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: YWCA of Western MA Emergency Shelter Playground Renovation

Brief Project/Program Summary:
The YWCA of Western Massachusetts requests funding to renovate the playground in its Domestic Violence Shelter Program, an emergency shelter for survivors of domestic violence, sexual assault, stalking and human trafficking. In fall of 2019, tree roots broke through the protective mat of the playground, creating trip hazards. The equipment itself is also warped and unsafe. The YW proposes $160,000 to renovate the playground, creating an environment for survivors and their children to learn and grow together, as parent and child, on the YW's secure, safe campus.

estimated start date: August 2021 estimated completion date: October 2021

II. APPLICANT INFORMATION

Type of Applicant - check one:

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

Name of Organization: YWCA of Western Massachusetts

Name of Contact Person: Amber Connors

Mailing Address: One Clough Street

Mailing City/State/Zip: Springfield, MA 01118

Phone: 413-732-3121 x169 Fax: 413-747-0542

Email: aconnors@ywworks.org

Website: https://www.ywworks.org/

III. BUDGET SUMMARY

Estimated Project Budget: $160,000

CPA Funding Request: $160,000

Will you be seeking multi-year funding ☐ Yes ■ No

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

List Other Secured Funding Sources:
None at this time

List Other Prospective Funding Sources:
None at this time

Applicant Signature: _____ Date Submitted: 03/31/21

Springfield Community Preservation Act

YWCA of Western Massachusetts

2021 Proposal for Funding

1. **General Information**
    a. All Categories that involve property (land and/or buildings)
        i. Provide the parcel ID number(s) for property included in the project
            1. Parcel ID 02920-0002
        ii. Does the applicant own the property?
            1. Yes
        iii. If the applicant does not own the property, attach a purchase & sale agreement for the property
            1. N/A the applicant owns the land
    b. Open Space & Recreation Questions
        i. Is this project in a wetland or does it abut a wetland?
        ii. If so, has the Conservation Commission been informed?
        iii. If the project is on Municipal Park or conservation land, attached a letter of support from the Park Commission or Conservation Commission.
2. **Narrative**
    a. Project Summary: *Introduce the project with a summary which notes the CPA category, goals, project scope, and budget. (200 words or less)*
        i. The YW proposes a Recreation Project that will renovate a small neighborhood playground at its Emergency Domestic Violence Shelter, meeting the CPA goal of rehabilitating and restoring recreation land. The YW designed its playground to be a play-haven for survivors of domestic violence, sexual assault, stalking, and human trafficking and their children. In the playground, survivors and their children can re-establish a trusting parent-child bond while unencumbered by the threat of violence. The YW's playground also provides a safe place for children of survivors to play, explore, exercise, learn, and develop in a safe, secure environment, something that otherwise has not been afforded to them. However, at this time, the deteriorating playground structure makes it is unsafe for use. The playground site has both trip hazards caused by tree roots growing through the protective rubber mat and warped equipment. The closure of the playground has been devastating for families in the YW's Emergency Shelter. The YW has received a quote from an engineering firm, Milone and MacBroom, Inc., to renovate the 55' x 70', 3,850 sq. ft. Playground for $164,475. The YW proposes a $164,475 CPA project to restore the playground in its Emergency Shelter.
    b. Proposal Description
        i. Describe the proposal and how it will benefit Springfield. (200 words or less)

1. The YW will build a new playground in the YW's emergency domestic violence shelter, "DVSS." After 15 years of use, the current playscape has become unsafe and inaccessible. Nearby tree roots have broken through the protective rubber mat, which spans the entire playground. The protective mat is now an uneven trip hazard causing staff, parents, and children to fall and sustain minor injuries. Additionally, the 15-year old equipment is warped, making it unsafe and unusable. The current quote from Milone and MacBroom, Inc. includes removing existing play equipment, trees, and hazardous items in the play area. The quote also includes replacing playground equipment, safety surfacing, replacement shade, replacement catch basin grates, and any replacement landscaping (as needed). Residents in the YW's Emergency Shelter comprise some of the most vulnerable persons from Springfield and Hampden County, including persons who are homeless due to violence, often women of color, and often persons who are non-English speaking. 90% of persons served in the YW's Emergency Shelter are from Springfield. Providing a safe playground on a secure campus where survivors and their children can play without fear or threat of abuse creates a sense of normalcy, bringing happiness to survivors and their children.

ii. Identify what CPA criteria this proposal achieves and how they are accomplished.
    1. *Preserve and enhance the essential character of Springfield*: This proposal is an opportunity for the City to both invest in a recreation project that empowers women and eliminates racism, the guiding mission of the YWCA of Western MA (YW). The City of Springfield, Massachusetts remains fiercely dedicated to supporting persons who are among the most vulnerable in its community. As an agency dedicated to empowering women and eliminating racism while promoting the peace, dignity, and freedom of all, the YW's mission aligns with the City's fierce advocacy and support for vulnerable persons. This project will provide an invaluable service to families impacted by violence, therefore carrying forward the City's support for survivors and dedication to contributing to the development of children impacted by violence.
    2. *Demonstrate practicality and feasibility so the project can be implemented within budget and on schedule:* The YW has set a strong foundation to get this project started quickly and efficiently. The YW has worked with Milone and MacBroom, Inc., a local engineering firm, to secure a quote, which includes assessments of the land, drawings of a new playground, and a detailed plan to

create a new playground. If selected for CPA funds, Milone and MacBroom, Inc. will take the project to bid, securing a contractor and preparing to break ground within 4-6 weeks of project approval. The YW anticipates that once the project begins, it will take approximately 2 months to complete. The quote the YW received from Milone and MacBroom, Inc. accounts for: site work, a structure for 5-12 year olds, a structure for 2-5 year olds, playground resurfacing, a shade structure, a catch basin grate. The YW's budget also includes contingency funds and professional fees and expenses. The comprehensive budget sets this project up for success in staying on budget.

3. *Utilize Springfield based resources:* Milone & MacBroom is one of the largest consulting firms in the Northeast, offering a diverse set of specialty practices in the fields of engineering, planning, landscape architecture, and environmental science and services. Milone and MacBroom, Inc. has a Springfield-based office, which will serve as the primary conduit for this project by taking it out to bid and providing project management until the project is complete. The YW will prioritize contractor bids from Springfield-based contractors, pending availability.

iii. Describe the need that this proposal will address.

1. *Renovating small neighborhood playgrounds and green spaces*: The YW's CPA project will renovate a small, neighborhood playground. Presently, the YW's playground, which is central to its Emergency Shelter, is closed for use. Tree roots have grown through the playground's protective rubber mat, causing several people (survivors, children, and staff) to sustain injuries. Outside of the major trip hazard, the equipment is 15-years old and is at the end of its usability. The proposed project will eradicate the playground's current issue with nearby trees while also replacing the warped equipment.

iv. What is the expected outcome of this proposal?

1. YW's overarching goal is to provide a safe playground for children and their parents to use. Safety in the playground stems, in part, from the usability of the equipment itself. The YW's current equipment, as outlined above, is inoperable. When the agency first built the playground 15 years ago, the playground architects planted trees on the equipment's outskirts. The trees have grown long roots that extend into the playground, breaking the surface of the protective rubber mat that spans the playground's entirety. The numerous areas where the tree roots have broken through the protective rubber mat create a severe tripping hazard. Several staff, parents, and children have fallen and sustained injuries due to tripping on the roots. In addition to the trip hazards, the equipment

itself was not well-maintained over the years. Prior agency leadership did not keep up with routine playground maintenance, creating irreparable damage to some equipment.

2. Renovating the playground to ensure the equipment, including its protective rubber mat, is intact and conducive to a secure play environment is vital to have a playscape on-site at the YW. While the equipment's safety is essential to consider, the YW's playscape on-site location is paramount to safety in response to Intimate Partner Violence (IPV). As a Hampden County leader providing trauma-informed services to survivors and their children, the YW's main campus, which houses its residential programs, is a safe haven for many clients and their families. Many residents end up in the YW's emergency domestic violence shelter because they were at imminent risk of experiencing violence. For these families who find refuge in the YW's Emergency Shelter, it is often imperative that they stay put on the YW's campus, where there are safety measures, to avoid encountering their perpetrator in Springfield or elsewhere in Hampden County. This safety consideration is especially true when a situation is considered high-risk due to factors such as a perpetrator's access to weapons, violated restraining orders, or a perpetrator who is actively pursuing or searching for a survivor and their children. Therefore, having a playground on-site creates a safe space for survivors and their children to play together.
3. The playground is situated in a fenced-in area immediately outside of the YW's Emergency Domestic Violence Shelter. The space is well-lit and monitored with security cameras. Clients are given access to this area through a security card. Limiting who has access to the playground further protects the families using the equipment.
4. The goals of the YW's Playground renovation project include:
    a. *Providing a safe space for children, impacted by abuse and violence, to play on the playground unencumbered by the threat of violence.* Oftentimes due to the abuse, survivors are fleeing and are unable to take their children to a local park for fear of being seen and found by the abuser. Having a safe place to play onsite is important for the development of the children in shelter, creating a sense of normalcy, giving them an outlet to play, and allowing them to skill build in an age-appropriate way. The YWCA of Western Massachusetts (YW) believes that playgrounds provide the environment needed for children to engage in play elements that develop critical cognitive, social, and physical skills. Children can practice and explore their creativity, collaboration and cooperation, problem-solving, and

persistence through playground play while having a physical outlet for their energy. Further, playgrounds meet the changing developmental needs of kids as they age, supporting development across the age spectrum from infanthood to older children.

b. *Creating experiences for survivors to bond with their children.* Many children are exposed to the abuse, often experiencing it themselves. This exposure can create a fragmented relationship with the parent, who fled the abuse, because the child is scared, confused, and traumatized. At times, the abuse was so significant that it prohibited the survivor from engaging in play with their child, as they were in a state of acute survival. The playground will serve as a place where survivors and their children can begin to heal the parent-child bond as together they engage in play.

c. *Administering trauma-informed clinical therapy to children who have witnessed violence or who have experienced violence.* The YW has a Children Who Witness Violence program that administers Clinical Therapy to children who have been exposed to or who have witnessed violence. The Clinicians in this program will use the playground to administer play-therapy to children residing in the YW's Emergency Shelter.

d. *Promoting an outdoor space where children can play while also stopping the spread of COVID-19.* COVID-19 remains a threat in the YW's congregate shelter. The renovated playground will afford the YW the ability to monitor this shared space, sanitizing in between uses and scheduling time for families to use the playground, until this is no longer necessary for COVID safety.

c. Feasibility & Sustainability
   i. What other funding sources have been secured or are being pursued?
      1. At this time, the YW has no additional funding sources secured.
   ii. Once the proposal is complete how will it be sustained/maintained?
      1. Prior agency leadership did not keep up with routine playground maintenance, leading to irreparable damage to the equipment. The agency leadership has changed and the new leadership emphasizes maintaining the building. The YW just instated a capital improvement strategic plan, aimed at ensuring the integrity and longevity of the physical building. The YW's will complete maintenance and upkeep as needed, increasing the playscape's lifespan, which the YW anticipates to be 20 years.

2. The proposed surfacing is one continuously installed system to minimize future pulling and separating. The proposal also includes removing the trees that have grown under the protective rubber mat, thus creating trip hazards in the current playground. The proposal does include landscaping, but Milone and MacBroom, Inc. will ensure the landscaping will not interfere with the equipment's longevity.

iii. Is there an operating pro forma for when the proposal is complete and what is the basis?

1. There is not currently an operating pro forma for when the proposal is complete. The YW is able to create a pro forma upon request.

d. Applicant Experience

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

1. The YWCA of Western MA (YW) has an 11-acre property in Springfield MA located on One Clough Street in East Forrest Park. On its One Clough Street site, the YW has its admin building, an emergency shelter, a supportive housing program, and a teen parenting residential program. The YW also has a teen parenting program located in Holyoke. The YW's Director of Facilities, Steve Carignan has led the agency on a myriad of capital improvement projects. With over 40 years of experience in the industry, Mr. Carignan is well positioned to work with Milone and MacBroom, Inc. to carry this project forward.

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

1. Milone & MacBroom is one of the largest consulting firms in the Northeast, offering a diverse set of specialty practices in the fields of engineering, planning, landscape architecture, and environmental science and services. It serves a multitude of industries, from government and NGO's to cities and municipalities. Unlike niche companies or enterprise firms, it has local expertise, cross-functional teams, and a relationship-first approach that sets it apart. That, combined with its technical precision, attention to detail, and passion behind its work, helps Malone and MacBroom, Inc. to deliver the most efficient and sustainable solutions offered.

