

DATE: December 2, 2024
TIME: 3:41 PM


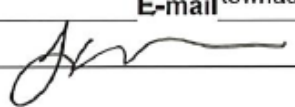
Community Preservation Committee Town of Belmont

CPA Funding – Final Application

A printed copy of the completed Final Application must be submitted to the following address by no later than 7:00 pm on Monday, December 2, 2024:

Community Preservation Committee
Matthew Haskell, CPA Administrator
Office of the Select Board
Belmont Town Hall
455 Concord Avenue
Belmont, MA 02478

Unless an applicant can demonstrate that a significant opportunity would otherwise be lost, final applications will not be accepted after the submission deadline. In order for the CPC to consider a project proposal that cannot adhere to the deadlines as outlined in the **Standard Application Process**, the project must meet the additional selection criteria as outlined in the **Special Application Process**.

Project Title West of Harris Field
Project Location 221 Concord Ave
Applicant/Contact Person Patrice Garvin, Dr. Jill Geiser
Organization Town of Belmont
Mailing Address 455 Concord Ave
Telephone 617-993-2610 E-mail townadministrator@belmont-ma.gov
Signature   Date 12-2-2024

CPA Category (refer to chart on the following page and check all that apply):

☐
☐

Community Housing
Open Space

☐
☒

Historic Preservation
Recreation

Amount Requested \$429,433

Total Project Cost Final estimate still needs more refinement.

The CPC will review the Final Applications. Applicants will be contacted if additional information or an interview is required. The CPC may also request to visit the site of the proposed project. Applicants will be notified by mid-January whether the CPC plans to recommend their project at the next Annual Town Meeting.

This is a joint application between the School District and Town Administration. This project, falling under the recreation category, aims to revitalize and improve the softball field located at 221 Concord Avenue, west of Harris Field. The restoration plan encompasses reseeding and reconditioning the natural grass playing surface, installing an irrigation system in the fields and installing and/or improving fencing for safety. Being sensitive to the budget dollars, the proposal will work with the existing conditions of the softball field. The softball field will not be regraded, instead the soil will be stripped and amended in preparation for the soil to receive sod. Additionally, the design will incorporate the re-installation of the discus throwing area. The Town's shot-put station will be funded under the rink budget. A \$19k contingency included in this budget. Attached is the GM's, Skanska, estimate for the softball field, which includes an estimated budget detail. The project timing allows for close coordination with the rink construction designs and the reinstallation of the soccer field. The soccer field is being used as a laydown area for the rink construction project. In turn the GM will replace and improve the soccer field to a regulation size field. The Rink Building Committee, through savings, will be able to install an irrigation system for the soccer field. Attached is a memo from the School Committee on the proposed project.

This project represents the completion of the school campus on Concord Avenue. The approval of the project completes many years of building projects, funded through debt exclusions. The completed campus will now include a state-of-the-art Middle and High School, a year-round Municipal Skating Rink and Sports Facility, a regulation size grass soccer field and an improved and enhanced softball field, shot put and discus. This project fosters a cross departmental collaboration in Belmont, ultimately providing significant value to the community, specifically:

1. Improved field quality and increased playing time due to new grass surfaces and irrigations system.
2. Re-installation of discus throwing area.
3. Improvements to deteriorating and unnecessary fencing.
4. Collaborative effort involving the School Committee, School Department, and Town Administration.

SKANSKA

The Town of Belmont
Belmont Rink & Sports Facility - Landscape
Belmont, MA
Conceptual Estimate - Issue 02

