

**SPRINGFIELD COMMUNITY PRESERVATION
FULL APPLICATION COVER SHEET**

I. PROJECT INFORMATION

CPA program area - check all that apply:

community housing historic preservation open space recreation

Project/Program Title: **Samuel A. Bolden Bathhouse**

Brief Project/Program Summary:

The Department of Parks and Recreation and the Old Hill Neighborhood Council plan to create a to provide an accessible bathhouse for public use for the newly designed Samuel A. Bolden Park. The installation will include men's and women's toilets, and a concession stand for vendors.

estimated start date: Spring 2021

estimated completion date: Fall 2022

II. APPLICANT INFORMATION

Type of Applicant - check one:

City of Springfield Non-Profit Organization For-Profit Business Individual

Name of Organization: The department of Parks Buildings and Recreation Management

Name of Contact Person: Patrick Sullivan

Mailing Address: 200 Trafton Rd.

Mailing City/State/Zip: Springfield, MA 01108

Phone: (413)787-7770

Fax: (413)787-6439

Email: Psullivan@springfieldcityhall.com

Website: Springfieldcityhall.com

III. BUDGET SUMMARY

Estimated Project Budget: \$309,250

CPA Funding Request: \$250,000

Will you be seeking multi-year funding Yes No

CPA Request as Percentage of Total Project/Program Budget: 100%

List Other Secured Funding Sources:

List Other Prospective Funding Sources: CDBG 2021

Applicant Signature: _____

Patrick Sullivan

Date Submitted: _____

4/1/21

I. GENERAL INFORMATION – NEW SAMUEL BOLDEN BATHHOUSE

Community Preservation Funds are available in four categories. There are some questions that are only relevant to certain categories. Please only answer the questions in this section that relate to the category(s) that are being applied for.

- A. All Categories that involve property (land and/or buildings)
 - 1. Provide the parcel ID number(s) for property included in the project
 - a. Parcel Id: 122800034
 - 2. Does the applicant own the property?
 - a. Yes. Samuel Bolden Park is owned by the City of Springfield and maintained by the Department of Parks, Buildings & Recreation Management (DPBRM) as open space.
 - 3. If the applicant does not own the property, attach a purchase & sale agreement to purchase the property.
 - a. Not applicable.
- B. Community Housing Questions – Not applicable to this project.
- C. Historic Preservation Questions – Not applicable to this project.
- D. Open Space & Recreation Questions
 - 1. Is this project in a wetland or does it abut a wetland?
 - a. No. Samuel Bolden Park is not a wetland
 - 2. If so, has the Conservation Commission been informed?
 - a. N/A
 - 3. If the project is on municipal park or conservation land, attached a letter of support from the Park Commission or Conservation Commission.
 - a. The Department of Parks, Buildings & Recreation Management, is the main applicant for this project and is in full support of the project. Please see attached letter from the Board of Park Commissioners.

II. NARRATIVE

The narrative is an opportunity to explain the proposal to the CPC and how the proposal achieves one or more of the CPA criteria. In a separate document, answer the following questions. Keep responses in the same order they are presented here and include the headings for each section.

A. Project Summary

Introduce the project with a summary which notes the CPA category, goals, project scope, and budget. (200 words or less)

The Samuel Bolden Park Bathhouse project will provide restrooms and a place where patrons can purchase snacks or food during a sporting event, or other entertainment taking place at Samuel Bolden Park. Proposed improvements include furnishing and installation of a 36'x 22' foundation with accessible entrance, service window and bathrooms.

This project is aligned with the recreation category of the Community Preservation Act and its goals to create this area for passive recreation. The impact of this project will be immediate, as the project is an opportunity for the community to support local business in the City of Springfield.

Project costs are anticipated at \$264,250 for the construction of the bathhouse. This budget allows for construction, with a contingency of \$25,000 as well as installation of the electric heat, men's and women's toilets, and concession ventilation adding and additional \$20,000. The Department of Parks, Buildings & Recreation Management is requesting the full amount of Community Preservation funding of \$250,000 to provide assessable bathhouse for public use. The remaining \$60,000 will be sought after through CDBG grant funding.

