



# CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

Michael J. Kruse, Director



David B. Cohen  
Mayor

**DATE:** January 4, 2006  
**TO:** Community Preservation Committee  
**FROM:** Danielle Bailey, Community Development Planner *DB*  
**SUBJECT:** Stearns Park and Pellegrini Park Improvements Plan

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In response to the working session meeting on December 6, 2005, staff and the Nonantum Advisory Committee have prepared a response to the comments raised by the committee. There are four attachments to this memorandum:

- 1) a revised cost estimate sheet showing various adjustments (the adjustments include a 10% contingency, down from 15%, and the removal of the mural restoration at Pellegrini Park, which is no longer part of the park improvement plan until a new funding source can be identified),
- 2) a revised cost estimate dated 1/4/06 from Pressley Associates for Stearns Park (the Pellegrini Park cost estimate remains unchanged)
- 3) a funding scenario for the entire project (Phases 1 & 2 for both parks), and
- 4) a project timeline.

In order to alleviate CPA budgetary pressure in any given year, we are now requesting smaller allocations over a four-year period to implement the entire park improvement plan for both parks. The full CPA request for this expanded scope is \$2,661,750. In Years 1 and 2- 2006 and 2007- the amount of the request is \$750,000 each year. The requests for Years 3 and 4 are \$581,000 and \$580,750, respectively. Because inflation is not built into the cost estimate, staff anticipates submitting a revised cost estimate for Years 3 and 4 in 2007.

The City intends to continue its relationship with Pressley Associates for the design of the construction documents as well as bid administration/construction oversight. Staff is proposing three public bids for the implementation of both park improvement plans. Following Pressley Associates' breakout of the project components as shown on the concept plans and the cost estimates, the first bid will address Stearns Park Package 1-A. The second bid will encompass Stearns Park Package 1-B and Pellegrini Park Packages 1-A and 1-B. The final bid will cover Package 2 for both parks. Release of the CPA funds in Years 2-4 will be critical, as funding must be available in December prior to public bidding in January 2007 and January 2009. Please refer to the timeline for the proposed dates for the bid and construction periods.

Because the tennis courts at Stearns Park are in deplorable condition, staff is attempting to arrange for this item to be improved during the 2006 construction season. In order to make this happen, staff will use the available CDBG funding to pay for design services for the construction documents and bid package, as well as encumber the contract for the contractor. CDBG or CPA funds may pay the invoices for the work. As previously committed, there is \$140,000 of CDBG funding currently available. Any future commitment of CDBG funding is uncertain as the CDBG program will be cut by 10-11% for the upcoming fiscal year, and continued cuts are expected each fiscal year thereafter.

OVER

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If there are any questions on the project or the attachments, do not hesitate to contact any of the following team members:

Danielle Bailey	Planning and Development Department	(617) 796-1139	<a href="mailto:dbailey@newtonma.gov">dbailey@newtonma.gov</a>
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Kathy Zegarelli	Nonantum Advisory Committee	(617) 796-1048	<a href="mailto:joka5@rcn.com">joka5@rcn.com</a>

Thank you for your thoughtful consideration of this significant request.

# Timeline for Improvements to Stearns Park and Pellegrini Park

		Stearns 1-A	Stearns 1-B	Pellegrini 1-A & 1-B	Stearns 2	Pellegrini 2
<b>YEAR 1: 2006</b>	Jan-06	Design of Construction Documents				
	Feb-06					
	Mar-06					
	Apr-06	Public Bid #1 Stearns Package 1-A				
	May-06			CPA Funding Released (1 of 4)		
	Jun-06					
	Jul-06	Construction				
	Aug-06					
	Sep-06					
	Oct-06	Completion		Design of Construction Documents		
	Nov-06					
	Dec-06			CPA Funding Released (2 of 4)		
<b>YEAR 2: 2007</b>	Jan-07					
	Feb-07					
	Mar-07					
	Apr-07					
	May-07					
	Jun-07					
	Jul-07					
	Aug-07					
	Sep-07					
	Oct-07					
	Nov-07					
	Dec-07					CPA Funding Released (3 of 4)
<b>YEAR 3: 2008</b>	Jan-08					
	Feb-08					
	Mar-08					
	Apr-08					
	May-08					
	Jun-08					
	Jul-08					
	Aug-08					
	Sep-08					
	Oct-08					
	Nov-08					
	Dec-08					CPA Funding Released (4 of 4)
<b>YEAR 4: 2009</b>	Jan-09					
	Feb-09					
	Mar-09					
	Apr-09					
	May-09					
	Jun-09					
	Jul-09					
	Aug-09					
	Sep-09					
	Oct-09					
	Nov-09					
	Dec-09					Completion

