



Presentation to
Community
Preservation
Committee
Jan. 10, 2013

ACTON RECREATION DEPARTMENT



- Elm Street Playground and Tennis
- NARA Pavilion
- NARA Comfort Station

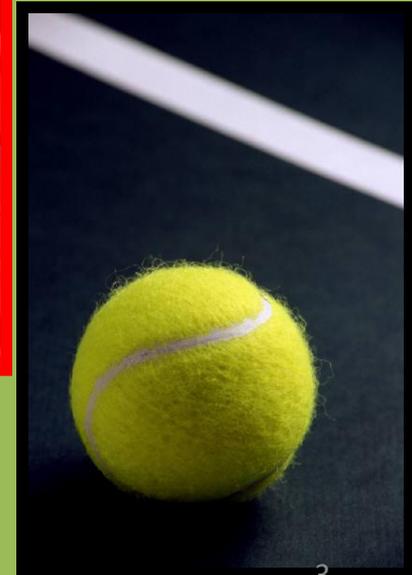
Mission Statement

**Building a sense of
community through
quality recreation**



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ELM STREET PLAYGROUND AND TENNIS COURTS





228

234

4

241

6

240

Tennis Courts

ELM STREET

ELM COURT

Elm Street Field



247

Playground

Elm Street Completed Improvements

- **Lighting, 2007:** Recreation funded \$100,000 with a total cost of \$210,000
- **Fencing, 2012:** Recreation funded \$6,000
- **Storage Shed, 2012:** Recreation funded \$5,000

Requested Funding: \$75,000

Project breakdown:

- \$50,000 toward a fully accessible toddler playground
- \$25,000 Repair work on two adjoining tennis courts

Prior to Equipment Removal



Elm Street Playground

- Previously awarded CPA funding in 2008
- Seideman vs. City of Newton
- Safety: The playground was outdated and dismantled in 2010
- Construct a new playground that is up to code
- Handicap Accessibility
- Recreational needs of toddlers
- Douglas School playground limitations
- Support: Indian Village Neighborhood, AFN

Playground Equipment Donation

Acton Children's School



Project Timeline

Elm Street Playground Replacement

- File Notice of Intent under the Wetlands Protection Act: April, 2013
- Construction Start: June, 2013
- Completion: July, 2013

Elm Street Tennis Courts Refurbishment

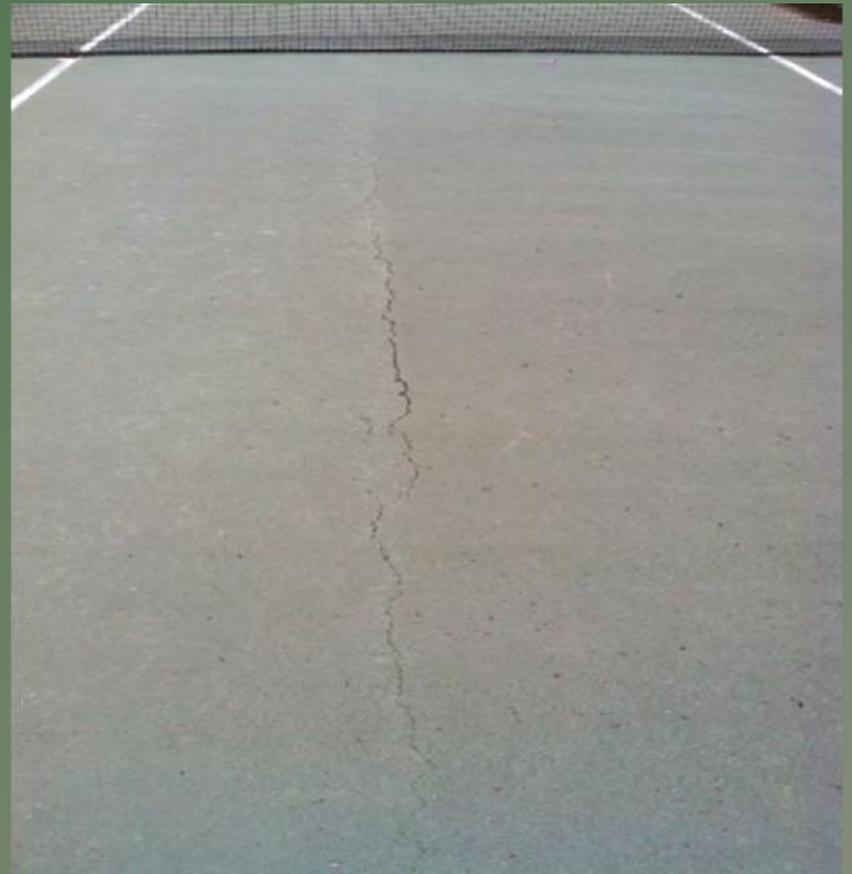
- Mid-to-late May with completion early summer

