

# Community Preservation Committee Town of Arlington

## CPA Funding – 2016 Application

One (1) electronic copy and three (3) hard copies of the completed [Application](#) must be submitted to the CPC **by no later than Noon on February 22, 2016 in order to be considered for the 2016 Annual Town Meeting**, with the electronic copy sent to [EMargolis@town.arlington.ma.us](mailto:EMargolis@town.arlington.ma.us) and the hard copies to:

**Community Preservation Committee c/o Adam Chapdelaine, Town Manager  
Town of Arlington, 730 Mass Ave., Arlington, MA 02476**

Applications will be date stamped and assigned control numbers in the order that the hard copies are received.

### Project

**Title** Robbins Farm Park Field and ADA Renovation Project

### Applicant/Contact

**Person** Joseph Connelly, Leslie Mayer and Don Vitters for

**Organization** Arlington Park & Recreation Commission (APRC)

**Mailing Address** 422 Summer St., Arlington, MA 02474

**Telephone** 781-316-3881

**E-mail** JConnelly@town.arlington.ma.us; BLMayer@msn.com; dvitters@sasaki.com

**Signature** \_\_\_\_\_ **Date** 3/16/2016

CPA Category (*check all that apply*):

Community Housing  Historic Preservation

Open Space  Recreation

**Amount Requested** \$636,749

**Total Project Cost** \$636,749

**PROJECT DESCRIPTION:** Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

1. **Goals:** What are the goals of the proposed project?
  - *Provide capital improvements to rehabilitate the Robbins Farm Park baseball field with irrigation, drainage improvements and associated amenities.*
  - *Provide an upgraded multi-purpose/sports field (youth soccer/lacrosse/ultimate frisbee) with new grass turf, drainage and irrigation.*
  - *Provide ADA access for the entire Robbins Farm Park site.*
  - *Provide a new multi-use sport/basketball court.*
  - *Provide accessible site improvements to support a new public display of the historic Robbins farmhouse location with dog statue. (Statue and plaque to be funded and procured by Friends of Robbins Farm Park)*
  - *Upgrade Robbins Farm co-operative/community gardens to provide ADA compliance and more permanent features for a program that began as a pilot program in 2010. (Labor to be provided by community gardeners)*
  
2. **Community Need:** Why is the project needed? Does it address needs identified in existing Town plans?
  - *The Robbins Farm site does not meet ADA standards for access.*
  - *The playing fields (baseball, soccer, lacrosse, etc.) are inadequate to support the high level of community-wide sports and other recreational activity at this site.*
  - *The proposed upgrades at Robbins Farm were included in the CRJA Master Plan (Attachment A) in 2002 to serve the needs of the Arlington youth sports organizations plus the town wide cultural, social and educational programs.*
  - *Robbins Farm Park Special Event Requests 2000 to 2015 continue to increase for a variety of public events (July 4<sup>th</sup> Celebration, Baseball Night, Astronomy Nights, Folk Dancing, Birthday Parties, etc). Largest number of special/community events are held at this park.*
  - *Brackett School social, recreational and educational programs make use of this public resource, as well.*
  - *Town of Arlington Master Plan identifies Open Space and Recreational needs.*
  - *Town of Arlington Capital Plan has this project as the recreation priority for FY2017.*
  - *Town of Arlington Open Space Plan lists Robbins Farm Park as a rehabilitation need.*
  - *Arlington Park and Recreation Commission Capital Plan has prioritized this project for FY2017.*
  - *Arlington Park and Recreation Commission ADA Plan identifies the needs for accessibility.*
  
3. **Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.

*Letters of support provided in Attachment B from the following:*

- *Friends of Robbins Farm Park.*
  - *The Robbins Farm Garden group (a cooperative learning garden).*
  - *Arlington Youth Soccer Club.*
  - *Arlington Youth Lacrosse.*
  - *Arlington Babe Ruth Baseball.*
4. **Project Documentation:** Attach any applicable engineering plans, architectural drawings, site plans, photographs, any other renderings, relevant studies or material.
- *Robbins Farm Master Plan prepared by Carol Johnson & Associates (CRJA) in 2002 (Attachment A).*
  - *Arlington Parks Capital Assessment 2009 (Feasibility Study) prepared by Leonard Design Associates in 2008 (Attachment C).*
  - *ADA Self-Evaluation prepared by the Institute for Human Centered Design (IHCD) in 2014 (Attachment D).*
  - *Robbins House Foundation and Dog Statue Drawings prepared by the Friends of Robbins Farm (FoRFP), including estimated costs by Heimlich Construction in 2015 (Attachment E). FoRFP to provide statue and plaque.*
  - *Community Garden Upgrade Plans and Cost Estimate prepared by the Robbins Farm Garden Group in 2015 (Attachment F). Gardens to provide labor for upgrade.*
5. **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?
- *Public Hearings/Final Design/Construction Documents – Fall/Winter 2016 to 2017.*
  - *Construction Bid – February 2017.*
  - *Construction – Spring/Summer 2017.*
6. **Credentials:** How will the experience of the applicant contribute to the success of this project?
- *Arlington Park & Recreation Commission (APRC) in cooperation with Town of Arlington Recreation Director has a 45 year history of successful implementation of similar projects.*
  - *All APRC projects are designed by registered landscape architects/engineers, constructed by qualified general contractors and coordinated with the Town of Arlington DPW and other departments.*
  - *Summary of prior APRC projects completed from 2007 to 2016:*
    - 2016 – Magnolia Park - \$455,000*
    - 2015 – Spy Pond Tennis Courts - \$467,500*
    - 2014 – Hibbert Park - \$288,750 and North Union Spray Park - \$197,500*
    - 2013 – Florence Ave Park - \$435,000*
    - 2011 – Wellington Tennis Courts - \$525,728 and Thorndike Off-leash Recreation Area (grant funded)*
    - 2009 – Thorndike Parking Lot - \$170,000 and Summer Street Playground & Multi-generational Area - \$420,000*
    - 2008 – Pheasant Avenue Park/Greeley Playground - \$418,400*

