



Community Preservation Committee
55 Main Street
Westford, Massachusetts 01886
Contact: Jesse Beyer
TEL (978) 399-2905 FAX (978) 399-2556
jbeyer@westfordma.gov

Westford Community Preservation Funding Application
Fiscal Year 2019 Project Submission Form

Basic Project Information:

Submission Date: 1/8/1920

Project Name: Ronan McElligott Playground Safety Surfacing Installation

CPA funds requested: \$111,500

Applicant:

Name: Westford Parks, Recreation & Cemetery

Address: 65 Main Street, 3rd Floor

Phone: 978 692-5532

Email: Jduane@WestfordMA.Gov

Sponsoring board/committee(s):

Westford Parks and Recreation Commission

Additional responsible parties – i.e. Property owner, consultant (if applicable) _____

Project manager/contact person:

James Duane-Director
Westford Parks, Recreation & Cemetery Department
65 Main Street, 3rd Floor
978 692-5532
JDuane@WestfordMA.Gov

Purpose: (please select all that apply)

- Open Space
- Affordable Housing
- Historic Preservation
- Recreation

Project location/address:

Assessor information: (map/block/lot id) as applicable:

Edwards Beach

Williams Avenue

Parcel ID: 074 0002 0000

Ownership/care and custody information:

The parcel is currently under the care and custody of the Parks & Recreation Department. Please see additional information included on the attached document from the Westford Town Owned Land database.

Deed restrictions required: None

- Conservation
- Housing
- Historic Preservation

Budget:

Complete budget (attach as necessary)

Please See Attached Budget Estimate from East Coast Surfacing

Percent of total budget requested from Community Preservation funds:

As of January 1, 2020, we are seeking 100% (\$111,500) of the anticipated project budget from Community Preservation funds. Based on the budget estimate provided by a professional surface installation company, the requested funding provides the resources needed to start and complete the proposed improvements. This project was presented to the Capital Budget Committee but was not included in their funding recommendation for 2020 Annual Town Meeting.

Other funding sources (committed/applied/planned):

Although not always possible, the Parks & Recreation Department seeks to leverage funding from alternative resources to help offset the overall project costs. Should the Parks & Recreation Department identify additional funding

sources for this project, we will appropriately reduce the CPC funds expended and return any remaining balance to the CPC.

Committed:

Applied:

Planned:

Anticipated annual income/expenses:

Ronan McElligott playground is open to the public free of charge throughout the year. There is no income derived from this facility.

Recurring expenses (i.e. Maintenance):

Ronan McElligott playground is an existing active recreational amenity. Staffing utilized for maintenance of this facility is currently captured in the annual Parks & Grounds Maintenance budget. We do not anticipate significant changes in required maintenance. If there is increased maintenance required for an improved facility, we would request an associated incremental increase in our maintenance budget in future years.

Taxpayer impact:

Project funding is currently proposed from existing revenues and is not anticipated to have any additional impact on Westford taxpayers.

Timeline:

Proposed Start Date:

- Design and Specifications Developed – March/April 2020
- Project Bid – May/June 2020

Proposed Completion Date:

- July/August 2020

Endorsement by applicable boards/commissions/community groups:

- Affordable Housing Committee and/or Housing Authority
- Cemetery Commission
- Conservation Commission
- Historic Commission
- Parks and Recreation Commission
- Planning Board
- Water Commission

Other--

Project Description and Goals:

Please describe project. In proposal, please include how this project impacts Westford's citizens and addresses Westford's current and/or future needs? How does this project preserve Westford's character and meet its preservation goals? Why should this project be funded this year? (Use as many additional pages as necessary)

Edwards Beach is an extremely active recreation area located on Nabnasset Lake. An important part of the Edwards Beach area is the Ronan McElligott Memorial Playground. Ronan's Playground, built in 2009, was the area's first fully accessible playground of its kind, allowing children of all ages and abilities (as well as their caregivers with accessibility needs) the opportunity to engage in outdoor play. Over a 2-year period beginning in October 2007, a volunteer-led community group raised nearly \$300,000 in private funds and in-kind donations to build the playground. Since that time, it has become an important part of our community and the overall recreational opportunities Westford offers its residents. The playground is open to the public year-round at no charge. In addition to the Ronan McElligott Playground, the Edwards Beach facility includes a gravel parking lot with dedicated handicapped accessible parking spaces, wooded and grassy picnic areas, sandy beach with sand volleyball court, swimming area, and concession building with restrooms. It is also within walking distance of several hundred nearby homes.

After a decade of heavy use, including ongoing maintenance and patching by the Parks and Recreation staff, the poured-in-place (PIP) rubber surfacing has reached the end of its useful life. Maintaining the integrity of this rubber surfacing is integral to maintaining the overall accessibility and user safety requirements of the playground.

Soon after being hired as Westford's Director of Parks and Recreation, I conducted a preliminary assessment of existing conditions at our facilities. During that assessment, I observed the PIP surfacing at Ronan McElligott playground had been patched several times and was showing signs of significant wear. Over the next several months, I met with multiple industry professionals to assess the existing conditions and gain an understanding of appropriate next steps to improve the conditions. Each of the three individuals with whom I met indicated the surface had reached its useful life and would require full replacement in the very near future. The short-term solution was additional patching of the surface while we sought the needed funding for replacement.

The Parks and Recreation Commission and professional staff have identified this as a top priority project for completion in 2020.