3. Timeline

Activity	**Description**	**Projected Timeline**
Analysis of the current playscape by engineering firm	Malone and MacBroom, Inc. completed a due diligence analysis and made recommendations to install a safe and accessible play area.	Complete

Proposal is approved	The CPA grants funding to the YW's Playground Renovation Project	August 2021
Secure bid	Malone and MacBroom, Inc., a local engineer firms, will take the project out to bid, securing a local contractor. Milone and MacBroom, Inc. have already been contracted to work with the YW. They have already created a proposal and are ready to work with the YW to carry out the proposed project. They will carry out the bid process and see the project through to final installation.	Mid to late August 2021
Construction begins	The YW anticipates that after it secures a bid, it will take an additional 4-5 weeks for a project to start, pending the availability of the contractor.	Mid to late September 2021
Construction ends	The project is completed. The YW is accounting for a 2-month build time.	Mid to late November 2021

4. Budget

Playground Re-construction Cost Estimate:	
Site work	$12,000
5-12 Year Age Structure	$53,000
2-5 Year Age Structure	$19,500
Playground Resurfacing	$28,500
Shade Structure (5,462 x2)	$11,000
Catch Basin Grate (1,250 x 2)	$2,500
Subtotal	$126,500
Contingency	$18,975
Professional Fees and Expenses	$19,000
Total Estimated Expenses	**$164,475**

5. Attachments
    a. Letter from agency leadership
    b. Maps

    i. Project location on citywide map
    ii. Plot mat with the project parcel outlined, showing all abutting property parcels and the closest major intersection with streets labeled.
c. Engineer plans/site plans
d. Photographs
e. Operating Pro Forma (can provide upon request)
f. Proof of ownership/control of property
    i. Loan Statement

eliminating racism
empowering women
ywca

YWCA of Western Massachusetts
1 Clough Street
Springfield, MA 01118
(413)732-3121 ext. 100

Dear Community Preservation Committee,

To gain admission into the YWCA's domestic violence shelter, a woman must be in imminent danger of physical abuse and/or death. Many of our shelter residents come to the YWCA directly from the hospital or a police station. Some have visible injuries and broken bones. The YWCA does everything possible to protect our shelter residents from their abusers. The shelter is an extremely secure facility. Its external cameras are positioned around the YWCA's property to record car license plates as well as anyone entering our property.

Because our shelter residents are in fear of encountering their abuser within the community, they rarely leave the YWCA's property. Therefore, the children of these women do not get an opportunity to visit nearby beautiful Forest Park or any other park in Springfield. Unfortunately, these kids are denied the opportunity to simply be a kid and play on a slide or swing set. So, even though they are safe from physical harm at the YWCA, their physical activities are very restricted which creates additional trauma for them as well as their mothers.

Any financial assistance that you can provide to the YWCA to reconstruct our 15-year-old now defunct playground will be greatly appreciated. I cannot wait to hear the screams of delight and loud laughter of children again coming from our playground. The children of domestic violence survivors deserve to be a child. You only get one childhood. And, for better or worse, you carry it with you the rest of your life. Please help the YWCA reconstruct its domestic violence shelter playground and give our domestic violence shelter residents a piece of heaven.

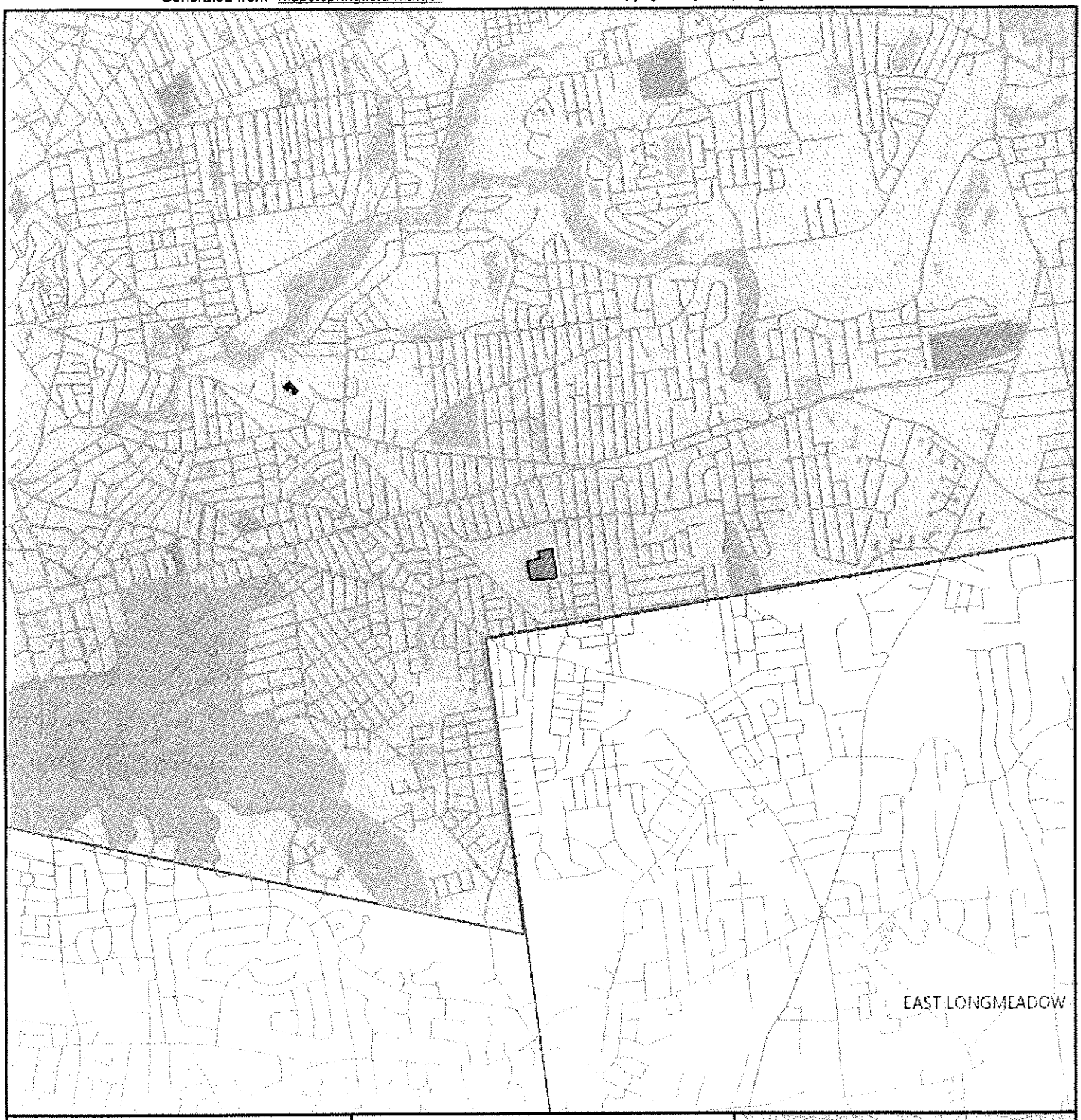
Thank you,
Elizabeth Dineen J.D.
Chief Executive Officer

Elizabeth Dineen

The YWCA of Western Massachusetts is dedicated to eliminating racism, empowering women and promoting peace, justice, freedom and dignity for all.

*Because the YWCA cannot allow anyone, other than a resident into our shelter, no community members can use the playground. Thus, I did not contact our local community organization.

Copyright City of Springfield, Massachusetts 2016



1 CLOUGH ST

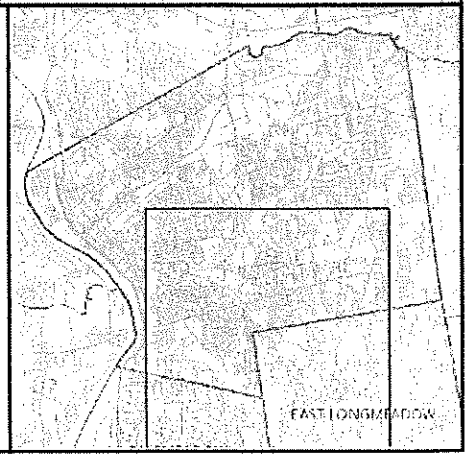
3/30/2021 9:23:52

1"=3009'

Property Information

Parcel ID	02920-0002
Owner Name	YWCA
Owner Address1	120 MAPLE ST
Owner Address2	SPRINGFIELD, MA
Land Area In Square Feet	304,920
Assessed Value	377,700
Historic	
Zoning Name	Industrial A

GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.



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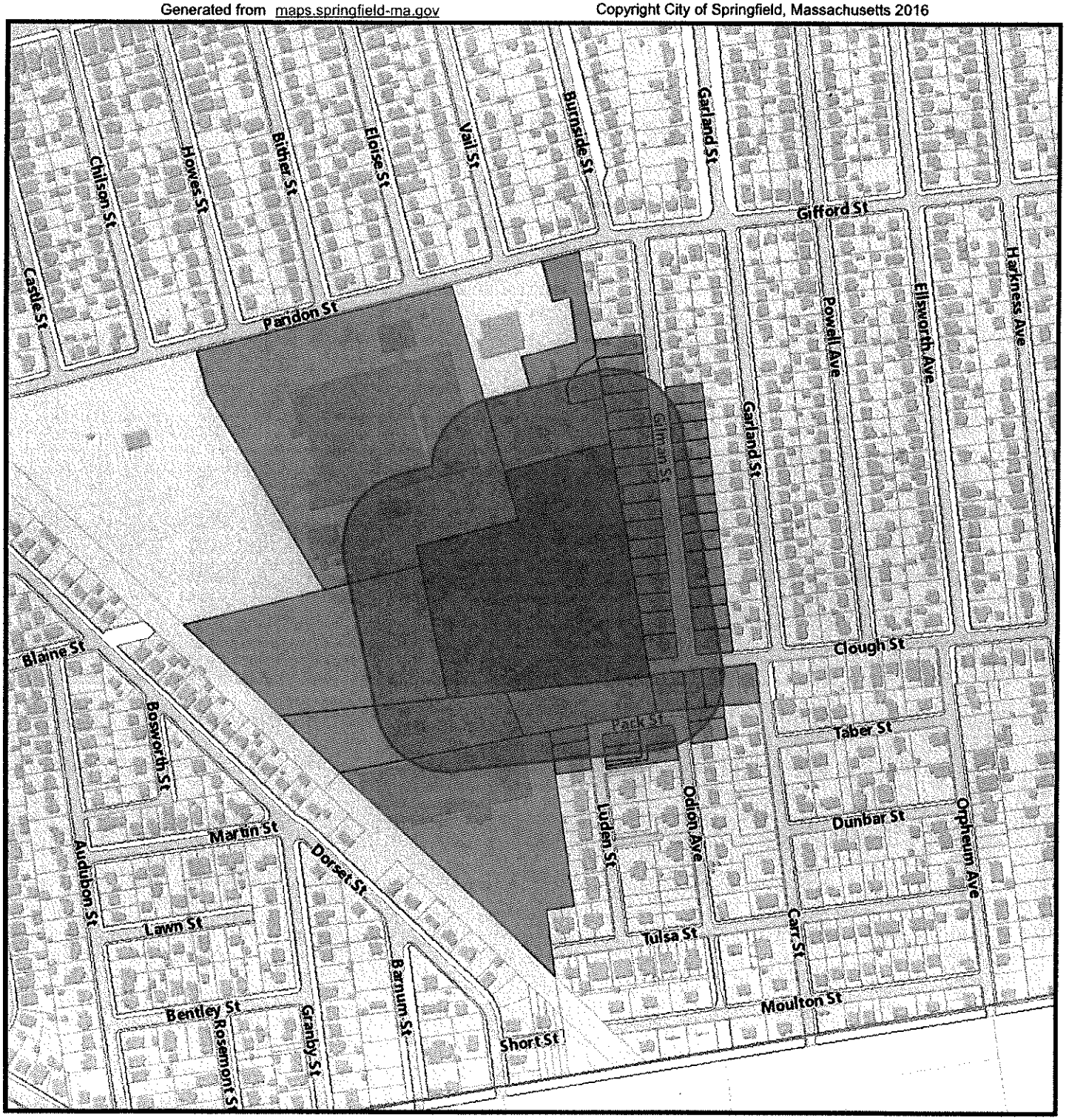


3/30/2021 10:13:10 AM

Scale: 1"=376'

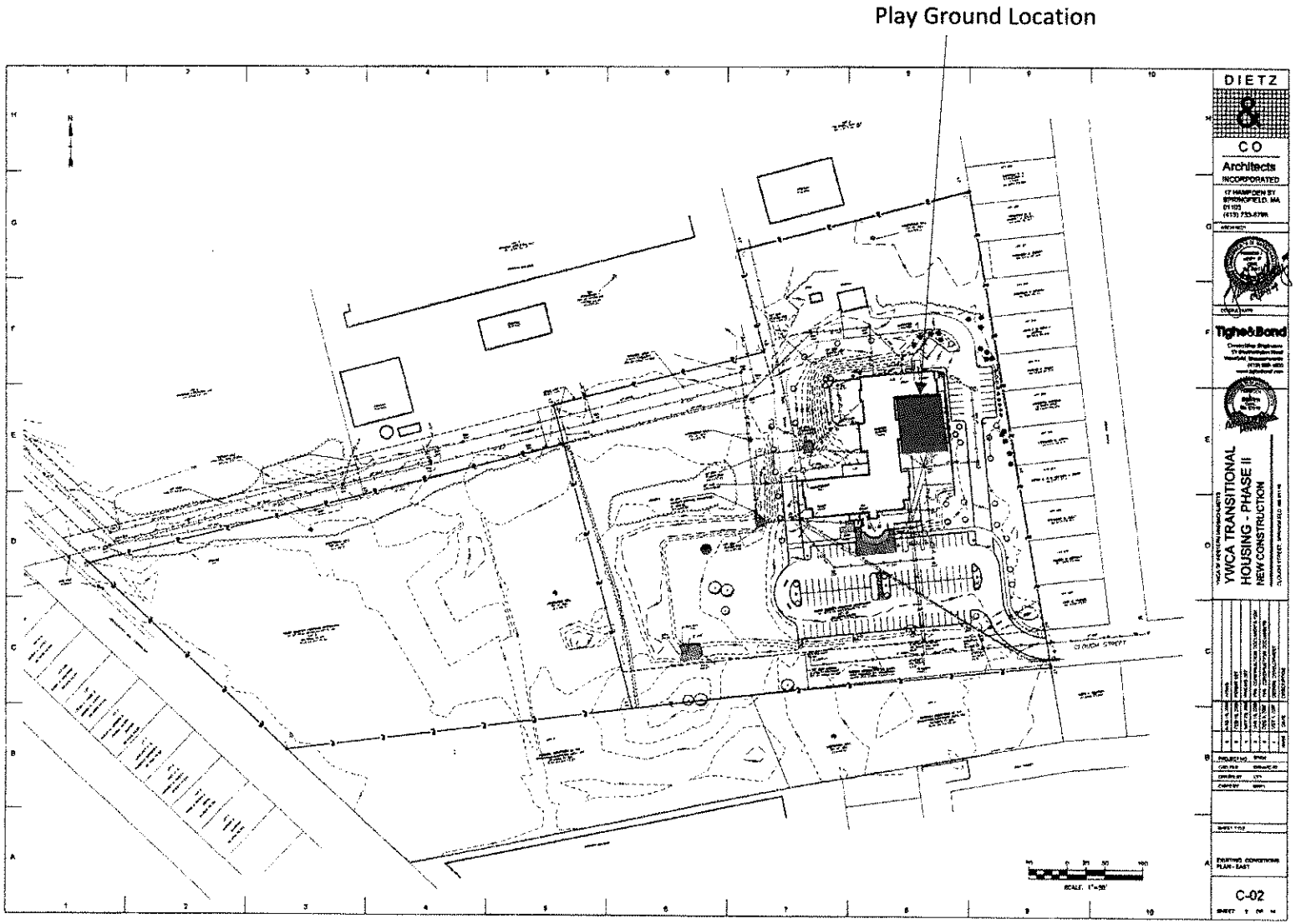
Scale is approximate

GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.

