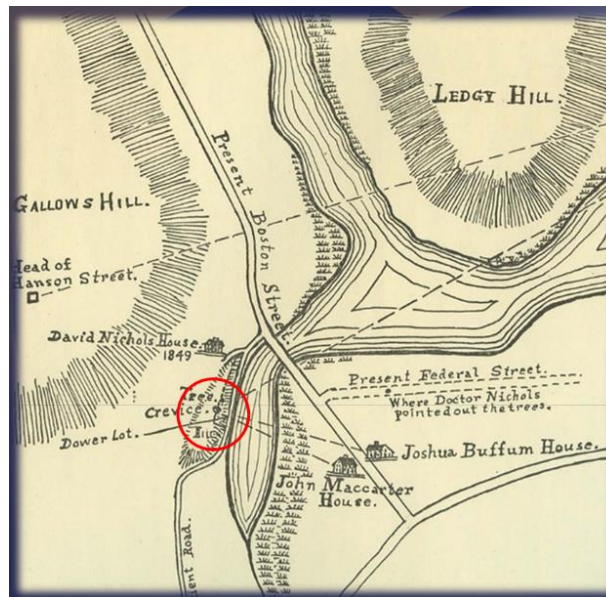




City of Salem Community Preservation Committee



Round 3

Report on Funding Recommendations for the Salem City Council

May 6, 2016

Community Preservation Act
FY16 Funding Round
(FY17 and Carried Over Funds)

**Chart 1
COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)**

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
DEFINITIONS (G.L. c. 44B, § 2)	Land to protect existing and future wetlands, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Land for 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. Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
CREATION To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes		Yes	Yes
PRESERVATION Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable				Yes, includes funding for community's affordable housing trust
REHABILITATION AND RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes if acquired or created with CP funds	Yes	Yes	Yes if acquired or created with CP funds

Source: Department of Revenue (DOR) 10-5-2012 conference, "Recent Developments in Municipal Law," Workshop B - Local Finances

Overview

The Community Preservation Committee (CPC) submits the following project award recommendations for Community Preservation Act (CPA) funds:

- **Housing**
 - **Boston Street Crossing** **\$59,500**

- **Historic Resources**
 - **Preserving Emmerton House** **\$50,650**
 - **Proctor's Ledge** **\$179,140**
 - **Fort Pickering Restoration Phase II** **\$70,000**
 - **Salem Willows Pavilions Preservation** **\$15,000**
 - **Salem Public Library Window Frames & Sills** **\$102,000**

- **Open Space/Recreational Land**
 - **Forest River Bathrooms** **\$85,000**
 - **Ryan Brennan Memorial Skate Park Renovation** **\$25,000**
 - **Forest River Pool Conditions Assessment** **\$20,000**
 - **Mack Park Bathrooms** **\$50,000**
 - **Bentley Academy Charter School Playground** **\$73,500**
 - **Collins Cove Playground Renovation** **\$83,000**

Included in this report is a spreadsheet breaking down the recommended source of CPA funds for each project, as well as a detailed overview of the twelve projects recommended.

The total funds available for projects are \$825,021.52. This includes the FY17 estimated funds, as well as carried over, undesignated FY16 funds.

The CPC is recommending funding for projects totaling \$812,790. If awarded, the minimum of 10% minimum spending in each of the three categories will be satisfied.

This will leave a balance available of \$12,231.52, which will be carried over. Please note that the available funding will also increase in November, 2016 when late payments, unspent FY16 admin, surcharges received over the \$450,000 estimate, the increase in the State match from FY16 (\$74,406), interest and any other extra funds that are reported to the Department of Revenue are placed into the Fund Balance. In addition, the 19% match for FY17 could increase, if additional CPA funds are approved by the State.

Available funds = \$825,021.52 - Additional funds will be available in November when late payments, unspent FY16 admin, the increase in the State match from FY16, surcharges received over \$450,000, etc. are added, as well as if additional dollars are approved by the State.

PROJECT	AWARD RECOMMENDATION	FY16 BUDGETED RESERVE	Fund Balance	FY17 HOUSING	FY17 HISTORIC	FY17 OPEN SPACE/ RECREAT.	FY17 BUDGETED RESERVE
		\$31,937.75	\$227,833.77	\$59,500.00	\$59,500.00	\$59,500.00	\$386,750.00
Community Housing							
Boston Street Crossing	\$59,500.00			\$59,500.00			
Historic Resources							
Preserving Emmerton House	\$50,650.00				\$50,650.00		
Proctor's Ledge	\$179,140.00	\$31,937.75	\$147,202.25				
Fort Pickering Phase II	\$70,000.00				\$8,850.00		\$61,150.00
Salem Willows Pavilions Preservation	\$15,000.00						\$15,000.00
Salem Public Library Window Frames & Sills	\$102,000.00						\$102,000.00
Open Space & Recreational Land							
Forest River Park Bathrooms	\$85,000.00		\$30,631.52			\$54,368.48	
Ryan Brennan Memorial Skate Park Renovation	\$25,000.00					\$5,131.52	\$19,868.48
Forest River Pool Conditions Assessment	\$20,000.00						\$20,000.00
Mack Park Bathrooms	\$50,000.00		\$50,000.00				
Bentley Academy Chart School Playground	\$73,500.00						\$73,500.00
Collins Cove Playground Renovation	\$83,000.00						\$83,000.00
Totals:	\$812,790.00	\$31,937.75	\$227,833.77	\$59,500.00	\$59,500.00	\$59,500.00	\$374,518.48
Remaining:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,231.52

APPLICANT: Harborlight Community Partners, Inc.
PROJECT TITLE: Boston Street Crossing
PROJECT LOCATION: 43 and 179 Boston Street
CPA CATEGORY: Community Housing: Creation
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$59,500
CPC RECOMMENDED SOURCE: \$59,500 FY17 Housing Reserve
CPC RECOMMENDED CONDITIONS: Enter into an Affordable Housing Restriction Proponent to install a CPA construction sign

PROJECT DESCRIPTION:

Harborlight Community Partners, Inc. (HCP) requested \$100,000 in CPA funds toward the rehabilitation of two former rooming houses to create 26 studio apartments for individuals who are homeless or at-risk of becoming homeless. The project will have a comprehensive supportive services program available to all residents.



HCP’s proposal is to convert the 37 existing SROs into self-contained studio apartments, designed to allow the residents to live with dignity and in comfort as they stabilize themselves economically and emotionally. Through its partnership with Lifebridge the residents will be equipped with the services they need to maintain independence. The renovations will also allow one of the buildings to include two handicapped accessible units, an accessible entrance, laundry room and common areas.



The project will contribute 26 permanently affordable units to the City of Salem’s affordability goal. The project meets the State definition of “affordable” through the provision of 26 permanent units affordable to individuals at or below 30% of the Area Median Income. HCP has committed to retaining the affordability of these properties for a minimum of 50 years.

The scope of work involves the substantial renovation of the two buildings with the objective of reducing density, adding new windows and new siding and/or façade repair in addition to adding amenities to the SRO units (individual unit-level baths and kitchenettes) and building common areas (offices, community rooms and laundry facilities) and addressing issues of expiring useful life for all major building systems, equipment and finishes. The renovations will focus on much needed life-safety upgrades, building code compliance, envelope/sustainability improvements, façade improvement, and amenities.

