

**CITY OF FRAMINGHAM
CAPITAL PROJECT/EQUIPMENT REQUEST - FY2024-2033 CIP**

DEPARTMENT:

DEPARTMENT PRIORITY:

(1) **PROJECT NAME:**
PROJECT STATUS:

(2) **PROJECT DESCRIPTION AND JUSTIFICATION:**

Framingham Parks, Recreation & Cultural Affairs is seeking construction funding for an investment in Arlington Street Park that will promote neighborhood use, bring the site and its amenities up to the current building and accessibility codes, increase public health and safety for park users, and better serve the overall community recreation needs.

Arlington Street Park is located on the south side of Framingham in an environmental justice neighborhood. The surrounding residential neighborhoods are some of Framingham’s most densely populated areas, consisting primarily of multi-family homes and multi-unit apartment buildings. Currently, the park includes a basketball court, playground structures, and a grass field area enclosed by an old chain link fence.

Parks and Recreation is contracted with NESRA Engineering, who will provide design services from concept development through construction project oversight. We’ve begun the design process with our first public engagement meeting on October 6, 2022, to hear ideas from neighborhood residents, community leaders, and other stakeholders about features they would like to see in the new park. Based on feedback at that meeting, the neighborhood would like to see a completely redesigned park that includes new playground equipment, rubber safety surfacing, shade structures, water play features, security cameras, site lighting, benches, picnic tables, fencing, multi-use sports court, improved greenspace, landscape plantings and accessible pathways connecting all of the new amenities.

We anticipate the cost of the new playground with poured-in-place safety surfacing to be approximately \$500,000.

A complete redesign of the park, including a new playground and all of the features mentioned above, we anticipate the cost being closer to 1 million.

We’ve submitted a \$500,000 CPA grant application to help offset the anticipated project cost and provide additional amenities expressed by the neighborhood in the first public design meeting.

The currently identified project price is a placeholder. As we progress with design and engineering, we will further refine the anticipated project cost.

(3) **PURPOSE OF PROJECT:**

<input checked="" type="checkbox"/>	Replace existing infrastructure
<input checked="" type="checkbox"/>	Replace existing capital asset
<input type="checkbox"/>	Replace existing vehicle
<input type="checkbox"/>	Replace equipment
<input checked="" type="checkbox"/>	New infrastructure
<input checked="" type="checkbox"/>	New capital asset
<input type="checkbox"/>	New vehicle
<input type="checkbox"/>	New equipment

PROJECT ADDITIONS/CHANGES JUSTIFICATION:

(4) BUDGET REQUEST BY YEAR:								
		FY 24	FY 25	FY 26	FY 27	FY 28	FY 29-33	
a.	Land Acquisition							
b.	Planning / Feasibility							
c.	Design							
d.	Construction	500,000						
e.	Equipment/Vehicles							
f.	Contingency							
g.	Other							
	TOTAL	500,000	-	-	-	-	-	
(5) PRIORITY:								
a.	health and safety	safety concern, hazardous condition, agency compliance, non-functional, etc						
b.	level service maintenance	maintains City desired level of service						
c.	economic development	adds to the City's economic vibrancy						
d.	service improvement	new or improved service to meet demand						
(6) EFFECTS ON ANNUAL OPERATING BUDGET:								
		FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	YEARS 29-33
Personnel								
Operating								
(7) PROPOSED FUNDING SOURCE(S):				(10) PROJECT OR EQUIPMENT LOCATION:				
1)	Bond					Arlington Street Park at the intersection of Arlington St. & Gordon St., south of Route 135.		
2)	CPA					(11) ASSET TYPE:		
3)						Outdoor park and playground		
(7a) POTENTIAL GRANT FUNDING SOURCE IF APPLICABLE: (List source and matching requirements)								
The project is eligible for Community Preservation Act funding. Parks and Recreation is in the process of submitting a completed CPA grant application seeking \$500,000.								
(8) PROJECT LEAD NAME & CONTACT INFO: (ADDITIONAL PROJECT INFO AS NEEDED)								
James Snyder, jcs@framinghamma.gov, 508-532-5961								
(9) FINANCE DEPARTMENT NOTES:								



Eligibility Notification for CPA Funding

Project Tracking Number: CPA23-005

Use this Project Tracking Number on all future submitted materials and correspondence.

Name of Proposal: Arlington Street Park Improvements
Applicant or Contact Person: James Snyder
Sponsoring Organization: Division of Parks Recreation and Cultural Affairs
Date of Submission: 9/12/22
Date of Letter of Notification: 9/22/22
CPA FUNDING ELIGIBILITY: YES X

You are invited to submit a full Application. Applications should be available on the CPC webpage by September 19, 2022, and will be accepted until October 31, 2022.

Read the guidelines, at the bottom of the page, which may pertain to your project. Further guidance, specific to your project, is provided here if portions of proposed project are not eligible for CPA funding or if we have further recommendations:

This proposal is for the rehabilitation/restoration of the City's Arlington Street Park, including increased accessibility, and for the creation of new recreational amenities and play structures. These are allowable recreation activities to be funded under CPA. Be aware that recreational facilities to be funded with CPA money must be "capital improvements", permanently attached to the land and intended to remain there; not for temporary structures. The applicant notes that design services have been contracted for and that final design is expected to be completed in the spring of 2023. The applicant may want to consider completion of the site survey, engineering and site design prior to submission of a full CPA application, as that would better inform the scope of the project and related costs to implement this project.

Please note the following guidelines to keep in mind with any future Application submission:

1. **City property:** If the Applicant is proposing a project on City-owned property, either the Applicant or Co-Applicant **must** be the public entity that has custody of the land.
2. **Public procurement and prevailing wage laws.** CPA Projects on public land will be subject to [procurement requirements](#).
3. **Appraisals:** The City cannot appropriate more than the appraised value to acquire a real property interest. If the requested funds are for acquisition of real property or an interest in it, an independent property appraisal at the Applicant's expense is required.
4. **Historic projects:** Applicants of proposed historic-funded activities should refer to the Community Preservation Coalition webpage about [Historic projects](#).



June 13, 2022

James Duane
Deputy Director of Parks,
Recreation, & Cultural Affairs
150 Concord Street
Framingham, MA 01702
508-532-5411

Re: Arlington Street Park Renovation Project

Dear Mr. Duane,

Nesra Engineering, LLC (Nesra) is pleased to provide the following proposal for Survey, Engineering, Permitting and Construction Administration Services as they relate to the renovation of the Arlington Street Park. It is our understanding that you would like to renovate the park while maintaining the recently renovated basketball court. We propose to evaluate the existing facility, inspect the existing playground structures, surfacing, accessibility, safety etc, and design renovations to address the deficiencies. General improvements will include playground structures, surfacing, ADA compliant walkways, shade structures, site furniture, fencing, lighting, plantings, irrigation, etc. Due to the existing regulated subsurface drainage system, Nesra will provide permitting through the governing authority prior to bidding out the project for construction.

We have prepared this proposal to provide site investigation, survey, existing conditions mapping, preparation of construction bid documents, bid assistance, and construction administration services. A detailed Scope of Services (Attachment 1) and a milestone schedule (Attachment 2) are provided for our proposed services and the full project buildout.

Nesra can complete the above-mentioned Scope of Services for a fixed fee not to exceed **\$54,000**. This fee does not include direct reimbursable expenses (i.e., printing, mileage, etc.) which will be itemized and billed separately. Given the size of the project, the direct reimbursable fees shall not exceed \$2,500. A fee breakdown for our services is provided as Attachment 3.

If this proposal is acceptable, you may notify us in writing and we can begin our services immediately.

Thank you again for the opportunity to participate in this project. Should there be any questions, please feel free to contact me at your convenience.

Very Truly Yours,

Arsen Hambarzumian, P.E.
President and Project Director
170 Bungay Road
North Attleboro, MA 02760
Cell: 508-221-7174
ah@nesraeng.com

Attachment 1
Arlington Street Park Renovation Project
Framingham, MA
SCOPE OF SERVICES

Project Background:

Based on our recent conversation and subsequent research, we have prepared this proposal with the understanding that the project scope includes new playground structures, potential retrofitting or utilization of existing play equipment, provision of new accessible play equipment, visual and sensory components, improved drainage, poured in place surfacing, ADA accessibility, walkways, site furniture, pedestrian lighting, plantings and irrigation. The Scope of Services below includes the survey, civil engineering, permitting, bidding assistance and construction administration for the project build-out.

PHASE 1 - Background Investigation, Wetland Delineation and Survey

Utility Investigation:

Nesra Engineering, LLC (Nesra) will complete a utilities investigation to determine the general location and condition of site utilities that may impact renovation planning and design. Specifically, we will field locate and evaluate the existing drainage structures, subsurface culvert, electrical service and panels, and any other utility line which may bear impact on the proposed development. Utility locations will be based upon record information provided by the Owner and upon the aboveground location of related appurtenances.

Playground Evaluation:

Nesra's Certified Playground Safety Inspector (CPSI) will review the existing structures and surfacing for code compliance. Specifically, we will evaluate if the structures meet minimum safety standards, as well as ADA accessibility requirements. Furthermore, we will evaluate the existing components to determine if it may be reutilized during the renovation in part or as a whole. Often times it is cost prohibitive to reutilize existing aged structures, however we will prepare a detailed report and cost estimates to assist in making the determination.

Survey:

We will complete a topographic existing conditions survey to locate the existing basketball court, playground structures, plantings and vegetation, walkways, roadway, drainage areas, etc., and prepare an existing conditions base plan. The resultant existing conditions plan will depict improvements and structures within the park and provide topographic elevations to a one-foot contour interval. Utility locations will be determined based on record information and aboveground appurtenances. The limits of survey will extend thirty feet beyond project limits on all sides.

PHASE 2 –Schematic Design

Schematic Design and Community Outreach:

Using the base plan and existing conditions information developed in phase one, we will prepare up to three (3) alternative layouts for the proposed reconstruction, with multiple color alternatives for the playground surfacing and multiple layouts for the structures, walkways, shelters etc. We will meet with you and any stakeholders you invite to the presentation to discuss the layout alternatives and provide our assessment regarding the advantages and disadvantages, cost and schedule impacts of each.

Based on review comments of the various schematic layout options presented above, we will produce a final concept layout alternative and present our analysis, findings, and conclusions to support why it represents the best use of the parcel and funding available. The most successful aspects of the various layout alternatives will be combined to produce a facility that best fits the site, budget and available physical resources. During schematic design, we anticipate approximately two meetings with the working group to gain consensus on the intended layout option and project scope.

Preliminary Cost Estimate:

With the completion of the concept design for the selected project option, we will prepare a preliminary estimate of probable construction cost for the project. This cost estimate will be based on more detailed project quantities. While not based on actual construction documents, the resultant cost estimate will be suitable for establishing a project budget for the design and construction phases of the project. We will present these project concepts to you with recommendations for value engineering opportunities, and potential alternate bid items.

PHASE 3 - Detailed Design and Preparation of Construction Documents

Construction Plan Development:

The detailed design will focus on the preparation of contract and construction documents consistent with the approved schematic design. The plan sets will generally include:

- Cover Sheet
- General Notes
- Existing Conditions Plan
- Demolition and Erosion and Sedimentation Control Plan
- Layout and Materials Plans and Details
- Grading and Drainage Plans and Details
- Miscellaneous Detail Sheets (Play Structure Foundations, Surfacing, Pavement, etc.)
- Electrical Plans
- Planting Plans

- Irrigation Plans

Technical Specifications and Project Manual:

We will prepare technical specifications and requirements. The Technical Specifications will detail play structure materials, safety standards, surfacing materials, installation and testing requirements, and installation methods to be incorporated into all aspects of this project. Of significant importance are the specifications for various playground safety testing and the quality control testing requirements.

Design Development and Project Progress Meetings:

During the design development phase, we have assumed up to three (3) project progress meetings. These meetings will be at the 50%, 90% and 100% design submissions.

PHASE 4 –Permitting

Massachusetts Water Resource Authority (MWRA) Permitting

We will submit the design documents to the Massachusetts Water Resource Authority (MWRA) along with review application and all necessary documentation, in order to receive approval for the proposed renovations. Typically, MWRA reviews the documents to ensure there are no impacts to the existing subsurface water and sewer pipelines as well as riser manholes and other access ports. We will work with the Authority to ensure compliance with their requirements and design the improvements as to not damage any of the existing structures and utilities.

PHASE 5 –Bid, Award and Construction Period Services

Bid Period Assistance:

We will assist with the bid and award process, making announcements/initiations to bid and attending the pre-proposal site meeting. For purposes of this proposal, we have assumed a single public bid process with one bid package. We will respond to requests for clarification or additional information.

We will conduct the bid opening and will review each proposal submission for completeness and responsiveness. Additionally, we will evaluate the bidder’s performance on representative projects and bonding capacity, and provide an opinion regarding the recommendation for award.

Construction Period Services:

During construction, we propose to provide standard construction administration and resident engineering services. We will attend the pre-construction conference with the selected Contractor. We will review material submittals and shop drawings, as identified in the technical specifications.

Further, we will make weekly site visits to assess progress and compliance issues and will produce a report to document each. We will attend weekly progress meetings. Site visits will be well coordinated to coincide with critical construction tasks. Actual materials testing will be performed by an independent testing lab arranged and paid for by the General Contractor, subject to Owner approval. We will provide a weekly review of onsite testing results.

We will review Contract requirements for payment and make recommendations. We will provide reviews of Contractor proposed Change Orders (if any) and resolve technical issues as they arise.

Project Closeout:

We will conduct pre-final inspection of the work and prepare a punch list to be resolved by the Contractor. Additionally, the Contractor shall be responsible for the provision of certified as-built drawings prior to final payment. We will provide final review of submitted as-built drawings and assess the project's compliance. We will submit all the required closeout documentations with the Conservation Commission and obtain a certificate of compliance.

Schedule:

Nesra can commence services on this project within one week of a Notice to Proceed. We can complete the initial site evaluation, survey and schematic design phase within thirty (30) days thereafter, in preparation for meeting with the stakeholders.



**Attachment 2
Fee Breakdown
Arlington Street Park Renovation Project
Framingham, Massachusetts**

<u>SUMMARY</u>	<u>FEE</u>
<u>Phase 1</u>	
Topographic Survey	\$3,500
Existing Conditions Mapping	\$2,500
<u>Phase 2</u>	
Schematic Design	\$4,500
Schematic Level Cost Estimate	\$1,500
<u>Phase 3</u>	
Detailed Design	\$12,500
Structural Design	\$5,500
Electrical Design	\$4,500
Project Specifications	\$5,500
Detailed Cost Estimate	\$2,500
<u>Phase 4</u>	
MWRA Permitting	\$1,500
<u>Phase 5</u>	
Bid Assistance	\$2,500
Construction Period Services	\$7,500
Project Total:	\$54,000

This project expressly does not include:

- Design services related to issues of site contamination
- Archeological or historical design services
- Services related to habitat studies
- Environmental permitting
- Services related to formal traffic studies
- Structural design beyond those specified in the Scope of Services.
- Equipment necessary to dig for test pits.

MILESTONE SCHEDULE
Attachment 3

<u>Event</u>	<u>Completion Date</u>
Contract Award/Notice to Proceed.....	July 1, 2022
Kick Off Meeting.....	July 5, 2022
Research and Utility investigation	July 13, 2022
Facility Evaluation and Survey.....	August 8, 2022
Base Map Preparation.....	August 15, 2022
Schematic Design and Cost Estimating.....	August 22, 2022
Detailed Design Submission.....	September 21, 2022
Detailed Specifications Submission.....	September 21, 2022
MWRA – Massachusetts Water Resource Authority	November/December, 2022
Public Bid/Award.....	January, 2023
Pre-Construction Conference	February, 2023
Construction Start Date	February/March, 2023
*Site Construction (12Weeks).....	April/May 2023
*Project Closeout	May, 2023

**Project dates may be adjusted based on start date and need for completion.

ENCLOSURE 4
GENERAL TERMS AND CONDITIONS
JANUARY 2022

The following general Terms and Conditions are incorporated into, and made part of, the attached proposal dated June 13, 2022 + between Nesra Engineering, LLC (hereinafter referred to as “NESRA”) and:

Framingham Parks, Recreation & Cultural Affairs
150 Concord Street
Framingham, Massachusetts, 01702

Project Reference: Arlington Street Park
Renovation Project
Framingham, Massachusetts

(hereinafter referred to as “Client”; and together are referred to as the “Agreement”).

On-Site Services During Project Construction

Should NESRA’s service be provided on the job site during project construction, it is understood that, in accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performance of the work and compliance with OSHA Regulations, and that these requirements shall apply continuously and not be limited to normal working hours. Any monitoring of the contractor’s performance conducted by NESRA personnel is not intended to include review of and adequacy of the contractor’s safety measures in, on or near the construction site. In addition, NESRA shall have no authority and shall not be responsible for the means, methods, techniques, sequences or procedures or safety precautions and programs relating to the construction of the project.

It is further understood that field services provided by NESRA personnel shall not relieve the contractor of his responsibilities for performing the work in accordance with the plans and specifications.

Right-of-Entry

Unless otherwise agreed, Client will furnish right-of-entry onto the land and/or facility for NESRA to make the planned surveys and other explorations. NESRA will take reasonable precautions to minimize damage to the land and facilities for use of equipment, but the fee does not include the cost for restoration of damage that may result from these operations. If NESRA is required to restore the land or facility to its former condition, this will be accomplished, and the cost will be added to the fee.

Samples

Unless client advises NESRA otherwise in writing, samples will be discarded 60 days after submission of our report. Upon request, NESRA shall ship or deliver the samples, charges collect, or will store them for an agreed storage charge. The remains, if any, of samples subjected to destructive testing shall be discarded 60 days after testing.

Invoices

Invoices shall generally be submitted once per month for services performed during the previous month. Payment will be due within 30 days of invoice date. Interest will be added to accounts in arrears at the rate of 1-1/2% per month (18% per annum) or the maximum rate allowed by law, whichever is the lesser, of the outstanding balance. (In the event NESRA files suit or engages the use of a “collection agency” to enforce overdue payments, Client will be responsible for all court costs, reasonable attorneys’ fees and collection fees).

NESRA shall be entitled, without breach of Contract, to suspend or terminate, at its sole option, its obligations under the Agreement if any invoice is not paid within 30 days.

Ownership of Documents

Client agrees that all reports and other work furnished by NESRA or other agents, which are not paid for, will be returned upon demand and will not be used for any purpose whatsoever.

It is understood and agreed that all documents prepared pursuant to this Agreement, whether in hard copy or machine-readable form, are intended for one-time project specific use. The Client may retain copies for information and reference in connection with the occupancy and use of the project. In the event of Client reuse of documents without engaging NESRA, Client shall, to the fullest extent permitted by law, hold harmless and indemnify NESRA for all claims and/or damages generated by said reuse.

NESRA will retain hard copies of all documents provided in machine readable form. Because of the possibility that information and data delivered in machine readable form may be altered or damaged, the hard copy shall be referred to as the original and shall govern in the event of any inconsistency between the two.

The Client understands that the automated conversion of machine readable documents provided by NESRA from one system and/or format to another cannot be accomplished without risk of the introduction of inaccuracies, anomalies and errors. In the event project documents provided to the Client in machine readable form is so converted, the Client agrees to assume all risk associated therewith, and shall hold harmless and indemnify NESRA from all claims, damages and costs arising from or connected with such conversions.



Insurance

NESRA is protected by Professional Liability Insurance of 1,000,000 per claim and 2,000,000 aggregate and Standard Public Liability Insurance of 1,000,000 per claim and 2,000,000 in aggregate. Upon request, NESRA will furnish information and Certificates of Insurance. NESRA will not be responsible for any loss, damage or liability beyond the amounts, limits and conditions of such insurance available at the time of claim. NESRA will not be responsible for any loss, damage or liability arising from Client's negligent acts, errors and omissions and those of Client's staff, consultants, contractors and agents or from those of any person for whose conduct NESRA is not legally responsible.

If damages caused during the course of this project are compensated by an insurer, the parties to the agreement, or as named, waive their right to subrogation for damages. The Client shall require similar waivers for all other parties including contractors, subcontractors, consultants and other entities or individuals associated with the project.

Standard of Care

In accepting this Agreement for professional services, Client acknowledges the inherent risk associated with land and building evaluation and construction. In performing professional services, NESRA will use the degree of care and skill ordinarily exercised under similar circumstances by members of the profession practicing in the same or similar locality.

Limitation of Liability

For any damage or costs resulting from error, omission or other professional negligence in the performance of NESRA'S services, the liability of NESRA to all claimants will be limited to an aggregate sum not to exceed \$50,000 or the fee for professional services as computed from the Schedule of Fees, whichever is lesser. It is specifically acknowledged that there are certain uninsurable risks involved in some services provided by NESRA (i.e., hazardous waste and asbestos projects).

Miscellaneous

- A. The Agreement represents the entire and integrated Agreement between the Client and NESRA and supersedes all prior negotiations, representations or agreements, either written or oral, and may be amended only by written instrument signed by both the Client and NESRA.
- B. NESRA has the right to renegotiate the fee if the original scope of work is changed, or if services are not completed within 12 months.
- C. It is recognized that NESRA has no control over the cost of labor, materials or equipment for construction, over any Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, NESRA cannot, and does not, warrant or represent that bids or negotiated prices will not vary from any cost estimate or evaluation prepared by NESRA
- E. In the event that any part of this contract or proposal shall be held invalid, such invalidity shall not invalidate the whole of contract or proposal, but the remaining portions thereof shall continue to be valid and binding.