*2007 – Menotomy Rocks Park - \$355,000 and North Union Playground - \$136,000*

7. **Budget:** What is the total budget for the project and how will funds be sourced and spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may not be used for maintenance.)
  - *Total - \$636,749*
  - *See detail in Attachment G*
  
8. **Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.
  - *Friends of Robbins Farm – Purchase of dog statue and plaque and possible limited supplemental funding, if needed.*
  - *Robbins Farm Community Garden Group – In kind labor to assist with project*
  - *Capital Budget Request - \$594,974.*
  
9. **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?
  - *DPW annual maintenance budget – Standard level of service.*
  - *Friends of Robbins Farm Bi-Annual Cleanup.*
  - *Robbins Farm Community Garden Group.*
  
10. **Impact on Town Budget:** What, if any, potential secondary effects will your proposed project have on the Town's Operating Budget? Are there any capital projects that rely on the successful completion of your project?
  - *No secondary effects on the Town's Operating Budget.*
  - *No capital projects are known that rely on the successful completion of our project, though a request for capital funding for this project has been submitted through the Town's Capital Planning process. If funded by CPA, the request for Town supplied capital funds will not be needed.*

**ADDITIONAL INFORMATION:** Provide the following additional information, as applicable.

1. **Control of Site:** Documentation that you have control over the site, such as a Purchase and Sales Agreement, option or deed. If the applicant does not have site control, explain what communications have occurred with the bodies that have control and how public benefits will be protected in perpetuity or otherwise.
  - *Town owned land under the jurisdiction of the APRC.*
  - *The site is zoned as permanent open space protected as parkland under Chapter 97.*
  
2. **Deed Restrictions:** In order for funding to be distributed, an appropriate deed restriction, meeting the requirements of Chapter 184 of Mass General Laws pursuant to section 12 of the Community Preservation Act, must be filed with the CPC. Provide a copy of the actual or proposed restrictions that will apply to this project.
  - *There are no known deed restrictions that we are aware of.*



3. **Acquisitions:** For acquisition projects, attach appraisals and agreements if available. Attach a copy of the deed.
  - *No acquisitions required.*
4. **Feasibility:** Provide a list of all further actions or steps that will be required for completion of the project, such as environmental assessments, zoning approvals, and any other known barriers to moving forward.
  - *No known further actions or approvals are required.*
5. **Hazardous Materials:** Provide evidence that the proposed project site is free of hazardous materials or there is a plan for remediation in place.
  - *The site was previously used for farming and is free of hazardous materials as confirmed in the Robbins Farm Park phase 1 renovation in 2004.*
6. **Permitting:** Provide evidence that the project does not violate any zoning ordinances, covenants, restrictions or other laws or regulations. What permits, if any, are needed for this project? Provide the expected date of receipt for necessary permits, and copies of any permits already acquired.
  - *Robbins Farm Park is currently an active historic open space / recreation site and will remain as such.*
  - *No permits are required.*
7. **Environmental Concerns:** Identify all known wetlands, floodplains, and/or any natural resource limitation that occur within the boundaries of your submission.
  - *No environmental concerns exist for this site.*
8. **Professional Standards:** Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed. Evidence that the applicant and the project team have the proven or potential capacity to conduct the scope and scale of the proposed project, as evidenced by project leaders with appropriate qualifications and technical experience or access to technical expertise.
  - *The project will be designed by a registered landscape architect and/or engineer, selected through an open bidding process managed by the Town's Purchasing Department.*
  - *Construction cost estimates for project feasibility have been prepared by a registered landscape architect, licensed general contractor and professional ADA consultant.*
  - *The project will be publicly bid and constructed by a qualified licensed general contractor approved by the Town of Arlington Purchasing Department.*
  - *The project will be managed by the Director of Recreation and experienced members of the APMC with assistance from the Town of Arlington Purchasing Department and Department of Public Works (DPW).*
  - *Master Plan was prepared by CRJA – Carol Johnson Associates (<http://crja.com/>)*
  - *Cost estimates were generated by Leonard Design Services (<http://leonarddesign.info/>), Institute for Human Centered Design (<http://humancentereddesign.org/>) and Heimlich Landscaping and Construction*

*Company (<https://www.facebook.com/Heimlich-Landscaping-and-Construction-Corporation-595767380504097/>).*

9. **Further Attachments:** Assessor's map showing location of the project.