- BID PACKAGE #1**
- Stearns 1-A**
- \* Tennis Courts
  - \* Tennis Court Fencing
  - \* Walkway to senior housing
  - \* Drinking Fountain

- BID PACKAGE #2**
- Stearns 1-B**
- \* 2 Play Areas
  - \* Half Basketball Court
  - \* Swings
  - \* Landscaping
  - \* Decorative Fencing

- BID PACKAGE #2**
- Pellegrini 1-A**
- \* Parking Lot
  - \* Pedestrian Entranceway
  - \* Landscaping
  - \* Decorative Fencing
  - \* Signage

- BID PACKAGE #2**
- Pellegrini 1-B**
- \* Playground
  - \* Half Basketball Court
  - \* Swings
  - \* Picnic Areas
  - \* Pavilion
  - \* Water Play

- BID PACKAGE #3**
- Stearns 2**
- \* Walkways
  - \* Little League Field
  - \* Picnic Areas
  - \* Signage
  - \* Open Space Preservation
  - \* Border Fencing
  - \* Security Lighting

- BID PACKAGE #3**
- Pellegrini 2**
- \* Tennis Court Fencing
  - \* Walkways
  - \* Passive Recreation Area
  - \* Athletic Field Preservation
  - \* Athletic Lights
  - \* Border Fencing

Stearns Park

Schematic Design  
04086.00

January 4, 2006



Total SF: 147,040      SUBTOTAL: \$861,009  
 COST: \$947,109      CONTINGENCY @ 10%: \$86,101

**COST/S \$6.44      3 PACKAGES TOTAL: \$947,109**

Quantity    UNIT    UN Price                    Amount

**PACKAGE I - A (TENNIS COURT)**

**SITE PREPARATION**

Site Preparation	11,578	SF	0.50	\$5,789
General Conditions	1	LS	2000.00	\$2,000

**SITE PREPARATION SUBTOTAL \$7,789**

**CURBING & PAVING - 02500**

Pedestrian Bituminous Paving (Tennis Court)	12,195	SF	3.50	\$42,683
Pedestrian Bituminous Paving (Walkway)	1,083	SF	3.50	\$3,791

**CURBING & PAVING SUBTOTAL \$46,473**

**SITE IMPROVEMENTS**

Tennis Nets(2) & Net Posts(3)	1	EA	1500.00	\$1,500
Drinking Fountain	1	LS	12500.00	\$12,500
Tennis Court Gate (4' Wide, 7' High)	1	EA	1000.00	\$1,000
Tennis Court Fence -10' High	420	LF	60.00	\$25,200
Court Color Coating	11,376	SF	0.50	\$5,688
Bench	3	EA	1200.00	\$3,600
Seed and Loam	4,100	SF	0.80	\$3,280

**SITE IMPROVEMENTS SUBTOTAL \$52,768**

**PACKAGE I - A SUBTOTAL \$107,030**

**CONTINGENCY @ 10% \$10,703**

**PACKAGE I - A TOTAL \$117,733**

**PACKAGE I - B (PLAY AREA)**

**SITE PREPARATION**

Site Preparation	24,257	SF	0.50	\$12,129
General Conditions	1	LS	2000.00	\$2,000

**SITE PREPARATION SUBTOTAL \$14,129**

**CURBING & PAVING - 02500**

Pedestrian Bituminous Paving	6,583	SF	3.50	\$23,041
Pour-in-Place Rubberized Surface	7,387	SF	25.00	\$184,675
Granite Curb	297	LF	35.00	\$10,395
Mowing Strip	222	LF	6.75	\$1,499

