



## COMMUNITY PRESERVATION PROJECT APPLICATION COVER SHEET

### I: Project Information

Project Title: ***Pulaski Park Renovation – Construction Related Funding***

Project Summary: ***Construction funding for the Pulaski Park renovation and "overlook" expansion. Funding includes construction administration and professional services from Steven Stimson Associates. Project will be built in 2 construction phases. Newly added to the construction funding is an allowance to move all overhead utilities (telephone, electric, fiber optic, cable) to be underground. The expansion of Pulaski Park creates new open space in the City.***

Estimated start date: June 2015 Estimated completion date: July 2017

CPA Program Area (check all that apply):

- Open Space                       Historic Preservation  
 Community Housing               Recreation

### II: Applicant/Developer Information

Contact Person and or/primary applicant: ***James R. Laurila, P.E. City Engineer***

Property Owner (if applicable): ***City of Northampton***

Organization (if applicable): ***Mayor David J. Narkewicz/Dept. of Public Works***

Mailing Address: ***125 Locust Street Northampton, MA 01060***

Daytime phone #: ***413-587-1570 x4307***

Fax #: ***413-587-1576***

E-mail address & Website: ***jlaurila@northamptonma.gov***

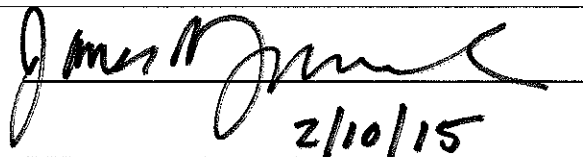
### III: Budget Summary

Total budget for project: ***\$2,475,000 (construction related)***

CPA funding request: ***\$1,675,000***

CPA request as percentage of total budget: ***67.68%***

Applicant's Signature:



Date Submitted:

2/10/15

**Community Preservation – Project Narrative  
Pulaski Park Renovation – Construction Related Funding**

**Project Application Cover Sheet**

Table of Contents .....1

1. Project Overview .....2

2. Community Preservation Criteria.....4

3. Project Budget.....8

4. Schedule.....9

**Figures**

Figure 1 Site Locus.....10

Figure 2 Aerial Photo 2011.....11

**Attachments**

Topographic Plans (2).....12

Park Renovation Schematic Plan.....14

CPA Grant Summary.....15

## **Community Preservation – Project Narrative Pulaski Park Renovation – Construction Related Funding**

### **1. Project Overview**

This grant application requests \$1,675,000 in construction related funding for the Pulaski Park renovation and “overlook” expansion. The park renovation project is planned to be constructed in two phases. Mayor David J. Narkewicz and the Northampton Department of Public Works are seeking a grant for construction related funding so that the construction of the project can begin in 2015. The City of Northampton has received a \$400,000 state PARC grant that provides an important source of construction funding for the Phase 1 construction of the Pulaski Park Renovation.

The grant request will fund four specific items:

1. Construction related services to be provided by Steven Stimson Associates Landscape Architects.
2. Phase 1 – Construction of Pulaski Park Renovation
3. Phase 2 – Construction of the “overlook” Pulaski Park Expansion
4. Construction work related to moving all overhead utilities in the park so that they are underground. This includes telephone, electric, cable and fiber optic.

These four items are discussed below.

Steven Stimson & Associates (SSA) Construction Related Services: The grant funding would be for SSA to provide professional services during construction. Professional services include assisting the City in the bid process for 2 separate construction projects (Phase 1 and Phase 2). During construction for each Phase of construction they will review shop drawing submittals made by the Contractor for park construction materials and plantings. They will also perform periodic construction inspections to check the quality of the construction work to make sure it is consistent with the design plans and specifications. They will be available to respond to any questions that the Contractor may have about the project.

Phase 1 and Phase 2 Design Development Plans: For informational purposes, the 95% design development plans for the Pulaski Park renovation and expansion were made available to the CPC. This plans and associated photos of the materials and plantings proposed provide good information about the plans for the new park. The 95% plans depict the approximate limits of each Phase of construction.

Relocating overhead utilities underground: The state PARC grant requires that all overhead utility lines in the park be relocated underground. The cost of this

requirement was not previously identified and included in the previous 2014 CPA grant application. A budget of \$200,000 is included in this grant application to cover the costs of this new aspect of the project. This is a budgetary allowance as no specific estimate has been prepared yet for this work. There are 8-10 utility poles that will need to be removed with all associated wiring placed underground and reconnected overhead at a new utility pole to be set behind Memorial Hall. The buildings on Main Street from City Hall to the Academy of Music are supplied power and communications lines through the utilities that now need to be placed underground.