- *See Attachment H*

REMINDER: Projects financed with CPA funds must comply with all applicable state and municipal requirements, including the state procurement law, which requires special procedures for the selection of products, vendors, services, and consultants. Project sponsors will be required to meet with Arlington's Town Manager before the Town enters into any contracts or issues any purchase orders. However, this requirement can be waived if adherence to procurement procedures will be overseen by a Town Department Head or other MCPPO certified third party.



ATTACHMENT A - CRJA Master Plan

Friends of Robbins Farm Park  
P.O. Box 750013  
Arlington, MA 02475  
February 4, 2016

Joseph Connelly  
Director Recreation/Ed Burns Arena  
Town of Arlington  
422 Summer Street  
Arlington, MA 02474

Dear Joe:

The Friends of Robbins Farm Park wish to express their enthusiastic support for the proposed renovations at Robbins Farm Park. As you are well aware, the Recreation Department embarked on a two-phase renovation of the park's facilities in 2003 with the replacement of the playground area and the installation of an overlook. The second phase of the project, originally scheduled for the following year, has been postponed ever since. In the intervening 12 years, the conditions at the ball field, backstop, and basketball court have continued to deteriorate. This neighborhood has waited for a very long time to complete this project, and we sincerely hope the Community Preservation Committee will look favorably on the Recreation Department's application.

Funding for projects at Robbins Farm Park has been difficult to secure. Due to the location and topography of the site, it does not qualify for Community Development Block Grant (CDBG) funding. Up until now, renovations could only be funded through the Recreation Department's capital budget, which has been limited under the terms of the town's recent budget override agreements. The Community Preservation Act (CPA) provides the first real opportunity to secure the funding to complete these very necessary repairs.

The anticipated scope of work of the project is to renovate the baseball field and backstop, the sports field / outfield area, the basketball court area, accessibility to the cooperative learning garden, development of an historic farm house landmark, and address multiple ADA compliance issues throughout the park. These are all necessary improvements to make the park safer and more accessible to all users. We hope your application is viewed favorably, and we look forward to working with you to make our park better than ever.

Sincerely,



Anthony Vogel  
President, Board of Directors  
Friends of Robbins Farm Park

## Robbins Farm Garden: A Cooperative Learning Project

1 February 2016

To the Arlington CPA Committee,

We are writing in support of the Robbins Farm renovation project proposed by the Park and Recreation Commission (PRC). We are very pleased that the PRC would like to include improvements to the Robbins Farm Garden in its park renovation plans. These improvements would beautify the garden and, importantly, would make it ADA accessible. This would make it as inclusive as possible, welcoming not only to new gardeners but also to more visitors, of all ages, who would enjoy the garden as an educational community amenity.

The Robbins Farm Garden (a cooperative learning project) was established as a pilot program in 2010. The garden has since become an established and very active part of the park. Not only does our group of Arlington garden members grow vegetables cooperatively at the site, but many visitors also stop by, some regularly and some discovering it for the first time, to tour the garden.

In addition, many people make use of our online educational information and documentation of garden progress. At Robbins Farm Park events such as Field Day, the garden continues to be a popular attraction, including to parents who wish to show their children how food is grown.

After the garden's years of operation, its fence, gate, and arbor — originally envisioned as being temporary — now need to be replaced. The garden group met with the Park & Recreation Commission in March 2015 and reviewed IHCD's ADA Self-Evaluation Report. We identified several concerns with respect to the garden's accessibility that should be addressed when the fence and gate are replaced. These problems prevent gardeners and visitors with certain disabilities, for example those using a wheelchair or otherwise having limited mobility, from working in or visiting the garden.

- The garden gate is not wide enough.
- There are no garden beds within accessibility ranges.
- Most of the garden paths are not wide enough.
- The garden paths are not firm, level, and slip-free.
- The garden sign doesn't include information about application and rules, and doesn't specify the plan and timeline for the garden's accessibility.
- The grade on the north side of garden may be too steep.

We submitted a proposal to the Friends of Robbins Farm Park and the PRC to address these issues in October 2015. We suggested an affordable design that, as volunteers, we could implement ourselves. The proposal includes replacing the garden's fence, gate, and entry arbor with simple, custom-built wood structures compliant with current guidelines. Some raised planting beds, which would enable a gardener to work while seated, are also proposed. Also included are: widening of the main pathways (resulting in a small increase in the size of the garden), installing turf mesh on the main pathways, and replacing the garden sign. We will participate in the Town's public process to define the Park renovation project and will adapt our proposal as appropriate.

We are thankful for the privilege of gardening at Robbins Farm Park for the past six years. Moving forward, it is our desire to make the garden even more of an asset to the community.

