



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

Michael J. Kruse, Director



newton
community
development
block
grant
program

David B. Cohen
Mayor

DATE: April 13, 2006

TO: Honorable Board of Aldermen

FROM: Danielle Bailey, Community Development Planner *DB*

SUBJECT: Stearns Park and Pellegrini Park Improvement Plan – **REVISED**

CC: David B. Cohen, Mayor
Michael Kruse, Director of Planning and Development

After input and review by the Public Facilities and Finance Committees of the Board of Aldermen, the revised total estimated project cost is \$2.75 million, of which approximately \$2.56 million in CPA funds is being requested. There is \$150,000 of available funding from other resources, as well as a potential savings of up to \$40,000 by utilizing city crews on portions of the project. The Community Preservation Committee (CPC) recommended dispersing the CPA funds over four fiscal years. This funding strategy was devised in an effort not to create a financial hardship on any one annual CPA budget. A revised phasing plan has been formulated to address some concerns that the phases in the original plan were not independent enough. Each phase of the revised plan will now fund some construction.

Based on the recommendation of the Public Facilities Committee, the initial request was reduced from \$750,000 to \$720,000, plus the \$3,700 in fees for the Law Department. The primary reason for the change in cost is the percentage reduction of the bid administration/construction oversight from 5% to 2.5%, resulting in a roughly \$30,000 cost savings for the first year. Under the revised phasing plan, the requested CPA funding for Year 1 would be \$765,285 or \$762,125 and \$3,700 in legal fees. The 'Year 1' phase cost covers design, construction and oversight of the Stearns 1-B and Pellegrini 1-A construction packages. See the attachments for more detail on each package and the costs associated with each year.

\$ 765,825

Additionally, the Public Facilities Committee asked the Department of Public Works to consider reducing the total project cost by doing some of the construction in-house. After reviewing the master plans, DPW stated that the parking lot, drainage, and walkway components at Pellegrini Park could be implemented using city crews. The savings realized will be as much as \$40,000.

A revised cost estimate, phasing plan and timeline are attached to reflect these changes. If there are any questions about the project or the attachments, do not hesitate to contact me at (617) 796-1139 or at [dbailey@newtonma.gov](mailto:d Bailey@newtonma.gov), or Tom Cahill in the Parks and Recreation Department at (617) 796-1524 or at tcahill@newtonma.gov. Thank you for your careful consideration of this important project.

Housing and Community Development Division

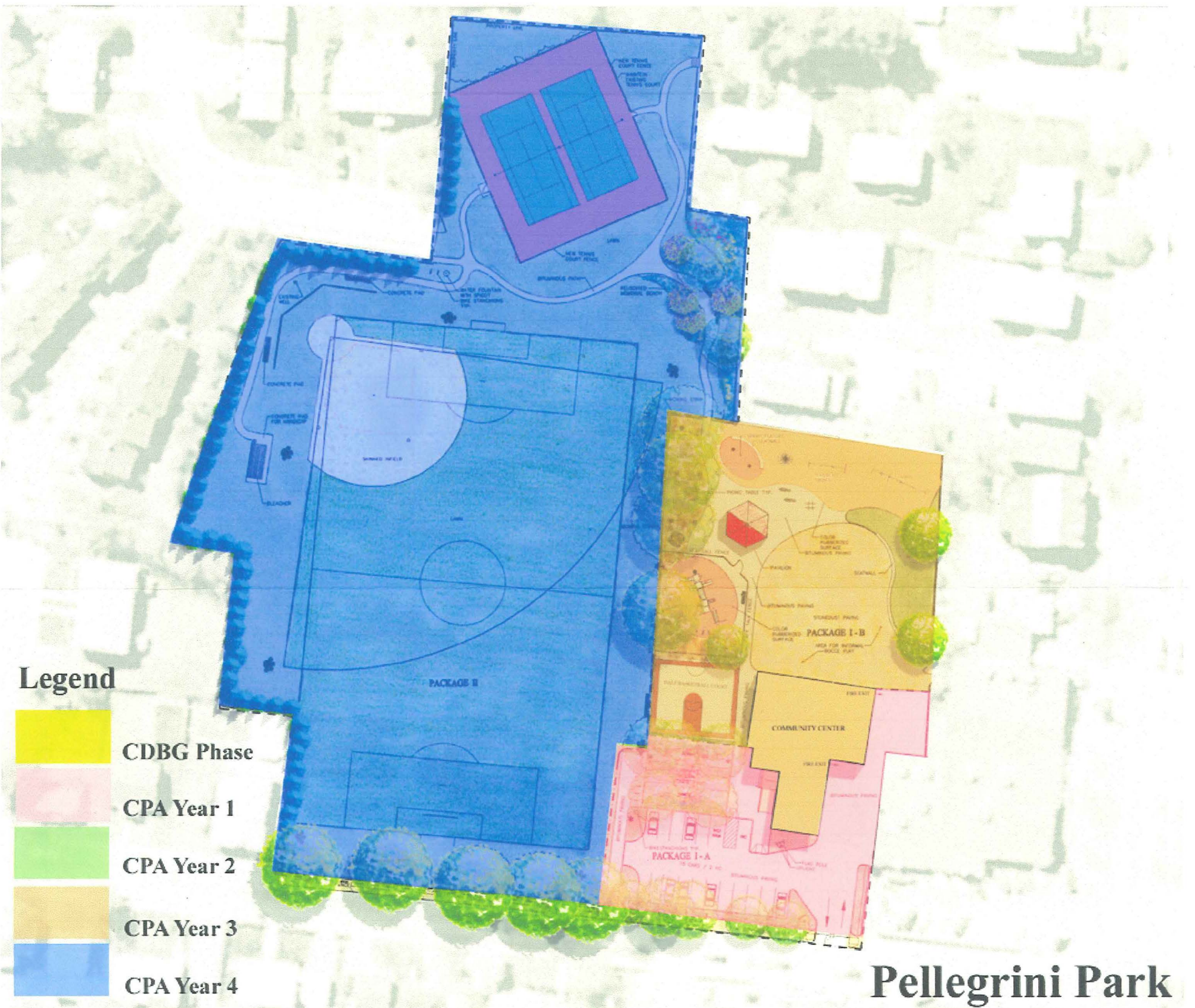
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Stearns Park