B. Proposal Description

1. Describe the proposal and how it will benefit Springfield. (200 words or less)

The improvements aim to enhance the parks usability and recreational resources while making the Bolden Park bathhouse an accommodating place for visitors to enjoy refreshments, or the benefit of using a public restroom. The new Bolden Park will be a great draw for soccer and football games. The benefit is in providing a wholesome experience in which parents, kids and competitors can enjoy recreation with the added value of nutritious food from local vendors.

2. Identify what CPA criteria this proposal achieves and how they are accomplished.

The Bolden Park Bathhouse addresses the preservation, rehabilitation and restoration of recreation land as outlined in the Springfield Community Preservation Plan. The improvements aim to increase functionality and beauty of the park to its full potential as a regional park and asset to Springfield's open space inventory.

This project is consistent with the priorities identified in the Community Preservation Plan. The renovation of the Samuel Bolden Bathhouse addresses the following plan criteria: to preserve and enhance the essential character of Springfield, to protect open space and recreational resources that may otherwise deteriorate, to demonstrate a practical and feasible project that can be implemented within its proposed budget and schedule, and to utilize Springfield based resources. The project has received endorsements from municipal boards and departments. Additional community support has been sought at the neighborhood level and the project is supported by the Springfield Parks and Recreation Department, and the Springfield Park Commission.

3. Describe the need that this proposal will address.

PBRM has identified the development of the Bolden Bathhouse as goals of its Open Space and Recovery Plan (2017). Construction of the Bolden Bathhouse will address these goals specifically. The Open Space Plan is developed with community and resident input and PBRM continually strives to address the recreational needs of the city when completing park renovation projects. Additionally, the n Samuel Bolden Park is listed in the City's Capital Improvement Plan, to be completed once funding is available.

There is community and neighborhood support and interest in this park feature. Please see attached letters of support from the Old Hill Neighborhood and Upper Hill Neighborhood Conucils.

4. What is the expected outcome of this proposal?

Completion construction of this project will result in having an immediate and highly visible impact that will increase Bolden Park's draw as a multi-dimensional recreation space for a family to enjoy. As well as expose Springfield residence and visitors to the diverse local vendors that make up the City of Springfield.

C. Feasibility & Sustainability

1. What other funding sources have been secured or are being pursued?
 - a. At this time, no additional funding other than this CPA have been requested, however we will look to apply for CDBG funding in 2021.
2. Once the proposal is complete how will it be sustained/maintained?
 - a. The bathhouse will continue to be maintained by the DPBRM, under the direction of Board of Park Commissioners.
3. Is there an operating pro forma for when the proposal is complete and what is the basis?
 - a. No, there is no operating pro forma for this project.

D. Applicant Experience

1. What similar projects/programs has the applicant successfully completed?

The Department of Parks, Buildings & Recreation Management will coordinate and oversee all aspects of the Bolden Bathhouse. PBRM has a long history of successfully completing park improvements and renovation projects. The DPBRM plans to work with its on-call design firms to procure necessary engineering plans and materials to successfully complete the improvements to Bolden Park. This project would complete the necessary work to return this park to its full potential.

2. Describe the professional experience of the applicant/project team.

All projects of the DPBRM are overseen by its Executive Director, Patrick Sullivan, who has over 30 years of experience in park renovations and improvements. The department will work with its on-call design firm to complete the necessary construction and landscaping plans for Bolden Park renovations. In the past five years, the PBRM has completed twenty similar projects, resulting in approximately \$14,000,000 in park improvements. The department has been successful success in receiving up to 80% in grant funding on these projects.

Working through the City's procurement regulations, the installation of park amenities and other park improvements will be publicly bid for construction by a qualified vendor.

III. TIMELINE

The timeline should identify the estimated start date and estimated completion date along with the completion of phases or important milestones of the project/program. Please provide the timeline in a list format.

Preliminary Project Schedule:

While this timeline reflects the months that it will take to complete the project, but will not be able to start until the area is near the end of completion.