In addition to addressing an urgent need for affordable housing with supportive services, there are two other factors contributing to the urgency of the project:

- The seller, a private entity, has agreed to convey the property to Harborlight Community Partners. The conveyance depends upon being able to raise capital for the acquisition in a timely manner.

- HCP has submitted an application to the Commonwealth of Massachusetts Department of Housing and Community Development for a large award of scarce state resources. The application was submitted on March 11, 2016 and is currently under review. The state requires a commitment of local funds (in addition to general local support). Without a commitment of funds, the state will not commit their resources to this project. The project will remain on the City's tax roll.

In addition to Mayor Driscoll of Salem and the North Shore Regional Homelessness Task Force, the project has the support of Senator Lovely and State Representative (and former Salem Chief of Police) Paul Tucker. City Councilor David Eppley brought HCP to a meeting of the Gallows Hill Neighborhood Association where HCP met with the neighborhood group to discuss the project. The project received zoning approval in two meetings (Fall, 2015).

179 Boston Street, Salem, MA

179 Boston Street is a 3-story wood-frame residential building which currently includes 17 SRO rooms with limited cooking facilities in each unit and 2 one-bedroom units. There are shared bathrooms on each floor for the SRO units. The proposed plans include a reduction in density to 14 SRO units. New units will include in-unit bathrooms with showers and kitchenettes. The ground floor will include an office and separate common room. Two handicap accessible units are proposed for the first floor with access from a new HP ramp at the left side of the building. This is a historic building with significant remaining architectural detail. Current plans call for the restoration of those architectural elements which define the building such as the front entry, mansard roof and dormers as well as the reintroduction of those exterior elements which have been replaced over time such as clapboard siding (cementitious), window trim, corner boards and water table. Materials will be selected in consideration of aesthetic, life-cycle cost and ease of maintenance.

43 Boston Street, Salem, MA

43 Boston is a three-story brick residential building which currently includes 20 SRO rooms with limited shared cooking facilities on the second floor and shared baths on each floor. The building includes approximately 5,500 square feet, not including the basement. The proposed plans include a reduction in density to 12 SRO units. New units will include in-unit bathrooms with showers and kitchenettes. The ground floor will include an office, a separate community room and an accessible laundry room. Two handicap accessible units are proposed for the first floor with access from a new HP ramp at the front of the building. Current plans call for the rebuilding of the front entry at street level to accommodate a new accessible entry in keeping with the current residential use. The balance of the exterior work is intended to restore the masonry and cast stone elements to maintain the integrity of the simple brick facades.

TIMELINE:

BENCHMARK	DATE
Zoning/Permitting Approval	11/1/2015
Due Diligence (architect's plans & specs, Mass Historic Approval, Phase 1 environmental screen)	12/15/2015
Financing applications to DHCD, City of Salem (HOME) and North Shore HOME Consortium submitted	3/16/2016
100% Financing Commitment	6/1/2016
Construction Loan Closing/Acquisition	9/23/2016
Construction Start	9/30/2016
50% Construction Completion	5/1/2017
Construction Completion	11/30/2017
First Certificate of Occupancy	11/30/2017
Sustained Occupancy	11/30/2017

FINANCIAL:

	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA <i>(total must match amount requested on cover sheet)</i>	\$	\$	\$	\$ 100,000	\$ 100,000
SOURCE 2: 4% LIHTC Equity	\$	\$ 500,000	\$ 454,300	\$ 650,467	\$ 1,604,767
SOURCE 3: State (DHCD) Deferred Payment Loan	\$	\$ 1,150,467	\$ 295,700	\$ 1,383,833	\$ 2,830,000
SOURCE 4: State LIHTC	\$	\$ 500,000	\$ 1,000,000	\$	\$ 1,500,000
SOURCE 5: Salem HOME	\$	\$	\$	\$ 50,000	\$ 50,000
SOURCE 6: North Shore HOME Consortium	\$	\$	\$	\$ 300,000	\$ 300,000
TOTAL PROJECT COST	\$	\$ 2,150,467	\$ 1,750,000	\$ 2,484,300	\$ 6,384,767

*Soft costs include design, professional services, permitting fees, closing costs, legal, etc.

**For this application "construction" refers to new construction, rehabilitation, preservation and/or restoration work.

In the column to the right, please explain the status of each funding source (i.e. submitting application 7/1/14, applied on 1/1/14, received award notification 3/1/14, funds on-hand in organization bank account, etc.). For sources where funding has been awarded or funds are on hand, please attach documentation proof from the funding source (commitment letter, bank statement, etc.).

SOURCE 2: Federal 4% LIHTC (& tax-exempt bonds)	STATUS:	Approved; letter from MassDevelopment. LOI from MHIC
SOURCE 3: State LIHTC	STATUS:#	Application pending (submitted to DHCD 3/11/16)
SOURCE 4: State Deferred Payment Loans	STATUS:#	Application pending (submitted to DHCD 3/11/16)
SOURCE 5: Salem HOME Funds	STATUS:#	Award notification received 2/17/16
SOURCE 6: North Shore HOME Consortium	STATUS:#	Award received 3/16/16

CPC RECOMMENDATION:

This project would result in the city acquiring affordable housing restrictions for two buildings.

The Community Preservation Committee voted unanimously, with Boris and Veno not present, to recommend funding this application at \$59,500 from the FY17 Housing Reserve. This would enable the CPC to expend the full 10% housing minimum from Fiscal Year 17. The CPC's recommendation is subject to the following recommended conditions:

- That a CPA construction sign be installed (cost may be taken from CPA award); and
- That the applicant grants the city affordable housing restrictions on the buildings/units.

APPLICANT: Woman's Friend Society
PROJECT TITLE: Preserving Emmerton House
PROJECT LOCATION: 12 Hawthorne Blvd.
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$50,560
CPC RECOMMENDED SOURCE: \$50,560 FY17 Historic Reserve
CPC RECOMMENDED CONDITIONS: Enter into an Preservation Restriction
CPA construction sign to be provided

PROJECT DESCRIPTION:

The Woman's Friend Society requested \$65,750 in CPA funds to rehabilitate the exterior of the building to preserve the historic integrity of the structure.



The Woman's Friend Society has been a positive and often pioneering force in the charitable life of Salem, since the society's founding in 1876. Today our contributions include providing affordable housing for women who are single, working, or students. Our mission in this regard is: "To provide safe, affordable living at Emmerton House to single women of any nationality or class, working or student, and encourage habits of industry and self-reliance".

At present there are 20 women living at Emmerton House. Our members sew and knit to provide warm hats, mittens and scarfs to the students at the Carlton School and the neonatal unit at North Shore Medical Center. Through the outreach work of our committees we have formed a relationship with Brookhouse that allows us to provide decorative and other services on a monthly basis. The Society also supports several charities in the city such as the Salem Children's Charity. As can be seen, the Woman's Friend Society continues to contribute actively to the Salem community.

Completed in 1811, this Federal period double house and its carved mantels are attributed to Samuel Field McIntire, son of the noted architect Samuel McIntyre. Initially a private home, it was later acquired by local philanthropist Captain John Bertram and his daughter, Jennie Bertram Emmerton. They donated half of the building to the Woman's Friend Society, which soon purchased the other half and later built a substantial addition in the rear in 1879. On Sept. 17, 2008, the Emmerton House was accepted for inclusion in the National Register of Historic Places. The building is located on Hawthorne Boulevard and the back of the building abuts the property of the Peabody Essex Museum.