Pellegrini Park

Legend

-  CDBG Phase
-  CPA Year 1
-  CPA Year 2
-  CPA Year 3
-  CPA Year 4

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 (TotTime-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
LAWNS SUBTOTAL				\$12,006

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
PLANTING SUBTOTAL				\$36,100

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
SITE PREPARATION SUBTOTAL				\$59,658

CURBING & PAVING - 02500

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

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
SITE IMPROVEMENTS SUBTOTAL				\$169,584

LAWNS - 02930

Hydroseed	106,061	SF	0.50	\$53,031
LAWNS SUBTOTAL				\$53,031

PLANTING - 02940

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

PACKAGE II SUBTOTAL \$314,285

CONTINGENCY @ 10% \$31,429

PACKAGE II TOTAL \$345,714

Pellegrini Park

Schematic Design

04086.00

March 8, 2006



Total SF: 194,317 SUBTOTAL: \$1,355,891
 COST: \$1,491,480 CONTINGENCY @ 10%: \$135,589

COST/S	\$7.68	3 PACKAGES TOTAL:	\$1,491,480
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	Quantity	UNIT	UN Price	Amount
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PACKAGE I - A (ENTRANCE AREA)

SITE PREPARATION

Site Preparation	21,359	SF	0.50	\$10,680
General Conditions	1	LS	2000.00	\$2,000

SITE PREPARATION SUBTOTAL \$12,680

CURBING & PAVING - 02500

Pedestrian Bituminous Paving	2,224	SF	3.50	\$7,784
Vehicular Bituminous Paving	11,587	SF	4.00	\$46,348
Pedestrian Concrete Paving	351	SF	4.50	\$1,580
Concrete Paver	1,099	SF	16.00	\$17,584
Granite Curb	689	LF	35.00	\$24,115

CURBING & PAVING SUBTOTAL \$97,411

SITE IMPROVEMENTS

Trash Receptacle	1	EA	900.00	\$900
Pedestrian Path Light	5	EA	5000.00	\$25,000
Uplight	4	EA	900.00	\$3,600
Bench	2	EA	1200.00	\$2,400
Granite Bollard (4.5' x 1.5' x 1.5')	2	EA	1000.00	\$2,000
Pi Bike Rack	3	EA	400.00	\$1,200
Granite Stair	24	LF	65.00	\$1,560
Handrail	38	LF	75.00	\$2,865
Park Sign	1	EA	1500.00	\$1,500
4' Steel Fence	137	LF	100.00	\$13,700
Line Painting	410	LF	1.00	\$410
Drainage Allowance	1	LS	20000.00	\$20,000
Spigot	1	LS	1500.00	\$1,500

