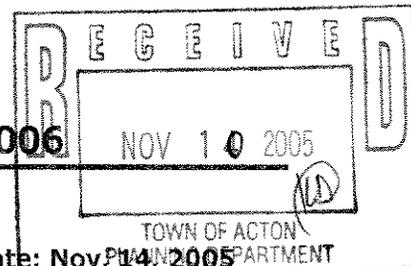


**PROJECT APPLICATION FORM – 2006**



**Applicant:** Acton Housing Authority

**Submission Date:** Nov 14, 2005

**Applicant's Address, Phone Number and Email**

**Acton Housing Authority**  
68 Windsor Avenue  
Acton, MA 01720  
978-263-5339  
ahakelley@attglobal.net

**Purpose: Please select all that apply**

- Open Space
- Community Housing
- Historic Preservation
- Recreation

**Town Committee (if applicable):** Acton Housing Authority

**Project Name:** Construction of Recreational Area at McCarthy Village

**Project Location/Address:** Sachem Way, Off Great Road, Acton, MA 01720

**Amount Requested:** \$27,000

**Project Summary: In the space below, provide a brief summary of the project.**

The Acton Housing Authority (AHA) is requesting a \$27,000 grant from the Town of Acton's Community Preservation fund to supplement last year's grant for the Construction of a Recreational Area for the residents living at McCarthy Village, a complex constructed in 1986 housing 12 families (26 children and 19 adults) and 23 elderly/handicapped residents. The recreation area is being created for and in support of one of Acton's community housing resources.

**Narrative:**

Last year the AHA received \$20,000 to design and construct a recreation area at McCarthy Village. The grant request was based on preliminary estimates for installation of a play area without the benefit of a detailed plan for the use of the site or individual costs associated with the installation. After being awarded the grant, the AHA put out a request for proposals for the design of the passive recreation space with the following scope of services requested:

- 1) Traverse and locate perimeter monuments around project area
- 2) Transfer to the project area elevations
- 3) Conduct a topographic and site features survey
- 4) Prepare an existing conditions site plan
- 5) Prepare a conceptual recreation area plan
- 6) Attend a meeting with the AHA Board and/or residents
- 7) Prepare site development plan including construction sequence and details

The design contract was granted to Foresite Engineering, who created an initial design and layout for the recreation area. The AHA had several meetings with McCarthy Village residents and with Foresite's engineer, Scott Hayes, to discuss the plans for the recreation area. The residents provided useful feedback regarding specific uses which were incorporated into the plan, such as adding a wall off of which to bounce balls, painting permanent Four Square and Hopscotch lines and moving some picnic tables away from the children's play area. Based on initial estimates from Foresite for the work required to complete the project, the AHA realized that the costs would

probably exceed the total CPC grant award. As a result, the AHA scaled back on the initial design by reducing the length of the paved path around the recreation area, eliminating a horse shoe pit and bocce ball course, and reducing the number of picnic tables and benches.

Foresite Engineering has completed the design for \$4,500 and we have \$15,500 of the original grant to commit towards the construction of the recreational space. The detailed estimated cost of the construction is \$41,200, after excluding some of the originally planned play areas. Adjusted for inflation at 3% the estimated costs will be \$42,436. This leaves the project short by approximately \$27,000 (\$26,936). In order to complete the project as envisioned by the Housing Authority and the CPC last year, the The AHA is requesting an additional \$27,000.

**Site Control:**

The Acton Housing Authority owns McCarthy Village which consists of 10 three bedroom family homes, 1 four bedroom family home, 1 two bedroom handicapped home and 23 one bedroom elderly/handicapped units. The portion of the site in which the Construction will be performed is in an area of the remaining undeveloped 4 acres.

**Project Scope:**

The proposed recreation area improvements require clearing and re-grading of approximately 1/2 acre of land located at and beyond the terminus of Sachus Way. Vegetation is to be cleared, stumps pulled and removed and the existing topsoil in the work area is to be stockpiled. Gravel fill is to be brought in for construction of a paved surface to support a basketball court/four-square court, and for a sidewalk through the improved site area. A sand surface regulation volleyball court is also proposed to be constructed and volleyball net posts and nets are proposed to be erected. Following completion of major improvements, all disturbed areas without improved site cover are to be loamed with the stockpiled loam from the site and seeded with perennial turf grass. Finally, 4 picnic tables and 4 benches will be placed throughout the improved site area.

