

04-FY26

Application for CPC Funding, September 2024
Phase 2 Gerow Recreation Area Activation – Design and Cost Estimation

RECEIVED

SEP 12 2024

PLANNING DIVISION
TOWN OF CONCORD MA

TOWN OF CONCORD
COMMUNITY PRESERVATION COMMITTEE

141 KEYES ROAD, CONCORD, MA 01742
TEL. (978) 318-3290 FAX (978) 318-3291

Application for CPC Funding

Due no later than 12:00 noon on Friday, September 13, 2024

Applicant*: Recreation Commission

Federal Tax Id. No.*: 046-001-121

Co-Applicant (if applicable): _____

Project Name*: Phase 2 Gerow Recreation Area Activation - Design and Cost Estimation

Project Location/Address (if applicable): 369 Commonwealth Avenue, Concord, MA

Purpose*: (Select all that apply)

Open Space Community Housing Historic Preservation Recreation

Project Budget*:

Amount of CPC Funds Requested: \$ 90,000

Amount from Other Funding Sources: \$ _____

Total Project Budget: \$ 90,000

(If multi-year project, note current phase only)

Please check which of the following is included with this Application:

- | | |
|--|--|
| <input checked="" type="checkbox"/> One Paragraph Project Summary* | _____ Architectural plans, site plans, photographs (if appropriate) |
| <input checked="" type="checkbox"/> Map (if applicable) Narrative * | _____ Copy of IRS determination letter (Non-profit Organizations only)* |
| _____ Selection Criteria and Needs Assessment | _____ Completed W-9 Form (Non-profits only)* |
| _____ Detailed Project Budget * | _____ Copy of Audit or most recent Financial Information (<u>Non-profits</u> only)* |
| _____ Feasibility Assessment | <input checked="" type="checkbox"/> Letters of Support (if any) |
| <input checked="" type="checkbox"/> Statement of Sustainability (if applicable) Timeline * | |

Project Contact Person*: Philip Griffiths, Chair, Concord Recreation Commission

Project Contact Address*: 128 Conant Street, Concord, MA 01742

Project Contact Phone*: 617 335 3999 Email*: pgrf17@gmail.com

Authorized Signature of Applicant*: 
Philip Griffiths (Sep 11, 2024 14:31 EDT)

Authorized Signature of Property Owner* (if different): 

* Required

Project Summary: Phase 2 Gerow Recreation Area Activation – Design and Cost Estimation

This application requests \$90,000 of Community Preservation funds for the Concord Recreation Commission, working in partnership with Concord Public Works (CPW) and the Concord Natural Resources Commission (NRC), to initiate Phase 2 of Enhancements to Gerow Recreation Area, through procurement of consulting services for:

- 1) Design, engineering, and cost estimation for three enhancements to the Park:
 - a. water access through a boat dock/launch and fishing pier structure(s);
 - b. an ADA-accessible and inclusive natural playground; and
 - c. Access paths and additional landscaping improvements associated with the water access and playground features

- 2) Creation of a comprehensive Operations, Maintenance, and Capital Replacement plan and budget for the park based on already built features and the alternatives evaluated for the water access and playground features

If funding for this request is approved at Town Meeting in June 2025, the Recreation Commission anticipates completing the project by mid-2026. Requests for construction funding through CPC, Town Capital, or any other sources would be developed for consideration in the fall of 2026.

Project History and Narrative

Town Meeting in 2018 authorized the Town to purchase 7.03 acres of land located at 369 Commonwealth Avenue in West Concord. The Town took ownership of the land known as the “Gerow Property” in July 2018, and by July 2020 completed a design and feasibility study for development of the property for open space and recreational purposes.

Phase 1 of park construction, funded by \$1,371,000 of Town Capital funds and \$700,000 from Community Preservation (CPC) funds (FY20 Project #2-18 and FY21 project #2-19) resulted in the initial creation of Gerow Park, including the covered pavilion and the public restroom facilities. CPW is currently completing Phase 1 construction, landscape improvements and installation of benches and picnic tables.

A general description of the park and summary of the project to date can be found on the Town website at <https://concordma.gov/3653/Gerow-Recreation-Area>. A July 2020 community update on planning and design for Phase 1 can be found on the town website at <https://concordma.gov/DocumentCenter/View/25677/Public-Update-Meeting-Summary---72820-B> and is included with this application as Appendix A. A July 2024 presentation on the pending completion of Phase 1 construction, developed for the Board of Selectmen, can be found on the Town website at <https://concordma.gov/DocumentCenter/View/50097/Gerow-Park-Presentation---July-2024?bidId=> and is included with this application as Appendix B.

The Recreation Commission recently completed a “Recreation Facilities Strategic Plan” for the Town of Concord (https://www.concordrec.com/DocumentCenter/View/4297/Concord-RFSP_final-report). Two themes stood out in this plan – that residents of Concord want better access to our aquatic resources, and they want the Town to make better use of the facilities that we already own. These desires come together in the opportunities at Gerow Recreation Area, an existing property where access to the water and the playground have always been part of the overall vision. Figure 1 (page 8), shows the proposed enhancements to the Park

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Phase 2 Gerow Recreation Area Activation – Design and Cost Estimation

presented to the public in July 2020. Figure 2 (page 9), taken from the July 2024 presentation prepared for the Board of Selectmen (Appendix B) shows the phase 1 elements to be completed in 2024 and the additional enhancements that have not yet been designed or constructed.