Sincerely,  
The Robbins Farm Garden group





350 Massachusetts Avenue  
PMB 212  
Arlington, MA 02474  
(781) 641-4085  
www.arlingtonsoccerclub.com

Officers

Henry Brush  
*President*  
Mike Girioni  
*Vice President*  
Sean Alton  
*Treasurer*  
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David Erbe  
Brian Jardeleza  
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Steve Moniak  
Michelle O'Day  
Jennifer Roderick  
Luci Tarquinio  
*Directors*

Gwen Ryan  
*Registrar*

Joseph Connelly  
Director Recreation/Ed Burns Arena  
Town of Arlington  
422 Summer Street  
Arlington, MA 02474

February 3, 2016

Dear Joe:

I am writing this letter to express my support for the proposed renovation project at Robbins Farm. I represent the Arlington Soccer Club, which is a youth soccer organization that serves over 2,000 Arlington youth players annually. It is a volunteer organization that has over 330 Arlington residents as coaches.

The ASC uses Robbins field during our fall soccer season for practices in the evening and for games on the weekends. The field conditions at Robbins have been challenging in the past few years. The field has a green ground covering that when played on quickly disappears, leaving a dirt surface. This past fall the ground covering was worn off a majority of the field half way through our season. The remaining dirt surface became very dry due to the lack of rainfall and the warm fall weather. We had to stop using the field because it essentially became a dust bowl, and when the kids were running around on the field they would generate a cloud of dust that they would then breathe in.

My understanding is that the proposed Robbins Farm renovation would include a re-grading of the field and installation of an irrigation system. This would have a significant positive improvement on the quality of the field and would benefit a large number of our youth soccer players that utilize the field. I hope you will consider supporting the proposed renovation of the Robbins Farm Park.

Thank you,

*Henry*

Henry Brush  
President  
Arlington Soccer Club



Dear Committee,

Arlington Youth Lacrosse ("AYL") supports 400 local youth annually. The playing fields at Robins Farm Park are vital to our program and the development of our players. They are important to our practices and games and we feel strongly that the Robbins Farm Park renovation project is needed for our players to continue to develop and enjoy the sport of lacrosse.

Thank you for considering the renovation project and your support in this matter.

Eric Smith

Arlington Youth Lacrosse ("AYL") is a non-profit organization comprised of student-athletes, parents, coaches and supporters that provides an opportunity for Arlington's youth to learn about the game of lacrosse, to develop their skills through practice and competition, and to enjoy the camaraderie associated with team play.



## **ARLINGTON BABE RUTH BASEBALL**



**January 29, 2016**

**To: Arlington Park Commission**

**From: Arlington Babe Ruth Baseball**

**Re: Robbins Park**

**To whom it may concern:**

**Arlington Babe Ruth Baseball is a nonprofit organization who has worked with children of Arlington over 40 years.**

**Our goal is to ensure that any child who wants to play baseball has the opportunity to do so with us.**

**As more sports are now available for children, GOOD field space is becoming a tough balancing act for the town.**

**Over the years, Arlington Babe Ruth Baseball and Arlington Catholic baseball have used the Robbins baseball field but the deterioration and condition of the field has limited the play.**

**It is without question that Robbins is one of the most picturesque fields in Arlington and could be a phenomenal place in the future.**

**Without ruining the integrity of the park, we could see a fence running down the Eastern Ave side and going around the center field and left field side. Imagine a field that would contain balls (and children) from running out into the street or down a deep slope to retrieve balls. If done properly, all sports would be able to use this field with a non evasive looking fence.**

**We hope that the Commission does whatever they can to ensure that residents and visitors can enjoy a park with that million dollar view of Boston.**

**If you have any additional questions of our organization, please feel free to contact me at 781-281-2154.**

**Thank you**

**Al Ticehurst / Arlington Babe Ruth**

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Summary Report

**2009 ARLINGTON PARKS  
CAPITAL ASSESSMENT**

Wellington Playground  
Spy Pond Tennis Courts  
Spy Pond Park Playground  
Hibbert Playground  
North Union Playground  
Robbins Farm Park  
Florence Avenue/Dallin School Playground  
Turkey Hill Reservation  
Bishop School Playground  
Pierce School Playground

Prepared For:

Arlington Parks and Recreation Commission  
Arlington, MA

Submitted By:

**LEONARD DESIGN ASSOCIATES**  
Site Planners/Landscape Architects  
Arlington, MA

November 17, 2008

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## LEONARD DESIGN ASSOCIATES



*Site Planning/Landscape Architecture*

November 17, 2008

Mr. Joseph Connelly  
Arlington Recreation  
422 Summer St.  
Arlington, MA 02474

Re: 2009 Parks Capital Assessment

Dear Joe:

I am pleased to submit my report on proposed improvements to Town of Arlington parks and open space. As requested, I have prepared budget level estimates to assist the Parks and Recreation Commission and the Town of Arlington in forecasting capital needs in the coming years.