SITE IMPROVEMENTS SUBTOTAL \$76,635

LAWNS - 02930

Hydroseed	3,512	SF	0.50	\$1,756
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LAWNS SUBTOTAL \$1,756

PLANTING - 02940

Deciduous Tree 5"	6	EA	1400.00	\$8,400
Shrubs	181	EA	60.00	\$10,860
Vines	88	SF	3.00	\$264

PLANTING SUBTOTAL \$19,524

PACKAGE I - A SUBTOTAL \$208,005

CONTINGENCY @ 10% \$20,801

PACKAGE I - A TOTAL \$228,806

PACKAGE I - B (PLAYGROUND AREA)

SITE PREPARATION

Site Preparation	30,723	SF	0.50	\$15,362
General Conditions	1	LS	4000.00	\$4,000

SITE PREPARATION SUBTOTAL \$19,362

RESTORATION

Recap Block Wall	69	LF	150.00	\$10,350
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RESTORATION SUBTOTAL \$10,350

RESTORATION SUBTOTAL

CURBING & PAVING - 02500

Pedestrian Bituminous Paving	8,056	SF	3.50	\$28,196
Pour-in-Place Rubberized Surface	7,541	SF	25.00	\$188,525
Mulch	3,550	SF	1.00	\$3,550
Granite Curb	132	LF	35.00	\$4,620
Stonedust	8,913	SF	1.00	\$8,913
Mowing Strip (1.5' Wide)	245	LF	6.75	\$1,654

CURBING & PAVING SUBTOTAL \$235,458

SITE IMPROVEMENTS

Basketball Posts, Backboard, Goal & Net	1	EA	1053.00	\$1,053
Trash Receptacle	1	EA	900.00	\$900
Drinking Fountain	1	EA	5180.00	\$5,180
Bench	1	EA	1200.00	\$1,200
Granite Seatwall with Footing	72	LF	450.00	\$32,400
Concrete Seatwall	32	LF	400.00	\$12,800
Picnic Table with Concrete Pad	3	EA	3000.00	\$9,000
Pavilion	1	EA	34396.00	\$34,396
Swing	1	EA	7667.00	\$7,667
Play Table & Bench	3	EA	595.00	\$1,785
Climber	1	EA	8954.00	\$8,954
Spring Rider	4	EA	1448.00	\$5,792
Spring Rider See-Saw	1	EA	2616.00	\$2,616
Toddlers' Swing	1	EA	3580.00	\$3,580
Play Equipment (Wayfarer II, GameTime)	1	EA	22998.00	\$22,998
Water Play Equipments	1	EA	41792.00	\$41,792
8' Vinyl Chain Link Fence	303	LF	60.00	\$18,180
7' High, 4' Opening Single Swing Gate	1	EA	1000.00	\$1,000
4' Chain Link Fence	164	LF	40.00	\$6,560
4' High, 4' Opening Single Swing Gate	1	EA	600.00	\$600
Basketball Court Color Coating	2,688	SF	0.50	\$1,344
Drainage Allowance	1	LS	10000.00	\$10,000
Spigot	1	LS	1000.00	\$1,000

SITE IMPROVEMENTS SUBTOTAL \$230,797

LAWNS - 02930

Hydroseed	2,881	SF	0.50	\$1,441
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LAWNS SUBTOTAL \$1,441

PLANTING - 02940

Deciduous Tree 5"	3	EA	1400.00	\$4,200
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PLANTING SUBTOTAL \$4,200

PACKAGE I - B SUBTOTAL \$501,607

CONTINGENCY @ 10% \$50,161

PACKAGE I - B TOTAL \$551,767

PACKAGE I (I-A&I-B) TOTAL \$780,573

PACKAGE II (SPORT FIELD)**SITE PREPARATION**

Site Preparation	138,584	SF	0.50	\$69,292
General Conditions	1	LS	4000.00	\$4,000

SITE PREPARATION SUBTOTAL \$73,292

CURBING & PAVING - 02500

Pedestrian Bituminous Paving	3,794	SF	3.50	\$13,279
Pedestrian Concrete Paving	528	SF	4.50	\$2,376
Mowing Strip	205	LF	6.75	\$1,384

