



CPC USE ONLY:

Application #: _____

COMMUNITY PRESERVATION ACT

Town of Maynard

FINAL APPLICATION FOR FUNDING

CPA application forms may be downloaded from our website at:

<http://www.townofmaynard-ma.gov/gov/committees/cpc/>

Please submit copies by mail to:

Community Preservation Committee

Maynard Town Hall

195 Main Street Maynard, MA 01754

Forms may also be submitted to the CPC Administrator: cpcadmin@TownofMaynard.net

Project Title_____ **Date Submitted**_____

Applicant/Contact Person (please print) _____

Signature M. L. L.

Sponsoring Town or Committee_____

Mailing Address_____

Email_____ **Telephone** _____

CPA Category (check all that apply): Open Space _____ Historic Resources _____

Community Housing _____ **Recreation** _____

Total Cost of Project_____ **CPA Funds Requested**_____

PROJECT DESCRIPTION: Provide answers to the questions listed below. A complete application must provide all relevant requested information. Include supporting materials and exhibits as needed.

1. **Goals:** What are the specific objectives of the proposed project? Who will benefit and why? How will success be measured?

2. **Community Need:** Why is this project needed? Does it address needs identified in existing Town or regional plans or non-profit organizations, or needs raised in community discussions?

3. **Community Support:** What is the nature and level of support and/or opposition for the project? In particular, with which Town Boards/Committees/Departments or community organizations have you consulted/collaborated.

4. **Budget:** What is the total budget for the project and how will CPA funds be spent? Provide written estimates to substantiate proposed costs. Include a 2- to 5-year budget, if appropriate. (NOTE: CPA funds may NOT be used for general maintenance purposes.)

5. **Funding:** What other funding sources are committed or under consideration? Include any commitment letters or describes other efforts to secure funding for this project. Is there revenue potential for this project?

6. **Timeline:** What is the schedule for project implementation? Include a timeline for critical elements, expenditures, and receipt of other funds, if any.

7. **Implementation:** Who will be responsible for implementing the project? Who will manage the project? Does the proposed project manager have relevant experience? Who else will be involved in project implementation and what arrangements have been made with them?

8. **Maintenance:** If ongoing maintenance is required, who will be responsible and how will it be funded? Please include a 5-year budget and documentation of commitment.

ADDITIONAL INFORMATION Provide the following additional information, if applicable:

9. **Further Documentation:** Show documentation that indicates your control over the site, such as a Purchase and Sale Agreement, option, or deed. Provide evidence of long-term deed restrictions where required for CPA funding. **Reo Rd Playground is owned by the Town of Maynard and managed by the Conservation Commission. The property record card is attached.**

10. **Feasibility Reports:** Provide feasibility reports, renderings, assessor's maps, or other relevant studies and materials. Photos, detailed design renderings, and supporting documents such as historic structural and existing conditions reports, also will be helpful in defining the parameters of your project. **Photos of the existing playground, site maps, and initial renderings of a rebuild are attached.**

11. **Zoning Compliance:** Provide evidence that the project does not violate any zoning by-laws or any other laws or regulations, including environmental concerns. Include a list of permits or approvals that may be needed. **Wetlands Notice of Intent will be needed for Phase 2.**

12. **Other Information:** Include any additional information that might benefit the Community Preservation Committee in the evaluation of this project. **Attached.**

13. **Applicants with multiple requests:** Please prioritize your proposals.

Conflict of Interest: The CPC is governed by Massachusetts General Law Chapter 268A Conflict of Interest Law, which regulates the standards of conduct of all state, county and municipal employees and volunteers, whether paid or unpaid, full or part-time, intermittent or temporary.