Prior applications to CPC for phase 1 improvements anticipated additional phases of development for Gerow Recreation Area.. The 2-18 CPC application stated *“future Phases of the park development will include the creation of newer and expanded amenities such as a Natures' Classroom style learning center, a community band-shell, gazebos, fishing piers, playgrounds, a beach swimming area, and additional parking”*. Figure 3 was provided as part of the 2-18 CPC application.

Item #12 in the 2-19 CPC application included an:” *Access path for direct water area for canoe/kayak launching; removal of invasives at waters' edge”* but this component was never completed.

The Recreation Commission and staff from the Recreation Department will lead the project and will consult with CPW and NRC throughout the project. The anticipated steps for the project are:

- 1) Recreation Commission and Department staff will develop and issue an RFP and select and contract with consultant
- 2) Consultant will complete any required survey work and geotechnical evaluations (prior survey work available through the NRC)
- 3) Consultant will develop three design concepts for water access features, playground, connecting paths and landscaping
- 4) Recreation Commission and consultant will host at least two public meetings to gather public input and present alternatives
- 5) Following public input, consultant will develop final report including recommended alternatives, sources for materials, and construction cost estimates
- 6) Consultant will develop a comprehensive O&M and Capital Replacement plan and budget for the park

N.B. The Recreation Commission believes that functional and desirable water access can be established at Gerow Park under any of the scenarios under consideration by NRC for the future management of Warner's Pond, and the Recreation Commission will actively seek the input of the Warner's Pond Task Force in the development of alternatives. In order to accommodate fluctuating water levels, it is anticipated that the alternatives evaluated for water access will include modular components such as those available from vendors such as modudock.com, ez-dock.com , or Boardsafe Docks.

CPC Selection Criteria and Needs Assessment

This Application meets the following Selection Criteria as found in the 2023 Community Preservation Plan:

- a.) *Eligibility* - Under the CPA legislation, CPA funds can be used to fund projects for *“Recreational use”*, active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. This proposal seeks funds to enhance the use of Gerow Park for such recreation purposes.

b.) *Consistency with Town-wide Planning*- Considerable Town investments have been made to purchase and develop Gerow Park. The Phase 2 proposed improvements are consistent with the objectives of both the 2018 Gerow Park Concept Plan, the intent of prior funding through CPC and other mechanisms, and the 2018 Comprehensive Long-Range Plan, the 2023 Warner's Pond Alternatives Analysis, and the 2024 Recreation Facilities Strategic Plan which all speak to improved recreation assets provided by the Gerow Park. In addition, the planned enhancements are very much integrated into the restoration and improvements of Warner's Pond and the use and access provided by the adjacent Bruce Freeman Rail Trail.

c.) *Support by Boards, Committees, Community & Town Meeting Actions* - See above response. The Recreation Commission anticipates receiving letters of support from Concord Public Works, Natural Resource Department and the Natural Resource Commission, Warner's Pond Task Force and numerous other entities and individuals demonstrated in the Letters of Support, to be submitted with this application.

d.) *Enhancement of existing Town-owned open space, recreation, historic, and/or housing assets* – This is the primary focus and objective of the proposed project. The Park has been developed to the point of limited use and enjoyment by the public. Survey and design services are the first phase in construction of the planned boat launch and access and of the playground structure(s) which will greatly enhance opportunities for enjoyment of the Gerow Park and Warner's Pond, and the adjacent Bruce Freeman Rail Trail. In addition, although the possible uses and development of MCI-Concord property is several years away from actualization, the proposed project will make the Park and the entire area more valuable for any development at MCI-Concord.

e.) *Service of Multiple or Underserved Populations*– Gerow Park will be open to all, ADA accessible

f.) *CPA Purposes* - This proposal meets two of the four CPA purposes; **open space and recreation**.

g.) *Administrative and Financial Engagement* - The project will be administered by the Recreation Department, which has extensive experience overseeing CPA and other grant funds.

h.) *Successful implementation of Similar Projects*

i.) *Site Control* - The Gerow Park Land is owned by the Town of Concord.

j.) *Financial Need* - The entire cost to survey and design Park improvements is not a planned capital cost in the Town's budget. It is therefore necessary to seek outside funds to advance the project.

k.) *Sources of Funding* - In-kind contributions of staff time will be provided for project administration. In consideration of maintenance of the new project, the Recreation Commission will consider the Recreation Fund, if General Fund is not available at the time that maintenance issues arise.

l.) *Project Plan Feasibility* - Recreation Department staff has extensive experience in all aspects of park and trail improvement projects and expertise in design efforts to minimize impacts to sensitive areas.

m.) *Urgency of Project*- For actual improvements and enjoyment of Gerow Park to be in place by 2027 (i.e., 3 years from now), the current application has a high priority

n.) *Maintenance Provisions* – Maintenance of the proposed improvements will not be required before 2027; see “K” above. A comprehensive O&M and Capital Replacement Plan will be developed as part of this proposal.

o.) *Permanent Restriction* - No permanent restriction is proposed as part of this project.

p.) *Reimbursement* - This proposal does not seek reimbursement of previously appropriated funds.

q.) *Incorporation of Sustainable Design Features* - The Town will pursue a design that minimizes impacts to the environment and incorporates sustainable design features to the maximum extent practicable.

r.) *Four Sustainability Principles*- N/A

s.) *Local Qualified Vendors* - The Town will adhere to state procurement regulations and will award projects to local bidders where it is legal and feasible to do so.

t.) *Land Acquisition Projects* N/A

u.) *Outreach*. The desirability and public acceptability and enthusiasm for water access and an ADA accessible playground at Gerow Park has been established through discussions with Friends of Warner’s Pond, Abutters on Commonwealth Ave, OARS (Organization for the Assabet River), and the Warner's Pond Task Force and the public through the 2024 Recreation Facilities Strategic Plan process.