November 27, 2024

Project Cost Summary - Option 1

Description	Project Area	Total Cost	Cost/SF
Total Building Cost	75,476 sf	\$333,013	\$4.41
Subcontractor Default Insurance (SDI)		\$20,588	\$0.27
Total Direct Cost		\$353,601	\$4.68
<u>Contingencies</u>			
0.00% Design Contingency		By Owner	\$0.00
3.00% Construction Contingency		\$10,873	\$0.14
2.50% Escalation Contingency		\$8,840	\$0.12
Total Contingencies:		\$19,713	\$0.26
<u>Insurance & Bonds</u>			
0.00% Builders Risk Insurance		By Owner	\$0.00
2.95% CCIP		\$12,305	\$0.16
0.73% Skanska Bonding		\$3,112	\$0.04
Railroad Insurance		\$0	\$0.00
Total Insurance & Bonds:		\$15,417	\$0.20
<u>Construction Management Services</u>			
General Conditions		\$21,472	\$0.28
Preconstruction Fee		\$10,000	\$0.13
2.25% Construction Management Fee		\$9,230	\$0.12
Total Construction Management Services:		\$40,701	\$0.54
<u>Building Permit</u>		by Owner	\$0.00
Total Project Cost:		\$429,433	\$5.69

SKANSKA

The Town of Belmont
Belmont Rink & Sports Facility - Landscape
Belmont, MA
Conceptual Estimate - Issue 02

November 27, 2024

Project Cost Summary - Option 1

Description		Cost	Cost/SF
			(75,476)
G10	Site Preparation	\$35,892	\$0.48
G20	Site Improvements	\$297,121	\$3.94
G30	Site Civil / Mechanical Utilities	\$0	\$0.00
Total Building Cost		\$333,013	\$4.41

SKANSKA

Estimate Detail

Belmont Rink - Landscape - Conceptual -
2024-NOV-22 - Rev2

	Description	Qty	Unit Cost	Amount
001 - Option 1 - Softball Field				
G10 - SITE PREPARATION				
	G1010.500 - Stripping & Stockpiling Soil			
51	Strip 6" & Stockpile Topsoil Softball Field Area 6"	1,218.00 cy	6.00	7,308
	G1010.500 - Stripping & Stockpiling Soil			7,308
	G1030.100 - Grading			
52	Laser Grading at Softball Field	57,168.00 sf	0.50	28,584
	G1030.100 - Grading			28,584
	G10 - SITE PREPARATION			35,892
G20 - SITE IMPROVEMENTS				
	G2030.400 - Concrete Paving			
53	New Concrete Pad for Relocated Dugout	184.00 sf	12.00	2,208
	G2030.400 - Concrete Paving			2,208
	G2040.100 - Fencing & Gates			
54	Remove & Replace Softball Field Chain Link Fence Perimeter, Including Safety Cap - NIC Deleted	388.00 lf	120.00	46,560
55	Remove & Replace 6' Ht BVC CLF Between Soccer and Softball Fields	266.00 lf	125.00	33,250
	G2040.100 - Fencing & Gates			79,810
	G2040.150 - Athletic & Recreational Surfaces			
56	Track And Field - Discus Enclosure / Discus Pad Throwing Circle 4" Concrete Typical, Including Enclosure Fencing, 10'x10', 8' Diameter 3/4" Slab Reccession	528.00 sf	25.00	13,200
57	Blend 1-2" Imported Coarse Sand and Compost Amendments into Top 4" @ Softball Field	57,168.00 sf	1.25	71,460
58	Infield Mix, Skinned Infield w/ 4" Depth Engineered Mix (BOD DuraEdge Classic) - 72% Sand, 12% Silt, 16% Clay	75.00 cy	200.00	15,000
59	Shotput Pad & Landing Area N.I.C. Already in Contract	- nic	-	-
60	Softball Field - Striping	1.00 dy	3,000.00	3,000
61	New Sod Layer (Pricing Option 1 Area Minus Infield Mix Area)	52,067.00 sf	1.00	52,067
	G2040.150 - Athletic & Recreational Surfaces			154,727
	G2040.250 - Site & Street Furnishings			
62	Relocate Dugout	1.00 ea	3,000.00	3,000
63	Relocate Outdoor Storage	1.00 ea	3,000.00	3,000
64	Relocate Existing Site Furnishings / Move, Store, & Reinstall	2.00 dy	2,000.00	4,000
	G2040.250 - Site & Street Furnishings			10,000
	G2050.100 - Irrigation System			
65	Irrigation - Valves, Piping, Full System at Natural Turf Sports Field (Hunter I25-06-SS or Equal); Rotor Spray Heads Only, PVC Mainline and Laterals	57,168.00 sf	0.75	42,876
66	Irrigation - Controller (Interior Mounted) w/ Wi-Fi Remote, Rain Sensor, Moisture Meters, and ET Weather Based Controller (Included in Line Above)	- inc	-	-
67	Irrigation - H2O Supply, Domestic Water Source (Included in Line Above)	- inc	-	-
	G2050.100 - Irrigation System			42,876