Additionally, a walkway at the elderly/handicap units is to be extended not more than 50 feet and 1 or 2 picnic tables and 1 or 2 benches are to be placed in the vicinity of this new walkway for the benefit of the handicap/elderly residents.

A detailed plan for the recreation area is provided in the Addendum to this proposal.

**Cost Estimate:**

The costs for the project given below are based on the professional estimates given by the design contractor, Foresite Engineering. The AHA will not know the actual cost of the project until we put the project out to bid and see what contractors propose. The AHA will continue to pursue donation materials to limit costs. If the bids come back over this revised budget then we will look for ways to reduce the total cost by eliminating portions of the recreational area. The AHA will not ask the CPC for additional funding.

The Preliminary Cost Estimates are:

<b>McCarthy Village, Acton - Proposed Recreation Area</b>	
<b>PRELIMINARY COST ESTIMATE</b>	
TREE REMOVAL	\$1,000.00
CLEAR, GRUB, STUMP WORK AREA	\$1,500.00
STUMP REMOVAL/DISPOSAL	\$500.00

STOCKPILE LOAM	\$850.00
ROUGH GRADE SITE	\$2,500.00
GRANULAR FILL (GRAVEL BASE)	\$3,500.00
PLACEMENT & COMPACTION OF GRAVEL BASE FILL	\$1,250.00
PREP. AND PLACE PAVEMENT (BB COURT & SIDEWALK)	\$12,500.00
MATERIALS & LABOR FOR DRAINAGE (SUBDRAINS, SWALES, ETC.)	\$3,500.00
MAT. & LABOR FOR 8"x8" P.T. TIMBER SURROUNDS (V-BALL & T-BALL SURR)	\$1,500.00
PURCHASE AND PLACE SAND IN VOLLEYBALL COURT / TETHERBALL AREA	\$2,000.00
6' HIGH X 20' L CONC. BLOCK MASONRY WALL	\$1,500.00
REPLACE STOCK PILED LOAM, RAKE & SEED	\$1,500.00
PURCHASE & PLACE BENCHES (6)	\$2,000.00
PURCHASE & PLACE PICNIC TABLES (6)	\$3,500.00
PURCHASE & PLACE BASKETBALL BACKBOARD/HOOP/POST	\$1,000.00
PURCHASE & PLACE TETHERBALL ASSEMBLY	\$350.00
THERMOPLASTIC PAVEMENT MARKINGS (BASKETBALL/TETHERBALL/4-SQ.)	\$300.00
PURCHASE & PLACE VOLLEYBALL POST AND NET ASSEMBLY	\$450.00
<b>TOTAL ESTIMATED BUDGET</b>	<b>\$41,200.00</b>

**Feasibility:**

The AHA will put the design and construction details out to bid. If the bids come in higher than the AHA has budgeted we will scale back the design accordingly. The AHA has met with Tom Tidman, Conservation Director and he has determined there are no wetland issues. Garry Rhodes, Building Commissioner has determined that there are no building permit requirements or zoning approvals needed. There are no known barriers or impediments to project implementation other than financial.

