



TOWN OF AYER
Community Preservation Committee

APPLICATION FOR COMMUNITY PRESERVATION FUNDING

Submit to:
Town of Ayer
Community Preservation Committee
1 Main Street
Ayer, MA 01432
Email: cpc@ayer.ma.us

Date: January 23, 2023

Project Title: Pirone Park Playground Restoration Phase 2

Project Street Address (if applicable): 0 Bligh Street

Assessors Map Number: 34 **Lot/Parcel Number:** 17

Deed Book Number: 3520 **Deed Page Number:** 143

Name(s) of Applicant/Contact Person and Project Manager: Jeff Thomas, Ayer Parks Director

Jason Mayo, Ayer Parks Commission Chairman

Name of Organization: Ayer Parks Department

Address: 35 Bligh Street, Ayer MA 01432

Telephone: 978-796-5915

Email: parks@ayer.ma.us

Sponsoring Organization (if applicable): _____

CPA Category (Circle all that apply. You must circle a minimum of one category.):

Open Space

Historic Preservation



Recreation

Community Housing

Total Project Cost: \$ 1,518,000 (estimate) **CPA Funding Requested:** \$ \$750,000

DETAILED NARRATIVE AND PROJECT DESCRIPTION:

- **All of the following MUST be answered in the space provided (or with attachments).**
- Applications will be returned as incomplete if all relevant requested information is not provided.
- Include supporting materials and exhibits as necessary.
- A spreadsheet including the Budget and/or Timeline elements outlined in this application form is also acceptable.
- Please refer to Ayer CPC Funding Application Packet, including Guidelines for Project Submission, Eligibility, and General Criteria, before and while completing this application.

1. Describe the project:

The former playground structure at Pirone Park and its surrounding soil was found to have traces of arsenic in it and has been ordered closed by MassDEP until the site can be remediated. After much consultation, it was decided that the only solution to getting the playground reopened to the public would be to follow MassDEP requirements of remediation of the site and installing a replacement playground that the town can take pride in. Funding was secured in FY23 through CPC, Capital Planing and a state grant to do the remediation work, design of the rebuild and purchase and installation of the surface material and several playground structures. The remediation work and design are near complete, with approximately \$552,000 remaining in the budget. Due to significant increases in materials and labor, that amount would no longer be able to purchase much more than the surface material and possibly one structure, so it was decided to seek funding for the entire rebuild portion of the project in order to complete it before prices increased further. Based on estimates provided by a paid consultant (BETA engineering) the cost for building the entire playground will be about \$1,518,000 including contingencies. With the remaining balance of the current budget, that would require \$966,000 in additional funding.

2. Goals:

a. What are the goals of the proposed project?

This project will complete the remediation of the previous playground and install a new one, including a nature-based play area in the back section along the hill.

b. Who will benefit from this project and why?

The entire community, specifically the residents of the Town of Ayer, will benefit in numerous ways. The playground annually services 1,000's of patrons and acts as a centerpiece for many of the activities that go on at the park. Additionally, as with all public assets, this will help to increase property values for all Ayer residents.

c. How will success be measured?

The success of the project will be measured by how many patrons will use the new playground. We anticipate not just a return to the original number of children and families using it, but a significant increase, including non-residents who will also be inclined to patronize local businesses.

3. Community Preservation Committee Criteria:

Which of the General Criteria does this project fulfill and how?

(**Note: The application should address multiple criteria – please address all that apply to speed up the application process.)

This project is consistent with the Town of Ayer Master Plan and Open Space and Recreation Plan. It preserves and enhances the character of the town as one of its main icons and primary sources of recreation. Our plan calls for proper remediation of the soil that will allow us to save most of the trees that provide the only source of shade in the park. The project would provide a currently under-served section of the population since the original structure's closure, as many of the families in Ayer are now without a local playground. This includes a large number of local residents who walk to the park on the recently built School Street and Main Street sidewalks. The project is endorsed by multiple town boards and organizations.

4. Statement of Community Need:

a. How does the Town of Ayer, and its residents, benefit from this project?

The current Kiddie Junction playground is an icon for the Town of Ayer and has served as a centerpiece for recreation for over 30 years. Thousands of families utilize the playground each year. It is one of the town's most notable assets, and an integral part of Pirone Park. Having such an asset not only benefits those who use it, but also homeowners whose property value is increased and businesses who see more traffic from out of town visitors.

b. If applicable, explain how this project addresses needs identified in existing Town plans? (i.e. most recent Comprehensive Master Plan, Open Space and Recreation Plan, Community Preservation Plan)

The remediation and rebuilding of the playground are elements of the most recently completed Comprehensive Master Plan and the Open Space and Recreation Plan.

5. Community Support:

What is the nature and level of support? Include letters of support from any Town Committees, Boards, and Departments, as well as local community groups that have reviewed and endorsed the project.

Aside from overwhelming support from the public, this project has the endorsement of the Master Plan Committee, Office of Community and Economic Development, Capital Planning Committee, Select Board/ Town Manager's Office, Ayer Library and Page Hilltop School.