CURBING & PAVING SUBTOTAL \$17,039

SITE IMPROVEMENTS

Player's Bench	4	EA	336.00	\$1,344
Bleacher	1	EA	1166.00	\$1,166
Backstop	1	EA	3012.00	\$3,012
Soccer Goal & Net - Pair	1	EA	1809.00	\$1,809
Trash Receptacle	1	EA	900.00	\$900

Field Light	7	EA	25250.00	\$176,750
Drinking Fountain	1	EA	5180.00	\$5,180
Bench	1	EA	1200.00	\$1,200
Pi Bike Rack	2	EA	400.00	\$800
8' Vinyl Chain Link Fence	1,146	LF	60.00	\$68,760
12' Vinyl Chain Link Fence	88	LF	80.00	\$7,040
10' Vinyl Tennis Court Chain Link Fence	446	LF	60.00	\$26,760
Tennis Court Gate (4' Wide, 7' High)	3	EA	1000.00	\$3,000
Drainage Allowance	1	LS	70000.00	\$70,000
Spigot	1	LS	1500.00	\$1,500

SITE IMPROVEMENTS SUBTOTAL \$369,221

LAWNS - 02930

Hydroseed	104,509	SF	0.50	\$52,255
6" Crush Stone Underdrain & Filter Fabric	100,071	SF	0.75	\$75,053

LAWNS SUBTOTAL \$127,308

PLANTING - 02940

Deciduous Tree 7"	1	EA	3500.00	\$3,500
Deciduous Tree 5"	2	EA	1400.00	\$2,800
Evergreen Tree 10-12'	49	EA	500.00	\$24,500
Flowering Tree	1	EA	600.00	\$600
Shrubs	467	EA	60.00	\$28,020

PLANTING SUBTOTAL \$59,420

PACKAGE II SUBTOTAL \$646,280

CONTINGENCY @ 10% \$64,628

PACKAGE II TOTAL \$710,907

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 3/8/06

REVISED COST ESTIMATE: DETAILS (CPA PORTION ONLY)

PACKAGES	PRESSLEY CONSTRUCTION ESTIMATE	10% CONTINGENCY	CONSTRUCTION SUBTOTAL*	BID PACKAGE DESIGN**	BID ADMINISTRATION***	TOTALS
Stearns 1-B	\$ 439,694	\$ 43,969	\$ 484,000	\$ 48,400	\$ 12,100	\$ 544,500
Stearns 2	\$ 314,285	\$ 31,429	\$ 346,000	\$ 34,600	\$ 8,650	\$ 389,250
Pellegrini 1-A	\$ 208,005	\$ 20,801	\$ 229,000	\$ 22,900	\$ 5,725	\$ 257,625
Pellegrini 1-B	\$ 501,607	\$ 50,161	\$ 552,000	\$ 55,200	\$ 13,800	\$ 621,000
Pellegrini 2	\$ 646,280	\$ 64,628	\$ 711,000	\$ 71,100	\$ 17,775	\$ 799,875
	\$ 2,109,871	\$ 210,987	\$ 2,322,000	\$ 232,200	\$ 58,050	\$ 2,612,250

\$ 40,000.00 less DPW savings****

\$ 2,572,250 Revised Estimated Project Cost

* rounded to the nearest \$1,000

** 10% of construction subtotal

*** 2.5% of construction subtotal

**** DPW may be able to do the parking lot, drainage, and curbing components using city crews which may result in a savings of up to \$40,000. Therefore the revised construction cost for this package is \$189,000.

REVISED COST ESTIMATE: SUMMARY (CPA PORTION ONLY)

CONSTRUCTION ESTIMATES		TOTAL				
		CONSTRUCTION COSTS	BID PACKAGE DESIGN	BID ADMINISTRATION	TOTAL	
Stearns 1-B	\$ 484,000	\$ 2,322,000	\$ 232,200	\$ 58,050	\$ 2,612,250	TOTAL PROJECT COST*****
Stearns 2	\$ 346,000					
Pellegrini 1-A	\$ 229,000					
Pellegrini 1-B	\$ 552,000					
Pellegrini 2	\$ 711,000					
<i>subtotal</i>	\$ 2,322,000				\$ 40,000	less DPW Savings
					\$ 5,000	less Tree Fund
					\$ 2,567,250	= CPA request

*****NOTE: Stearns 1-A removed from cost estimate as CDBG funds will fully cover design, construction, and oversight of this package