- Spring 2021 – April - June
CPA grant application due
CPC Presentations
- Summer 2021 – July-August
CPC Deliberations and & recommendations
- Fall 2021 – September - October
City Council Recommendation & Approval
- Fall 2021 – November-December
Project Contract Finalized - CPC and DPBRM
- Winter 2022 (once contract executed) – January - February
Request for Qualifications/Proposal for potential design firms issued
Design firms interviewed and selected
Contract with selected designer awarded through City’s Procurement Procedures
- Spring 2022 – March - May
Development of Construction documents and specification
- Summer 2022 – June - August
Remembrance Gardens renovations begin on site
- Fall 2022 – September - November
Renovations Completed

IV. BUDGET - Please see Attachment #1 – Proposed Project Budget

MAIN BUILDING 32ft x 22ft = 800sqft \$200sqft	\$140,250
EARTH WORK	\$24,500
STRIP & STACK TOPSOIL	
ROUGH-GRADE (50% SITE)	
SCREEN & RESPREAD TOPSOIL	
RIP-RAP SHORE @ DOCK & OUTFALLS	
EXCAVATION	
SITE UTILITIES	\$100,000
WATER- DOMESTIC & FIRE	
-NEW 8” MAIN FROM PARK DRIVE	
SEWER	
-NEW DUPLEX GRINDER PUMPS / CHAMBER	
-NEW GREASE TRAP	
-NEW SERVICE TO GRINDER PUMPS	

-2" FORCE MAIN TO PARK STREET	
ELECTRIC- NEW 200A BUILDING SERVICE	
STORM DRAINAGE	
-CATCH BASINS	
-MAN HOLE	
-PVC PIPING- INCL. WALL BACK-DRAINS & MISC. UNDERD-	
RAINS	
-12" FLARED END WITH RIP-RAP	
-RAIN GARDENS	
	\$264,250
Contingency	\$25,000
Sicks, Toilet and Outfitting	\$20,000
Total	\$309,250

V. ATTACHMENTS

For all proposals

- A. Commitment letters for revenue sources identified in the budget
 - a. -----
- B. Letters of Support
 - a. Board of Park Commissioners

For projects that involve property (land/buildings)

- C. Letters of Support from Neighborhood Council/Association where project is located
 - a. Please see the attached letter from Old Hill Neighborhood council and Upper Hill Neighborhood council. As always, the DPBRM will work with the neighborhood council as the project moves forward with renovations.
- D. Maps
 - 1. Project location on citywide map
 - a. New Bolden Park Property Card from Springfield GIS
 - 2. Plot map (from City GIS) with the project parcel outlined and showing all abutting property parcels and the closest major intersection with streets labeled
 - a. S GIS Aerial Map
- E. Architectural/Engineer Plans/Elevations/Site Plans
 - b. A sketch of the proposed plan is attached. This project moving forward will be updated to reflect current cost estimating and project scope.
- F. Photographs
 - a. Site Photos
- G. Operating Pro Forma (for project after it is complete)
 - a. Bolden Park will be maintained and operated by the City of Springfield under the direction of the Department of Parks, Buildings and Recreation Management.
- H. Proof of ownership/control of property such as deed(s), executed purchase & sale agreement, option, lease agreement, etc.
 - a. New Bolden Park Deed