- Provide the parcel ID number(s) for the property included in the project. **Parcel ID** 02920-0002

YWCA Young Christian Association of Western Mass

Lot B BK. 10847 PG. 409 Plan BK. 313 PG 56



City of Springfield Mass Abbuters List within 200' FY-21

PID	OWNER	ADDRESS	CITY	STATE_ZIP
94850045	125 PARIDON STREET LLC	82 RUGGLES RD	GUILFORD	CT 06437
94850033	169 PARIDON STREET LLC	82 RUGGLES RD	GUILFORD	CT 06437
29200036	ANTAYA JANICE L& THOMAS P	27 CLOUGH STREET	SPRINGFIELD	MA 01118
56700020	BERTE PETER J III & HEATHER A	94 GILMAN ST	SPRINGFIELD	MA 01118
79900040	BISAILLON GEORGE E & ELAINE A WALSH C/O ELAINE WALSH	53 LUDEN ST	SPRINGFIELD	MA 01118
56700015	CALLIRGOS JULIANO JR	68 GILMAN ST	SPRINGFIELD	MA 01118
79900011	CARDAROPLI ANNA	52 LUDEN ST	SPRINGFIELD	MA 01118
56700014	CARNEY CHARLENE A	64 GILMAN ST	SPRINGFIELD	MA 01118
56700021	CHAK CLIFF & TAMI MACH	98 GILMAN ST	SPRINGFIELD	MA 01118
56700035	CHRISTIAN DAVID J & IRMA	57 GILMAN ST	SPRINGFIELD	MA 01118
56700029	COLON MIGDALIA	87 GILMAN ST	SPRINGFIELD	MA 01118
56700011	COURNOYER SUSAN & WILLIAM F TRUSTEE	37 BRUNSWICK ST	SPRINGFIELD	MA 01108
29200039	DANCY CHRISTIAN T & CHELSEA L BAKER & THOMAS P DANCY	11 CLOUGH ST	SPRINGFIELD	MA 01118
56700006	DECESARE GINO	28 GILMAN ST	SPRINGFIELD	MA 01108
92400023	DELLACROCE BIANCA M	140 ODION AVE	SPRINGFIELD	MA 01118
56700007	DINOIA DOMINIC E	34 GILMAN ST	SPRINGFIELD	MA 01118
56700033	DOS REIS DIANE MARIA D	67 GILMAN ST	SPRINGFIELD	MA 01118
40100065	FRIENDS OF MARTIN LUTHER KING JR CHARTER SCHOOL OF EXCELLENCE INC	649 STATE ST	SPRINGFIELD	MA 01109
40100067	FRIENDS OF MARTIN LUTHER KING JR CHARTER SCHOOL OF EXCELLENCE INC	649 STATE ST	SPRINGFIELD	MA 01109
79900037	FRIENDS OF MARTIN LUTHER KING JR CHARTER SCHOOL OF EXCELLENCE INC	649 STATE ST	SPRINGFIELD	MA 01109
56700027	GARCIA ROSALIE	99 GILMAN ST	SPRINGFIELD	MA 01118
56700019	GARSIA CATHERINE R	88 GILMAN ST	SPRINGFIELD	MA 01118
24200023	GERRMANN BART E & MAUREEN	142 CARR ST	SPRINGFIELD	MA 01118
56700032	GUIHAN NICHOLAS J	73 GILMAN ST	SPRINGFIELD	MA 01118
56700017	JMB PROPERTY MANAGEMENT LLC	444A NORTH MAIN ST SUITI	EAST LONGMEAD	MA 01028
92400024	LEFORT MARCIA A	125 EAST LONGMEADOW R	HAMPDEN	MA 01036
56700018	LOPEZ KAYRIM B	84 GILMAN ST	SPRINGFIELD	MA 01118
56700022	LY MAI & TUE QUANG HO	104 GILMAN ST	SPRINGFIELD	MA 01118
79900050	MANCUSO PETER & ANTHONY	51 BIRCH HILL RD	SOMERS	CT 06071
29200038	MCFARLIN JADE L & PATRICK A	17 CLOUGH ST	SPRINGFIELD	MA 01108
56700031	ORTIZ MONICA V	77 GILMAN ST	SPRINGFIELD	MA 01118
56700016	PALERO JOANA PERJE	74 GILMAN ST	SPRINGFIELD	MA 01118
56700009	PYZOCHA JESSICA M	44 GILMAN ST	SPRINGFIELD	MA 01109
79900012	RHONE JONI	54 LUDEN ST	SPRINGFIELD	MA 01118
56700026	ROCHE WALTER J & ANNA M AUGUSTINO	103 GILMAN ST	SPRINGFIELD	MA 01118

MILONE & MACBROOM

April 16, 2020

Mr. Steven Carignan
Director of Facilities
YWCA of Western Mass
1 Clough Street
Springfield, MA 01118

RE: YWCA Springfield Playground Surface and Equipment Replacement Recommendations
Springfield, Massachusetts
MMI #7162-01

Dear Mr. Carignan,

The YWCA facilities manager, board of directors, and users are concerned about the safety and accessibility of the current play area. The purpose of these recommendations is to provide durable and safe alternatives to improve and meet current safety and accessibility standards for the play area. Please see previously prepared "YWCA Springfield Existing Conditions Field Assessment" Section 3 and 4 for more detail.

Milone & MacBroom, Inc. (MMI) has developed two different schematic level playground area improvements for the YWCA Springfield facility, and have prepared this memorandum as a summary description of the plans and renderings attached as Appendices for your review and consideration.

Plans include the removal of existing play equipment, safety surfacing, trees, and unsafe items in the play area, see Appendix A (Existing Conditions and Removals plan). MMI's two plans include options for replacement safety surfacing, replacement shade, replacement catch basin grates, any replacement landscaping as needed, see Appendix B (Layout Plans- Concept 1 & 2) and Appendix C (Site Specifics, LLC's playground 3-D renderings and graphic illustrations). Each plan also includes an opinion of probable construction cost, see Appendix D.

SCHEMATIC CONCEPT DESCRIPTIONS

Concept 1:

The first option provides fun, primary-colored structures for all ages that replaces the existing structure with similar colors. The poured-in-place safety surfacing is in a neutral, single color to keep the focus on the bright, enticing play structures. The proposed surfacing is one continuously installed system to minimize future pulling and separating. The proposed cantilever fabric shade structures shown in the renderings allow a few opportunities to reintroduce shade for benches and the 2 to 5-year-aged structure while not compromising the safety surface or underground utilities. An alternative location is shown on the Concept Plan where an additional shade can be located. The large 5 to 12-year-aged structure has a built-in shelter on top of the central deck

that provides some shade during the hotter months. This structure provides more accessible elements than is required and will provide a good balance of activities. The "Mini City Community Helpers" 2 to 5-year-aged structure provides fun for younger children as well as main-level accessible features for more options designed for inclusive discovery.

Concept 2

The second option provides exciting play opportunities in a modern color palette and an option for artificial turf safety surfacing. This surfacing is a great alternative to typical poured-in-place safety surfacing for this location. The proposed shade structures shown on the illustrations are a place holder until the proposed structure can be modeled. Please see Appendix C for images of the Single Post Pyramid Cantilever structure (colors to be determined). An alternative location on the Concept Plan shows where an additional shade can be located. The large 5 to 12-year-aged structure has a built-in shelter on top of the central deck that provides some shade during the hotter months. This structure provides more accessible elements than is required and will provide a good balance of activities. The "Mini City Community Helpers" 2 to 5-year-aged structure provides fun for younger children as well as main-level accessible features for more options designed for inclusive discovery. This option also shows the potential for artificial turf to replace the lawn that may not grow as well under the shade structures.

We look forward to discussing these schematic plans and material options with you after you have a chance to review this letter and Appendices. Upon selection of the preferred improvements, MMI will coordinate and prepare site plan details and technical specifications for your use in construction of the playground improvements.

Very truly yours,

MILONE & MACBROOM, INC.

Carly Picard, C.P.S.I
Landscape Architect

7162-01-ap1320-ltr

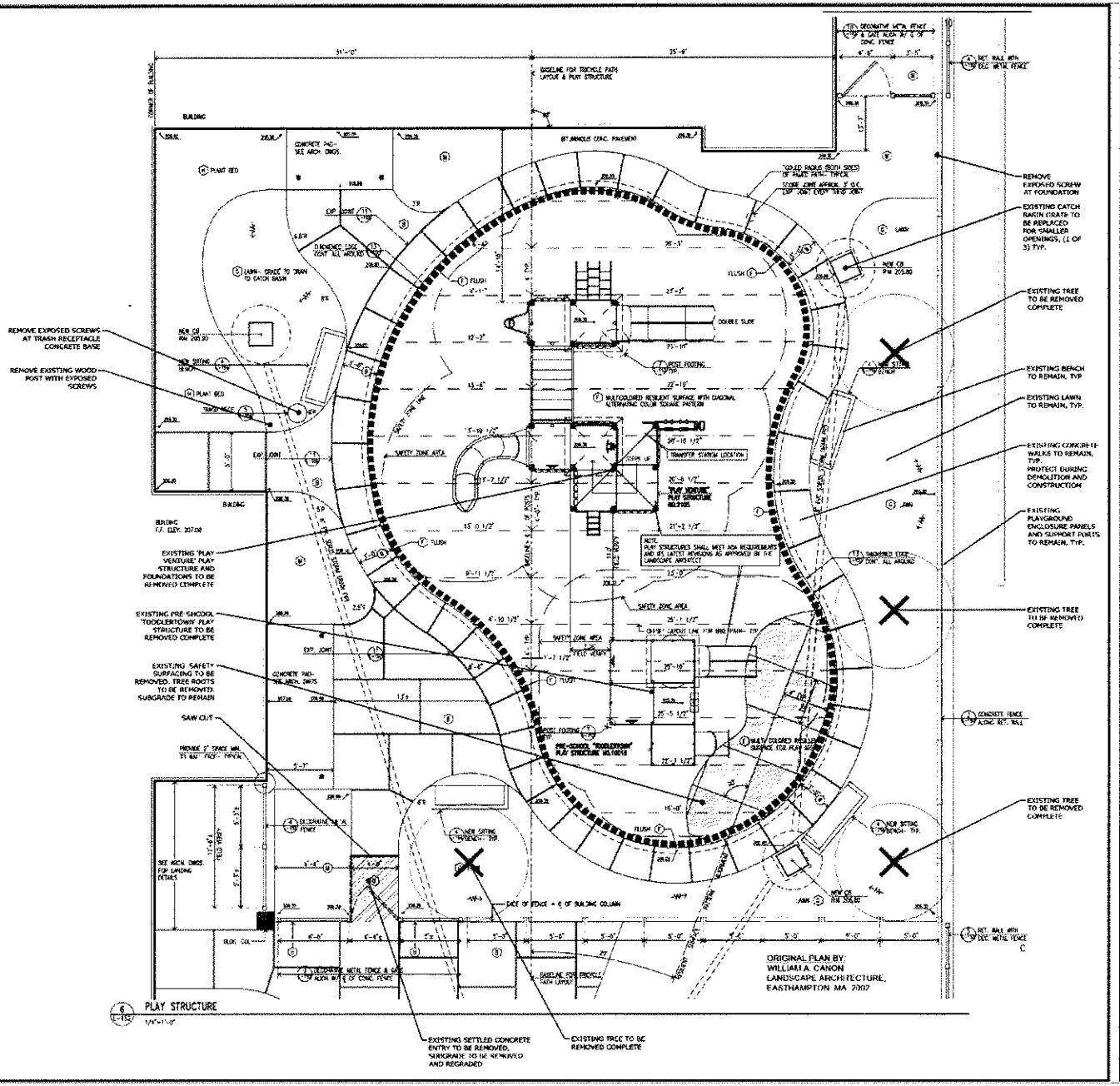
APPENDIX A

LEGEND

- STORM PIPE
- PROPOSED CONCRETE REMOVAL
- PLAY AREA REMOVALS LIMIT
- TREE TO BE REMOVED
- BASIN PROTECTION

GENERAL NOTES

1. BASE MAP INFORMATION, INCLUDING BOUNDARY AND TOPOGRAPHIC INFORMATION, IS BASED UPON CONSTRUCTION PLANS FROM WILLIAM A. CANON LANDSCAPE ARCHITECTURE, EASTHAMPTON, MA IN 2002
2. INFORMATION SHOWN ON THIS DRAWING IS TO BE USED FOR REFERENCE ONLY. THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "DIG SAFE", 1 888 344-7233. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION
3. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
4. ALL UNDERGROUND UTILITIES SHALL HAVE SERVICE MAINTAINED AND SHALL BE PROTECTED DURING CONSTRUCTION.
5. WORK SHALL NOT COMMENCE UNTIL NOTICE IN WRITING BY THE OWNER IS PROVIDED.
6. INSTALL ALL SEDIMENT AND EROSION CONTROLS PRIOR TO BEGINNING DEMOLITION WORK.
7. ALL UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER UNLESS OTHERWISE NOTED
8. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES ASSOCIATED WITH THE HANDLING AND DISPOSAL OF ALL MATERIALS.