Tennis Courts

- Tennis popularity
- Two adjoining tennis courts will be resurfaced and relined to repair cracks and imperfections caused by wear
- The courts were last resurfaced 10 years ago
- Delay in refurbishing will result in a more expensive replacement

Improvements for regular wear and tear include:

- Resurfacing
- Relining
- Crack Repairs



Funding Sources for Elm Street Playground and Tennis Courts

• CPA Funds	\$75,000
• Private Donations – (Acton Children’s School Playsense equipment donation)	\$25,000
• Recreation Department (Funded dismantling and storage of equipment)	\$2,450
Total	\$102,450

Town Benefit from CPA Funding:

- **Recreation has invested funds to improve the softball field.**
- **The playground and tennis court improvements will complete Elm Street municipal recreation facilities refurbishment.**





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NARA PICNIC PAVILION





PROPOSED LOCATION FOR THE PICNIC PAVILION



TOWN OF ACTON ENGINEERING DEPARTMENT	
NARA PARK	
ACTON, MA	
CPC APPLICATION - LOCUS PLAN	
SCALE: AS NOTED	DATE: 11/28/2007

2013 Pavilion



NARA Pavilion Timeline

- **1997**: Preliminary—conceptual design to construct pavilion.
- **April 2008**: CPA award of \$250,000 was approved for this project.
- **October 2008**: A modular 1,500 sq. ft. timber-framed building was put out to bid. No bids were received from 28 bid packs distributed. Qualified builders were required to be DCAM certified. This requirement resulted in a very limited pool of qualified construction builders.
- **November 2008**: Project was halted by Town Manager due to Seideman vs. City of Newton decision. The funding award remained intact.
- **August 2009**: Natural Resources sought approval from the Town Manager and Town Counsel to hire an Architect to create a stamped engineered design for the Picnic Pavilion, funded by Recreation Department.

- **February 2010:** The Town Manager hired Kang Associates to be paid by the Recreation Department for up to \$25,000 - expended \$20,000 to-date.
- **June 2011:** The Pavilion Committee completed design of a 2,545 sq. ft. covered pavilion with a 2,000 sq. ft. patio.
- **Early Summer, 2012:** CPA Bylaws have been updated, removing eligibility restrictions
- **September 2012:** Over four years have passed and the modular concept has changed to a custom framed pavilion. The Picnic Pavilion Committee felt it would be prudent to obtain a cost estimate to ensure that we are adequately funding this project. The estimate was paid for by the Recreation Department.

Additional Funding: \$230,000

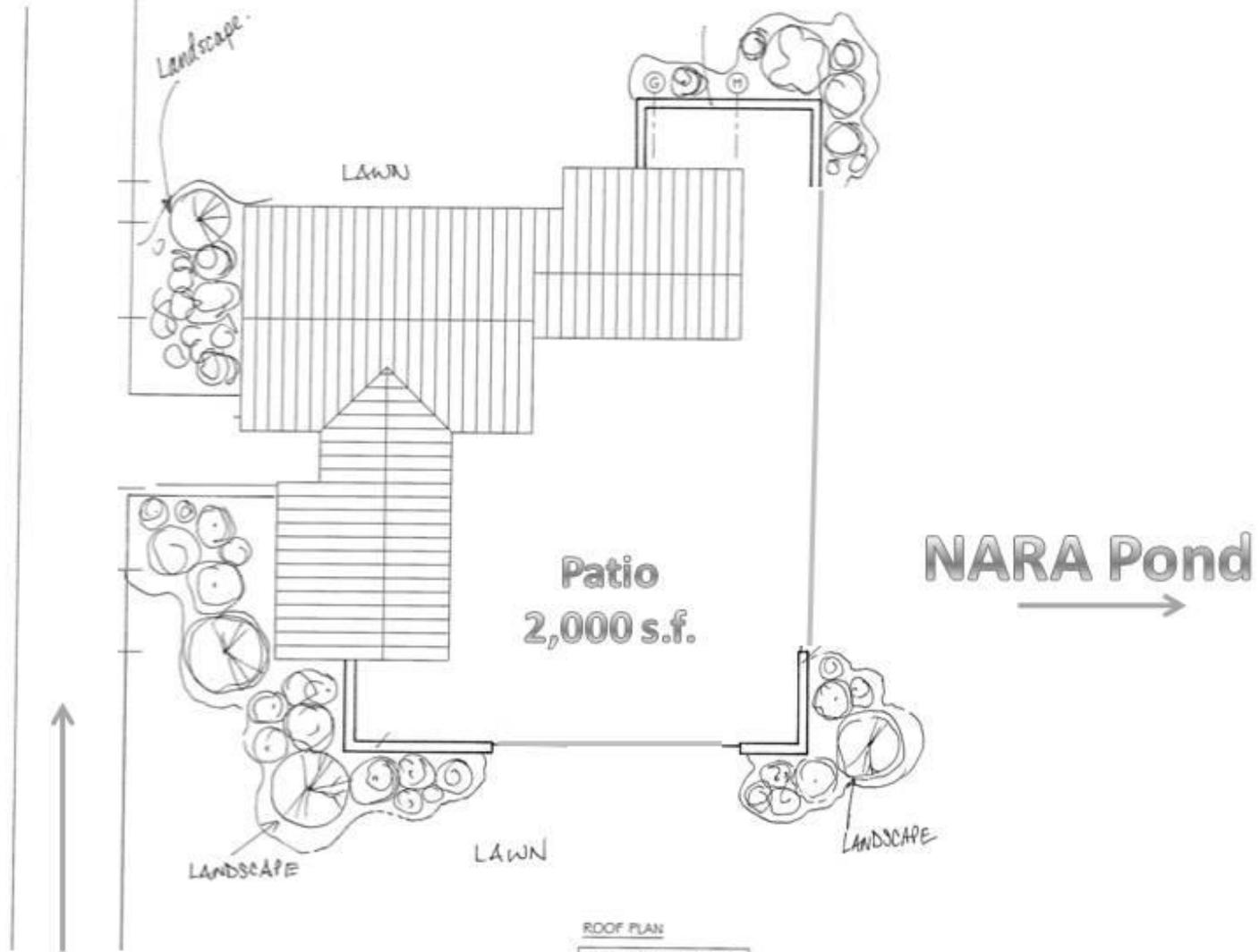
Based on the custom pavilion's projected cost of \$478,984, we respectfully request the difference of \$230,000 to complete the construction of the NARA Park Picnic Pavilion.