Cost Analysis

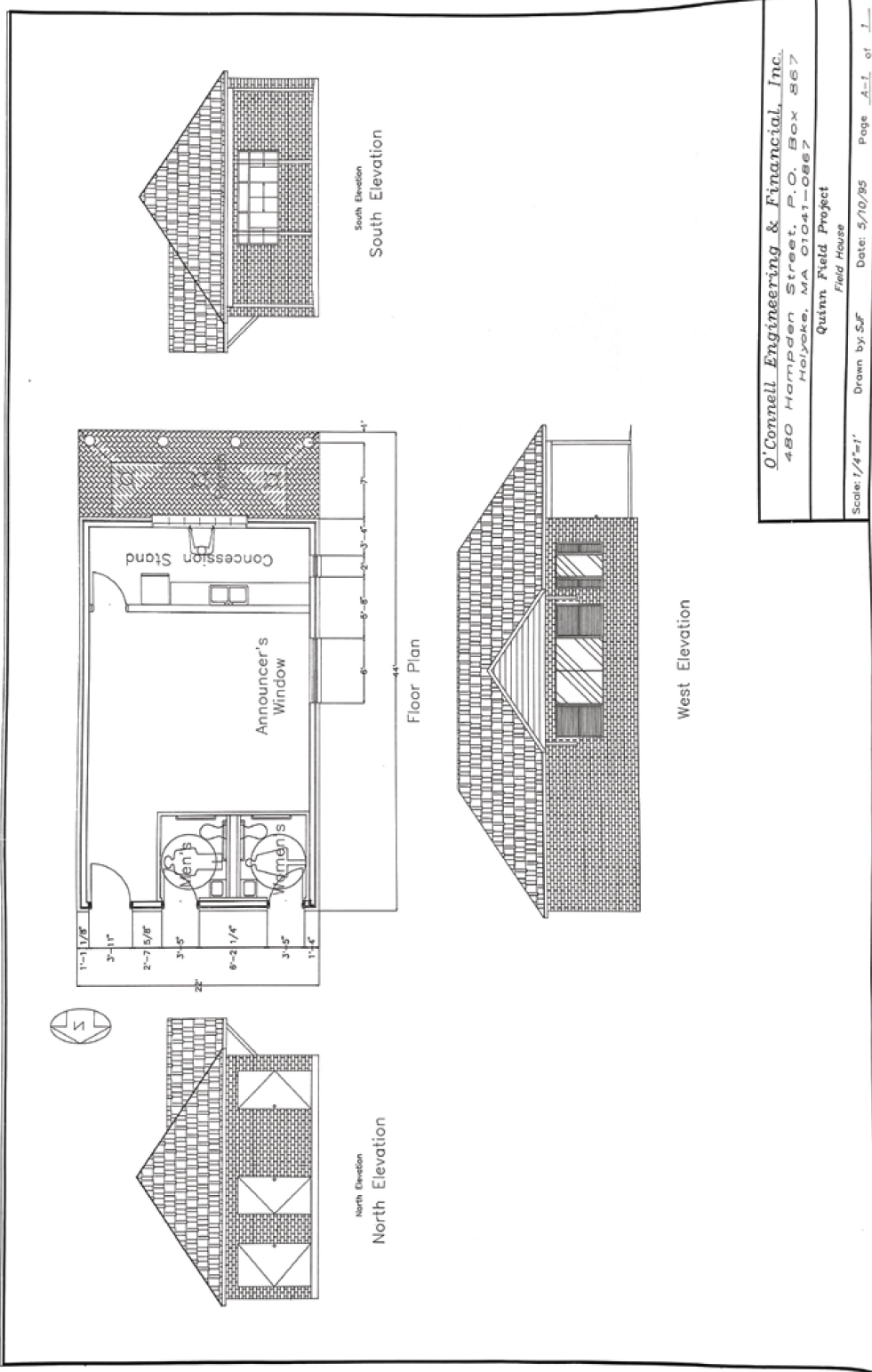
Project: Quinn Field
 Location: Forest Park, Springfield
 Year: May-95
 Project Parameters:
 Area: 968
 # of Stories: 1
 Foot Print: 968 sf