Grouping: MasterGrp / Unifomat2 / Unifomat4



Estimate Detail

Belmont Rink - Landscape - Conceptual -
2024-NOV-22 - Rev2

Description		Qty	Unit Cost	Amount
001 - Option 1 - Softball Field				
G20 - SITE IMPROVEMENTS				
G2050.400 - Lawns & Grasses				
68	Maintenance @ Sodded Lawn 6 wks after Placement, Incl. Fertilizer, Mowing, Watering, Weed Killer, Aeration, Reseeding, Pest Control	6.00 wks	1,250.00	7,500
G2050.400 - Lawns & Grasses				7,500
G20 - SITE IMPROVEMENTS				297,121
001 - Option 1 - Softball Field				333,013

Letter from School Committee In Support of Application to CPC

The high school fields, including those WOH, are authorized for school use pursuant to a special act by the state legislature requested by Town Meeting in 1968. The School Committee is charged with the use and would need to authorize any transfer of the fields or any non-school uses pursuant to MGL Ch 40, Sec 15A.

Dating back to 2013, there have been many discussions about the use of land WOH. The School Committee has dedicated many hours of meeting time and many hours of work by members of the School Department to explore various uses of the land WOH.

In 2013, when asked to consider a land transfer for library use and a proposal to move fields WOH to alternative sites, the SC adopted Facility Change Guiding Principles as reflected in the minutes:

https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/4633/BPS/4210586/School_Committee_Minutes_of_May_7_2013.pdf

Note that they state: *"Any significant change of facilities that are controlled by the Belmont School Department should be congruent with the long-term plans of the Department, and in any case should not create an obstacle with respect to those plans. Any decision about a facility change should consider the impact on the flexibility of the Department with respect to options for future development of the system as a whole."*

More recently, the School Committee and School Department engaged in conversations about WOH during the long-term planning process for what is now the Belmont Middle and High Schools. In 2018, the School Committee approved the original site plan for the fields WOH. Between that 2018 vote and 2020, at the request of community members who support tennis, the School Department reviewed the plan. Multiple School Committee meetings devoted time to discussion and updates about the additional time/work that was put into this matter (see SC meeting minutes 9/24/19, 11/12/19, 11/26/19:

(<https://drive.google.com/file/d/1uJV57jxqb4ddeFFIR79-vlzc5WOFQjdZ/view?usp=sharing>;
https://drive.google.com/file/d/1_k9fyrKnabBCG90DTMGfKdtELyXa5IH/view?usp=sharing;
https://drive.google.com/file/d/1upaAWvMhRFxoND1hDVkySex4Es7_AVLL/view?usp=sharing)

The Superintendent presented a recommendation to stick with the original plan at the 1/7/20 School Committee meeting, with rationale that it was the best (most universal and efficient) use of the space over the course of all seasons. (see Superintendent's presentation: https://drive.google.com/file/d/13at72aAGhPnmYXIK2D_nrisTZRHUpJgu/view?usp=sharing and follow up:

https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/4633/BPS/4681181/West_of_Harris_Field_Site_Plan_Discussion052321.pdf) and

(https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/4633/BPS/4209729/School_Committee_Minutes_of_January_7_2020.pdf). And, Town Assistant

Administrator Jon Marshall and the School Committee agreed to look to secure CPA funds for

additional courts at the Winn Brook. With the planned underpass, this would be within walking distance of the HS campus.

Additionally, on request from the Town of Belmont, Perkins & Will conducted a site design study and presented three design schemes as a report to the Select Board and School Committee on May 12, 2021. At a School Committee meeting on May 25, 2021 Perkins & Will presented their site plans for the fields WOH to the School Committee for discussion. School Committee members discussed the schematic options with option "2" highlighted as the preferred design, which would maximize the field usage without any overlapping of fields.

