



# TOWN OF NORTHBOROUGH Community Preservation Committee

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5019 • 508-393-6996 Fax

## FY2022 APPLICATION

The Community Preservation Act provides funding for three core community concerns:

- Acquisition and preservation of open space/recreation
- Creation and support of community housing
- Acquisition and preservation of historic buildings and landscapes

<b>DATE SUBMITTED:</b> November 18, 2020
<b>NAME OF PROJECT:</b> Outdoor Pickleball Courts
<b>NAME OF APPLICANT:</b> Allison Lane
<b>CONTACT ADDRESS:</b> 63 Main St. Northborough Recreation
<b>CONTACT TELEPHONE:</b> 508-393-5034
<b>CONTACT EMAIL ADDRESS:</b> alane@town.northborough.ma.us
<b>SPONSORING ORGANIZATION:</b> Northborough Parks and Recreation
<b>CPA CATEGORY:</b> <input checked="" type="checkbox"/> OPEN SPACE/RECREATION <input type="checkbox"/> HOUSING <input type="checkbox"/> HISTORIC
<b>LOCATION:</b> <input checked="" type="checkbox"/> TOWN LAND <input type="checkbox"/> SCHOOL LAND <input type="checkbox"/> PRIVATE LAND
<b>AMOUNT OF CPA FUNDS REQUESTED:</b> \$290,250.00
<b>OTHER FUNDING SOURCES:</b>
<b>TOTAL COST OF PROJECT:</b> \$290,250.00
<b>BRIEF DESCRIPTION OF PROJECT, INCLUDING ANY CONSTRUCTION REQUIRED:</b> Building 6 outdoor pickleball courts at the edge of Ellsworth McAfee Park. There will be some demo and site prep as well having to pave the site. There will be drainage, landscaping as well as fencing for this project. Attached is a site plan of the proposed project.

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**PROJECT DESCRIPTION:** Please answer the following questions. Applications will be returned as incomplete if all relevant requested information is not provided. Include additional pages of supporting materials and exhibits if necessary.

1. **GOALS:** What are the goals of the proposed project? Who will benefit and why? How will success be measured?

The goals of this project are to offer an outdoor facility for the very large pickleball community. As of right now the only place in Northborough to play is at the Town Hall gym, which is one court only. We want to expand our offering by building 6 outdoor courts at Ellsworth McAfee Park. The entire community, but especially the senior population, will benefit from this project. Currently, pickleball is the fastest growing sport in the US. It is being taught at all the local high schools and all courts in the area (surrounding communities) are used all day long. Success will be measured by the heavy usage of the new facility when it is built.

In the 2020 Master plan for Open Space & Recreation Recommendations Goal 1: Maintain and expand opportunities for active recreation to residents of all ages and abilities. Active recreation activities such as baseball, soccer, and pickleball demand considerable exertion and often require significant infrastructure. OSR1-1 Add more active recreational facilities outside of school grounds and provide lighting and other improvements for facilities where feasible to meet increasing teen and adult recreation needs.

2. **ELIGIBILITY FOR CPA FUNDS:** From your review of the procedural sheet, describe how your project is eligible for the CPA category you have chosen.

This project will fall under the Recreation portion of the CPA funds. The land is owned by the Town of Northborough and it falls under the control of the Parks and Recreation Commission.

3. **COMMUNITY SUPPORT:** What is the nature and level of support and/or opposition for this project? Include either a letter of support from the town board (Housing Partnership, Historic District Commission, Open Space Committee, Recreation Commission etc.) or a letter from the board stating why they do not support this application.

The level of support is one of the highest we have seen in the CPA's existence. A very large percentage of seniors in Northborough and many younger people play pickleball. They have been asking for outdoor courts for many years now. I have attached letters of support to this application.

4. **BUDGET:** What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified, and back-up documentation provided. If the project involves construction on Town or school land, it may need to meet procurement and prevailing wage requirements.

**Cost Estimate -Ellsworth McAfee Park**  
**Town of Northborough MA**  
**10/20/2020**  
**Demo & Site Prep. \$20,000**  
- Demolition, tree removal, construction fencing, erosion controls, grading  
**Pavement \$12,750**  
- Bituminous concrete, cement concrete, base, curbing, striping, etc.  
**Amenities \$8,500**  
- Court signage, benches, etc.  
**Courts \$135,000**  
- Bituminous concrete, color sealcoat, nets, 10' BVCL fence, and gates  
**Landscaping \$13,500**  
- Loam and seed, tree planting  
**Drainage \$25,000**  
- Pipes, structures, and retention for courts  
**Subtotal \$214,750**  
**Engineering/Design \$22,000**  
**Contingency (15%) \$32,000**  
**Mobilization, Overhead and Profit (10%) \$21,500**  
**Base Project Total \$290,250**

5. **FUNDING:** What additional funding sources are available, committed or under consideration? Include commitment letters and describe any other attempts to secure funding for this project.

As of right now, the Town will be providing the land but there is no addition funding for this project.

6. **TIMELINE:** What is the schedule for project implementation, including a timeline for all critical elements? This should include the timeline for expenditures, receipt of other funds and/or other revenues, if any.