A building over two hundred years old is in continual need of care. Important improvements to the exterior of the building include repairing and replacing the soffits and gutters on all sides of the building, relining and capping the chimney flue that services the heating system, restoring two exterior doors that are original to the house, repairing the second floor deck, resetting the granite stairs at the entrances to the building, and replacing the rubber roof at the back of the building. Being on the edge of two designated historic districts, the Salem Common Historic District and the Derby Street Historic District and its location on Hawthorne Boulevard makes it very visible to residents and visitors; therefore, the appearance as well as the necessity of maintaining the integrity of this historic structure is of paramount importance.

Project Specifics:

- \$16,000 - The rubber roof over the back of the building is in critical need of repair, including replacing the chimney. Water is easily getting in. A lot of the bricks are cracked, concrete is missing at the top opening and you can see the moisture settling into the mortar. The chimney needs to be repointed and the top 18 inches need to be rebuilt. Moisture from the roof is leaking into two of the upstairs bedrooms. Not only does this present a health risk to any potential tenants, it prevents the Society from renting the rooms in due conscience. Obviously this diminishes the amount of funds available for the upkeep of the residence..
- \$30,000 - The soffits and the gutters on the north side of the building are also in critical need of replacement. Water is seeping through the soffits and the gutters are separated in places. This situation can cause water damage and will eventually impact the structural integrity of the building. The north side of the building sits perpendicular to Hawthorne Boulevard. It is most visible to pedestrians approaching from the Salem Common. The south side of the building has no gutters. Squirrels have gnawed through the fascia board. During the winter the damaged soffits create ice dams and cause an icing hazard on the driveway and the granite steps. This situation is dangerous and in the event of a fire would make it treacherous to exit from this side of the building. Also, the general public unfamiliar with the building may use this entrance during our many events that are open to the public. The damage done by the squirrels is visible to the public approaching from Derby Street. Soffits and gutters on the other ends of the building are in need of repair. One of the gutters is on the east side of the building that faces Hawthorne Boulevard. Repairing or replacing in kind both soffits and the gutters will not only improve the appearance of the building for the general public but it will preserve the integrity of the building.
- \$3,000 - The doors of the building are original to the house. We propose restoring the doors to their original state. A fourth door was replaced within the past few years. Over the years the doors have been worn down and have become unsightly and drafty. Two of the doors actually have cracks through which daylight can be seen. Restoration of the doors is needed as soon as possible. This will not only enhance the appearance of the building but will help to reduce energy costs.
- \$1,650 - There are four sets of granite steps that need to be reset. These steps are original to the building. Over the past 200 years, they have witnessed a lot of traffic. At present they are not only unsightly but may soon be unsteady.

Letters of support were provided by

- Tucker Mathews Condominium Association
- Sheila Kelly Lawler, Abutter
- Don & Anita Armell, Abutter

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with Boris and Veno not present, to recommend funding this application at \$50,650 from FY17 Historic Reserve. The CPC's recommendation is subject to the following recommended conditions:

- That CPA funds are used for the soffits, gutters, doors, granite steps and roof and that CPA funds are not used for project oversight, nor costs for the deck repairs or painting.
- That a CPA construction sign be installed (to be provided by the City); and
- That the applicant grants the city a preservation restriction (to be prepared by the City).

APPLICANT: City of Salem
PROJECT TITLE: Proctor's Ledge Memorial
PROJECT LOCATION: 33 Proctor Street
CPA CATEGORY: Historic Resources: Preservation
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$179,140
CPC RECOMMENDED SOURCE: \$31,937.75 FY16 Budgeted Reserve
 \$147,202.25 Fund Balance
CPC RECOMMENDED CONDITIONS: CPA sign to be provided
PROJECT DESCRIPTION:

The City of Salem requested \$179,140 in CPA funds to rehabilitate and preserve the historic open space on Proctor's Ledge, as well as create a memorial to recognize the tragic and unjust executions that took place on the site in 1692.



This project will preserve the historic location of the execution site of 1692, where 19 innocent people were hanged after being falsely accused of witchcraft.

The site was confirmed by a team of academic scholars affiliated with the University of Virginia and Salem State University in January 2016, utilizing historic first-hand accounts, topographic and viewshed analysis, and ground-penetrating radar. While no human remains were found on the site, the fact that it is the location of such a defining and significant historical event, not just for Salem but for the nation, makes it one worth preserving, protecting, and memorializing.

The proposed scope of work will establish the boundaries of the site and ensure its rehabilitation and preservation, creating a tasteful memorial with a viewing area on the site edge, and incorporating signage to direct visitors and interpret the site's important history. These upgrades include a new accessible walkway and pedestrian viewing area on the west side of the parcel, with an accessible crosswalk over the street to the site, interpretative signage at the nearby City parking lot and wayfinding signage to direct visitors, as well as the memorial itself. The goals of this project are to protect the sanctity and open space on the site and ensure the victims are memorialized. By creating a defined viewing area on the parcel edge, the site will be protected from intrusion and visitors will be discouraged from going onto the site and potentially destroying it by walking over it, digging in it, and so forth.

This project is necessary to tastefully memorialize and protect the physical site of what is arguably the most significant historic event in the City's history and an event of national importance. The parcel's current conditions are very inappropriate given the historic nature of what took place here and there is no protection of the site, nor elements discouraging visitors from traversing it in a manner that might cause damage to it. The project will have the added benefit of helping protect the surrounding neighborhood by ensuring visitors to the site are directed in a safe and manageable manner, that private property is protected, and that public safety, traffic, and parking demands are suitably met. Salem is inexplicably linked to this event in the community's history; memorializing this site in a respectful fashion ensures that the character of the City is enhanced.

The population served by this project will be Salem residents, school children, visitors, the descendants of those executed (who see this as a location where their ancestors' wrongful executions can be memorialized), and the immediate neighbors, who will likely see an increased number of visitors to their neighborhood, and. The announcement of this location's confirmation in

January 2016 may increase visitation to the community, resulting in some small added economic benefit from visitor spending, however this is not the reason for this project.

The project is being approached in two phases. The first phase calls for improvements to better control and manage visitors to the site and ensure the protection of the historic nature of the property. Given the seasonal nature of Salem’s tourism sector, the goal for this phase is no later than the end of September 2016, to accommodate the anticipated visitors to the site in the October season of this year. The second phase, the actual memorial itself, is being targeted for completion in June 2017, which will mark the 325th anniversary of the first execution on the site (that of Bridget Bishop). While there is not risk of irreparable loss if action is not taken, there is risk that the conditions at the site, which are already poor, will continue to deteriorate as visitors traverse it in an unregulated and undirected manner.

When the site was announced there was a large volume of public comment to the City from descendants of those executed, as well as others, who felt very strongly that the site needed to be protected, cleaned, and memorialized in some manner. The confirmation of the location drew national and international media attention. In early March 2016 the City, in conjunction with Martha Lyon Landscape Architecture, held a public meeting that drew nearly 50 residents and descendants. While direct abutters expressed reasonable concerns over how the site’s confirmation would impact their neighborhood and quality of life, the public support for some type of protection, improvement, and memorialization on the site was shared by almost all in attendance. The City has also received two offers for private donations to help fund the memorial, including one from a foundation of descendants of Rebecca Nurse, one of the victims of 1692.