	Estimated Quantity	Unit
General Conditions		
Sitework		
		Sewer
		Water
		Power 480V 3 Ph Service
		Foundation Drain
Concrete:		
24"x12"ftg & Pier ftg	10	cy
10"x57"foundation & Pier	20	cy
4"sog (interior, porch & entry)	13	cy
Masonry:		
4" Block	432	sf
Face Brick	799	sf
Metals:		
Lintels	38	lf
Anchor bolts	29	ea
Reinforcing		tons
Carpentry:		
2x6 pc framing	102	ea
2x6 Plates framing	174	lf
2x4 pc framing	38	ea
2x4 Soffit Framing	374.5	sf
2x4 porch clg framing	88	lf
Use PreFab Roof System:		
Roof Trusses	12	ea
Hip Roof Framing		ls
Dormer Roof		ls
Ceiling Furring	595	lf
Insulation	1344	sf
5/8"Roof Sheathing	1260	sf
Vinyl Soffit & Ext Clgs.	375	sf
Aluminum Trim	146	lf
Siding	38	sf
Wall Sheathing	799	sf
Thermal & Moisture Protection:		
Roof	13	sq
Roof vent	31	lf
Flashing	20	lf
Drip edge	156	lf

Cost Analysis

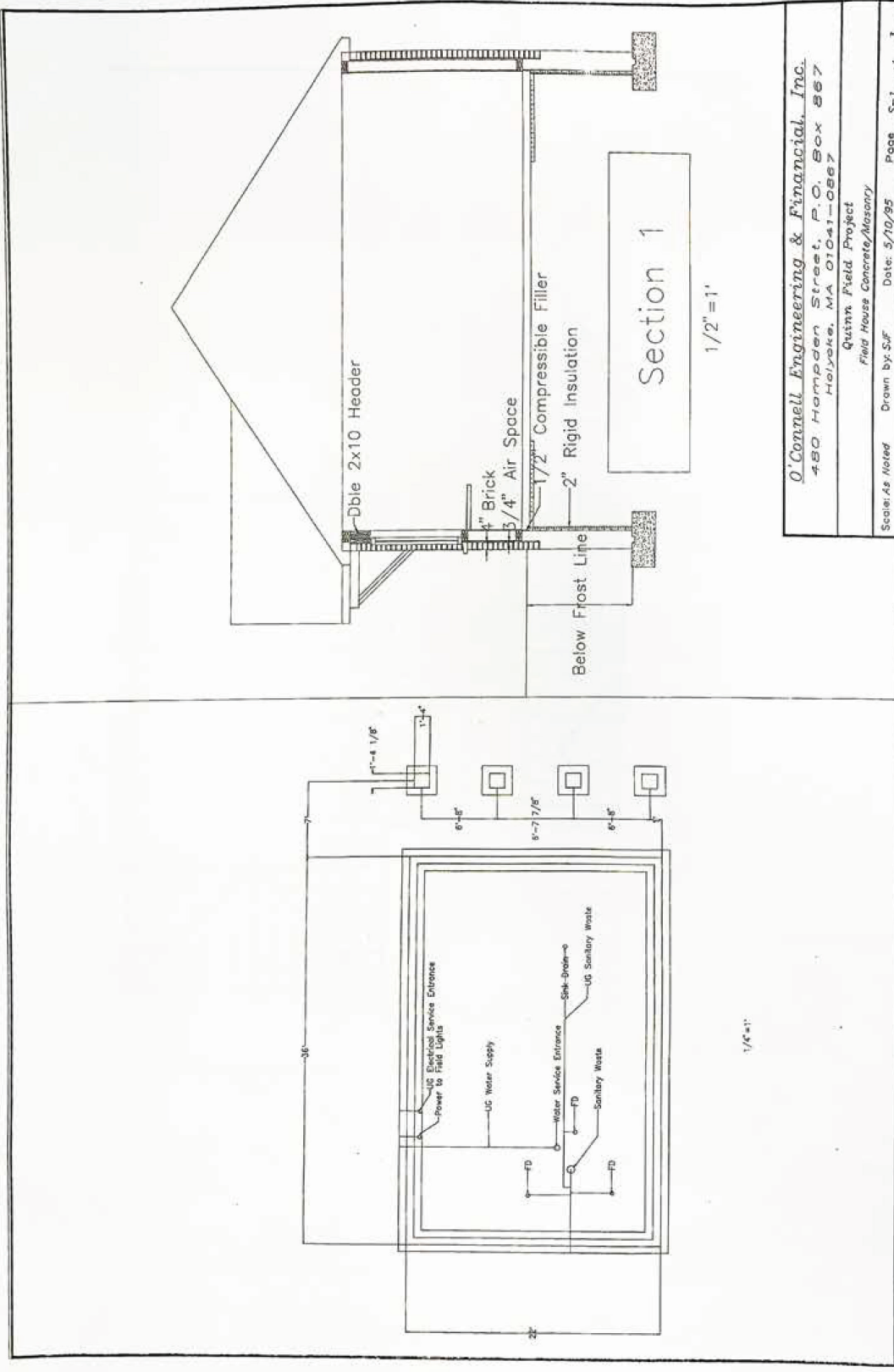
Project: Quinn Field
 Location: Forest Park, Springfield
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 Project Parameters:
 Area: 968
 # of Stories: 1
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	Estimated Quantity	Unit
Ice & Water Barrier	152	lf
Foundation	551	sf
Foundation Insulation	704	sf
Doors & Windows		
Doors & Hardware	6	ea
Windows 4x6 Ann. Slider	1	ea
Windows 2x4 Con. Dbl Hung	1	ea
Windows Trpl Con. 17" sliders	1	ea
Finishes:		
Drywall (walls & clg)	2800	sf
Flooring (sealed Conc.)	792	sf
Painting (walls & clg)	2800	sf
Signs	1	ls
Window Treatment	3	ea
Furnishings:		
Security & Telephone	1	ea
Sound System	1	ea
Refrigerator	1	ea
Freezer	1	ea
Soft Serve Machine	1	ea
Soda Machines	1	ea
Cash Registers	1	ea
Microwave	1	ea
Hot Dog Steamer	1	ea
HVAC:		
Electric Heat	3	ea
Toilet EF	1	ea
Concession Ventilation	1	ea
Plumbing:		
Rough	8	ea
Toilets HCAP Am Std #2108.408	2	ea
Lav HCAP Am Std #9140.013	2	ea
Lav HCAP Faucet Am Std # 2238.129	2	ea
n Sink Elkay #LR 3322 18 Type 302 ss	1	ea
Con Faucet LKA 241	1	ea
Site Irrigation	0	ea
Hose Bibb	2	ea
EHWH 50 gal/9kW	1	ea
Fire Protection (none)		