The specific areas that I was asked to evaluate were:

- Wellington (Grove Street) Playground (replace tennis courts, neighborhood-level playground, clean-up natural area, paths, site furnishings)
- Spy Pond Tennis Courts (replace tennis courts, construct concrete practice wall).
- Spy Pond Park Playground (new surfacing options to replace sand)
- Hibbert Playground (short-terms fixes, renovation plan for playground, site furnishings)
- North Union Playground (renovate basketball court, new spray pool surfacing, new controls, spray heads)
- Robbins Farm (renovate baseball/sports fields and basketball court)
- Robbins Farm Slide (evaluate alternate systems and cost of replacement)
- Florence Ave/Dallin School (renovated playground areas renovation (areas next to fields))
- Turkey Hill (clean-up, paths, site furnishings)
- Bishop School Red Playground (update and new surfacing, also cost of rubber surfacing for big playground)
- Pierce School Playground (address eroded turf areas, look at drainage options above hard court play area)

To establish relative levels of intensity of development of each area, I used recent park developments in Arlington as a guideline. Specific projects evaluated were Menotomy Rocks Park, Bishop School, Pheasant Avenue Playground, Buzzell Field, and North Union Playground. I have assumed that the projects under consideration

t: 781 641-0750  
f: 781 646-3174  
e: info@leonarddesign.info

95 Ronald Road  
Arlington, MA 02474-2050

would use similar materials, sizes of play areas, etc. In addition, the Town's experience with new systems and methods of construction has guided this exercise. Specific examples are noted in the description of the proposed improvements of each site.

In preparing these budget evaluations, I contacted many sources in the industry, as well as reviewed recent experience with bids and construction costs on similar projects. Companies and individuals that provided costing information for this study include: Lanata Survey; Emanouil Bros. Landscape Construction, Heimlich Landscaping, Carli Fence Company, Rotondi Construction (Tennis Courts), M. E. O'Brien and Sons, and Dibble and Sons.

Construction costs have escalated sharply in recent years. Costs of construction involving steel and concrete have risen at rates well above the general inflation of construction cost. We are also seeing increased cost in the disposal of construction debris, especially in old bituminous concrete, which is now treated as a hazardous waste.

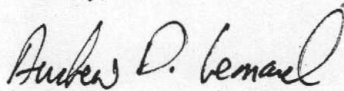
A few general notes on the estimates, as I have organized them slightly differently than in previous similar exercises:

- I have carried a separate line item for General Conditions for Construction, calculated at 5% of the total construction cost. This covers such items that are needed on every project such as mobilization, construction fence, bond, disposal, etc. I have done it this way because this is how the contractors estimate the jobs.
- Design costs vary for each project because they are based on the level of design needed for each project, and on the total scope. Some projects require full design services, while others may need only coordination and little actual design (like merely replacing a playground surface).
- Survey costs are based on the area, the complexity of the site, and on the use of existing survey that may be adequate for the proposed improvements, or merely need some updating.
- I have carried a separate line for expenses and reproduction. While expenses related to the design of these sites is usually minor, we typically have needed 30-35 copies of construction documents for the bid phase. Also, when a project is broken into several separate phases requiring separate bid solicitations, the expenses can mount up. So I felt it would be useful to carry this as an individual line item.

These budget projections are based on similar recent projects, assumed levels of intensity of development, and generally applied unit costs. They are not intended to be detailed accurate cost estimates. For any of the projects involving more than the simplest scope of work, I recommend that the needed survey data be acquired, and a schematic design phase leading to a specific cost estimate be commissioned to establish the specific project and phase budget.

It has been my pleasure to work with you on this effort. I look forward to our continued collaboration on future Town of Arlington projects.

