



CPA FUNDED PROJECT STATUS REPORT

Project Name: Gerow Park - Phase I Project Number: #2-18

1. What percentage of the project has been completed? 60%
2. Describe work completed to date:

Park Work (Ch. 30): Clearing and grubbing have taken place, woodland areas have been cleared of fallen limbs and brush. Invasive species along the hillside closest to Commonwealth Ave and extending to the center of the 'hill' at the property have been removed. All walking trails, both accessible and wooded, have been laid out and cleared. Initial binder coats for accessible walkways and parking area have been completed. A new driveway, situated over the BFRT per agreement with the State DOT and MA-RR Division, is complete. Stormwater infiltration basins and underground chambers have been installed and backfilled.

Building Work (Ch.149): Construction of the building foundation is complete. Rough plumbing, electrical and heating utilities have been installed. Roofing was 70% complete at the time of Winter shutdown. Progress to continue with trusses, drainage, siding and installation of fixtures and restroom features is slated to begin on or about April 15th.

3. What key project milestones have been reached?

Park: Roadway set and paved, site cleared, grading completed, pathways and other pedestrian areas laid out and, in the case of accessible routes, pavement binders complete. Part 1 of invasive removal is complete; part 2 should commence immediately after ATM22 pending favorable action on Article 10.

Building: Foundation and utility infrastructure is set/completed; rough utilities installed.

4. Expenditure Report:
 - a. What is the date your project began or will begin spending CPA funds? August 2021
 - b. Briefly account for the amount of CPA funds expended to date: +/- \$532,000
5. Describe remaining work and projected timeline:

Park: Work is to re-commence on or about April 15th and shall consist of the following tasks: completion of walkways and roadways, parking area curbing and line painting, installation of rock and border walls, plantings and reforestation efforts, loam and seed to/on open space areas, disbursement of mulch to woodland pathways, installation of signage and other amenities per plans.

Building: Siding installed, runoff and water capture areas defined, timber and PVS coping installed, toilets, sinks and bathroom features installed, utilities hooked up, water bubbler installed, lighting installed, HVAC line testing and completion of overlook/decking area with signage and community bulletin boards, etc. to be completed.

6. What is the expected project completion date? **September 30, 2022**¹

Name of person who completed this form: **Kate Hodges, Deputy Town Manager** Date: **04/05/2022**

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¹ The project is slated for substantial completion by the end of September 2022. However, per the order of conditions issued through the Natural Resources Commission, an environmental monitor shall remain 'on the project' to conduct intermittent inspections of the invasive plant removals and to monitor the health and viability of both Warners' Pond and the adjacent resource areas as they relate to the project construction and the community's overall usage of the park, once completed. The environmental monitor is contractually obligated to remain 'available' with periodic on-site visits and inspections for two (2) years after the date of project completion. The contractor, Cole Contracting, Inc. is also responsible for the health and viability of all of the plantings they install including the vitality and sustainability of any shrubs, trees, native plants and/or deciduous vegetation. I do not expect the project to be marked as complete until these threshold time periods have ended. At the earliest, this would be October of 2024.