Termination

NESRA may terminate this Agreement with respect to the Project for convenience, at its option, by sending a written Notice of Termination to Client. NESRA shall have the right to terminate this Agreement with respect to the Project for cause if the Client commits a material breach of this Agreement and fails to cure such breach within ten (10) business days. If circumstances arise which, in NESRA's professional opinion, preclude it for professional or ethical reasons from continuing performance, NESRA shall advise Client of the fact. The parties shall immediately enter into good faith efforts to arrive at a mutually satisfactory solution. If this cannot be done to the satisfaction of both parties, either party may terminate this Agreement with respect to the Project. The Notice of Termination shall specify when and which work will be discontinued and when termination shall be effective, provided that no termination shall be effective less than ten (10) business days after receipt of the Notice of Termination. NESRA shall be paid for all services performed and charges incurred prior to termination.

Reimbursable Expenses

Automobile expenses for personal or company vehicles will be charged at \$0.55 per mile, plus toll charges for travel from NESRA's office to the project and return.

The following items of direct non-salary expenses shall be billed at NESRA's cost plus 10%:

1. Transportation and living expenses incurred for out-of-state projects.
2. Long distance telephone calls and facsimiles.
3. Delivery charges for samples, field testing equipment, etc.
4. Laboratory equipment and instrumentation directly identified to the project and specifically noted in NESRA's proposal, subject to client approval.
5. Purchase of specialized equipment and rental of equipment from outside vendors, subject to client approval.
6. Photographs for project records and reproduction of drawings and reports.

Street Views





Play Equipment



Play Equipment



Swings



Asphalt Pathway Cracks



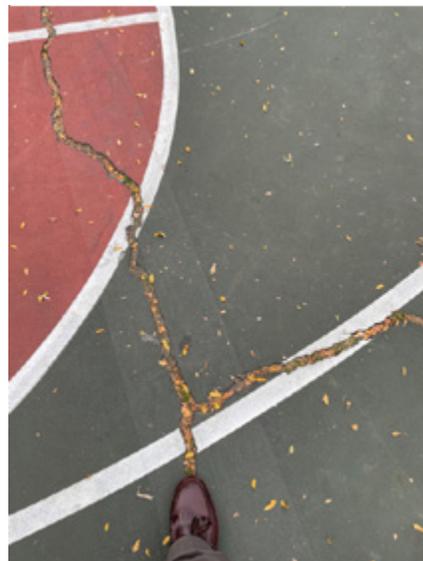
Basketball Court



Basketball Court



Basketball Court



Park Benches



Greenspace





June 13, 2022

James Duane
Deputy Director of Parks,
Recreation, & Cultural Affairs
150 Concord Street
Framingham, MA 01702
508-532-5411

Re: Arlington Street Park Renovation Project

Dear Mr. Duane,

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Attachment 1
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SCOPE OF SERVICES

Project Background:

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PHASE 2 –Schematic Design

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PHASE 5 –Bid, Award and Construction Period Services

Bid Period Assistance:

We will assist with the bid and award process, making announcements/initiations to bid and attending the pre-proposal site meeting. For purposes of this proposal, we have assumed a single public bid process with one bid package. We will respond to requests for clarification or additional information.

We will conduct the bid opening and will review each proposal submission for completeness and responsiveness. Additionally, we will evaluate the bidder’s performance on representative projects and bonding capacity, and provide an opinion regarding the recommendation for award.

Construction Period Services:

During construction, we propose to provide standard construction administration and resident engineering services. We will attend the pre-construction conference with the selected Contractor. We will review material submittals and shop drawings, as identified in the technical specifications.

Further, we will make weekly site visits to assess progress and compliance issues and will produce a report to document each. We will attend weekly progress meetings. Site visits will be well coordinated to coincide with critical construction tasks. Actual materials testing will be performed by an independent testing lab arranged and paid for by the General Contractor, subject to Owner approval. We will provide a weekly review of onsite testing results.

We will review Contract requirements for payment and make recommendations. We will provide reviews of Contractor proposed Change Orders (if any) and resolve technical issues as they arise.

Project Closeout:

We will conduct pre-final inspection of the work and prepare a punch list to be resolved by the Contractor. Additionally, the Contractor shall be responsible for the provision of certified as-built drawings prior to final payment. We will provide final review of submitted as-built drawings and assess the project's compliance. We will submit all the required closeout documentations with the Conservation Commission and obtain a certificate of compliance.

Schedule:

Nesra can commence services on this project within one week of a Notice to Proceed. We can complete the initial site evaluation, survey and schematic design phase within thirty (30) days thereafter, in preparation for meeting with the stakeholders.



Attachment 2
Fee Breakdown
Arlington Street Park Renovation Project
Framingham, Massachusetts

<u>SUMMARY</u>	<u>FEE</u>
<u>Phase 1</u>	
Topographic Survey	\$3,500
Existing Conditions Mapping	\$2,500
<u>Phase 2</u>	
Schematic Design	\$4,500
Schematic Level Cost Estimate	\$1,500
<u>Phase 3</u>	
Detailed Design	\$12,500
Structural Design	\$5,500
Electrical Design	\$4,500
Project Specifications	\$5,500
Detailed Cost Estimate	\$2,500
<u>Phase 4</u>	
MWRA Permitting	\$1,500
<u>Phase 5</u>	
Bid Assistance	\$2,500
Construction Period Services	\$7,500
Project Total:	\$54,000

This project expressly does not include:

- Design services related to issues of site contamination
- Archeological or historical design services
- Services related to habitat studies
- Environmental permitting
- Services related to formal traffic studies
- Structural design beyond those specified in the Scope of Services.
- Equipment necessary to dig for test pits.

MILESTONE SCHEDULE
Attachment 3

<u>Event</u>	<u>Completion Date</u>
Contract Award/Notice to Proceed.....	July 1, 2022
Kick Off Meeting.....	July 5, 2022
Research and Utility investigation	July 13, 2022
Facility Evaluation and Survey.....	August 8, 2022
Base Map Preparation.....	August 15, 2022
Schematic Design and Cost Estimating.....	August 22, 2022
Detailed Design Submission.....	September 21, 2022
Detailed Specifications Submission.....	September 21, 2022
MWRA – Massachusetts Water Resource Authority	November/December, 2022
Public Bid/Award.....	January, 2023
Pre-Construction Conference	February, 2023
Construction Start Date	February/March, 2023
*Site Construction (12Weeks).....	April/May 2023
*Project Closeout	May, 2023

**Project dates may be adjusted based on start date and need for completion.

ENCLOSURE 4
GENERAL TERMS AND CONDITIONS
JANUARY 2022

The following general Terms and Conditions are incorporated into, and made part of, the attached proposal dated June 13, 2022 + between Nesra Engineering, LLC (hereinafter referred to as “NESRA”) and:

Framingham Parks, Recreation & Cultural Affairs
150 Concord Street
Framingham, Massachusetts, 01702

Project Reference: Arlington Street Park
Renovation Project
Framingham, Massachusetts

(hereinafter referred to as “Client”; and together are referred to as the “Agreement”).

On-Site Services During Project Construction

Should NESRA’s service be provided on the job site during project construction, it is understood that, in accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performance of the work and compliance with OSHA Regulations, and that these requirements shall apply continuously and not be limited to normal working hours. Any monitoring of the contractor’s performance conducted by NESRA personnel is not intended to include review of and adequacy of the contractor’s safety measures in, on or near the construction site. In addition, NESRA shall have no authority and shall not be responsible for the means, methods, techniques, sequences or procedures or safety precautions and programs relating to the construction of the project.

It is further understood that field services provided by NESRA personnel shall not relieve the contractor of his responsibilities for performing the work in accordance with the plans and specifications.

Right-of-Entry

Unless otherwise agreed, Client will furnish right-of-entry onto the land and/or facility for NESRA to make the planned surveys and other explorations. NESRA will take reasonable precautions to minimize damage to the land and facilities for use of equipment, but the fee does not include the cost for restoration of damage that may result from these operations. If NESRA is required to restore the land or facility to its former condition, this will be accomplished, and the cost will be added to the fee.

Samples

Unless client advises NESRA otherwise in writing, samples will be discarded 60 days after submission of our report. Upon request, NESRA shall ship or deliver the samples, charges collect, or will store them for an agreed storage charge. The remains, if any, of samples subjected to destructive testing shall be discarded 60 days after testing.

Invoices

Invoices shall generally be submitted once per month for services performed during the previous month. Payment will be due within 30 days of invoice date. Interest will be added to accounts in arrears at the rate of 1-1/2% per month (18% per annum) or the maximum rate allowed by law, whichever is the lesser, of the outstanding balance. (In the event NESRA files suit or engages the use of a “collection agency” to enforce overdue payments, Client will be responsible for all court costs, reasonable attorneys’ fees and collection fees).

NESRA shall be entitled, without breach of Contract, to suspend or terminate, at its sole option, its obligations under the Agreement if any invoice is not paid within 30 days.

Ownership of Documents

Client agrees that all reports and other work furnished by NESRA or other agents, which are not paid for, will be returned upon demand and will not be used for any purpose whatsoever.

It is understood and agreed that all documents prepared pursuant to this Agreement, whether in hard copy or machine-readable form, are intended for one-time project specific use. The Client may retain copies for information and reference in connection with the occupancy and use of the project. In the event of Client reuse of documents without engaging NESRA, Client shall, to the fullest extent permitted by law, hold harmless and indemnify NESRA for all claims and/or damages generated by said reuse.

NESRA will retain hard copies of all documents provided in machine readable form. Because of the possibility that information and data delivered in machine readable form may be altered or damaged, the hard copy shall be referred to as the original and shall govern in the event of any inconsistency between the two.

The Client understands that the automated conversion of machine readable documents provided by NESRA from one system and/or format to another cannot be accomplished without risk of the introduction of inexactitudes, anomalies and errors. In the event project documents provided to the Client in machine readable form is so converted, the Client agrees to assume all risk associated therewith, and shall hold harmless and indemnify NESRA from all claims, damages and costs arising from or connected with such conversions.



Insurance

NESRA is protected by Professional Liability Insurance of 1,000,000 per claim and 2,000,000 aggregate and Standard Public Liability Insurance of 1,000,000 per claim and 2,000,000 in aggregate. Upon request, NESRA will furnish information and Certificates of Insurance. NESRA will not be responsible for any loss, damage or liability beyond the amounts, limits and conditions of such insurance available at the time of claim. NESRA will not be responsible for any loss, damage or liability arising from Client's negligent acts, errors and omissions and those of Client's staff, consultants, contractors and agents or from those of any person for whose conduct NESRA is not legally responsible.

If damages caused during the course of this project are compensated by an insurer, the parties to the agreement, or as named, waive their right to subrogation for damages. The Client shall require similar waivers for all other parties including contractors, subcontractors, consultants and other entities or individuals associated with the project.

Standard of Care

In accepting this Agreement for professional services, Client acknowledges the inherent risk associated with land and building evaluation and construction. In performing professional services, NESRA will use the degree of care and skill ordinarily exercised under similar circumstances by members of the profession practicing in the same or similar locality.

Limitation of Liability

For any damage or costs resulting from error, omission or other professional negligence in the performance of NESRA'S services, the liability of NESRA to all claimants will be limited to an aggregate sum not to exceed \$50,000 or the fee for professional services as computed from the Schedule of Fees, whichever is lesser. It is specifically acknowledged that there are certain uninsurable risks involved in some services provided by NESRA (i.e., hazardous waste and asbestos projects).

Miscellaneous

- A. The Agreement represents the entire and integrated Agreement between the Client and NESRA and supersedes all prior negotiations, representations or agreements, either written or oral, and may be amended only by written instrument signed by both the Client and NESRA.
- B. NESRA has the right to renegotiate the fee if the original scope of work is changed, or if services are not completed within 12 months.
- C. It is recognized that NESRA has no control over the cost of labor, materials or equipment for construction, over any Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, NESRA cannot, and does not, warrant or represent that bids or negotiated prices will not vary from any cost estimate or evaluation prepared by NESRA
- E. In the event that any part of this contract or proposal shall be held invalid, such invalidity shall not invalidate the whole of contract or proposal, but the remaining portions thereof shall continue to be valid and binding.

Termination

NESRA may terminate this Agreement with respect to the Project for convenience, at its option, by sending a written Notice of Termination to Client. NESRA shall have the right to terminate this Agreement with respect to the Project for cause if the Client commits a material breach of this Agreement and fails to cure such breach within ten (10) business days. If circumstances arise which, in NESRA's professional opinion, preclude it for professional or ethical reasons from continuing performance, NESRA shall advise Client of the fact. The parties shall immediately enter into good faith efforts to arrive at a mutually satisfactory solution. If this cannot be done to the satisfaction of both parties, either party may terminate this Agreement with respect to the Project. The Notice of Termination shall specify when and which work will be discontinued and when termination shall be effective, provided that no termination shall be effective less than ten (10) business days after receipt of the Notice of Termination. NESRA shall be paid for all services performed and charges incurred prior to termination.

Reimbursable Expenses

Automobile expenses for personal or company vehicles will be charged at \$0.55 per mile, plus toll charges for travel from NESRA's office to the project and return.

The following items of direct non-salary expenses shall be billed at NESRA's cost plus 10%:

1. Transportation and living expenses incurred for out-of-state projects.
2. Long distance telephone calls and facsimiles.
3. Delivery charges for samples, field testing equipment, etc.
4. Laboratory equipment and instrumentation directly identified to the project and specifically noted in NESRA's proposal, subject to client approval.
5. Purchase of specialized equipment and rental of equipment from outside vendors, subject to client approval.
6. Photographs for project records and reproduction of drawings and reports.

Street Views





Play Equipment



Play Equipment



Swings



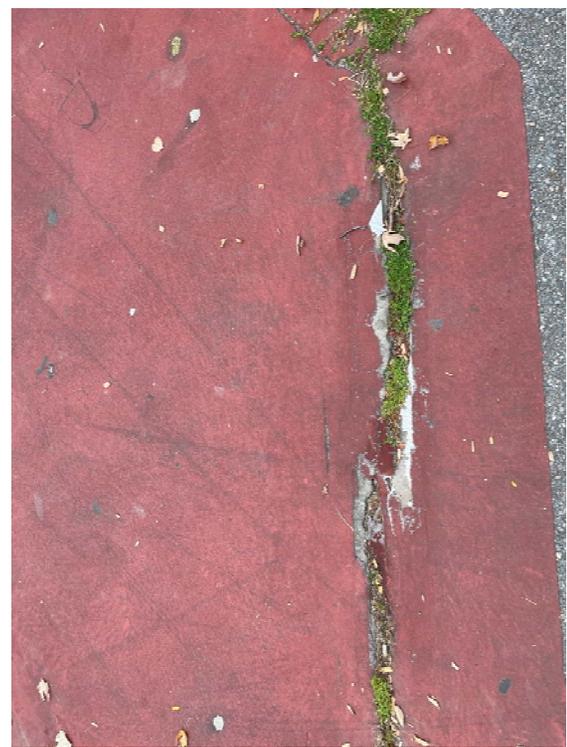
Asphalt Pathway Cracks



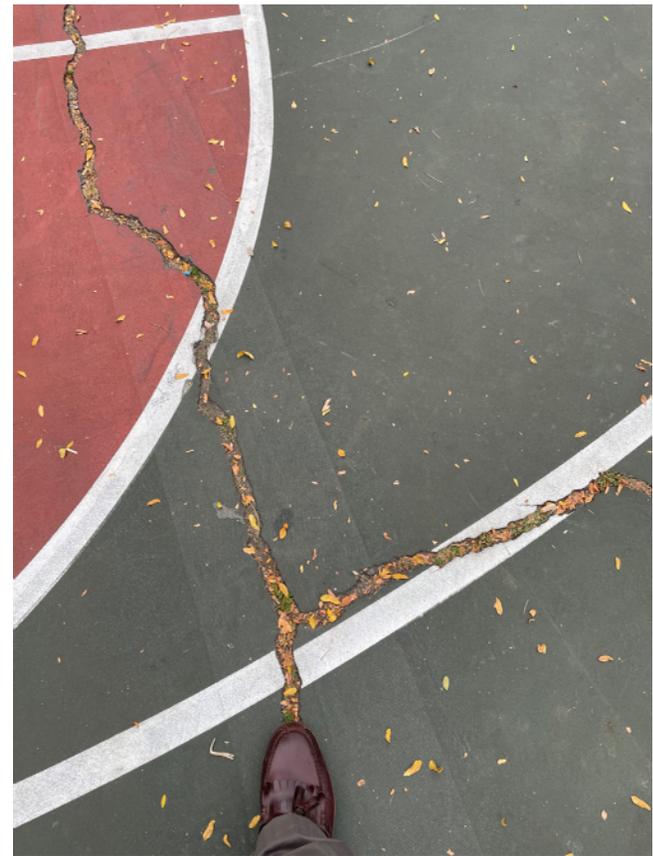
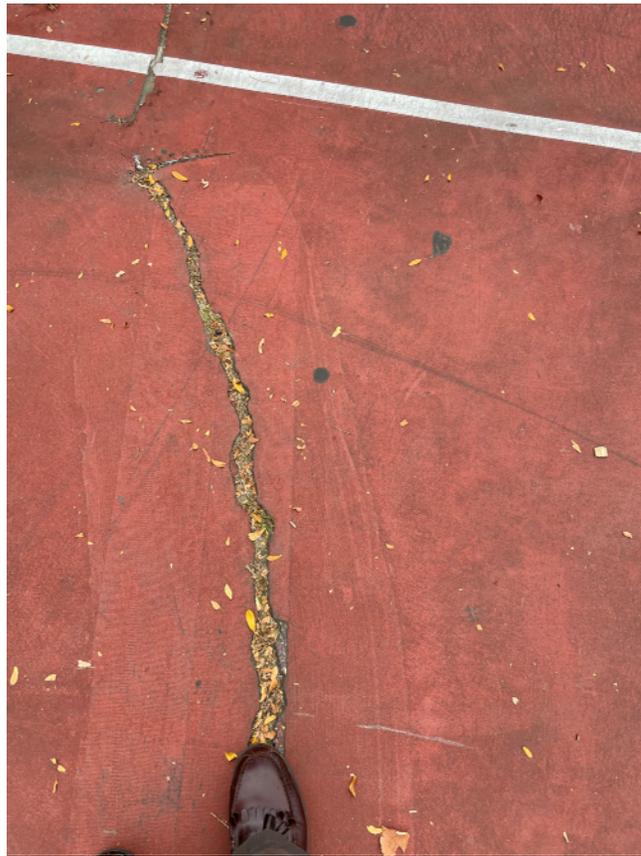
Basketball Court



Basketball Court



Basketball Court



Park Benches



Greenspace





Eligibility Notification for CPA Funding

Project Tracking Number: CPA23-005

Use this Project Tracking Number on all future submitted materials and correspondence.

Name of Proposal: Arlington Street Park Improvements
Applicant or Contact Person: James Snyder
Sponsoring Organization: Division of Parks Recreation and Cultural Affairs
Date of Submission: 9/12/22
Date of Letter of Notification: 9/22/22
CPA FUNDING ELIGIBILITY: YES X

You are invited to submit a full Application. Applications should be available on the CPC webpage by September 19, 2022, and will be accepted until October 31, 2022.

Read the guidelines, at the bottom of the page, which may pertain to your project. Further guidance, specific to your project, is provided here if portions of proposed project are not eligible for CPA funding or if we have further recommendations:

This proposal is for the rehabilitation/restoration of the City's Arlington Street Park, including increased accessibility, and for the creation of new recreational amenities and play structures. These are allowable recreation activities to be funded under CPA. Be aware that recreational facilities to be funded with CPA money must be "capital improvements", permanently attached to the land and intended to remain there; not for temporary structures. The applicant notes that design services have been contracted for and that final design is expected to be completed in the spring of 2023. The applicant may want to consider completion of the site survey, engineering and site design prior to submission of a full CPA application, as that would better inform the scope of the project and related costs to implement this project.

Please note the following guidelines to keep in mind with any future Application submission:

1. **City property:** If the Applicant is proposing a project on City-owned property, either the Applicant or Co-Applicant **must** be the public entity that has custody of the land.
2. **Public procurement and prevailing wage laws.** CPA Projects on public land will be subject to [procurement requirements](#).
3. **Appraisals:** The City cannot appropriate more than the appraised value to acquire a real property interest. If the requested funds are for acquisition of real property or an interest in it, an independent property appraisal at the Applicant's expense is required.
4. **Historic projects:** Applicants of proposed historic-funded activities should refer to the Community Preservation Coalition webpage about [Historic projects](#).