Project Budget

The requested budget for the design and cost estimation of the Gerow enhancements is \$90,500. Although the exact amount will depend on the results of an open bidding process in response to an RFP issued by the Recreation Department and the Town, this amount represents a ceiling based on similar projects (e.g. the Hillcrest Conservation Plan design - approved CPC project #06-FY25)

Task	Brief <u>Description</u>	CPA Request	Match	Total Cost
Survey	Topographic survey; existing conditions drawing	\$7,500		\$7,500
Engineering and Design Services	Including but not limited to Soil sampling, slope stabilization requirements by geotechnical/structural engineer; proposed conditions drawing; development of alternatives, public meetings. construction cost estimate	\$70,000		\$70,000
O&M and Capital Replacement plan and budget		\$10,000		\$10,000
Project Administration	Develop RFP; Oversee consultant services		\$2,500	\$2,500
TOTAL BUDGET			\$90,000	\$90,000

Feasibility

The Recreation Department and Natural Resource Division have issued RFPs and have completed several reconstruction and restoration projects and have the ability and experience to oversee the work of the consultant on the project and the delivery on time and within budget.

Project Timeline

1. The project, if approved, will commence upon formal notification to the applicant by the CPC. Given the timing of the 2025 Town Meeting in early June, the available funding is estimated to be by mid-September 2025.
2. The Recreation Department will issue an RFP for final survey and design services in the fall of 2025.
3. The project will be completed by mid-2026.

Future Requests – Construction

4. A request to CPC and/or for Town Capital funds for construction funding of the Phase 2 enhancements at Gerow Park is anticipated in the fall of 2026.
5. If funded, the construction of the Phase 2 enhancements could begin in late 2026
6. Any use and maintenance of the new facilities will commence in the spring of 2027

APPENDIX A: Gerow Park Community Update, July 28, 2020



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August 4, 2020

GEROW PARK – COMMUNITY UPDATE

The Town of Concord, through the offices of the Town Manager, Recreation and Facilities & Parks held a public meeting on July 28, 2020 via zoom for interested members of the community. The goals for the meeting included the ability to provide a historical synopsis of the project, including various iterations of design and focus and to update the community on what the team believes to be the final design for Phases I and II (a) slated to commence in the Fall of 2020. Additionally, an update on the Warner's Pond dredging project was also provided to the group from the Division of Natural Resources (DNR).

The meeting began at 7 pm and was recorded for reference and broadcasting on Minuteman Media Network (MMN).

Town Staff Presenting Included:

Kate Hodges, Deputy Town Manager
Ryan Kane, Recreation Director
Ryan Orr, Facilities Director
Marcia Rasmussen, Director of Planning and Land Management
Delia Kaye, Natural Resources Director

I. TIMELINE REVIEW

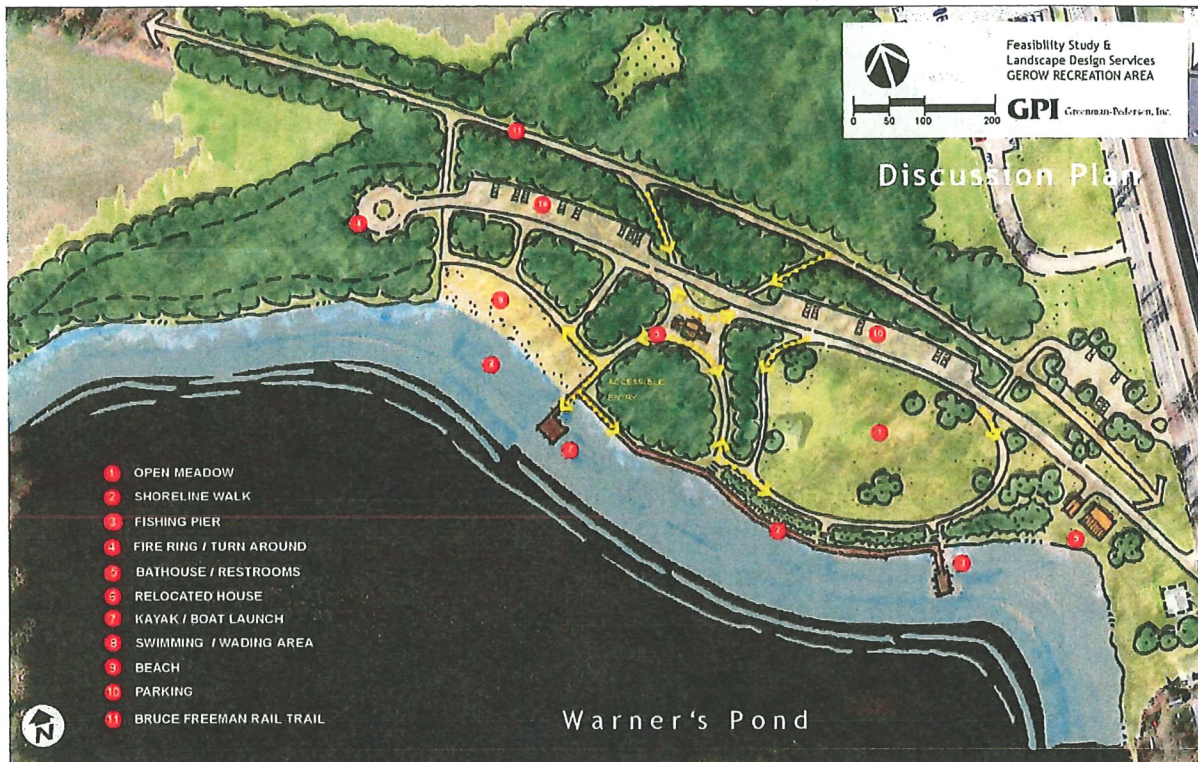
- A. July 2018: Closed on property purchase, deed and title recorded.
- B. August 28, 2018: Master Planning Commences; Public Forum #1, Initial Discussion Image Revealed.
 - Forum was conducted at the site; the Gerow home was still present at the time. The team used the home as staging area, including restrooms for those in attendance. Many members of the Town's Hosing groups toured the home at the same time.
 - The meeting had over 100 people in attendance and was led by the Town's project manager, Ron Hedrick from Greenman Peterson Inc. (GPI).
 - An initial discussion plan was revealed which focused on a way to get into the property and how to navigate the existing driveway slope and sharp corners from Commonwealth Ave. (This is before the commitment to subdivide the lot for future affordable housing) The idea was to enter into the existing driveway and continue down a vegetative path into the main park. However, the existing conditions showed a steep and narrow gravel road and the need to build up the roadway with additional fill to ensure proper drainage and safety upon exiting, which was paramount.
 - In initial plan called for a robust parking plan and turnaround area along the northern side, adjacent to the Bruce Freeman Rail Trail (BFRT).
 - Other initial amenities included: a small bathing beach with sandy shore area, a pavilion or band shell area, woodland blazed trails and multiple ADA walkways. In order to bring people to the water's edge, the team proposed an intricate fishing pier on the