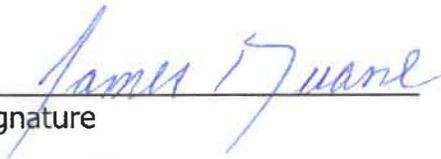
If this application is submitted outside of the usual funding cycle, please explain why.

This project was submitted during the usual funding cycle.

List of Attachments: (including but not limited to photos, plans, maps, quotes, costs, estimates, letters of endorsement)

- Appendix A-Budget Estimate
- Appendix B-East Coast Surfacing Quote
- Appendix C-Existing Conditions Photos
- Appendix D-Parcel Map
- Appendix E-Town Owned Land Database Sheet
- Appendix F-Letters of Support

Applicant Signatures/Date


Signature


Date

Appendix A

Ronan McElligott Safety Surfacing			
	Qty	Price	Sub Total
Area A-Older Kids Playground			
Removal	2,870	\$3.00	\$8,610.00
PIP	2,870	\$14.50	\$41,615.00
Disposal	3	\$850.00	\$2,550.00
		Area A--Total	\$52,775.00
Area B-Younger Kids Playground			
Removal	2,628	\$3.00	\$7,884.00
PIP	2,628	\$14.50	\$38,106.00
Disposal	3	\$850.00	\$2,550.00
		Area B--Total	\$48,540.00
Playground Total			\$101,315.00
10% Contingency			\$10,131.50
Anticipated Project Cost			\$111,446.50

Includes Prevailing Wage

10% Contingency per installer recommendaiton



PO Box 488
 Rock Hall, MD 21661

 Phone: 410-778-3360
 Fax: 410-778-3420

QUOTE

Date	Quote #
09/05/19	AAAQ15970

Your Sales Representative
Dawn Holden

To:
 Westford Parks & Recreation
 James Duane

Phone: (978)692-5532
Fax:

Project Name	City	State
Ronan McElligott Playground	Westford	MA

We are pleased to offer our quotation for the above referenced project, subject to the terms and conditions listed, below.

Ln #	Qty	Part #	Description	Unit Price	Ext. Price
1			Area #1 - Older Kids Playground Option #1		
2	2,870	REMOVAL	Remove & Dispose of Existing PIP Surfacing	\$3.00	\$8,610.00
3	2,870	PIP	Poured-In-Place Safety Surfacing per square foot 3-3/4" Total Depth (up to 9' fall height) 50% STANDARD COLOR & 50% BLACK MIX Regular Binder	\$14.50	\$41,615.00
4	3	DISPOSAL	Disposal Includes Prevailing Wages	\$850.00	\$2,550.00
				SubTotal	\$52,775.00
				Sales Tax	\$0.00
				Shipping	\$0.00
				Total	\$52,775.00

Prices subject to review of specifications, scaled drawings and/or site visit.

EXCLUSIONS: This proposal does not include union wages, sub-base work or prep, filter fabric, fencing or security at night or during the curing period.

STANDARD COLORS:
 Terra Cotta, Green, Blue or Beige
 (All other colors are slightly higher priced)



PO Box 488
Rock Hall, MD 21661

Phone: 410-778-3360
Fax: 410-778-3420

QUOTE

Date	Quote #
09/05/19	AAAQ15972

Your Sales Representative
Dawn Holden

To:
Westford Parks & Recreation
James Duane

Phone: (978)692-5532
Fax:

Project Name	City	State
Ronan McElligott Playground	Westford	MA

We are pleased to offer our quotation for the above referenced project, subject to the terms and conditions listed, below.

Ln #	Qty	Part #	Description	Unit Price	Ext. Price
1			Area #2 - Younger Kids Playground Option #1		
2	2,628	PIP	Removal of Existing PIP Surfacing	\$3.00	\$7,884.00
3	2,628	3.75"-50/50	Poured-In-Place Safety Surfacing per square foot 3-3/4" Total Depth (up to 9' fall height) 50% Standard Color & 50% Black Mix Regular Binder	\$14.50	\$38,106.00
4	3	DISPOSAL	Disposal	\$850.00	\$2,550.00
5			Includes Prevailing Wages		

SubTotal	\$48,540.00
Sales Tax	\$0.00
Shipping	\$0.00
Total	\$48,540.00

SALES TAX: Any taxes imposed within the state are extra and not included.

SHIPMENT: Shipment shall be via truck, delivery charges prepaid, with 8-10 weeks after our receipt of your deposit and a signed original copy of this order confirmation.

Shipping packages are usually heavy and awkward and require mechanical handling to accomplish truck unloading at destination. Truck unloading and job site work are extra and not included unless indicated above.

TERMS: In accordance with our standard Terms of Sale (see reverse), a deposit of \$1000.00 is due and payable upon order entry.

Should you desire 30-day terms on the balance (from date of shipment), please complete the enclosed Credit Application, both sides, have it signed by an officer of your firm and return it to us.

The granting of credit is subject to the approval of our Credit Manager based upon date received. In the event credit is not granted, your order will ship with the balance due upon delivery. The carrier will require a cashier's or certified check. Carrier's handling fee is extra and not included.