PLAYGROUND PHOTOGRAPHS



PLAYGROUND PHOTOGRAPHS

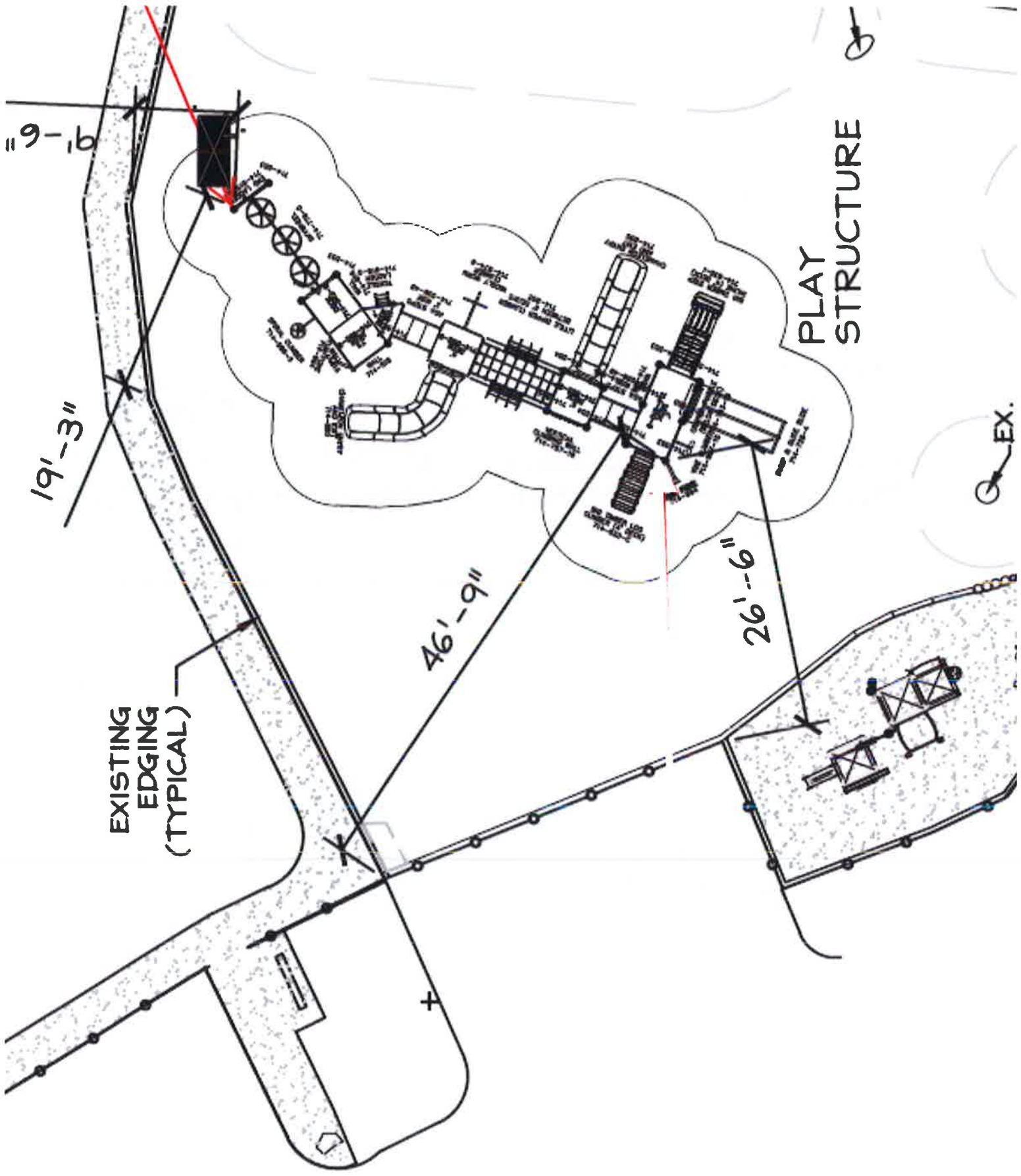


PLAYGROUND PHOTOGRAPHS



PLAYGROUND PHOTOGRAPHS





Reo Rd Playground Working Day
Spreading new EWF ground cover
Saturday, November 5, 2022

BEFORE



AFTER



Reo Rd Playground Working Day
Spreading new EWF ground cover
Saturday, November 5, 2022

BEFORE



AFTER



Reo Rd Playground Working Day
Spreading new EWF ground cover
Saturday, November 5, 2022

COMMUNITY EFFORT AND SUPPORT





Bobrek Engineering & Construction, LLC
PO Box 2185, Danvers, MA 01923
www.gobobrek.com 978-406-9619

October 17, 2022

Ms. Julia Flanary
Conservation Agent and Assistant Town Planner
Town of Maynard
195 Main Street
Maynard, MA 01754

RE: Engineering Services Proposal
Reo Road Park Improvement Project Proposal

Dear Ms. Flanary:

Bobrek Engineering & Construction, LLC (BEC) is pleased to present the following proposal to provide engineering design services to support the Town's improvements to the public playground located on Reo road in Maynard, MA (Project). We understand Phase 1 of the project includes the resource area & drainage analysis, along with Master Planning for the improvements at the Reo Road Playground. In general, the proposed improvements at the project site will be designed to improve safety and ADA compliance while also improve the overall functionality of the playground. Below, please find our proposed scope of services, schedule and fee for the Project.