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eastern shore and a canoe/kayak launch on the western edge. The plan was to have an overwater boardwalk connecting the two. The bathing beach was included in the initial iteration in order to allow GPI to hire the ESS group, who were hired by and partnered with the DNR for work related to the Warner's Pond dredging study. We asked ESS to



provide a preliminary cost analysis for potential dredging relative to the bathing area proposed, assuming that this may be the most expensive part of the project.

C. August 2018 – December 2018: Additional Information Sessions & Forums Held.

- A total of 3 on-site meetings and 2 additional forums at the Town House.
- Majority of participants were dissatisfied with the amount of parking, asphalt and the park's perceived intrusion into the wooded areas. The team knew that a revision was needed that had the minimum amount of parking allowable by the traffic study, reduced the impacts on the woodland areas and included a large green space/meadow area for quiet enjoyment and reflection.
- Bicycle and Vehicle traffic was observed and that data was used for the new parking numbers we would submit for our permit
- The idea of a pavilion and the composting toilet remained and we began to look at the soil samples and town/state regulations relative to toilets, water and electrical needs.



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- It was determined that we would need a 1.5” water line into the restroom area; the line could be taken from the street’s edge and run via conduit under the newly proposed driveway.

D. December 2018 – January 2019: Community Feedback via Online Survey

- An online survey consisting of 5 pointed questions and one ‘additional comments’ box was released in December of 2018. Printed copies of the survey were placed at Harvey Wheeler, each of the elementary schools, the Town House, Beede Center and Hunt Gym. Links to the survey were posted in the Town Manager’s Report, on social media and in/on the Town’s website.
- 2,872 individual responses (meaning 2,872 separate IP addresses) were received; 730 paper/emailed responses were received. A total of 3,602 responses were collected.

E. January 2019: Survey Analysis

- Q1 – What are the most desirable amenities wanted?
 - Blazed trails for walking (76%)
 - Picnic Areas, covered and uncovered (70%)
 - Canoe/Kayak launch (70%)
 - Restroom Facility (65%)
 - Boardwalk along shore’s edge (55%)
- Q2 – Types of Trails?
 - Slightly modified trails free of brush & debris (80%)
- Q3 – Interest in Swimming?
 - Interested in developing if *minimal* economic impact (72%)
 - Interested and would *support increased* taxes to do so (15%)
- Q4 – What is the primary reason you will visit Gerow?
 - Trail exploration and nature enjoyment (87%)
 - Quiet Relaxation (70%)
 - Use of boardwalk/boating (65%)
- Q5 – Swimming if cost is \$2M + (based on ESS’ estimate)?
 - No longer interested (52%)
 - Interested, but only if my household tax bill remains the same (23%)
 - Very interested and would support increased taxes (12%)
- Additional Comments included the following themes:
 - ADA Accessibility, trails and walkways, boating access
 - Importance of accessing the water’s edge including fishing and boating access
 - Dog Areas – many said don’t allow dogs, an equal number asked that we do
 - Children’s play equipment with fencing (keep dogs out)
 - More parking
 - Area for recreation programs, warming shelter for winter activities