FINANCIAL:

City funds for the surveying of the parcel (\$7,000) and the retention of the landscape architect for the conceptual plans (\$13,050) have been committed from the FY2016 budget for contractual and consulting services. Offers of private donations from a foundation of descendants and from one individual have been made, but have not yet been received.

	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
SOURCE 1: SALEM CPA <i>(total must match amount requested on cover sheet)</i>	\$	\$60,880	\$0	\$118,260	\$179,140
SOURCE 2: CITY BUDGET	\$	\$20,050	\$	\$	\$20,050
SOURCE 3: DONATIONS	\$	\$	\$	\$500	\$500
SOURCE 4:	\$	\$	\$	\$	\$
SOURCE 5:	\$	\$	\$	\$	\$
SOURCE 6:	\$	\$	\$	\$	\$
TOTAL PROJECT COST	\$	\$80,930	\$0	\$118,760	\$199,690

*Soft costs include design, professional services, permitting fees, closing costs, legal, etc.

**For this application "construction" refers to new construction, rehabilitation, preservation and/or restoration work.

In the column to the right, please explain the status of each funding source (i.e. submitting application 7/1/14, applied on 1/1/14, received award notification 3/1/14, funds on-hand in organization bank account, etc.). For sources where funding has been awarded or funds are on hand, please attach documentation proof from the funding source (commitment letter, bank statement, etc.).		
SOURCE 2: CITY BUDGET	STATUS:	FUNDS ON-HAND AND AVAILABLE IN FY2016 CITY BUDGET FOR CONTRACTED AND CONSULTING SERVICES.
SOURCE 3: DONATIONS	STATUS:	FUNDS OFFERED BY TOWNE FAMILY ASSOCIATION & BRUNONIA BARRY

TIMELINE:

January – April 2016: Site announced and neighborhood group meetings. Landscape architect retained. CPA eligibility and grant applications submitted. Survey conducted and parcel cleared of trash and invasive species.

May 2016: Design of signage completed. Design of viewing area, crosswalk, and street trees completed. Design of south boundary fence completed.

June – September 2016: Signage ordered and installed. Streetscape construction and south boundary fence completed.

October – December 2015: Design development of memorial complete.

January - February 2017: Construction documents of memorial complete.

March 2017: Bids advertised for memorial construction.

April – May 2017: Memorial construction completed.

June 2017: Memorial dedication ceremony.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with Boris and Veno not present, to recommend funding this application at \$179,140. The CPC voted to recommend \$31,937.75 from FY16 Budgeted Reserve, and \$147,202.25 from Fund Balance. The CPC's recommendation is subject to the following recommended conditions:

- That a CPA sign be installed (to be provided).

APPLICANT: City of Salem Dept. of Planning & Community Develop.
PROJECT TITLE: Fort Pickering Restoration Phase 2
PROJECT LOCATION: Winter Island
CPA CATEGORY: Historic Resources: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$70,000
CPC RECOMMENDED SOURCE: \$61,150 FY17 Budgeted Reserve
 \$8,850 FY17 Historic Reserve
CPC RECOMMENDED CONDITIONS: Existing CPA construction sign to remain
 That CPA funding does not go toward the proposed front entry sign

PROJECT DESCRIPTION:

The Dept. of Planning and Community Development (DPCD) requested \$120,000 in CPA funds to continue phased restoration of the historic fort, including repairs to magazines and masonry walls, additional vegetation clearing and improvements/signage at the entrance.



In 2014, CPA funds were awarded to initiate the phased restoration of Fort Pickering. This first phase is nearing completion and has successfully accomplished some important first steps: an historic landscape architect (KZLA) was hired to develop an action plan and acquire needed permits; under the plan, a significant amount of clearing of invasive plants including phragmites along the wet ditch was undertaken; an assessment of bird species and nesting sites was conducted to better understand site habitat and prevent harm to wildlife; a stage and trailer were removed from the site; masonry was assessed and construction plans drafted by a structural engineer. Magazine gates are being replaced in Phase 1 as well. Finally, following the clearing, a state-of-the-art laser topographic survey was conducted utilizing CPC funding and a grant from the MA Historic Commission. The survey will provide a 2D survey with detailed identification of all surface elements, plus a 3D model that may be adapted for a range of user-friendly interfaces.

Activities under Phase II will further the goals set by the Salem CPC of preserving open space and of preserving and restoring a historic resource and recreational land. The Fort site is an excellent open space/park resource, with walking paths, varied topography, ocean views and access, plus habitat for turtles, small mammals, and about 20 species of birds. The site's rich history presents excellent opportunities for interpretation. Phase II tasks will include masonry work on one rifle gallery wall plus restoration of magazine entrances. Clearing of invasive phragmites, will continue under Phase II, including application of herbicide. Notably, the entrance to the Fort will be vastly improved. This will include formal entry signage, planting, and improvements or replacement of the current gravel entry. Finally, as part of Phase II, plans for future phases, including a maintenance plan, will be developed.

FINANCIAL:

Design/Engineering	\$ 10,500
Repairs to masonry wall and Magazine	\$ 50,000
Invasives Clearing / Herbiciding	\$ 20,000
Front Entry Sign & Improvements	\$ 20,000
Volunteer Supervisor / Equipment	\$ 1,000
TOTAL REQUEST	\$ 101,500

TIMELINE:

Salem CPC Funding Award	July
Designer Selection Process	July – August
Design & Permitting	August – October
Construction Bid Process	October – November
Construction	November – June 20167

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with Boris and Veno not present, to recommend funding this application at \$70,000. The CPC voted to recommend \$61,150 from FY17 Budgeted Reserve and \$8,850 from FY17 Historic Reserve. The CPC’s recommendation is subject to the following recommended conditions:

- That the existing CPA construction sign be retained.
- That CPA funding does not go toward the proposed front entry sign.

APPLICANT: City of Salem
PROJECT TITLE: Salem Willows Pavilions Preservation
PROJECT LOCATION: Salem Willows Park
CPA CATEGORY: Historic Resources: Preservation
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$15,000
CPC RECOMMENDED SOURCE: \$15,000 FY17 Budgeted Reserve
CPC RECOMMENDED CONDITIONS: CPA construction sign to be provided
PROJECT DESCRIPTION:

The City of Salem requested \$15,000 in CPA funds for the renovation of three of the five pavilions at Salem Willows Park. The work includes replacement of wood posts suffering from rot and deterioration.



Salem Willows is a park of approximately 35 acres on Salem Neck with frontage on Beverly Harbor. The Park was originally the site of a tuberculosis hospital that included a formal alley of Willow trees said to have been planted in 1801. The area was indicated on 19th century maps as Hospital Point. The park includes beautiful trees, several areas of beach, a long pier, band shell, restrooms and a strip of privately owned amusement concessions along its southeast perimeter. There are also opportunities for residents and visitors to rent kayaks and stand-up paddleboards, spend time at 2 beaches and enjoy the privately owned amusement concessions along the perimeter of the park. Salem Willows is a heavily used park by Salem residents and people throughout the North Shore. It is home to large-scale events such as the Salem Jazz and Soul Festival and Black Picnic, festivals, concerts and small-scale parties and celebrations.