The following utilities have been contacted regarding the project and are in the process of developing their respective scope of work to relocate their overhead wires underground and reconnect all affected buildings overhead:

- National Grid - electric
- Verizon - copper telephone and fiber optic
- Comcast - cable
- Comm-Tract (City) - fiber optic
- G4S (5-College) - fiber optic
- Axia (Mass Broadband Initiative) - fiber optic

Underground conduit to accommodate these changes was installed at the rear of Pulaski Park in 2009 in conjunction with the Hilton Garden Hotel project. There are no record plans, but the DPW has developed a working existing conditions plan based on field investigations. Some modifications to this conduit system may be necessary, as determined by the utilities. A new utility pole at the termination of the underground conduit has not been installed and needs to be installed before any relocation can occur.

Depending on the scope of work required by the various utilities, it is possible that additional underground conduit will be required. No underground conduit has been installed for utilities serving the Roundhouse, and it is likely that this will be required.

The Park is located at 274 Main Street (parcel ID 31D-166-001) and is about 1.138 acres in size. **Figure 1** is a site locus for the Park. **Figure 2** shows an aerial photograph of the Park. The Park was last renovated around 1976, with the addition of the tot lot in 1990. The existing conditions plans being used as the basis for park renovation are **attached**.

The feasibility of this project is excellent, pending adequate funding. The Mayor's office, the Department of Public Works, the Recreation Department, and the Office of Planning and Sustainability are committed to identifying construction funding through a combination of local funds and local/state grant opportunities. At this time application with the state and CPA funding appears to be the main funding sources for this project. Minor funding will be provided by

the City using stormwater, sewer, and water enterprise funding for utility related work in the Park.

The Park is owned by the City, with oversight of Park activities managed by the Recreation Department. The permits and approvals needed to renovate the Park are few. The Office of Planning and Sustainability has preliminarily indicated that if a structure is to be built (other than outdoor recreational features like a play structure, chess board, etc.) then the Central Business Architecture Committee would have to approve the plan. The only other permits required would be related to stormwater discharges. A City Stormwater Management Permit would be required and a National Pollutant Discharge Elimination System (NPDES) Permit would also be required for stormwater discharges.

A Professional Engineer from the Department of Public Works will manage the project from schematic design through construction. The project will be designed by a team of Registered Landscape Architects at:

**Stephen Stimson Associates**

**288 Norfolk Street**

**Cambridge, MA 02139**

The talented professionals at Stimson will follow professional standards during the design and construction of the Park renovation. Plans will be prepared by Massachusetts Registered Landscape Architects and Massachusetts Registered Professional Engineers. Stimson's approach to the park renovation is to make the project a "model of sustainability in Northampton". Their "design approach with the City, the community, and the stakeholders will be collaborative, pushing a strong bar for sustainability and incorporating LEED standards when possible." (LEED means Leadership in Energy and Environmental Design). Stimson has also indicated that their approach will be to "reuse, recycled and reclaimed materials, as well as sourcing local for the Park."

Construction inspection and oversight will be provided by Stimson, supplemented by Public Works staff as may be needed. Over the long term, maintenance of the Park will continue to be the responsibility of the City, with maintenance activities performed by DPW.

## **2. Community Preservation Criteria**

In this section of the application we discuss the renovations to Pulaski Park and how this project meets CPA General Criteria for Project Evaluation, Open Space Criteria and Recreation Criteria. The criteria from the Community Preservation Plan are underlined below and a brief description of how the proposed project meets the criteria follows.