**CITY OF FRAMINGHAM
CAPITAL PROJECT/EQUIPMENT REQUEST - FY2024-2033 CIP**

DEPARTMENT:

DEPARTMENT PRIORITY:

(1) **PROJECT NAME:**
PROJECT STATUS:

<p>(2) PROJECT DESCRIPTION AND JUSTIFICATION:</p> <p>Chris Walsh was a strong advocate of historic and open space preservation. Parks and Recreation is requesting an appropriation to begin constructing the Chris Walsh Memorial Trail. This project is the result of a cooperative effort and funding at the federal, state, and local levels. The proposed project will develop an accessible trail centered around Farm Pond and the Sudbury Aqueduct, including scenic overlooks, site furnishings, and other amenities.</p> <p>The City is presently undertaking design with Weston & Sampson Engineering to identify implementation and/or phasing strategies, provide construction cost estimates, progress with permitting and create construction documents.</p> <p>Construction of the initial improvements will develop the trail around the Sudbury Aqueduct gatehouse. From the gatehouse, the trail would continue along the Sudbury Aqueduct between Farm Pond/Little Farm Pond and connect to Farm Pond Park, which runs parallel to Dudley Rd. The design scope includes studying the feasibility of pathways around the entire circumference of Farm Pond, creating connectivity to an expanding regional trail system, as well as potential connectivity to Cushing Memorial Park.</p> <p>The Initial phasing strategy and concept plans are included in the project documentation and will be further refined as the design progresses. This capital funding request supports the construction of improvements within the identified areas.</p> <p>PROJECT ADDITIONS/CHANGES JUSTIFICATION:</p> <input type="text"/>	<p>(3) PURPOSE OF PROJECT:</p> <table border="0" style="width: 100%;"> <tr><td><input type="checkbox"/></td><td>Replace existing infrastructure</td></tr> <tr><td><input type="checkbox"/></td><td>Replace existing capital asset</td></tr> <tr><td><input type="checkbox"/></td><td>Replace existing vehicle</td></tr> <tr><td><input type="checkbox"/></td><td>Replace equipment</td></tr> <tr><td><input checked="" type="checkbox"/></td><td>New infrastructure</td></tr> <tr><td><input type="checkbox"/></td><td>New capital asset</td></tr> <tr><td><input type="checkbox"/></td><td>New vehicle</td></tr> <tr><td><input type="checkbox"/></td><td>New equipment</td></tr> <tr><td><input type="checkbox"/></td><td>Strategic/Comprehensive/Master plan</td></tr> </table>	<input type="checkbox"/>	Replace existing infrastructure	<input type="checkbox"/>	Replace existing capital asset	<input type="checkbox"/>	Replace existing vehicle	<input type="checkbox"/>	Replace equipment	<input checked="" type="checkbox"/>	New infrastructure	<input type="checkbox"/>	New capital asset	<input type="checkbox"/>	New vehicle	<input type="checkbox"/>	New equipment	<input type="checkbox"/>	Strategic/Comprehensive/Master plan
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<input type="checkbox"/>	Replace existing capital asset																		
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<input type="checkbox"/>	New equipment																		
<input type="checkbox"/>	Strategic/Comprehensive/Master plan																		

(4) **BUDGET REQUEST BY YEAR:**

	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29-33
a. Land Acquisition						
b. Planning / Feasibility						
c. Design						
d. Construction						
e. Equipment/Vehicles						
f. Contingency						
g. Other	-					
TOTAL	-	-	-	-	-	-

(5) **PRIORITY:**

a.	health and safety	safety concern, hazardous condition, agency compliance, non-functional, etc
b.	level service maintenance	maintains City desired level of service

c.	economic development	adds to the City's economic vibrancy						
d.	service improvement	new or improved service to meet demand						
(6) EFFECTS ON ANNUAL OPERATING BUDGET:								
		FY 24	FY 25	FY 26	FY 27	FY 28	FY29	YEARS 29-33
Personnel								
Operating								
(7) PROPOSED FUNDING SOURCE(S):					(10) PROJECT OR EQUIPMENT LOCATION:			
1)	Bond				Farm Pond / Sudbury Aqueduct			
2)	Grants				(11) ASSET TYPE:			
3)	CPA				Park			
(7a) POTENTIAL GRANT FUNDING SOURCE IF APPLICABLE: (List source and matching requirements)								
Federal earmark, State earmark, and CPA.								
(8) PROJECT LEAD NAME & CONTACT INFO: (ADDITIONAL PROJECT INFO AS NEEDED)								
James Snyder, jcs@framinghamma.gov, 508-532-5961								
(9) FINANCE DEPARTMENT NOTES:								

March 7, 2022
Revised March 11, 2022
Revised March 17, 2022

Mr. James Snyder, Director
Framingham Parks and Recreation Department
475 Union Ave.
Framingham, MA 01702

Re: Chris Walsh Memorial Trail System Design and Construction Documents

Dear Mr. Snyder:

Weston & Sampson is pleased to submit this proposal for design services related to the Chris Walsh Memorial Trail System project. The scope of work outlined below represents the scope of work for your consideration. This proposal includes the costs associated with the site investigation, permitting and design work necessary to support this great project.

In collaboration with the city, Weston & Sampson will further study and develop complete documents and potential implementation and or phasing strategies. The geographic limits of our work are identified on the diagram below (furnished by the city in 2020) and have since been revised through conversation with the city. The trail will connect Concord Street and the Town Green to the gatehouse at Farm Pond by passing through the Framingham Station property, owned by the MBTA and CSX and other city and public lands. It connects the gatehouse to Farm Pond Park across Dudley Pond by following the Sudbury Aqueduct alignment. The revised limits extend accessible paths all the way around Farm Pond and connect to an expanding regional trail system. The scope considers the immediate area circumference around Farm Pond and Little Farm Pond and the MWRA aqueduct between the two ponds that was previously identified as Phase 1, a project area that is approximately 3 miles in length. The intentions of the efforts outlined herein will be for Weston & Sampson to assist the City with their engagement with stakeholders in a collaborative planning, design process to further define a possible range of desired improvements, potential phasing strategies, develop permit, bidding and construction level documentation, and associated cost estimates for construction.



Aerial image of downtown Framingham with revised limits of the Phase 1 and future phase trail connections indicated in yellow and orange, respectively.

This work includes the following:

Task 1: Project Kick-off and other Meetings

We suggest that an engagement workshop and or kick-off meeting be held with city representatives and other key stakeholders to discuss the basic approaches for this continued planning, design, and engineering effort. At the end of this workshop, the City of Framingham and its stakeholders will have a clearer understanding of what is the final plan and design for the trail system.

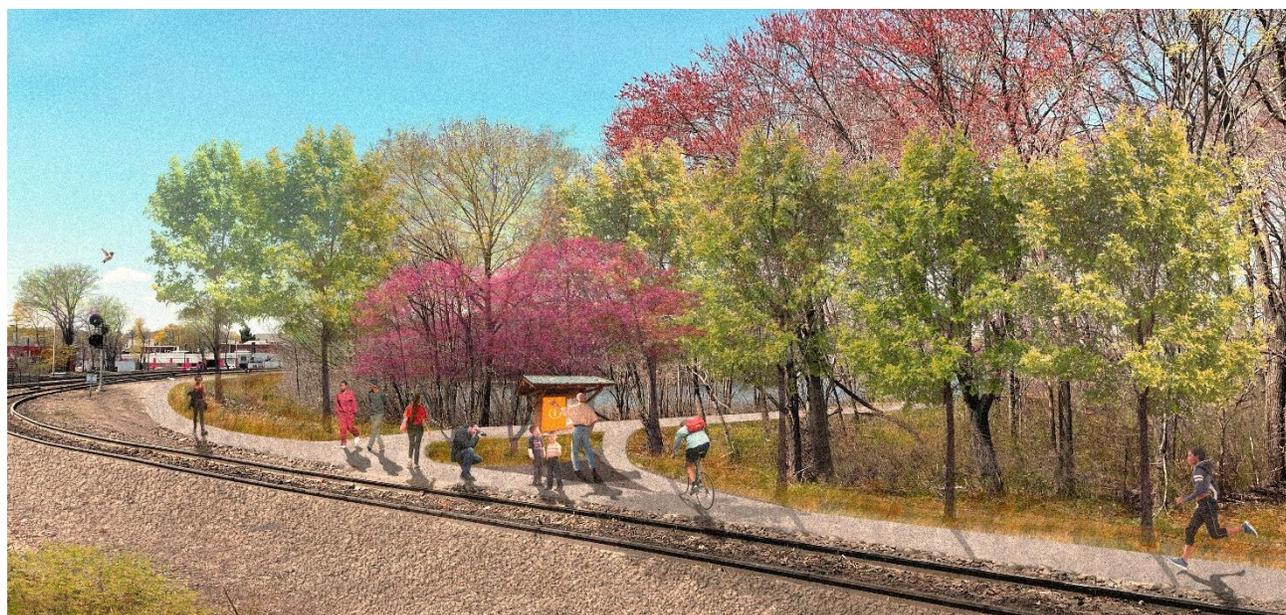
It seems apparent that yourself and city leaders are interested in designing a well-integrated and well-connected trail experience that allows users to enjoy the diversity of landscapes, and to provide amenities that prevail along the trail system.

At this kick-off meeting and workshop, our project team will prepare project data, plans, illustrations, and information available to date and be prepared to participate in a discussion related to overall trail design, access, and connectivity. Particular attention will be devoted to the matter of access and connectivity, proximity to abutters, impacts to environmental resources and other sensitive receptors, trail surfacing preferences and so forth. We also expect to lead a general discussion about how to best achieve a possible incremental phase implementation of construction improvements to the trail corridor.

At this kick-off meeting, we will also establish the desired approach to public outreach, and project coordination with key city departments, commissions, and other designated stakeholder groups. Out this time, we have identified a lump sum, not to exceed fee for public engagement meetings and continued outreach. We have recommended several meetings for your consideration below. Please note, working and coordination meetings are separate and included within the tasks. For budgeting purposes, we have included twelve (12) check-ins, coordination, and working meetings. We assume six (6) virtual meetings and six (6) in-person meetings.

Task 1.1: Public Meetings

From the commencement of schematic development through 100% design and construction documents, Weston & Sampson will plan to attend six (6) meetings to commissions, public meetings, and hearings. The city can choose how Weston & Sampson may best serve the project and which meetings we should plan to attend.



3D perspective conceptual rendering of the trailhead at the commuter rail and CSX yard. Weston & Sampson, 202

Should the city determine additional public meetings are required, and desire to have Weston & Sampson will prepare, attend and or lead the meetings. We can do so at a per meeting fee of **\$2,250**. As previously described and noted in Task 1.1, for scoping and budgeting purposes, we included 6 total public meetings. This fee for additional public meetings is not included within this scope.

Task 2: Schematic Design – 30% Construction Documentation

Following the engagement workshop and kick-off meeting, Weston & Sampson will commence the balance of the site investigations including field reconnaissance, wetland flagging, on the ground topographic survey base plan, bathymetric survey in select locations, and geotechnical soil investigations. Based on this initial round of input and investigation, the schematic design documents will commence.

Task 2.1: Topographic Site and Bathymetric Survey and Base Plan

Weston & Sampson's subconsultants will perform a limited topographic survey, sufficient to develop suitable base plans. Survey will include all the areas identified for improvement. Surveys will be used for the development of all final design plans and for the filing of all permit applications and include:

- Limited strategic topographic and bathymetric detailed surveys of all site areas to be improved and surrounding areas to the extent required to integrate all new work with the existing conditions.
- An updated compilation of utility information using data to be provided by the city, combined with field survey and field observations including rim and invert information for utilities located within the project areas.
- Wetland's delineation and location of all wetland flags if they occur within 100' of the properties.
- Preparation of topographic base plans at 1 inch = 20-foot scale, showing 1-foot contour intervals and spot grades.
- The base plan will be generated in the latest AutoCAD format and be suitable for use in the preparation of all designs, permit applications, and final construction plans.
- Survey will be based on City of Framingham Vertical Datum and NAD83 – Mass State Plane coordinate system horizontal datum as required.

Weston & Sampson will complete this work using MA registered land surveyors. Our feeling is that the survey entity can be confirmed as a joint effort between the design team and city representatives to best meet project needs and timelines. **The city will provide police detail if required.**

Please note, portions of the topographic survey area(s) may be supplemented with available GIS survey and property limit boundaries where it may be necessary to supplement the on the ground survey data.

This proposal **does not include** a property line boundary survey currently. Weston & Sampson can provide a separate fee proposal should the City of Framingham want to include it within the scope of work for this project.

Task 2.2: Geotechnical Evaluation and Report

Geotechnical evaluation of soils and sediments for structural footing design along the proposed trail alignment, to include a geotechnical report for inclusion in the permitting, design, and engineering process.

A drilling subcontractor to be retained by Weston & Sampson for this work will perform the physical explorations and site restoration required for geotechnical structural borings. A technical memorandum summarizing the explorations, encountered subsurface conditions, and geotechnical recommendations will be provided to the city. Our geotechnical scope of work will include:

A geotechnical engineer will visit the site to observe existing features exposed at the ground surface, assess and coordinate site access for subsurface explorations, and mark potential exploration locations in the field. Our drilling subcontractor will notify Dig-Safe to mark below-grade utilities in public rights-of-way and easements in the project area following the boring mark out. ***Please note that Dig-Safe does not clear utilities outside of public rights-of-way and easements. To this end, we assume that the city will***

provide someone to confirm the exploration locations are clear of on-site utilities.

A drilling subcontractor will be used to complete soil borings at designated locations (based on existing site conditions) of the proposed location of a new cantilevered overlook decks, decking at grade and canoe/kayak launch. The borings will be completed using an ATV-mounted drill rig and hollow stem auger or cased drive-and-wash drilling methods.

We will arrange for geotechnical laboratory testing such as organic content, gradation, and/or Atterberg limits on up to four (4) soil samples from the explorations to confirm field classifications, obtain soils parameters, and evaluate re-use of on-site materials. A Weston & Sampson geotechnical engineering staff member will monitor the explorations in the field, maintain field logs of encountered soil and groundwater conditions, and prepare formal boring logs. Explorations will be located based on measurements to existing site features. Our geotechnical scope includes communication to the Conservation Commission and the possible filing of Request for Determination of Applicability (RDA), if needed. This scope also includes the filing of a 253 permit.

Following completion of the explorations and laboratory testing we will complete geotechnical analyses and prepare a geotechnical memorandum including the following items as applicable to the project and site:

- A description of existing geologic and subsurface information available in our files
- A summary of existing site conditions.
- A description of the subsurface exploration program, a site plan showing exploration location, exploration logs, and a discussion of the subsurface conditions encountered.
- A summary of the proposed construction such as proposed grading, structural loads, and other structural information provided by the project design team.
- Recommendations for design of proposed dock anchors, including pile/anchor type, minimum embedment depths, LPile analyses (if required) and anticipated geotechnical anchor capacities.
- Construction recommendations including slope considerations, excavation considerations, groundwater and surface water control, subgrade preparation and protection, treatment of unsuitable soils, reuse of site soils, and fill material placement and compaction criteria, as applicable.

Task 2.3: Field Reconnaissance and Existing Conditions Analysis

The Weston & Sampson design team will conduct field visits and reconnaissance efforts to document the existing conditions and begin to identify opportunities and constraints related to construction of this multi-use trail. We will also make use of base plan and GIS data maps including but not limited to topography, environmental constraints and setbacks, boundaries, and resource areas to identify a feasible, constructable and most appropriate route of the trail. All conditions will be reported to project stakeholders. To inform our schematic design efforts, we will work with city department representatives to become familiar with ownership, property lines, easements, utility systems and other integral infrastructure.

Task 2.4 Gatehouse Structural Engineering Analysis

As the schematic design efforts are underway for the recreational trail our structural engineers will undertake a physical conditions analysis of the historic gatehouse, which is currently in a poor state of repair. Work will include the following:

- Review previously prepared technical memo (prepared by Green International) and other available documentation.
- Complete a site visit and evaluation based on visual observations from ground level where there is safe access.
- Issue a memo verifying and/or updating existing conditions and feasibility of recommendations.
- Participate in a conference call with project representatives to discuss findings.

- Provide narrative and schematic level sketches to support order of magnitude cost estimate.
- Provide order of magnitude level cost estimate, including guidance from a third-party entity if warranted.

Through the conceptual master planning process, the design team will develop plans that included cantilevered overlook decks, kayak / canoe launch, at grade decking where there is currently shoreline access adjacent to the MWRA headhouse.

Schematic design documents will include site plans, basic construction details, engineer's construction cost estimates and associated narratives to generally address the matters described below:

- Limits, buffers, and setback constraints particularly in relation to natural resources, landscape qualities and interface with abutters
- Schematic trail layout showing basic alignment and suggested width, material type, LID drainage improvements, treatments at crossings and potential structural improvements
- Access point(s), trailheads and interconnection with other assets and recreation resources
- ADA considerations
- Clearing, cutting/filling and grading considerations and potential mitigation
- Trail amenities including kayak / canoe launch, fishing piers, vista overlooks, signage, mapping, and gathering nodes (i.e., sitting bench areas, gateway entrances, fitness areas, etc.)
- Landscaping, vegetation management, edge treatments along steep embankments
- Project priorities and phasing options
- Construction cost estimate and potential phasing considerations

As discussed earlier in Task 1 of our proposal, we will also be prepared to present project plans to various audiences to confirm preferred designs. To this end, we will prepare a high-end illustrative plan graphic and make information available in a variety of formats and venues so that project proponents can raise project awareness and articulate the merits of the project in a manner that is straightforward, yet compelling to all audiences, including those without technical backgrounds.

Upon the conclusion of the schematic design phase, the anticipated and agreed upon construction budget will be confirmed, the scope and design of all improvements will be fixed, and the preparation of design development drawings and specifications will commence.



3D perspective of MWRA headhouse and cantilevered boardwalk overlook and fishing pier, Weston & Sampson 2021

Task 3: Design Development through Permitting (90% Construction Documents)

Upon the receipt of the schematic design approvals, we will complete design development documents to

include plans, specifications, and estimates. Designs shall reflect the final, agreed upon scope of site improvements as confirmed during the schematic design process. Documents will be prepared in accordance with City of Framingham protocols. When finished, the documents will be submitted for the review and consideration of city representatives and other project stakeholders (as appropriate). The design development will include:

- Advancement of the schematic design to design development level including plans, construction details, outline technical specifications, and engineer's cost estimate
- Present updated design to city boards/committees in up to two open **public** meetings, including updated color site plan renderings. Please refer to Task 1 for meeting assumptions and scope.

Task 3.1: 60% Design, Specifications, Cost Estimate and Comment Response

We will progress the plans and specifications to a 60% level construction document with continued guidance and input received from city staff and stakeholders. When substantially completed, all documents will be submitted for review and consideration.

60% Design Documents will minimally include:

- Cover Plan
- General Notes
- Final Existing Conditions Survey
- Site Preparation and Demolition Plans
- Material and Layout Plans
- Grading and Utility Plans
- Planting Plans
- Structural Plans
- Site Construction Details
- Structural Details
- Outline Technical Specifications
- Engineer's Cost Estimate

Task 3.2: 90% Design, Specifications, and Cost Estimate – Upon the receipt of 60% submission approvals, contract documents, including plans, details, specifications, and estimates will be progressed. When substantially completed, these documents will be submitted for review and consideration. We anticipate that these design documents will represent a 90% complete level.

90% Design Documents will minimally include:

- Cover Plan
- General Notes and Specific Project Requirements
- Final Existing Conditions Survey
- Site Preparation and Demolition Plans
- Material and Layout Plans
- Grading and Utility Plans
- Plan Enlargement, Section, Elevation Plans
- Planting Plans
- Structural Plans
- Site Construction Details
- Structural Details
- Phasing Plan
- DRAFT General Conditions Specification and Progressed Technical Specifications
- Engineer's Cost Estimate

Upon the conclusion of the 90% level Construction Document and design development phase the scope and design of all improvements will be final, and the preparation and submission of permitting documents for approvals will commence.

Task 4: Environmental Permitting

This contract includes a permit applications, required plans, and engineering drawings for a Notice of Intent (NOI) submittal to Conservation Commission and the MA DEP Regional Office, as well as approvals through the Planning Board and other city boards. Permitting a cantilevered deck over a water body (even if it does not directly impact that water body) will be a more extensive permitting effort because it requires an Army Corp of Engineers Section 404 Permit, a Chapter 91 Waterways Application, and a Massachusetts Historic Commission Project Notification Form. The team's permitting specialists will coordinate communication with these permitting agencies and other key jurisdictional entities and stakeholders throughout the project. Attendance and participation at public hearings and coordination and response to public comments will be conducted by our in-house permitting specialists and project team members. The team will prepare all permit applications including required plans, and engineering drawings for the following permits:

Task 4.1: Notice of Intent (NOI)

Prepare and submit an NOI to the Local Conservation Commission and MA DEP Regional Office for the proposed project. The project team will attend two (2) public hearings to discuss the project with the city, other stakeholders, and any abutters to the property. The Notice of Intent Application will include:

- Prepare all forms and notifications for Wetland Regulations and Wetland Bylaw
- Develop project narrative
- Develop stormwater report
- Include all support documentation of the project
- Prepare plans in required format and provide copies, as required
- Identify and notify abutters in accordance with NOI filing requirements
- Provide distribution of NOI filing as required including:
 - MA DEP Regional Office – 1 copy
 - Other regulatory agencies
 - City of Framingham
- Present project at public hearings
- Provide additional information as may be requested by Commission

Task 4.2: ACOE Section 404 Permit

Prepare and submit to the U.S. Army Corp of Engineers a Pre-Construction Notification (PCN) under Section 404 of the Clean Water Act. This permit is a federal permit required for work within waterways or wetlands. The ACOE permit has several thresholds, including work within waters of the United States. This application will include:

- Prepare application, plans, narrative, justification for filling and structures
- Submission based on PCN filing requirements
- Provide all support documentation of material sampling and testing if required
- Provide coordination throughout review and approval process

Task 4.3: Chapter 91 Waterways Application

Prepare and submit to Massachusetts DEP a Chapter 91 Waterways application. This is required for any work within Great Ponds (Crystal Lake is considered a Great Pond). This application will include:

- Prepare application, plans, narrative, justification for proposed project
- Provide all support documentation
- Provide notification of abutters and placement of legal advertisement, if necessary
- Provide coordination throughout review and approval process
- Address public comments, as may be required

Task 4.4: Massachusetts Historic Commission Project Notification Form

Prepare and submit to the MHC office a Project Notification Form application. This is required for any project with State actions, including funding or State permits. This application will include:

- Prepare application, plans, narrative, justification for proposed project
- Provide all support documentation
- Provide coordination throughout review and approval process
- Address comments, as may be required



3D perspective of MWRA dam and cantilevered boardwalk with engineered wetlands, Weston & Sampson 2021

Task 5: 100% Design, Specifications, and Cost Estimate

Upon the 90% submission and permit approvals, final designs, and contract documents, including plans, details, specifications, and estimates will be prepared. When substantially completed, the documents will be submitted for final review and consideration. We anticipate that these design documents will represent a 100% complete level and able to be used for bidding and construction purposes. After the receipt of final comments from project representatives, and attendance at any desired project review meetings, we will prepare final contract bid documents including bid forms, special provisions, other specifications, plans, details, and related bid items.

- Preparation of contract bid and construction documents consistent with the design development, including complete working plans and specifications in sufficient detail for Ch. 30 s39M public procurement. Bid package may include three bid alternates.
- At a minimum, the project plan set will include cover sheet, existing conditions, demolition and erosion control, layout, and materials, grading and drainage, landscape plans, structural plans, sections and all related detail sheets and specifications found necessary to adequately construct the project.
- The Project manual will include city approved other, and all required technical specifications.

