



JOSEPH A. CURTATONE  
MAYOR



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**COMMUNITY PRESERVATION COMMITTEE**  
**FY20 FUNDING CYCLE**  
**APPLICATION COVER PAGE**

**1. PROJECT INFORMATION**

PROJECT NAME: CENTRAL HILL CAMPUS PHASE I

PROJECT LOCATION: 97 HIGHLAND AVENUE

LEGAL PROPERTY OWNER OF RECORD: CITY OF SOMERVILLE

ONE SENTENCE DESCRIPTION OF PROJECT: CENTRAL HILL CAMPUS PHASE I INCLUDES THE CENTRAL HILL PLAYGROUND, MEMORIAL WALK EAST, AND GOLD STAR PLAZA

Please indicate (X) all categories that apply to this project (minimum of one) in the chart.

	Open Space	Recreational Land	Historic Resources	Community Housing (blended projects only)
Acquisition				
Creation				
Preservation				
Support				
Rehabilitation/Restoration		X		

ESTIMATED START DATE: March, 2020

ESTIMATED COMPLETION DATE: August, 2021

CPA FUNDING REQUEST: \$300,000

TOTAL BUDGET FOR PROJECT: \$4,732,870

**2. APPLICANT INFORMATION**

APPLICATION NAME / ORGANIZATION: CITY OF SOMERVILLE

CO-APPLICATION NAME / ORGANIZATION: \_\_\_\_\_

CONTACT PERSON: CORTNEY KIRK

MAILING ADDRESS: OSPCD, CITY HALL, 93 HIGHLAND AVENUE, SOMERVILLE, MA 02143

PHONE: 617-625-6600X2544 EMAIL: CKIRK@SOMERVILLEMA.GOV

**3. SIGNATURES**

I (we) certify that all information provided in this entire submission is true and correct to the best of my (our) knowledge and that no information which might reasonably affect funding has been excluded. I (we) authorize the Community Preservation Committee and/or the City of Somerville to obtain verification from any source provided.

Name (printed) CORTNEY KIRK Signature  Date 09/23/2019

Name (printed) \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_



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## CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE FY20 FUNDING CYCLE SUBMISSION REQUIREMENTS CHECKLIST

Please check (✓) each item included in your submission, which should include the applicable items in the order listed below.

### GENERAL:

- Application Cover Page (form provided)
- Submission Requirements Checklist (this form)
- Narratives (prompts provided in instruction packet)
- Project timeline: a project schedule showing all major milestones (i.e., study, design, environmental, permitting, construction, etc.), including receipt of other funding sources
- Grant and Trust Funds Disclosure Form (form provided)
- Campaign Contribution Mandatory Disclosure and Certification Form (form provided- only needed if requesting \$50,000 or more in CPA funds)
- Ordinance to Safeguard Vulnerable Road Users Acknowledgement (form provided)

### FINANCIAL:

- Budget Summary (form provided- construction projects must include cost for permanent CPA dedication sign)
- Itemized budget of all project costs, including the proposed source for each cost
- Three written quotes for project costs. If quotes cannot be secured, detailed cost estimates may be used if a thorough explanation of the estimates is included.
- Proof of secured funding (e.g., commitment letters or bank statements), if applicable. If providing bank statements, please redact identifying information such as account numbers.

### VISUAL:

- Map of the property location showing all features pertinent to the project, including current or future rapid transit stations
- Photos of the project site (not more than 4 views per site); include digital copies

### OWNERSHIP/OPERATION (NON-CITY):

- Documentation of site control or written consent of the property owner to undertake the project, if the owner is not the applicant
- City has signed on as a co-applicant for community projects proposed on City land.
- Certificates of Good Standing from the [City](#) and the [State](#), if applicable
- 501(c)(3) certification, if operating as a non-profit
- Purchase and sale agreement or copy of current recorded deed, if applicable

### COMMUNITY SUPPORT (RECOMMENDED):

- Letters of support from residents, community groups, other City boards, commissions, or departments, or from City, state, or federal officials

**HISTORIC RESOURCES PROJECTS:**

- Documentation that the project is listed on the State Register of Historic Places or a written determination from the Somerville Historic Preservation Commission that the resource is significant in the history, archeology, architecture, or culture of Somerville.
- Photos documenting the condition of the property
- Report or condition assessment by a qualified professional describing the current condition of the property, if available.

**PLANS AND REPORTS (IF AVAILABLE; SUBMIT DIGITAL COPIES ONLY)**

- Renderings, site plans, engineering plans, design and bidding plans, specifications, and any MAAB variance requests
- Applicable reports (e.g., 21E, historic structure report, appraisals, survey plans, feasibility studies).



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## **Central Hill Campus Phase I Narrative**

### **Project Description**

**Describe the project, including the project location and the property involved:**

Central Hill Park is Somerville's oldest park (1870) and one of its largest (6.58 acres) located on Highland Avenue between Walnut and School Streets. It is a key element in Somerville's "civic center on the hill," which includes City Hall, Somerville High School, and Somerville Public Library's main branch.

This application is for the first phase of renovating Central Hill Park, which is the east side of the Central Hill Park property along Highland Avenue between Walnut and Putnam Streets. The remaining phases of the Central Hill Campus will be fully designed and constructed as part of the City Hall, 1895 building, and Library renovation planning efforts.

**Why is this project needed? How does it preserve and enhance the character of Somerville? How does the project benefit the public? What population(s) will it serve?**

In 2018 Somerville began building its new high school, which will be sited differently on the property and raised the need for a Central Hill Master Plan. Completed in early 2019, the master plan recommended the Central Hill Park be reconstructed in four phases. The first phase includes Central Hill Playground, and the eastern half of the Memorial Walk, which will include the Korean and Vietnam War Memorials as well as a new memorial to honor contemporary wars and Gold Star Service Members in a new civic space named the Gold Star Plaza.

The new playground will be located in front of the Central Library along Highland Avenue and will integrate reading and learning themes and include climbing, sliding, and spinning play; swings for a range of ages and abilities; a splash pad and attached rain garden; discrete areas for quiet play; sun and shade areas; and a patio for snacking and socializing.

The Memorial Walk East will feature accessible paths to each memorial. The memorials will be re-sited on the campus in chronological order with space for quiet contemplation and celebration. Phase I includes the reinstallation of the Korean and Vietnam War memorials, two war memorials that honor veterans that are still living today, which is important to the Veterans Commission. In front of Memorial Hall will be a new memorial to recognize Gold Star Service Members and honor





all contemporary wars, the Gold Star Plaza. The walk will incorporate green infrastructure such as permeable pavement and rain gardens. Other amenities will include preserving the campus' mature tree cover, wayfinding, and typical City park amenities.

Thanks to its location, Central Hill Park draws people from all over the city to its greenscaped walking paths and war memorials. It will continue to serve neighbors, families visiting City Hall and the library, High School students, local daycares, and the YMCA down the street. The new Central Hill Playground will be located in a large Environmental Justice area (minority). It will be adjacent, on its north and east sides, to a large LMI-eligible block group area and EJ neighborhoods designated as minority/income and minority/income/English isolation. Central Hill Playground, as part of Somerville's civic center, is neutral territory that draws families from all over the city. And people have waited a long time for a playground of this caliber. The earlier playground, even in its heyday, was squeezed between parking lots and driveways. Not only will the new playground offer more play value, it will encourage adult and child collaborative play, and connect via safe and accessible walking paths to numerous additional amenities, including Central Hill Park greenspaces, the Public Library and its Urban Garden, new rain gardens along Highland Avenue, a new linear park and parkour area attached to the 1.9 mile New Somerville Community Path behind the library.

**How does the project meet the general and category-specific priorities outlined in the Community Preservation Plan, including how the project incorporates sustainable practices and design?**

Central Hill Playground, and Central Hill Park as a whole, expand on the idea of a public park by combining play/recreation space with traditional learning spaces (at the high school and library) and civic engagement spaces (at City Hall and public meeting spaces at the high school and library). The park and playground will also connect to the 1.9 mile New Somerville Community Path, which is fully-accessible, open to all forms of non-motorized mobile recreation, has a parkour element, spans almost the entire length of the city, and is part of the 10 mile Minuteman Bikeway that joins Somerville with Cambridge and Boston.