*General Criteria for Project Evaluation*

1. Serves more than one CPA program area: The renovation of Pulaski Park and the construction of the "overlook" serves both Open Space and Recreation needs of City residents and others.
2. Contributes to the preservation of Northampton's unique character, boosts the vitality of the community, and enhances the quality of life for its residents: Pulaski Park is centrally located on Main Street in downtown Northampton is perhaps the City's most visited and used public park space. A beautifully renovated park will enhance the quality of life for many in the City including: residents, parents with children, students, public transportation users, visitors to the City, local restaurants and businesses and many others.
3. Addresses recommendations contained in the Sustainable Northampton Comprehensive Plan and/or the Northampton Open Space, Recreation and Mixed Use Trail Plan 2011-2018 or is consistent with other city-wide planning efforts that have received broad-based scrutiny and input and can demonstrate wide community support. The renovation of Pulaski Park is consistent with recommendations in the Sustainable Plan. The project is consistent with "Land Use Goal LU-2: Create and preserve high quality, built environments in the downtown and village centers." High quality parks and green space is desired to keep the downtown area attractive. The project is also consistent with "Land Use Goal LU-3 #6: Create Northampton neighborhoods that provide pedestrian scale, connections to goods and services, and connections to multiple modes of travel." The park's central location on Main Street is accessible by public transportation, pedestrians, and bicyclists. The park is also a nexus between downtown businesses, parking in the round house lot, and bicyclists and pedestrians that use the nearby Manhan rail trail. The approach to Park renovation design will be consistent with Energy, Environment and Climate Protection Goal EEC-1 Reduce community's and City's energy demand and natural resource consumption". Specifically, the purchase of locally sourced materials, the use of LEED design concepts, the use of recycled materials, and the consideration of educational components to the park meet this sustainability goal. The project addresses "Goal EEC-3 #9: Minimize the loss of tree canopy throughout the City and increase tree canopy in urbanized areas to maintain a higher quality environment in all areas." The renovation design will seek to preserve as many existing trees as feasible and will include the planting of other trees to enhance the canopy in the Park. Open Space and Recreation "Goal OS-1#3 Make Capital Improvements and enhance maintenance of recreation facilities" will be met by this project. Lastly, Goal OS-2 #3 Use open space and recreation to ensure the urban and village centers are attractive places to live, work and visit" will be met by this project.

The renovation of Pulaski Park is not specifically mentioned as a recommendation in the Open Space Plan. However, evaluating the feasibility

- of a linkage between the Manhan Rail Trail and the Park, as well as improved lighting to address accessibility issues are generally consistent with the contents of the plan. Also according to the Open Space Plan: "Over half the residents reported (in descending order) that the parks and open spaces that they like the best near their homes are: Streetscapes, rail trails, their yards, Smith College Campus, downtown benches and steps, and Pulaski Park."
4. Saves resources that would otherwise be threatened. The park is an important city park resource that is under-utilized because of its current state of general disrepair. Investment in the Park to make it a desirable place for a variety of activities is an investment in this important resource.
  5. Serves under-served populations. The downtown area is generally under-served by City-owned park space. Enhancing the park to increase its use is a major goal of this project.
  6. Places high-value on sustainable, ecologically responsible, energy conserving structures, locations and materials; demonstrates that the project minimizes the ecological footprint. Stimson's approach to the park renovation is to make the project a "model of sustainability in Northampton". Their "design approach with the City, the community, and the stakeholders will be collaborative, pushing a strong bar for sustainability and incorporating LEED standards when possible." (LEED means Leadership in Energy and Environmental Design). Stimson has also indicated that their approach will be to "reuse, recycled and reclaimed materials, as well as sourcing local for the Park." Currently, efforts are being made to incorporate sustainably harvested wood from the City's watershed for the "nature play" area. In addition, granite blocks from the Upper Roberts Meadow Dam removal project will be used at the Park if the dam project proceeds before the park construction.
  7. Receives endorsement by community groups, municipal boards and/or departments, and City residents. Previously, support letters for the renovation of Pulaski Park have been submitted by the Northampton Planning Board, two individual members of the Board of Public Works, The Friends of Northampton Rails Trails and Greenways, The Mill River Greenway Initiative, the Northampton Tree Committee, the Northampton Recreation Department, the Chamber of Commerce, the Polish Heritage Committee of Northampton, and many residents. Copies of support letters were previously provided to the CPC during the grant for the park renovation design.
  8. Leverages additional public and/or private funds, or demonstrates that other funding sources are not readily available or sufficient. The City has received a \$400,000 state Parkland Acquisition and Renovations (PARC) Grant to help pay for the Park renovation construction. A second grant application for construction of the "overlook" will be made in the next round of PARC grants.

Project construction funding will be supplemented by the use of stormwater, sewer, and water enterprise funds for utility related work.