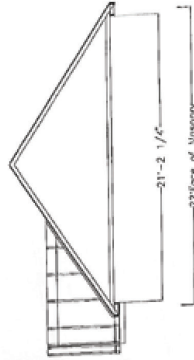
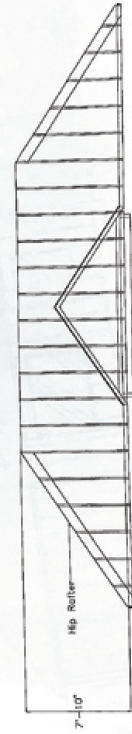
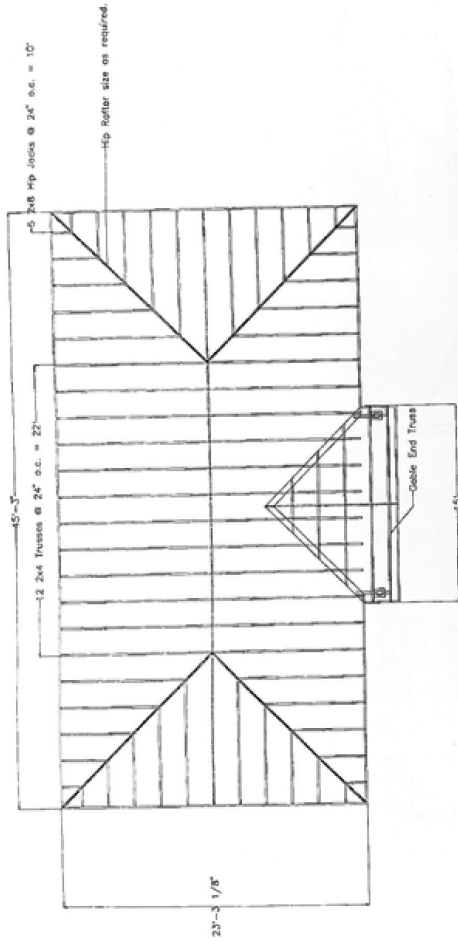