Salem Willows is also home to a total of five pavilions that residents and visitors utilize for shade, to picnic and for passive recreational activities.. The dates of the pavilions, based on a Salem Historic Preservation Maintenance Plan of Salem Willows Park completed in 1998 by Finch and Rose, are probably ca. the 1890's to ca. 1920. All of the pavilions are similar in form and structure, although one is considerably larger than the other four. Their original function remains the same – to provide a sheltered and shaded place in the open air for people to rest and/or have picnics.

The basic components of the pavilions are the following:

- A poured concrete floor that also serves as the foundation,
- An open timber frame consisting of square posts, tied together with a horizontal rail about three feet above the floor and a roof plate, and stiffened with diagonal braces between the posts and the roof plate,
- A wood bench around the perimeter tied into the wood posts, and
- A hip roof framed with common rafters that overhang the roof plate.

While largely unavoidable, the current construction of the pavilions with the wood posts seated on flat concrete platforms at grade makes deterioration of the bases a chronic problem.

FINANCIAL:

The funding request is based on a cost estimate provided by the Department of Public Services to replace the rotted wood posts on three of the pavilions.

TIMELINE:

Work is slated for summer 2016 completion.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with Boris and Veno not present, to recommend funding this application at \$15,000. The CPC voted to recommend \$15,000 from FY17 Budgeted Reserve. The CPC's recommendation is subject to the following recommended conditions:

- That a CPA sign be installed (to be provided).

APPLICANT:	Salem Public Library
PROJECT TITLE:	Salem Public Library Window Frames and Sills
PROJECT LOCATION:	370 Essex Street
CPA CATEGORY:	Historic Resources: Preservation
CPC PRIORITY RANKING:	High
CPC RECOMMENDED CPA FUNDING:	\$102,000
CPC RECOMMENDED SOURCE:	\$102,000 FY17 Budgeted Reserve
CPC RECOMMENDED CONDITIONS:	Existing CPA construction sign to remain
PROJECT DESCRIPTION:	

The Salem Public Library has requested \$102,000 in CPA funds to repair and replace window sills, trim moldings and frames due to extensive dry rot and continued deterioration which threatens the building's weather envelop.



A cornerstone of the city, this example of High Renaissance Italianate architecture is located within Salem's McIntire Historic District. A part of Salem's history, it was built in 1855 as the home of ship captain and philanthropist Captain John Bertram. Donated to the city by his heirs for use as a public library Captain Bertram's home

was renovated and opened its doors in 1889. For more than 125 years it has served the city and its citizens well as a busy public library open to all and will continue to serve for many years to come.

Beyond the building's relevance to Salem's history and architecture the library is open to everyone. It serves every age group from babies to senior citizens with books, movies, music, internet access, study rooms and research materials. The Library supports the school and its curriculums, and runs story times and other programs to promote early literacy. Programs and book groups are held for every age group from babies to adults. The list goes on and on. Well used and open seven days a week year round, the library is one of the busiest on the North Shore.

In 2012, deteriorating window frames were identified as a continuing problem with maintaining building integrity and weather envelope. At that time the architect felt it would be about 5-6 years before trim boards would start falling apart and 6-8 years before the stability of the aluminum sash would be compromised.

In 2013 the Library submitted a Mass Historical Commission (MHC) grant application for the project but due to limited funding a grant was not awarded. Since then two more immediate building problems were identified. First, leaking from the rear roof over the Reference area which immediately compromised the building's weather envelope had to be addressed. In 2014 the Library received a CPA grant and the roof was replaced in early 2015. Then while preparing a resubmittal of the MHC grant application for the windows project a survey of the building was done. Dangerously cracking brownstone over the Children's courtyard was found. The courtyard was immediately closed and funding to remediate this problem was sought. This spring work on the brownstone along with other brickwork will begin with funding from MHC, CPA, the City and the Trustees of the Library. So now it is time to once again address the windows before further deterioration leads to water infiltration.

The Library works hard to preserve and maintain the building with at least one project a year. Over the last eight years the Library has replaced the original slate roof of the 1855 main building, replaced three small flat roofs and the rear roof which houses the Library's HVAC system, replaced and fixed all copper balustrades, replaced two cast iron roof drains, replaced a granite and brick walkway, installed a granite retaining wall and repaired the front steps and concrete work on corners of the building. The Library has also done work on the cast iron gate replacing finials, keeping several extras and the finial mold for future repairs. The cast iron fence was painted in the fall and the brownstone & brickwork project should begin in a matter of weeks. When all important building issues have been addressed the Library hopes to restore the rare historic wrought iron fountain on the Library grounds.

FINANCIAL:

The current estimate for the project is \$102,000 with an additional estimate of \$58,000 for architectural work. The Trustees of the Library are committed to fund the estimated architectural expenses of \$58,000.

TIMELINE:

The current deterioration (dry rot) of the wood window frames and exterior trim moldings is allowing water to penetrate behind the frames and into the masonry walls around the windows. This condition will worsen over time as the dry rot continues to spread throughout the window frames. The trapped moisture inside the wall will eventually damage the interior plaster finish and the exterior brickwork. Any more delay in starting the repairs will result in an increased scope of work and considerable additional cost.

Estimated Time Schedule:

Advertising and Bidding	5 weeks
Selecting and Contracting with winning bidder	2 weeks
Contractor Mobilization	2 weeks
Construction (3 units per wk.)	18 weeks
Punch Lists and Job Close Out	2 weeks
Total:	29 weeks

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously with Boris and Veno not present, to recommend funding this application at \$102,000. The CPC voted to recommend \$102,000 from FY17 Budgeted Reserve. The CPC's recommendation is subject to the following recommended conditions:

- Existing CPA construction to remain installed.

APPLICANT: City of Salem
PROJECT TITLE: Forest River Park Bathrooms
PROJECT LOCATION: Forest River Park
CPA CATEGORY: Recreational Land: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$85,000
CPC RECOMMENDED SOURCE: \$30,631.52 Fund Balance
 \$54,368.48 FY17 Open Space/Recreation Reserve
CPC RECOMMENDED CONDITIONS: That a CPA sign be installed (to be provided)
PROJECT DESCRIPTION:

The City of requested \$85,000 in CPA funds for the Forest River Park bathrooms to be completely renovated, including improvements to toilet and sink fixtures, make bathrooms handicapped accessible, improve exterior and interior lighting, install new bathroom partitions and fire alarm upgrades.



Forest River Park is a beautiful, ocean front park located in South Salem. Forest River is one of the largest and most visited parks in the City being home to two beaches, a little league baseball diamond, basketball court, two playgrounds and the city's only public pool. The park is also home to historic Pioneer Village, which was established in 1930 as one of the

country's first living history museums.

The Forest River Park bathrooms are located in close proximity to the main entrance, immediately adjacent to the parking lot and caretaker's house. They are in need of significant investment. The existing conditions are as follows:

- Bathroom toilet and sink fixtures do not meet code requirements.
- The bathrooms, both men's and women's, are not handicapped accessible.
- Interior and exterior lighting is inadequate.
- Toilet partitions are old and rusted.
- Both bathrooms overall condition are generally poor.