9. Demonstrates a high benefit/cost value: The Park renovation project could be considered to have a high benefit/cost value based on the central location of the Park in the downtown area and the importance to City residents, downtown businesses and many other groups.
10. Can be implemented expeditiously and within budget. The overall project will be professionally managed by Northampton Public Works including oversight of the project scope and budget. A very reputable firm, Stephen Stimson Associates, will be contracted to complete the project on the defined schedule for the contracted fee.

#### *Open Space Criteria*

Of the open space project evaluation criteria listed in the Community Preservation Plan, the following would be accomplished by the renovation of the Park.

3. Provide opportunities for passive recreation and environmental education. A renovated park will provide for passive recreation opportunities and educational components will be considered during the design development phase.
4. Provide connections with existing non-motorized multi-use trails or potential trail linkages. A connection to the Manhan rail trail adjacent round house lot will be created by facilitating access by a new switchback walkway up the "overlook" and by installing a bike "rail" on the stairway.
9. Provide valuable open space opportunities in urban neighborhoods and nearby environmental justices. The existing park is in an urban neighborhood which has been identified in the Open Space Plan as an area that meets Environmental Justice Criteria.
11. Advances goals and objectives of the 2011-2018 Open Space, Recreation, and Multi-use Trail Plan. The renovation of Pulaski Park is not specifically mentioned as a recommendation in the Open Space Plan. The Plan does set as a priority, however, making recreation and facilities improvements generally, which this project will do. In addition, creating an improved linkage between the Manhan Rail Trail and the Park, as well as using improved lighting to address accessibility issues are generally consistent with the contents of the plan. An electrical engineer will assist with determining the most appropriate lighting option.

#### *Recreation Criteria*

Of the recreation project evaluation criteria listed in the Community Preservation Plan, the following would be accomplished by the renovation of the Park.

1. Support multiple active and passive recreation uses: The Park has historically provided many recreational uses in the past and this is expected to continue once the Park is renovated.
2. Serve a significant number of residents: The park is located on Main Street in an urban area and serves many residents.
3. Expand the range of recreational opportunities available to Northampton residents of all ages: A beautifully renovated park will provide recreational opportunities to the residents of the City.
4. Enhance the appreciation of the natural world and its conservation: It is anticipated that a part of the Park will be used for sitting and quiet reflection.
5. Contribute to the positive health of its citizens: The benefits of parks and open space to positive health have been well-documented in the mainstream media.
7. Maximize the utility of land already owned by Northampton: Renovation of this Park will improve the park and is expected to increase its usage by residents and others.
10. Accomplish any of the preceding by restoring or rehabilitating existing facilities: Clearly, several of the recreation criteria will be met by this project.
11. Incorporate environmentally friendly design and long-term maintenance:  
Stimson's approach to the park renovation is to make the project a "model of sustainability in Northampton". Their "design approach with the City, the community, and the stakeholders will be collaborative, pushing a strong bar for sustainability and incorporating LEED standards when possible." (LEED means Leadership in Energy and Environmental Design). Stimson has also indicated that their approach will be to "reuse, recycled and reclaimed materials, as well as sourcing local for the Park." . Currently, efforts are being made to incorporate sustainably harvested wood from the City's watershed for the "nature play" area. In addition, granite blocks from the Upper Roberts Meadow Dam removal project will be used at the Park if the dam project proceeds before the park construction.
12. Have the support of the Northampton Recreation Commission and other groups and partners involved in recreation: The Northampton Recreation Commission previously submitted a letter of support for the park renovation design.

### **3. Project Budget**

This CPA grant requests \$1,675,000 in funding that will be used for construction of the park renovations and for the "overlook" expansion.

The grant request is summarized as follows:

Pulaski Park Renovation – Phase1	\$1,175,000
Pulaski Park “overlook” expansion – Phase 2	\$225,000
Underground Utility Construction	\$200,000
<u>Stimson Associates – Construction Services</u>	<u>\$75,000</u>
TOTAL	\$1,675,000