**CURBING & PAVING SUBTOTAL \$219,609**

**SITE IMPROVEMENTS**

Basketball Posts, Backboard, Goal & Net	1	EA	1053.00	\$1,053
Trash Receptacle	1	EA	900.00	\$900
Drinking Fountain	1	LS	12500.00	\$12,500
Bench	4	EA	1200.00	\$4,800
Pavilion	1	EA	29700.00	\$29,700
Swing	1	EA	5000.00	\$5,000
Play Table & Bench	3	EA	595.00	\$1,785
Spring Rider	4	EA	1448.00	\$5,792
Toddlers' Swing	1	EA	3580.00	\$3,580
Play Equipment (Asterope GXY 913)	1	EA	39825.00	\$39,825
Play Equipment (TofTime-Rascal)	1	EA	10855.00	\$10,855
4' Chain Link Fence	199	LF	40.00	\$7,960
4' High, 4' Opening Single Swing Chain Link Gate	1	EA	600.00	\$600
4' Decorative Steel Fence	225	LF	100.00	\$22,500
4' High, 4' Opening Steel Fence Gate	1	EA	1000.00	\$1,000
Drainage Allowance	1	LS	10000.00	\$10,000

**SITE IMPROVEMENTS SUBTOTAL \$157,850**

**LAWNS - 02930**

Sod and 6" loam	8,004	SF	1.50	\$12,006
<b>LAWNS SUBTOTAL</b>				<b>\$12,006</b>

**PLANTING - 02940**

Deciduous Tree 7"	2	EA	3500.00	\$7,000
Deciduous Tree 5"	14	EA	1400.00	\$19,600
Evergreen Tree 10-12'	19	EA	500.00	\$9,500
<b>PLANTING SUBTOTAL</b>				<b>\$36,100</b>

**PACKAGE I - B SUBTOTAL \$439,694**

**CONTINGENCY @ 10% \$43,969**

**PACKAGE I - B TOTAL \$483,663**

**PACKAGE I (I-A&I-B) TOTAL \$601,396**

**PACKAGE II ( PARK AREA )****SITE PREPARATION**

Site Preparation	111,315	SF	0.50	\$55,658
General Conditions	1	LS	4000.00	\$4,000
<b>SITE PREPARATION SUBTOTAL</b>				<b>\$59,658</b>

**CURBING & PAVING - 02500**

Pedestrian Bituminous Paving	5,310	SF	3.50	\$18,585
Mowing Strip	1,056	LF	6.75	\$7,128
<b>CURBING &amp; PAVING SUBTOTAL</b>				<b>\$25,713</b>

**SITE IMPROVEMENTS**

Player's Bench	2	EA	336.00	\$672
Backstop	1	EA	3012.00	\$3,012
Trash Receptacle	3	EA	900.00	\$2,700
Pedestrian Path Light	9	EA	5000.00	\$45,000
Bench	2	EA	1200.00	\$2,400
Entrance Granite Bollard	2	EA	1000.00	\$2,000
Relocate Entrance Bollard	2	EA	500.00	\$1,000
Park Signage	1	LS	2500.00	\$2,500
Illustrative Signage	1	LS	1000.00	\$1,000
Picnic Table with Concrete Pad	9	EA	2600.00	\$23,400
6' Vinyl Chain Link Fence	1,170	LF	50.00	\$58,500
6' High, 20' Opening Double Swing Gate	1	EA	2400.00	\$2,400
Drainage Allowance	1	LS	25000.00	\$25,000
<b>SITE IMPROVEMENTS SUBTOTAL</b>				<b>\$169,584</b>

**LAWNS - 02930**

Hydroseed	106,061	SF	0.50	\$53,031
<b>LAWNS SUBTOTAL</b>				<b>\$53,031</b>

**PLANTING - 02940**

Deciduous Tree 7"	1	EA	3500.00	\$3,500
Deciduous Tree 5"	2	EA	1400.00	\$2,800
<b>PLANTING SUBTOTAL</b>				<b>\$6,300</b>