**Maps:**

See Addendum

**Photographs:**

See Addendum

**Estimated Date for Commencement of Project:**

June 2006

**Estimated Date for Completion of Project:**

October 2006

**ADDENDUM**

**A      MAPS**

**PLOT PLAN**

**PORTION OF PLOT PLAN PROPOSED FOR RECREATION**

**ENGINEERING MAP OF AREA**

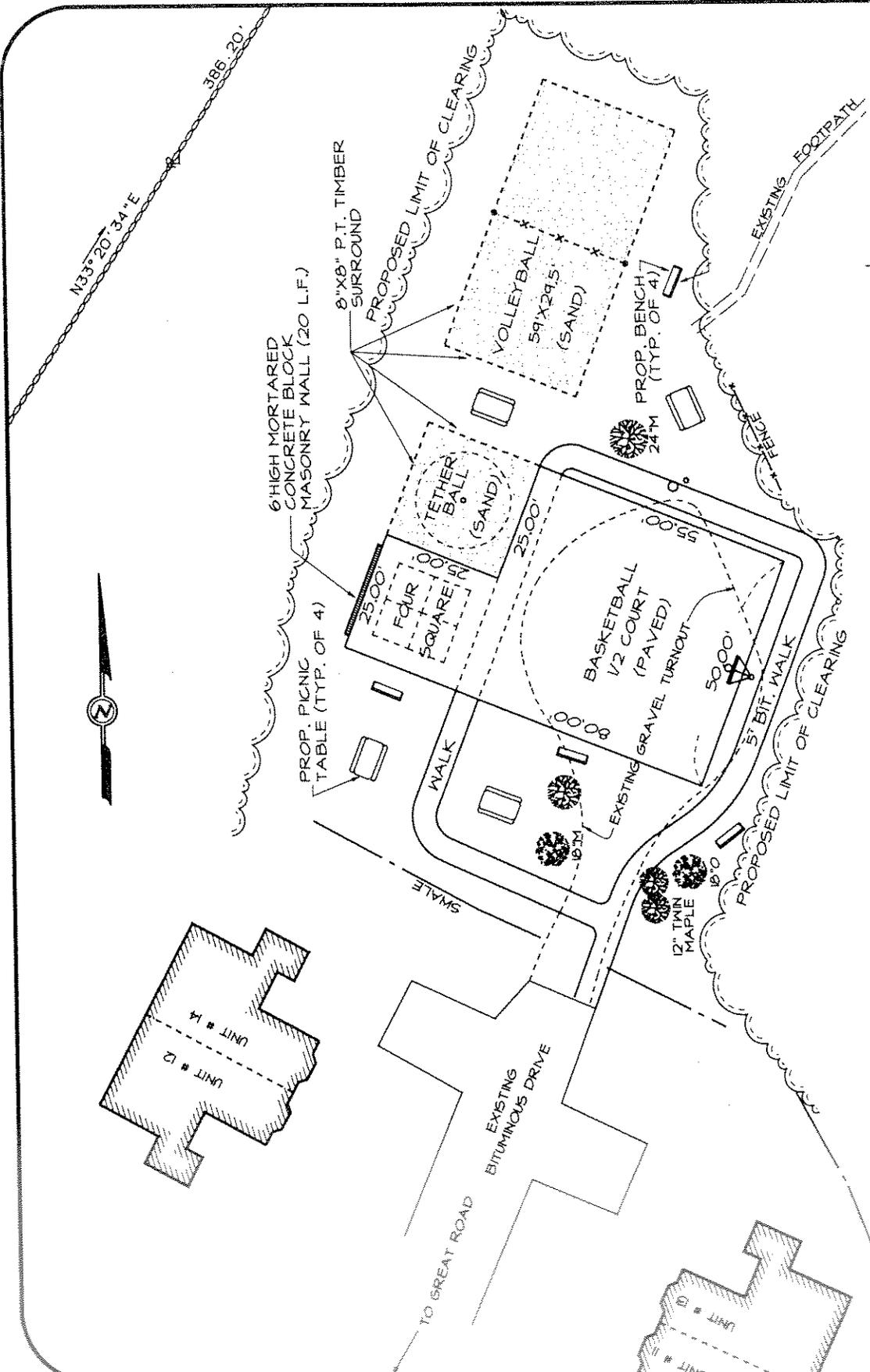
**B      PHOTOS**

**MCCARTHY VILLAGE HOUSING**

**UNDEVELOPED AREA PROPOSED FOR RECREATION**

**ADDENDUM A**



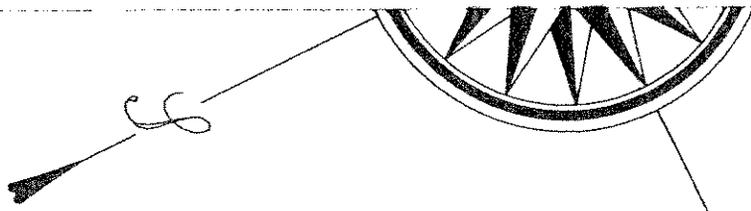


**FORESITE**  
 Engineering Associates, Inc.  
 CIVIL ENGINEERING - LAND PLANNING - ENVIRONMENTAL CONSULTING  
 16 Gleasondale Road, Suite 1-1  
 Stow, Massachusetts 01775  
 (978)-461-2350

**"MC CARTHY VILLAGE"**  
 PROPOSED RECREATION AREA  
 NOVEMBER 10, 2005  
 PREPARED FOR THE ACTON HOUSING AUTHORITY



# TLETON



**ADDENDUM B**