6. Budget:

a. Budget Summary

Total Projected Cost \$1,518,000 (estimate)CPA Funds Requested \$750,000Cost Share Amount and Percent \$768,000 (51%)

b. Budget Categories (as applicable)

- Equipment is generally defined as an item with a useful life expectancy of more than one year.
- Supplies are defined as an item with a useful life of less than one year.
- Construction means all types of work done on a particular property or building, including erecting, altering, or remodeling.
- The cost share is very important in giving the application a competitive advantage.)
- **Note:** CPA FUNDING FOR ANY CATEGORY REQUIRES COMPETITIVE BIDDING unless you can provide a sole source justification for any category.

** Attach a minimum of one recent bid**

	CPA Fund	Other Sources (list)	Total
Personnel			
Equipment	\$717,000		\$717,000
Supplies	\$33,000	\$47,000 (Phase 1 Carryover)	\$80,000
Contractual			
Construction		\$220,000 (Capital) \$303,000 (Phase 1 Carryover)	\$523,000
(15% Contingency) Other (Please Define)		\$198,000 (Phase 1 Carryover)	\$198,000
TOTAL	\$750,000	\$768,000	\$1,518,000

c. Budget Cost Sharing

- Identify the amount of cost sharing for this project. Sources include private, federal, state or local government, or any other sources. Use additional pages as necessary.

Organization
 Item Capital Planning, Town of Ayer
 Amount \$220,000
 Type (cash, in-kind, etc.) Cash

Organization
 Item Parks Department
 Amount \$552,000 (carryover from Phase 1)
 Type (cash, in-kind, etc.) _____

Organization
 Item _____
 Amount _____
 Type (cash, in-kind, etc.) _____

7. Funding:

- a. Note below and attach commitment letters from any organization providing a cost share contribution as listed above.

We are currently securing the endorsement of the Capital Planning Committee to request up to \$300,000 at Town Meeting, which will vote on the funding at the same time as the CPC funding (see attached letter).

- b. Describe any other attempts (including unsuccessful ones) to secure funding for this project.

Many attempts have been made since 2006 to secure grants for the remediation of Kiddie Junction playground. The most recent attempt was for a 2022 grant from the Massachusetts Land & Water Conservation Fund, which was unsuccessful. We have been told by the Ayer Community and Economic Development Office that alternative/additional funding through any grants they are aware of are unlikely over the next few years. We were able to get a grant from the state legislature for \$100,000 towards the project in 2022.

c. Are any 'Other Funds' in the budget in-kind? If yes, describe how the value of the in-kind contribution was derived. (In-kind contributions can be defined as a contribution of services or property, donated equipment, buildings or land, or donated supplies)

We will be looking to get various donations toward the beautification of the area including trees, shrubs, benches, etc.

8. Timeline:

Provide a schedule for project implementation, including a timeline for starting and ending major tasks as well as a reasonable estimate for project completion. If the project is expected to take multiple years to complete, please break down on a year-by-year basis.

Winter 2023: Complete planning through BETA for the rebuilding of the playground.

April 2023: Secure funding for the project at Town Meeting.

April 2023: Put the project out to bid (possibly in two components).

May 2023: Accept bid(s) for the project construction.

June 2023: Begin construction.

September 2023: Complete project.

9. Maintenance (if applicable):

a. If ongoing maintenance is required, who will be responsible for it?

The new playground will be maintained by the Ayer Parks Department.

b. How will it be funded? (Note: CPA funds cannot be used for regular maintenance.)

Funding sources are not anticipated to be part of the ongoing maintenance.

c. Expected Annual Maintenance Budget (Please include a 5-year budget and documentation of commitment.)

(We do not anticipate any maintenance cost outside of general labor through the Parks Department.)

Year one: \$ 0

Year two: \$ 0

Year three: \$ 0

Year four: \$ 0

Year five: \$ 0

10. Project/Site Documentation (If applicable) (Submit 1 hard copy and 1 electronic copy):

a. Note below and attach documentation that you have control over the site, such as a Purchase and Sale Agreement, option, or deed.

The property is municipally owned and deeds are on record at Ayer Town Hall

b. Note below and submit photographs of the “before” status of your project via email to cpc@ayer.ma.us with your electronic submission. If your application is approved, additional photographs of the completed project will be required. These photographs are needed for documentation of the use of Town funds and for use on the web site.

See attached photos of Kiddie Junction

c. Note below and attach any applicable engineering plans, architectural drawings, site plans, as well as any other renderings, relevant studies, historical background summaries, or material.

See attached scope of services, as well as remediation data from BETA inc.

11. Zoning Compliance.

If applicable, note below and provide evidence that the project does not violate any Zoning by-laws or any other laws or regulations, including environmental. List permits or approvals that may be needed.

We will be working with an advisor, BETA Inc., to develop plans for the new playground and stting up the RFP for the bidding process. We will be working with the Conservation Commission and the Ayer Building Inspector to verify all environmental and building codes are being met for the new construction.

12. Is there any additional information that might benefit CPC in consideration of this project?

As stated earlier, this is an essential project to the Town of Ayer and its residents. The price tag may seem high, and it is, but the value of a new playground to residents is incalculable. We will continue to seek alternative revenue sources through the next year, both grants for funds and those who offer reimbursement upon the project's completion.

APPLICANT'S SIGNATURE

To the best of my knowledge and belief, all data in this application are true and correct. The document has been duly authorized by the individual or governing body of the applicant.

Applicant's Signature: Jeff Thomas, Ayer Parks Director

Date: January 23, 2023

Date Application Received _____ Date(s) Reviewed _____

Public Hearing _____ Advance to Town Meeting Y / N