If desired, Weston & Sampson personnel will be available to assist in the compilation of the front end or “Boiler Plate” specifications with representatives of your office and the city procurement office. Weston & Sampson will furnish plans and specifications in paper and electronic formats to the city. A final bid package shall be provided to the city for future bidding.

Task 6: Bid Assistance

Bid assistance is not included at this time. Should the city want to include this task within the project scope, Weston & Sampson is able to provide a scope and fee for consideration.

Task 7: Construction Administration

Construction Administration not included at this time. Should the city want to include this task within the project scope, Weston & Sampson is able to provide a scope and fee for consideration.

SCHEDULE OF FEES

The fee for these services shall be \$501,000 lump sum and this dollar value shall not be exceeded without the approval of the Owner or their representative.

Design Services	Fee
Task 1: Project Kick-off and other Meetings	\$ 13,500
Task 1.1: Public Meetings (Up to 6)	
Task 2: Schematic Design (30% Construction Documentation)	\$ 236,500
Task 2.1: Topographic Site and Bathymetric Survey Base Plan	
Task 2.2: Geotechnical Evaluation and Report	
Task 2.3: Field Reconnaissance Report	
Task 2.4: Gatehouse Structural Engineering Analysis	
Task 2.5: Assessment Summary Report	
Task 3: Design Development and Permitting (90% Construction Documents)	\$ 182,500
Task 3.1: 60% Design Development	
Task 3.2: 90% Design Development	
Task 4: Permitting	\$ 40,000
Task 4.1: Notice of Intent	
Task 4.2: ACOE Section 404 Permit	
Task 4.3: Chapter 91 Waterways Application	
Task 4.4: Massachusetts Historic Commission Project Notification Form	
Task 4.5: MEPA ENF	
Task 5: 100% Design, Specifications and Cost Estimate	\$ 28,500
Task 6: Bidding Assistance	\$ NIC
Task 7: Construction Administration	\$ NIC
Total Fee	\$ 501,000

PROJECT SCHEDULE

Weston & Sampson understands that portions of the funding is tied to timeline and expenditure of fees. For your considerations, I have also provided an anticipated milestone schedule of the above identified tasks, pending an agreed upon and executed contract with the city.

Project Schedule	Completion Date
Notice to Proceed	April 1, 2022
Task 1: Project Kick-off and other Meetings	April 1 – June 30
Task 2: Schematic Design (30% Construction Documentation)	
Task 2.1: Topographic Site and Bathymetric Survey Base Plan	May 15, 2022
Task 2.2: Geotechnical Evaluation and Report	May 15, 2022
Task 2.3: Field Reconnaissance Report	April 15, 2022
Task 2.4: Gatehouse Structural Engineering Analysis	April 15, 2022
Task 2.5: Assessment Summary Report	April 30, 2022
30% Schematic Design Plans	June 30, 2022
Task 3: Design Development and Permitting (90% Construction Documents)	
Task 3.1: 60% Design Development	September 1, 2022
Task 3.2: 90% Design Development	November 30, 2022
Task 4: Permitting	Dec 2022 - Dec 2023
Task 4.1: Notice of Intent	March 1, 2023
Task 4.2: ACOE Section 404 Permit	May 1, 2023

Task 4.3: Chapter 91 Waterways Application	December 2023
Task 4.4: Massachusetts Historic Commission Project Notification Form	March 1, 2023
Task 4.5: MEPA ENF	January 1, 2023
Task 5: 100% Design, Specifications and Cost Estimate	January 1, 2024
Task 6: Bidding Assistance	NIC
Task 7: Construction Administration	NIC
Total Fee	501,000

We look forward to collaborating with the City of Framingham on this important multi-use, open space, and recreation endeavor. If you agree with the scope of work and fee, please sign and date below. Please contact me with any questions regarding this proposal.

Very truly yours,

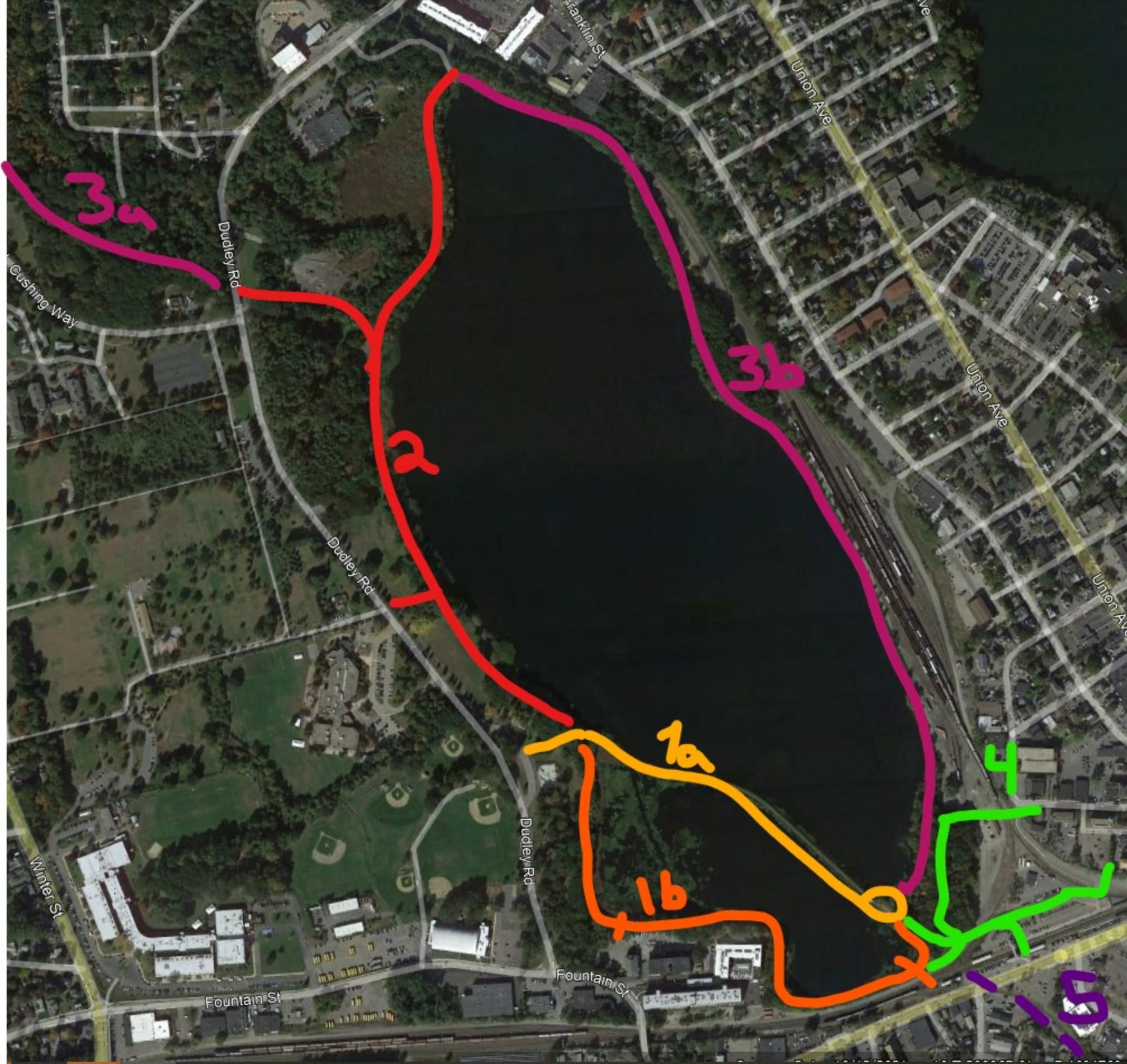
WESTON & SAMPSON



Brandon Kunkel, RLA
Practice Leader

Agreed to by:
James Snyder, Director

Date: _____



3a

3b

2

1a

1b

4

5

Dudley Rd

Dudley Rd

Dudley Rd

Fountain St

Fountain St

Winter St

Cushing Way

Franklin St

Union Ave

Union Ave

Union Ave

**CITY OF FRAMINGHAM
CAPITAL PROJECT/EQUIPMENT REQUEST - FY2024-2033 CIP**

DEPARTMENT:

DEPARTMENT PRIORITY:

(1) **PROJECT NAME:**
PROJECT STATUS:

(2) **PROJECT DESCRIPTION AND JUSTIFICATION:** (3) **PURPOSE OF PROJECT:**

Vehicle and equipment replacement will remain a top priority for our operations. With personnel and labor being our largest expenses, a dependable fleet allows for effective and efficient distribution and use of these resources city-wide.

A. John Deere Tractor – 5090E

This piece of equipment will be purchased using the Stat Contract FAC116. The new tractor will replace a 23-year-old 1999 John Deere Tractor with 7,270 hours. The tractor is an essential piece of equipment in our daily operations during all seasons of the year. Primary responsibilities include material handling, vehicle loading, operating a wide variety of turf maintenance attachments, and assisting with snow and ice operations at a number of Parks facilities.

We are unsure if this piece of equipment will pass MA DOT inspection. This piece of equipment is showing its age with many metal parts exhibiting a state of advanced deterioration due to rust perforation and rot. These conditions are particularly evident on the operators’ cab, doors, and fenders.

In addition to the degraded metal components, we’ve experienced an increase in overall maintenance and upkeep, including hydraulic leaks, hose fitting failure, electrical switches, relays, gauges, etc.

B. Case 570 Loader

This piece of equipment will be purchased using the State Contract FAC116. The new loader will replace a 17-year-old 2005 Case 570 with 7000+ hours. The loader is an essential piece of equipment in our daily operations during all seasons of the year. Primary responsibilities include material handling, loading/unloading trucks, moving equipment, operating maintenance attachments, field renovations, and plowing snow throughout the city.

We are unsure if this piece of equipment will pass MA DOT inspection. This piece of equipment is showing its age with many metal parts exhibiting a state of advanced deterioration due to rust perforation and rot. These conditions are particularly evident on the operators’ cab, doors, and fenders.

In addition to increases in minor maintenance needs like replacement of rotted hoses, fittings, and electrical components, in recent years we are also experiencing increased maintenance and upkeep expenses for major repairs, including:

- 2021 - installation of a new engine, \$15,000
- 2019 - Front axle rebuild, \$6,000

<input type="checkbox"/>	Replace existing infrastructure
<input type="checkbox"/>	Replace existing capital asset
<input checked="" type="checkbox"/>	Replace existing vehicle
<input checked="" type="checkbox"/>	Replace equipment
<input type="checkbox"/>	New infrastructure
<input type="checkbox"/>	New capital asset
<input type="checkbox"/>	New vehicle
<input type="checkbox"/>	New equipment

PROJECT ADDITIONS/CHANGES JUSTIFICATION:

(4) BUDGET REQUEST BY YEAR:							
		FY 24	FY 25	FY 26	FY 27	FY 28	FY 29-33
a.	Land Acquisition						
b.	Planning / Feasibility						
c.	Design						
d.	Construction						
e.	Equipment/Vehicles	200,792	250,000	250,000	250,000	250,000	1,250,000
f.	Contingency						
g.	Other						
	TOTAL	200,792	250,000	250,000	250,000	250,000	1,250,000
(5) PRIORITY:							
a.	health and safety	safety concern, hazardous condition, agency compliance, non-functional, etc					
b.	level service maintenance	maintains City desired level of service					
c.	economic development	adds to the City's economic vibrancy					
d.	service improvement	new or improved service to meet demand					
(6) EFFECTS ON ANNUAL OPERATING BUDGET:							
		FY 24	FY 25	FY 26	FY 27	FY 28	FY 29
							YEARS 29-33
	Personnel						
	Operating						
(7) PROPOSED FUNDING SOURCE(S):				(10) PROJECT OR EQUIPMENT LOCATION:			
1)	Free Cash						
2)	Bond						
3)							
				(11) ASSET TYPE:			
				Equipment and Vehicle			
(7a) POTENTIAL GRANT FUNDING SOURCE IF APPLICABLE: (List source and matching requirements)							
NA							
(8) PROJECT LEAD NAME & CONTACT INFO: (ADDITIONAL PROJECT INFO AS NEEDED)							
James Snyder, JCS@Framinghamma.gov, 508-532-5960							
(9) FINANCE DEPARTMENT NOTES:							



Woburn
195 New Boston Street
Woburn, MA 01801
Phone: (781) 933-4217
Fax: (781) 935-0864



Customer

Name:	Framingham Parks & Rec		Chris		
Address:	475 Union St				
City:	Framingham	State	MA	Zip	01702
Phone:	508-294-1419	Email Address	crb@framingham.gov		

Account Representative

Name:	Ian McMullin
Email:	imcmullin@monroetractor.com
Mobile:	(508) 365-4999
Date:	10/11/2022

Make	Model	Approximate Year	Serial	Stock Number	New/Used	Hours	
CASE	570 NEP	2023			NEW		
Features					List Price	Qty	Key Customer Price
2023 Case 570N EP Tractor-Loader 4WD Power-Shuttle Transmission CAB 2 Door w/Heat and AC/Ride Control/Comfort Steer Mech. Cloth Susp. Seat w/Armrests 12x16.5 10 PR Front Tires 19.5Lx24 10PR Rear Tires 3rd Valve Front Hydraulics Hydraulic Loader Quick Attach Front Fenders Cold-Start Dual Battery Wheel Weights Drawbar-Rear 3 Point Hitch Dual-Tilt w/Holding Valve/Five Function 82" GP BUCKET W/ BOCE (coupler-style)					\$148,030	1	103,591.00
Other Attachments					Price per unit	Qty.	Quoted Price
Pr 48" Forks					\$0.00	1	\$0.00
10' KAGE Plow/Pusher Combo. LBK120					\$4,592.00	1	\$4,592.00
					\$13,775.00	1	\$13,775.00
					\$0.00	1	\$0.00
					\$0.00	1	\$0.00
					\$0.00	1	\$0.00
					\$0.00	1	\$0.00
					\$0.00	1	\$0.00
These items are included in Base unit above							

Trades			
Make	Model	Serial	Trade Value
			\$0
			\$0
			\$0

Subtotal	\$121,958.00
Cash Down	\$0.00
Trades	\$0.00
Total Due	\$121,958.00

Comments
**** BUDGET QUOTE ****
**** INCLUDES 3 YEAR PREMIER WARRANTY ****
**** MA STATE CONTRACT VEH-111 ****

If Qualified			Financed amount	Approximate Payment
Rate	Term	Money Down		
0.00%	36	\$0	\$129,580	\$3,613.34
0.00%	48	\$0	\$129,580	\$2,710.01
1.90%	60	\$0	\$129,580	\$2,274.33

Acceptance	
Customer Signature	Date

QUOTED PRICES FIRM FOR 10 DAYS. ALL QUOTES SUBJECT TO AVAILABILITY & SALES TAX.
 PAYMENTS ARE ESTIMATES ONLY! AND MAY NOT REFLECT CORRECT TRADE PAYOFF'S AT TIME OF SIGNING

ALL

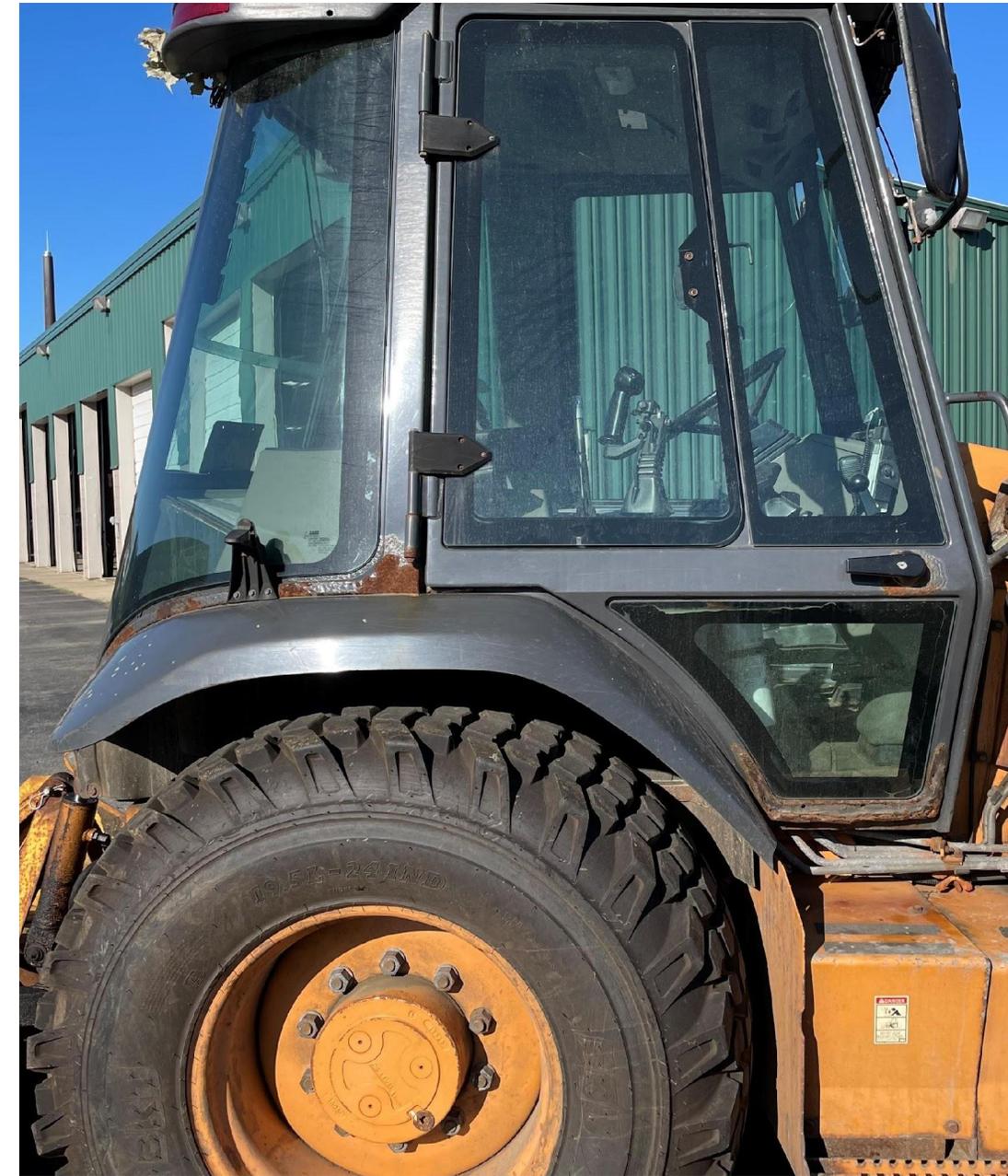
2005
Case 570



2005 Case 580



2005
Case 580



Customer:

Quotes are valid for 30 days from the creation date or upon contract expiration, whichever occurs first.

A Purchase Order (PO) or Letter of Intent (LOI) including the below information is required to proceed with this sale. The PO or LOI will be returned if information is missing.

Vendor: Deere & Company

- 2000 John Deere Run
Cary, NC 27513
- Signature on all LOIs and POs with a signature line
- Contract name or number; or JD Quote ID
- Sold to street address (no PO box)
- Ship to street address (no PO box)
- Bill to contact name and phone number
- Bill to address
- Bill to email address (required to send the invoice and/or to obtain the tax exemption certificate)
- Membership number if required by the contract

For any questions, please contact:

Jonathan Cammuso

United Ag & Turf
97 Worcester Providence Tpke
Millbury, MA 01527

Tel: 508-865-3800

Fax: 508-865-0542

Email: jonathan.cammuso@uatne.com

Quotes of equipment offered through contracts between Deere & Company, its divisions and subsidiaries (collectively "Deere") and government agencies are subject to audit and access by Deere's Strategic Accounts Business Division to ensure compliance with the terms and conditions of the contracts.