When you are ready to place this order, please sign below and mail your deposit check to:

East Coast Surfacing, Inc.
PO Box 488
Rock Hall, MD 21661

Quote # AAAQ15970

TERMS & CONDITIONS:

1. Quotes are based on standard colors, which include Black, Terracotta, Blue, Green and Beige.
2. Prices quoted are good for 30 days and subject to our confirmation thereafter.
3. Quote does not include, taxes, permits, state or local approvals, utility mark-outs, performance bond, engineering seals, testing, site preparation, borders, unloading, storage, security at night or during the curing period, temporary fencing or filter fabric..
4. Customer to verify quantities and/or square footage, if additional material is required, it will be invoiced at the per square foot charge noted above.
5. Geotextile fabric MUST be installed on stone sub-base applications (provide by others unless noted above).
6. Asphalt and concrete must cure for thirty (30) days prior to installation.
7. Quote does not include prevailing wages unless stated above, The customer is responsible for providing wage rates at the time of quotation if applicable.
8. East Coast Surfacing, Inc. reserves the right to utilize East Coast Surfacing crews or East Coast Surfacing Certified (sub-contracted) Installers.
9. Customer is responsible for providing dumpster at the site for East Coast Surfacing, Inc. trash & waste removal.
10. Customer is responsible for arranging and paying for the Field Test Requirements of ASTM F1292-09 (if required).
11. This quotation does not allow for a retainage and payment terms are as stated.
12. This quotation does not include Payment or Performance bonds.
13. All orders under \$5,000.00 are to be paid in full to process order.
14. All orders over \$5,000.00 require a 50% deposit.
15. Balance due upon completion or Net 30 (subject to credit approval).
16. Credit card payments will be charged a 3% processing fee.

NOTE: ALL COLORS WILL FADE. While a normal amount of color fading can be expected on all colors, especially in outdoor use, accelerated color changes can occur on "Special" colors, including but not limited to eggshell, purple, gray, green & blue. In addition, all colors may "Amber". Ambering is a temporary discoloration of the rubber that may occur immediately after installation. It is caused by a chemical reaction that is created when the polyurethane binder comes in contact with the UV rays. The ambering is only on the top of the Color Layer and has no effect on the quality & integrity of your surface. It is most evident in warmer climate projects, but will fade with normal rainfall. This process can take weeks or even months.

NOTE: East Coast Surfacing, Inc.'s surface temperature will vary with the ambient temperature. Child care guidelines suggest that children should refrain from heat exposure. CPSC Guidelines suggest that a playground should be in a shaded location and that the customer is responsible for providing warnings that the equipment and surfacing exposed to intense sun can burn. East Coast Surfacing, Inc. assumes no liability to such exposure of surfacing temperature as this should be monitored prior to use of the surfacing. East Coat Surfacing, Inc. also assumes no liability to the expansion and contraction of the surfacing during freeze/thaw events.

Order Accepted By:

Company Name: _____

Accepted by (Signature): _____

Print Name and Title: _____

Date: _____

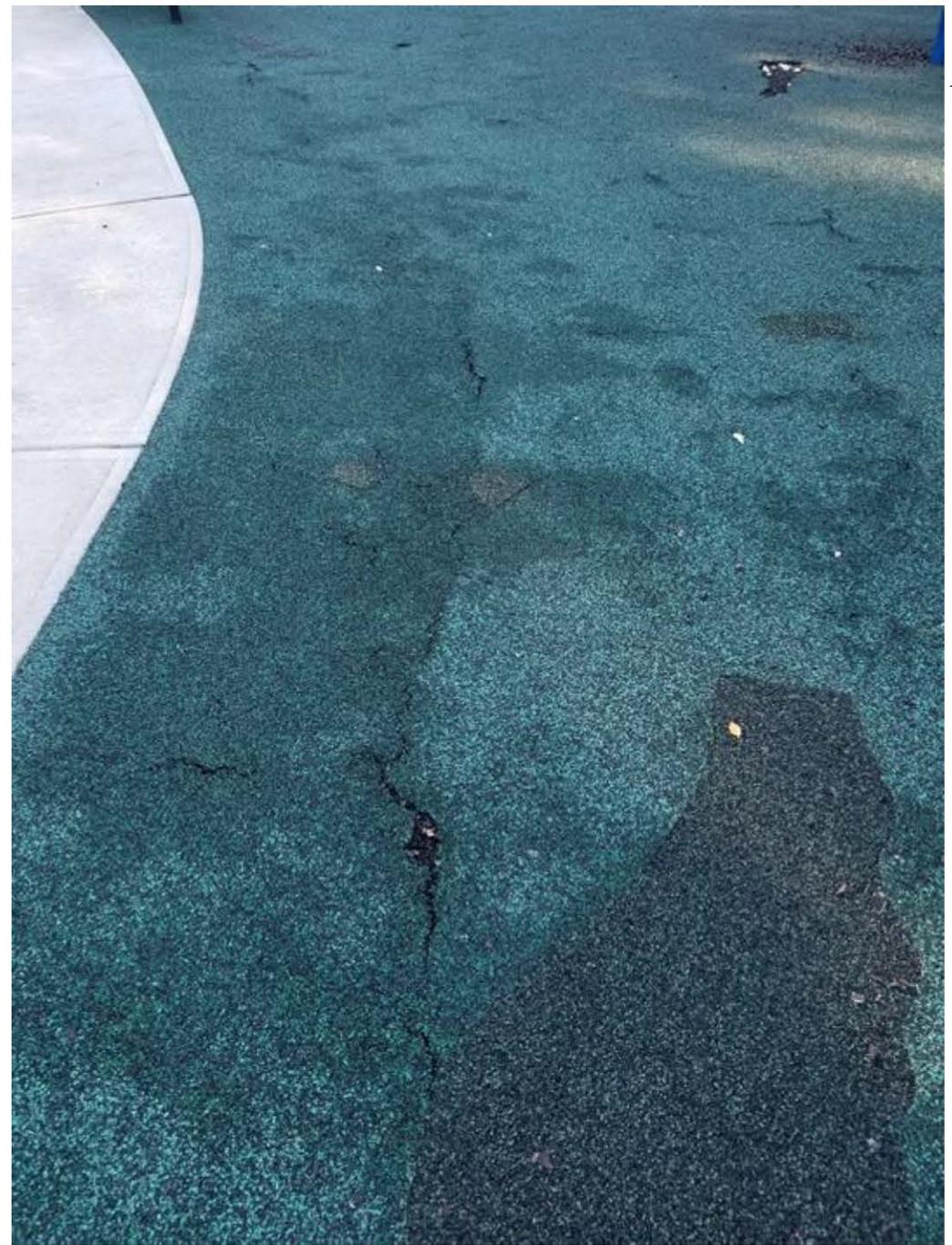
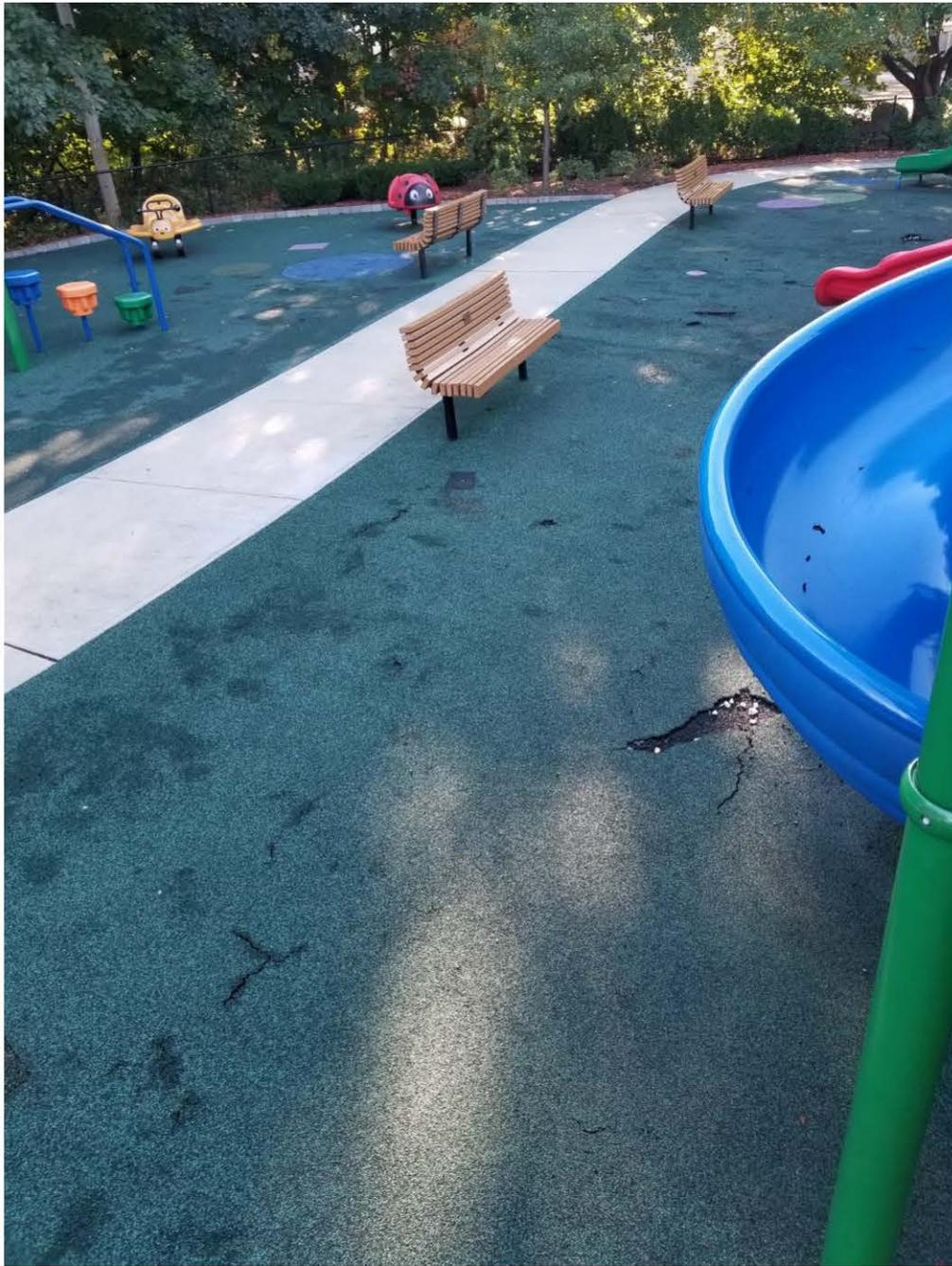
Must be signed by an officer of the company.