6 PLAY STRUCTURE
1/4"=1'-0"

MILONE & MACBROOM

NO.	DESCRIPTION	DATE	BY

EXISTING CONDITIONS AND REMOVALS PLAN

YWCA OF WESTERN MASSACHUSETTS
PLAYGROUND SURFACE & EQUIPMENT REPLACEMENT
1 CLOUGH ST.
SPRINGFIELD, MA.

CP	CP	JH
DESIGNED	DRAWN	CHECKED

1"= 4'

APRIL 18, 2020

7162-01

01 OF 03

EX

APPENDIX B

NOTES

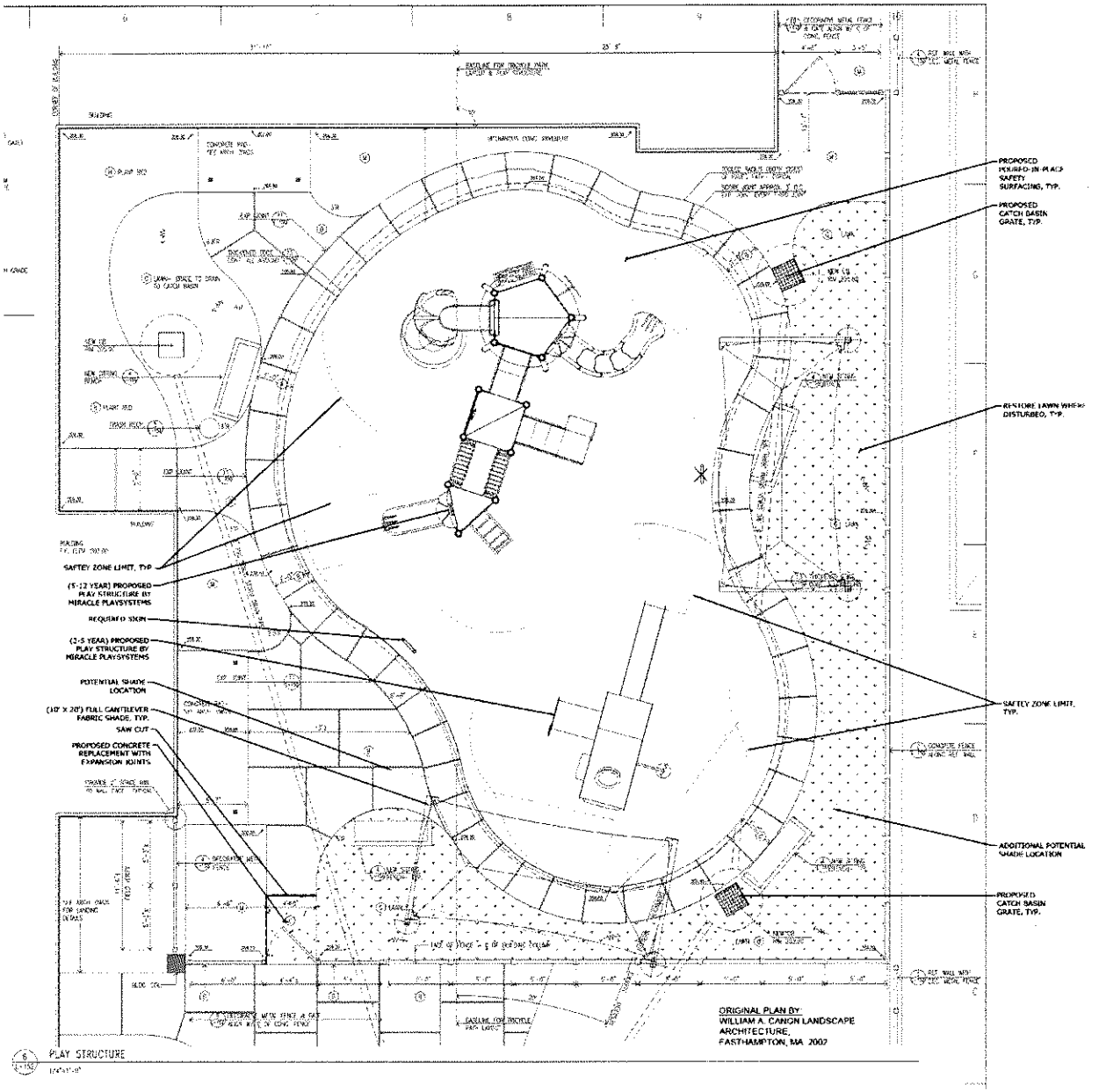
1. INSTALL ALL PLAYGROUND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS
2. CONTRACTOR RESPONSIBLE FOR ON SITE SECURITY DURING POURED-IN-PLACE SAFETY SURFACE CURING TIME.
3. MAINTAIN SAFETY ZONE LIMITS AS SHOWN. NOT TO OVERLAP OR EXTEND INTO ANY SURFACE THAT IS NOT ASTM F2223 STANDARD FOR SAFETY SURFACE FOR ANY NON-EQUIPMENT.
4. CHILD CAPACITY= TV

4.	ACCESSIBLE PLAY REQUIREMENTS (5-12YR AGE GROUP)	PROVIDED	REQUIRED
a.	TOTAL ELEVATED PLAY COMPONENTS	5	5
b.	TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	0
c.	TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	1	1
d.	TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	2	1
e.	TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	3	1

5.	ACCESSIBLE PLAY REQUIREMENTS (2-5YR AGE GROUP)	PROVIDED	REQUIRED
a.	TOTAL ELEVATED PLAY COMPONENTS	2	2
b.	TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	0
c.	TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	1	1
d.	TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	2	1
e.	TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	2	1

LEGEND

- STORM PIPE
- PROPOSED CONCRETE
- PROPOSED LAWN REPLACEMENT
- PROPOSED POURED-IN-PLACE SAFETY SURFACE
- PROPOSED CATCH BASIN GRATE



1 PLAY STRUCTURE
1/4"=1'-0"

MILONE & MACBROOM

DESCRIPTION	DATE	BY

LAYOUT PLAN- CONCEPT 1

YWCA OF WESTERN MASSACHUETTS
PLAYGROUND SURFACE & EQUIPMENT REPLACEMENT
1 CLOUGH ST.
SPRINGFIELD, MA

CP	CP	JH
DESIGNED	DRAWN	CHECKED

1" = 4'

APRIL 16, 2020

7162-01

02 OF 03

LA-1

NOTES

1. INSTALL ALL PLAYGROUND EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR RESPONSIBLE FOR ON-SITE SECURITY DURING POURED IN PLACE SAFETY SURFACE CURING TIME.
3. MAINTAIN SAFETY ZONE LIMITS AS SHOWN, BUT NO OVERLAP OR EXTEND INTO ANY SCHEME THAT IS NOT ASTM F 2223 STANDARD PLAYGROUND SURFACE OR ANY NON EQUIPMENT.
4. CHILD CAPACITY = 70

5. ACCESSIBLE PLAY REQUIREMENTS (2-5YR AGE GROUP)

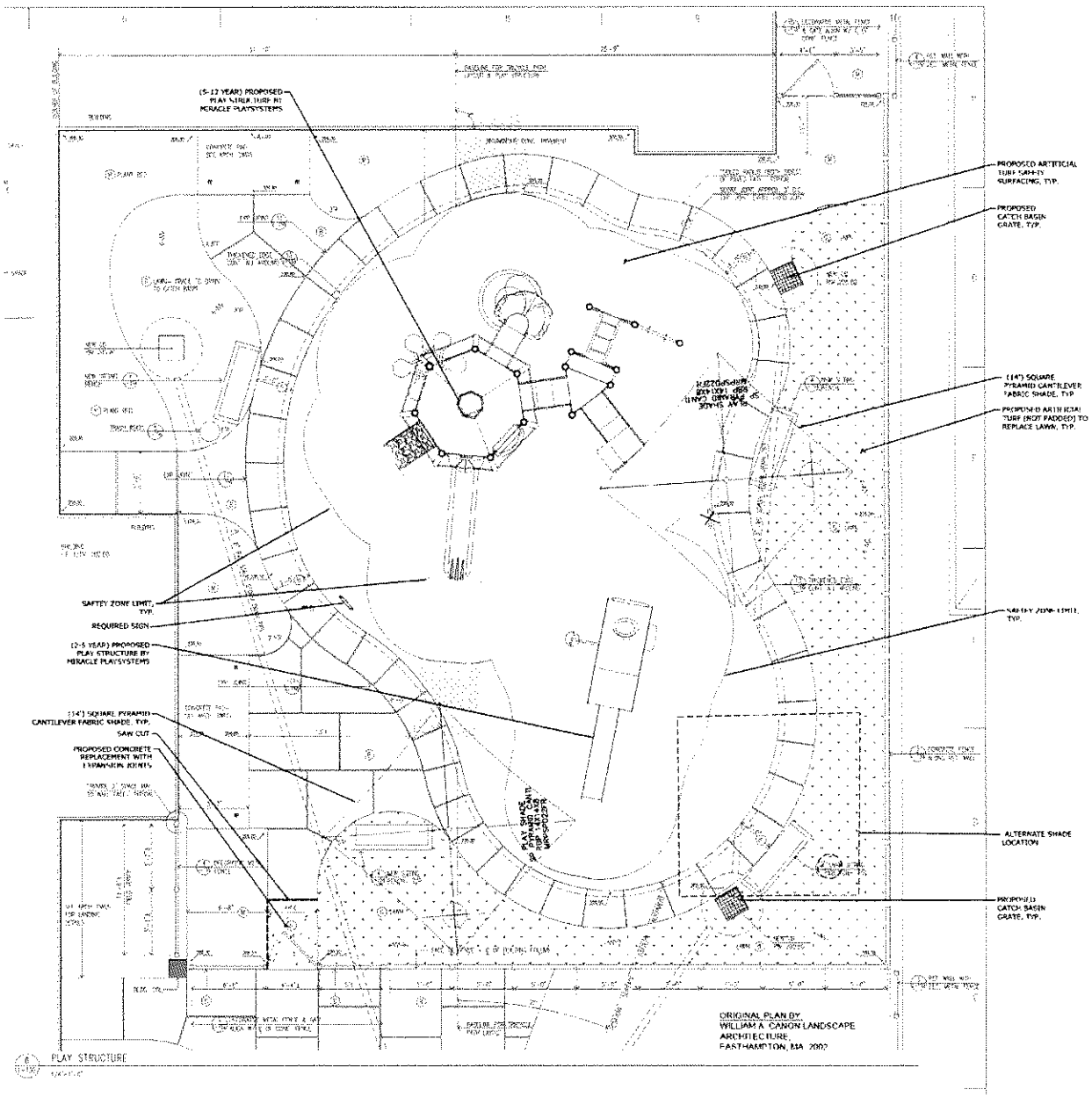
		PROVIDED	REQUIRED
a.	TOTAL ELEVATED PLAY COMPONENTS	6	6
b.	TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	6	6
c.	TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	1	1
d.	TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	1	1
e.	TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	3	1

6. ACCESSIBLE PLAY REQUIREMENTS (5-12YR AGE GROUP)

		PROVIDED	REQUIRED
a.	TOTAL ELEVATED PLAY COMPONENTS	7	6
b.	TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	6	6
c.	TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	1	n/a
d.	TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	2	2
e.	TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	2	2

LEGEND

- STORM PIPE
- PROPOSED CONCRETE
- PROPOSED ARTIFICIAL TURF (NON PADDED) LAWN REPLACEMENT
- PROPOSED ARTIFICIAL TURF SAFETY SURFACE
- PROPOSED CATCH BASIN GRATE



6 PLAY STRUCTURE
1/4"=1'-0"

MILONE & MACBROOM

DESCRIPTION	DATE	BY

LAYOUT PLAN- CONCEPT 2

YWCA OF WESTERN MASSACHUETTS
PLAYGROUND SURFACE & EQUIPMENT REPLACEMENT
1 CLOUGH ST
SPRINGFIELD, MA

CP	CP	JH

1"= 4'