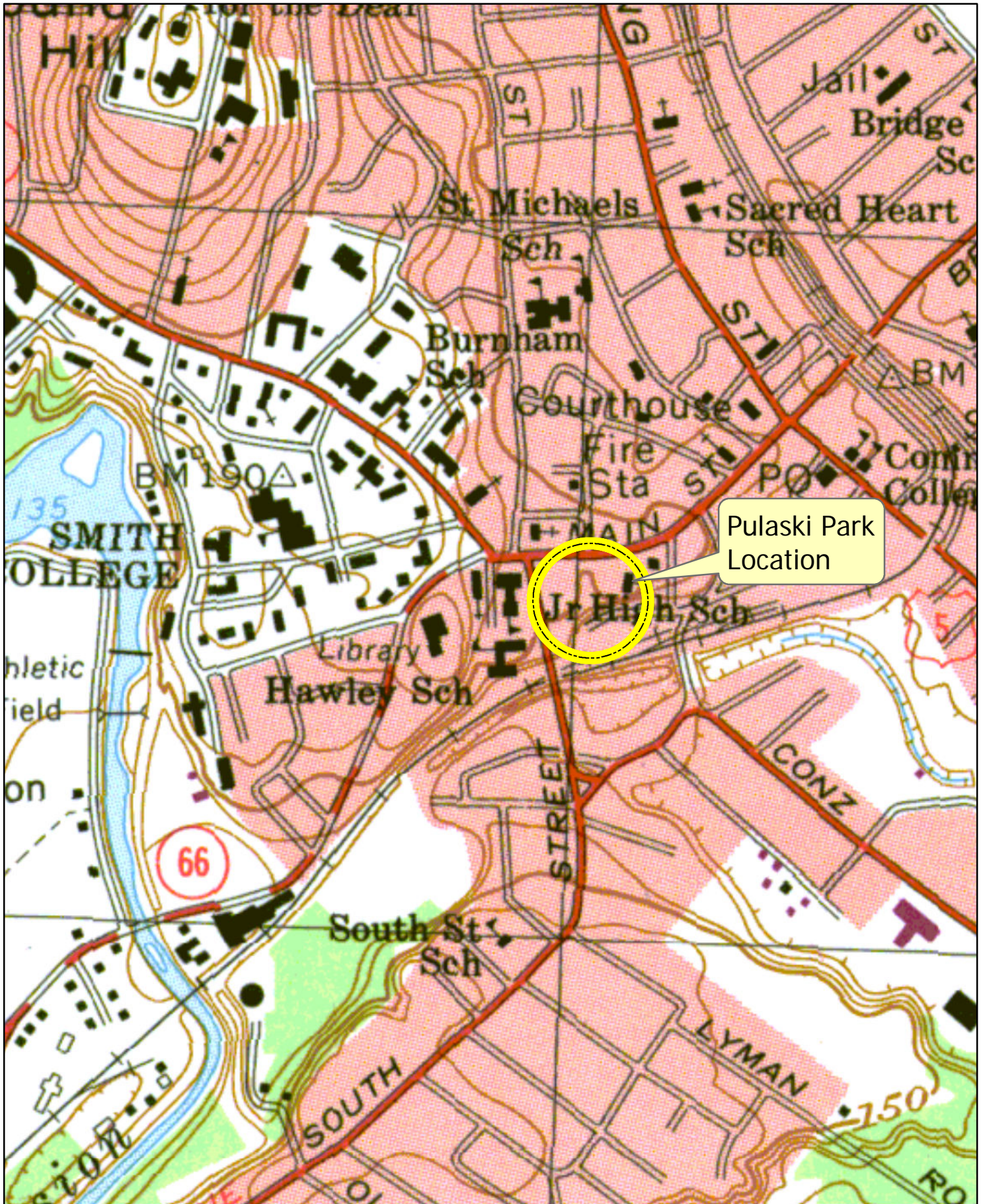
The attached spreadsheet summarizes all the project costs including previous CPA grants used for the design of the park renovation and expansion.

#### **4. Schedule**

The project will be built over two construction seasons which will be coordinated with the requirements of the state PARC grant program.