Central Hill Playground will be much more than just a 0.25 acre playground; it will be a gateway to learning, civic engagement, and many other forms of recreation. The new playground design encompasses inclusive features that were not part of the earlier playground, including grading, ramps, and uniform poured-rubber surfaces that allow wheelchair access to all playground areas; play equipment prioritized for access; quiet play areas; pathway colors that organize space and provide strong visual contrast for low-vision visitors; room for caregivers to assist children as they play; and clear site lines for standing and sitting caregivers.

Access into the playground and park will also be improved: Somerville will add new crosswalks on Highland Avenue opposite the playground, as well as behind the library on Walnut Street. Somerville is working with the MBTA to move bus stops on Highland Avenue to reduce intersection crossings for







pedestrians and streamline kneeling-bus service to Central Hill.

Two of the 13 action items in Somerville's community climate change plan, Somerville Climate Forward (2018), call for tree canopy expansion and improved stormwater management. Central Hill Phase I will support these action items by expanding the number of trees on site from 39 to 112, and by installing rain gardens and vegetative bump outs with ecologically diverse plants to retain and infiltrate stormwater and water from the playground and splash pad. The green stormwater infrastructure includes an underground water catchment system under the high school's lawn that collects water from the high school roof and permeable pavers in Central Hill Park into a water reuse system that supports the park's irrigation. The playground will further benefit from a second rain garden located just below the playground's southern edge, along Highland Avenue. This rain garden will control erosion into Highland Avenue, provide a green border for the playground, and support the water catchment system. It will be one of seven back-of-sidewalk rain gardens added to Central Hill Park along Highland Avenue as part of the general Central Hill improvement project.

## **Measuring Success**

### **What are the goals of this project?**

The City envisioned the Central Hill Campus as an inviting and accessible civic campus that embodies its values for accessibility, inclusion, environmental stewardship, and respect for local history. The campus goals include:

- To achieve a historically appropriate and unified sense of place
- To improve accessibility within the campus
- To respectfully incorporate and relocate numerous war memorials
- To integrate the Central Library into the civic experience
- To systematically mitigate stormwater impacts
- To utilize landscape and urban design elements and wayfinding to enhance the visitor experience

### **How will the success of this project be measured? (There should be at least one measure of success for every stated goal.)**

Goal: To achieve a historically appropriate and unified sense of place

Measure: Install site elements with materials appropriate to the historic context of the buildings

Goal: To improve accessibility within the campus

Measure: Deliver new walkways that meet or exceed accessibility standards

Goal: To respectfully incorporate and relocate numerous war memorials

Measure: Install war memorials as directed by the Veterans Committee

Goal: To integrate the Central Library into the civic experience

Measure: Support exterior learning moments and library events across the Central Hill Park and Playground





Goal: To systematically mitigate stormwater impacts

Measure: Measure stormwater quality and quantity

Goal: To utilize landscape and urban design elements and wayfinding to enhance the visitor experience

Measure: Guide and teach users successfully

## Financial

**Describe all successful and unsuccessful attempts to secure funding and/or in-kind contributions, donations, or volunteer labor for the project. Describe any cost-saving measures to be implemented.**

The City recognizes a vital need to improve the quality of open space and recreation opportunities at Central Hill, in the neighborhood and within the city. Design funds were appropriated through the City Council for the project and the community engagement process is underway. With significant demands being placed on City budgets, the use of CPA funds to construct Central Hill Campus Phase I would create an important amenity at the City's civic center, a space for all residents as well as meet the demonstrated open space needs for the neighborhood.

## How was the total CPA funding request determined?

Construction costs for Central Hill Campus Phase I are budgeted at \$4,732,870. This amount was arrived at by consultation with the design team working on the project, as well as previous estimates prepared during the Master Planning phase. Included with this application is the draft estimate for Central Hill and will be thoroughly reconciled prior to the construction estimate to ensure we are within the City's budget. The CPA funding request of \$400,000 is planned to cover the matching funds for our PARC Grant Application. The remaining costs are expected to be drawn from funds attached to the high school project to help pay for Phase I of the Central Hill Park improvements and playground.

**Will the project require funding over multiple years? If so, please provide annual funding requirements. (The CPC does not commit to funding projects over multiple years. If multiple years of funding is necessary, the applicant will need to submit a new application for funding each year).**

No, we anticipate the construction to be completed over one year.





## **Project Management**

**Describe the applicant. Are they public, private non-profit, private for-profit, an individual, a partnership, or another type of entity? What is their history and background? Provide any additional relevant information.**

The City of Somerville's Department of Public Space and Urban Forestry sits within the Mayor's Office of Strategic Planning and Community Development (OSPCD).

**Demonstrate that the applicant has successfully completed projects of similar type and scale or has the ability to complete the project as proposed.**

The City of Somerville's Department of Public Space and Urban Forestry has successfully renovated over 30 parks and playgrounds in the city since 2004. The department staff has a proven record of delivering high quality and creative projects that are on-schedule and on-budget.

**Identify and describe the roles of all known participants, including the project manager.**

The City of Somerville's Project Manager for Central Hill Campus Phase I is Cortney Kirk. She is the City's Streetscape and Public Space Planner within the Public Space and Urban Forestry Department. She is a Licensed Landscape Architect in the State of Massachusetts with over twelve years professional experience working on Commercial and Institutional landscape projects of various scales and locations. Cortney brings a wealth of knowledge to the project in both design and construction. Additional project management and construction administration services will be provided by Symmes, Maini, and McKee Associates (SMMA).

**Describe the feasibility of the project and how it can be implemented within the timeline and budget included in this application.**

The project team anticipates the project to release the contract documents for construction and to get a Response from Bidders early 2020. The project is scheduled to complete construction as close as possible to the opening of the new High School. The design phase is preparing detailed cost estimates for the project to ask City Council to approve the construction funds by December 2019.

**Describe any known or potential barriers to the successful on-time commencement and completion of the project, including any permits or inspections required.**

At this time the project team does not anticipate any barriers that will delay or prohibit the completion of Central Hill Campus Phase I.







**Describe any ongoing maintenance and programming required and who will be responsible for it.**

The maintenance of Central Hill Campus Phase I will be the responsibility of DPW's Buildings and Grounds Department. The Department has been regularly informed of the development of the design and provides comments to the design team regarding maintenance requirements and ease of accessing all areas of the Phase I work.

**Describe any permits, approvals, Massachusetts Architectural Access Board (MAAB) variance requests, or restrictions that are required for the project to go forward and the status for each.**

Central Hill Campus Phase I will receive design sign off from the Public Space and Urban Forestry Department prior to construction. Once the playground is complete, it will seek full certification from a Certified Playground Safety Inspector to ensure full safety and compliance with Early Education and Childcare needs.

**Accessibility Requirements**

**Describe how the proposed project complies with all Americans with Disabilities Act/MAAB Regulations.**

The Central Hill Campus Phase I will provide accessible routes to both the High School Building and Central Library. Several curved pathways, as part of the Memorial Walk East, provide barrier free routes from Highland to each building as well as across the Eastern side of the Central Hill Park. Ramps and stairs are included in various locations in Phase I and will meet or exceed all ADA and MAAB regulations for accessibility.

The Central Hill playground design includes accessible safety surfacing throughout the play area to allow both parents and children access all play equipment.

The High School Concourse includes an accessible drop off for both the Central Library and the High School Building. Two accessible parking spaces make up the twelve concourse parking spaces, one for the High School and one for the Central Library. This exceeds the minimum MAAB standards.