Why the additional cost?

- No longer Modular Structure
- Twice the Square Footage
- Integrated Covered Space
- Custom designed plan
- Delay - Seideman vs. City of Newton
- Materials
- Prevailing Wage
- Accurate Cost Estimate
- Foundation/Patio
- Handicap Accessibility



**Covered Pavilion
2,545 s.f.**



Inner Road

NARA Pond

ROOF PLAN
NARA PICNIC PAVILION
OWNER: NARA
DATE: 11/24/10
DRAWN BY: JANE ASSOCIATES, INC.
SCALE: 1/8"

Funding Sources for Picnic Pavilion

➤ Design

Recreation Department	\$30,525
2011 architectural plans & bid services	
2012 cost estimate, 2-D design	

➤ Construction

CPA Funds 2008	\$250,000
CPA Funds 2013	\$230,000
Total	\$480,000

➤ Private donations	\$ 2,000
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Revenue Generation

- **Corporate Outings:** Have completed Corporate Outing Agreement and Vendor Permits and have reviewed with Town Counsel
- **Facilities Rental:** Town Counsel verifies that revenue retention from short-term rental of CPA funded facility to Recreation revolving fund is permissible

NARA Picnic Pavilion

1,500 square feet of shaded area will provide the community, particularly seniors and children, a safe and enjoyable way to fully utilize our community park.

Users:

- NARA Summer Camp
- Town Events
- Family Picnics
- Community Groups
- Company Outings
- Recreation Programs
- School Groups
- Outside Event Rentals
- Wedding Ceremonies



Pavilion Project Timeline 2013

- **May:** Construction Project Out to Bid
- **June/July:** Contractor Selection
- **Late August:** Site Prep
- **Fall:** Building Construction

Town Benefits from CPA Funding

- **Community gathering space**
- **Recreation facilities improvement**
- **Increase property value**
- **Generate revenue to support Acton recreational facilities**
- **Shelter**
- **Evening use**
- **New recreational use within NARA**
- **Four seasons**
- **Handicapped accessibility**
- **Water and electric**

A permanent picnic area would fulfill the original design of NARA



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NARA COMFORT STATION



Requested Funding: \$25,000

Funding will support:

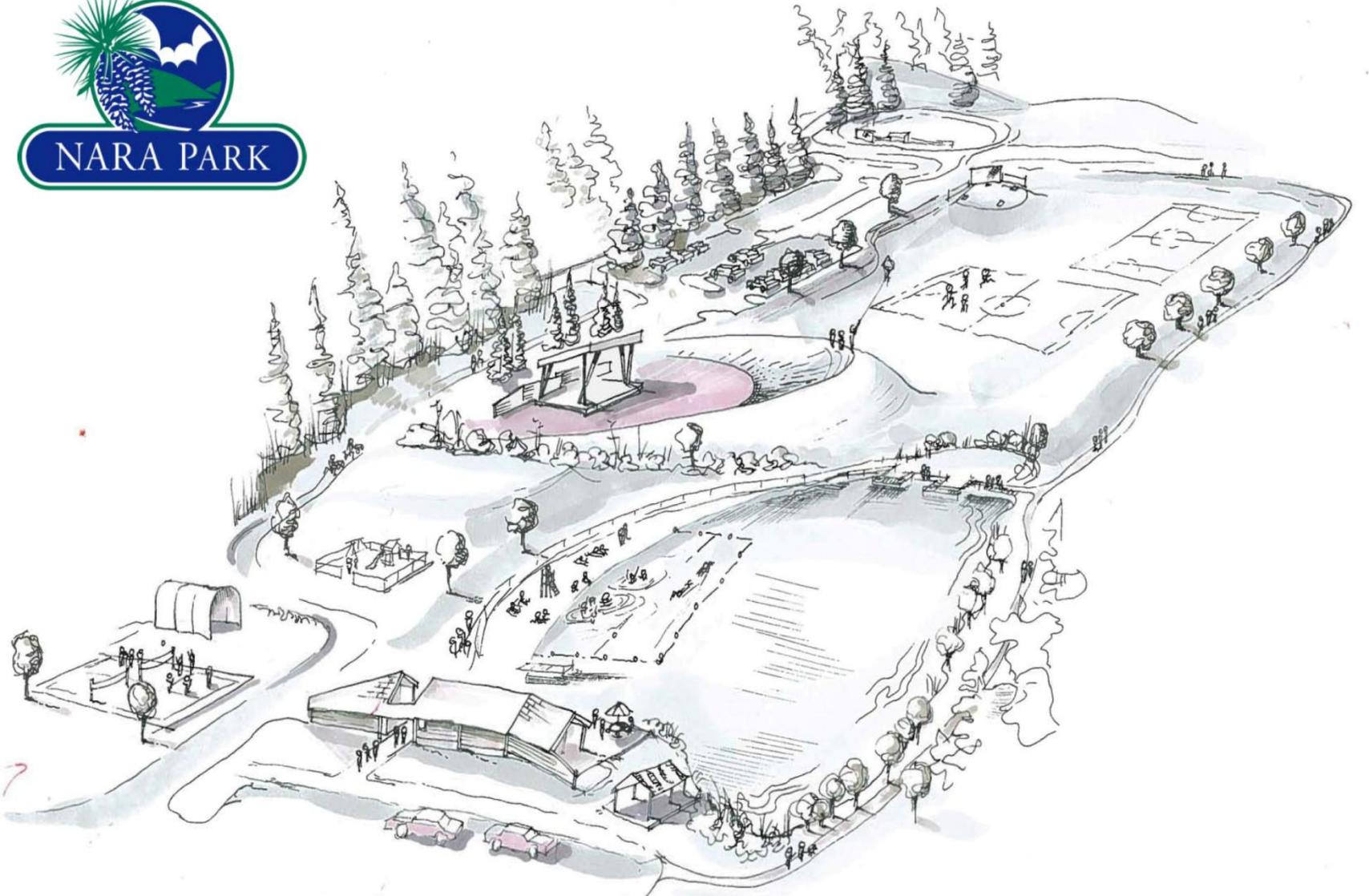
- Design a multi-use building which would include:
 - Handicap accessible restrooms
 - Storage for field use equipment
 - Year-round concession area that can be used by sports leagues and Town Recreation

Meeting the Needs of Patrons

NARA Park is continually growing and so are the demands for permanent restroom facilities and storage space.

- Home to the Joseph Lalli Miracle Field
- Lack of proper facilities for disabled patrons
- Demand to supply amenities for everyday users (walkers, game practices, etc.)
- Park patrons and field users complain about the lack of permanent restroom facilities





Funding Sources for Design

• CPA Funds	\$25,000
• Private donations – (Local architect discount towards a conceptual design plan to be used for an RFQ to engage an architect to design a comfort building that includes green design and construction)	\$5,000
Total	\$30,000

Comfort Station Fundraising

Letter of support to fundraise:

- Miracle League of Massachusetts
- Acton Adult Softball League

Recreation will seek construction funding support from user groups including:

Pop Warner, A-B Youth Soccer, Old Gold Rugby, A-B Youth Softball, A-B Boys Lacrosse

Project Timeline 2013

- Feb – April: Conceptual Design
- May: Issue RFP to engage architect
- June – Sept: Produce architectural plans
- Nov: Construction application to CPC

Town Benefit from CPA Funding

- Significant enhancement to the existing infrastructure – beach fence, sound and lighting, green room/snackbar, upgraded playground, Miracle Field
- \$25,000 from CPC funding will provide a significant return on investment in the future.
- Year round facility – event opportunities