At the same meeting, it was noted that:

- In 2018, the original Belmont Middle and High School site plan was approved by the School Committee.
- In the fall of 2019, the School Department was asked to review the plan in hopes of adding tennis courts.
- After meeting with the various groups in town and consulting with the Town Assistant Manager, the School Department and School Committee decided to continue with the original plan in January 2020. Jon Marshall presented a comprehensive overview of field usage throughout Belmont showing the competition for limited field space in town among HS teams, youth sports, and the recreation department.

As a result, on May 25, 2021 the School Committee again discussed the approved site plan West of Harris Fields and the request to add tennis courts on campus, which would replace fields, and took public comment. Chair Checkoway checked in with School Committee members regarding their position of reconsideration of the site configuration. The School Committee did not recommend changing course with the current site plans. (see:

[https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/4633/BPS/4209676/School Committee Minutes of May 25 2021.pdf](https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/4633/BPS/4209676/School%20Committee%20Minutes%20of%20May%2025%202021.pdf))

On July 18, 2022, as part of the rink design project, the Select Board and School Committee held a joint meeting. It was made clear (as reflected in the meeting minutes) that the reconstruction of the fields WOH would not be funded under the project budget and that they would remain as is until a decision was made by the Committee that would "maximize field space." The School Department was asked to provide direction on what sports needed to be accommodated on the playing fields. Ted Galante noted that his design accommodated a little more room for fields than the Perkins & Will designs had been able to accommodate.

Follow up emails from School Committee members to Chair Moriarty noted that they heard assurances that all the fields and programming would be accommodated with the current configuration, which was critical to them taking a vote on the rink location.

On July 20, 2022, Ted Galante and Mark Haley joined the School Committee to make a presentation

([https://www.belmont-ma.gov/sites/g/files/vyhlif12826/f/uploads/22.07.20_belmont_ice_rink - sc](https://www.belmont-ma.gov/sites/g/files/vyhlif12826/f/uploads/22.07.20_belmont_ice_rink_-_sc))

[hool_committee_meeting_tg.pdf](#)) and answer questions about the proposed rink location. The presentation included a drawing of an existing field site plan which showed little impact on field space beyond the area in the back that included the space for shot put. The School Committee previously voted on scheme #2 from Perkins & Will. The existing fields are approximately 189,350 square feet. The Perkins & Will layout that the School Committee voted on included about 164,900 square feet for field space and the proposal yielded about 188,400 square feet in field space.

As noted in the meeting minutes, on a motion offered by Meghan Moriarty and seconded by Amy Checkoway, it was voted unanimously on a roll call vote (5-0-0), to approve the rink location recommended to the SC and SB by the municipal skating rink building committee as presented by TGAS on 7/20/22 which maintains the majority of existing field space west of Harris Field.

On August 17, 2022 the Belmont Skating Rink Schematic Design (https://www.belmont-ma.gov/sites/g/files/vyhlif12826/f/uploads/22.08.17_belmont_skating_rink_public_forum_programming.pdf) was presented to the community in a public forum and reflected the design focused change including making the fields fully functional after building is complete. The proposed site plan for the fields was also shown (the same site plan that had been viewed by the SC on 7/20/22) to the public on slide 23 of 74.

In conclusion, the timeline and documents cited throughout this memo provide evidence that the School Committee has thoroughly considered the use of space WOH many times since 2013. In keeping with the previous decisions, the School Committee wishes to continue to use the space WOH in largely the same configuration as it is currently going forward. The School Committee also recognizes the status of the fields WOH and supports efforts by the Municipal Rink Building Committee and the CPC to improve the safety of these fields including regrading, sodding, and developing a long-term maintenance plan for the refurbished fields that may include irrigation.

Additional materials:

2022 Field usage report showing the high use of Belmont fields and renovation needs:

https://www.belmont-ma.gov/sites/g/files/vyhlif12826/f/uploads/21046-belmont_inventory-2022_06_30.pdf

Sincerely,

Meg Moriarty
Belmont School Committee, Chair

Note: To be approved by Belmont School Committee on October 8, 2024.