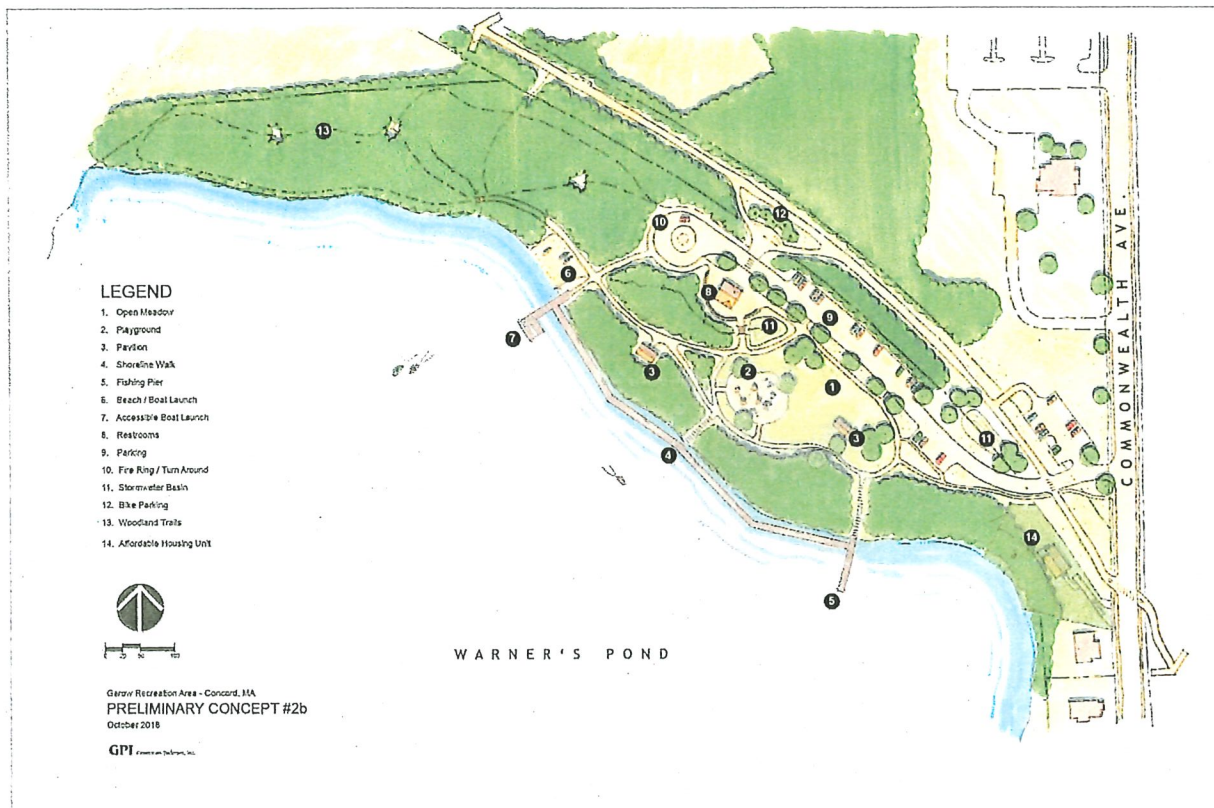
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- Barn area or pavilion for rental and family gatherings

F. February 2019: Updated Plan Revealed & House Lot Subdivided

- Updated plan reduced parking, eliminated parking turnaround, moved bathroom and shade structures together and further into the park creating a meadow and open space in the park's center.
- Reposition the driveway; Agreement for crossover of State land (BFRT) in order to reposition the driveway so house lot could be subdivided.
- Subdivided lot of approximately ¼ acre 'gifted' to the Concord Housing Authority.



G. Spring 2019: Presentation to SB, CPC, Staff Review

- Redefined path and layout, site grading, beach/canoe launch area, restroom.
- Better defined relationship of piers to water; discontinued boardwalk as DNR stated that the Natural Resources Commission would not permit it.
- Ensure ADA pathways were compliant; presented to Disability Committee for feedback.

H. Summer 2019 – Fall 2019: Shift from Master Plan to Phase I design (April 2019)

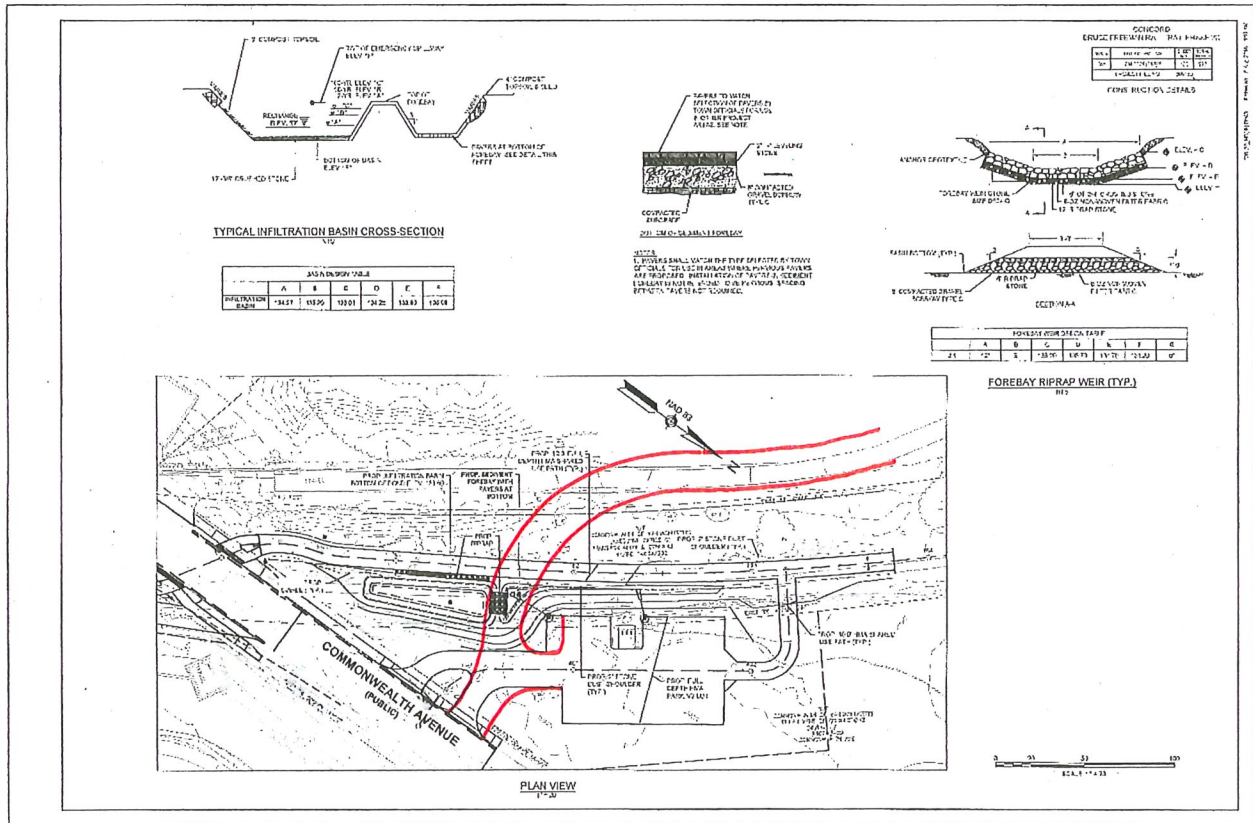
- Site Analysis & Composting Toilet Facility Design
- Collected and analyzed soil samples
- Conducted wetland flagging, installed site markers and areas of delineation



