City of Newton

Setti D. Warren
Mayor

Newton, Massachusetts Community Preservation Program
FUNDING REQUEST

[X] **PRE-PROPOSAL** [ ] **PROPOSAL**

(For staff use) date rec'd: orig. 9:05 am, 3 June 2013; revised 10 am 4 June 2013

Form last updated April 2013.

For full instructions, see **www.newtonma.gov/cpa** or contact:

Community Preservation Program Manager,
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov 617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	**Restoration of Farlow Park Pond**			
Project LOCATION	Full street address (with zip code), or other precise location. 129 Church Street, Newton, MA			
Project CONTACTS	Name & title or organization	Email	Phone	Mailing address
Project Manager	Stephanie Lapham, Recreation Manager	slapham@newtonma.gov	617-976-1500	Parks & Recreation Dept., 124 Vernon Street Newton Corner, MA 02458
Other Contacts	Carol Schein Open Space Coordinator	cschein@newtonma.gov	617-796-1500	
Project FUNDING	**CPA funds requested:** $371,270.78	Other funds to be used: $ 11,000	Total project cost: $382,270.78	
Project TheSUMMARY	Summarize the project's main tasks, components or features, and explain why it is eligible for CPA funds. You may provide more information in attachments, but your SUMMARY MUST FIT IN THE SPACE BELOW.			

These funds will be used for Phase II of the Farlow Park restoration project. They will be dedicated to the restoration of Farlow Pond as well as an updated irrigation system for the Underwood School Playground (also part of historic Farlow Park). Phase I, funded by the CPC , included a well which has been dug and tested with findings that determined there is sufficient water to accommodate the Pond and Playground. In addition, Weston & Sampson Engineers, Inc. provided a safety and feasibility study along with a complete set of construction documents and cost estimates for the Pond restoration.

Currently the water for the playground side of the park is provided by Underwood School and costs approximately $5000 a year to irrigate the playground. If funding is provided for this project, the School Department would save approximately $4000 a year. More importantly this saving will also provide for the return of Farlow Pond, a once beautiful part of this historic park, the very first public park in Newton which has been nationally recognized as the focal point of Newton Corner Historic District. (National Register Historic designation).

The funds will include cost for a Project Manager that could best manage the complexity of the project . Weston and Sampson figures 3 months. Project Manager – 16hrs/wk X $125.00 = $24,000.00.

Additionally by restoring Farlow Park Pond it will allow for the return of winter ice skating to the park, a longstanding tradition at the park until the late 1950's when the water was drained and the pond basin filled with soil. Note however the pond basin was left in tact. One can assume that this was because there was a thought to the future when indeed the pond might be returned. By returning the pond to Farlow Park it will bring back to the neighborhood a piece of its history and re-establish John Farlow's and George Frederick Meacham's original design for the park.

Also, please note that this is a shovel-ready project. All construction documents and projected costs are in hand.

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Project TITLE	**Restoration of Farlow Park Pond**

USE of CPA FUNDS		HISTORIC RESOURCES	OPEN SPACE	or	RECREATION LAND	COMMUNITY HOUSING
Check all that apply.	acquire					Contact staff for separate form.
	create	not allowed				
	preserve					
	rehabilitate/ restore	X	Consult staff.		possibly	

COMMUNITY NEEDS

From at least 2 of the community-wide plans linked to *Guidelines & Forms* from **www.newtonma.gov/cpa**, provide the plan title, year, page number and a brief quote showing how this project meets needs already recognized in these plans. You may also list other community benefits not mentioned in any plan.

CPC staff note: this section left blank in the pre-proposal as submitted.

COMMUNITY CONTACTS

List 3 Newton residents or organizations that can comment on the project and its manager's qualifications. No more than 1 of these contacts should be a Board member, supervisor, employee or current work colleague of the project manager. Formal letters of support may also be attached but are not required.

Name & title or organization	Email	Phone	Mailing address
Keith Jones, Chair, Friends of Falrow Park	Keith.Mjones@Verizon.net	928-3343	109 Vernon Street Newton Corner, MA 02458
Jay Walter, Friends of Farlow Park	entasis@rcn.com	527-8383	83 Pembroke Newton Corner, MA 02458
Andy Gluck, Friends of Farlow Park	Gluckers@aol.com	965-4097	19 Merton Street Newton Corner, MA 02458

NON-CPA FUNDING	Source of funds	Amount requested	Date of funding decision (confirmed or expected)
	City of Newton CDBG funds recommended by Newton Corner Advisory Committee for a safety fence, if one is required	$10,000	Confirmed – to be approved by the Mayor
	Newton Corner Neighborhood Association	$1,000	Confirmed

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.
Especially for pre-proposals, use only as many lines as needed to give a broad overview of your project.
Full proposals must also include a full, detailed budget in addition to this page.