Phase 1- Conceptual Engineering Design

Task 1.1 – Resource Area Delineation

Bobrek Engineering & Construction, through our subcontractor, will perform a wetland area delineation in accordance with the Massachusetts Wetlands Protection Act (MGL Ch. 131, S40) (Act) and its implementing Regulations (310 CMR 10.00) (Regulations) and the Towns Wetlands Bylaw.

Wetland resource areas within 100 feet of the proposed project limits will be delineated. Documentation and records filed with the Town and/or Massachusetts Department of Environmental Protection (MADEP) or federal documents and records regarding land use for the Property will be obtained and reviewed. This task will also include obtaining and reviewing other pertinent information, including but not limited to aerial photographs, USGS topographic quadrant maps, United States Fish and Wildlife Services (USFWS) wetland inventory maps, Natural Resource Conservation Service (NRCS) soil survey maps and other data via manual or internet, and/or other research necessary to adequately assess the project area. The location of the wetland flags will be obtained in Task 1.2

BEC will provide one copy of the wetlands delineation letter which states the approximate extents of wetland resource areas.

Task 1.2 – Land Survey

Bobrek Engineering & Construction, through a land survey subcontractor, will conduct a topographic and boundary survey to support the permitting and design of the proposed improvements. The surveyed limits

of work will include the limits of the property including the assumed utility connection locations. Specifically, the following tasks will be completed;

- Perform research at the local Assessors and Engineering Departments, local Registry of Deeds, Land Court and applicable utility companies;
- Perform field survey to include the wetlands boundary lines and spot grades at utility conflicts. All subsurface utilities will be compiled from record plans and the Town's GIS.
- Compile the survey at a suitable scale and supply a digital file in AutoCAD and certified hard copies

Task 1.3 – Master Plan & Design

BEC will utilize information obtained in Tasks 1.1 & 1.2 as well as information provided by the Town assess the park and develop a Master plan for proposed improvements. Based on the information provided to date, the entire playground area, parking area and access paths require replacement to meet manufacturer requirements of playground features along with ADA and MAAB regulations. We will perform an initial site visit as a part of this process with the Town to discuss key items and develop a better understanding of the overall needs. We will develop a written plan for the upgrades to be performed at the park as well as conceptual level drawings and a proposed construction cost estimate.

Also included under this task is the assessment of drainage on the project site where the improvements are located. BEC understands that this site is abutting a regulated wetland area and will provide a conceptual drainage design in accordance with local and state regulations. The drainage design will be finalized under a separate construction level design proposal.

SCHEDULE:

BEC will begin coordination with subcontractors upon receipt of a signed contract. We anticipate approximately 4-6 weeks for the completion of tasks 1.1 & 1.2.

FEE:

Unless otherwise stated, BEC proposes to perform the work described within this proposal on a time and materials basis, invoiced monthly based upon the amount of work complete. Monthly invoices will include a summary of services provided during the invoicing period. The budget developed for this project is as follows:

Task	Description	BEC Budget	Subcontractor Budget	Total Budget
1.1	Resource Area Delineation	\$200	\$2,000	\$2,200
1.2	Land Survey	\$800	\$8,000	\$8,800
1.3	Master Plan & Design	\$12,250	\$0	\$12,250
Total Engineering Services Budget				\$23,250

The budget will not be exceeded without prior written authorization by the client.

CLARIFICATIONS AND EXCEPTIONS

This Agreement ends following completion of the as-built documents. The following represents Consultant's understanding of items that are not included within this proposal.

- Design of any water/sewer connections;
- Construction level design or documents;
- Filing fees, advertising costs, and compensation fees associated with permit submittals;
- Technical Specifications;
- Design of buildings;
- Design of pump and/or booster stations;
- Design of excavation support systems;
- Design of dewatering systems;
- Design of retaining walls;
- Preparation of traffic studies;
- Zoning, Planning or Conservation Permitting;
- Construction engineering and observation services; and
- Construction land surveying & layout.

PROJECT TERMS

Bobrek Engineering & Construction, LLC will complete the project in accordance with the Terms and Conditions attached to this proposal.