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- Began storm water management analysis and parking/traffic study conclusion
- Composting toilet design to review by Board of Health; plumbing variance sought from State
- ROW Agreement signed between State DOT and Town of Concord for driveway crossover.



I. February 28, 2020: Formal Town Staff Review

- Plumbing variance not granted; Board of Health order to have 75% septic for hand washing and gray water system. Public Health Director needs to have a leach field between 60%-75% capacity, leach field needs to be 50' – 75' from edge of wetlands; all Title 5 requirements must be met. Plumbing code (CMR), Title 248-10, 2017
 - Cost of 75% septic system estimated at +/- \$65K
 - Compost Toilet Units +/- \$60K
 - Cost of 100% septic system +/- \$75K-\$80K
- Full septic determined to be most cost effective solution rather than \$105K on a 75% system and composting units vs. \$80K for a fully functioning system.
- Savings of approximately \$60K-\$70K depending on permitting and inflation.



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- Title 5 (310 CMR 15.289 (3)(a)(3)) was reviewed and site engineers determined that doing both was cost prohibitive and would ultimately increase the amount of land and trees which would need clearing.

J. May 8, 2020: NOI Hearing with NRC (ongoing); 90% Construction Plans Outlined



II. Warner's Pond Dredging Update

Delia Kaye, Natural Resources Director reviewed the Warner's Pond Watershed Management Plan and the Dredging Study and Feasibility Analysis that was conducted by ESS Group over the past several years.

The plan highlights included:

- The idea of limited dredging to improve ecological health and recreational opportunities was identified in the 2012 Watershed Management Plan.
- A Dredging Feasibility Study to undertake sediment testing, develop conceptual dredging plans, conceptual plans to upgrade the Commonwealth boat launch and parking area, and prepare cost estimates was completed in 2018
- Since 1980, the Pond has filled in dramatically and the open water for boating and fishing has diminished greatly.
- 95% of the Pond's watershed is outside of Concord's Town limits; reducing nutrient and sediment loading (which have led to the pond's condition) is challenging.
- The volume of water within the Pond cycles every 24-hours, which makes methods of nutrient and sediment control other than dredging unlikely to succeed.



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- Two dredge areas were identified by ESS group to improve Pond health and recreational opportunities; it is cost prohibitive to dredge the entire Pond.
- Overall, in addition to the cost of a beach area, it is thought that swimming even after dredging would not be pleasant because the most of the Pond will still have a mucky bottom.
- The overall dredging is estimated to cost approximately \$2.5 M (including improvements to the Warner's Pond boat launch and parking area off Commonwealth Avenue) and will be a mix of Capital and CPC funding over a period of three years, FY21 is year 2 of funding.