APRIL 16, 2020

7162-01

03 OF 03

LA-2

APPENDIX C

Springfield YWCA
Option 1

Miracle

SITE SPECIFICS

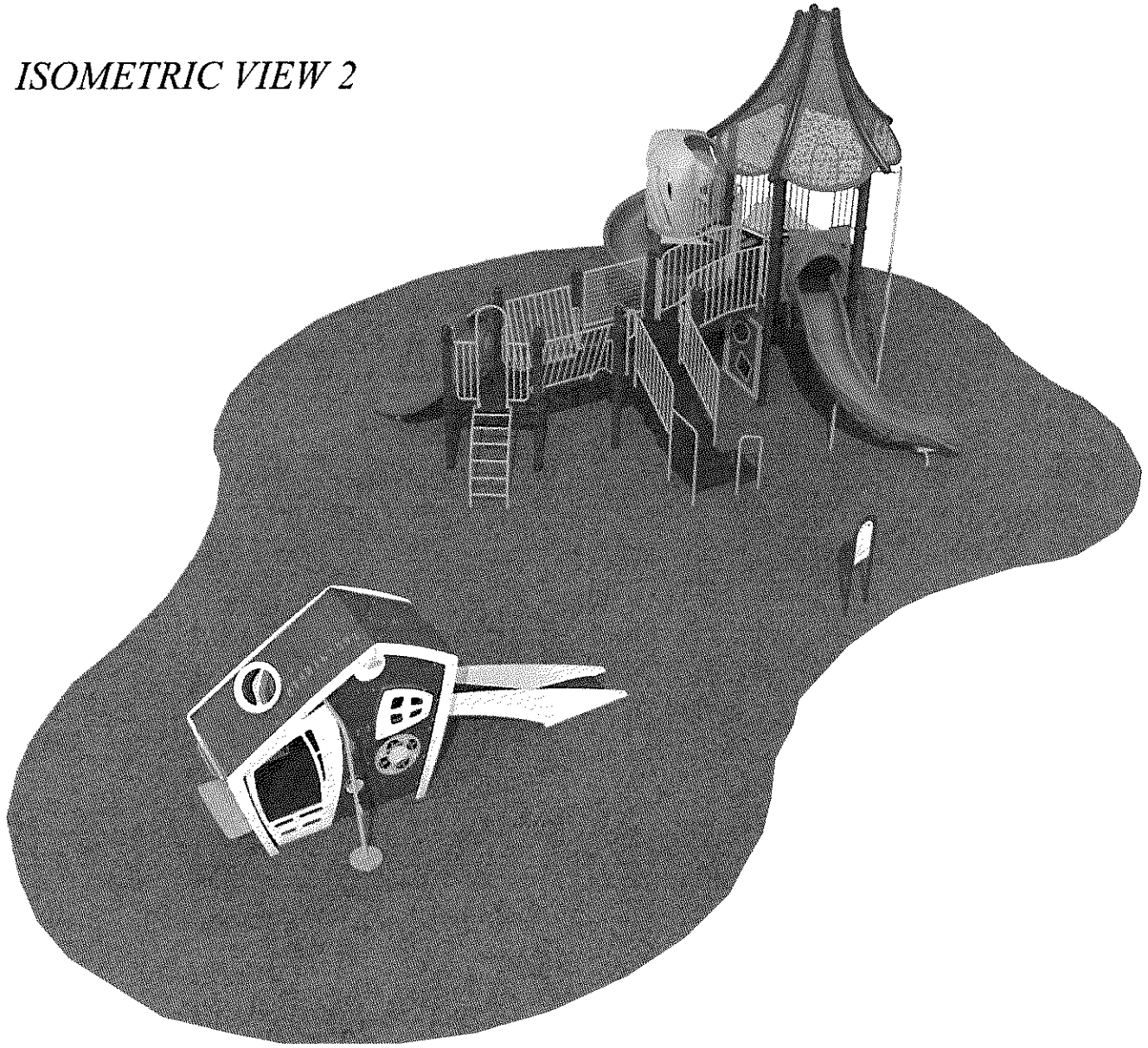
SUBMITTED BY: SITE SPECIFICS, LLC
PO BOX 325
ROCHESTER, MA 02770