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
 2000 John Deere Run
 Cary, NC 27513
 FED ID: 36-2382580
 UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

United Ag & Turf
 97 Worcester Providence Tpke
 Millbury, MA 01527
 508-865-3800
 millbury@uatne.com

Quote Summary

Prepared For:
 FRAMINGHAM PARKS AND REC DEPARTMENT
 475 UNION AVE
 FRAMINGHAM, MA 01702

Delivering Dealer:
United Ag & Turf
 Jonathan Cammuso
 97 Worcester Providence Tpke
 Millbury, MA 01527
 Phone: 508-865-3800
 jonathan.cammuso@uatne.com

Quote ID: 27600141
Created On: 11 October 2022
Last Modified On: 11 October 2022
Expiration Date: 14 November 2022

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE 5090E CAB TRACTOR FT4 Contract: MA Lawn & Grounds Equipment FAC116 (PG 3X CG 22) Price Effective Date: February 18, 2021	\$ 79,776.44	\$ 65,632.68 X	1 =	\$ 65,632.68
JOHN DEERE 520M Loader Contract: MA Lawn & Grounds Equipment FAC116 (PG 3X CG 22) Price Effective Date: February 3, 2021	\$ 9,931.32	\$ 7,858.49 X	1 =	\$ 7,858.49
Frontier AF11G - 8 Ft. Boom Mounted Front Blade with Hydraulic Angle for Current Loaders with Global Carrier Contract: MA Lawn & Grounds Equipment FAC116 (PG 3X CG 22) Price Effective Date: February 2, 2021	\$ 5,071.00	\$ 4,208.93 X	1 =	\$ 4,208.93
Frontier AP11G Fixed Pallet Fork for Loaders with Global Carrier Contract: MA Lawn & Grounds Equipment FAC116 (PG 3X CG 22) Price Effective Date: February 2, 2021	\$ 1,370.00	\$ 1,137.10 X	1 =	\$ 1,137.10
Equipment Total				\$ 78,837.20

* Includes Fees and Non-contract items

Quote Summary

Salesperson : X _____

Accepted By : X _____

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
 2000 John Deere Run
 Cary, NC 27513
 FED ID: 36-2382580
 UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

United Ag & Turf
 97 Worcester Providence Tpke
 Millbury, MA 01527
 508-865-3800
 millbury@uatne.com

Equipment Total	\$ 78,837.20
Trade In	
SubTotal	\$ 78,837.20
Est. Service Agreement Tax	\$ 0.00
Total	\$ 78,837.20
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 78,837.20

Salesperson : X _____

Accepted By : X _____



Selling Equipment

Quote Id: 27600141 Customer Name: FRAMINGHAM PARKS AND REC DEPARTMENT

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

United Ag & Turf
97 Worcester Providence Tpke
Millbury, MA 01527
508-865-3800
millbury@uatne.com

JOHN DEERE 5090E CAB TRACTOR FT4

Hours: Suggested List *
 Stock Number: \$ 79,776.44
 Contract: MA Lawn & Grounds Equipment FAC116 (PG 3X Selling Price *
 CG 22) \$ 65,632.68
 Price Effective Date: February 18, 2021

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
08AMP	5090E CAB TRACTOR FT4	1	\$ 73,880.00	18.00	\$ 13,298.40	\$ 60,581.60	\$ 60,581.60
Standard Options - Per Unit							
182A	Less AutoTrac™/Less ISOBUS	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
183A	JDLink™ Capable	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
0202	United States	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
0409	English	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
0500	Less Packaging	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
1381	PowrReverser™ 12F/12R with 540/540E PTO	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
1725	Loader Prep Package	1	\$ 2,041.00	18.00	\$ 367.38	\$ 1,673.62	\$ 1,673.62
1950	Less Application	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
2050	Standard Cab	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
2110	Mechanical Suspension Seat	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
3025	Deluxe Cornerpost Exhaust	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
3320	Dual Stackable Rear SCV's with Lever Control	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
3420	Dual Stackable Mid Valves with Joystick Control	1	\$ 1,524.00	18.00	\$ 274.32	\$ 1,249.68	\$ 1,249.68
5112	18.4 - 30 In. 8PR R1 Bias	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
6040	MFWD (Mechanical Front Wheel Drive)	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
6118	12.4 - 24 In. 8PR R1 Bias	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
Standard Options Total			\$ 3,565.00		\$ 641.70	\$ 2,923.30	\$ 2,923.30
Technology Options/Non-Contract/Open Market							
1900	Less Display	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00
1880	Less Receiver	1	\$ 0.00	18.00	\$ 0.00	\$ 0.00	\$ 0.00

Selling Equipment

Quote Id: 27600141 Customer Name: FRAMINGHAM PARKS AND REC DEPARTMENT

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

United Ag & Turf
97 Worcester Providence Tpke
Millbury, MA 01527
508-865-3800
millbury@uatne.com

Technology Options Total		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Dealer Attachments/Non-Contract/Open Market					
SJ16226	Rear Wiper Kit	1	\$ 317.90	18.00	\$ 57.22 \$ 260.68 \$ 260.68
SJ12143	Horn Kit	1	\$ 21.26	18.00	\$ 3.83 \$ 17.43 \$ 17.43
AL80127	Rear Mirror Mechanical - Right	1	\$ 209.00	18.00	\$ 37.62 \$ 171.38 \$ 171.38
AL80126	Rear Mirror Mechanical - Left	1	\$ 209.00	18.00	\$ 37.62 \$ 171.38 \$ 171.38
AL222926	Antenna	1	\$ 170.78	18.00	\$ 30.74 \$ 140.04 \$ 140.04
RE229427	Backup alarm kit	1	\$ 203.50	18.00	\$ 36.63 \$ 166.87 \$ 166.87
Open Market	Tire Ballast	2	\$ 600.00	0.00	\$ 0.00 \$ 1,200.00 \$ 1,200.00
Dealer Attachments Total			\$ 2,331.44		\$ 203.66 \$ 2,127.78 \$ 2,127.78
Value Added Services Total			\$ 0.00		\$ 0.00 \$ 0.00
Total Selling Price			\$ 79,776.44		\$ 14,143.76 \$ 65,632.68 \$ 65,632.68

JOHN DEERE 520M Loader

Equipment Notes:

Hours:

Stock Number:

Contract: MA Lawn & Grounds Equipment FAC116 (PG 3X CG 22)

Price Effective Date: February 3, 2021

Suggested List *

\$ 9,931.32

Selling Price *

\$ 7,858.49

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
14B0P	520M Loader	1	\$ 7,408.00	23.00	\$ 1,703.84	\$ 5,704.16	\$ 5,704.16
Standard Options - Per Unit							
0202	United States	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
0409	English	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
0500	Less package	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
1995	Less mounting frame	1	\$ -1,427.00	23.00	\$ -328.21	\$ -1,098.79	\$ -1,098.79

Selling Equipment

Quote Id: 27600141 **Customer Name:** FRAMINGHAM PARKS AND REC DEPARTMENT

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

United Ag & Turf
97 Worcester Providence Tpke
Millbury, MA 01527
508-865-3800
millbury@uatne.com

2513	520M Mechanical Farm Loader, Mechanical Self-Leveling (MSL) - Three-function	1	\$ 1,133.00	23.00	\$ 260.59	\$ 872.41	\$ 872.41
4528	Three-function hoses and parts with Quick-Couplers (Individual Couplers)	1	\$ 162.00	23.00	\$ 37.26	\$ 124.74	\$ 124.74
5513	Hood guard	1	\$ 47.00	23.00	\$ 10.81	\$ 36.19	\$ 36.19
6995	Less ballast box	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
7610	Global carrier	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
8220	2150-mm (85-in.) global materials bucket	1	\$ 197.00	23.00	\$ 45.31	\$ 151.69	\$ 151.69
Standard Options Total			\$ 112.00		\$ 25.76	\$ 86.24	\$ 86.24
Dealer Attachments/Non-Contract/Open Market							
BXX10199	Diverter Kit Quick Coupler (to convert to 2+1 Fn loader)	1	\$ 1,126.40	23.00	\$ 259.07	\$ 867.33	\$ 867.33
LVA13698	Grip - GRIP, INNER, WITH WIRING, ASSEMBLY	1	\$ 365.92	23.00	\$ 84.16	\$ 281.76	\$ 281.76
Open Market	Forward Line Kit	1	\$ 919.00	0.00	\$ 0.00	\$ 919.00	\$ 919.00
Dealer Attachments Total			\$ 2,411.32		\$ 343.23	\$ 2,068.09	\$ 2,068.09
Total Selling Price			\$ 9,931.32		\$ 2,072.83	\$ 7,858.49	\$ 7,858.49

Frontier AF11G - 8 Ft. Boom Mounted Front Blade with Hydraulic Angle for

Equipment Notes:

Hours:

Stock Number:

Contract: MA Lawn & Grounds Equipment FAC116 (PG 3X CG 22)

Price Effective Date: February 2, 2021

Suggested List *

\$ 5,071.00

Selling Price *

\$ 4,208.93

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
2096XF	AF11G - 8 Ft. Boom Mounted Front Blade with Hydraulic Angle for Current Loaders with Global Carrier	1	\$ 5,071.00	17.00	\$ 862.07	\$ 4,208.93	\$ 4,208.93



Selling Equipment

Quote Id: 27600141 Customer Name: FRAMINGHAM PARKS AND REC DEPARTMENT

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
 2000 John Deere Run
 Cary, NC 27513
 FED ID: 36-2382580
 UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

United Ag & Turf
 97 Worcester Providence Tpke
 Millbury, MA 01527
 508-865-3800
 millbury@uatne.com

Total Selling Price	\$ 5,071.00	\$ 862.07	\$ 4,208.93	\$ 4,208.93
----------------------------	--------------------	------------------	--------------------	--------------------

Frontier AP11G Fixed Pallet Fork for Loaders with Global Carrier

Equipment Notes:	Suggested List *
Hours:	\$ 1,370.00
Stock Number:	Selling Price *
Contract: MA Lawn & Grounds Equipment FAC116 (PG 3X CG 22)	\$ 1,137.10

Price Effective Date: February 2, 2021

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
2391XF	AP11G Fixed Pallet Fork for Loaders with Global Carrier	1	\$ 1,289.00	17.00	\$ 219.13	\$ 1,069.87	\$ 1,069.87
Standard Options - Per Unit							
1010	48 In. Pallet Tine	1	\$ 81.00	17.00	\$ 13.77	\$ 67.23	\$ 67.23
Standard Options Total			\$ 81.00		\$ 13.77	\$ 67.23	\$ 67.23
Total Selling Price			\$ 1,370.00		\$ 232.90	\$ 1,137.10	\$ 1,137.10

1999 John Deere Tractor



1999
John Deere
Tractor



**CITY OF FRAMINGHAM
CAPITAL PROJECT/EQUIPMENT REQUEST - FY2024-2033 CIP**

DEPARTMENT:

DEPARTMENT PRIORITY:

(1) **PROJECT NAME:**
PROJECT STATUS:

(2) **PROJECT DESCRIPTION AND JUSTIFICATION:**

This capital request will fund the replacement of the Loring Arena Cooling Tower, a critical component of the arena refrigeration system. The current cooling tower was installed in 2008. Refrigeration professionals who service the arena have recommended this unit be replaced as it nears the useful life expectancy of 15-20 years. Currently identified delivery and installation time is 18+ weeks. Failure of this component during the arena operating season will result in arena closure, loss of ice surface, serious service interruption, and significant loss of general fund revenue.

Loring Arena runs on a sealed ammonia-based cooling system. In this system, ammonia is used to cool a refrigerant to below-freezing temperatures. The refrigerant remains a liquid at sub-freezing temperatures and is pumped through a series of pipes under the ice surface. When the Zamboni applies water to the surface, the water freezes, and the ice-skating surface is formed. Within this system, the cooling tower functions as an evaporator/condenser. The cooling tower contains a large fan, water pumps, multiple spray nozzles, and a series of small tubes. Compressed ammonia gas that has absorbed heat as it travels through the cooling system is pumped through the tubes inside the cooling tower. Ambient air circulates over the tubes while cool water is also sprayed onto the tubes containing the ammonia gas, cooling the gas to a liquid. The cooled ammonia liquid is then returned to the cooling system, and the cycle is repeated.

PROJECT ADDITIONS/CHANGES JUSTIFICATION:

(3) **PURPOSE OF PROJECT:**

<input checked="" type="checkbox"/>	Replace existing infrastructure
<input checked="" type="checkbox"/>	Replace existing capital asset
<input type="checkbox"/>	Replace existing vehicle
<input type="checkbox"/>	Replace equipment
<input type="checkbox"/>	New infrastructure
<input type="checkbox"/>	New capital asset
<input type="checkbox"/>	New vehicle
<input type="checkbox"/>	New equipment
<input type="checkbox"/>	Strategic/Comprehensive/Master plan

(4) **BUDGET REQUEST BY YEAR:**

	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29-33
a. Land Acquisition						
b. Planning / Feasibility						
c. Design						
d. Construction	132,096					
e. Equipment/Vehicles						
f. Contingency	13,200					
g. Other						
TOTAL	145,296	-	-	-	-	-

(5) **PRIORITY:**

a.	health and safety	safety concern, hazardous condition, agency compliance, non-functional, etc
b.	level service maintenance	maintains City desired level of service
c.	economic development	adds to the City's economic vibrancy

d.	service improvement	new or improved service to meet demand						
(6) EFFECTS ON ANNUAL OPERATING BUDGET:								
		FY 24	FY 25	FY 26	FY 27	FY 28	FY29	YEARS 29-33
Personnel								
Operating								
(7) PROPOSED FUNDING SOURCE(S):				(10) PROJECT OR EQUIPMENT LOCATION:				
1)	Bond					Loring Ice Arena, 165 Fountain St.		
2)						(11) ASSET TYPE:		
3)						Mechanical Infrastructure		
(7a) POTENTIAL GRANT FUNDING SOURCE IF APPLICABLE: (List source and matching requirements)								
NA								
(8) PROJECT LEAD NAME & CONTACT INFO: (ADDITIONAL PROJECT INFO AS NEEDED)								
James Snyder 508-532-5960 JCS@framinghamma.gov								
(9) FINANCE DEPARTMENT NOTES:								

**CITY OF FRAMINGHAM
CAPITAL PROJECT/EQUIPMENT REQUEST - FY2024-2033 CIP**

DEPARTMENT:

DEPARTMENT PRIORITY:

(1) **PROJECT NAME:** Mary Dennison Park- Remediation, Utility Upgrades, and Park Construction FY24 P2
PROJECT STATUS: Project in process

<p>(2) PROJECT DESCRIPTION AND JUSTIFICATION:</p> <p>Parks and Recreation is seeking an amount TBD to finalize remediation, utility, and park design and construction. In 2014, state regulations required that Mary Dennison Park undergo environmental testing by the past property owner (Dennison Manufacturing Co./Avery Dennison Corporation) and the City of Framingham as the current property owner. These two Parties (Avery Dennison and the City, through Parks & Recreation) have conducted testing required by the state and determined that environmental remediation is needed to address lead-contaminated soil at the park. Between 2014 and 2021, the Parties also conducted feasibility studies and selected a remedial alternative that, if properly maintained and funded now and in the future, will maintain the public health, safety, and public welfare requirements of the state regulations.</p> <p>The state provided the Parties with their final comments on the proposed remediation in mid-2022, and updated costs were prepared in August 2022 by the Parties' joint consultant. Additional capital funds over and above those that were appropriated in December 2019 will be needed to meet these final requirements. When the Parties agree on the equitable share of the current and future remediation costs, the Parks & Recreation Department will be able to provide updated capital costs related to the remediation. In addition, updated capital costs for the renovation work at the park (to be completed in conjunction with the remediation work) will be updated at that time.</p> <p>PROJECT ADDITIONS/CHANGES JUSTIFICATION:</p> <input type="text"/>	<p>(3) PURPOSE OF PROJECT:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Replace existing infrastructure</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Replace existing capital asset</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td>Replace existing vehicle</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td>Replace equipment</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>New infrastructure</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>New capital asset</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td>New vehicle</td></tr> <tr><td style="text-align: center;"><input type="checkbox"/></td><td>New equipment</td></tr> <tr><td colspan="2" style="text-align: right;">Strategic/Comprehensive/Master plan</td></tr> </table>	<input checked="" type="checkbox"/>	Replace existing infrastructure	<input checked="" type="checkbox"/>	Replace existing capital asset	<input type="checkbox"/>	Replace existing vehicle	<input type="checkbox"/>	Replace equipment	<input checked="" type="checkbox"/>	New infrastructure	<input checked="" type="checkbox"/>	New capital asset	<input type="checkbox"/>	New vehicle	<input type="checkbox"/>	New equipment	Strategic/Comprehensive/Master plan	
<input checked="" type="checkbox"/>	Replace existing infrastructure																		
<input checked="" type="checkbox"/>	Replace existing capital asset																		
<input type="checkbox"/>	Replace existing vehicle																		
<input type="checkbox"/>	Replace equipment																		
<input checked="" type="checkbox"/>	New infrastructure																		
<input checked="" type="checkbox"/>	New capital asset																		
<input type="checkbox"/>	New vehicle																		
<input type="checkbox"/>	New equipment																		
Strategic/Comprehensive/Master plan																			

(4) **BUDGET REQUEST BY YEAR:**

	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29-33
a. Land Acquisition						
b. Planning / Feasibility						
c. Design						
d. Construction						
e. Equipment/Vehicles						
f. Contingency						
g. Other	-					
TOTAL	-	-	-	-	-	-

(5) **PRIORITY:**

a.	health and safety	safety concern, hazardous condition, agency compliance, non-functional, etc
b.	level service maintenance	maintains City desired level of service

c.	economic development	adds to the City's economic vibrancy						
d.	service improvement	new or improved service to meet demand						
(6) EFFECTS ON ANNUAL OPERATING BUDGET:								
		FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	YEARS 29-33
Personnel								
Operating								
(7) PROPOSED FUNDING SOURCE(S):					(10) PROJECT OR EQUIPMENT LOCATION:			
1)	Bond				54 Beaver Street, Framingham, MA 01702			
2)					(11) ASSET TYPE:			
3)					Park			
(7a) POTENTIAL GRANT FUNDING SOURCE IF APPLICABLE: (List source and matching requirements)								
(8) PROJECT LEAD NAME & CONTACT INFO: (ADDITIONAL PROJECT INFO AS NEEDED)								
James Snyder								
jcs@framinghamma.gov								
508-532-5961								
(9) FINANCE DEPARTMENT NOTES:								
All costs are TBD pending negotiation with an outside party.								



CITY OF FRAMINGHAM
CAPITAL PROJECT/EQUIPMENT REQUEST - FY2024-2033 CIP

DEPARTMENT:

DEPARTMENT PRIORITY:

(1) PROJECT NAME:	Open Space Land Acquisition - Cushing Memorial Park FY24
PROJECT STATUS:	<input type="text"/>

(2) PROJECT DESCRIPTION AND JUSTIFICATION:	(3) PURPOSE OF PROJECT:
--	-------------------------

Parks & Recreation is recommending the City of Framingham conduct an appraisal and take appropriate steps to acquire a parcel of privately-owned property continuous to the Cushing Memorial Park. As the last remaining large parcel of privately owned and undeveloped land in the area, the acquisition of this parcel creates a unique opportunity for the City to preserve additional open space, introduce new amenities and services to the community, and further enhance public enjoyment of the property for future generations.

In 2001, the Cushing Memorial Park Master Plan was developed with extensive input from the community. Contents of that plan were used to guide an incremental and phased approach to converting the former hospital demolition site into a central-type park. In 2013, the Cushing Memorial Park Master Plan was updated through a process that included sharing information about park progress to date, gathering feedback from the community, and identifying potential future park improvements. The three major priorities identified during this process were:

- Priority #1 – Creation of a Children’s Grove (Completed)

Completed in 2015, the project constructed a naturally themed space that encourages creative play and provides park users of all ages with a spot to sit and enjoy the beauty of the natural surroundings. Project elements include a mix of accessible natural and formal play elements, appropriate safety surfacing, unique landforms and grade changes, a water feature, accessible pathways, installation of trees and formal landscape plantings, picnic tables, and benches.

- Priority #2 – Land Acquisition for Park Expansion (Incomplete)

Specifically, the updated plan identified a large parcel of privately-owned land contiguous to the northern border of Cushing Park. The parcel in question was previously owned by Emeritus Senior Living, who developed the parcel for senior housing and subsequently sold the property to Brookdale Senior Living. Prior to the sale, Emeritus was granted Planning Board approval for continued development on the site, including the construction of several multi-story buildings in very close proximity to the Cushing Chapel.

- Priority #3 – Academy Building Vicinity Improvements (Partially Completed)

As part of the 2015 Children’s Grove, the department created formal pathways with activity nodes in this area. Over the ensuing years, we continued making other improvements in this area, including improving the exterior building facades, installing formal landscape plantings, and adding park benches.

PROJECT ADDITIONS/CHANGES JUSTIFICATION:

Appraisal done in 2013 at \$1.4m

	Replace existing infrastructure
	Replace existing capital asset
	Replace existing vehicle
	Replace equipment
	New infrastructure
X	New capital asset
	New vehicle
	New equipment

Strategic/Comprehensive/Master plan

(4) BUDGET REQUEST BY YEAR:		FY 24	FY 25	FY 26	FY 27	FY 28	FY 29-33	
a.	Land Acquisition	-						
b.	Planning / Feasibility							
c.	Design							
d.	Construction							
e.	Equipment/Vehicles							
f.	Contingency							
g.	Other							
TOTAL		-	-	-	-	-	-	
(5) PRIORITY:								
a.	health and safety	safety concern, hazardous condition, agency compliance, non-functional, etc						
b.	level service maintenance	maintains City desired level of service						
c.	economic development	adds to the City's economic vibrancy						
d.	service improvement	new or improved service to meet demand						
(6) EFFECTS ON ANNUAL OPERATING BUDGET:		FY 24	FY 25	FY 26	FY 27	FY 28	FY29	YEARS 29-33
Personnel								
Operating								
(7) PROPOSED FUNDING SOURCE(S):						(10) PROJECT OR EQUIPMENT LOCATION:		
1) Operating						Cushing Memorila Park on Dudly Road		
2)						(11) ASSET TYPE:		
3)						Park		
(7a) POTENTIAL GRANT FUNDING SOURCE IF APPLICABLE: (List source and matching requirements)								
(8) PROJECT LEAD NAME & CONTACT INFO: (ADDITIONAL PROJECT INFO AS NEEDED)		James Snyder, jcs@framinghamma.gov, 508-532-5961						
(9) FINANCE DEPARTMENT NOTES:								



CUSHING MEMORIAL PARK

MASTER PLAN UPDATE
2 0 1 3



CUSHING MEMORIAL PARK MASTER PLAN UPDATE | 2013

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Acknowledgements

The updating of the Cushing Memorial Park Master Plan represents the culmination of a collaborative process between the Framingham Parks and Recreation Department, Framingham Parks Commission, Framingham Community and Weston & Sampson. The contents of the report and the recommended actions for continued improvement to this important public open space asset are a direct result of the information gathered at staff meetings, public hearings and through site walks.

The following individuals were instrumental in the completion of this document:

Framingham Parks and Recreation Department

Robert L. Merusi, Executive Director
James P. Duane, Deputy Director
Trisha Powell, Superintendent of Recreation
Christopher McGinty, Superintendent of Maintenance

Framingham Parks and Recreation Commission

Barry Bograd, Chairman
Kathleen F. Hauck
Daniel F. Jones
Joan Klan Rastani
Kevin Salvi

Weston & Sampson

Eugene R. Bolinger, Vice President
Michael S. Moonan, Project Manager



PART A

Cushing Memorial Park Master Plan Update | 2013



Introduction

Cushing Memorial Park is a remarkable place. The 67.5 acre property is dedicated to passive recreational pursuits and it has become central to the Framingham Park and Open Space system over a 20 year period. The grounds are unique as the property continues to evolve from its historical roots as an expansive state hospital with massive infrastructure (that included roadways, parking lots, utility systems and more than 100 buildings) into a major public park and open space asset. Today, defining park features include the grand pedestrian promenades (renovated former hospital roads), expansive open lawns and meadows, (former hospital building footprints) and mature shade trees. Hundreds of residents enjoy the park on a daily basis.