**PACKAGE II SUBTOTAL \$314,285**

**CONTINGENCY @ 10% \$31,429**

**PACKAGE II TOTAL \$345,714**

# Stearns Park and Pellegrini Park Revised Cost Estimate

Stearns Park based on Pressley Associates' Cost Estimate Revised 1/4/06

Pellegrini Park based on Pressley Associates' Cost Estimate 8/22/05

## REVISED COST ESTIMATE: DETAILS

PACKAGES	PRESSLEY CONSTRUCTION ESTIMATE	MISC ADJUSTMENTS	10% CONTINGENCY	CONSTRUCTION SUBTOTAL*	BID PACKAGE DESIGN**	BID ADMINISTRATION***	TOTALS
Stearns 1-A	\$ 107,030		\$ 10,703	\$ 118,000	\$ 11,800	\$ 5,900	\$ 135,700
Stearns 1-B	\$ 439,694		\$ 43,969	\$ 484,000	\$ 48,400	\$ 24,200	\$ 556,600
Stearns 2	\$ 314,285		\$ 31,429	\$ 346,000	\$ 34,600	\$ 17,300	\$ 397,900
Pellegrini 1-A	\$ 208,005	\$ 5,000	\$ 21,301	\$ 234,000	\$ 23,400	\$ 11,700	\$ 269,100
Pellegrini 1-B	\$ 506,607	\$ (5,000)	\$ 50,161	\$ 552,000	\$ 55,200	\$ 27,600	\$ 634,800
Pellegrini 2	\$ 646,280		\$ 64,628	\$ 711,000	\$ 71,100	\$ 35,550	\$ 817,650
	\$ 2,221,901	\$ -	\$ 222,190	\$ 2,445,000	\$ 244,500	\$ 122,250	\$ 2,811,750

\* rounded to the nearest \$1,000

\*\* 10% of construction subtotal

\*\*\* 5% of construction subtotal

### Notes:

- Revised Cost Estimate reflects change of 15% contingency to a 10% contingency per CPC's request
- \$5,000 adjustment is the estimated water bill for the new water play features in Years 3 & 4 as Parks and Recreation has stipulated that the community must pay for the water bills otherwise the water play features cannot be installed because there is not enough P&R money to cover this expense
- Pellegrini Package 1-B reduced by \$5,000 because mural restoration is not CPA eligible
- Walkway from Senior Housing moved from Stearns Package 2 to Stearns Package 1-A

## REVISED COST ESTIMATE: SUMMARY

	CONSTRUCTION ESTIMATES		TOTAL PROJECT COST			
	CONSTRUCTION COSTS	BID PACKAGE DESIGN	BID ADMINISTRATION	TOTAL		
Stearns 1-A	\$ 118,000					
Stearns 1-B	\$ 484,000					
Stearns 2	\$ 346,000					
Pellegrini 1-A	\$ 234,000					
Pellegrini 1-B	\$ 552,000					
Pellegrini 2	\$ 711,000					
<i>subtotal</i>	\$ 2,445,000					
		\$ 244,500	\$ 122,250	\$ 2,811,750		TOTAL PROJECT COST
				\$ 140,000		less CDBG
				\$ 5,000		less Tree Fund
				\$ 5,000		less Private Funds
				\$ 2,661,750		= CPA request

## Stearns Park and Pellegrini Park Park Improvement Phasing Plan

**Total CPA Request**

**\$ 2,661,750**

	Funding Phase 1 2006	Funding Phase 2 2007	Funding Phase 3 2008	Funding Phase 4 2009	FUNDING TOTALS
CPA Funds	\$ 750,000	\$ 750,000	\$ 581,000	\$ 580,750	<b>\$ 2,661,750</b>
CDBG Funds	\$ 140,000	\$ -	\$ -	\$ -	\$ 140,000
Tree Fund	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000
Private Funding	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
<b>Total Funding</b>	<b>\$ 890,000</b>	<b>\$ 750,000</b>	<b>\$ 588,500</b>	<b>\$ 583,250</b>	<b>\$ 2,811,750</b>

	Construction Phase 1 2006	Construction Phase 2 2007	Construction Phase 3 2008	Construction Phase 4 2009
Estimated Cost				
Stearns 1-A	\$ 118,000 100%	\$ - 0%	\$ - 0%	\$ - 0%
Stearns 1-B	\$ 484,000 0%	\$ 484,000 100%	\$ - 0%	\$ - 0%
Stearns 2	\$ 346,000 0%	\$ - 0%	\$ - 0%	\$ 346,000 100%
Pellegrini 1-A	\$ 234,000 0%	\$ 234,000 100%	\$ - 0%	\$ - 0%
Pellegrini 1-B	\$ 552,000 0%	\$ 552,000 100%	\$ - 0%	\$ - 0%
Pellegrini 2	\$ 711,000 0%	\$ - 0%	\$ - 0%	\$ 711,000 100%
Design	\$ 244,500 60%	\$ - 0%	\$ 97,800 40%	\$ - 0%
Administration	\$ 122,250 5%	\$ 61,125 50%	\$ 6,113 5%	\$ 48,900 40%
<b>Project Total</b>	<b>\$ 2,811,750</b>			