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**Project timeline: a project schedule showing all major milestones**

February 2019: Central Hill Campus Master Plan Complete

May 2019: Phase I Design Funding Approved

July - November 2019: Community Process

November - December 2019: City Council Construction Funding Approval

January - February 2020: Project Bid Release

March 2020 - August 2021: Construction

August - November 2021: Construction Punch List and Completion





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**CITY OF SOMERVILLE, MASSACHUSETTS  
COMMUNITY PRESERVATION COMMITTEE**

**FY20 FUNDING CYCLE  
BUDGET SUMMARY**

PROJECT NAME: CENTRAL HILL CAMPUS PHASE I

APPLICANT: CITY OF SOMERVILLE

<b>SUMMARY OF PROJECT COSTS</b>						
<i>Please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission. Budget needs to include cost of permanent CPA dedication sign if requesting construction funds.</i>						
	PROPOSED SOURCE	EXPENSES				TOTAL
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	
1	Somerville CPA				300,000	300,000
2	PARC GRANT				400,000	400,000
3	CITY OF SOMERVILLE				4,032,870	4,032,870
4						
5						
6						
<b>TOTAL PROJECT COSTS</b>					<b>4,732,870</b>	<b>4,732,870</b>
*Soft costs include design, professional services, permitting fees, closing costs, legal, etc.						
** Construction includes new construction, preservation, rehabilitation, restoration work, and/or accessibility related expenses						

<b>EXPLANATION OF FUNDING SOURCES</b>			
<i>Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet</i>			
	SOURCE	SECURED? (YES/NO)	STATUS OF FUNDING SOURCE
1	PARC GRANT	N	SUBMITTED APPLICATION JULY 9, 2019; RECEIVE AWARD NOTIFICATION EXPECTED DECEMBER 2019
2	CITY OF SOMERVILLE	N	REQUEST TO CITY COUNCIL WILL BE SUBMITTED OCTOBER 21, 2019; RECEIVE FUNDING APPROVAL BY DECEMBER 2019
3			
4			
5			





**PM&C LLC**  
20 Downer Ave, Suite 1C  
Hingham, MA 02043  
(T) 781-740-8007  
(F) 781-740-1012

**Phase 1 DD Estimate**  
**DRAFT - Pending SMMA Review**  
**Central Hill Campus Plan**  
**Site Work**

Somerville, MA

Prepared for:

**SMMA**

September 18, 2019





Central Hill Campus Plan  
Site Work  
Somerville, MA  
Phase 1 DD Estimate

18-Sep-19

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Estimated Construction Cost
<b>SITE WORK</b>		
CHCP PHASE 1	Apr-20	
SITEWORK		\$3,691,584
ESCALATION TO START OF CHCP P1 - 2020	3.33%	\$123,053
SUBTOTAL CHCP PHASE 1		<u>\$3,814,637</u>
DESIGN AND PRICING CONTINGENCY	5.00%	<u>\$190,732</u>
SUB-TOTAL		\$4,005,369
GENERAL CONDITIONS	10.00%	\$400,537
GENERAL REQUIREMENTS	4.00%	\$160,215
BONDS	1.15%	\$46,062
INSURANCE	1.25%	\$50,067
PERMIT		Waived
CM FEE	4.00%	\$186,490
CM/GMP CONTINGENCY	3%	\$120,161
<b>TOTAL OF ALL CONSTRUCTION</b>		<b><u><u>\$4,968,900</u></u></b>

PRICING BREAKDOWN

Temporary access to library	\$12,996
Removal of temporary work as documented by PR#114	\$15,298

**Central Hill Campus Plan**

Site Work

Somerville, MA

18-Sep-19

**Phase 1 DD Estimate**

This Design development cost estimate was produced from drawings, outline specifications and other documentation prepared by SMMA Architects Inc. and their design team received September 6, 2019. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, construction manager's overhead, fee and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under Chapter 149a of the Massachusetts General Laws to pre-qualified construction managers, and pre-qualified sub-contractors, open specifications for materials and manufacturers.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

**ITEMS NOT CONSIDERED IN THIS ESTIMATE**

Items not included in this estimate are:

- Land acquisition, feasibility, and financing costs
- All professional fees and insurance
- Site or existing conditions surveys investigations costs, including to determine subsoil conditions
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items as indicated in the estimate
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction contingency (GMP Contingency is included)
- Rock removal
- Contaminated soils removal, other than defined



Central Hill Campus Plan  
 Site Work  
 Somerville, MA

18-Sep-19

Phase 1 DD Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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CHCP PHASE 1

**G SITEWORK**

**G10 SITE PREPARATION & DEMOLITION**

*SELECTIVE SITE DEMOLITION*

7	Site construction fence/barricades (LOW)	3,500	lf	16.00	56,000		
8	Construction gates - allowance	2	loc	3,000.00	6,000		
9	Sawcut pavement	1,475	lf	2.50	3,688		
10	R&D existing pavements - not full depth removal	24,464	sf	1.00	24,464		
11	R&D existing pavements - full depth removal	14,454	sf	1.50	21,681		
12	R&D temporary pavements - as shown and marked as temporary on plan dated 5-21-19 sheet c-222	7,577	sf	1.50	11,366		
13	R&D temp access to library	1,000	sf	1.50	1,500		
14	R&S existing street signs	10	ea	500.00	5,000		
15	R&D existing trees complete	2	ea	1,000.00	2,000		
16	Selective planting removal along library	1	ls	5,000.00	5,000		
17	R&D existing light pole bases	11	ea	1,000.00	11,000		
18	R&D existing bike racks	2	ea	2,500.00	5,000		
19	R&D existing park sign	1	ea	1,500.00	1,500		
20	R&D cement concrete stairs	81	lf	100.00	8,100		
21	R&D handrails for stairs	30	lf	50.00	1,500		
22	R&D existing transformer pad	1	ea	1,500.00	1,500		
23	R&D existing brick chess plaza	668	sf	2.00	1,336		
24	R&D existing chess tables and chairs	4	ea	2,500.00	10,000		
25	R&S existing granite curb along sidewalks	932	lf	15.00	13,980		
26	Disassemble and store - Korean War Memorial	1	ls	10,000.00	10,000		
27	Disassemble and store - Vietnam War Memorial	1	ls	10,000.00	10,000		
28	Disassemble and store - Vietnam War Memorial benches	5	ea	2,500.00	12,500		
29	Disassemble and store - Pay phone art box	1	ls	7,500.00	7,500		
30	2'x4' construction signage - wood posts	1	ea	1,000.00	1,000		
31	4'x8' construction signage - multi-color - wood posts	1	ea	2,500.00	2,500		
32	Traffic control during construction - highland ave / Medford street intersection work	1	ea	100,000.00	100,000		

*EARTH MOVING*

35	Topsoil - Strip and dispose	1,066	cy	12.00	12,792		
36	Cut	1,550	cy	8.00	12,400		
37	Fill	1,500	cy	12.00	18,000		
38	Soil off site disposal	1,550	cy	45.00	69,750		
39	Soil disposal fee	2,325	tn	6.50	15,113		
40	Import fill	2,475	tn	15.00	37,125		
41	Fine grading	68,940	sf	0.12	8,273		
42	E+B for site structures	1	ls	15,000.00	15,000		
43	Sub grading	68,940	sf	0.10	6,894		
44	Erosion control	3,500	lf	14.00	49,000		
45	Siltation sacks for drainage structures	11	ea	200.00	2,200		
46	Construction entrance	2	ls	10,000.00	20,000		
47	Tree protection	39	ea	250.00	9,750		
48	Silt fence for stockpile areas - allowance	1	ls	5,000.00	5,000		
49	Silt fence maintenance, dust control and monitoring	1	ls	7,500.00	7,500		
50	Rock removal allowance					NIC	
51	SUBTOTAL						622,910

**Div. 3 CONCRETE**

*MISC. CAST-IN-PLACE CONCRETE*

Stairs

57	Concrete stair treads	222	lfr	190.00	42,180		
58	Cheek walls	16	lf	600.00	9,600		
59	Cheek walls - radius	75	lf	700.00	52,500		
60	Concrete stair treads to receive granite treads	80	lfr	190.00	15,200		
61	Concrete seat stairs	309	lfr	200.00	61,800		
62	<u>Concrete walls</u>						