A. Dredging Areas: once complete, the overall health of the Pond ecosystem is expected to be improved for 50+ years.



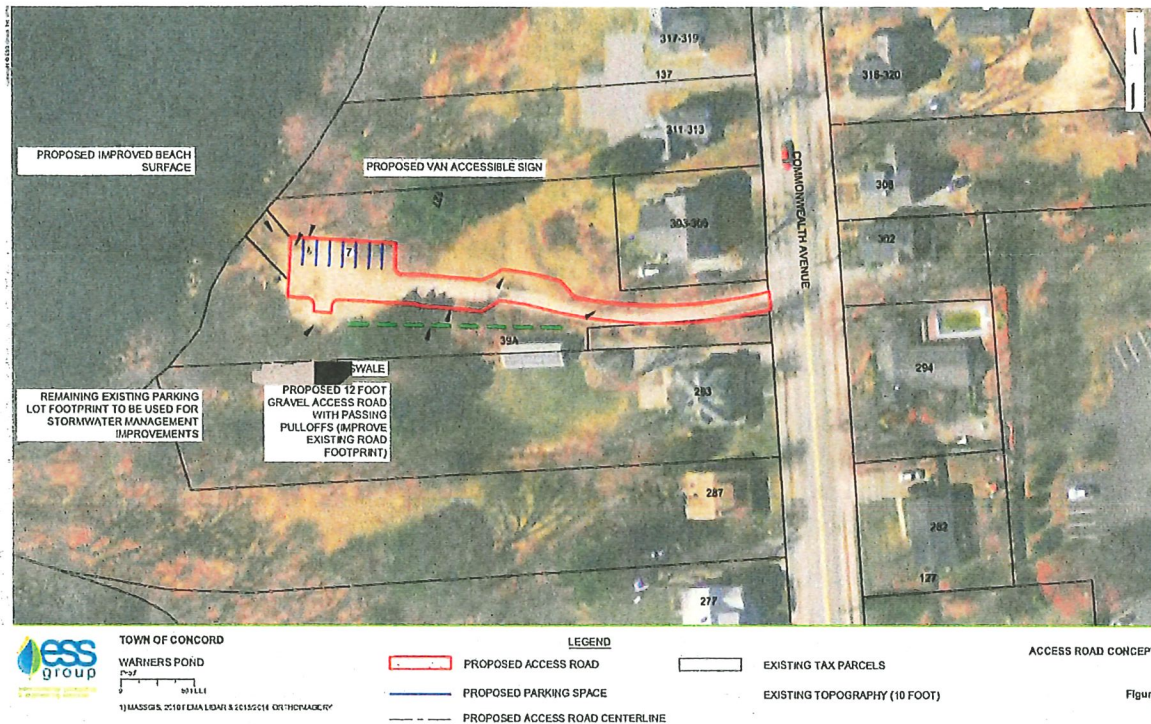


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B. Commonwealth Ave. Public Boat Launch Improvements

- Widen roadway
- Dedicated parking, including ADA spots
- Signage and better, more formalized, access to the pond area



III. FINANCIAL INFORMATION, APPROPRIATIONS AND EXPENSES TO DATE

An overview of the Gerow Park funding was provided to the group regarding past and present funds, which have either been expended or allocated to the project.

PURPOSE	FY19	FY20	FY20 <i>(revised)</i>	FY21	FY21 <i>(revised)</i>
Acquisition*					
Capital	\$2.5 M				
CPC	\$500,000				
Phase I Design & Construction					
Capital		\$600,000**	\$1.2 M		
CPC		\$200,000	\$200,00		
Phase I Construction					
Capital				\$600,000	\$ 0
CPC				\$500,000	\$500,000



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**\$3M was allocated for the acquisition of the property via Articles 24 and 25, ATM 2018. The articles, combined, were for 'the purchase of the property and to make improvements to allow for public access and master planning efforts.' The Town closed on the property 7/15/18 for \$2.7 M; the remaining \$300,000 was used to complete: the required phase I environment study, property surveys and wetland flagging, install boundary markers, begin the park master plan and recycle the existing home and home utilities on site.*

***Article 7, ATM 2019 allocated \$1.4 M to "Park Improvements." It was initially thought that \$600,000 would be allocated to both the Gerow and White Pond projects as they were to commence on or about 7/1/00 and run concurrently. However, the COVID-19 Pandemic has changed the Town's focus and it was determined that the \$600,000 previously allocated to the White Pond project would be allocated to Gerow since that project was already underway. The White Pond project, while still moving forward, will be delayed for a period of nine to twelve months pending Town Meeting appropriations in FY21 and FY22. The \$600,000 appropriated to the Gerow project in the original ATM 2020 (FY21) budget has since been reduced to \$0.*

IV. Other Staff Comments

Ryan Kane, Recreation Director and Ryan Orr, Facilities Director gave a brief synopses of their programming, maintenance and landscaping plans. Funding to perform both routine and preventative maintenance has been captured in the FY21 Park and Playground Budget which is overseen by the Deputy Town Manager and the Facilities Director.

V. Conclusion

A number of comments and questions from the general public and members of certain boards and committees were asked and answered. Questions surrounding the number of proposed parking spaces in the park, specifically, was discussed at length. Town staff remarked that they need to adhere to the traffic study data and have the least amount of parking that was deemed acceptable by both the Town entities and the consultant hired to spearhead the permitting of the project.

The meeting concluded at 8:40 PM.

APPENDIX B: Closing Out: Gerow Park Acquisition and Construction, prepared for the Select Board Meeting July 2024