CINDY MAAK
888-551-3155

DATE: 4/9/2020

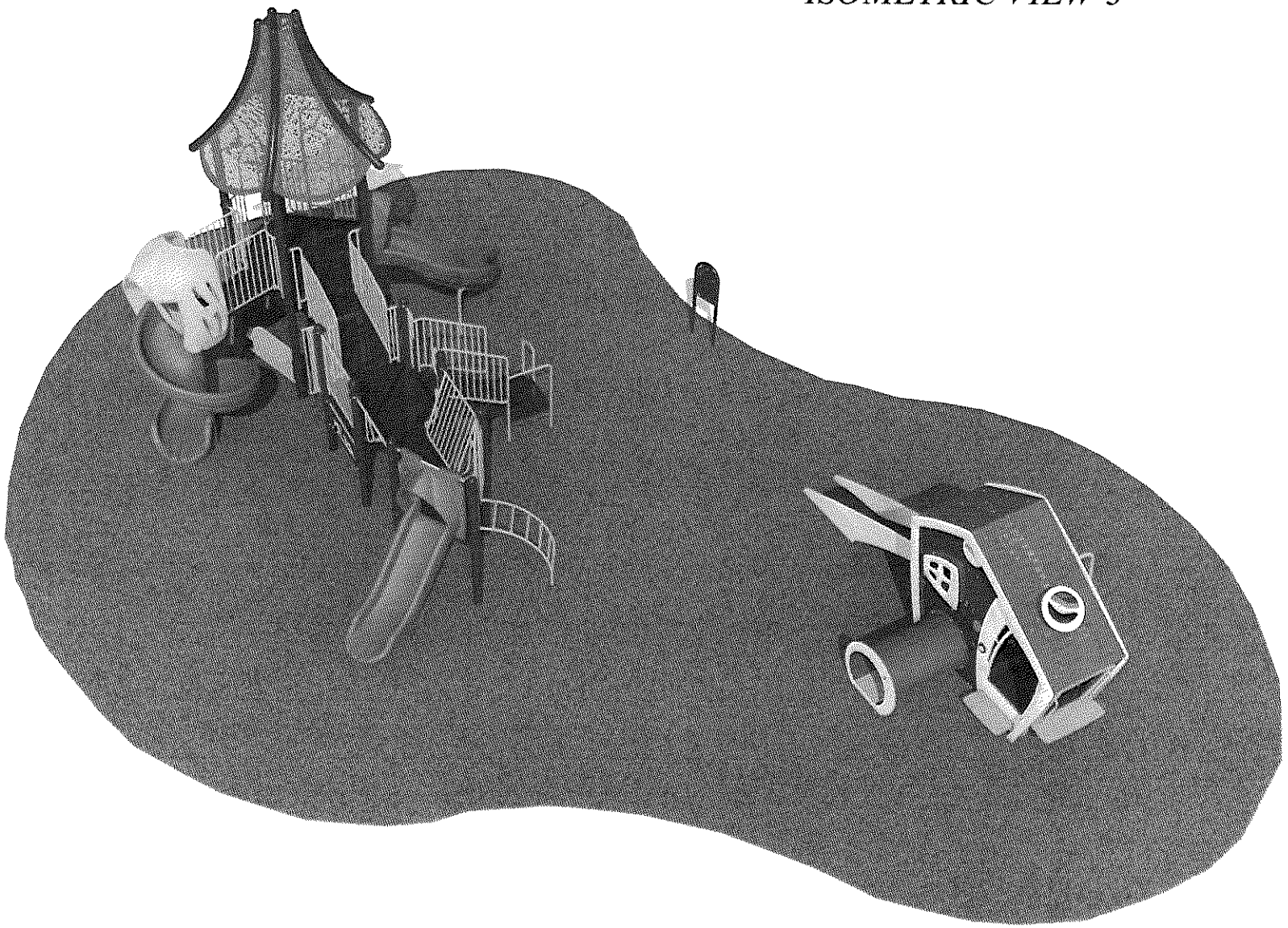
Springfield YWCA
Option 1

ISOMETRIC VIEW 2



Springfield YWCA
Option 1

ISOMETRIC VIEW 3

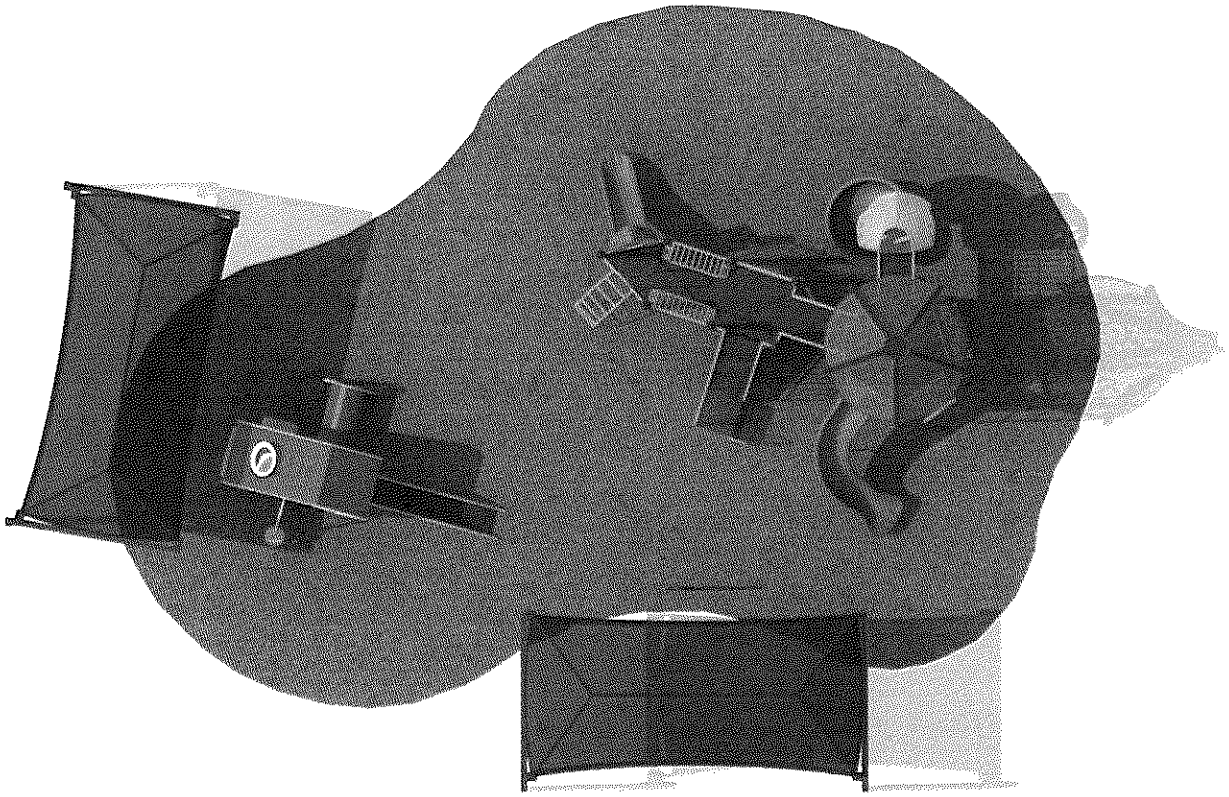


Springfield YWCA
Option 1

ISOMETRIC VIEW 4

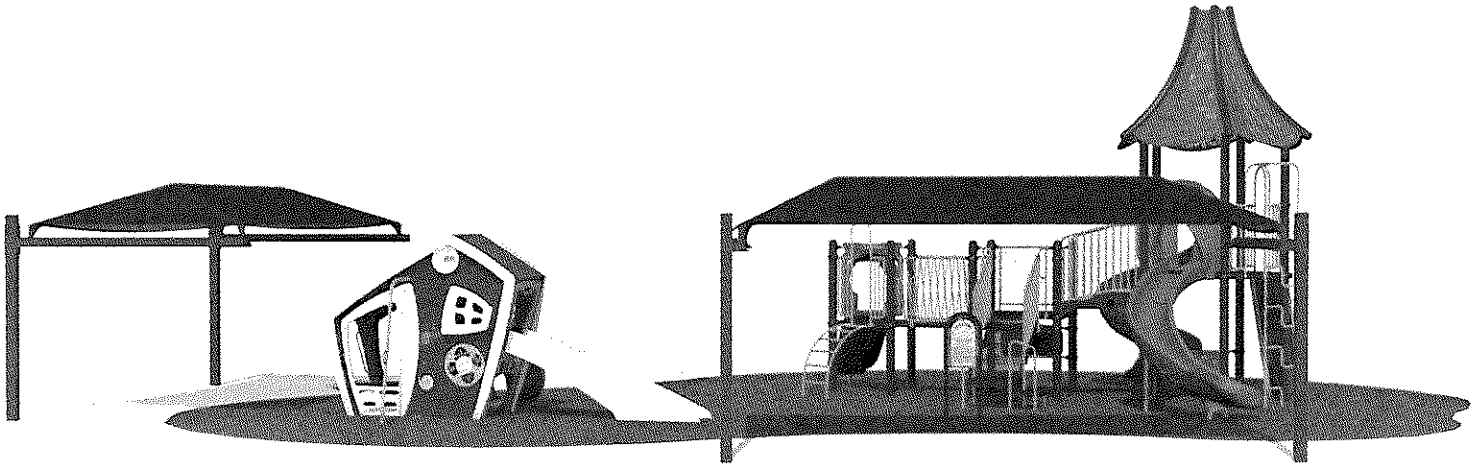
Springfield YWCA
Option 1

TOPVIEW
with Shade Structures



Springfield YWCA
Option 1

Elevation with Shade Structures

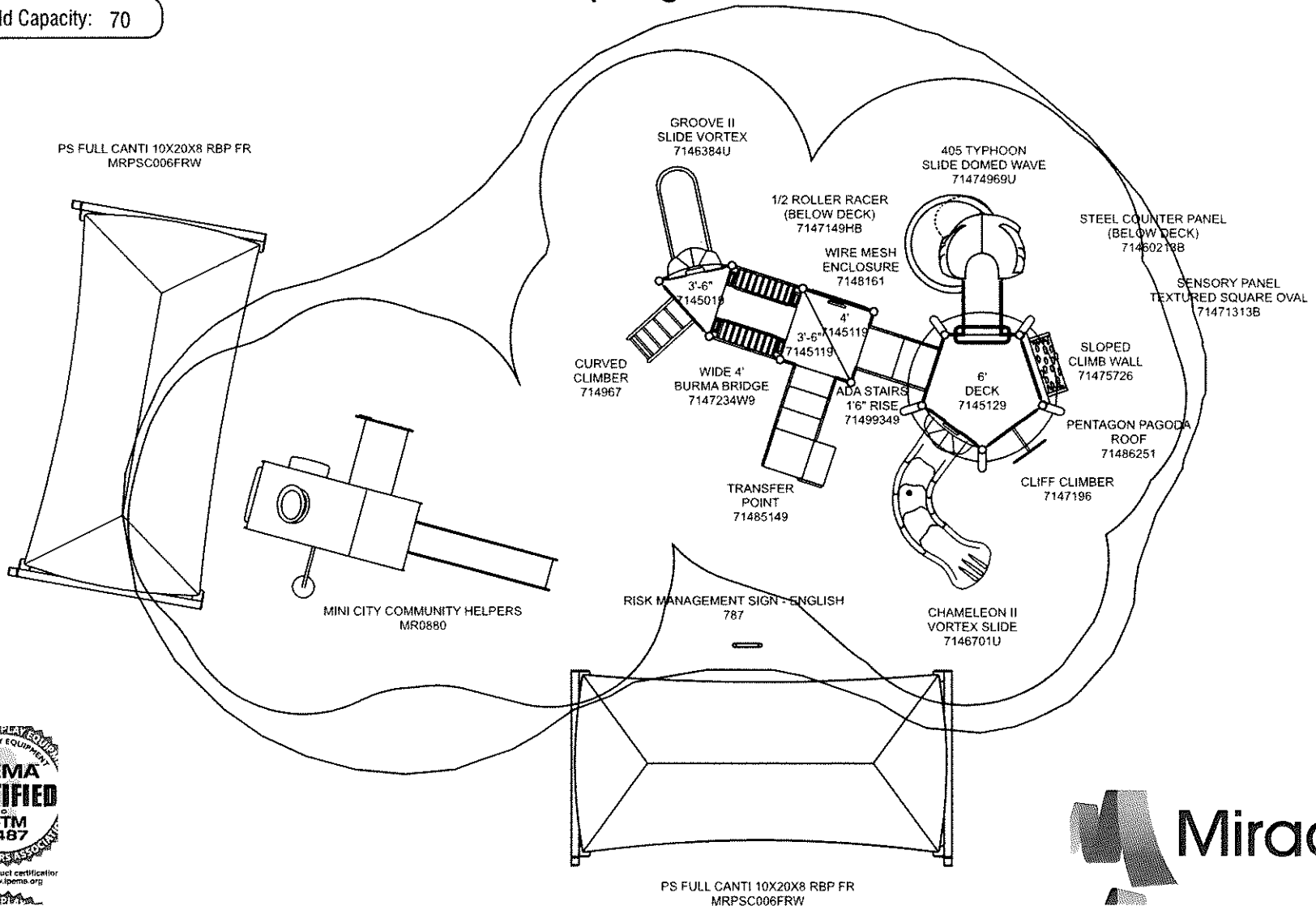


Springfield YWCA
Option 1
Springfield, MA

AGE GROUP: 2-5			
ELEVATED PLAY ACTIVITIES - TOTAL: 2			
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	2	REQ'D	1
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0
GROUND LEVEL ACTIVITY TYPE:	2	REQ'D	1
GROUND LEVEL QUANTITY:	3	REQ'D	1

AGE GROUP: 5-12			
ELEVATED PLAY ACTIVITIES - TOTAL: 7			
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	7	REQ'D	4
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0
GROUND LEVEL ACTIVITY TYPE:	2	REQ'D	2
GROUND LEVEL QUANTITY:	3	REQ'D	2

Child Capacity: 70



IPEMA CERTIFIED TO ASTM F1487
To verify product certification visit www.ipema.org

Miracle

SITE SPECIFICS, L.L.C. PO Box 325 Rochester,MA PHONE NO: (508) 763-0207 FAX NO: (508) 763-0208	R0047_43930646282	To promote safe and proper equipment use by children. Miracle recommends the installation of either a Miracle safety sign or other appropriate safety signage near each playsystem's main entry point(s) to inform parents and supervisors of the age appropriateness of the playsystem and general rules for safe play.
GROUND SPACE: 57'-6" x 38'-0"	✓ COMPLIES TO ASTM/CPSC	THE PLAY COMPONENTS IDENTIFIED IN THIS PLAN ARE IPEMA CERTIFIED. THE USE AND LAYOUT OF THESE COMPONENTS CONFORM TO THE REQUIREMENTS OF ASTM F1487.
PROTECTIVE AREA: 57'-0" x 36'-0"		AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS
DRAWN BY: Cindy Maak DATE: 4/8/2020	✓ COMPLIES TO ADA	

Springfield YWCA
Option 2

Miracle

SITE SPECIFICS

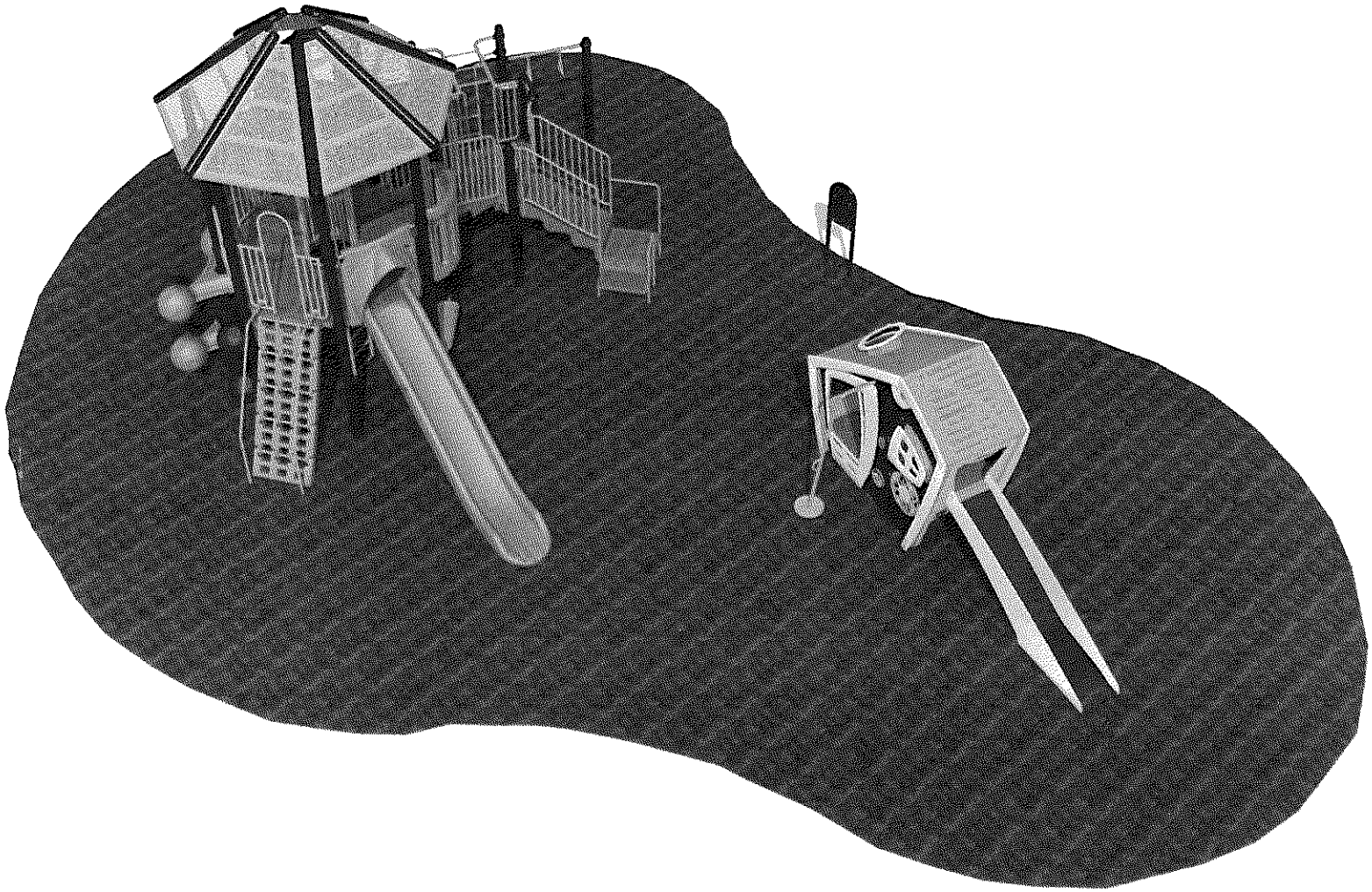
SUBMITTED BY: SITE SPECIFICS, LLC
PO BOX 325
ROCHESTER, MA 02770