O'Connell Engineering & Financial, Inc.
 480 Hampden Street, P.O. Box 867
 Holyoke, MA 01041-0867
 Quinn Field Project
 Field House

Scale: 1/4"=1'-0" Drawn by: S.F. Date: 5/10/95 Page 4-1 of 1



O'Connell Engineering & Financial, Inc.
 480 Hampden Street, P.O. Box 867
 Holyoke, MA 01041-0867
 Quinn Field Project
 Field House Concrete/Masonry
 Scale: As Noted Drawn by: S/F Date: 5/10/95 Page 3 of 3



O'Connell Engineering & Financial, Inc.
 480 Hampden Street, P.O. Box 867
 Holyoke, MA 01041-0867

Quinn, Field Project
 Field House Roof Framing

Scale: 1/4"=1'

Drawn by: SJB

Date: 5/10/85

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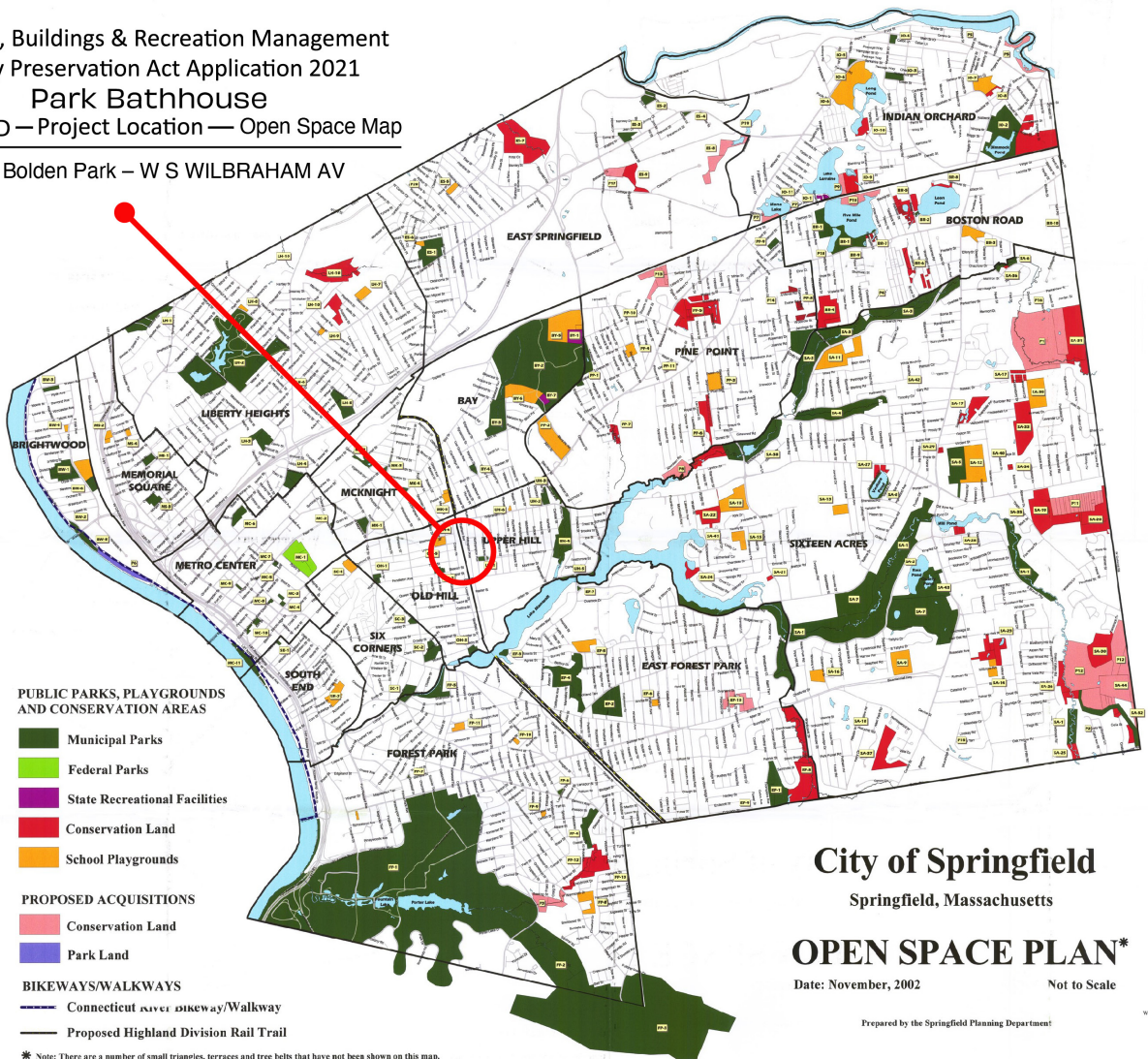