Closing Out: Gerow Park Acquisition and Construction

Select Board Meeting

July 22, 2024



Route 2 Rotary

Gerow Park

MCI Concord

Warner's Pond

Assabet River

Bruce Freeman Rail Trail



Land Purchase and Design

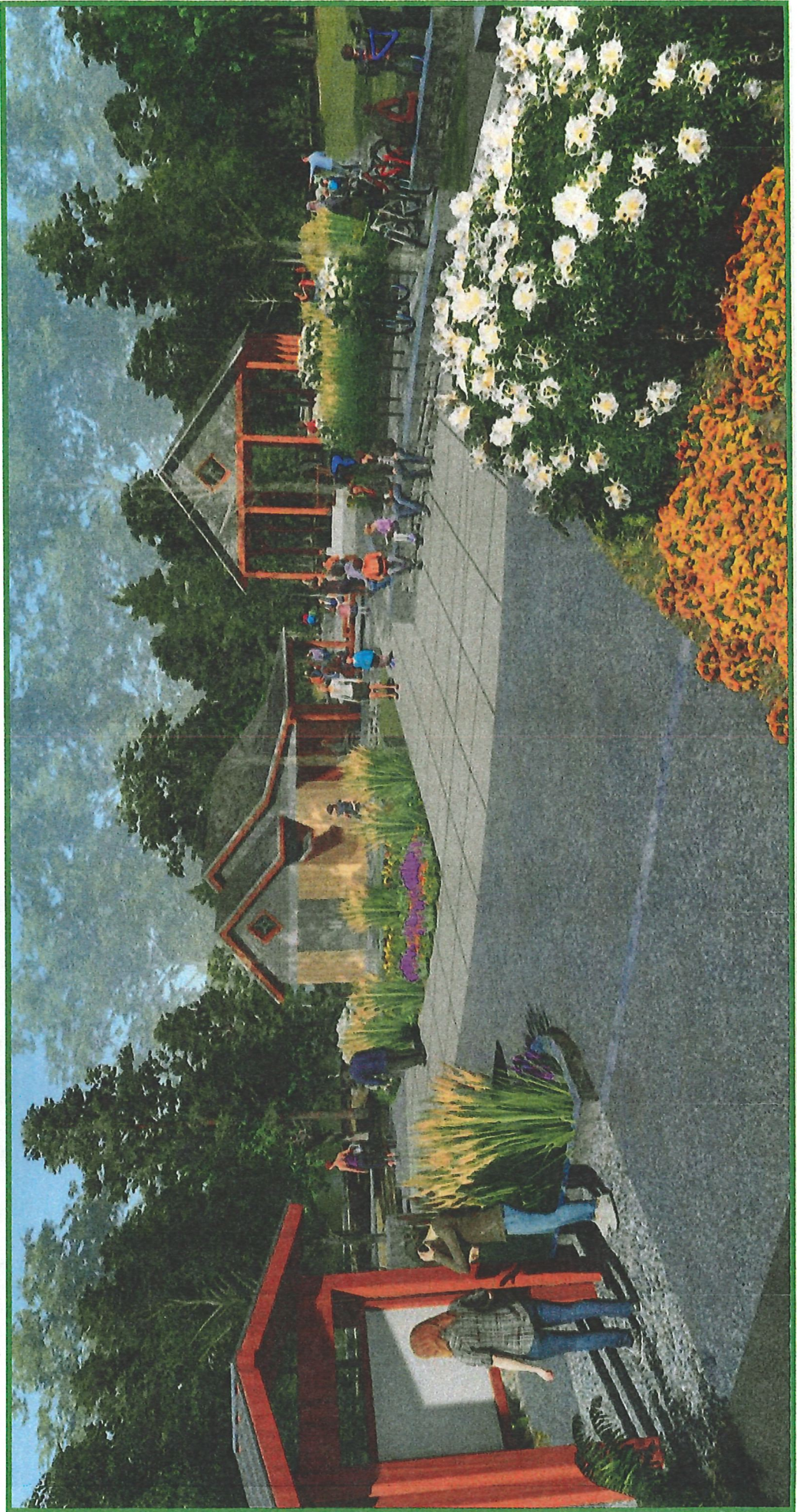
2018

- Land Purchase
- Request for Proposals Issued for Design Services – Awarded to Greenman-Peterson, Inc (GPI)
- Begin Master Planning Process

2019

- Phase 1 Design Development Process







Permitting and Procurement

2020

- Permitting
 - Natural Resource Commission Order of Conditions
 - Rail Trail Lease Amendment with MassDOT
 - Septic Permit Issued

2021

- Procurement for Construction Contracts
 - Cole Contracting – MGL ch. 149
 - Marino – MGL ch. 30 sec. 39M
 - Site Work Begins – Path Paving, Restroom Foundation



Construction

2022

- Construction Continues
 - Restroom Building
 - Base Asphalt Installation
 - Pavilion Foundation
 - Septic Installation
 - Chip Seal Pathways
 - Initial Landscape Plantings
- September 2022 – Temporary work stoppage due to contractor claim

2023

- Work resumed in September 2023
 - Final Asphalt Paving
 - Pavilion Roof
 - Landscaping

Project Funding and Costs

Appropriations		Funding Type	Amount
25-ATM-2018	Capital		\$ 2,500,000
26-ATM-2018	CPA		\$ 500,000
			\$ 3,000,000
07-ATM-2019	Capital		\$ 1,171,010
22-STM-2019	CPA		\$ 200,000
44-ATM-2020	CPA		\$ 500,000
10-ATM-2022	Capital		\$ 200,000
			\$ 2,071,010
Project Totals:			\$ 5,071,010

Expenses										
Description	Vendor	Original	Change Order Amount	Change Order Percent	Scope Amendment	Total Expended as of 07.16.2024	Total Committed			
Land Purchase & Closing Costs	Gerow & others	\$ 2,709,032	\$ -	-	\$ -	\$ 2,709,032	\$ 2,709,032			
ANR/ Boundary Marking and Feasibility Study	GIP	\$ 80,720	\$ -	-	\$ -	\$ 80,720	\$ 80,720			
Other costs, site readiness	Various, inc. CMLP	\$ 24,012	\$ -	-	\$ -	\$ 24,012	\$ 24,012			
		\$ 2,813,764	\$ -	-	\$ -	\$ 2,813,764	\$ 2,813,764			
Plan Development, Design & Project/ Construction Management Services	GPI	\$ 117,319	\$ -	-	\$ 321,058	\$ 410,822	\$ 438,377			
Restroom Facilities	Marino Construction	\$ 380,750	\$ 26,734	7.02%	\$ -	\$ 407,282	\$ 407,282			
Park Development, other than Restroom	Cole Contracting	\$ 1,207,220	\$ 119,786	9.92%	\$ -	\$ 1,138,800	\$ 1,327,006			
		\$ 1,705,289	\$ 146,520	8.59%	\$ 321,058	\$ 1,956,904	\$ 2,172,665			
Project Totals:		\$ 4,519,053	\$ 146,520		\$ 321,058	\$ 4,770,668	\$ 4,986,429			

Remainder of all appropriations: \$ 84,581

Construction Continues

2024

- Open Restrooms – June 2024
- Construction Winds Down
 - Completed Landscaping
 - Reset Pavilion Flooring
- Final Items – Furniture Installation
 - 12 Benches
 - 4 Bike Racks – for 4 Bikes Each
 - Trash Barrels – 2 Litter, 1 Recycle
 - 1 Bike Repair Station
- Final Close Out