If this proposal meets your expectations, please print and execute one copy of this agreement and return it to my attention. Please feel free to contact me should you have any questions at 978-406-9619 or john@gobobrek.com. We thank you for this opportunity and look forward to working with you!

Sincerely,

Bobrek Engineering & Construction, LLC



John Bobrek, P.E.
President



6806/Reo Rd Playground, Maynard

October 18, 2022

Ms. Julia Flanary
Conservation Agent & Assistant Town Planner
Town of Maynard
195 Main Street
Maynard, MA 01754

Subject: Proposed Scope of Work and Cost Estimate in Response to the Request for Quote for Reo Road Playground Phase 1 Design

Dear Ms. Flanary:

Epsilon Associates, Inc. ("Epsilon") is pleased to provide the following scope of work and cost estimate to the Town of Maynard (the "Client") to provide land survey, wetland delineation, drainage study, and master planning services for the design of the Reo Road Playground in Maynard, MA. Epsilon proposes teaming with Activitas, Inc., a well-known planning and landscape design firm with expertise in master plans and designs relative to recreational facilities including playgrounds, athletic fields, and open spaces. Please see attached for a summary background of both Epsilon Associates and Activitas, Inc.

SCOPE OF WORK

The following is a scope of services based on the information provided in your email dated October 7, 2022. In addition, Epsilon has added Permitting under Phase 2.

PHASE 1 – SITE SURVEY AND ENVIRONMENTAL CONSTRAINTS ANALYSIS

Task 1: Survey

Land survey of two wooded acres inclusive of wetland flags established under Task 2 below. This survey would not include property boundary retracement, which we believe is not necessary for this project.

Task 2: Wetland Delineation

Epsilon will delineate jurisdictional wetland resource areas within the identified study area as shown on the map provided to Epsilon on 10/7/2022. It is estimated that this work can be completed in one day.

Task 3: Drainage study

Task 4: Preparing a master plan for upgrades. This would include two meetings; one to review project needs and another to present the new plan.

OPTIONAL PHASE 2 – Final Design and Permitting

- Providing drawings and specifications for the two new structures (new grass field and hard court), associated parking and circulation improvements.
- Preparation of Notice of Intent: The NOI will provide a general overview of the proposed project, resource areas present, and a more specific description of work proposed within jurisdictional areas. The NOI narrative will describe how the project has been designed to conform to applicable regulatory performance standards related to work within the 100-foot Buffer Zone and other applicable resource areas. The NOI will request an Order of Conditions authorizing implementation of the proposed improvements
- Monitoring the bid and construction phases.

OPTIONAL PHASE 3 – ATHLETIC FACILITIES

- Designing a new grass field and a hard court.

Phase 1 Cost of Services

Project	Cost
Phase 1: Engineering and Design	
Land Survey	\$6,500
Wetland Delineation	\$2,000
Drainage Study	\$3,000
Master Plan	\$12,000
Phase 1 Total: \$23,500.00	

The total estimated cost for Phase 1 is \$23,500. The cost estimate includes labor and direct reimbursable expenses such as mileage. Our work will be completed on a time and materials basis.

Phases 2 and 3 Estimated Cost of Services

Project	Cost
Phase 2: Building the Park to Full ADA Compliance	
Develop drawings and specifications for the proposed projects.	\$40,000
Notice of Intent Permitting	\$5,000-8,000
Monitor Bid and Construction Phases	\$15,000
Phase 3: Future Improvements	
Design a new grass field and a court	\$50,000

Should you elect to move forward with Phase I, Epsilon will provide you a more detailed scope and fee for contracting purposes. If work outside this detailed scope is required, we will notify you and request authorization prior to proceeding.

If you have any questions regarding our proposal, please do not hesitate to contact me at 978.461.6271 or via email at ajacobs@epsilonassociates.com.

Thank you.

Sincerely,

EPSILON ASSOCIATES, INC.



Alyssa Jacobs, PWS
Principal and Manager, Ecological Sciences

cc: Patrick Maguire, Activitas

Enclosed



MRC
PO Box 106
Spring Lake, NJ 07762
Ph: 732-458-1111
Fx: 732-974-0226
Email: MRC@GAMETIME.COM
Web: www.mrcrec.com

10/21/2022
Quote #
108978-02-01

MA Maynard Town of Reo Road Playground - Surfacing

Town of Maynard
Attn: Mike Giarratano
Town Hall, 195 Main Street
Maynard, MA 01754
mikegiarratano@gmail.com

Ship to Zip 01754

Quantity	Part #	Description	
1	Rubberbond	RR - Supply & Install 6,440 SF of 50% Color/50% Black Rubberbond Elevate- <ul style="list-style-type: none">Color Selection: _____	
			Total \$127,834.00

Comments

MA State Contract #FAC104

Shipping to Maynard, MA.