Phase Total	\$ 270,813	\$ 1,331,125	\$ 103,913	\$ 1,105,900
Available Funding (New \$ + Carry Over \$)	\$ 890,000	\$ 1,369,188	\$ 626,563	\$ 1,105,900
Budget Balance	\$ 619,188	\$ 38,063	\$ 522,650	\$ -
Funds Received This Phase	\$ 890,000	\$ 750,000	\$ 588,500	\$ 583,250
Funds Received To Date	\$ 890,000	\$ 1,640,000	\$ 2,228,500	\$ 2,811,750
Project Total To Date	\$ 270,813	\$ 1,601,938	\$ 1,705,850	\$ 2,811,750
Carry Over \$	\$ 619,188	\$ 38,063	\$ 522,650	\$ -

# Timeline for Improvements to Stearns Park and Pellegrini Park

		Stearns 1-A	Stearns 1-B Pellegrini 1-A & 1-B	Stearns 2	Pellegrini 2	
<b>YEAR 1: 2006</b>	Jan-06	Design of Construction Documents				<b>BID PACKAGE #1</b> <b>Stearns 1-A</b> * Tennis Courts * Tennis Court Fencing * Walkway to senior housing * Drinking Fountain
	Feb-06					
	Mar-06					
	Apr-06	Public Bid #1 Stearns Package 1-A				
	May-06		CPA Funding Released (1 of 4)			
	Jun-06					
	Jul-06	Construction				
	Aug-06					
	Sep-06					
	Oct-06	Completion				
	Nov-06					
	Dec-06		CPA Funding Released (2 of 4)			
<b>YEAR 2: 2007</b>	Jan-07		Public Bid #2 Stearns Package 1-B Pellegrini Packages 1-A & 1-B			<b>BID PACKAGE #2</b> <b>Stearns 1-B</b> * 2 Play Areas * Half Basketball Court * Swings * Landscaping * Decorative Fencing  <b>Pellegrini 1-A</b> * Parking Lot * Pedestrian Entranceway * Landscaping * Decorative Fencing * Signage  <b>Pellegrini 1-B</b> * Playground * Half Basketball Court * Swings * Picnic Areas * Pavilion * Water Play
	Feb-07					
	Mar-07					
	Apr-07					
	May-07					
	Jun-07					
	Jul-07	Construction				
	Aug-07					
	Sep-07					
	Oct-07					
	Nov-07					
	Dec-07					
Jan-08						
Feb-08						
Mar-08						
Apr-08						
May-08		Completion				
Jun-08						
Jul-08			Design of Construction Documents			
Aug-08						
Sep-08						
Oct-08						
Nov-08						
Dec-08				CPA Funding Released (3 of 4)		
<b>YEAR 3: 2008</b>	Jan-08					<b>BID PACKAGE #3</b> <b>Stearns 2</b> * Walkways * Little League Field * Picnic Areas * Signage * Open Space Preservation * Border Fencing * Security Lighting  <b>Pellegrini 2</b> * Tennis Court Fencing * Walkways * Passive Recreation Area * Athletic Field Preservation * Athletic Lights * Border Fencing
	Feb-08					
	Mar-08					
	Apr-08					
	May-08					
	Jun-08					
	Jul-08					
	Aug-08					
	Sep-08					
	Oct-08					
	Nov-08					
	Dec-08			CPA Funding Released (4 of 4)		
<b>YEAR 4: 2009</b>	Jan-09			Public Bid #3 Stearns Package 2 Pellegrini Package 2		
	Feb-09					
	Mar-09					
	Apr-09					
	May-09					
	Jun-09					
	Jul-09			Construction		
	Aug-09					
	Sep-09					
	Oct-09					
	Nov-09					
	Dec-09				Completion	