This project will renovate an existing facility, make it safer and aesthetically more attractive. The renovation also seeks to address the building's accessibility, code and general condition shortcomings. The improvements will include:

- New toilet fixtures including an accessible water closet in each toilet room (both men's and women's).
- Wheelchair access from grade to both the men's and women's entry doors.
- New interior and exterior lighting.

- New toilet partitions.
- Epoxy paint finish on all interior services.
- Toilet accessories.
- Fire alarm upgrades.

Once renovated, the bathrooms will better serve the many visitors and users of Forest River Park, will make the bathroom building fully accessible and make the building safer for its users.

Letters of support were received from Steve Costello of 6 Plymouth Street, Ed Colbert, Raymond Cruddas (Vice President of the Salem Little League), Mary Sholds of 47 Essex Street, David J. Horgan (Softball Vice President of the Salem Little League), David Gauthier of 56 Valley Street, Jennifer Feener (Salem High School Varsity Softball Head Coach), Michael Gemma (USN ret), and Jesse and Lisa Tremblay, as well as a 45 signatory petition from Forest River Park neighborhood residents.

FINANCIAL:

The funding request is based on a scope of work recommended by Gray Architects, Inc. Salem Little League is enthusiastically supportive of the project and has expressed a willingness to assist with the project, where and when it may make sense. They have also committed to contribute \$5,000 towards the project.

TIMELINE:

Tasks include architect selection, project design, construction bid process and construction. Project completion will be approximately one year from award of project funding.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with Boris and Veno not present, to recommend funding this application at \$85,000. The CPC voted to recommend \$30,631.52 from the Fund Balance and \$54,368.48 from FY17 Open Space & Recreation Reserve. The CPC's recommendation is subject to the following recommended conditions:

- That a CPA sign be installed (to be provided).

APPLICANT: City of Salem
PROJECT TITLE: Ryan Brennan Memorial Skate Park Renovation
PROJECT LOCATION: Gallows Hill Park
CPA CATEGORY: Recreational Land: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$25,000
CPC RECOMMENDED SOURCE: \$5,131.52 FY17 Open Space & Recreation Reserve
\$19,868.48 FY17 Budgeted Reserve

PROJECT DESCRIPTION:

The City of Salem requested \$25,000 in CPA funds to begin the design phase for the Ryan Brennan Memorial Skate Park, which is in need of complete replacement and is close to unusable for skaters. The City will work with a group of stakeholders along with a consultant to help guide the process to construct a new skate park.



The existing skate park is located at Gallows Hill Park along with an open field, basketball court, swings, a baseball and softball field, and playground. Mansell Park is adjacent to lower Gallows Hill Park which also includes amenities – basketball court and an open field used for soccer.

At Gallows Hill Park the skate park, known as the Ryan Brennan Memorial Skate Park, is named after a Salem student who tragically passed away after being struck by a car while on a skateboard. The current skate park was installed almost 20 years ago, is beyond its useful life and is in need of repair and updating. Many of the elements at the skate park are difficult or impossible for skaters to use due to the wear and tear caused over the years.

Current conditions at the skate park are as follows:

- Graffiti adorns much of the park
- Major gaps in the concrete structures make it difficult to safely skate
- Cracks in existing concrete structures make it difficult to safely skate
- Asphalt is in need of replacement
- Even if in good condition, the skate park doesn't "flow" well for skaters

This project would aim to address these issues by hiring a design team to lead a working group of stakeholders. The City has started forming a committee, which includes the support of the Ward 4 City Councillor David Eppley, the Ward 4 Neighborhood Association, the Brennan family and local skate board advocate Devin Grant. A Salem high school student has also expressed interest in getting involved and we also intend to include neighbors in the planning process.

Goals of the project are to transform an underutilized skate park into a resource for the entire City. A new, state-of-the-art skate park will serve a population that isn't being adequately served right now. Investing in a well-constructed and well-designed skate park will not only make the skate park a safer place to skateboard and/or scooter but also will help make the park more of a destination for people and families of all ages.

FINANCIAL:

The funding request is based on discussions with multiple vendors that provide design services specific for skate parks.

Part of the design process will include developing a plan to identify grant funding sources and fundraising opportunities to support the construction project, once fully designed.

TIMELINE:

Receipt of Project Funding	May/June 2016
Designer Selection	July – August 2016
Project Design	September 2016 – November 2016
Project Completion	December 2016

CPC RECOMMENDATION:

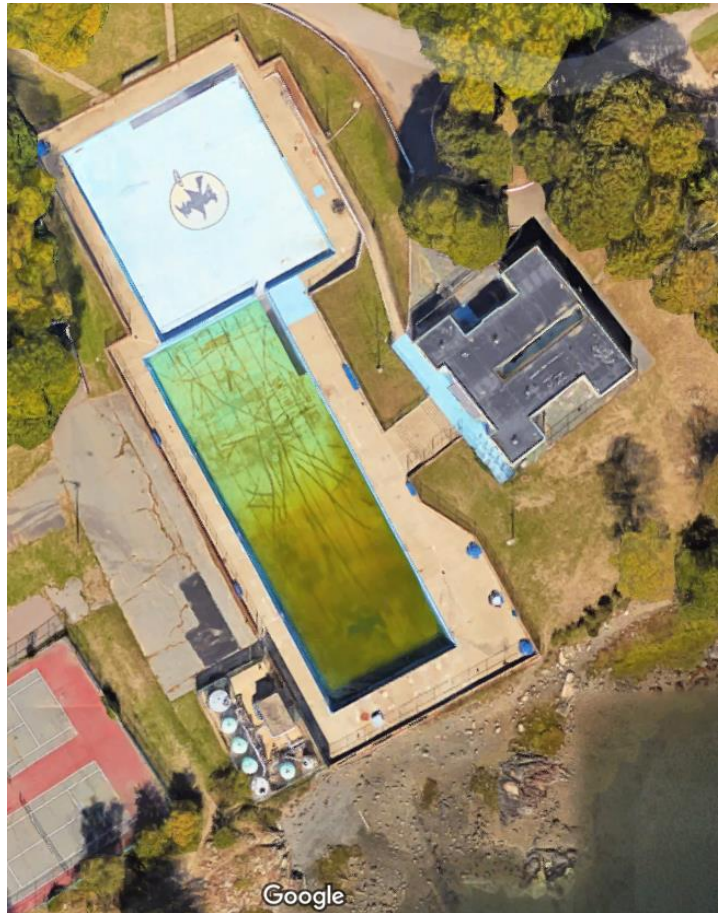
The Community Preservation Committee voted unanimously, with Boris and Veno not present, to recommend funding this application at \$25,000 with \$5,131.52 from FY17 Open Space & Recreation Reserve and \$19,868.48 from FY17 Budgeted Reserve.

APPLICANT:	City of Salem
PROJECT TITLE:	Forest River Pool Conditions Assessment
PROJECT LOCATION:	Forest River Park
CPA CATEGORY:	Recreational land: Rehabilitation/Restoration
CPC PRIORITY RANKING:	High
CPC RECOMMENDED CPA FUNDING:	\$20,000
CPC RECOMMENDED SOURCE:	\$20,000 FY17 Budgeted Reserve
PROJECT DESCRIPTION:	

The City of Salem requested \$20,000 in CPA funds to prepare an evaluation of the Forest River Pool; and its adjacent infrastructure to determine the extent and cost of repairs and renovations, which will include recommended capital improvements and a plan to prioritize and implement them.