Dept. of Parks, Buildings & Recreation Management
 Community Preservation Act Application 2021
Park Bathhouse
 Attachment D – Project Location — Open Space Map

Samuel A. Bolden Park – W S WILBRAHAM AV



* Note: There are a number of small triangles, terraces and tree belts that have not been shown on this map.





City of Springfield
Parks, Buildings, and Recreation Management

March 22, 2021

Community Preservation Committee
36 Court Street
Springfield, MA 01103

Dear Committee Members,

The Board of Park Commissioners convened a meeting on March 18, 2021 to hear requests from citizens and community organizations relating to Community Preservation Act 2021 park and recreation grant applications.

The Springfield Park Commission enthusiastically supports the Old Hill Neighborhood Council and Upper Hill Neighborhood Council's application for design and construction of restrooms at Deberry Park.

The Park Commission feels this project is aligned not only with Park Department priorities and needs for enhanced recreational offerings city-wide, but with the Community Preservation Act priorities to renovate neighborhood playgrounds and green spaces.

We are available to answer any questions and look forward to working with the Community Preservation Committee as well as the Old Hill Neighborhood council and Upper Hill Neighborhood council to implement this project.

Sincerely,

Milagros Rodriguez (kmc)
Milagros Terry Rodriguez
Board of Park Commissioners, Chairwoman

cc: Patrick Sullivan, Executive Director DPBRM
Barbara Gresham, Old Hill Neighborhood Council

March 1, 2021

Patrick Sullivan
Department of Public Works
70 Tapley Street
Springfield, Ma 01104

Dear Pat,

We have valued working with you on the relocation of the DeBerry Park. As discussed at our prior neighborhood meetings regarding the Bath House and Concession Station, has been a priority for our neighborhood.

We would appreciate your department's assistance in the preparation of the CPA Application. Prior to submittal of the CPA application, please send the application to our council for review. It is our understanding it is due April 1, 2021.

Sincerely,

Adrienne Osborn
President
Upper Hill Resident's Council
upperhillresidentcouncil@gmail.com

March 1, 2021

Patrick Sullivan
Department of Public Works
70 Tapley Street
Springfield, Ma 01104

Dear Pat,

We have enjoyed working with you on the re-location of the DeBerry Park, as discussed at our prior neighborhood meetings. The bath house and concession station has been a priority for our neighborhood.

We would appreciate your department assistance in the preparation of this C.P.A application. It is our understanding, it is due April 1, 2021.

Sincerely,
Barbara Gresham
President of Old Hill Neighborhood Council



KING ST

Search Results

Parcel Details

Return To Search Results

W S WILBRAHAM AV


NO IMAGE AVAILABLE

SPRINGFIELD CITY OF

SPRINGFIELD, MA 01109
ID# 122800034
Land Area (SqFt): 71,970
Assessed Value: \$99,000

Links

- Abutters
- Property Card
- Property Map
- Google Street View
- Scrolling Bird's Eye

SpringfieldMA webGIS