Twenty-two years after the former State Hospital was declared surplus, and 12 years after adopting the 2001 Master Plan, representatives of the Parks and Recreation Department determined that it was an appropriate time to step back and assess what has been accomplished to date and confirm that what remains to be accomplished still meets community needs and expectations. While much has been achieved, the collaborative vision established by earlier master plan participants has yet to be fully realized. The commitment by the Framingham Community to finish implementing basic improvement goals from the original Master Plan and newly articulated goals as identified in this Master Plan Update is clear and strong.

To continue forward progress, Weston & Sampson was retained by the Framingham Parks and Recreation Department to update the 2001 Cushing Memorial Park (then known as Tercentennial Park) Master Plan. “Update” is the key word, as this document is intended to:

- Revisit the articulated goals, objectives, recommendations and priorities that were established in the 2001 Master Plan
- Summarize what has been accomplished
- Summarize what remains to be accomplished
- Confirm that what remains to be accomplished is still valid
- Identify new goals, objectives, recommendations and priorities
- Identify potential phasing priorities and implementation strategies

The Evolution of a Passive Park at Cushing

The vision for a community park at the former Cushing Hospital site began to take shape more than 4 decades ago. Following is a summary of milestones in the park evolution process:

Year	Milestone
1980 +/-	Open Space Plan identifies the need for a “Central Park” with the Cushing Property noted as potentially meeting this need
1991	Hospital declared surplus/Cushing Hospital Property task force established
1992	Initial Master Plan for Cushing Hospital Property
1994	Conceptual property plan prepared Fall Town Meeting
1994	Fall Town Meeting votes to accept the majority of the lands from the Commonwealth of Massachusetts for recreation purposes
1998	Village at Farm Pond Senior Living Community project approved by Planning Board
1999	Cushing Memorial Chapel restored and rededicated
2001	Cushing Memorial Park Master Plan adopted (then called Tercentennial Park)
2004	First significant round of capital improvements implemented (Phase 1)

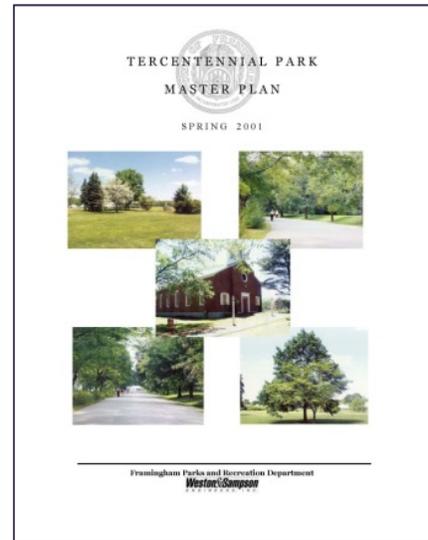
Participants in early planning initiatives deserve recognition for their collective foresight and their perseverance in the face of competing visions that would have accomplished something other than a passive park at Cushing. Today, a walk at Cushing by early visionaries would instill a great sense of pride and accomplishment and a depth of confidence that what has been accomplished is truly remarkable and will withstand the test of time. Like Central Park in New York or the Public Garden in Boston, great open space assets become defining elements of a community. While getting a late start compared to earlier “Olmstedian” Parks, Cushing Memorial Park represents a new generation of park designed to accommodate individuals in pursuit of simple, passive recreation pleasures in the midst of an increasingly frantic, harried and “wired” society.

The 2001 Master Plan

During February 2000, the Framingham Parks and Recreation Commission, as custodians of the former Cushing Hospital site, issued a Request for Proposals to qualified consulting firms to undertake a recreation master plan for the property. Weston & Sampson was retained to undertake this plan.

Over the course of 12 months representatives of the Parks and Recreation Department, Parks Commission and Weston & Sampson developed a variety of conceptual master plans. The various plans were generated in response to the needs and desires of property abutters and other representatives of the general public, as expressed at a series of meetings.

The final Master Plan that was approved and adopted by the Parks Commission, and presented to the Framingham Board of Selectmen in January 2001, reflects the desire of nearly all participants to enhance the site’s many beautiful natural features and develop primarily passive recreational opportunities with limited vehicular access.



As the pursuit of significant funds for implementing the Master Plan was of paramount concern, it was decided to undertake a phased approach and to promote three themes for improvement:

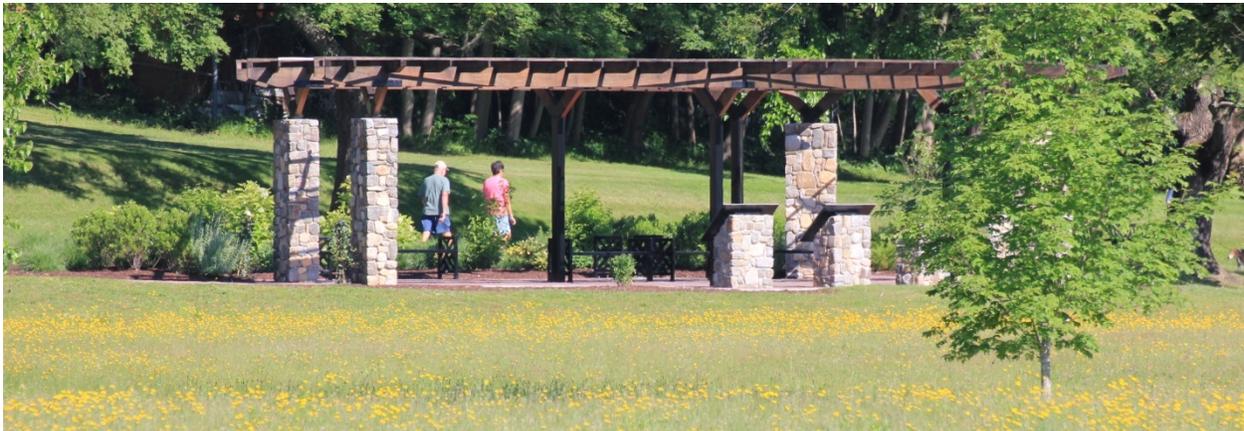
1. Open Space and Recreation
2. Good Health
3. Historical Significance

Several other simple goals from the 2001 Master Plan are listed below:

- Maximize safe recreational opportunities that meet town-wide interests and needs.
- Propose amenities that are economically practical and sustainable.
- Develop a plan that is sensitive to abutters and surrounding neighborhoods.

In addition, the 2001 Master Plan stated the following:

“...it became the basic desire of the Framingham Parks Commission to transform what visually appears to a former hospital site into a beautiful and memorable park that continues to support passive recreational opportunities.”



2001 Goals and Progress to Date

There were eight “Specific Site Improvement” goals identified in the 2001 Master Plan. Following is a listing of each of these improvement goals or themes and a reporting of the progress that has been achieved to date.

Goal 1 - Demolition and Site Preparation

Description- By 2001, all but 4 of the the buildings had been removed and the Town had enjoyed formal custody of the property for about 7 years. Many people had already discovered the benefit and joy of traversing the former hospital roads that formed the outer perimeter of the property. But the site was also somewhat blighted, with damaged vegetation, remnants of on old railroad platform, acres of unneeded and surplus asphalt pavement, stockpiles of debris and overhead service wires taking away from the aesthetic character of the site. Goal 1 was focused on the removal of all unneeded and unwanted vestiges of the former hospital site.

Progress- Who could forget the images included below? To those who worked for years to transform the property, these images in many ways represent the starting point of the process to create a passive park. Shortly after the images were taken the property began to be transformed, largely due to the receipt of four rounds of funding (matched with local funding) from the State’s Division of Conservation Services PARC (Parkland Acquisition and Renovations for Communities) Grant Program.



Images from 2001, prior to the writing of the community based master plan and the commencement of significant park improvements at the Cushing Property that began in 2003 and continue through this date.

Goal 2 - Park Edge Improvements

Description- characterized by chain link fencing, overgrown vegetation and a lack of signage, the goal was to achieve an upgraded, inviting and aesthetically compelling public face to Cushing Memorial Park in a way that is appropriate for a major public open space asset.

Progress- chain link fence is mostly gone, much of the overgrown vegetation has been pruned or removed, new plantings have been undertaken and wood rail systems and signage has come to define the edge of Cushing in a way that is consistent with the dramatically enhanced interior landscape.



View of a dramatically enhanced park edge at Winter Street.

Goal 3 - Vehicular Entrance Improvements

Description- the 2001 Master Plan identified the goal of creating two new, primary vehicular entrances into the Cushing Property, with one to be located near Dudley Road in the vicinity of the Chapel (northeast quadrant of park) and a second entrance to be located off of Winter Street in the vicinity of Keefe Tech (southwest quadrant of park). In conjunction with the park entrances, work would include lighting, landscaping appropriate signage and decorative “gateways” into the site.

Progress- As evidenced by the images below, both entrances have been constructed. The two entrances provide the only points of vehicular access into Cushing Park which helps to maintain a park landscape that is largely dedicated to the pedestrian, rather than to the automobile driver.



Dudley Road entrance (left photo) and the Winter Street entrance from Keefe Tech (right photo).

Goal 4 - Pedestrian Entrance Improvements

Description- as a public park it is critical to provide obvious and convenient ways for the public to access the property. The Master Plan identified the need to renovate existing entrances and to create new entrances.

Progress- in a phased manner, major improvements have been made at park edges in order to improve opportunities for accessing the park. Improvements have generally included the installation of park signage, stone entrance piers, decorative bollards, landscaping and park benches. Many of the entrances are designed to permit both vehicular and pedestrian access at that particular location. At present, pedestrians can access the park at nine formal locations as follows:

- Harvey Cushing Drive (2)
- Dudley Road (2)
- Barbeiri School (1)
- Keefe Tech (2)
- Winter Street (2)



Images of new park entrances from Winter Street and Harvey Cushing Drive. In the right photo, note the widths of the new perimeter park walkways (foreground) compared to the width of the former hospital roadways (background).

Goal 5 - Park Pathway Installations

Description- the 2001 Master Plan identified a series of new and renovated pathways that constitute the signature component of Cushing Park. The intent was simple, and included primarily the renovation of the former hospital roadways that formed the eastern, southern and western perimeters of the park in a manner that enhanced pedestrian use and enjoyment. To this end pathways would become narrower in width (18'-20' vs. 30' or more) to create a more appropriate scale, while retaining the grand promenade feel and look.



The signature element of Cushing Memorial Park is clearly the network of pathways including the renovated and narrowed former hospital roadways that form the perimeter of the property. Above, park patrons using a variety of modes of travel traverse a pathway heading north to the Cushing Chapel (left photo) and heading north toward Harvey Cushing Drive (eastern and western park edges respectively).

Goal 6 - Park Drives and Parking Areas

Description- another important goal centered on providing strategically located parking areas for the multitudes of patrons that travel by car from other parts of Framingham and beyond. New parking areas were intended for perimeter areas in a way that would keep drivers from penetrating deep into the park site in order to designate most park areas strictly for pedestrian use.

Progress- two phases of park improvement projects have included the installation of three major parking areas with spaces for approximately 300 vehicles. The parking areas have been designed in a manner that reflects and complements the passive park setting. To this end, parking areas include curved alignments, sloped granite curbing, landscaped medians, extensive tree plantings and strong connections to the pedestrian pathway network. Park drives provide access from new park entrances at Winter Street (from the Keefe Tech property) and from Dudley Road at the Chapel into the parking areas. The parking areas are located at the eastern and southwestern edges of the site, which reserves the core of the park for pedestrian use and enjoyment in a way that limits conflicts between drivers and walkers.



Concept plan of a parking area from the 2001 Master Plan

The parking area off of Dudley Road was intended to support special events at the Chapel and general park use. The parking area off of Winter Street was intended to support general park use and also relieve congestion from adjacent neighborhood streets caused periodically by special events at Keefe Tech.



The 90 space parking area at Cushing Chapel was constructed in 2003, the first parking facility designed to support the new passive park development.

Goal 7 - Utility Installations

Description- The master plan outlined the need to upgrade utility systems in a way that supported new park functions and removed visual intrusions that were remnants of the former hospital facility (particularly overhead utility services).

Progress- Phase 3 removed all overhead utility services (electrical, cable and telephone) to below ground and other major utility upgrades have been accomplished by Town forces (including water system upgrades) and by contractors during various park improvement projects. In particular, significant stormwater management improvements have been installed throughout the park and lighting system installations have occurred along new park drives and at new park parking areas.

Goal 8 - Landscaping

Description- with surplus former hospital drives, parking areas and former building footprints, the 2001 Master Plan established a broad and overarching goal of improving inherent landscape qualities throughout the site. In essence “greening up” the property become an important priority in a way that is consistent with the establishment of a “Central Park” for Framingham.

Progress- after four major phases of park improvements and many smaller initiatives, the park landscape at Cushing is gradually being transformed. Hundreds of trees and shrubs and acres of pavement have been removed, with more work identified in the 2001 Master Plan remaining to be accomplished.



Landscape enhancements have been undertaken throughout the Cushing property as part of larger capital improvement programs that have improved pathway systems, park entrances, drives and parking areas and related park assets.

Other 2001 Master Plan Priorities

The 2001 Master Plan identified other priorities including:

- Improve the landscape surrounding the historic chapel, which had been fully renovated in 1999.
- Place interpretive signage at key locations to describe the historical and environmental aspects of the site.



Photo showing a fully restored Chapel landscape (top) and images (bottom row) of interpretive signage that has been installed below an open air arbor along the Winter Street edge of the property. The signage conveys the unique history of the property.

Significant Improvement Projects Completed 2003 through 2013

The Town of Framingham through the Parks and Recreation Department has completed improvements in excess of \$2,000,000 at Cushing Memorial Park. Improvements have been undertaken through a variety of means, including through the securing of grant funds offered through the Massachusetts Division of Conservation Services PARC (Parkland Acquisitions and Renovations for Communities) Program. The chart below summarizes the four major capital improvement projects that have been accomplished through this means.

Phase	Project Budget	Status / Description
1	\$420,000	Complete. Included construction of the new lighted parking area at the Chapel, new gardens and pathways in the Chapel vicinity, reconstruction of the major pedestrian corridor along the eastern side of the property.
2	\$420,000	Complete. Work included the new park entrance near Keefe Tech., new parking areas at the southern edge of the property, new pedestrian pathways and all associated landscaping and site furnishings.
3	\$420,000	Complete. Work included reconstruction of the major pedestrian corridors that run along the southern edge of the property near the Barbieri School and that link to Winter Street at the former hospital entrance and a new park entrance at Winter Street.
4	\$450,000	Complete. Work included reconstruction of the major pedestrian corridor that runs along the western edge of the property near Winter Street. New pedestrian entrances were constructed from Winter Street into the Park and a pergola seating area was created which includes a presentation of the property's historical timeline.

Using a variety of other means, a significant number of park improvements have been undertaken in an effort to achieve other basic objectives outlined in the 2001 Master Plan. A summary of these improvements is included below:

- Tree removals, tree pruning and tree planting through a major Arbor Day initiative.
- Construction of an 9/11 Memorial to honor those who were lost in the events of that date with Framingham connections.
- Water system and other utility improvements by Town forces.
- Burying of overhead utility lines and new three phase electrical service to the three remaining buildings located toward the south, central part of the property.
- Renovation of the Academy Building and the Middle Building into first rate meeting space venues in partnership with the carpentry, electrical, plumbing and metal labs at Keefe Tech.
- Renovation of the Long (Maintenance Building) including new roof, interior room renovations, new windows, heating and electrical systems in partnership with Keefe Tech.
- Installation of guardrails, fences, signage, informational kiosks, bicycle racks, walking trail mileage markers, and other site furnishings throughout the site through multiple phases of improvements.
- Installation of other landscaping at the property in partnership with Keefe Tech.

- Installation of Veteran’s group memorial, flag pole and night lighting.
- Installation of public art.
- Construction of a children’s Arbor Day Garden under a collaborative effort between the Framingham Garden Club, arborist groups and Keefe Tech.

Cushing Memorial Park Use Policy

To guide the use of the park and to ensure public enjoyment and safety, the Framingham Parks Commission established a Use Policy, as presented below.

Cushing Memorial Park Use Policy

Cushing Memorial Park presents the residents of Framingham and surrounding communities a unique central park experience. The park has been developed with three specific considerations as identified in the approved Master Plan: promotion of open space & recreation, health, and local history. The Parks primary purpose is to provide informal passive recreation for users. It is not the intention of the department to schedule the Park with organized activities. Exceptions may be made at the discretion of the Park and Recreation Director and/or Commission, when the Park contributes to events of widespread community interest that are compatible with the surroundings and the Park and Recreation Mission Statement.

Another significant policy accomplishment included the removal of the Barbeiri Elementary School bus drop-off from the southeastern quadrant of Cushing Memorial Park. For many years, more than a dozen school buses a day would traverse park pathways for the purposes of dropping and picking up students at the school. Students would walk through an opening in the fence between Cushing and the school property. This function was thought to be incompatible with pedestrian uses of these same corridors and the Parks and Recreation Department worked with the School Department to relocate the drop-off/pick-up activity to the Barbeiri School proper.

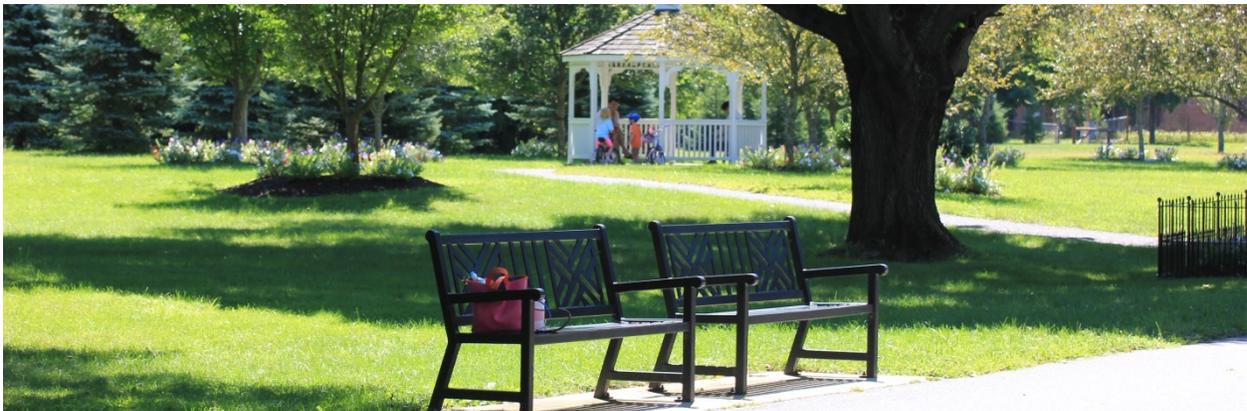
From a policy and programming perspective, the Parks and Recreation Department also cooperates and collaborates with Keefe Tech on the use of the shared parking areas at the southern edge of Cushing Park in a way that benefits both school and park use.



Ongoing Maintenance and Management Protocols

The Town has established a cost effective management approach that makes use of town forces, outside subcontractors and other resources to maintain and operate Cushing Memorial Park at current levels. While it is recognized that adjustments will have to be made as additional improvements are undertaken and visitation continues to rise, the existing program includes the following:

- Lawn mowing (using town forces and subcontracted forces), on a weekly and monthly basis to meet specific site requirements and contract specifications
- Trash removal at regular, seasonally adjusted intervals based on the extent of park usage
- Irrigation systems operation in high visibility areas and watering of new plantings throughout the park particularly during hot and droughty periods
- Yearly vegetation management to existing landscapes, including pruning and removal of dead trees
- Annual mulching of landscaped areas and planting beds
- Planting of flower gardens in partnership with other park supporters
- Seasonal plowing and snow removal
- On-going preventative maintenance to buildings and grounds (HVAC systems servicing, painting, roof repairs, parking lot striping and light replacements and repairs to other site furnishings)



Current Park Programming Activities

Many programs and special events are offered and promoted within the confines of Cushing Memorial Park. Following is a summary:

- A “Playgroup Program” promotes social interaction for toddlers and operates out of the Long (Maintenance) Building within a classroom setting
- Community festivals and special events are held within open areas of the park and include car shows, flea markets and colonial and military historical reenactments
- Pumpkins in the Park special event with face painting, costume parades, pumpkin carving, magic shows, storytelling and hayrides
- Recreation Program classes including crafts, dance, babysitting, CPR/first aid
- Parks and Recreation Commission meetings and educational/training sessions (Academy Building)
- Special Olympics activities
- Maintenance repair, storage and wood shop related activities (Long/Maintenance Building)
- Framingham Garden Club seasonal events to raise funds for horticultural students

The images below represent some of the programming and special event activities that have occurred at the park in recent years.



Important Current Partnerships and Collaborations

Critical to the success of managing, maintaining and improving Cushing Park in recent years has been the many partnerships that have been forged. These partnerships help to achieve a high level of service without over burdening the Parks and Recreation Department’s annual operational budget. Important park partners have included:

- Framingham Garden Club
- Verteran’s Association
- Individual private citizens
- Local financial institutions
- Landscape Contractors/Companies
- Massachusetts Arborists (Mass Arbor Day)
- Keefe Tech Vocational School
- Community Connections Summer Work Program (CCSWP)
- Rotary Club
- Interact Club
- Trial Court Coummunity Service Workers

2001 Improvement Goals That Remain to be Accomplished

The original 2001 Master Plan identified the need to undertake a wide range of site improvements at a total cost of \$2,450,000. Adjusted for inflation, the cost of this work increases to nearly \$4.4M in 2014 dollars. While the town has expended approximately \$2M to date, it is obvious that work originally envisioned remains to be accomplished.