CINDY MAAK
888-551-3155

DATE: 4/10/2020

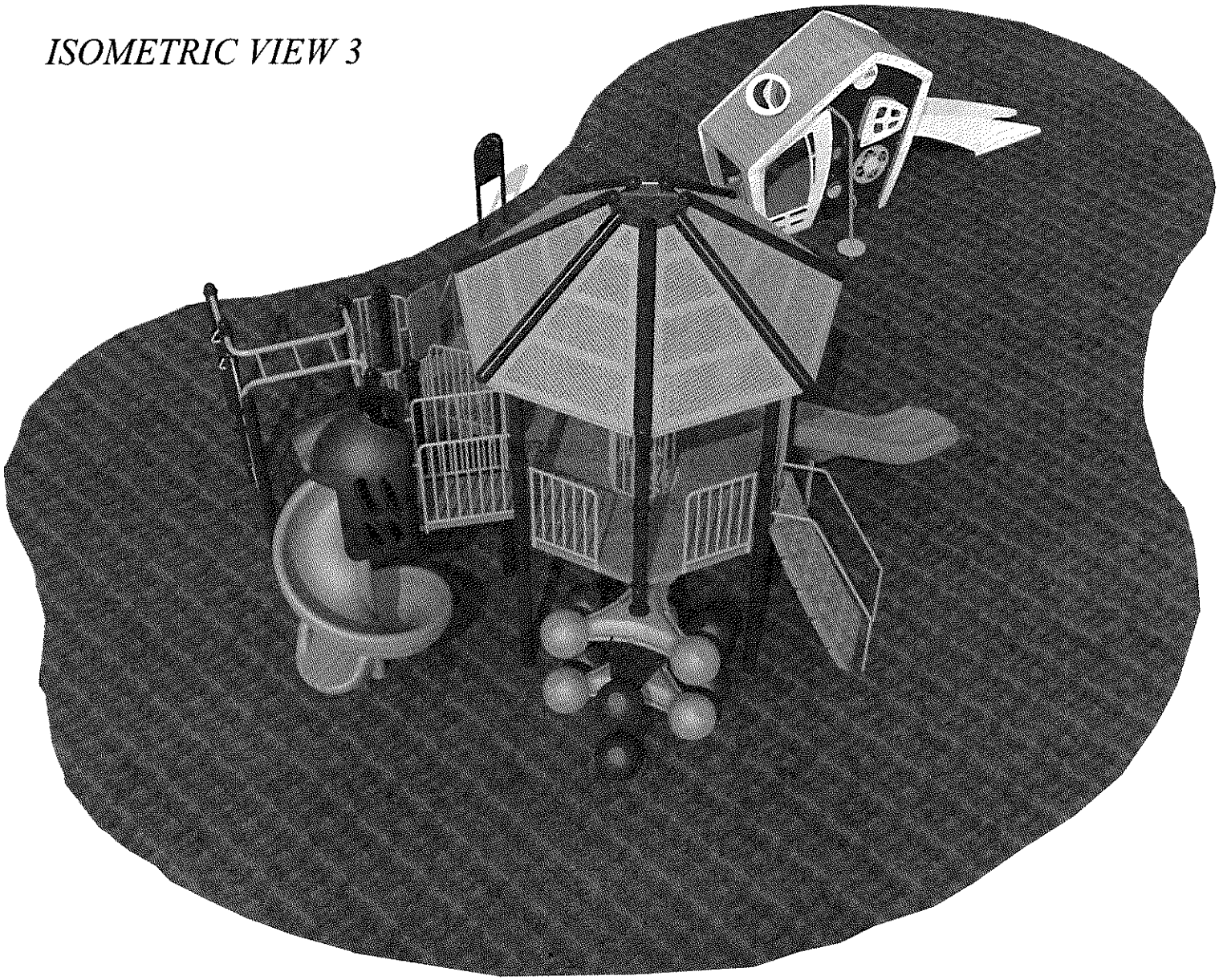
Springfield YWCA
Option 2

ISOMETRIC VIEW 2



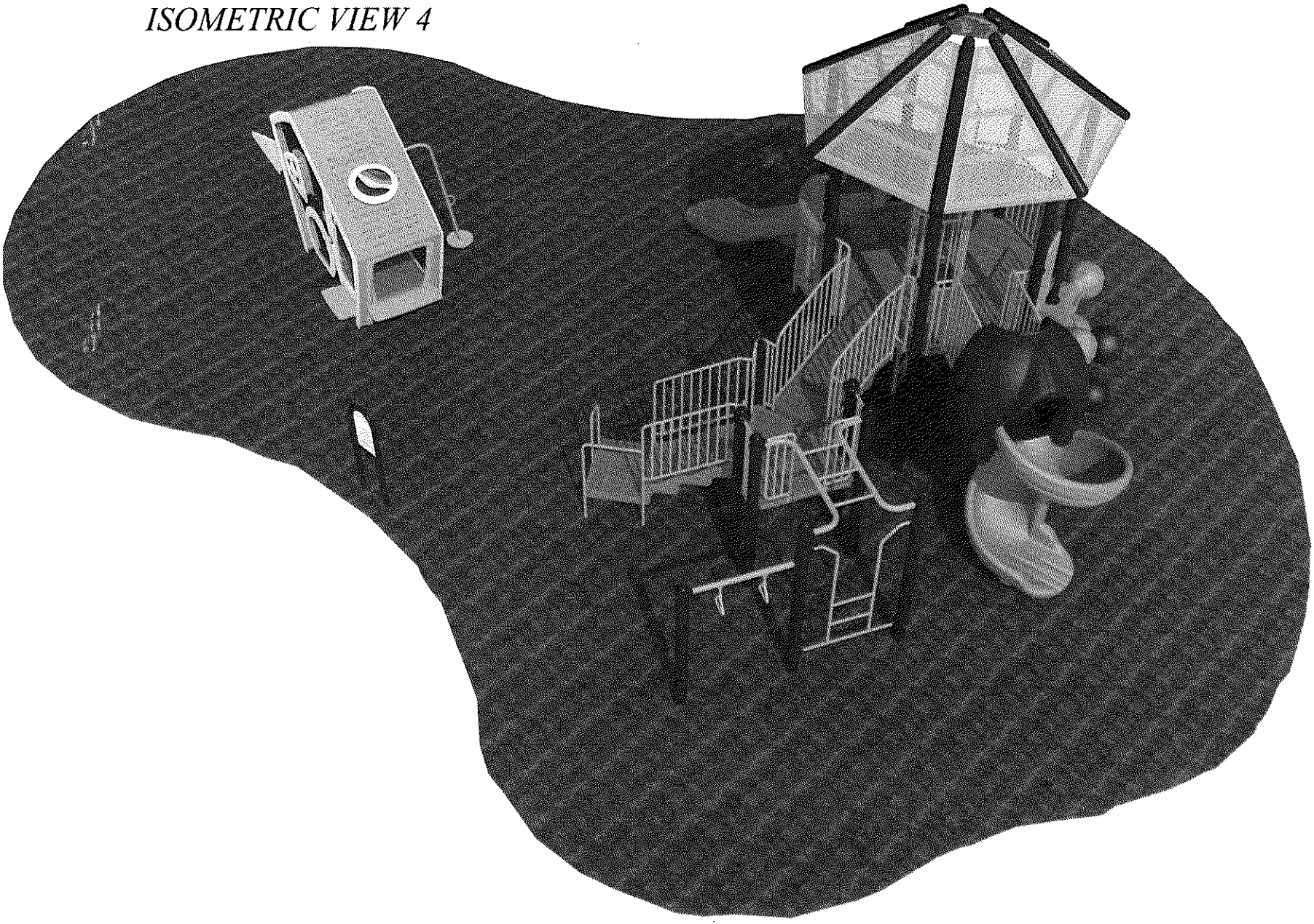
Springfield YWCA
Option 2

ISOMETRIC VIEW 3



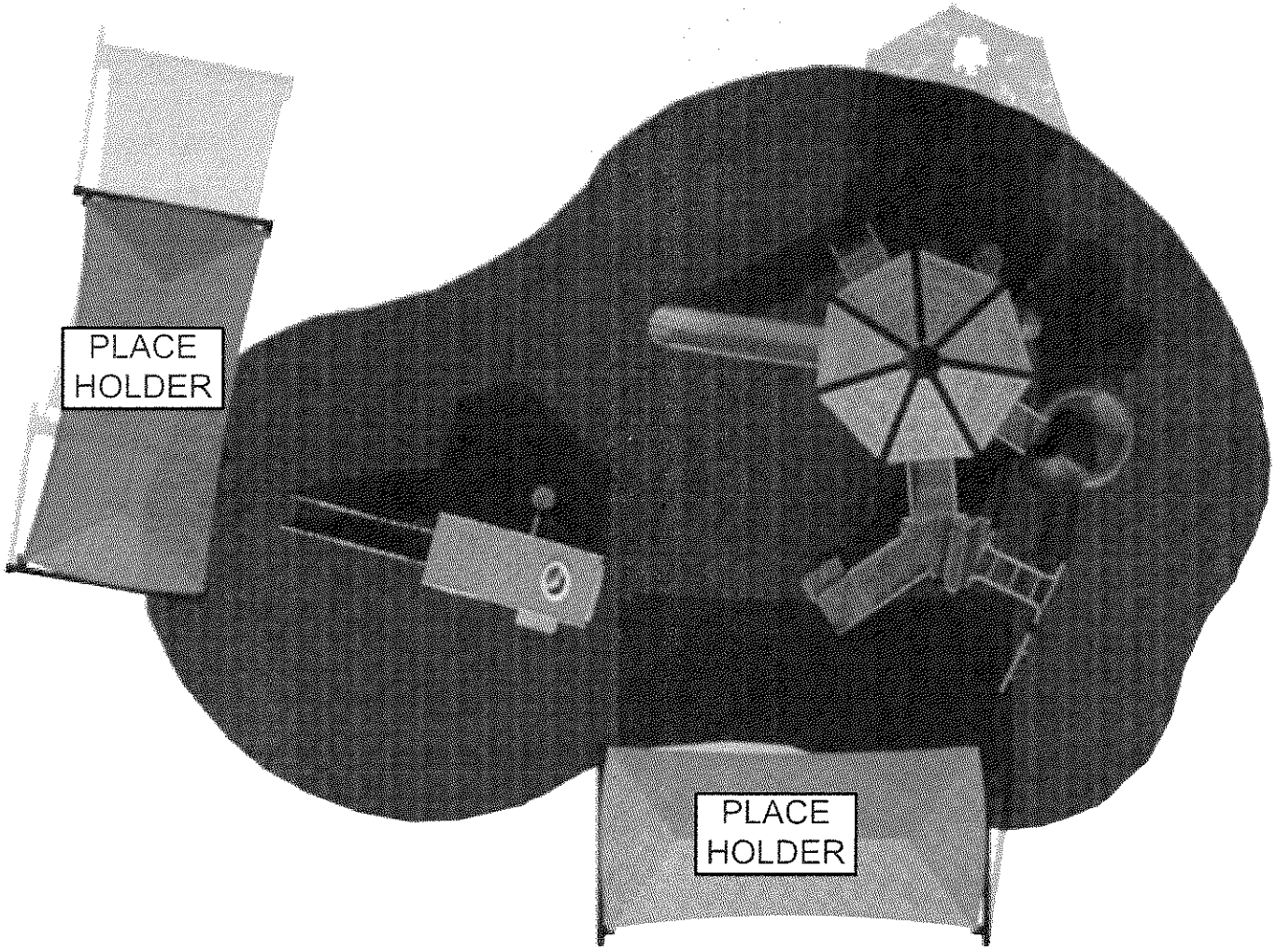
Springfield YWCA
Option 2

ISOMETRIC VIEW 4



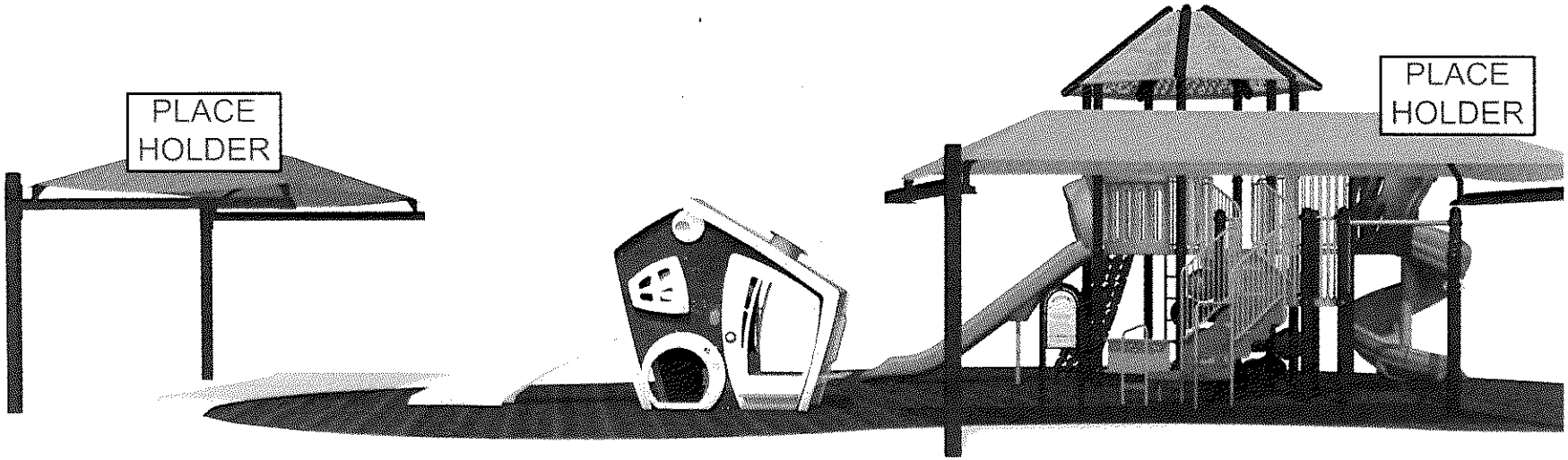
Springfield YWCA
Option 2

TOPVIEW
with Shade Structures

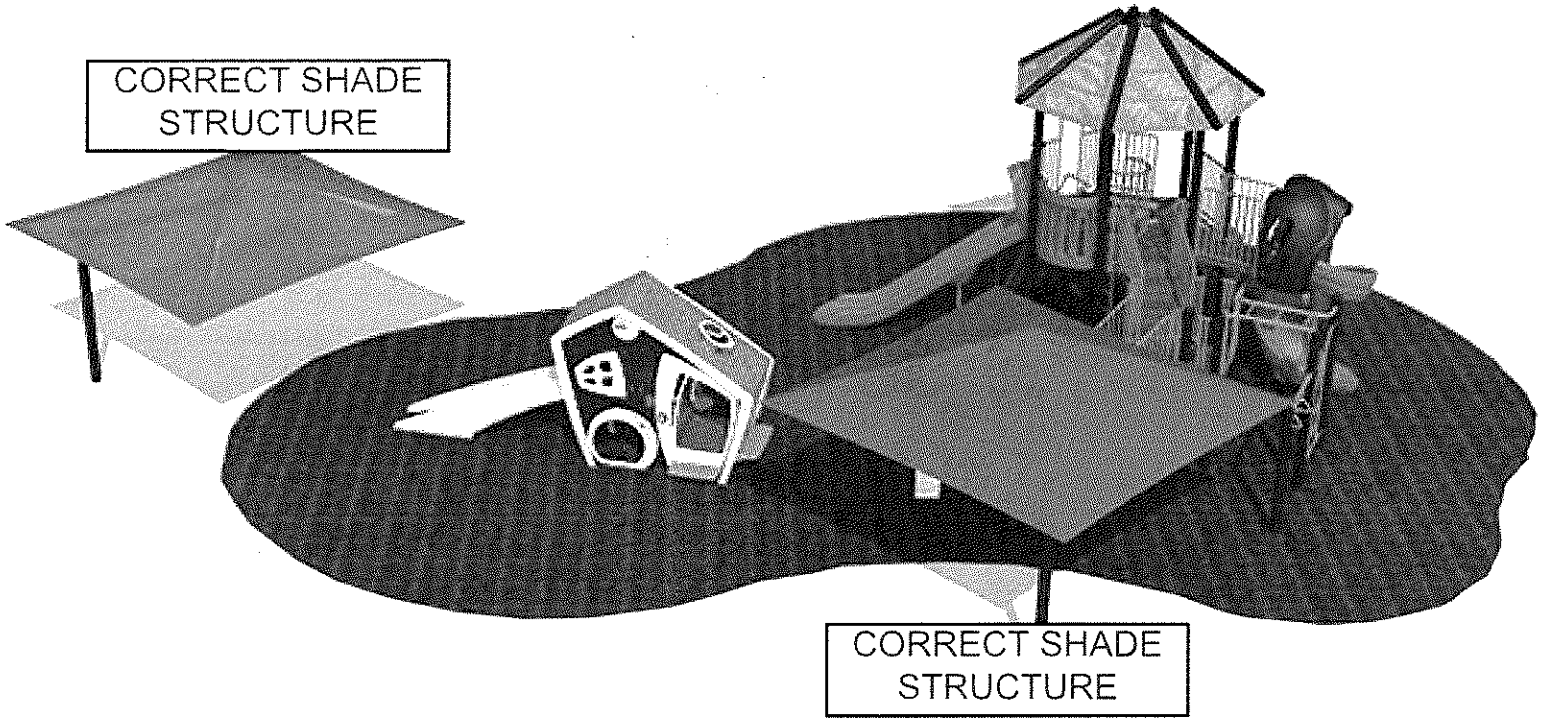


Springfield YWCA
Option 2

Elevation with Shade Structures



Springfield YWCA
Option 2

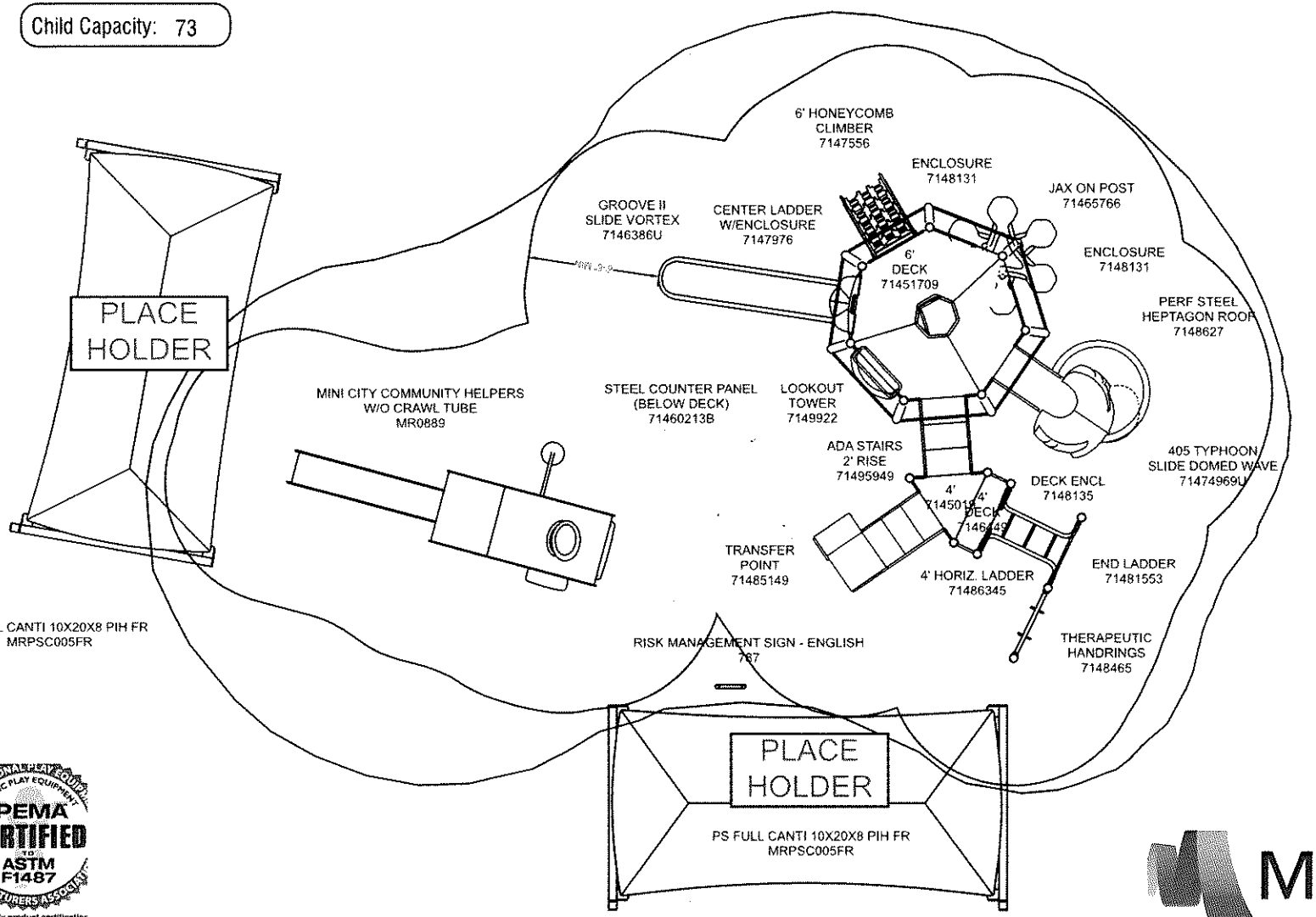


Springfield YWCA
Option 2
Springfield, MA

AGE GROUP: 2-5			
ELEVATED PLAY ACTIVITIES - TOTAL:	2		
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	2	REQ'D	1
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0
GROUND LEVEL ACTIVITY TYPE:	2	REQ'D	1
GROUND LEVEL QUANTITY:	2	REQ'D	1

AGE GROUP: 5-12			
ELEVATED PLAY ACTIVITIES - TOTAL:	6		
ELEVATED PLAY ACTIVITIES ACCESIBLE BY TRANSFER:	0	REQ'D	3
ELEVATED PLAY ACTIVITIES ACCESIBLE BY RAMP:	0	REQ'D	0
GROUND LEVEL ACTIVITY TYPE:	2	REQ'D	2
GROUND LEVEL QUANTITY:	2	REQ'D	2

Child Capacity: 73



IPEMA CERTIFIED TO ASTM F1487

To verify product certification visit www.ipema.org

Miracle

SITE SPECIFICS, L.L.C.

PO Box 325
Rochester,MA

PHONE NO: (508) 763-0207
FAX NO: (508) 763-0208

GROUND SPACE: 60'-0" x 40'-0"

PROTECTIVE AREA: 57'-0" x 38'-0"

DRAWN BY: Cindy Maak | DATE: 4/8/2020

R0047_43931397389

✓ COMPLIES TO ASTM/CPSC

✓ COMPLIES TO ADA

To promote safe and proper equipment use by children, Miracle recommends the installation of either a Miracle safety sign or other appropriate safety signage near each playsystem's main entry point(s) to inform parents and supervisors of the age appropriateness of the playsystem and general rules for safe play.

THE PLAY COMPONENTS IDENTIFIED IN THIS PLAN ARE IPEMA CERTIFIED. THE USE AND LAYOUT OF THESE COMPONENTS CONFORM TO THE REQUIREMENTS OF ASTM F1487.

AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS

APPENDIX D

YWCA Springfield Playground Surface and Equipment Replacement Recommendations
Springfield, Massachusetts
Prepared For: YWCA of Western Mass
MMI # 7162-01

MILONE & MACBROOM

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS
April 16, 2020

Concept 1-Improvements Summary Estimate

	PLAYGROUND ELEMENT	TOTAL PROJECT COST (including install fees)
1	Site Work	$ 12,000.00
2	5-12 Year Age Structure	$ 53,000.00
3	2-5 Year Age Structure	$ 19,500.00
4	Playground Surfacing	$ 28,500.00
5	Shade Structure (5,462 x 2)*	$ 11,000.00
6	Catch Basin Grates (1,250 x 2)	$ 2,500.00
ST	SubTotal	$ 126,500.00
CONT	Contingency on Subtotal at 15%	$ 19,000.00
	Grand Total (ST+CONT)	$ 146,000.00

General Notes:

Costs above are based upon conceptual masterplan and should be considered approximate in nature and used for planning purposes.

* Shade Structures on sale for $4,199 + install (15%) through June 30th, 2020

YWCA Springfield Playground Surface and Equipment Replacement Recommendations
Springfield, Massachusetts