Central Hill Campus Plan  
Site Work  
Somerville, MA

18-Sep-19

Phase 1 DD Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>CHCP PHASE 1</b>							
63	Concrete retaining walls 18" - playground area	223	lf	300.00	66,900		
64	Concrete footing	223	lf	90.00	20,070		
65	<u>Concrete walls for granite veneer</u>						
66	Concrete retaining walls 24" - Highland ave plaza	320	lf	330.00	105,600		
67	Concrete footing	320	lf	90.00	28,800		
68	<u>Concrete walls for granite veneer sign - Central Library</u>						
69	Concrete retaining walls 24" - Highland ave plaza	10	lf	650.00	6,175		
70	Concrete footing	10	lf	90.00	855		
71							
72	<b>Div. 5 METALS</b>						
73							
74	<u>Monument metal restoration</u>						
75	Monument metal restoration & installation- allowance	2	ea	15,000.00	30,000		
76	Bench metal restoration & installation- allowance	5	ea	5,000.00	25,000		
77	<u>Metal railings</u>						
78	Steel handrail	33	lf	130.00	4,290		
79	Steel handrail - radius	343	lf	150.00	51,450		
80	Steel guardrail - radius (on walls)	236	lf	350.00	82,600		
81							
82	<b>G20 EXTERIOR IMPROVEMENTS</b>						
83							
84	<u>ASPHALT PAVING</u>						
85	<u>Bituminous temporary access path to library</u>						
86	gravel base; 12" thick	44	cy	40.00	1,750		
87	asphalt; 4" thick	111	sy	26.00	2,889		
88	Site construction fence/barricades (along both sides)	230	lf	12.00	2,760		
89	Curb cut - HC ramp	1	ea	500.00	500		
90	Detectable warning strip	8	sf	32.00	256		
91	<u>Bituminous roadway patching</u>						
92	gravel base; 12" thick	125	cy	40.00	5,000		
93	asphalt; 4" thick	297	sy	26.00	7,719		
94	<u>CONCRETE PAVING</u>						
95	<u>Concrete Sidewalk</u>						
96	gravel base; 12" thick	788	cy	40.00	31,532		
97	concrete; 6" thick	21,284	sf	12.00	255,408		
98	<u>Ramps</u>						
99	Ramps - gravel base; 12" thick	19	cy	40.00	757		
100	Ramps - concrete paving; 6" thick	511	sf	20.00	10,220		
101	<u>ADA curb access</u>						
102	Curb cut - HC ramp	20	ea	500.00	10,000		
103	Detectable warning strip	337	sf	32.00	10,784		
104	<u>UNIT PAVING</u>						
105	<u>Brick band along sidewalks</u>						
106	gravel base; 12" thick	31	cy	40.00	1,222		
107	brick band, 2'	825	sf	29.00	23,925		
108	<u>Precast Pavers on existing base material</u>						
109	asphalt; 3" thick	1,993	sy	26.00	51,827		
110	3" thick pavers	17,940	sf	20.00	358,800		
111	<u>Cobble paving</u>						
112	gravel base; 12" thick	4	cy	40.00	145		
113	3" thick cobble pavers	98	sf	20.00	1,960		
114	<u>POROUS UNIT PAVING</u>						
115	<u>Permeable Pavers</u>						
116	Decorative Plaza star	1	loc	10,000.00	10,000		
117	open graded stone sub-base, 32"	591	cy	45.00	26,589		
118	open graded stone base, 6"	111	cy	45.00	4,979		
119	open graded bedding course, 2"	38	cy	50.00	1,881		
120	3" thick permeable pavers	5,975	sf	20.00	119,500		
121	<u>CURBING</u>						
122	Vertical granite curbs along roadways - new	276	lf	42.00	11,592		
123	Vertical granite curbs along roadways - reset	932	lf	14.00	13,048		
124	Vertical granite curbs along rain gardens - new	595	lf	45.00	26,775		
125	Granite edger	317	lf	38.00	12,046		
126	Granite edger end post	9	ea	500.00	4,500		



Central Hill Campus Plan  
 Site Work  
 Somerville, MA

18-Sep-19

Phase 1 DD Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>CHCP PHASE 1</b>							
127	<i>PLAYGROUND PROTECTIVE SURFACING</i>						
128	Resilient play surface	5,975	sf	18.50	110,538		
129	asphalt; 3" thick	664	sy	26.00	17,261		
130	gravel base; 12" thick	305	cy	40.00	12,200		
131	<i>TRAFFIC SIGNS</i>						
132	Re-install street signs	10	ea	300.00	3,000		
133	Crosswalk Hatching	7	loc	1,200.00	8,400		
134	Rectangular flash beacon (solar powered)	2	ea	15,000.00	30,000		
135	<i>SITE STONEWORK</i>						
136	<u>Granite block seat wall</u>						
137	2' x 2' granite seatwall - Korean war memorial	82	lf	550.00	45,100		
138	<u>Granite veneer over cast-in-place concrete wall</u>						
139	Cap at retaining wall	320	lf	190.00	60,800		
140	Granite veneer for walls	640	sf	80.00	51,200		
141	Cap at central library sign	27	lf	190.00	5,035		
142	Granite veneer for central library sign	40	sf	80.00	3,200		
143	<u>Granite steps</u>						
144	Granite treads - radius	80	lf	260.00	20,800		
145	<i>FENCES</i>						
146	Playground area fencing	239	lf	70.00	16,730		
147	Playground area fence double gate	1	ea	2,500.00	2,500		
148	<i>PLAY STRUCTURES</i>						
149	Play elements	1	al	100,000.00	100,000		
150	<i>SITE FURNISHINGS</i>						
151	<u>Park signage</u>						
152	High School sign - Not shown in memo on plans	1	ea	15,000.00	15,000		
153	Park name sign - 18"x34"	2	ea	10,000.00	20,000		
154	Park regulation sign - 18"x18"	2	ea	2,500.00	5,000		
155	"No dogs" sign - 12"x12"	3	ea	500.00	1,500		
156	Central Library sign - 84" Long	1	ea	10,000.00	10,000		
157	Directory signs	3	ea	12,000.00	36,000		
158	Memorial information signs	4	ea	12,000.00	48,000		
159	Memorial boulders	7	ea	3,500.00	24,500		
160	Timeline signage	11	ea	3,500.00	38,500		
161	Dedication plaque	2	ea	5,000.00	10,000		
162	Flagpoles 30' height	1	loc	7,500.00	7,500		
163	Flagpoles 20' height	5	loc	5,000.00	25,000		
164	Wood decking area	600	sf	90.00	54,000		
165	Child seating at playground	28	lf	250.00	7,000		
166	Adult seating at playground	47	lf	250.00	11,750		
167	Embedded bike racks	8	ea	800.00	6,400		
168	Black steel ribbon street benches	5	ea	3,000.00	15,000		
169	Free standing café table w/ 4 chairs	9	ea	4,160.00	37,440		
170	Free standing lounge seats	8	ea	3,400.00	27,200		
171	Movable ottoman cube	12	ea	500.00	6,000		
172	Bottle filler / water fountain	1	ea	10,000.00	10,000		
173	Dog valet/ Dogipot	2	ea	1,500.00	3,000		
174	Trash/recycling receptacles	4	ea	2,000.00	8,000		
175	Tree pit infill surfacing	250	sf	25.00	6,250		
176	Stepping stone	1	ea	400.00	400		
177	Boulders in play area - hand picked	34	ea	400.00	13,600		
178							
179	<i>PLANTING IRRIGATION</i>						
180	Irrigation for plantings only	1	ls	15,000.00	15,000		
181							
182	<i>TURF AND GRASSES</i>						
183	Import topsoil; 6"	716	cy	50.00	35,775		
184	Import planting soil; 18"	186	cy	50.00	9,315		
185	Bioretention soil; 32"	85	cy	90.00	7,627		
186	Seed lawn areas	37,392	sf	0.38	14,209		
187							
188	<i>PLANTS</i>						
189	Deciduous Tree #1 , 3.5-4" Cal.	41	ea	1,500.00	61,500		
190	Deciduous Tree #2 , 3-3.5" Cal.	19	ea	1,200.00	22,800		
191	Deciduous Tree #3 , 2.5-3" Cal.	13	ea	1,000.00	13,000		