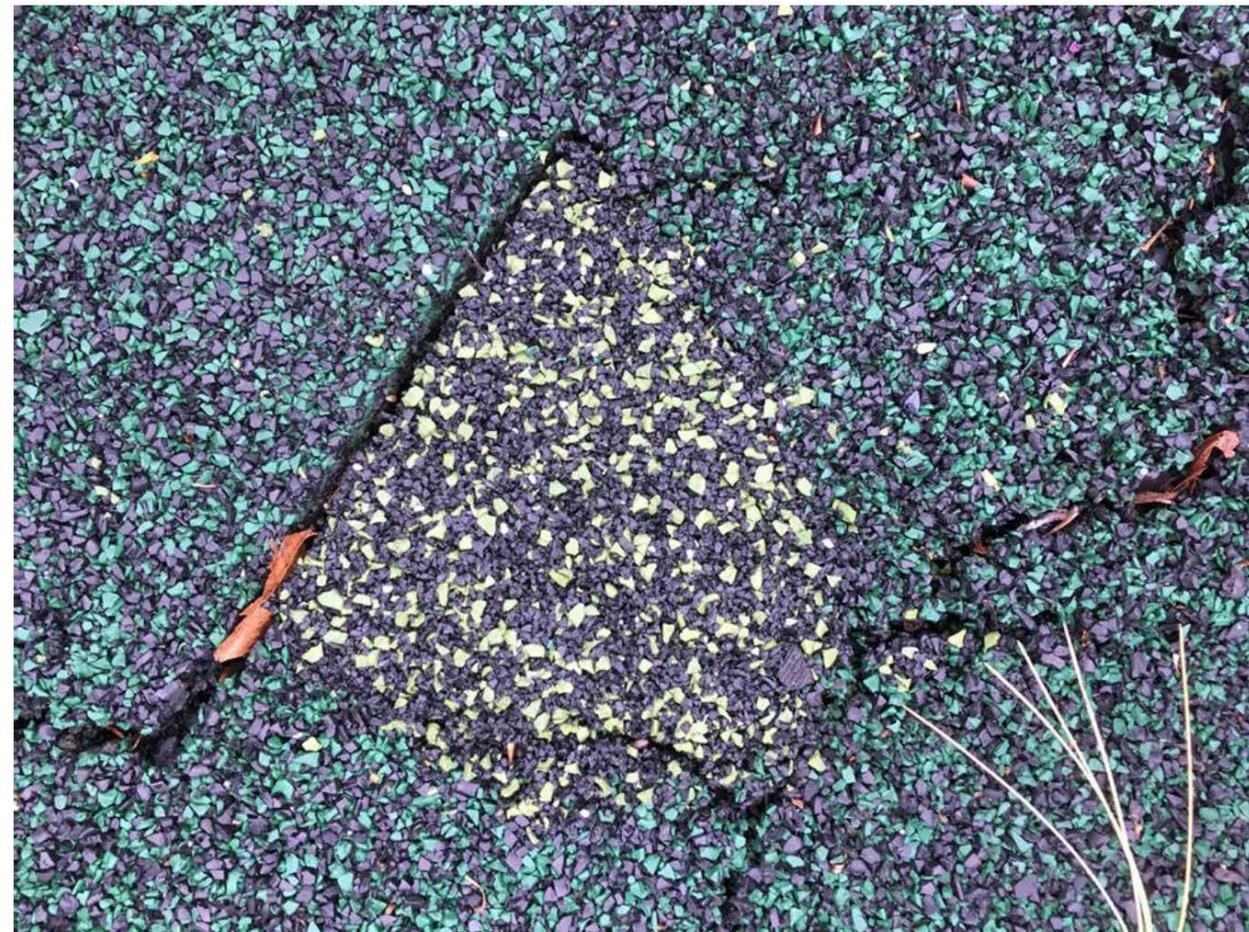
Ronan McElligott Playground-Edwards Beach



