



TOWN OF CONCORD
COMMUNITY PRESERVATION COMMITTEE
 141 KEYES ROAD, CONCORD, MA 01742
 TEL. (978) 318-3290 FAX (978) 318-3291

Application for CPA Funding

Due no later than 4:00pm on Friday, September 20, 2019

Applicant: Town of Concord, Office of the Town Manager

Co-Applicant (if applicable): Concord Recreation Division

Project Name: White Pond Beach Improvements – Phase I (a)

Project Location/Address: Plainfield Road, Concord, MA 01742

Purpose: (Select all that apply)

- Open Space Community Housing Historic Preservation Recreation

Project Budget:

Amount of CPA Funds Requested: \$ 20,000

Amount from Other Funding Sources: \$750,000

Total Project Budget: \$1.7M (Phase I)

(If multi-year project, note current phase only)

Please check which of the following is included with this Application:


- | | |
|---|--|
| <input checked="" type="checkbox"/> One Paragraph Project Summary * | <input checked="" type="checkbox"/> Timeline * |
| <input checked="" type="checkbox"/> Map (if applicable) | <input checked="" type="checkbox"/> Architectural plans, site plans, photographs
(if appropriate) |
| <input checked="" type="checkbox"/> Narrative * | <input type="checkbox"/> Copy of Audit or most recent Financial
Information (<u>Non Profit Organizations Only</u>)* |
| <input checked="" type="checkbox"/> Selection Criteria and Needs Assessment | <input checked="" type="checkbox"/> Letters of Support (if any) |
| <input checked="" type="checkbox"/> Detailed Project Budget * | |
| <input type="checkbox"/> Feasibility Assessment | |
| <input checked="" type="checkbox"/> Statement of Sustainability (if applicable) | |

* Required Documentation

The Contact Person for this Project is: Kate Hodges, Deputy Town Manager

All Correspondence should be mailed to: Kate Hodges, Town Manager's Office, Town House

The Contact Person can be reached by phone at: 978-318-3000 or by email at: khodges@concordma.gov

Signature of Applicant: 

Signature of Property Owner (if different): n/a

For Historic Preservation Projects Only – please check the box below left and acknowledge:

- I/We have read the **U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties** and understand that planning for and execution of this project must meet these standards.



TOWN OF CONCORD
ASSISTANT TOWN MANAGER
22 MONUMENT SQUARE
CONCORD, MA 01742

MEMO

TO: Community Preservation Committee
FROM: Kate Hodges, Deputy Town Manager
DATE: September 20, 2019
RE: FY2021 CPA Application – White Pond Beach Improvements, Phase I

Project Summary:

The Town is requesting \$20,000 from CPC in FY21 to supplement the development of the new ADA ramp located at White Pond on Plainfield Road in Concord. The \$20,000 requested will be used for site preparation, vegetation management and removal of invasive species and/or dead trees along the planned pathway.

In FY20, CPC granted the Town's request for \$250,000 to be used for accessibility improvements to the newly acquired White Pond beach area. The project, in its entirety, covers two CPA categories: Open Space and Recreation. Currently, White Pond's waterfront and green space areas are not accessible to those with mobility barriers. There are also several non-compliant amenities which pose safety and accessibility hazards for the public including restroom and parking challenges.

The Town worked diligently over this past summer season to begin a phased master plan and renovation program which deals with storm water management, pond health and accessibility to the waterfront. The complete project, as seen on the attached conceptual plan, includes site preparation and tree care, repaving and striping of parking area to include additional spaces, creation of a sloped and accessible walking pathway and stairs from the parking area to the waterfront, improvements in overall site drainage and the creation of several picnic and reflection/quiet areas throughout the hillside of the parcel for gatherings and quiet enjoyment.

Needs Assessment:

The Town commissioned Weston and Sampson in early summer of 2019 to complete an updated ground and tree survey of the beach woodland areas. Weston and Sampson also develop a draft phased conceptual plan which, once complete, will ensure better use of the total park/beach parcel and guarantee sustainable and consistent maintenance of the property overall.

Phase I action items and site improvements to include

1. Site Preparation, Vegetation Management & Removals (*FY21 CPC, pending appropriation*)
2. Parking Area Entrance Drive (*FY20 CIP appropriation*)
3. Drop off & Beach Area Modifications (*FY21 CIP, pending appropriation*)
4. ADA Path, Steps and Open Space Areas (*FY20 CPC appropriation*)
5. Storm water Management (*FY20 CIP appropriation & FY21 CIP, pending appropriation*)

Project Schedule:

Taking into consideration the need for local and state permitting, public bidding processes and construction coordination or sequencing, the time table below best represents the Phase I schedule as of today's date.

- | | | |
|---|----------------------|----------------|
| 1. Scope of Services for W&S support, oversight & inspections | <i>on or before</i> | Sept. 27, 2019 |
| 2. Local and State permits researched/received | <i>on or before</i> | Oct. 30, 2019 |
| 3. Storm Water Management Plan finalized and approved | <i>pending as of</i> | Dec. 30, 2019 |
| 4. Design plans and construction bid documents completed | <i>target date</i> | Jan 30, 2020 |