Central Hill Campus Plan  
 Site Work  
 Somerville, MA

18-Sep-19

Phase 1 DD Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>CHCP PHASE 1</b>							
192	Shrubs	65	ea	45.00	2,925		
193	Groundcover	2,205	ea	12.00	26,460		
194	Rain garden	1,785	ea	15.00	26,775		
195	SUBTOTAL					2,780,574	
196							
197	<b>G30 UTILITIES</b>						
198	<i>WATER UTILITIES</i>						
199	<u>Water supply: Pricing includes E&amp;B and bedding</u>						
200							
201	1" copper	95	lf	60.00	5,700		
202	Connect to existing 12" water main	1	ea	15,000.00	15,000		
203							
204	<i>STORM DRAINAGE UTILITIES</i>						
205	<u>Storm water</u>						
206	6" HDPE	736	lf	30.00	22,080		
207	6" perf HDPE underdrains	437	lf	50.00	21,850		
208	Connect 6" HDPE to existing storm drainage	4	ea	5,000.00	20,000		
209	AD	1	ea	1,600.00	1,600		
210	CB	1	ea	4,500.00	4,500		
211							
212	SUBTOTAL					90,730	
213							
214	<b>G40 ELECTRICAL UTILITIES</b>						
215	Allowance for modifications to gear and distribution	1	ls	7,500.00	7,500		
216	SL1	11	ea	2,000.00	22,000		
217	SL1 (OFCI)	13	ea	500.00	6,500		
218	SL9	11	ea	1,000.00	11,000		
219	SL9 (OFCI)	4	ea	300.00	1,200		
220	SL10	11	ea	1,000.00	11,000		
221	SL11	5	ea	3,500.00	17,500		
222	SL22	3	ea	850.00	2,550		
223	Pole base template and bolt only (See civil)	16	ea	200.00	3,200		
224	Ground rod	16	ea	300.00	4,800		
225	Duplex receptacle	10	ea	45.00	450		
226	WP device box	10	ea	45.00	450		
227	WP device plate	10	ea	22.00	220		
228	Outdoor ground box (w/receptacle)	22	ea	1,200.00	26,400		
229	Intercept and extend ETR circuit to new location	7	ea	500.00	3,500		



Central Hill Campus Plan  
Site Work  
Somerville, MA

18-Sep-19

Phase 1 DD Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>CHCP PHASE 1</b>								
230	Handhole	9	ea	1,200.00	10,800			
231	Circuitry (see civil for B&E), panelboard locations are not shown at this time, an allowance of 100' per homerun location has been carried	6,000	lf	9.00	54,000			
232	Lighting control module for control of receptacles	3	ea	1,000.00	3,000			
233	Security camera pole mounted (OFC1)	2	ea	400.00	800			
234	Site demo	1	ea	3,000.00	3,000			
235	Fees, permits and misc	1	ls	7,500.00	7,500			
236	SUBTOTAL					197,370		
237	<b>TOTAL - SITE DEVELOPMENT</b>							<b>\$3,691,584</b>
238								



04/15/2017

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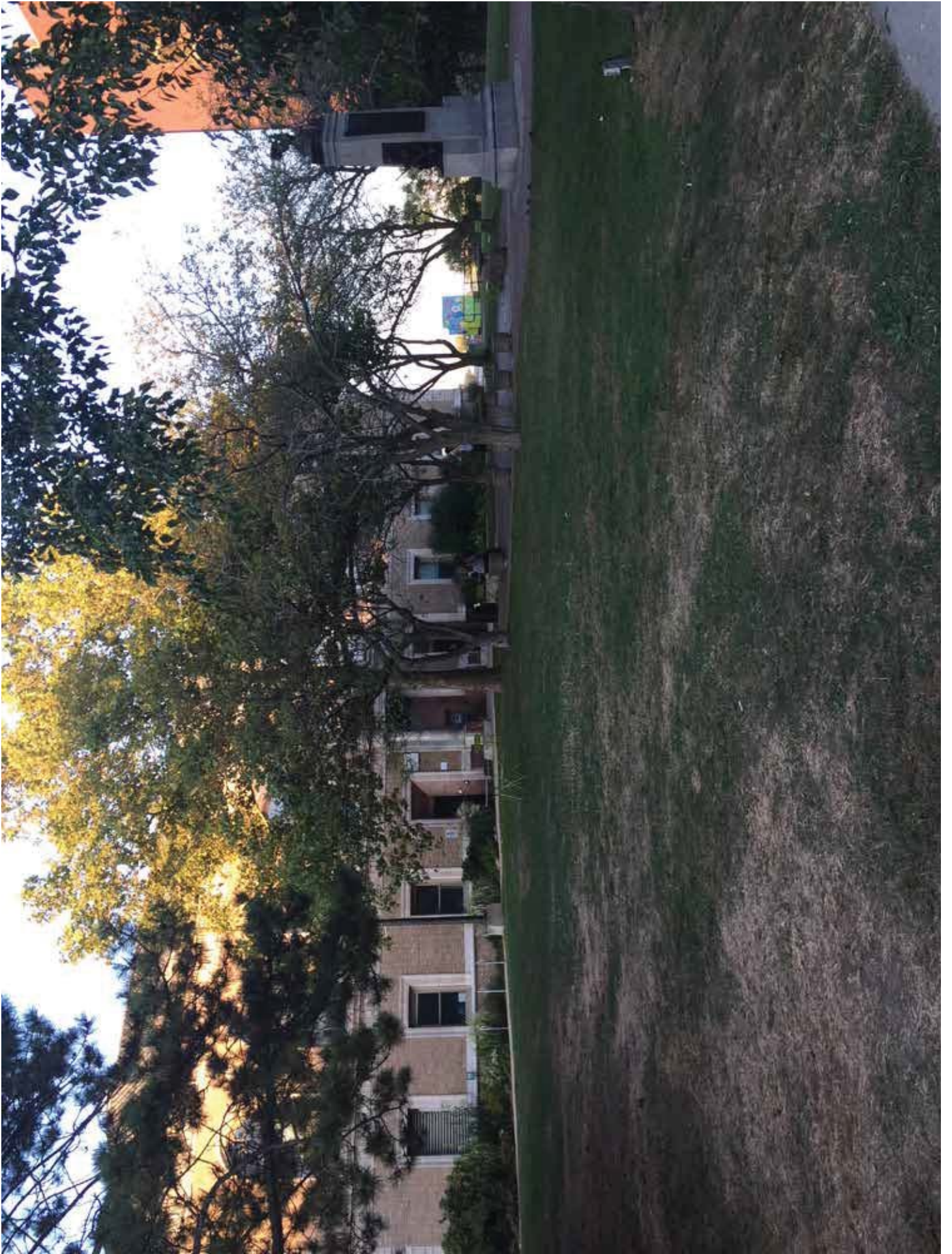












THE SUBSEQUENT LETTERS OF  
SUPPORT WERE OBTAINED FOR OUR  
PARC GRANT SUBMISSION





CITY OF SOMERVILLE, MASSACHUSETTS  
JOSEPH A. CURTATONE  
MAYOR

June 26, 2019

Ms. Melissa Cryan  
Executive Office of Energy and Environmental Affairs  
100 Cambridge Street, Suite 900  
Boston, MA 02114

Dear Ms. Cryan:

As Mayor of the City of Somerville, I am pleased to submit the accompanying proposal to the FY20 Parkland Acquisitions and Renovations for Communities (PARC) Grant Program for the development of a new Central Hill Playground, located at 79 Highland Avenue, at the corner of Highland Avenue and Walnut Street, adjacent to Somerville Public Library.

Central Hill Playground (CHP) is situated on the eastern half of Central Hill Park, which abuts City Hall, Somerville High School, and Somerville Public Library's Central Branch. Somerville High School (SHS), the City's only high school, is currently undergoing long-overdue renovations, which would have put the school's accreditation in jeopardy had they not moved forward. Our residents passed a debt exclusion to help fund renovations; the Massachusetts School Building Authority is also providing significant financial support to this project.