The 2001 Master Plan also identified eight general improvement goals as described previously in this section. The chart below lists the goals and the status of the work that has been accomplished against those goals. The narrative that follows the chart provides an additional summary of the type of work that remains to be completed.

General Site Improvement Goals	Largely Complete	Partially Complete	Some Work Remains
1. Demolition and Site Preparation		✓	✓
2. Park Perimeter Improvements		✓	✓
3. Vehicular Entrances	✓		
4. Pedestrian Entrances		✓	✓
5. Park Pathway Installations		✓	✓
6. Park Drives and Parking Areas		✓	✓
7. Utility Installations	✓		
8. Landscape Improvements		✓	✓

While significant work has been accomplished against each of the primary goals listed above, there is still important work that remains in 6 of the 8 categories. A brief summary is included below:

1. **Demolition and Site Preparation**- some work remains in regard to improving former hospital roadway corridors and parking areas and in regard to improving lawn and meadow areas that exhibit poor quality vegetative cover due to poor quality soils.
2. **Park Perimeter Improvements**- work related to the pruning, removal and replacement of maturing deciduous and evergreen trees is required in order to maintain a healthy and vigorous green edge, particularly at Winter Street, Dudley Road and along the Keefe Tech and Barbieri School interface.
3. **Vehicular Entrances**- the two primary entrances have been constructed and work is complete.
4. **Pedestrian Entrances**- there remain opportunities to improve pedestrian access from Dudley Road, Harvey Cushing Drive and the Emeritus at Farm Pond Property and along the Keefe Tech and Barbieri School interface. There is also a new desire to link Cushing Memorial Park to other important open space assets that are located adjacent or nearby.
5. **Park Pathway Installations**- there are opportunities to construct a number of new, minor pedestrian pathways, including a new east-west pathway that would follow the northern property line and allow for park users to complete a loop within the park proper. Additional furnishings (shelters, benches, picnic tables, signage etc.) are also needed.
6. **Park Drives and Parking Areas**- while the drives and parking areas envisioned by the initial master plan have been constructed, parking is a at a premium during peak periods and opportunities to increase parking at the site should explored.
7. **Utility Installations**- work is complete.
8. **Landscaping**- while an impressive amount of landscape improvements have been accomplished, there is still significant work that remains. New tree plantings are required to provide shade and to break up the vastness of some of the open areas (former building footprints) and improvements to lawn and meadow areas are also required.



Surplus paved areas still exist within certain park locations (Goal 1) and the entrance from the Emeritus at Farm Pond property (Goal 4) has always been viewed as being less than functional and lacking aesthetic appeal.



PART B

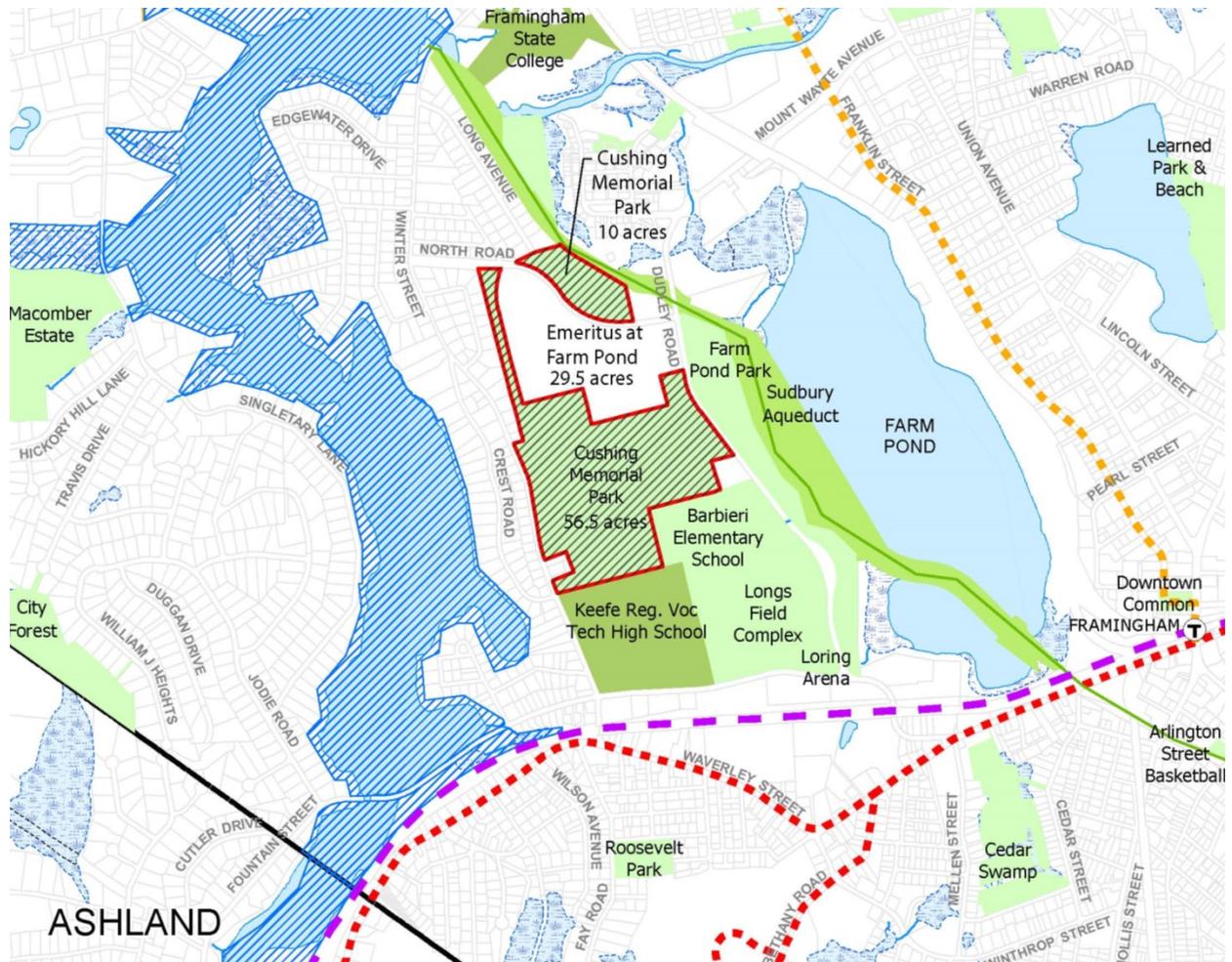
The Park Today

Cushing Memorial Park is located on the western side of Framingham and just northeast of downtown Framingham. The original Cushing Hospital property encompassed 97 acres. After declaring the hospital grounds surplus, the Commonwealth of Massachusetts sold off 29.5 acres of land for development of a private senior living facility (initially called Village at Farm Pond and now called Emeritus at Farm Pond). The eastern edge of the Emeritus at Farm Pond property (just north and west of the Chapel) has never been built out and it remains in a largely unimproved state similar to how it appeared after demolition of the hospital was accomplished in 1994.

The remaining 67.5 acres of the property was given to the Town of Framingham. The 67.5 acres is divided into two separate, unconnected parcels. The largest parcel encompasses 57.5 acres and it is this area that forms Cushing Memorial Park “proper”. The remaining 10 acres of open space is located across Harvey Cushing Way to the north of the Emeritus at Farm Pond campus. This 10 acre area contains shade trees, open lawns and open meadows. While this area possesses important opportunities for creating connections between a series of open space assets, it is the 57.5 acre parcel that has become the focus of the vast majority of public park and open space improvements since 2001.

Surrounding Land Use Context

The plan diagram located on the following page identifies the Cushing Park and Emeritus at Farm Pond parcels of land in relation to surrounding open space assets and important local destinations and residential areas.



The plan diagram above identifies the limits of Cushing Park proper (57.5 acres) and the additional 10 acre open space parcel located just to the north (top in image). The dashed red and yellow lines identify regional bus transportation routes and the dashed purple line identifies the Framingham/Worcester Commuter Rail corridor.

Surrounding Open Space Assets

Other open space assets located either immediately adjacent or nearby (as referenced on the plan diagram above) include:

- Farm Pond Park
- Farm Pond
- Keefe Tech
- Barbieri School
- Longs Field Complex
- Loring Arena
- Sudbury Aqueduct

Combined, the properties referenced above encompass more than 300 hundred acres of land area and more than a linear mile in distance from south to north.

Also shown on the plan diagram and running generally southeast-northwest is a portion of the Sudbury Aqueduct. Recently, the Massachusetts Water Resources Authority (MWRA) authorized the use of more than 40 miles of aqueduct corridor for passive recreational use (generally walking, jogging or hiking). Framingham has successfully opened a one mile section of the Weston Aqueduct in Saxonville and town representatives are looking to build on this success by opening more lengths of aqueduct corridor.

The opening of the adjacent Sudbury Aqueduct would create opportunities for connecting from Cushing to Downtown Framingham (to the southeast) and to Reservoir Number 1, Foss Reservoir and the Framingham State College vicinity (to the north).

While the many open space assets identified above are in close proximity to each other, linkages between properties are not strong and conflicts such as fence lines and busy roadway corridors provide impediments to those seeking to easily and intuitively connect. Locally and nationally there is a big movement aimed at creating highly accessible and well-connected open space systems that allow users to travel long distances without the need for a car. Fully integrated and linked systems can provide active and passive recreational opportunities and yield very positive public health and environmental protection benefits.



A view (left image) from within the 10 acre open space parcel located to the north of Harvey Cushing Way looking northeasterly toward the Sudbury Aqueduct and a second view looking across Farm Pond Park and Farm Pond toward Downtown Framingham.

Other Important Local Destinations

Framingham State College is located less than one mile north of Cushing Memorial Park and Downtown Framingham is located less than one mile south. Other nearby institutions and destinations include the Keefe Tech Regional Vocational High School, Barbieri Elementary School and Loring Arena.

Transportation systems provide easy access to the site via a regional bus system and the MBTA Commuter Rail System and the town's roadway network that includes sidewalks throughout.

Residential Uses

Expansive neighborhoods located to the west and north have direct access to Cushing Park from Winter Street and from Harvey Cushing Way. Residents from these neighborhoods regularly walk, bicycle and jog/run from their homes into the park to enjoy a wide variety of passive recreational opportunities.

Physical Attributes of the Property

Cushing Memorial Park can be described succinctly as an expansive passive open space resource containing:

- Major pedestrian pathways and secondary pathways
- Park entrances, drives and parking areas
- Broad open lawns and meadows and deciduous/evergreen tree plantings in groupings and in linear alignments creating colonnade effects along major pathways
- Park support buildings (4)

During recent improvement programs, more than six acres of impervious surfaces (pavement from former hospital drives and parking areas) has been removed and replaced by lawns and other soft surfaces. Of the 67.5 acres of total parkland, ground surfaces consist approximately of the following:

Surface Character	Area
Major pedestrian pathways and secondary pathways	3
Park entrances, drives and parking areas	3
Open lawns, meadows and plantings	61
Building footprints	.5
Total Acreage	67.5

Topography

The site contains large expanses of gently sloping or nearly flat terrain. The only area exhibiting significant elevation change is located at the extreme northern part of the site across Harvey Cushing Way. This largely natural meadow and woodland area encompasses approximately 10 acres and it is completely separate and unconnected to the main, contiguous 57.5 acre Cushing Park proper.

The gently sloping nature of the site provides the venue for a fully accessible park pathway system. The subtle terrain also enhances the multi-generational aspects of the project by affording those with strollers and those with mobility challenges to more easily traverse the grounds.



Vegetation

The former Cushing Hospital site still contains many fine shade trees, flowering trees and shrubs that are remnants of the former hospital complex. In particular, many of the former drives are lined with mature or nearly mature deciduous trees (primarily maples and some oaks). Many of these specimen shade trees are exhibiting signs of slow but sure decline and each year a few more get removed. As much of the specimen shade tree growth is reaching full maturity, it is imperative to continue ambitious planting programs so that new trees take the place of the declining population of existing trees. Planting of more than a hundred shade trees in recent years has begun to create a visual impact and more meaningful shade although it is acknowledged that many hundreds of additional tree plantings are needed.



Old plantings from the former hospital grace the northern edge of Cushing Memorial Park and lawn areas have been improved due to turf maintenance efforts over the past two decades.

Along the Dudley Road and Winter Street park edges, significant stands of mature evergreens provide valuable separation between the park and the busy thoroughfares. As with the deciduous shade trees, many of the evergreens are in decline and supplemental planting programs must be continued.

Lawns are expansive throughout much of the property. In those areas that historically contained lawn, the quality of the turf is better with a thicker and generally greener appearance and less noxious weed growth. Several acres of land contain little vegetative cover due to the low organic content of soils used to fill former building footprints. While leaving grass clippings in place over the past decade has increased organic content within soils and yielded improved vegetative cover, there are still areas where conditions are less than desired.

Summary of Current Conditions and Remaining Opportunities

Cushing Memorial Park functions at a very high level and residents seem genuinely thrilled with the range of improvements that have been implemented between 2001 and 2013. On a typical pleasant weekend day hundreds of local residents will travel to Cushing Park by driving, walking, jogging, roller blading or riding a bicycle. The age of the visitors will range from a few months to 90 years of age or older. Some visitors will yield a cane, be pushed in a wheelchair or pushed in a baby stroller. And residents represent the diverse makeup of the larger community from an income and ethnic perspective and there are normally approximately equal numbers of men and women visitors. This makes Cushing Memorial Park a truly incredible and critically important resource for **ALL**.

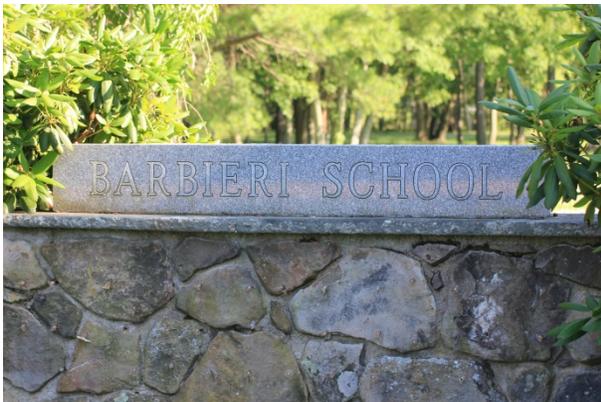
Visitors enjoy the flat, and smoothly surfaced pedestrian walkway system, filtered light shining through the canopies of mature shade trees, expansive vistas of green lawns and meadows, and a pace of life that is at odds with the busy fray that surrounds the peace and quiet of Cushing.

By fulfilling the original mission defined in the 2001 Master Plan, the property will perform at an even higher level and accommodate an even greater array of passive recreation pursuits. There is great momentum after more than a decade of improvement, and the chance to create one of the finest public open space assets in Massachusetts by following through on a diminishing, yet important list of remaining site improvements.



At present there are parts of the park (perhaps 20-25% of the total land area) that are unimproved and underperforming. By restoring the landscape within these areas, public access, use and enjoyment will be fostered at an even higher level. Major work items identified in the 2001 Master Plan that have yet to be accomplished are summarized below:

- A large area that forms the northern edge of Cushing Park proper near the Emeritus at Farm Pond property remains unimproved and generally inaccessible. There is interesting vegetation and signs of wildlife habitat within this area. Constructing a path that would run generally east west through this area would provide opportunities for completing a loop within the park proper. This internal loop option would be approximately half the length of the complete Harvey Cushing Way loop.
- The area located to the south and east of the Academy Building also remains largely unimproved. The area consists primarily of an open lawn (with poor quality vegetative cover) and chain link fence lines that take away from the views of the Barbieri and Keefe Tech School properties and limit potentially important connections to other nearby open space assets. In this same vicinity, meandering paths were proposed to link to the Barbieri schoolyard through a naturalized area that separates the two properties. The installation of interpretive information that conveys the unique environmental characteristics of the area was also suggested as part the total vision for this area of the park. To date, none of this work has been accomplished.



Much of the interface between Cushing and the Barbieri Elementary School property is blighted and unappealing (left photo). The north central section of Cushing Park remains unimproved and generally inaccessible (right photo).

- A driveway connection from Dudley Road and the entire southern park perimeter along the Barbieri School edge is visually blighted by rusted chain link fence, deteriorated outdoor recreation facilities (on the school side of the chain link fence) and a lack of vegetation resulting in the least appealing length of Cushing pedestrian corridor. Upgrading this area through a collaborative school department/park department partnership would have great positive impact on the overall park and school landscapes.



PART C

The Park Tomorrow

The Public Process

Under the initial Master Planning effort in 2001, more than a dozen public meetings were held in order to develop, refine and adopt the goals established in that document. In conjunction with this master planning update process, additional interactions have been held in order to guide future improvements to Cushing Memorial Park and to establish remaining priorities. Among those who frequent Cushing, there is a sense that while many amazing transformations have occurred within the park over the past decade or so, there is still work to be done in order to achieve the goal of a fully restored park landscape that offers the highest level of passive recreational opportunity. The focus of this part of the Master Plan Update is the articulation of the work that remains to be done.

A summary list of the public meetings and other interactions that helped formulate the remaining improvement priorities is included below. It is important to note that informal and continuous feedback received by Parks and Recreation Department personal on a nearly daily basis has also greatly helped to supplement information received in the other more formal settings.

Meeting	Date
Meetings with Parks and Recreation Department Staff	Multiple
Town-wide Public Hearing (hosted by the Parks Commission)	March 16, 2013
Spring Town Meeting	May 2013
Town-wide Public Hearing (hosted by the Parks Commission)	September 9, 2013
Fall Town Meeting Presentation of Final Master Plan	October 2013

A summary of public comments received and recorded at the various interactions (major themes) is included below.

- Strong and nearly unanimous agreement that the Town has done a good job using park improvement funds in a way that preserves and enhances the quality of this passive open space and recreation property.
- Support for the continued leveraging of alternative funding sources through the judicious use of Town funds for wide ranging property improvements.
- Support for the establishment of the general use policy that helps to ensure the enjoyment of park patrons.
- Support for implementing a new children’s play grove, a unique naturalized play environment that would promote creative and individualized play in a way that complements the passive nature of the park and fits within the inherent landscape character and quality of the park.
- Support for expanding the northern borders of Cushing Memorial Park in order to protect the Chapel and surrounding Chapel landscape from encroachment and in order to create strong and contiguous linkages to other important open space assets located to the north.
- Support generally for improving connectivity between Cushing Memorial Park and other open space assets located to the north, east and south.
- Support generally for completing other improvements consistent with the original master plan in the areas of open space and recreation, promoting good health and historical significance.

Priority Opportunities

Based on field work, staff meetings and public input, three priority opportunities have been identified as part of this Cushing Memorial Park Master Plan Update.

Priority One | Children's Grove

During the public input process, there was great support for the establishment of an enhanced children's play environment that would provide additional educational and recreational programming opportunities within Cushing Park. At present, the Town operates some children's recreation programming out of the park maintenance building and a modestly sized playground with traditional equipment supports certain outdoor activities.

The Children's Grove is a proposed natural outdoor space, gathering area, picnic destination and children's playground. There is nothing traditional about it, and it would be unique within the Framingham community. A Children's Grove would incorporate natural play elements within the core park center. The fluidity of the Children's Grove design will allow park visitors to move through the space with ease. Play spaces will be found along the pathways and in close proximity to existing walkways; drawing people into the spaces and engaging patrons as they pass through.



The design of the spaces will allow children of all ages, and in fact all park patrons, to enjoy a unique and compelling environment. Inherent to the design is an element of surprise and the opportunity for children to create and express their own types of play. Proposed elements will be handicapped accessible and encourage participation from all. Today, children have limited exposure to nature. The design of the Children's Grove at Cushing Park will present a play environment where children will be able to discover the natural play experiences by weaving through paths, climbing on large rocks, balancing on logs, playing with sand or searching for twigs among the groves of trees. Unlike traditional manufactured play equipment, the natural play features will allow children to imagine their own play to hone their mental and physical development. The proposed play elements will allow kids to run, climb, slide, roll, balance, crawl, build and play within a magnificent landscape setting. The images below and above identify the basic landscape qualities that would be achieved.



Based on strong support from the Framingham community, the Town of Framingham submitted a grant application to the Commonwealth of Massachusetts Department of Conservation Services for funding through the PARC program for construction of a new children's grove and other site improvements within the central core of Cushing Park. Grant Awards are expected to be made by the State during the late fall of 2013.

Priority Two | Land Acquisition for Park Expansion

It has become clear that the acquisition of land to the north of Cushing Chapel would provide enormous benefit to park users. The land that has been identified for potential acquisition is part of the 29.5 acre parcel set aside by the Commonwealth for the development of the senior living community. While original plans approved by the Planning Board in 1998 identified a comprehensive build-out of the entire 29.5 acre parcel, in fact only about one half of that area has been developed and twelve buildings have never been constructed. The plans below identify the section of the senior living community property that has never been improved.



Diagram at top identifies the current condition of the senior living community property. Note the expanse of land that has never been improved and the proximity of the Cushing Chapel to the shared property lines. Diagram at right identifies the potential build out within the eastern section of the senior living community property. Note the proximity of major new buildings to the Cushing Chapel.

Cushing Park stakeholders and the master planning team believe that the acquisition of a portion of this unimproved property would allow for a dramatic enhancement of the northern park edge and yield enormous benefits as follows:

- **Protect and enhance the Cushing Chapel Grounds-** there is a risk that the Chapel would be overshadowed by a proposed senior living community building that would be situated immediately to the west. In addition, the northern property line of Cushing is just 30' from the Chapel entrance. Most people do not realize that a significant extent of the lush green lawns, majestic shade tree groupings and planted gardens are actually located off Cushing property and likely would be removed under a full build-out of the adjacent senior living community.



The conceptual image above identifies the approximate massing of an additional building on the adjacent property that was approved during site planning review process and the visual impact that it might have on the adjacent Chapel if constructed.