**TOWN OF CONCORD
ASSISTANT TOWN MANAGER
22 MONUMENT SQUARE
CONCORD, MA 01742**

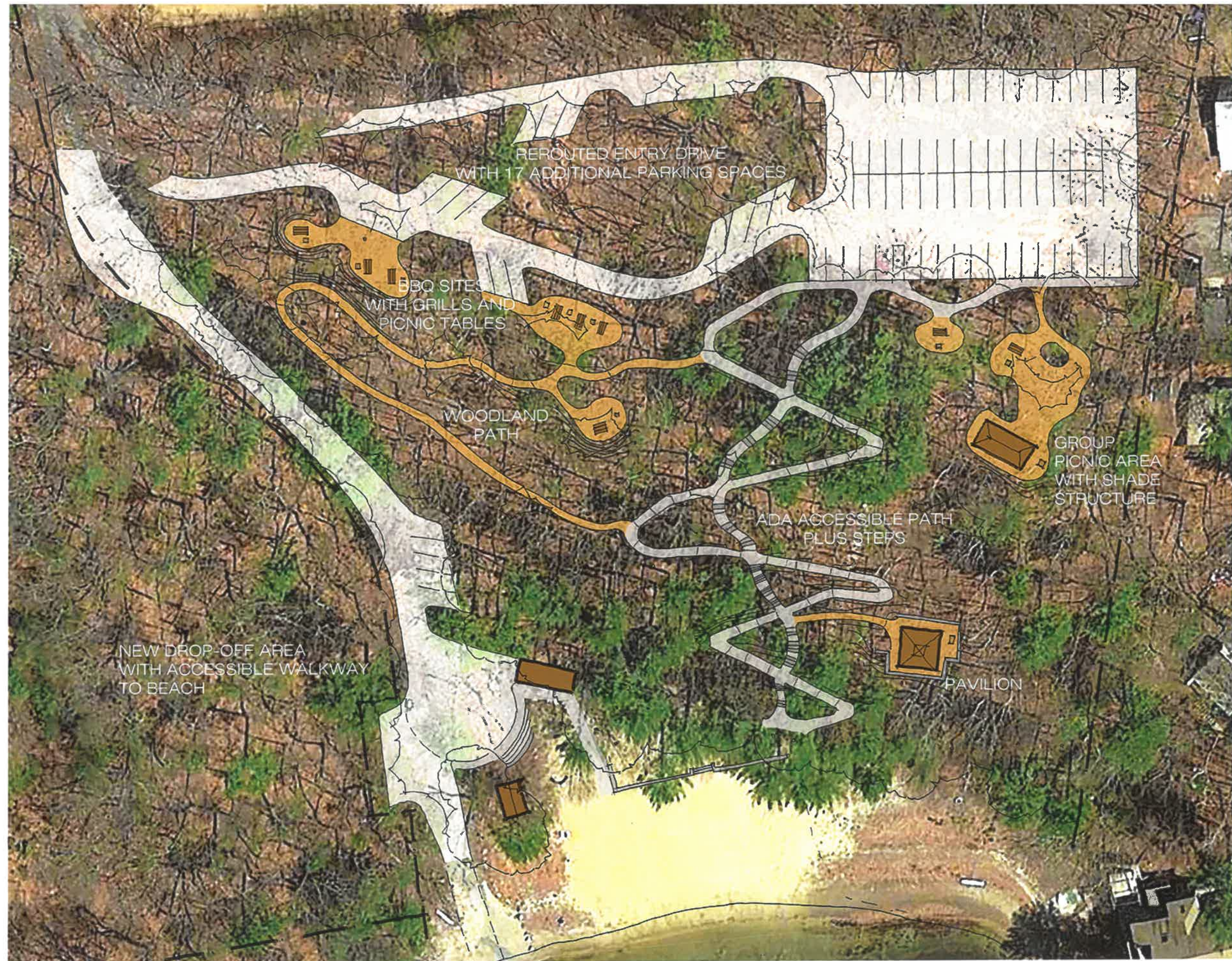
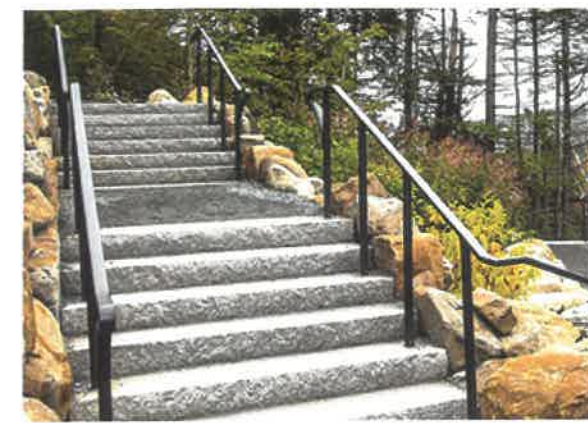
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|--|--------------------|--------------------|
| 5. Bid documents out and bid process begun | <i>target date</i> | Feb.-April 2020 |
| 6. Construction | <i>target date</i> | Spring-Summer 2020 |

Staffing & Maintenance Plan:

Regular cleaning of pathways including debris removal and general repairs will be completed weekly (at a minimum) during peak operating seasons. Park Maintenance will be completed by members of the Town's Park and Tree, Recreation and Facilities' crews. During off-peak times such as the winter months, members of the facilities team shall check the site daily to assess pathway conditions, clear debris and make repairs as needed. Funding for repairs and maintenance will be paid for through the Town's Park and playground budget which is a division of the Facilities Department under the office of the Deputy Town Manager.

Budget – Phase I

Site Preparation, Vegetation Management & Removals	\$20,000
Parking Area Entrance Drive	\$150,000
Drop off & Beach Area Modifications	\$160,000
ADA Path, Steps and Open Space Areas	\$340,000
Storm water Management	\$260,000
Site Amenities & Emergency Signage	\$55,000
Utilities, Plumbing, Water	\$60,000
Contractor O/P	\$110,000
Construction Development, Oversight, Etc.	\$140,000
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Subtotal	\$1,005,000
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Contingency (20%)	\$200,000
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NET	\$1,205,000



WHITE POND CONCEPTUAL MASTER PLAN- DRAFT
 CONCORD, MA
 SEPTEMBER . 2019