With funding for SHS secured, we can now revisit other elements of the civic campus that have gone untouched for too long, one being CHP, which has outdated play elements and is far from accessible for all of our youth. This playground sees many visitors, from neighborhood families to library patrons with small children, to adults attending high school events with little ones in tow that just need some space to run around in. Somerville was awarded an FY 2008 Urban Self Help Program Grant for CHP, but was unable to accept the grant due to the challenging economic conditions of the time. We're confident that you will see even more value in this project *now* than you did over a decade ago. We are leveraging substantial funding, from multiple sources, to bring all of these elements together to create a new, welcoming city center, and your support will allow us to bring a fully revised and renovated playground, with a new water feature and spaces designed to meet the needs of today's youth (and their caretakers), to fruition.

Like many urban cities, we are struggling to meet the diverse needs of our community with limited funds, for which there are many competing needs, but have still set the bar high for ourselves and aim to develop this park in a way that meets the expectations of our residents, who have already shown their support for the high school construction project. The Executive Office of Energy and Environmental Affairs has been a highly valued and dedicated partner in our city's ongoing efforts to create a green, sustainable city with accessible open space for all. I hope that you will consider extending PARC Grant support to Somerville once again as we look to create a new, exciting playground for our youngest residents.

Sincerely,

  
Joseph A. Curtatone  
Mayor

CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
(617) 625-6600, EXT. 2100 • TTY: (866) 808-4851 • FAX: (617) 625-3434 • [www.somervillema.gov](http://www.somervillema.gov)  
E-mail: [mayor@somervillema.gov](mailto:mayor@somervillema.gov)



One Call to City Hall  
**3 1 1**  
City of Somerville



CITY OF SOMERVILLE, MASSACHUSETTS  
CITY COUNCIL

BEN EWEN-CAMPEN  
WARD THREE CITY COUNCILOR

July 2, 2019

Ms. Melissa Cryan  
Executive Office of Energy and Environmental Affairs  
100 Cambridge Street, Suite 900  
Boston, MA 02114

Re: PARC Grant FY20 – ENV 20 DCS 02  
City of Somerville – Development of Central Hill Playground

Dear Ms. Cryan:

As Somerville's City Councilor for Ward 3, Central Hill/Union Square, I am writing to offer my support for the City of Somerville's application to the Parkland Acquisitions and Renovations for Communities (PARC) Grant Program for the development of Central Hill Playground.

Central Hill brings together Central Hill Park & Playground, City Hall, Somerville High School, and the main branch of the Somerville Public Library in a unified campus. Each day, hundreds of people of all ages visit Central Hill to work, play, conduct city business, attend school, and visit the library. This important civic center is now undergoing a major revitalization that will result in a new high school, a new civic building, an invigorated park and playground, and a Green Line lite rail station and Community Path that connect Central Hill with Boston. The revitalization offers Somerville an unprecedented opportunity to recognize and address residents' evolving vision for their community.

As Chairman of the City Council's Housing and Community Development Committee and a resident of Ward 3, I have joined with my constituents and residents from all over Somerville for more than a year to shape a new Somerville civic center that captures and celebrates the connections among government, education, and recreation. The new Central Hill Playground, by itself, will incorporate many of the ideals that have come out of this process to improve Central Hill as a whole: accessibility, inclusiveness, out-of-classroom learning, all-ages interaction, recreation, environmental responsibility, and green open space. In fact, the new Central Hill Playground will be the new Central Hill civic center in microcosm—a perfect place to introduce our young children to each other and their city.

I am thrilled about this project and the possibilities it will engender our community. I strongly support the Somerville's request for PARC funding and urge you to support this request in full.

Sincerely,

Ben Ewen-Campen  
City Councilor, Ward 3

16 ALDERSEY STREET, SOMERVILLE, MASSACHUSETTS 02143

(617) 702-2613

[BENFORWARD3@GMAIL.COM](mailto:BENFORWARD3@GMAIL.COM)





CITY OF SOMERVILLE, MASSACHUSETTS  
PUBLIC LIBRARY  
JOSEPH A. CURTATONE  
MAYOR

CATHY PLANTIGINI  
LIBRARY DIRECTOR

July 2, 2019

Ms. Melissa Cryan  
Executive Office of Energy and Environmental Affairs  
100 Cambridge Street, Suite 900  
Boston, MA 02114

Re: PARC Grant FY20 – ENV 20 DCS 02  
City of Somerville – Development of Central Hill Playground

Dear Ms. Cryan:

As Director of Libraries for the City of Somerville I would like to offer my enthusiastic support for the City's application to the Parkland Acquisitions and Renovations for Communities (PARC) Grant Program for the development of Central Hill Playground.

The new Central Hill Playground will be located directly outside the Somerville Public Library's main branch at 79 Highland Avenue, on what is now a parking lot and grassy area. My staff and I are enormously excited to have this new playground, as we have observed over many years a strong connection between the existing playground and the public library. The current (and soon to be removed) playground is across the parking lot from the library, and is used daily by area families, daycares, preschools, and children who often combine library and playground visits. In recent years we have worked hard to expand learning beyond our library walls through community gardening and other hands-on initiatives, and we see a new playground closer to the library as an opportunity to expand library programs and services.

Public meetings about Central Hill Park and the playground have shown us that families want a focus on young children, literacy and learning themes, and attention to ADA-accessibility. My staff and I are looking forward to attending upcoming design meetings to share in greater detail our knowledge about the activities and experiences that residents and library patrons value for children, and also hear directly from residents and library users. We will use this knowledge to create a natural gateway between the playground and the library, develop programs that feed the connection between learning and play, and make the playground/library combination a "destination" for families. It is also our hope that the playground's focus on ADA-accessibility will draw children and families who have never played on Central Hill before. We would like to create partnerships with these families to better understand what they and their children need and how the library might provide them.





CITY OF SOMERVILLE, MASSACHUSETTS  
PUBLIC LIBRARY  
JOSEPH A. CURTATONE  
MAYOR

*CATHY PLANTIGINI*  
LIBRARY DIRECTOR

The Central Hill Playground will provide Somerville Public Library with a tremendous opportunity to reach young children and their parents from all over Somerville. I understand that the City has funding available for playground design but needs support from the PARC Grant Program to construct the playground. I urge you to please support Somerville's request in full.

Sincerely,

Cathy Piantigini  
Director of Libraries

July 1, 2019

Ms. Melissa Cryan  
Executive Office of Energy and Environmental Affairs  
100 Cambridge Street, Suite 900  
Boston, MA 02114

Dear Ms. Cryan:

As Director of The Learning Circle preschool and daycare on Highland Avenue, I wish to provide my support for the City of Somerville's application to the to the FY20 Parkland Acquisitions and Renovations for Communities (PARC) Grant Program for the development of a new Central Hill Playground.

The Learning Circle is one of dozens of daycares/preschools in Somerville that provides quality care to the City's littlest residents, allowing their parents and caretakers to work and attend to other responsibilities. While The Learning Circle has exceptional staff and a spacious facility, the one thing we (and many other daycares in the area) don't have is green space right outside our door for the kids to play on. Green space is limited in Somerville, so having updated and accessible playgrounds, that provide a variety of different play options for kids, is key to giving our youth a well-rounded early childhood experience.

Central Hill Playground is just a 10-minute walk from our facility and is located right next to the Central Library, making it a popular destination for us year-round. We're excited that the City of Somerville will be revamping this play space to upgrade the play structures and make it accessible for kids with physical limitations — we spend a lot of time here and the current playground is a bit outdated and stale.

I am excited to see this project move forward, and hope you give the City's proposal your fullest consideration. Please contact me if you need additional information.

Sincerely,



Julie  
Director, The Learning Circle  
141 Highland Avenue  
Somerville, MA 02143

# Introduction

## Final Campus Design

Over the course of this planning study, with input from the Campus Planning Committee and the community, it was determined that the final plan best represents the community's needs and the City of Somerville's vision to create an inviting, accessible civic campus that embodies its values for accessibility, inclusion, environmental stewardship, and respect for local history.