Forest River Park is a beautiful, ocean Front park located in South Salem. The Park is one of the largest and most visited parks in the City being home to two beaches, a little league baseball diamond, basketball court, two playgrounds and the city's only public pool. The park is also home to historic Pioneer Village, which was established in 1930 as one of the country's first living history museums.

Forest River Pool is heavily used by neighborhood families, children and summer camp participants. At present, the Salem YMCA manages the operation at the pool providing lifeguards, swimming lessons, and other fun-filled, family activities and events. As it currently operates, the Forest River Pool is an important resource for the community. The pool is open for use to all Salem residents during the summer months with purchase of a \$5 season pass. There are summer camps offered by the Salem YMCA, the City and the Greater Salem Boys and Girls Club that utilize the pool. Many families throughout the City, especially in South Salem and the Point Neighborhood, take advantage of the pool during the hot, summer months.



Forest River Pool is in need of significant investment and repair. The pool infrastructure, equipment and systems are all in need of updating. This evaluation will identify these issues and look at the extent of improvements needed comprehensively. Ultimately, this will provide a much-needed blueprint for work required at the Forest River Pool. It will examine the costs of the improvements and will include a plan to prioritize and implement the improvements. The evaluation will include, but will not be limited to, the following:

- Review the overall condition of the pool and its adjacent infrastructure.
- Inspection of mechanical components and equipment.
- Catalog the current condition of all equipment, buildings and infrastructure and document code compliance, condition and structural integrity.

FINANCIAL:

The funding request is based on a proposal received by Weston and Sampson

TIMELINE:

Receipt of Project Funding	May/June 2016
Evaluation	June 2016 – September 2016
Final Report	October 2016

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with Boris and Veno not present, to recommend funding this application at \$20,000. The CPC voted to recommend \$20,000 from FY17 Budgeted Reserve.

APPLICANT: City of Salem
PROJECT TITLE: Mack Park Bathrooms
PROJECT LOCATION: Mack Park
CPA CATEGORY: Recreational land: Rehabilitation/Restoration
CPC PRIORITY RANKING: High
CPC RECOMMENDED CPA FUNDING: \$50,000
CPC RECOMMENDED SOURCE: \$50,000 Fund Balance
CPC RECOMMENDED CONDITIONS: That a CPA sign be installed (to be provided)
PROJECT DESCRIPTION:

The City of Salem requested \$50,000 in CPA funds for the renovation of the Mack Park bathrooms including improvements to toilet and sink fixtures, handicapped access, exterior and interior lighting, new bathroom partitions and fire alarm upgrades.



Mack Park is located in the middle of Tremont Street, Mason Street and Grove Streets in North Salem. This is a popular neighborhood park with a lot of activity. The park is home to a tot lot playground, softball field and basketball court, as well as a thriving community garden. Mack Park is also used as a voting location for Ward 6 Precinct 2. At the end of last year, the City found caretakers to live in the Park's caretakers' house. They are doing a terrific job of maintaining the park and are beginning to make improvements to the house itself.

Mack Park's old, outdated bathrooms have been closed for the last 10 years. The existing building is in such poor condition it is not feasible to renovate and needs to be replaced. The work requires demolition of the existing building and construction of a new restroom facility on a similar footprint. Architectural drawings have been created by the City's Building Department. The project will replace a building in poor condition, making it safer and aesthetically more attractive. It will also make the bathroom fully accessible for all who want to use it.

FINANCIAL:

The funding request is based on an estimate from the City's Building Department. Salem Little League is enthusiastically supportive of the project and has expressed a willingness to assist with the project. They have also committed to contribute \$2,500 towards the project.

TIMELINE:

Receipt of Project Funding	May/June 2016
Finalize Project Design and Specifications	July 2016
Construction Bid Process	August 2016 – October 2016
Construction	March 2017 – August 2017
Project Completion	September 2017

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with Boris and Veno not present, to recommend funding this application at \$50,000. The CPC voted to recommend \$50,000 from the Fund Balance. The CPC's recommendation is subject to the following recommended conditions:

- That a CPA sign be installed (to be provided).

APPLICANT:	Bentley Academy Charter School (School & PTO)
PROJECT TITLE:	Bentley Academy Charter School Playground
PROJECT LOCATION:	25 Memorial Drive
CPA CATEGORY:	Recreational land: Creation
CPC PRIORITY RANKING:	High
CPC RECOMMENDED CPA FUNDING:	\$73,500
CPC RECOMMENDED SOURCE:	\$73,500 FY17 Budgeted Reserve
CPC RECOMMENDED CONDITIONS:	That a CPA sign be installed (to be provided)
PROJECT DESCRIPTION:	

The Bentley Academy Charter School, (BACS) along with the Bentley Academy Charter School Parent Teacher Association requested \$95,487.14 in CPA funds to create a developmentally age appropriate and ADA accessible playground on-site at Bentley Academy Charter School.

Bentley Academy Charter School is the only Salem Public Schools elementary school without access to a playground. BACS proposes to build a playground and shade shelter with tables on-site at BACS.



The playground proposed is ADA universally accessible, developmentally age appropriate and can accommodate a range of capacities for children ages 5-12. Although BACS is next to the City of Salem’s Memorial Park, which has grassy fields and a modest playground on the Fort Avenue side, regulations forbid BACS students from using this public recreational land. The goals for this playground construction project are 1) to offer BACS students the vital benefits of the full range and variety of outdoor play activities provided by a modern playground and 2) extend the use and benefits of this new playground to those who use Memorial Park. The proposed playground is within a short walking distance of neighbors: Collins Cove, the Salem Ferry, Derby Wharf and Footprint Power.

At BACS, recess plays a critical role in the daily schedule and in the educational wellbeing of the children. BACS students attend a rigorous, full-day program from 7:30am to 3:30pm during a 190-day academic year. A proper playground should offer both fun and physical challenges that are on par with the outstanding academic work and activities the children receive in BACS classrooms. In addition, a prime outdoor space in the City of Salem such as Memorial Park needs a modern playground and seating to reach its full potential to best serve the community.

The proposed playground measures 60ft by 100ft, approximately 2,446 square feet, in a right triangle adjacent to the BACS school building, on the Szetela Lane side. The new playground requires protective rubber surfacing over the 2,446 square feet. Playground features include an ADA accessible fort structure, 4 slides, 2 climbing walls, 3 climbing “monkey bar”-style structures, a ball catch basket, raised foot pads, and 2 balance beams. In addition, the playground area includes a covered, 24ft by 16ft outdoor pavilion with 4 tables/benches that can be used as an outdoor classroom as well as a seating area for community members who use the playing fields in Memorial Park. Significantly, the playground equipment is arranged in a continuous loop so that BACS Physical Educators may use the equipment for obstacle course, strength and balance exercises.

The push to construct the playground before next school year is driven by the desire to continue the school’s proven upward momentum in performance on all levels. In addition to improving the educational, social and physical experiences of City of Salem children, the playground would be

open to the public during clearly posted hours. BACS maintains excellent relationships with community members that use the facilities after school, such as the YMCA after school programs, and a new playground would benefit these programs and enhance these relationships as well.