Project TITLE	**Restoration of Farlow Park Pond**		
Project BUDGET	**USES of Funds** (major expense categories)		**SOURCES of Funds** (CPA & others)
CAPITAL/DEVELOPMENT COSTS			
Please see accompanying budget and scope of work, prepared by consultant. Cost increased by 10% from consultant estimates prepared in December 2011.	$382,270.78	CPA CDBG	$ 371,270.78 $10,000
	$ 000	Newton Corner Neighborhood Assoc.	$ 1,000
	$ 000		$ 000
	$ 000		$ 000
	$ 000		$ 000
	$ 000		$ 000
	TOTAL **$382,270.78**	**TOTAL**	**$382,270.78**
ANNUAL OPERATIONS & MAINTENANCE (cannot use CPA funds)			
Electricity	$650.00	City General Fund budget	$ 650
	$ 000	(if and when pump needs replacement, will be bought through City funds)	$ 000
	TOTAL **$ 650**	**TOTAL**	**$ 650**

Project TIMELINE	**Phase or Task**	**Notes** (required fundraising, permits, bidding, etc.)	**Season & Year**
Construction documents are in hand for the pond, well, and irrigation system. See: http://www.newtonma.gov/gov/planning/cpa/projects/farlow.asp			
	Bidding & contracting for external project manager		Spring 2014
	Bidding & contracting for construction		Summer 2014
	Weston & Sampson (design engineers) estimate the project could be completed in 3 months once a construction contract has been signed.		Fall 2014