The Central Hill Campus Plan is the coming together of the city's vision and the community it serves. The selected concept has been developed into a recommended final campus plan that will guide the design process of future projects, establish intended final space uses, set priorities for multi-modal transit solutions, build upon the established high school project's palette of landscape materials, design elements, sustainability and resiliency strategies, and further wayfinding applications.



Figure 6.1:  
Proposed  
campus plan



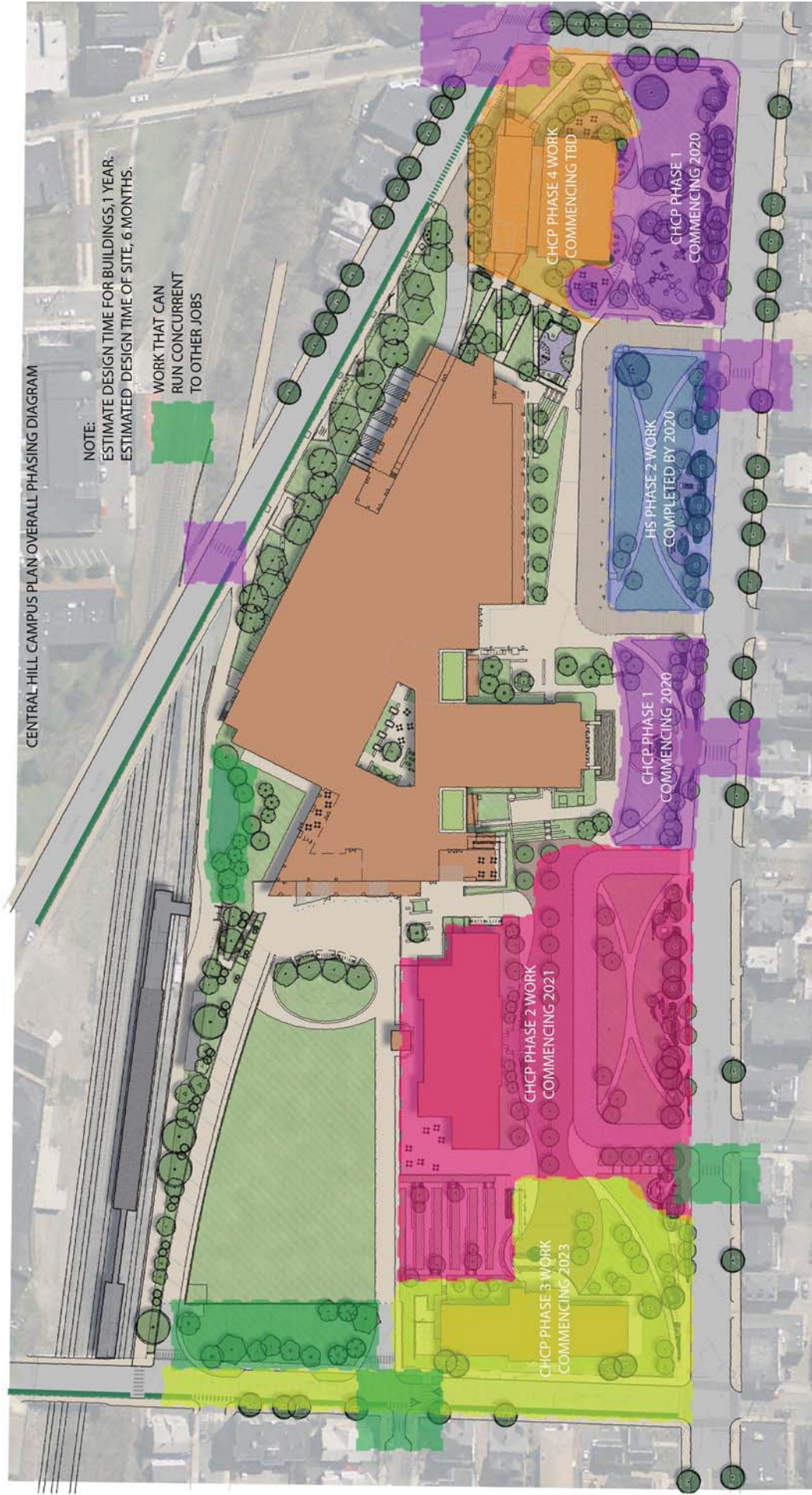


Figure 6.20: Phasing Diagram





# Central Hill Site Plan

Central Hill Campus - Design Phase I

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SMMA





**Memorial Spaces Commonality of Materials:**

- Permeable Pavers
- Granite Edging
- Seating Element
- Planting
- Lighting

**Memorial Walk:**

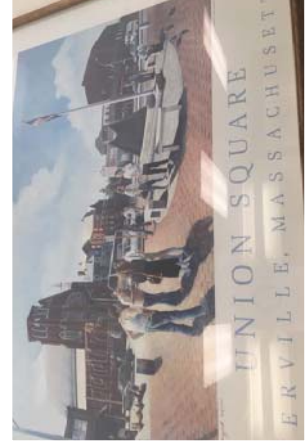
- Higher level of detail than typical walkway
- Memorial Informational Signage



Korean War Memorial Boundary Wall



Wall Cap Detail



Vietnam War Memorial as pictured in its original location of Union Square with accompanying benches