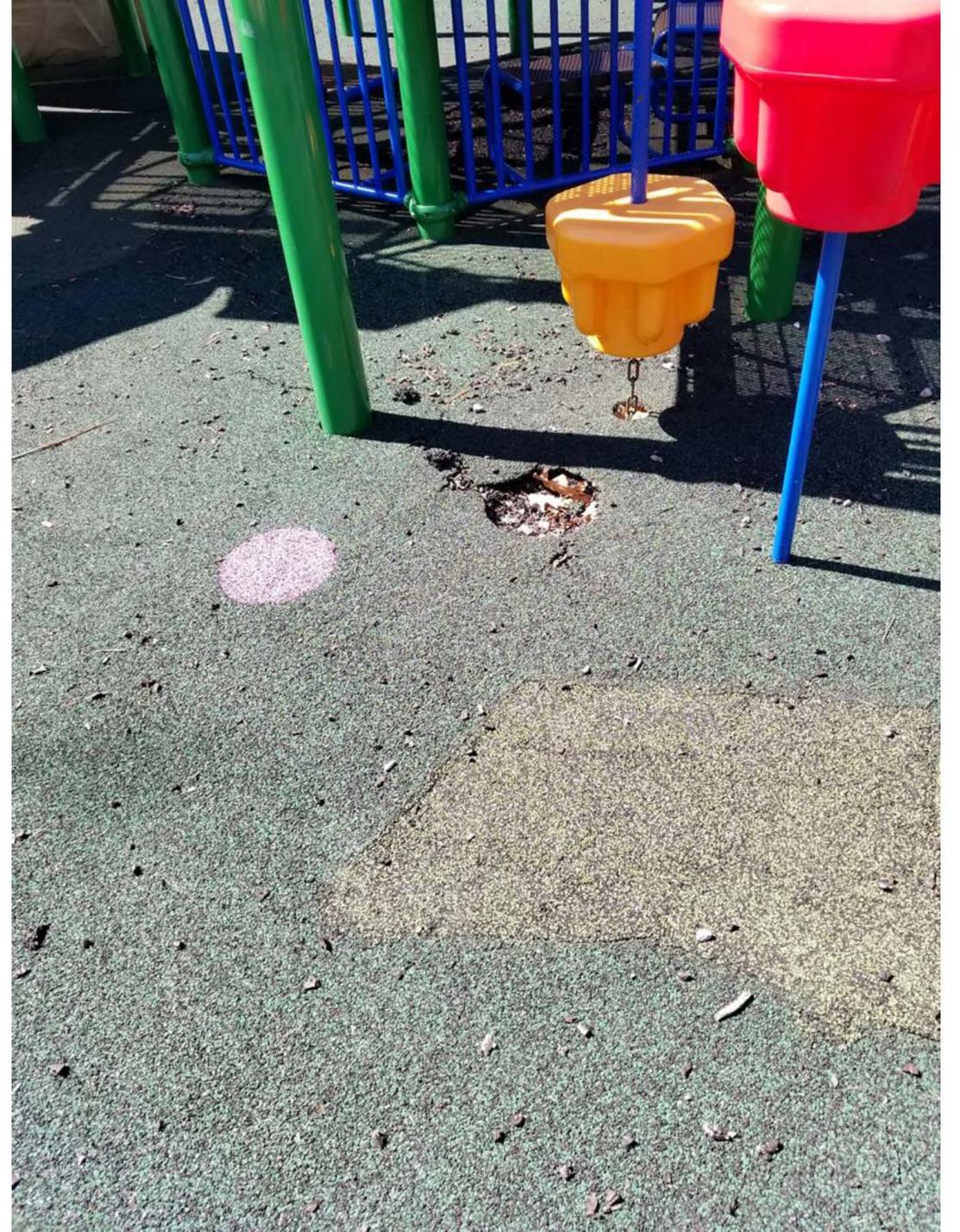
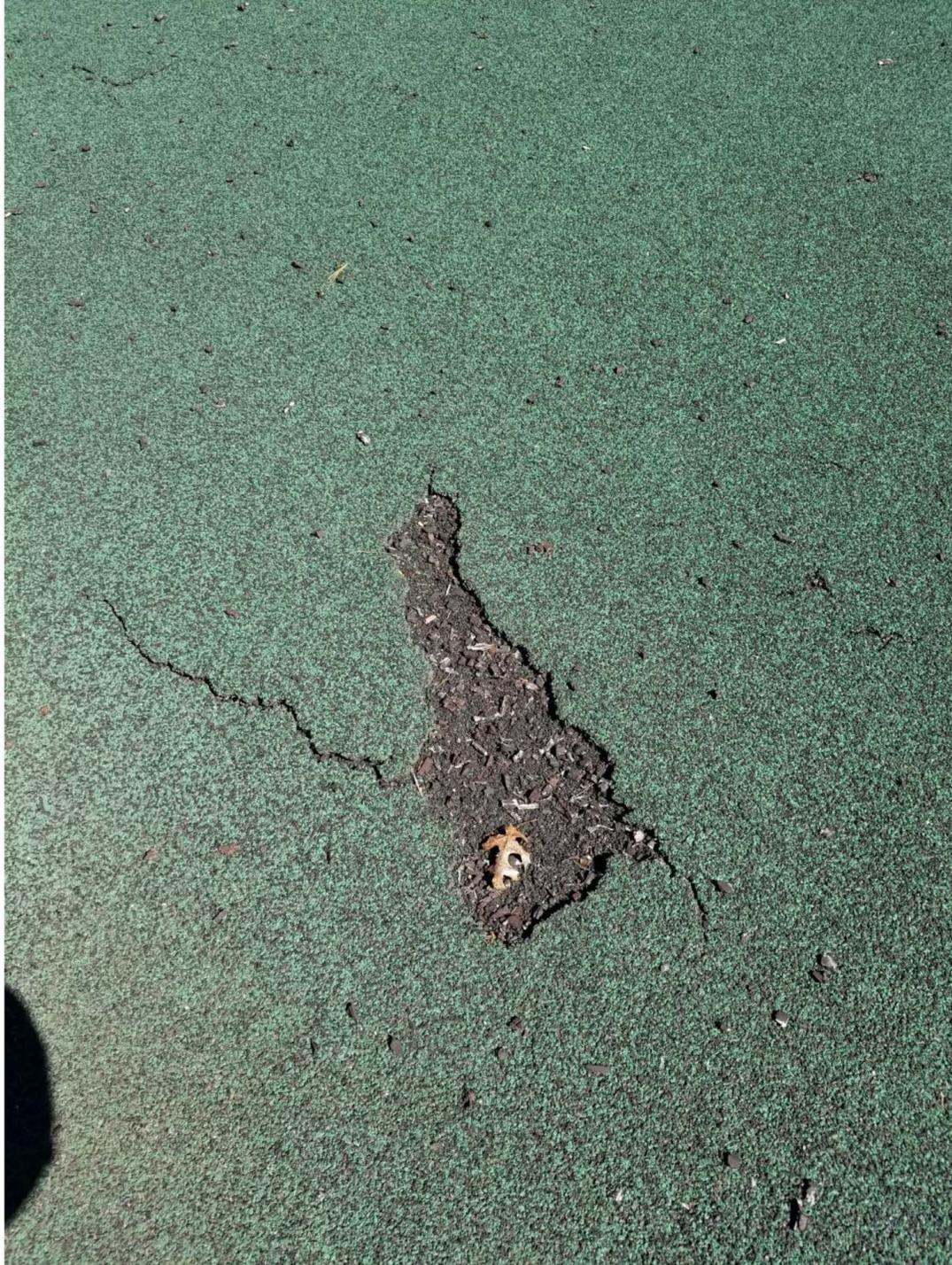