Stearns Park and Pellegrini Park: Park Improvement Phasing Plan

Total CPA Request
\$ 2,567,250

	Year 1 FY2006	Year 2 FY2007	Year 3 FY2008	Year 4 FY2009	TOTALS
	Funding				
CPA Funds	\$ 762,125	\$ 444,450	\$ 636,900	\$ 723,775	\$ 2,567,250
Other Funds	\$ -	\$ -	\$ -	\$ 5,000 Tree Fund	\$ 5,000
Total Funding	\$ 762,125	\$ 444,450	\$ 636,900	\$ 728,775	\$ 2,572,250
	Expenditures				
Total Estimated Cost					
Design \$ 232,200	\$ 71,300	\$ 89,800	\$ 71,100	\$ -	\$ 232,200
Administration/Oversight \$ 58,050	\$ 17,825	\$ 8,650	\$ 13,800	\$ 17,775	\$ 58,050
Construction Packages					
Stearns 1-B \$ 484,000	\$ 484,000	\$ -	\$ -	\$ -	\$ 484,000
Stearns 2 \$ 346,000	\$ -	\$ 346,000	\$ -	\$ -	\$ 346,000
Pellegrini 1-A**** \$ 189,000	\$ 189,000	\$ -	\$ -	\$ -	\$ 189,000
Pellegrini 1-B \$ 552,000	\$ -	\$ -	\$ 552,000	\$ -	\$ 552,000
Pellegrini 2 \$ 711,000	\$ -	\$ -	\$ -	\$ 711,000	\$ 711,000
Project Total \$ 2,572,250					
Year Total	\$ 762,125	\$ 444,450	\$ 636,900	\$ 728,775	\$ 2,572,250
Accomplishments by Year	Design, Construction & Oversight of: Stearns 1-B * 2 Play Areas * Half Basketball Court * Swings * Landscaping * Decorative Fencing Pellegrini 1-A * Parking Lot * Pedestrian Entranceway * Landscaping * Decorative Fencing * Signage	Design, Construction & Oversight of: Stearns 2 * Walkways * Little League Field * Picnic Areas * Signage * Open Space Preservation * Border Fencing * Security Lighting Design of: Pellegrini 1-B	Construction & Oversight of: Pellegrini 1-B * Playground * Half Basketball Court * Swings * Picnic Areas * Pavilion * Water Play Design of: Pellegrini 2	Construction & Oversight of: Pellegrini 2 * Tennis Court Fencing * Walkways * Passive Recreation Area * Athletic Field Preservation * Athletic Lights * Border Fencing	

**** Factors in DPW's cost savings of up to \$40,000

Stearns Park and Pellegrini Park: Timeline

		Year 1 (FY06 CPA Funds)	Year 2 (FY07 CPA Funds)	Year 3 (FY08 CPA Funds)	Year 4 (FY09 CPA Funds)	
2006	May-06	CPA Funding Released (1 of 4)				
	Jun-06					
	Jul-06	Construction Documents for Stearns 1-B and Pellegrini 1-A				
	Aug-06					
	Sep-06					
	Oct-06					
	Nov-06					
	Dec-06					
2007	Jan-07	Public Bid #1 Stearns 1-B Pellegrini 1-A				
	Feb-07					
	Mar-07					
	Apr-07	Construction of Stearns 1-B and Pellegrini 1-A				
	May-07		CPA Funding Released (2 of 4)			
	Jun-07		Construction Documents for Stearns 2 & Pellegrini 1-B			
	Jul-07					
	Aug-07					
	Sep-07					
	Oct-07					
	Nov-07	Completion				
	Dec-07					
2008	Jan-08		Public Bid #2 Stearns 2			
	Feb-08					
	Mar-08					
	Apr-08	Construction of Stearns 2				
	May-08			CPA Funding Released (3 of 4)		
	Jun-08			Construction Documents for Pellegrini 2		
	Jul-08					
	Aug-08					
	Sep-08					
	Oct-08					
	Nov-08		Completion			
	Dec-08					
2009	Jan-09				CPA Funding Released (4 of 4)	
	Feb-09					
	Mar-09			Public Bid #3 Pellegrini 1-B and Pellegrini 2		
	Apr-09					
	May-09	Construction of Pellegrini 1-B and Pellegrini 2				
	Jun-09					
	Jul-09					
	Aug-09					
	Sep-09					
	Oct-09					
	Nov-09			Completion		
	Dec-09					