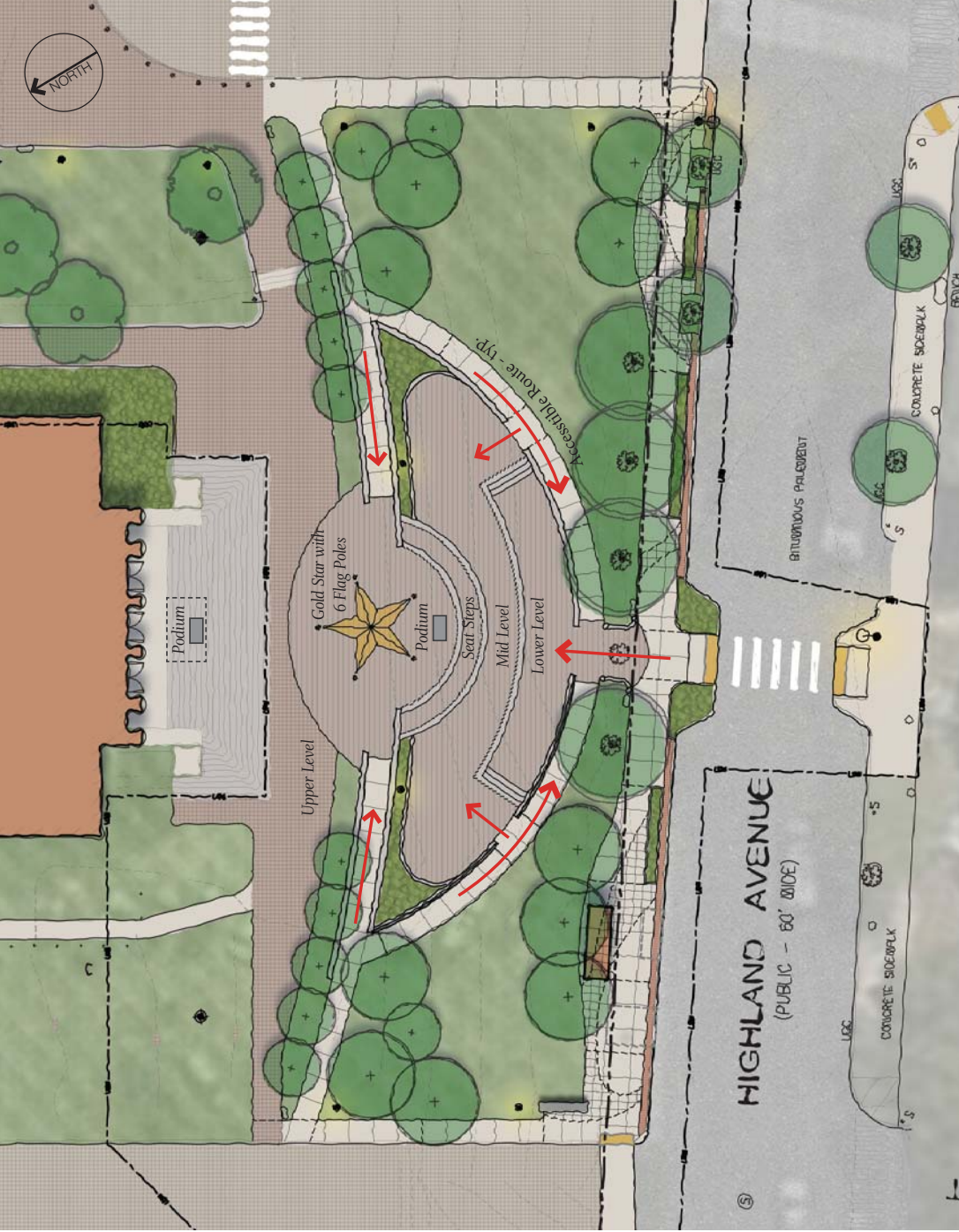


Vietnam War Memorial

# Memorial Walk







# Gold Star Plaza

Central Hill Campus - Design Phase I

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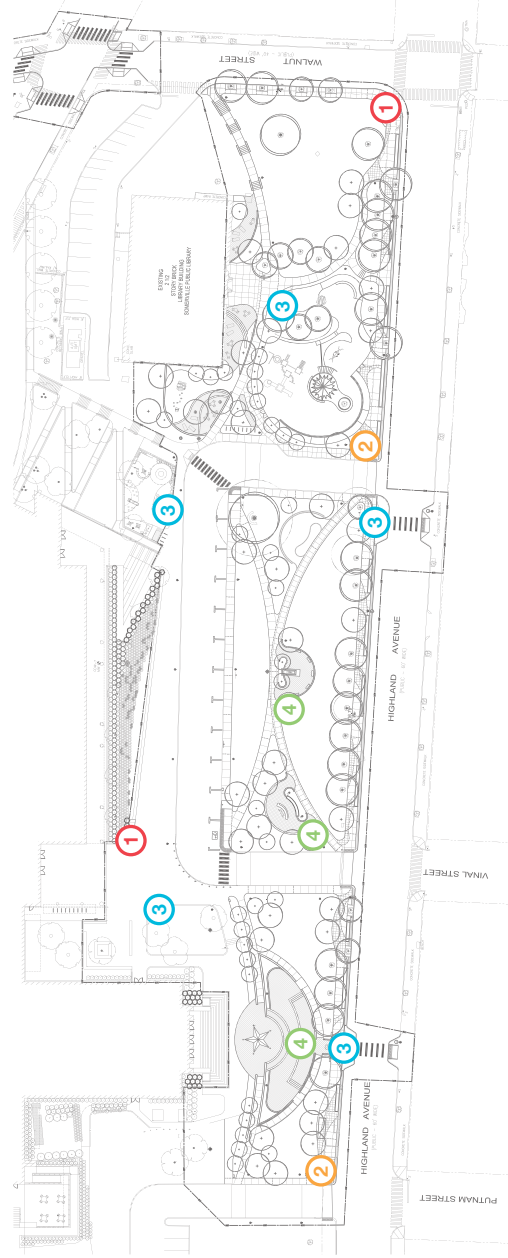
SMMA



SHS scope

CHCP Scope

	Audience	Sign Type	Quantity
Level 1	Everyone	Building Marker	2
Level 2	Vehicles	Roadside Pylons	<i>For reference only. Not in construction</i>
Level 3	Unfamiliar Pedestrians	Map & Directory	5
Level 4	Monument Patrons	Informational Placard	3

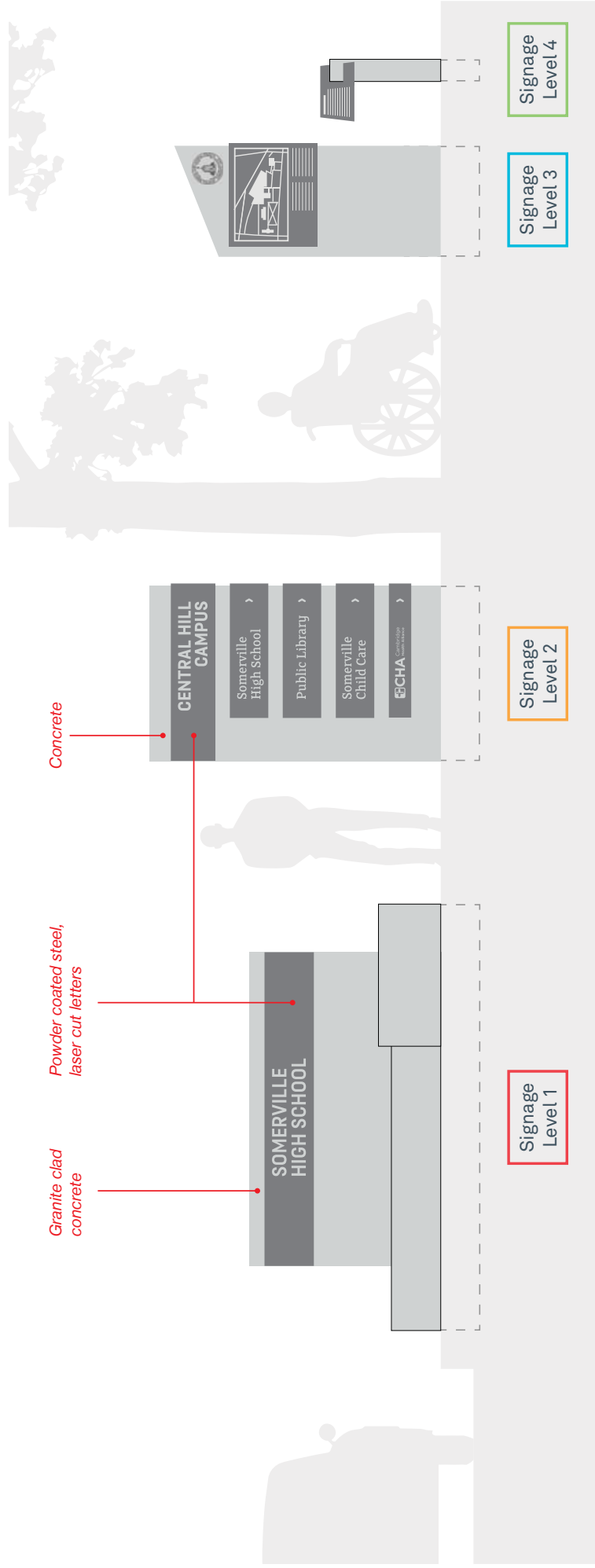


# Wayfinding Signage Locations

Central Hill Campus - Design Phase I

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# Wayfinding Signage System

Central Hill Campus - Design Phase I

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# Central Hill Playground

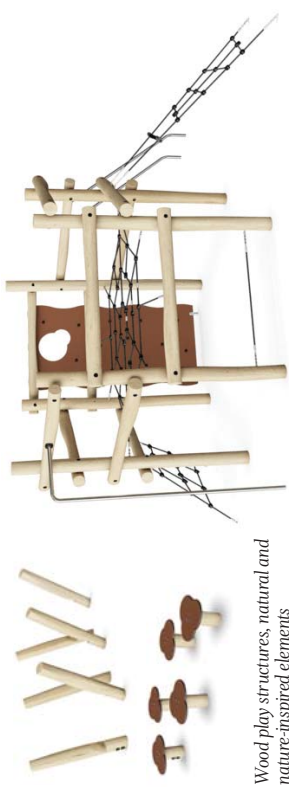
Central Hill Campus - Design Phase I

8.21.19 16 of 18



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Wood play structures, natural and nature-inspired elements

Slopes slides and climbs, grade transitions

# Central Hill Playground

Central Hill Campus - Design Phase I

8.21.19 17 of 18



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Teen Socializing



Parent Socializing



Precedents at Existing Tree Growth



Splash Zones



Toddler Swings



Cozy Components

# Central Hill Playground

Central Hill Campus - Design Phase I

8.21.19 18 of 18



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