The project design will commence after approval of funding at Annual Town Meeting. This work will take approximately 3 months to complete and will be followed by a one-month public bid period. Construction is expected to begin in September and be substantially complete by December with final punch list work to be done the following spring. The facility will be available for use in the Spring of 2022.

7. **IMPLEMENTATION:** Who will be responsible for implementing the project? Who will the project manager be? What relevant experience does the proposed project manager have? Who else will be involved in project implementation and what arrangements have been made with them?

As we have done on a few projects in the past, Allie Lane (Recreation) and Scott Charpentier (DPW) will be responsible for this project. Scott will be the project manager throughout the building of the park.

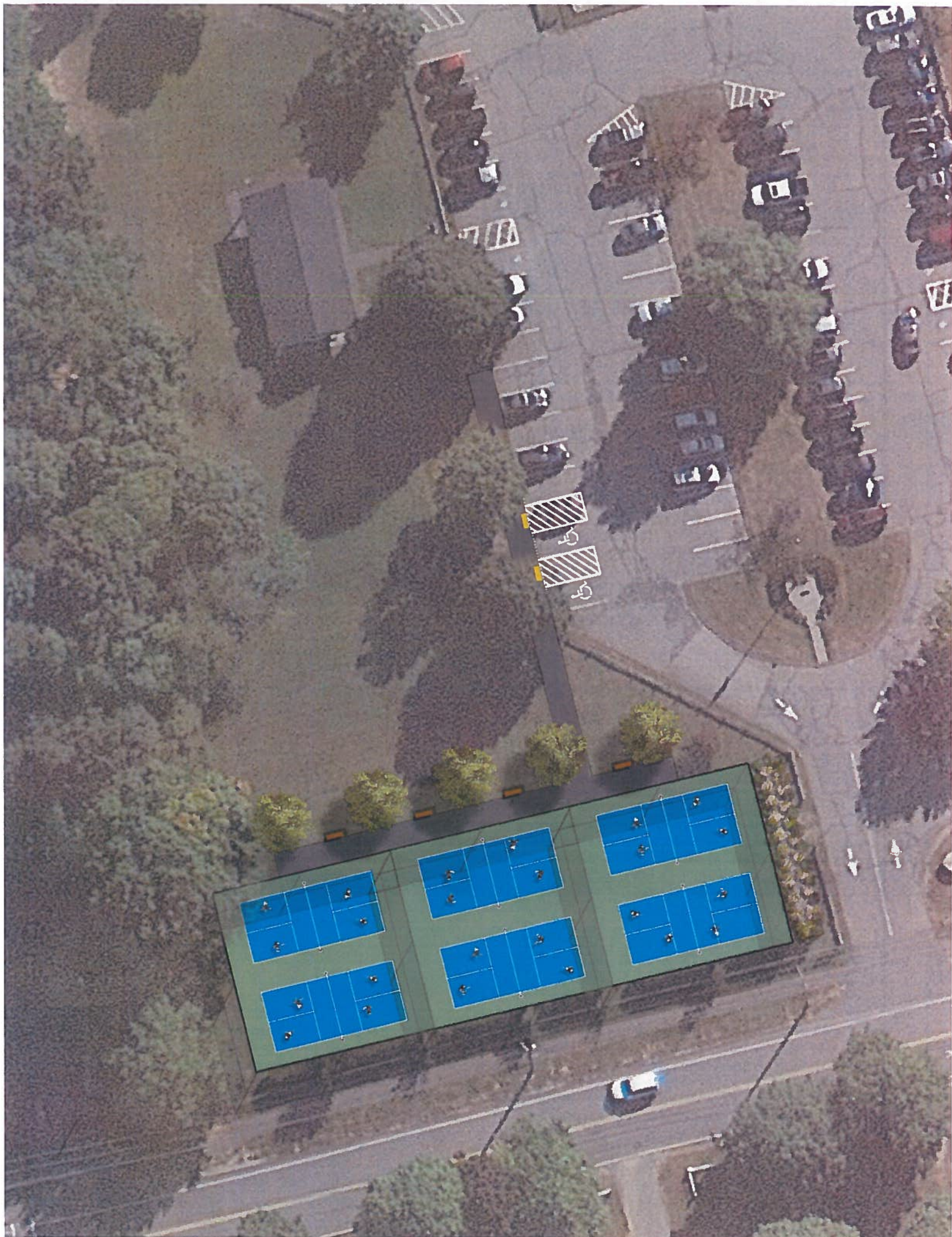
8. **MAINTENANCE:** If on-going maintenance is required, who will be responsible and how will it be funded?

The Recreation and DPW will be responsible for the continued maintenance of this new court. It will fall under the Parks Dept budgeting with the Town.

**ADDITIONAL INFORMATION:** If applicable:

9. **FURTHER DOCUMENTATION:** Documentation that you have control over the site, such as a Purchase and Sale Agreement, option or deed; any feasibility reports, renderings or other relevant studies and material; and any additional information that might benefit the CPC in their consideration of this project.





**Cost Estimate -Ellsworth McAfee Park**  
**Town of Northborough MA**  
**10/20/2020**

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Weston & Sampson<sup>INC</sup>