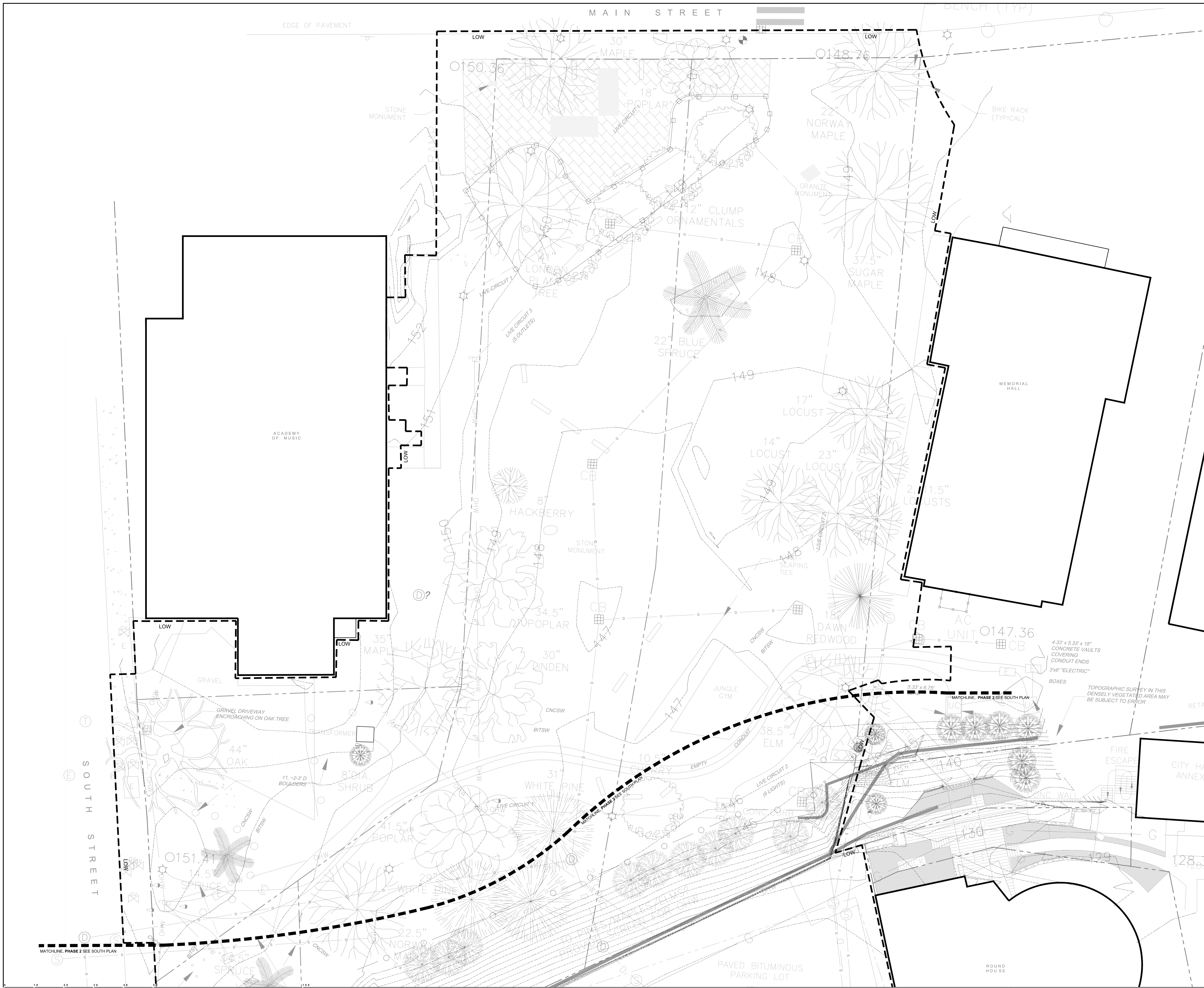
The renovation of the park will bid in Spring 2015 with construction occurring from July 2015 to July 2016. The overlook construction will be bid in the Spring 2016 with construction occurring from July 2016 to July 2017.

The relocation of all utilities to be underground is planned for 2015.





**Pulaski Park**  
 Figure 2: Aerial 2011 & Lot Lines



**LEGEND**

	FIRE HYDRANT
	WATER MANHOLE
	WATER GATE
	GUY WIRE
	UTILITY POLE
	GUY POLE
	LIGHT POLE
	ELECTRIC METER
	ELECTRICAL MANHOLE
	TELEPHONE MANHOLE
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	PARKING METER
	GAS METER
	GAS GATE
	STORM SEWER MANHOLE
	CATCH BASIN
	LOCUST PROPERTY LINE
	APPROXIMATE ADJOINERS PROPERTY LINE
	RIGHT OF WAY LINE
	INTERIOR LOT LINES
	EASEMENT LINES
	EDGE OF PAVEMENT
	5' CONTOUR INTERVAL
	1' CONTOUR INTERVAL
	OHU OVERHEAD UTILITY LINES
	S SANITARY SEWER LINE
	D STORM SEWER LINE
	G GAS LINE
	W WATER LINE
	E ELECTRICAL LINE
	CHAIN LINK FENCE
	LIMIT OF WORK