Prepared For: YWCA of Western Mass
MMI # 7162-01

MILONE & MACBROOM

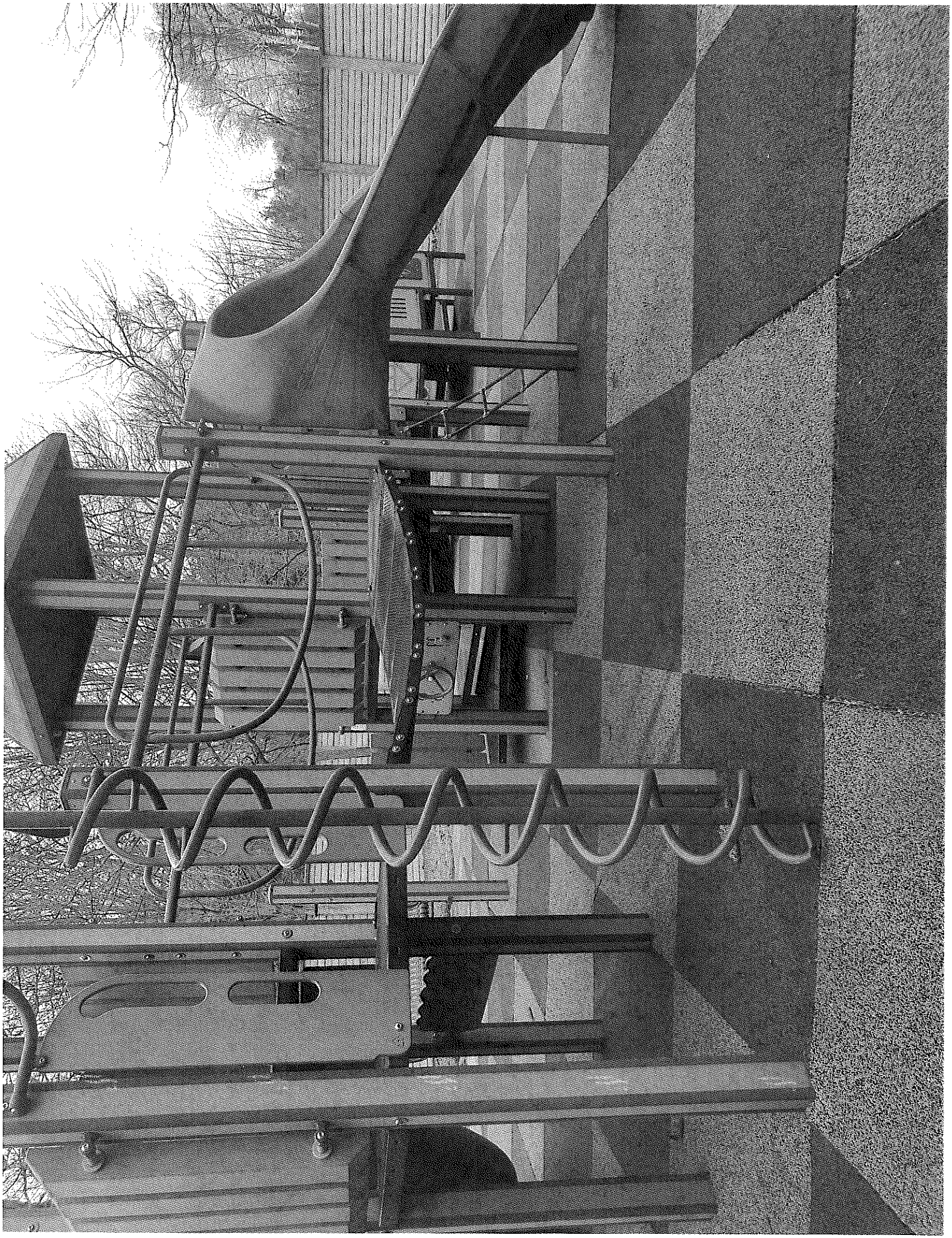
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS
April 16, 2020

Concept 2 Improvements Summary Estimate

	PLAYGROUND ELEMENT	TOTAL PROJECT COST (including install fees)
1	Site Work	$ 14,000.00
2	5-12 Year Age Structure	$ 52,500.00
3	2-5 Year Age Structure	$ 18,000.00
4	Playground Surfacing	$ 18,850.00
5	Shade Structure (3,540 x 2)	$ 7,100.00
6	Catch Basin Grates (1,250 x 2)	$ 2,500.00
ST	SubTotal	$ 112,950.00
CONT	Contingency on Subtotal at 15%	$ 17,000.00
	Grand Total (ST+CONT)	$ 130,000.00

General Notes:

Costs above are based upon conceptual masterplan and should be considered approximate in nature and used for planning purposes.



LOAN STATEMENT

BERKSHIRE BANK
America's Most Exciting Bank
P.O. Box 1308, Pittsfield, MA 01202

00000176 IBSP1216200418328917 000002 100000 0M

YWCA OF WESTERN MA INC
ONE CLOUGH STREET
SPRINGFIELD MA 01118

Account/Note Number	00022837000-00001
Statement Date	12/15/20
Officer	WALL, ANDREW
Branch Number	4530
Current Balance	$1,467,097.92
Payment Due Date	12/29/20
Amount Due	$15,947.22

Your Account Number 00107010607 Will Be Charged
Call 800 773-5601 with questions on your bill.

SUMMARY

Note/Category	Current Balance	Interest Rate	Maturity Date	Description	Amount Due
00001/C	1,467,097.92	3.584500	11/29/21	Principal Payment	11,564.88
				Interest To 12/29/20	4,382.34
				Total Due On 12/29/20	**$15,947.22**

YEAR-TO-DATE SUMMARY

Interest Paid	51,354.52	Escrow Interest Paid	0.00
Unapplied Funds	0.00	Escrow Balance	0.00
Taxes Disbursed	0.00	Property Address	1 CLOUGH STREET SPRINGFIELD MA 01118-2213

IF YOUR LOAN IS CURRENTLY ON DEFERRAL DUE TO THE COVID-19 PANDEMIC, THIS STATEMENT IS FOR INFORMATIONAL PURPOSES ONLY, AND YOU DO "NOT" NEED TO MAKE PAYMENT. IF APPLICABLE, WE ASK YOU TO PAY THE ESCROW AMOUNT SHOWN. PAYING ESCROW DURING THE DEFERRAL PERIOD WILL HELP AVOID A SHORTAGE THAT COULD LEAD TO HIGHER FUTURE ESCROW PAYMENTS.

Please return the bottom portion if you are making an additional loan payment.

☐ Check here for change of address or phone number and indicate changes.

YWCA OF WESTERN MA INC
ONE CLOUGH STREET
SPRINGFIELD MA 01118

Account/Note Number	00022837000-00001
Payment Due Date	12/29/20
Amount Due	$15,947.22
Additional Prin, Int, Escrow, Fees:	
Amount Enclosed	

092

Please remit and make check payable to:

BERKSHIRE BANK
P.O. BOX 4129
WOBURN, MA 01888-4129

092 00022837000 00001 610 00000 0001594722 7

00000176-0000001-Page 000001 of 000004-IBSP1216200418328917-FORM226

BERKSHIRE BANK

America's Most Exciting Bank

P.O. Box 1308, Pittsfield, MA 01202

LOAN STATEMENT

YWCA OF WESTERN MA INC
Account Number 00022837000
Statement Date 12/15/20

LOAN HISTORY

Note Number	Posting Date	Effective Date	Transaction Description	Principal	Interest	Late Fees/ Others	Escrow	Insurance
00001	11/30/20	11/29/20	ACH/Autopayment	11,383.66	4,563.56	0.00	0.00	0.00

00000176-0000002-Page 000003 of 000004-IBSP12152004183289I7-FORM226