Sales tax is not included.

TA/ja

This quotation is subject to the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment. Purchases in excess of \$1,000.00 to be supported by your written purchase order made out to MRC, INC. Kindly issue one order for the equipment and a separate order for surfacing and/or equipment installation services. Customer is responsible for any required permits and fees pertaining to such permits.

PRICING / PAYMENT: Pricing f.o.b. factory, firm for 30 days from date of quotation unless otherwise stated above. Payment terms: Purchase order made payable to MRC, INC. Net 30 days for tax supported governmental agencies. A 1.5% per month finance charge will be imposed on all past due accounts. Equipment shall be invoiced separately from other services and shall be payable in advance of those services and project completion. Retainage not accepted.

TAXES: State and local taxes, if applicable, will be added at time of invoicing unless a tax exempt certificate is provided at the time of order entry.

FREIGHT/SHIPMENT: Freight charges: Prepaid and added at time of invoicing. Shipment: order shall ship within 8-10 weeks after Marturano's receipt and acceptance of your PURCHASE ORDER, signed quotation, drawing approval (if required) and color selections. Some products may require longer lead times. Consult with your Sales Representative for any extended lead times that may apply to your order.

RECEIPT OF GOODS: Customer is responsible for unloading and uncrating equipment from truck. Customer shall receive, unload and inspect goods upon arrival, noting any discrepancies on the Delivery Receipt prior to written acceptance of the shipment.

EXCLUSIONS: Unless specifically included, this quotation excludes all site work and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; installation; installation tools/equipment; safety surfacing; borders and drainage provisions.

TO ORDER: Please complete the acceptance portion of this quotation and provide color selections, PURCHASE ORDER and other key information requested. Acceptance of this proposal indicates your agreement to the terms and conditions stated herein.



MRC
PO Box 106
Spring Lake, NJ 07762
Ph: 732-458-1111
Fx: 732-974-0226
Email: MRC@GAMETIME.COM
Web: www.mrcrec.com

10/21/2022
Quote #
108978-01-01

MA Maynard Town of Reo Road Playground

Town of Maynard
Attn: Mike Giarratano
Town Hall, 195 Main Street
Maynard, MA 01754
mikegiarratano@gmail.com

Ship to Zip 01754

Quantity	Part #	Description
1	6259	GameTime - Sitting See Saw
1	6265	GameTime - Vertical Wiggle Climber
1	28019	GT-Site - P/S Food Court Table Inground
1	28020	GT-Site - P/S Ada Food Court Table
1	QRI032	GT-Shade - GTRD101508IG 10X15X8 REC HIP W/GLD IG
2	S713I	GT-Site - S700 S 6'STL HZ SLT w/BCK BNCH
1	RDU	GameTime - 4-Bay PrimeTime Swings with (1) Enclosed Tot Seat, (5) Belt Seats, (1) 5-12 Zero-G Chair, and (1) 2-5 Zero-G Chair
1	RDU	GameTime - Olympus Climbers
1	RDU	GameTime - Custom PrimeTime 2-5 Unit
1	RDU	GameTime - Custom PrimeTime 5-12 Unit
1	INSTALL	GameTime - Installation by a Certified GameTime Installer
		Total \$152,426.00

Comments

MA State Contract #FAC104

Shipping to Maynard, MA.

No safety surfacing is included.

Sales tax is not included. Please supply a copy of your tax exempt certificate.

TA/ja

CHOOSE YOUR COLOR SCHEME: IT IS VERY IMPORTANT THAT YOU CHOOSE A COLOR SCHEME FOR YOUR MODULAR PLAYGROUND UNIT AT TIME OF ORDER. PLEASE SELECT FROM ONE OF THE MANY "PLAY PALETTES" LISTED IN THE BACK OF THE GAMETIME CATALOG OR ON OUR WEBSITE: www.gametime.com. INDICATE YOUR SELECTION BELOW. GAMETIME PLAY PALETTE:

NOTE: COLOR SELECTION FOR ALL OTHER EQUIPMENT SHOULD BE ENTERED IN THE SPACE PROVIDED UNDER THAT SPECIFIC ITEM.



play.site.sport.
800.922.0070 / www.mcrec.com

Reo Road Playground - Maynard, MA
View A



play.site.sport.
800.922.0070 / www.mcrec.com

Reo Road Playground - Maynard, MA
View B





play site sport.
800.922.0070 / www.mcrec.com

Reo Road Playground - Maynard, MA
View C



by JACOBI & CO. Inc.