DOUGLAS A. STEPHENS  
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
 MASSACHUSETTS  
 No. 34319  
 Exp. 03/31/2014

*Douglas A. Stephens*  
 DOUGLAS A. STEPHENS PLS #34319

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 30 INDUSTRIAL DRIVE EAST  
 NORTHAMPTON, MASSACHUSETTS 01060

STEPHEN STIMSON ASSOCIATES LANDSCAPE ARCHITECTS  
 288 NORFOLK STREET CAMBRIDGE MA 02139 T 617 876 8960 F 617 876 9906  
 11 GATES ROAD PRINCETON MA 02141 T 617 876 8960 F 617 876 9906  
 WWW.STEPHENSTIMSON.COM

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**NITSCH ENGINEERING, INC.**  
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 BOSTON, MA 02108  
 P 617 338 8927

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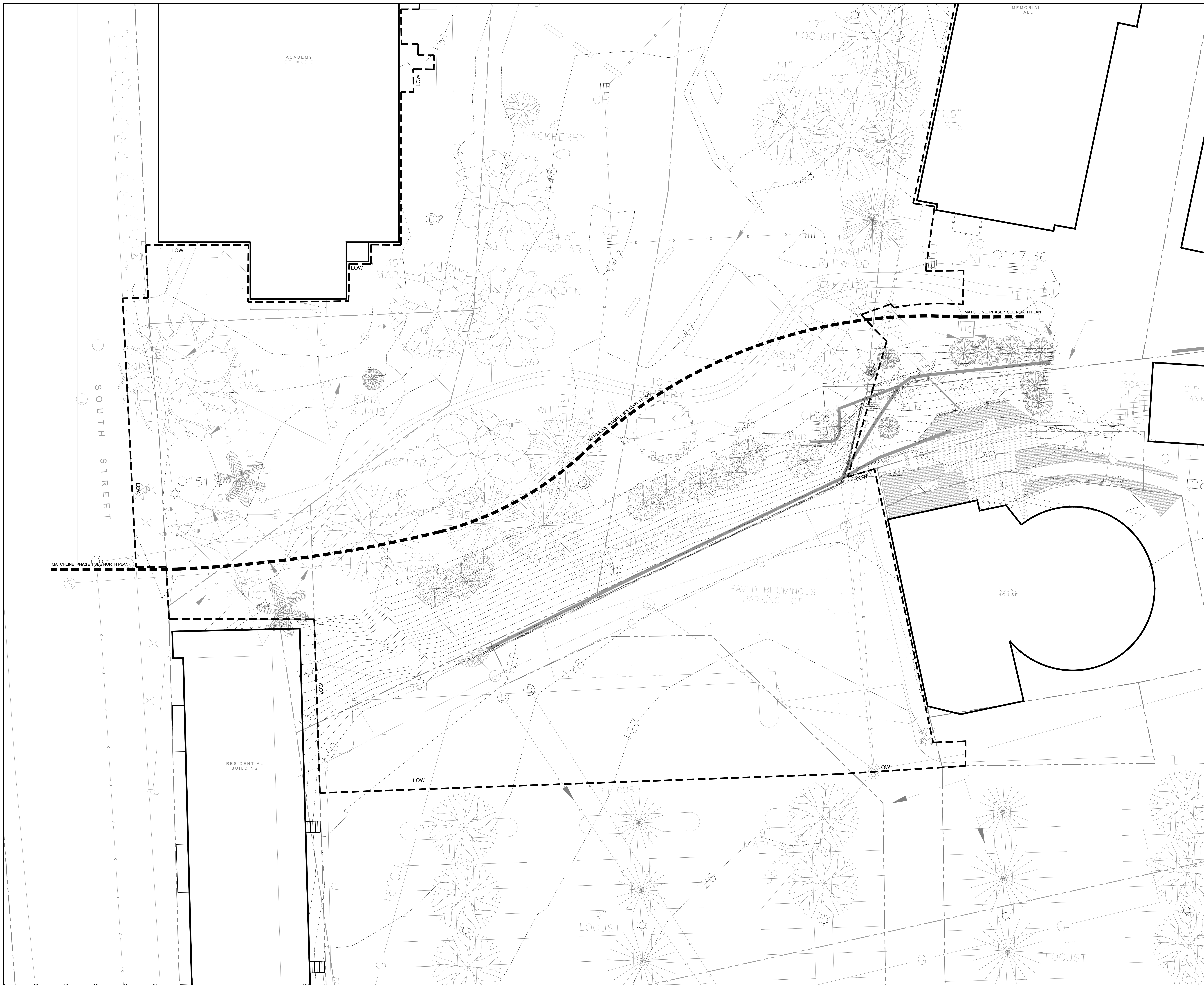
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 REVIEWED BY LS, SS

