | \$1,600.00 | |
| | Subtotal | | | | | \$121,600.00 | |

DRAFT

DILLBOY AUXILIARY FIELDS
COST ESTIMATE

DRAFT

| | | | | | | | |
|--|---|--|--|--|--|--|-------------|
| | | | | | | | |
| | <i>Subtotal:</i> | | | | | | \$1,097,213 |
| | <i>5% General Conditions</i> | | | | | | \$54,861 |
| | <i>10% Contractors Overhead and Profit</i> | | | | | | \$109,721 |
| | CONSTRUCTION SUBTOTAL: | | | | | | \$1,261,795 |
| | <i>15% Project Contingency</i> | | | | | | \$189,269 |
| | <i>0.5 % Survey Fees</i> | | | | | | \$6,309 |
| | <i>0.5 % Geotechnical Analysis Fees</i> | | | | | | \$6,309 |
| | <i>1.5% Permitting Fees</i> | | | | | | \$18,927 |
| | <i>10% Design Services Fees</i> | | | | | | \$126,179 |
| | <i>0.3% Bidding Services Fees</i> | | | | | | \$3,785 |
| | <i>2.0% Construction Administration Services Fees</i> | | | | | | \$25,236 |
| | TOTAL OPINION OF PROBABLE PROJECT COSTS | | | | | | \$1,637,810 |



NOTE:
 FIELD SIZE TO BE VERIFIED BY PROFESSIONAL SURVEY TECHNICIAN.
 BASE PLAN IS APPROXIMATION AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

SCALE: 1/4" = 1' TO SCALE

DILBOY AUXILIARY FIELD STUDY



COMMONWEALTH OF MASSACHUSETTS

Charles D. Baker, Governor
Karyn E. Polito, Lieutenant Governor
Matthew A. Beaton, Secretary,
Executive Office of
Energy & Environmental Affairs



Department of Conservation and Recreation
251 Causeway Street, Suite 600
Boston, MA 02114-2119
Leo Roy, Commissioner

DCR Construction / Access Permit

Boston

Date: November 28, 2017

Permit #: 25974

A Permit is
hereby issued
to:

Permittee name and Principal Place of Business
Somerville Parks and Recreation
19 Walnut Street
Somerville, MA 02143

DCR Contact:

Robert Lowell, Chief Engineer
251 Causeway St., Suite 700
Boston, MA 02114

ISSUED IN
ACCORDANCE WITH
M.G.L. C.132A§7
AND C.92§33 &
ALL OTHER POWERS
ENABLING

CONTACT: Same as above
Jill Lathan: 617-625-6600 x 2983

The following purpose: To enter upon DCR property on Somerville Ave. and Alewife Brook Parkway in Somerville for the purpose of converting a concession stand and upgrading facilities. The existing concession stand at Veterans Rink will be converted into a function room with new floors and paint. At Dillboy Stadium, the field area will be upgraded and the lot will be paved and striped. All the projects are expected to take around three (3) months to complete (as described in the Special Conditions).

WHEREAS: the Commonwealth of Massachusetts is the owner and or has control of the premises subject to this permit as described in the Special Conditions (hereinafter collectively known as the Premises): in **Somerville**, Massachusetts;

WHEREAS: the Permittee requests temporary access to the Premises in order to perform construction work as described in the Special Conditions (hereinafter the Project);

WHEREAS: the Permittee's activities will include approved activities, as described in the Special Conditions, that work will occur during approved hours only; and

WHEREAS: The granting of this Permit shall in no way interfere with the rights of the DCR to exercise its rights in or over the Premises.

NOW, THEREFORE, WITNESSETH, in accordance with Massachusetts General Laws chapter 92, §§33, 37, and chapter 132A §7; and rules and regulations promulgated there under (including Code of Massachusetts Regulations titles 304 and 350), DCR Standard Construction Specifications and Engineering Policy Memorandums and all other powers enabling, the DCR hereby grants to the Permittee and/or its contractors, agents, representatives, or employees the right to perform work on the Premises as described in the Special Conditions subject to the following terms and conditions.

**IMPORTANT: SUBSEQUENT TO FULL EXECUTION OF THIS CONSTRUCTION / ACCESS PERMIT BY BOTH PARTIES,
THE PERMITTEE MAY ONLY COMMENCE WORK WITH 72 HOURS VERBAL NOTICE TO DCR (617-626-1444)**

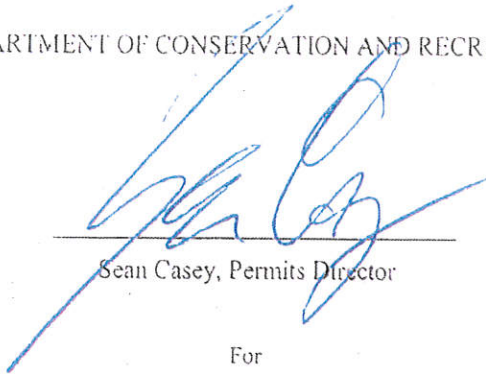
This permit is issued and accepted upon by the Permittee subject to the terms and conditions herein and defined supra: conducting work under this permit shall constitute acceptance of all terms and conditions herein; shall conform to all provisions of law applicable to the exercise of the rights, the performance of work under the permit and the rules and regulations of the Department of Conservation and Recreation; shall do the work subject to the approval of the PERMIT SECTION of the Department of Conservation and Recreation as to the time, manner, location and all other conditions, that the permit may be revoked at any time by the said PERMIT SECTION; that the violation of any specification or requirement in this permit shall cause or constitute an immediate revocation thereof; shall protect and maintain all trees, drainage and other structures; shall restore the surface of the ground to a condition satisfactory to the PERMIT SECTION and maintain it in such condition against damage caused by the above-mentioned work. The Permittee and its successors and assigns, to the extent allowed by law, SHALL INDEMNIFY AND HOLD HARMLESS the DCR and its successors and assigns from all damages and/or claims arising from acts or omissions of the Permittee on the premises or of anyone acting by or through the Permittee. The Permittee's obligation under this paragraph shall include reimbursement for or restoration of all damages to the DCR's property. During the process of the work the Permittee shall place and maintain proper barriers at all times, and from the beginning of twilight through the whole of every night sufficient lights to protect the public from injury or damage.



Permit No. 25974

SIGNATORIES

DEPARTMENT OF CONSERVATION AND RECREATION



Sean Casey, Permits Director

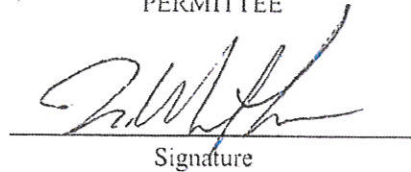
For

Leo Roy, Commissioner
 Department of Conservation and Recreation
 251 Causeway Street, Suite 900
 Boston, Massachusetts 02114

DATE: 12/4/17

The Parties herein have read the above terms and conditions and hereby agree and approve same. The individual(s) signing below warrant and represent that they are authorized to sign on behalf of and bind the Permittee.

PERMITTEE



Signature

Bill Lothian

Print Name

Director of Parks & Recreation

Title

DATE: 12/4/17