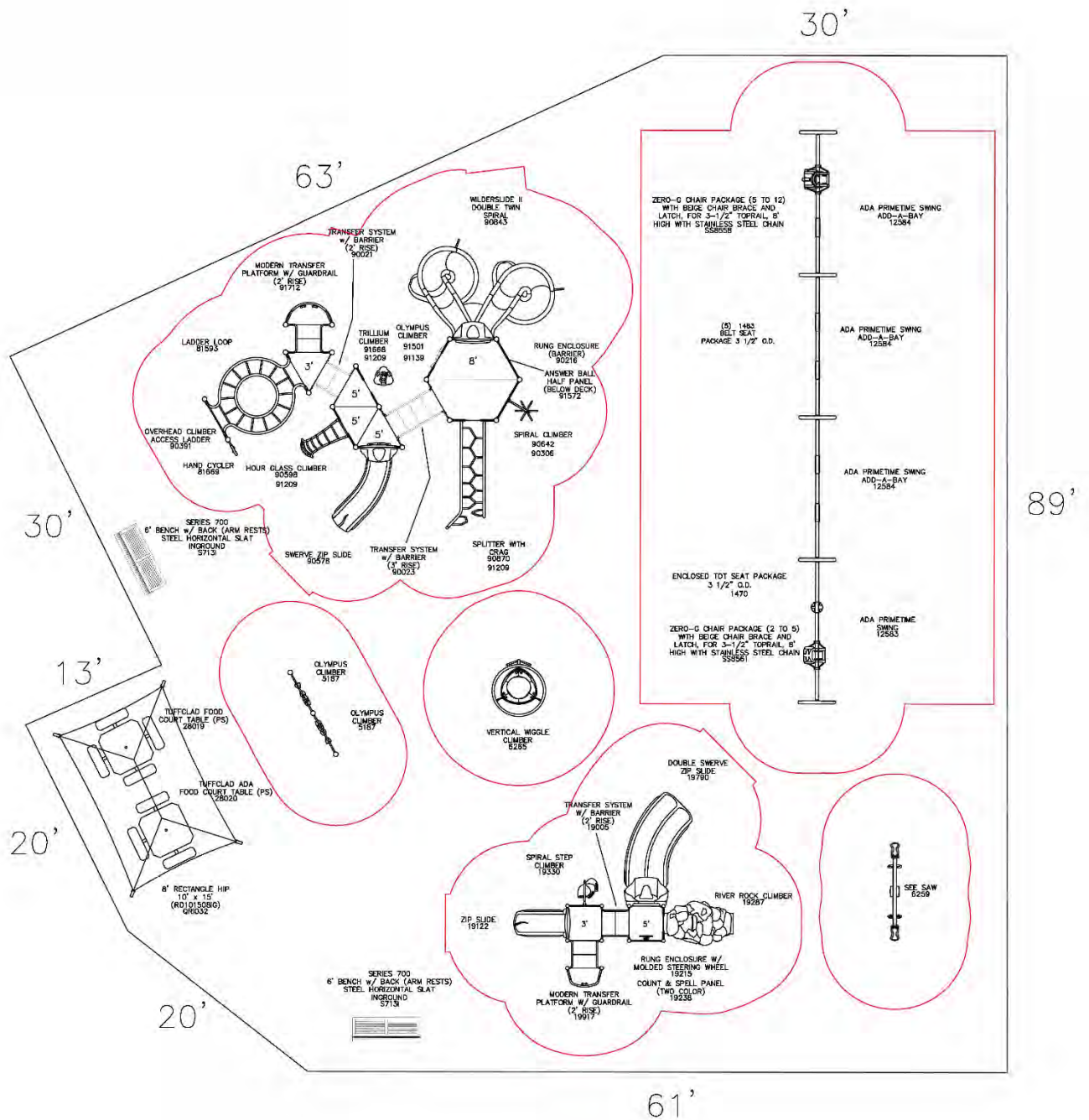


play site sport.
800.922.0070 / www.mcrec.com

Reo Road Playground - Maynard, MA
View D



by JACOBI & CO. Inc.