Pre-proposals may OMIT this page & all attachments except those in **red.**

Project TITLE	**Restoration of Farlow Park Pond**

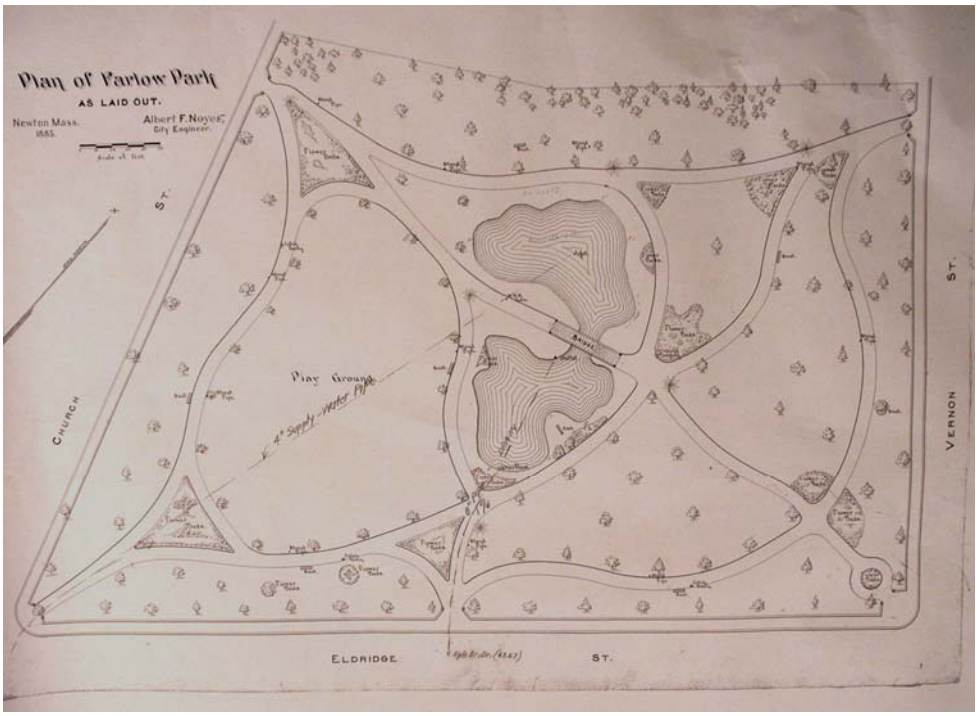
Required or Optional?	Check if included	Attachment Title & Description
REQUIRED for all proposals	X	**PHOTOS** of ex *Attached by CPC staff from prior submissions for this project.*
	X	**MAP** of site in relation to nearest major roads (omit if project has no site)
		PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds
		development pro forma/capital budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)
		10-year annual operating & maintenance budget (CPA funds may not be used here)
		non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions
		purchasing of goods & services: short email or letter summarizing sponsor's understanding of applicable statutes (MGL ch. 30, 30B and/or 149) and City policies
		SPONSOR FINANCES & QUALIFICATIONS
		for sponsoring department or organization, most recent annual operating budget (revenue & expenses) **& financial statement** (assets & liabilities); each must include both public (City) and private resources ("friends" organizations, fundraising, etc.)
		for project manager: relevant training & track record of managing similar projects
OPTIONAL for all proposals		**LETTERS of SUPPORT** from Newton residents, organizations, or businesses
REQUIRED for all proposals that involve City govt., including real estate acquisitions		**CAPITAL IMPROVEMENT PLAN** current listing/ranking & factors for this project
		COVER LETTER from head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management
REQUIRED for all historic resources proposals		**HISTORIC SIGNIFICANCE** **see separate instructions for 3 required attachments** analyzing significance and showing how project meets national preservation standards
REQUIRED for all proposals involving real estate acquisition, construction or improvements Consult staff to confirm requirements for each project.		**SITE CONTROL, VALUE & DEED RESTRICTIONS**
		legally binding option, purchase & sale agreement or deed
		appraisal by an independent, certified real estate appraiser (the CPC may also commission its own, separate appraisal)
		owner's agreement to a permanent deed restriction (for affordability, historic preservation or land conservation)
		ZONING & PERMITTING
		short email confirmation of review by the **Development Review Team** (DRT)
		brief property history: at least the last 30 years of ownership & use
		environmental mitigation plans (incl. lead paint, asbestos, underground tanks)
		zoning relief and permits required (incl. parking waivers, demolition or building permits, comprehensive permit or special permit)
		other approvals required (Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.
		DESIGN & CONSTRUCTION
		professional design & cost estimates: include site plan, floor plans & elevations
		materials & finishes; highlight "green" or sustainable features & materials

Maps & photos attached by CPC staff from previous submissions for this project.

Location of Farlow Park

Images of Farlow Park Pond
ca. 1900-1930

Original plan for Farlow Park, 1885



Farlow Park
pond & bridge

in 2007 (at left)

during 2010
exploration of pond
basin condition &
drilling for potential
pond water supply
(below)

DRAFT

COST ESTIMATE FOR FARLOW PARK POND					
100% Bid Set					
12.20.11					
	units	**quant**	**unit price**	**total**	**subtotals**
general conditions					
general conditions		0.08	$255,935	$20,475	
tree protection	ea	17	$200.00	$3,400	
					$23,875
demolition / site preparation					
earth fill removal in concrete pool liner	CY	780	$45	$35,100	
hand work / extreme care					
					$35,100
drainage structures / infrastructure					
new catch basin	ea	1	$4,500	$4,500	
overflow inlet at pond edge	ea	1	$2,500	$2,500	
new manhole	ea	1	$4,500	$4,500	
Frame and Cover	ea	1	$560	$560	
Frame and Grate	ea	1	$600	$600	
drainage gate valve	ea	1	$1,500	$1,500	
drainage pipe	lf	125	$50	$6,250	
					$20,410
utility services /mechanical equip					
electrical service connection / cabinet	ls	1	$9,000	$9,000	
(1) well pump / (1) aerator / (1) water level	ls	1	$25,000	$25,000	
new irrigation system	ls	1	$35,000	$35,000	
30' of pipe from pump to pond	lf	30	$50.00	$1,500	
					$70,500
general site improvements					
loam & seed of disturbed areas	LS	1	$15,000	$15,000	
36" HT Black steel picket fence	LF	215	$165	$35,475	
4' W black steel picket gate	ea	1	$1,900	$1,900	
					$52,375
Yearly Maintenance Costs					
electrical service for pump for irrigation syste	annual	1	$300	$300	
electrical services for pump for pond filling	annual	1	$100	$100	
seasonal litter cleanout/ mucking out pond - volunteer effort				$0	
weekly maintenance ie:trash etc - volunteer effort				$0	
spring start up/winter shut down - with existing irrigation contract				$250	
					$650
Concrete Restoration - Pond					
Concrete Partial Depth Repair	SF	450	20	9000	
Concrete Full Depth Repair	SF	250	30	7500	
Crack Repair - Routing and Sealing	LF	280	20	5600	
Crack Repair - Gravity Filling	SF	280	35	9800	
Crack Repair - Polyurethane Injection Grouti	LF	200	150	30000	
Epoxy Pond Liner System	LS	1	15000	15000	
					$76,900
subtotal				**$279,810**	**$279,810**
contingency				10%	**$27,980.98**
grand total					**$307,790.78**