The conceptual elevation above identifies the Chapel in relation to potential new buildings that were approved during the site planning approval process. These large scale buildings could negatively impact the character and surrounding of the historic Chapel.



The artist illustrations above highlight changes that might occur if the adjacent senior housing facility were to be built out in accordance with the prior site plan approval process. The Chapel is shown to the far right in all three images.



The illustration above showing the conversion of the unimproved eastern sections of the adjacent property to park land with a strong pedestrian connection to other open space assets to the north and to the east and other general park landscape enhancements.

- **Aesthetic Enhancements-** the image on the following page represents existing conditions at the entrance or gateway into Cushing Park from the adjacent senior living community property, just to the north of Cushing Chapel. While nearly all other park edges and entrances have been dramatically upgraded, this entrance is unimproved and it adversely impacts the landscape qualities and character of the park. Through the acquisition of additional lands, this high visibility location has the makings of being the most prominent visitor access point into the entire park.

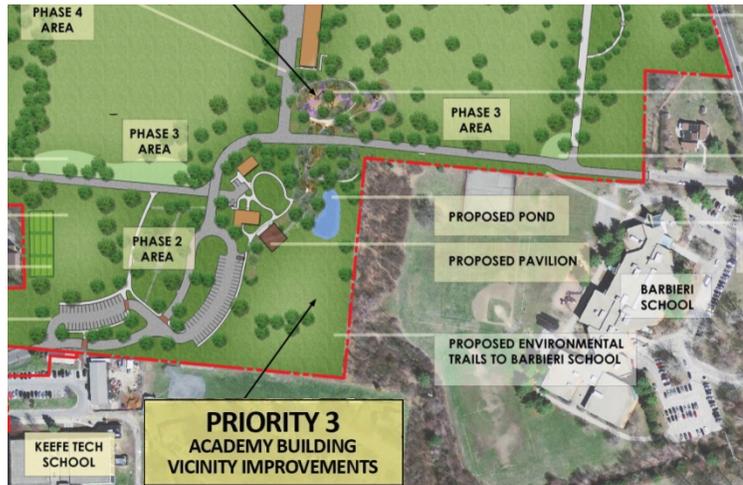
- **Other Park Enhancements-** acquisition of a portion of the lands located to the north and/or west of the Chapel would provide potential open space and recreation benefit in the form of additional pedestrian pathways and activity nodes, additional park landscaping, and tree planting and new site furnishings including park benches and shade shelters. A new loop drive and drop-off area in front of the Chapel.



- **Additional Parking-** with parking at a premium during peak periods, acquisition of additional land would also allow for the development of formal and overflow parking amenities at a highly visible and highly functional park arrival point. This would also greatly enhance the hosting of special events at the Chapel, where parking for functions is sometimes limited.
- **Streetscape Enhancements-** the expansion of the park would also provide enhanced streetscape conditions along Harvey Cushing Way Dudley Road and dramatically upgrade the image of the park to passersby.

Priority Three | Academy Building Vicinity Improvements-

The image to the right shows the Academy Building and the extreme southeastern corner of Cushing Park and western edge of the Barbieri Elementary School. This part of the park is perhaps the most visually unappealing and it remains largely unimproved since the close of the former hospital facility. There is a terrific opportunity to finish restoring the landscape in this area by creating a campus like landscape setting and environmental education zone that would include:



- A serpentine pond with landscaped banks
- An outdoor, open air pavilion to accommodate community events
- Meandering pathways
- Site furnishings including benches, picnic tables and interpretive signage
- Strong pedestrian connections to the Keefe Tech and Barbieri School properties
- Interpretive signage geared to environmental education for use in park and school programming activities
- Community Gardens

These outdoor improvements combined with recent improvements to the two adjacent buildings (including the Academy Building) and earlier restoration of the Chapel would create new opportunities for civic functions and special events, corporate outings, educational seminars, professional organizational outings using both indoor and outdoor venues within a beautified park/pond landscape. Anticipated uses would all comply with the Academy Building Use Policy which was established in 2007.

Other Continuing Opportunities

In addition to the three major, priority goals that are previously described, there are many other improvements that would help transform Cushing Memorial Park to the finished condition that is envisioned by park advocates and stakeholders. A summary of these additional undertakings is presented below.

Stand-alone public restrooms- since visitors to the property represent a multi-generational cross section of society and since many of these same visitors travel to the site to enjoy an hour or more of passive recreational pursuit, the need for restrooms to enhance comfort and enjoyment is apparent. A loop around the outer perimeter pathway network is in excess of a mile and can take half an hour or more for many patrons. There would be great benefit in providing one or two strategically located restroom buildings along the outer perimeter of the park.



Additional Activity/Gathering Nodes- a seating area formed by a fieldstone seating wall, the pergola with interpretive signage setting forth the history of the property, the 9/11 Memorial and the Cushing Memorial are all examples of existing gathering nodes that have been added to create interest and passive recreational opportunity. There is an opportunity to establish 2-4 additional activity nodes around the outer perimeter of Cushing Park. Artwork, interpretive signage, picnic areas and other sculptural or landscape elements could be integrated within the design of these activity nodes to create attractive views and the chance to congregate to chat or to read a book.

Other Site Furnishings and Park Visitor Accommodations- the installation of additional park furnishings will help create a more finished and consistent appearance throughout the property. It is envisioned that new park bench and picnic bench installations, drinking fountains (pet friendly), decorative lighting (at strategic locations) and related site furnishings would greatly enhance the park and be well used by visitors.

Additional Pedestrian Pathways- the installation of other minor pathways that provide ADA compliant accessibility in accordance with the Master Plan would provide the opportunity to visit more remote sections of the park for recreational pursuits that might include wildlife observation and environmental appreciation.

Pedestrian/Vehicular Circulation Improvements- at the core of the park, drivers traveling north through the park to the Long (Maintenance) Building for recreational programming and for Garden Club sale events share the same corridor as pedestrians. Explore ways (with signage, pavement markings) to articulate dedicated vehicular travel ways from pedestrian travel ways in order to enhance safety for all visitors.

Other General Landscape Enhancements- continue to aggressively plant deciduous and evergreen trees and to upgrade lawn and meadow areas, especially at central gathering points and other high visibility locations. The tree canopy at Cushing continues to age toward maturity and many deciduous trees within interior areas and evergreen plantings at perimeter edge areas continue to show signs of decline.

Maintenance, Management and Operations Adjustments- as the park continues to be improved and as attendance continues to increase it will be important to adjust the approach to managing the property in order to provide the desired level of service. It is anticipated that there will be a continued evolution from a fairly low level management/maintenance approach that has creatively made use of town,

contracted and volunteer forces to a new and more intensive approach that will require additional resources. With the possibility of new bathrooms, other additional park amenities and a desire to continue to create a safe, attractive and pleasant environment for increasingly large numbers of park visitors there will be a need to expand site maintenance, security and operational efforts. This will require more staff (including the potential for site-based personnel) and/or the redirecting of staff with the potential drawing of resources away from other parts of the town’s park and open space system. To avoid reductions in maintenance and management efforts, proper planning and appropriate resources will need to be identified in order to ensure that Cushing Memorial Park and all other park related assets continue to receive the desired level of service.



Budget Considerations

Detailed cost estimates have not been prepared as part of this master planning effort, however, the following budget parameters have been established based on the general scope of work identified under Priorities One, Two and Three and “Other Continuing Opportunities” and also based on the costs incurred for other recently completed park improvement initiatives. Importantly, the cost for all future improvements should be reconsidered and confirmed as the Town moves forward with each particular improvement effort.

Of particular note, the budget for Priority One has already been examined in some detail as part of the filing of the PARC Grant application to the Commonwealth of Massachusetts. For Priority Two, the cost of potential land acquisition associated with a potential park expansion initiative is unknown, and a feasibility study should be undertaken to determine the potential cost of creating a pond as part of the Priority Three improvement effort.

Basic Budget Parameters	
Potential Project Improvement Initiatives	Potential Budget
Priority One Children’s Grove	\$665,000 (*)
Priority Two Possible Land Acquisition and Land Improvement	\$1,500,000 (**)
Priority Three Academy Building Vicinity Improvements	\$650,000
Other Continuing Improvements	\$500,000

(*) This budget was identified in the Town’s July 2013 PARC Grant Application

(**) Budget Estimate represents potential \$1,000,000 acquisition cost and potential \$500,000 site improvement cost. Property needs to be appraised by a Certified General Appraiser

Implementation and Funding Strategies

The 2001 Cushing Park Master Plan identifies a very detailed approach to securing improvement funds that has proven successful during the 12 years since the document was adopted by the Parks Commission. While the basic approaches are briefly outlined in this master plan update the original document should continue to serve as a reference when considering various funding scenarios.

In general, the three priority projects will require a significant amount of funding and it is suggested that the Division of Conservation Service's (DCS) PARC Program continue to be pursued. This program requires Town matching funds. A typical breakdown includes 60% state PARC funds matched by 40% in town funds. The maximum state PARC award equals \$400,000 for any given fiscal year and this would require a minimum town match of \$266,000 for a total potential improvement project program budget of \$666,000. There is no limitation as to the amount of the town contribution as long as the minimum match is met. For instance, the town might choose to contribute \$400,000 to a potential improvement program. With a potential state PARC grant award of \$400,000 this would yield a total potential project budget of \$800,000.

To this point in time, the DCS has endorsed a phased approach to the development of passive park improvements at Cushing by participating in four major phases of improvements at a total cost of almost \$2M. At the time of this writing, an application for a fifth phase of PARC grant funding is now under consideration by the DCS.

Importantly, the DCS also offers the LAND Grant Program, which will offer up to \$400,000 in funding toward the acquisition of land by a municipality for park and open space use.

Smaller initiatives should continue to be achieved through the same creative approach that has been employed. In all, eight potential project funding approaches have been identified as follows:

Summary of Funding Strategies	Notes
1. DCS PARC Program Federal L+WCF Program	400K maximum state/federal award per fiscal year
2. DCS LAND Program	400K maximum state award for park land acquisitions
3. Other State Grants	DCR (formerly DEM) and others (typically small amounts), Mass Office of Tourism, Mass Secretary of State's Office
4. Community Development Block Grants	Directed toward ADA upgrades and enhancements
5. Special State Legislation	Specific earmarks in the annual state budget sponsored by local legislators
6. Other Grants and Foundations	Private and/or Public to promote good health, environmental awareness and environmental protection
7. Local Source In-kind Services	Keefe Tech, Framingham Garden Club, Rotary Club, Framingham DPW with in-house staff or through annual procurement
8. Mitigation Funds	Mitigation proceeds from large-scale development projects having been approved through the Framingham Planning Board site plan review process
9. Local Appropriation	Local capital or operational funds authorized by Town Meeting on an annual basis based on a town endorsed prioritization

Conclusions

This update of the 2001 Cushing Park Master Plan has been incredibly useful as the following has been confirmed and validated:

1. The Town of Framingham is generally on the right path and should continue to implement important capital improvements that were originally identified in the 2001 Plan.
2. New capital initiatives and priorities identified during the 2013 Master Plan Update process are now equally important and these new opportunities reflect how best to support and sustain the passive recreational preferences of the Framingham community.
3. The acquisition of private land located to the north of the Cushing Chapel is of paramount concern in order to ensure the protection of the restored Chapel itself and in order to protect other work that has been accomplished at Cushing Memorial Park. The acquisition is also critical in relation to the establishment of clearly defined and town controlled connections between Cushing Memorial Park proper and the myriad of open space assets located to the north and east.
4. The Town should also continue to seek opportunities to implement maintenance, operational and recreational programming enhancements through the use of creative management techniques, financing and partnerships.

While accomplishing meaningful projects within the public realm is often expensive and time consuming, the progress made at Cushing Memorial Park in regard to transforming a former state hospital into a beautiful public park is proof that a focused and creative approach that enlists the support of a community can achieve remarkable results.

While much work remains, those who have contributed to the success of this wonderful place can take pride in the good work that has been done and anticipate the eventual completion of improvements at what has become one of the most important and cherished park and open space resources in Massachusetts. This Cushing Memorial Park Master Plan Update 2013 is intended to serve as a roadmap for continued park improvement and evolution.

The creation of a “Central Park”, now known as Cushing Memorial Park, is far greater than half way there, and the Framingham community continues to express an eagerness to get to the finish line. In the meantime, we can all celebrate the diversity of the park patrons who will continue to come in droves to stroll, sit, read, bike, jog, roller blade, skate board, cross country ski and pursue other simple forms of recreation and enjoyment within a unique and wonderful setting that is pleasant and safe and rejuvenating.





Cushing Park Master Plan showing the three priority improvement areas and other continuing property improvements.

Temple Street Park Entrance & Parking



Gravel Parking Area



Access to Play Equipment



Play Structures



Swings



Greenspace



**CITY OF FRAMINGHAM
CAPITAL PROJECT/EQUIPMENT REQUEST - FY2024-2033 CIP**

DEPARTMENT:

DEPARTMENT PRIORITY:

(1) **PROJECT NAME:**
PROJECT STATUS:

(2) **PROJECT DESCRIPTION AND JUSTIFICATION:**

Parks, Recreation & Cultural Affairs is seeking funding for an investment in Temple Street Park that will promote neighborhood use, bring the site and its amenities up to the current building and accessibility code requirements, increase public health and safety for park users, and better serve the overall community recreation needs.

Temple Street Park is a neighborhood park, primarily serving the neighborhoods along Temple Street, including neighborhoods near Temple Street intersections with Salem End Road, Route 9, and Pleasant Street.

Currently, Temple Street Park consists of a grass field area, a small dirt parking lot with no accessible parking, and outdated playground equipment that no longer meets code requirements for safety and accessibility. In addition, the current location of the equipment is adjacent to Temple Street, with no site fencing to separate park users from vehicle traffic.

Through this redesign and construction project, we aim to address the overall accessibility of the site and its amenities, including new and relocated play equipment, poured-in-place safety surfacing, ADA-accessible walkways, site furnishings, perimeter fencing, shade structure, and landscape features.

The department will contract with a professional design firm to work with residents in the surrounding neighborhoods and arrive at the preferred design that will guide the construction project.

We anticipate the cost of the new playground with poured-in-place safety surfacing to be approximately \$500,000. A complete redesign of the park that includes all of the features mentioned above, the cost would be closer to \$750,000 to 1 million.

We are seeking additional funding through CPA to help offset the anticipated cost and provide all desired amenities.

The currently identified project price is a placeholder. As we progress with design and engineering, we will further refine the anticipated project cost.

(3) **PURPOSE OF PROJECT:**

<input checked="" type="checkbox"/>	Replace existing infrastructure
<input checked="" type="checkbox"/>	Replace existing capital asset
<input type="checkbox"/>	Replace existing vehicle
<input type="checkbox"/>	Replace equipment
<input checked="" type="checkbox"/>	New infrastructure
<input checked="" type="checkbox"/>	New capital asset
<input type="checkbox"/>	New vehicle
<input type="checkbox"/>	New equipment

PROJECT ADDITIONS/CHANGES JUSTIFICATION:

(4) BUDGET REQUEST BY YEAR:		FY 24	FY 25	FY 26	FY 27	FY 28	FY 29-33	
a.	Land Acquisition							
b.	Planning / Feasibility							
c.	Design	100,000						
d.	Construction	400,000						
e.	Equipment/Vehicles							
f.	Contingency							
g.	Other							
	TOTAL	500,000	-	-	-	-	-	
(5) PRIORITY:								
a.	health and safety	safety concern, hazardous condition, agency compliance, non-functional, etc						
b.	level service maintenance	maintains City desired level of service						
c.	economic development	adds to the City's economic vibrancy						
d.	service improvement	new or improved service to meet demand						
(6) EFFECTS ON ANNUAL OPERATING BUDGET:		FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	YEARS 29-33
Personnel								
Operating								
(7) PROPOSED FUNDING SOURCE(S):		(10) PROJECT OR EQUIPMENT LOCATION:						
1)	Bond	Temple Street						
2)	CPA	(11) ASSET TYPE:						
3)		Park						
(7a) POTENTIAL GRANT FUNDING SOURCE IF APPLICABLE: (List source and matching requirements)		CPA						
(8) PROJECT LEAD NAME & CONTACT INFO: (ADDITIONAL PROJECT INFO AS NEEDED)		James Snyder, jcs@framinghamma.gov, 508-532-5961						
(9) FINANCE DEPARTMENT NOTES:								

**CITY OF FRAMINGHAM
CAPITAL PROJECT/EQUIPMENT REQUEST - FY2024-2033 CIP**

DEPARTMENT:

DEPARTMENT PRIORITY:

(1) **PROJECT NAME:**
PROJECT STATUS:

<p>(2) PROJECT DESCRIPTION AND JUSTIFICATION:</p> <p>Waushakum Beach Park was built several decades ago. The equipment, amenities, and layout of the facility no longer meet standards for building, accessibility, and safety codes. In addition, community recreational needs and facility use patterns have changed. As a result, Parks, Recreation & Cultural Affairs is respectfully requesting Capital Funding to undertake design and create construction documents to address these needs.</p> <p>The facility currently includes:</p> <ul style="list-style-type: none"> • A bathhouse with restrooms, changing spaces, and showers • Sandy beach with swimming area • Small pieces of play equipment and swings <ul style="list-style-type: none"> • Old 8' high chain link fence • Grass picnic area <p>The department will contract with a professional design firm and work with residents in the surrounding neighborhoods, other stakeholders, and community leaders to develop the preferred design plan for the construction project. Through this redesign and construction project, we will review the current structures and how to better utilize space at the site to serve current recreational needs. This will include overall accessibility of the site and its amenities, ADA-accessible walkways, play structures and safety surfacing, site furnishings, bathroom structures, perimeter fencing, shade structure, and landscape features.</p> <p>PROJECT ADDITIONS/CHANGES JUSTIFICATION:</p> <input type="text"/>	<p>(3) PURPOSE OF PROJECT:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td><input checked="" type="checkbox"/></td><td>Replace existing infrastructure</td></tr> <tr><td><input checked="" type="checkbox"/></td><td>Replace existing capital asset</td></tr> <tr><td><input type="checkbox"/></td><td>Replace existing vehicle</td></tr> <tr><td><input type="checkbox"/></td><td>Replace equipment</td></tr> <tr><td><input checked="" type="checkbox"/></td><td>New infrastructure</td></tr> <tr><td><input checked="" type="checkbox"/></td><td>New capital asset</td></tr> <tr><td><input type="checkbox"/></td><td>New vehicle</td></tr> <tr><td><input type="checkbox"/></td><td>New equipment</td></tr> <tr><td><input type="checkbox"/></td><td>Strategic/Comprehensive/Master plan</td></tr> </table>	<input checked="" type="checkbox"/>	Replace existing infrastructure	<input checked="" type="checkbox"/>	Replace existing capital asset	<input type="checkbox"/>	Replace existing vehicle	<input type="checkbox"/>	Replace equipment	<input checked="" type="checkbox"/>	New infrastructure	<input checked="" type="checkbox"/>	New capital asset	<input type="checkbox"/>	New vehicle	<input type="checkbox"/>	New equipment	<input type="checkbox"/>	Strategic/Comprehensive/Master plan
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<input type="checkbox"/>	New vehicle																		
<input type="checkbox"/>	New equipment																		
<input type="checkbox"/>	Strategic/Comprehensive/Master plan																		

(4) **BUDGET REQUEST BY YEAR:**

	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29-33
a. Land Acquisition						
b. Planning / Feasibility						
c. Design	100,000					
d. Construction						
e. Equipment/Vehicles						
f. Contingency						
g. Other						
TOTAL	100,000	-	-	-	-	-

(5) **PRIORITY:**

a.	health and safety	safety concern, hazardous condition, agency compliance, non-functional, etc
b.	level service maintenance	maintains City desired level of service
c.	economic development	adds to the City's economic vibrancy
d.	service improvement	new or improved service to meet demand

(6) EFFECTS ON ANNUAL OPERATING BUDGET:

	FY 24	FY 25	FY 26	FY 27	FY 28	FY29	YEARS 29-33
Personnel							
Operating							

(7) PROPOSED FUNDING SOURCE(S):

- 1) **Free Cash**
- 2) **Bond**
- 3) **CPA**

(10) PROJECT OR EQUIPMENT LOCATION:

(11) ASSET TYPE:

(7a) POTENTIAL GRANT FUNDING SOURCE IF APPLICABLE: (List source and matching requirements)

CPA.

(8) PROJECT LEAD NAME & CONTACT INFO: (ADDITIONAL PROJECT INFO AS NEEDED)

James Snyder, jcs@framinghamma.gov, 508-532-5961

(9) FINANCE DEPARTMENT NOTES:

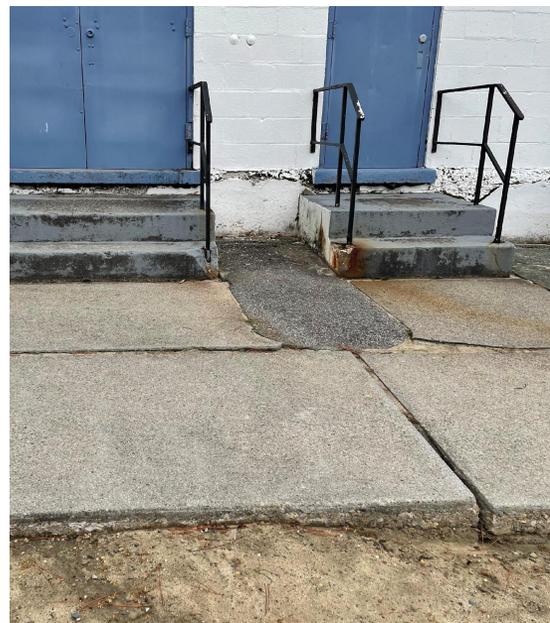
Waushakum Beach Park



Parking & Perimeter Fencing



Building & Beach Access



Play Equipment



Picnic Area