Sincerely,



Andrew D. Leonard  
Leonard Design Associates



## ROBBINS FARM PARK

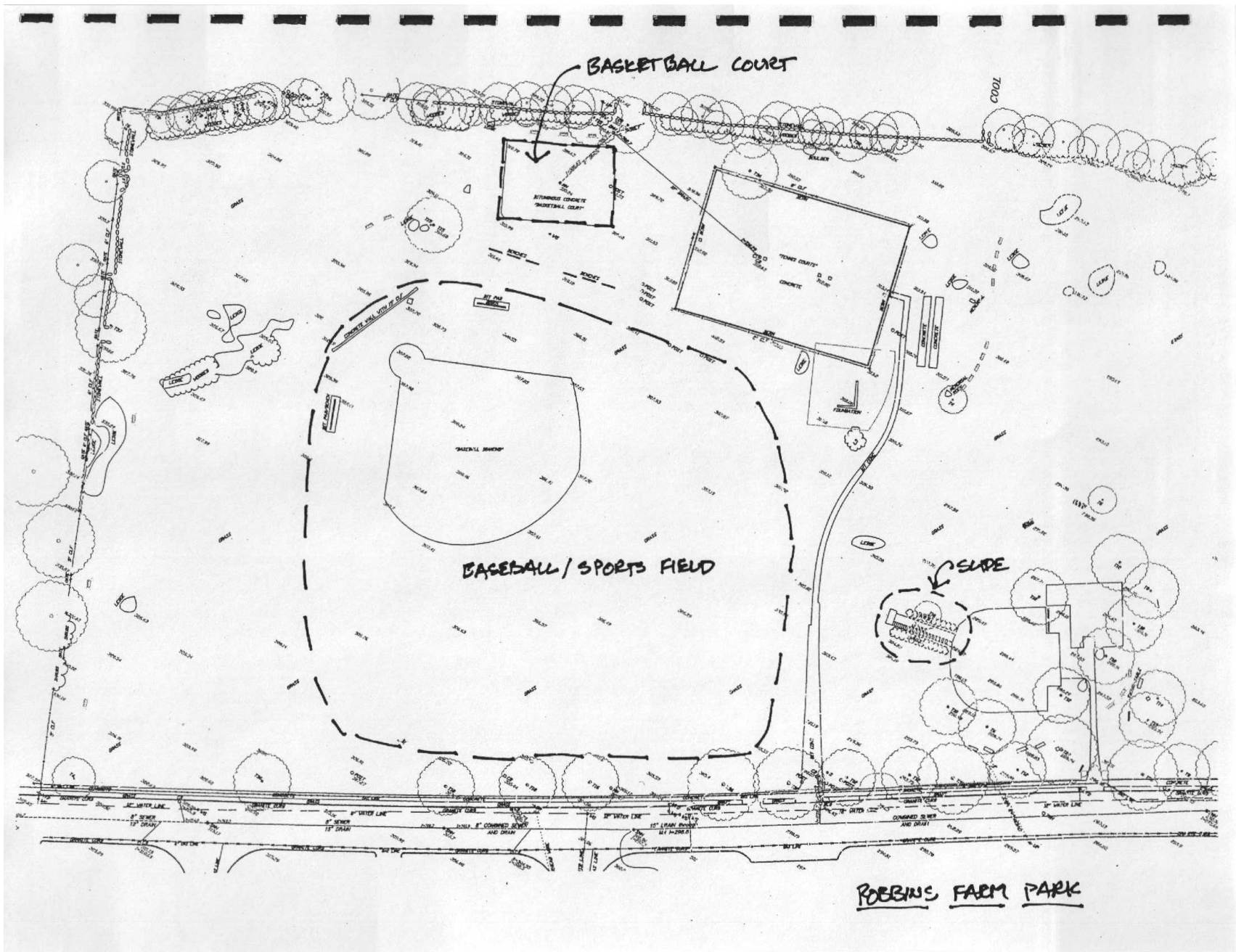
Robbins Farm Park is a major town facility, containing sports fields, a large playground area, two well-used sled hills, passive recreation areas, and beautiful views of the Boston City skyline. This study was asked to focus on two areas for renovation, the baseball/sports field area and the old basketball court area. In addition, a cost is sought to replace the existing 'alpine' slide at the playground, as the existing installation has not proved to be durable.

The baseball field/sports field area is a good candidate for renovation. There is adequate slope across the area, in the proper orientation for good drainage. The baseball field is large enough for babe-ruth and junior high school baseball, but probably not for varsity or adult baseball due to a short right field. The outfield area is large enough for a 100 x 50 soccer field, also junior high or lower club level, or two 6 on 6 fields. The existing baseball backstop is mounted on a concrete retaining wall, and is deteriorated and should be replaced. The existing basketball area is composed of deteriorated bituminous concrete and is unusable.

The budget for the baseball/sports field area assumes that the existing baseball diamond would be removed, all sod and topsoil stripped and the subbase regraded. The topsoil would be screened and augmented for reuse. A new baseball infield would be constructed, with new backstop and team benches. The outfield would be reinstalled with sod, and an irrigation system provided for the entire sports field area. A bleacher is included, to be installed on the north edge of the area.

The basketball court would be completely rebuilt, with new bituminous concrete surface with color coating, backboards, and benches. If desired, it would be possible to grade the basketball court so it could be flooded in the wintertime for skating, if desired. This would require a drain in the center of the court that could be covered to allow for flooding.

The budget for the Alpine Slide at the playground area assumes that the slide would be replaced in essentially the same configuration as at present. The existing stairs, etc., would remain. The town could consider replacing one of the slides with a curved, rather than straight slide, but this would require reconfiguring one of the access stairs, and would necessitate correspondingly larger budget.



ATTACHMENT C – Arlington Parks Capital Assessment 2009

ROBBINS FARM PARK - BASEBALL AREA AND ALPINE SLIDE		11/17/2008
Budget Cost Estimate And Wish List		
ITEM	BUDGET COST	NOTES
<b>1. Baseball Diamond and Soccer Field</b>		
Remove existing infield, fence, etc	\$ 5,000	
Strip Sod, stockpile, screen topsoil	\$ 50,000	
Regrade field subgrade	\$ 20,000	
Augment topsoil, spread, finegrade	\$ 40,000	
New Infield, bases, rubber	\$ 25,000	
Sod infield, outfield	\$ 40,000	
Irrigation system and connection	\$ 40,000	
Subdrains and connection	\$ 35,000	
New backstop, bench fence	\$ 20,000	
New team benches, paving	\$ 8,500	
1 - 5 row, 15' bleacher	\$ 6,000	
<b>Subtotal:</b>	<b>\$ 289,500</b>	
<b>2. Basketball Court</b>		
Demolition existing court	\$ 10,000	
New Bituminous Concrete Court	\$ 25,000	
Color Coating	\$ 6,000	
Basketball backboards, benches	\$ 8,000	
Drainage	\$ 15,000	To allow for flooding for skating
Landscaping	\$ 7,500	
<b>Subtotal:</b>	<b>\$ 71,500</b>	
<b>Subtotal All Areas</b>	<b>\$ 361,000</b>	
General Conditions @ 5%	\$ 18,050	
Design @ 10%:	\$ 36,100	
Survey:	\$ -	Existing should be adequate
Expenses/reproduction	\$ 1,800	
<b>Subtotal of All Items:</b>	<b>\$ 416,950</b>	
Contingency @ 10%:	\$ 41,695	Inflation, scope changes, market conditions
<b>Total:</b>	<b>\$ 458,645</b>	
<b>BUDGET:</b>	<b>\$ 460,000</b>	
<b>3. Alpine Slide</b>		
Replace Existing Slides	\$ 49,000	
Site work/demolition	\$ 10,000	allowance
<b>Subtotal:</b>	<b>\$ 59,000</b>	
General Conditions @ 5%	\$ 2,950	
Design/Coordination	\$ 2,000	allowance
Expenses/reproduction	\$ 400	
<b>Subtotal of All Items:</b>	<b>\$ 64,350</b>	
Contingency @ 10%:	\$ 6,435	Inflation, scope changes, market conditions
<b>Total:</b>	<b>\$ 70,785</b>	
<b>BUDGET:</b>	<b>\$ 70,000</b>	