The BACS leadership, Parent Teacher Association (PTA), faculty and students are unanimously in favor of building a playground at BACS. There is high enthusiasm for this project within the broader Salem community, indicating that support is strong and unwavering. Letters of support for this playground project come from the following community leaders: Heather Famico, Ward 2 Councilor, City of Salem; Bob McCarthy, Ward 1 Councilor, City of Salem; Eileen Quinn, Senior Vice President, Wells Fargo Capital Finance and BACS PTA Co-President; Rosario Ubiera-Minaya, Chief Program Officer, North Shore Community Development Coalition and BACS parent; Justin Vernon, BACS Head of School and BACS parent 2016-2017; Kris Wilson, Salem Public School Committee and Trustee, BACS

FINANCIAL:

Item Description	Model #	Quantity	Price/Unit	Amount
Playground equipment: 2 deck structures, obstacle course, triple toss	various	various	\$46,403.00	\$46,403.00
Table: 8' rolled steel, 11 gauge punched steel, rolled edges, portable	T8PERFPOLY	3	912.00	2,736.00
Table: ADA 8' rolled steel, 6' seats 11 ga punched steel, rolled, edges, portable	T8PERFHDCP-POLY	1	877.00	877.00
Shelter Structure: 16'x24' All Steel hip end, 4:12 pitch, 7'-6" eave	Custom Shelter	1	10,595.31	10,595.31
Post anchor bolt/base plate cover	BP Covers	4	178.57	714.29
Poured in place rubber safety surfacing, 2 1/2" 50/50 color/black, 2446 SF	PIP	2446 sf	11.00	26,906.00
On webcoat products	Freight	1		699.54
Playground and shelter	Freight	1		5,706.00
Saw cut asphalt keyway, unloading, pour concrete, recycling by city	site work		donated by City crew	
Supervised installation with all hand tools for volunteer use provided	SI		donated by contractor	
Subtotal				\$94,637.14
Stamped sealed drawings, if required by city	Optional	1		850.00
Grand Total				\$95,487.14

TIMELINE:

Study & Design

Completed December 2015 by Dibble Parks

Permitting

1 week. No permits are required for the playground equipment. However, a building permit is required in Massachusetts for the outdoor classroom shade shelter. We intend to have the professional engineer seal donated and City permit fee waived.

Construction

We expect construction to take 3 weeks as follows. The timeline could be as short as 10 days. However, given our intent to use volunteer labor, we expect work to occur over the course of three weekends.

1. City DPS crews saw cut and remove border section of asphalt pavement in preparation for poured-in rubber surface = 1 DAY
2. City DPS forklift/crews unload equipment from trucks = 1 DAY
3. Volunteers assemble playground equipment, under supervision of Contractor and Certified Playground Safety Inspector = 3 DAYS
4. Digging and cement footing for shelter posts = 1 DAY
5. Pouring cement foundation for shelter = 1 DAY
6. Volunteers help prep surface area for poured rubber = 1 DAY
7. Pour rubber surface area = 1 DAY
8. Volunteers assemble shade shelter, under supervision of Contractor and Certified Playground Safety Inspector = 1 DAY

Week	Mon	Tues	Weds	Thurs	Fri	Sat	Sun
1		DPS crews cut asphalt		DPS crews unload equipment		Volunteers assemble playground equipment	Volunteers assemble playground equipment
2	Dig and cement footing for shelter		Pour cement slab for shelter			Volunteers finish playground equipment	Volunteers prep rubber surface area
3	Pour rubber surface area					Volunteers assemble shade shelter	

Completion Date

We estimate that the project can be completed within one month of the award of CPA funds. Our tentative plans are to begin construction the last week of June 2016, after the close of school for the summer vacation, when there will be no children and staff on the school property. Thus, estimated completion date is mid-July 2016, approximately six weeks prior to the start of the school's 2016-2017 academic year.

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with Boris and Veno not present, to recommend funding this application at \$73,500. The CPC voted to recommend \$73,500 from FY17 Budgeted Reserve. The CPC's recommendation is subject to the following recommended conditions:

- That a CPA sign be installed (to be provided).

Note: Any award is made solely to the School and the School manages the project.

APPLICANT:	City of Salem
PROJECT TITLE:	Collins Cove Playground Renovation
PROJECT LOCATION:	Collins Cove Playground, Collins Street
CPA CATEGORY:	Recreational land: Rehabilitation/Restoration
CPC PRIORITY RANKING:	Medium
CPC RECOMMENDED CPA FUNDING:	\$83,000
CPC RECOMMENDED SOURCE:	\$83,000 FY17 Budgeted Reserve
CPC RECOMMENDED CONDITIONS:	That a CPA sign be installed (to be provided) That CPA funds are used to complete the multi-purpose court and not the new play structure, nor tennis court demolition

PROJECT DESCRIPTION:

The City of Salem requested \$157,366 in CPA funds to improve Collins Cove Playground by transforming the existing basketball court into a multi-use street hockey and basketball court, installing a new playground structure and demolishing the existing tennis court and fencing and replacing it with grass.



Collins Cove Playground is a neighborhood park that neighborhood residents and families enjoy. It is also well-utilized by other residents in the city because of the beach and its beautiful setting along the waterfront. Collin Cove Playground is home to a picnic pavilion, softball field, beach, basketball and tennis courts, and a playground structure. The park is very visible from the street and enjoys beautiful views of Collins Cove and Salem Neck.

The park is currently in a state of disrepair. The playground structure is one of the oldest in the City, is well beyond its useful life and in need of an upgrade. The tennis court is virtually unusable and the basketball court has problems with its surfacing and hoops. The water fountain located at the park does not properly function. The proposed project includes:

- Demolition of tennis court and fencing, disposal of material and loam and seed area
- Installation of new playground structure
- Installation of new water fountain
- Upgrade the existing basketball court into a multi-use court for basketball, street hockey and pickleball. Upgrade includes the installation of
 - outdoor street hockey boards
 - a modular athletic surfacing system and striping
 - new basketball hoops

The project will serve the neighborhood and entire city and help to preserve property values in the neighborhood. It will also serve a population of street hockey players that are currently not being served adequately. At present, street hockey is played predominantly on run-down tennis courts that are no longer in the condition to support tennis. Specifically, there is a large group of residents that play street hockey at the old tennis court at Palmer Cove Park. This new, multi-purpose court will support not only pick-up street hockey but also more structured street hockey leagues and other programming that could be offered by our Parks, Recreation and Community Services Department.

FINANCIAL:

Item	Cost
Demolition of tennis court and Removal of chain link fence	\$10,000
Playground structure	\$40,527
Multi-purpose court	
Hockey Boards	\$43,770
Flooring	\$34,300
Basketball hoops	\$4,463
Water fountain w/ bottle filler and fountain	\$10,000
10% contingency	\$14,306
TOTAL	\$157,366

TIMELINE:

Receipt of Project Funding	May/June 2016
Procurement of Equipment and Services	July 2016 – September 2016
Construction	September 2016 – May 2017
Project Completion	June 2017

CPC RECOMMENDATION:

The Community Preservation Committee voted unanimously, with Boris and Veno not present, to recommend funding this application at \$83,000. The CPC voted to recommend \$83,000 from FY17 Budgeted Reserve. The CPC's recommendation is subject to the following recommended conditions:

- That CPA funds are used to complete the multi-purpose court and not the new play structure, nor tennis court demolition
- That a CPA sign be installed (to be provided).