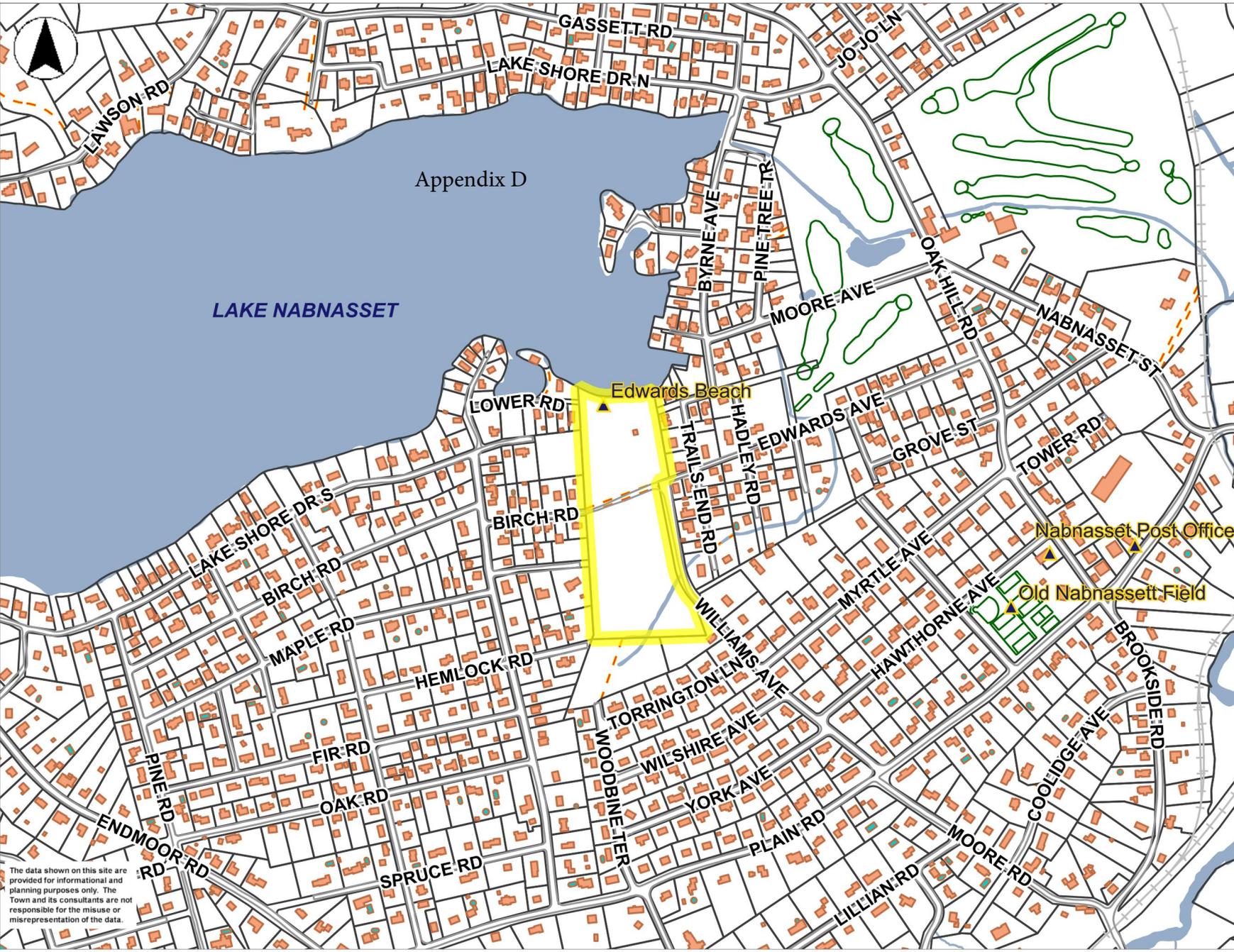




Appendix C







- Points Of Interest
- Parcels for Identify
- Westford
- AthleticFields
- Bruce Freeman Rail Trail
- Pools
- Road Outlines
- Railroad
- WBuilding2015
- Parcels
- ParEasement
- Abutting Town Names
- MA Highways
 - Interstate
 - US Highway
 - State Highway
- Town Boundary
- MA Abutting Towns
- NH Abutting Towns
- Streets
- MA Water Bodies
 - LAKE
 - RESERVOIR
- Ponds
- Town Mask
- Bridges
- Driveways
- Parking Lots
- Road Surface
 - Dirt Road
 - Paved Road

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 01/08/2020 at 11:48 AM



Town of Westford

Town Owned Land



Sign In



COMMON NAME	
Edwards Beach Parcel	

ACQUISITION AND ALLOCATION HISTORY	
Acuisition and Allocation History	Authorization to acquire land from Article 1 of Special Town Meeting 5/10/80. There are two recorded deeds for this property: one at MNRD Book 2425 page 195 and the other at Book 2463 Page 244. Note: Commission has voted to allow Recreation Commission to manage Beach Area recreation facility (At its meeting of June 11. 1980)
Who Controls:	Conservation Commission.