PULASKI PARK  
 NORTHAMPTON, MA

DESIGN DEVELOPMENT

EXISTING CONDITIONS - NORTH

L1.0



**LEGEND**

	FIRE HYDRANT
	WATER MANHOLE
	WATER GATE
	GUY WIRE
	UTILITY POLE
	LIGHT POLE
	GUY POLE
	ELECTRIC METER
	ELECTRICAL MANHOLE
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	PARKING METER
	GAS METER
	GAS GATE
	STORM SEWER MANHOLE
	CATCH BASIN
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PULASKI PARK  
 NORTHAMPTON, MA

SCALE  
 1"=10'-0"  
 DATE  
 12-11-2014  
 DRAWN BY  
 OS AD, BL, JF, ND  
 REVIEWED BY  
 LS, SS

DESIGN DEVELOPMENT

EXISTING CONDITIONS - SOUTH

L1.1



**PULASKI PARK RENOVATION AND "OVERLOOK" EXPANSION  
CPA GRANT SUMMARY**

**Feb-15**

(Green numbers are for 2015 Round 1 CPA Grant Request)

Schematic Design/Construction Documents	2014 CPA GRANT 1 - Budget Renovation	2014 CPA GRANT 2 Budget-Overlook Expansion	2015 CPA GRANT 1 Construction
Schematic Design - Funded	\$ 44,550.00	\$ 16,200.00	
Design Development - Funded	\$ 37,125.00	\$ 13,500.00	
Construction Documents - Funded	\$ 66,825.00	\$ 24,300.00	
Subtotal	\$ 148,500.00	\$ 54,000.00	
Consultants			
Civil Engineer	\$ 16,000.00		
Structural Engineer	\$ 7,500.00		
Electrical Engineer	\$ 5,000.00		
Specification Writer	\$ 10,000.00		
Subtotal	\$ 38,500.00		
Reimbursible Expenses			
Printing and Postage	\$ 5,000.00		
Travel	\$ 2,500.00		
Subtotal	\$ 7,500.00		
<b>Total SD/CD (CPA Grant #1)</b>	<b>\$ 194,500.00</b>		
<b>Total SD/CD (CPA Grant #2)</b>		<b>\$ 54,000.00</b>	

Complete Bidding Services (2 contracts) - Stimson Associates	\$ 10,000.00
Construction Administration (2 contracts) - Stimson Associates	\$ 32,500.00
Construction Observation (2 contracts) - Stimson Associates	\$ 32,500.00
<b>Total Bidding/Const Admin (2015 CPA Grant #1)</b>	<b>\$ 75,000.00</b>

Pulaski Park Construction Cost Summary	
<b>Park Renovation - Phase 1 Construction Budget</b>	<b>\$ 1,575,000.00</b>
PARC Grant Awarded	\$ 400,000.00
City Funding (CPA Application)	\$ 1,175,000.00
Underground Utility Construction (CPA Application)	\$ 200,000.00
<b>Park Expansion - Phase 2 Construction Budget</b>	<b>\$ 625,000.00</b>
Future PARC Grant Application	\$ 400,000.00
City Funding (CPA Application)	\$ 225,000.00
<b>PROJECT CONSTRUCTION TOTAL</b>	<b>\$ 2,400,000.00</b>

**2015 Round 1 - CPA Application - SUMMARY**

Phase 1 Construction	\$ 1,175,000.00
Phase 2 Construction	\$ 225,000.00
Underground Utility Construction	\$ 200,000.00
Stimson - Construction Services	\$ 75,000.00
<b>Current CPA Application - TOTAL</b>	<b>\$ 1,675,000.00</b>

**PROJECT TOTAL BUDGET \$ 2,723,500.00**