Unofficial Property Record Card - Maynard, MA

General Property Data

Parcel ID **008.0-0000-0114.0**
 Prior Parcel ID **--**
 Property Owner **TOWN OF MAYNARD CONSERVATION**
 Mailing Address **195 MAIN ST**

 City **MAYNARD**
 Mailing State **MA** Zip **01754**
 ParcelZoning **R1**

Account Number **3186**

 Property Location **REO RD**
 Property Use **CTY-TWN-PROP**
 Most Recent Sale Date **5/19/1969**
 Legal Reference **129604**
 Grantor
 Sale Price **0**
 Land Area **1.870 acres**

Current Property Assessment

Card 1 Value Building Value **0** Xtra Features Value **0** Land Value **255,000** Total Value **255,000**

Building Description

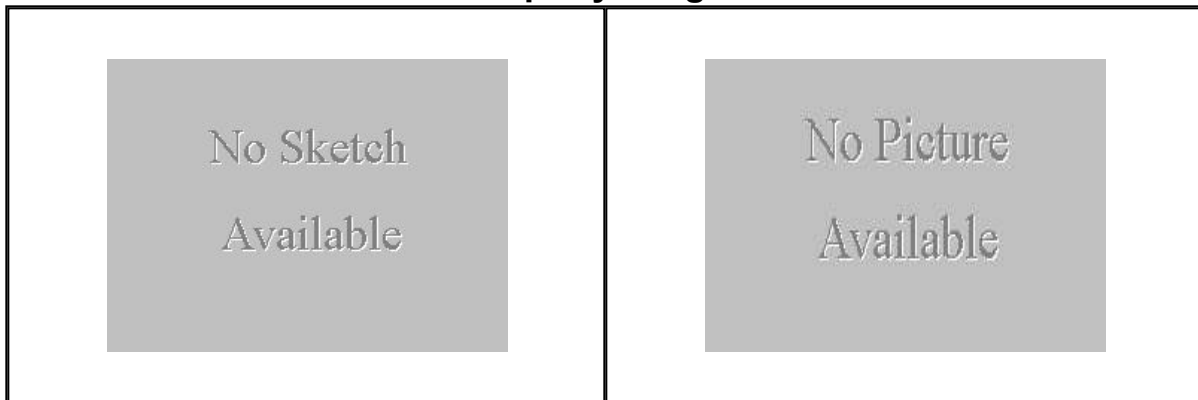
Building Style	Foundation Type	Flooring Type N/A
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type N/A
Building Grade	Roof Cover	Heating Fuel N/A
Building Condition Average	Siding	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 1.870 acres of land mainly classified as CTY-TWN-PROP with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



TOWN OF MAYNARD
Department of Public Works

MUNICIPAL BUILDING
195 Main Street
Maynard, MA 01754
Tel: 978-897-1317 Fax: 978-897-7290
www.townofmaynard-ma.gov

Director of Public Works

Administration

Cemetery & Parks

Facilities

Highway

Water & Sewer

WWTP

November 9, 2022

Town of Maynard
Community Preservation Committee

Dear Chair Dwyer,

I am writing on behalf of the Department of Public Works in support of the Reo Road Playground grant application for assessment and design of a new playground structure.

Sincerely,

Justin DeMarco
DPW Director

12. Other Information

This subcommittee is also dedicated to rebuilding Reo Rd Playground with transparency and longevity in mind. In the several months since we've been working on this project (and even before then), we've attempted to track down the history of the playground and improvements made over the years, even as recently as 2013-2014 (before CPA funds were available for playground use). Yet that information is surprisingly hard to find and often relayed anecdotally and piecemeal.

Our desire to start with a CPA application; go through official channels; work through this process thoroughly; document our work; and host public meetings and keep detailed records and meeting minutes is so that the town of Maynard – and the next group of committed volunteers – is left with a record of what it has invested in Reo Rd Playground and a roadmap for improving it in the decades ahead. With that understanding and a stake in the property we believe the playground's future is better secured.

Thank you to the Community Preservation Committee for its time and consideration,

The Reo Rd Playground Subcommittee

Abigail Casabona

Michael Giarratano

Sara Keller

Andrew Sutton