DIRECTIONS TO PARCEL
Preliminary Subdivision Plan 3/13/80 Location - Westford Quadrangle

MAP COORDINATES

ADDRESS NO.	STREET ADDRESS
	WILLIAMS AVE
MAP AND PARCEL	CLASSIFICATION CODE
330/074.0-0002-0000.0	903
ZONING	ACREAGE
	10.0

LAND SURVEYED	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	When:	Results:	Who Surveyed:
PERC TESTS	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	When:	Results:	File Location:
WETLANDS DELINEATED	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	When:	Results:	File Location:
DESCRIPTION	Assessment of Parcel 2 as of 12/20/96		
USE OF LAND			
MANAGEMENT AND MAINTENANCE STATUS AND NEEDS	Nabnasset Lake Improvement Association 9/18/80		
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Steward's Name	Steward's Address	Steward's Phone #

CONTACT INFORMATION	
STATUS RELATIVE TO 5 YEAR MASTER PLAN	
ACQUIRED WHEN	Verified by the deed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ACQUIRED HOW	Verified by the deed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
DEED RESTRICTIONS	Verified by the deed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ADDITIONAL COMMENTS
Real Estate Option Agreement 4/10/80 Rules and Regulations - Resident Tags Vote to allow Recreation Commission to manage Beach Area recreation facility 6/11/80 Re: Edwards Beach - Recreation Comm soccer fields 2/23/00 (Turner to Chelgren)

ATTACHMENTS (From Document Managment System)
You may need a TIFF viewer to view some documents. Click here to get <i>AlternaTiff</i> 074 0002 0000

Land Record Storage					
View Save	PROPERTY_ID	TITLE	SUBJECT	DOCUMENT DATE	DOCUMENT TYPE

Appendix F

Steven and Stephanie McElligott
29 Caldwell Drive
Westford, MA 01886

January 3, 2020

Community Preservation Committee
Mrs. Kathleen Healy, Chair
Westford, MA 01886

Re: Application for Community Preservation Funds for
Ronan McElligott Memorial Playground PIP Surfacing Replacement

Dear Community Preservation Committee:

We are writing in support of the Westford Parks and Recreation application to the Community Preservation Committee for funding to replace the Poured-in-Place (PIP) safety surfacing at the Ronan McElligott Memorial Playground, located at Edwards Beach on Nabnasset Lake. In 2007, we led a volunteer effort to raise nearly \$300,000 in private funding and in-kind donations to construct the area's first fully accessible playground for children of all abilities. Our son Ronan had passed that same year, and the idea behind the playground was to honor his memory with a park where children coping with physical or developmental disabilities are able to play right alongside their able-bodied peers.

The project was completed in 2009 and in the 10 years since, the playground has become a popular recreation site for many families in town. The usage and popularity is far more than we could have expected - but a wonderful tribute to Ronan. Each year, we hold an all-volunteer clean up event. This too has grown in size each year as people learn about the event and want to give back to the community and the park they enjoy with their family. This past spring, more than 100 people came to lend a hand in keeping the playground landscape beautiful.

The rubber safety surfacing is one of the key features of Ronan's Playground and is what makes this playground fully accessible to anyone with a wheelchair, walker, or other assistive equipment. However, despite annual repairs to the surfacing, the time has come where the repairs are not enough and the surfacing should be replaced. Replacing the safety surfacing will allow children and families from our community to continue to enjoy this playground and popular town recreation area. We would be grateful for the Committee's support of this effort.

Sincerely,

Steve and Stephanie McElligott



TOWN OF WESTFORD
CONSERVATION COMMISSION
TOWN HALL
55 Main Street
Westford, Massachusetts 01886
(978) 692-5524

November 18, 2019

Ms. Kathleen Healy
Westford Community Preservation Committee, Chair
55 Main Street
Westford, MA 01886

Re: Westford Parks & Recreation Application for Community Preservation Act Funds
Safety Surfacing Replacement-Ronan McElligott Playground, Edwards Beach

Dear Community Preservation Committee:

On November 13, 2019, the Westford Conservation Commission agreed to send a letter of support for the Westford Parks & Recreation Department proposal to replace the existing pervious, poured-in-place rubber surfacing at the Ronan McElligott playground. The playground is located on a parcel of Conservation Commission property containing Edwards Beach.

The Ronan McElligott Playground was designed to provide safe and universally accessible recreation for children of all ages and abilities. Since opening in 2009, the playground has become a critical component of the outdoor recreation opportunities available to the community. The poured in place rubber surfacing is a critical component of meeting the overall playground design, accessibility, safety, and functionality. After 10 year of heavy use and exposure to New England weather, the poured-in-place rubber surfacing has reached the end of its useful life and requires replacement.

We hope that the Community Preservation Committee will fully support this much needed project.

For the Commission,

A handwritten signature in cursive script that reads "Carol A. Gumbart".

Carol A. Gumbart
Conservation Resource Planner