Performance Specification
Farlow Park Pond Irrigation and Pond Water Supply Project

General: The purpose of the project is to install a new submersible well pump maximum 5 horsepower, capable for pumping 25 gallons per minute at 50 psi to the irrigation system. The new well pump will be set approximately 350 feet deep in the existing Farlow Pond Well.

The following items will be provided:

One well pump:

5 Horsepower, 208 volt 3 phase motor sized for VFD Service
304 stainless steel well pump
25 gpm at 415 feet TDH

Well level sensor

Shall de-energize pump motor if water inside well casing drops to 10 feet above well pump assembly. Provide 1 inch conduit to Well Controller with instrumentation wiring.

Drop Pipe and Pitless Adapter

Provide 2 inch Drop Pipe and 2 inch pitless adaptor. Provide two ¾ inch pipes, two ¾ inch valves and valve boxes and 2 inch isolation gate and valve box with t wrench extension to ground surface to allow use of air to winterize well drop pipe and 2 inch pipe to irrigation system.

Pipe to Irrigation System

Install 2 inch pipe from Well to Irrigation system (located adjacent to Pump Control Cabinets). Materials and methods to comply with Specification 02810.

Variable Speed Control

Provide variable speed pump controller to convert single phase supply power to 3 phase power supply for new well pump. Provide lightning protection for VFD. VFD Fail status shall energize external alarm light.

PLC Controller

Provide PLC based controller to:

Energize de energize well pump
Shut down well pump based on well drawdown
Shut down pump based on loss of water pressure (20 psi initial set point)
Provide control signal to well VFD to supply constant pressure to Irrigation system (initial set point 50 psi).

To energize irrigation system when called for by time clock (provide filed adjustable setting for irrigation time clock) and allowed by time clock, temperature sensor (initial well pump lock out setting of 40 F) and rain sensor gauge.
Control solenoid valve to irrigation system
Energize well pump to fill Farlow Pond when called for by low pond level sensor and to de energize the well pump when high level sensor is energized.
Irrigation setting shall take precedence over pond filling function.
Control solenoid valve for well water flow to Farlow Pond. Provide backpressure valve if required for proper well pump VFD operation.
Pump or system fail shall energize external alarm light.
PLC supplier shall coordinate with well pump start signals from the irrigation system controller.

Pond Level Sensors

Provide two water level sensors for high and low level water sensing in pond. Provide low voltage wiring to PLC Controller. General Contractor to provide stainless steel pipe anchored to pond bottom and bridge to attach the pond level sensors.

VFD and PLC Cabinets

Provide separate 304 stainless steel cabinets for VFD and PLC controller. Provide external heat sink and fan for cooling VFD and PLC. Provide lockable cabinets with yellow alarm light on top of each cabinet. Provide custom engraved sign with instructions for department to call in event of alarm. Provide special isolated ground grid for VFD and PLC. Provide lightning protection for VFD/PLC Cabinets. Provide shop drawings for internal wiring of VFD/PLC Cabinet.

Irrigation System Control and Cabinet

The irrigation control system provided by Specification Section 02810 will require a 20 amp single phase power connection. All other wiring, zone valves and controls associated with the irrigation will be provided by Section 02810. The Irrigation Contractor shall be responsible for integrating well pump start signals with the Well Pump VFD PLC.
Irrigation Cabinet shall be located adjacent to Well Pump VFD and PLC Cabinets.

Commissioning, Training and Operation and Maintenance Manuals

After irrigation and pond filing system has been started up and operating without failure for 5 days, provide 4 hours on site training for OWNER's staff. Provide three (3) copies of O&M Manuals for all components including wiring drawings.