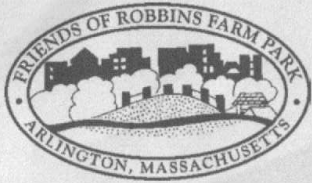
<http://www.arlingtonma.gov/home/showdocument?id=23712>

PDF pages 267-279 for complete site report



### **Robbins Farm ADA Recommendations**

1. Create at least one accessible walkway connection to all program areas, elements and amenities.
2. Establish entry/exit points between play areas and interior walkway.
3. Provide wheelchair seating location(s).
4. Replace or refresh ground surface materials for resilience and accessibility.
5. Mitigate curb ramp issues.
6. Connect facility to nearby public transit with accessible routes.
7. Place wayfinding signage at both interior walkway points of entry to show where each walkway leads.
8. Mount municipal notices between 40-70 inches above level ground area and along accessible route.



# Robbins Farm

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## History Project



Robbins History Project  
Robbins Farm Park



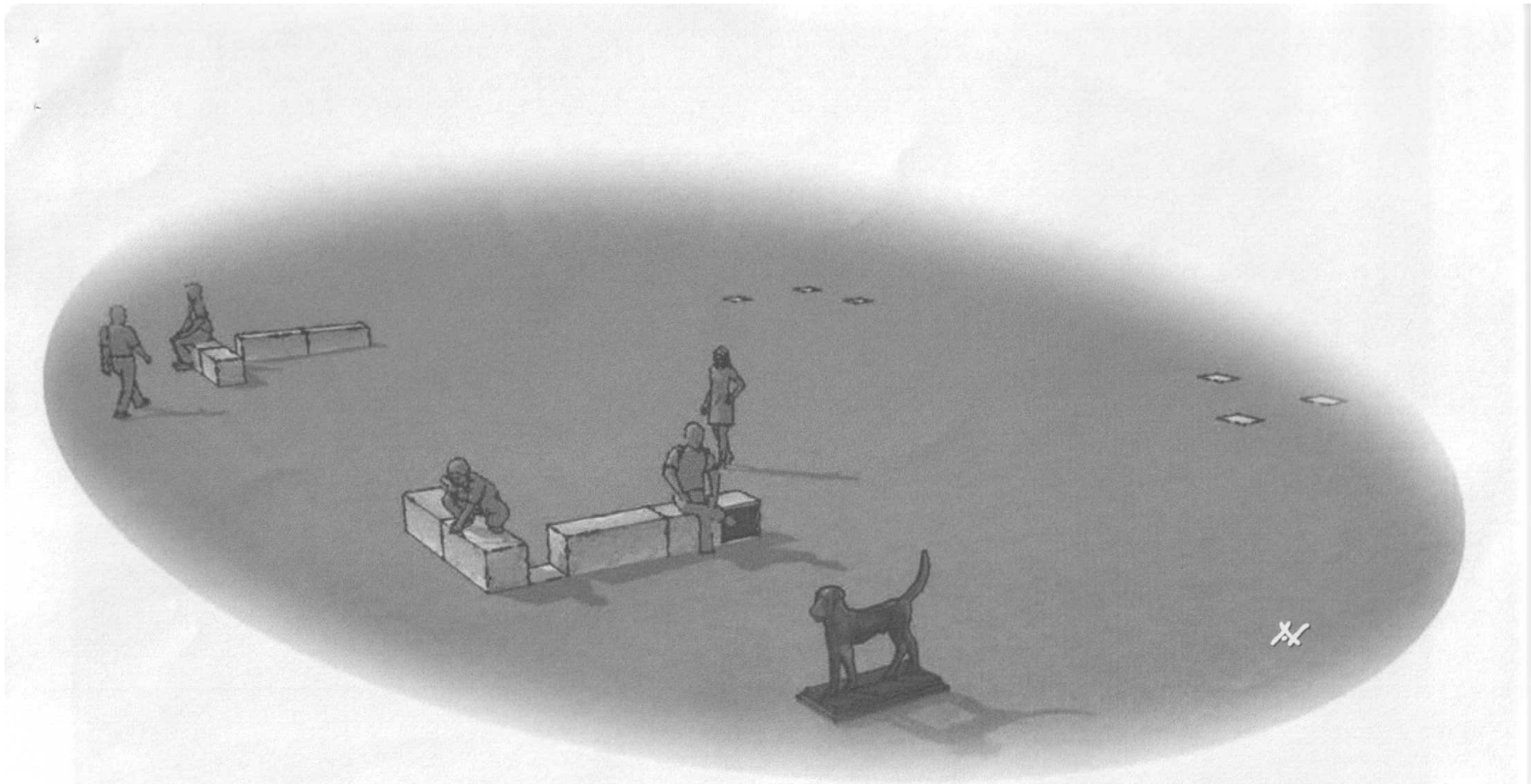
*Robbins Mansion & Dog, 1936*

*Old Farmer Robbins' iron dog was here.  
To town children he was beloved and dear.  
The dog stood guard outside his mansion white.  
Returned, he guards the stones that mark its site.*

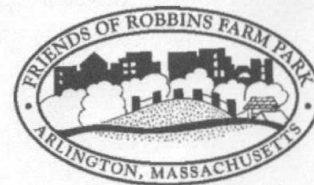
## Design Drawings

---

Sept 2014



**Robbins History Project**  
Robbins Farm Park



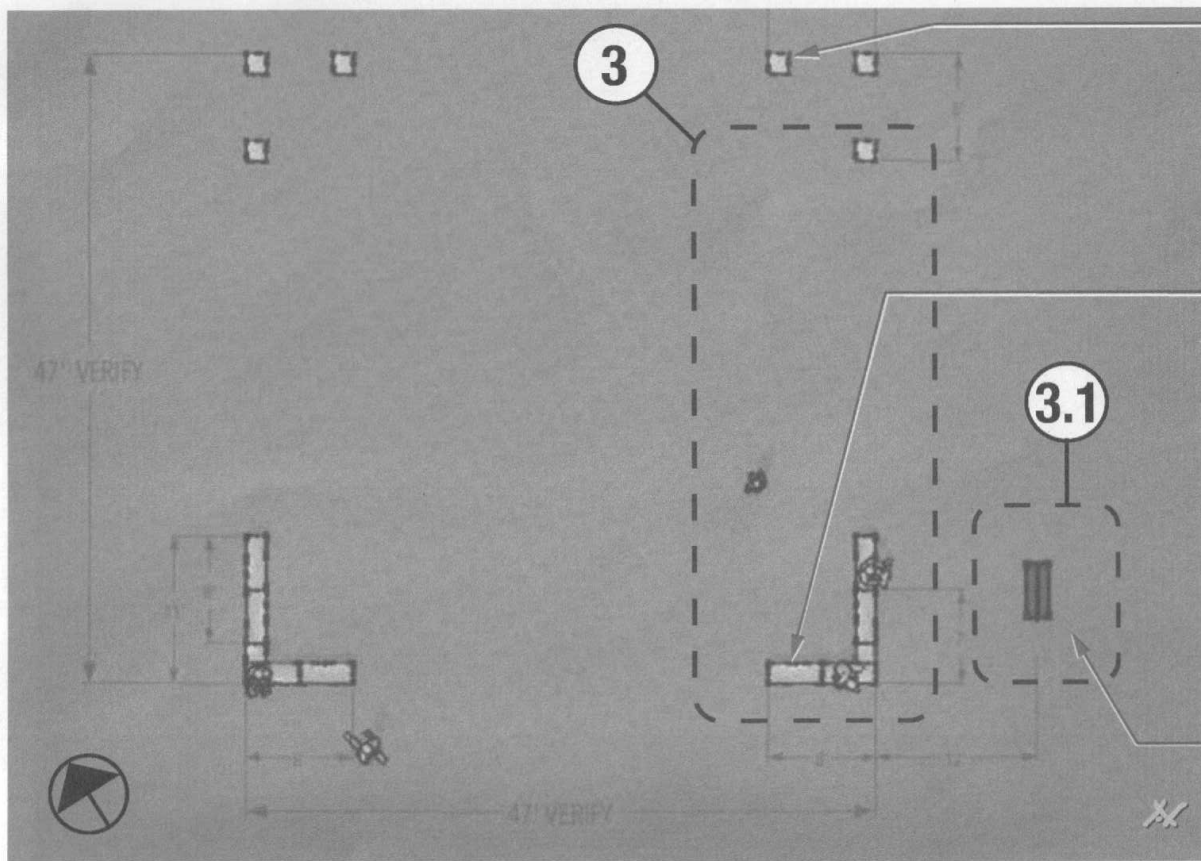
DESIGN DRAWINGS - SEPT 2014

**1 PERSPECTIVE  
VIEW FROM  
SOUTHEAST**

NOT TO SCALE *avstudio*

ATTACHMENT E – Robbins House Foundation and Dog Statue Drawings





RECLAIMED GRANITE PAVERS  
Marking Corners at Perimeter Of  
Former Robbins Mansion Foundation,  
Typical

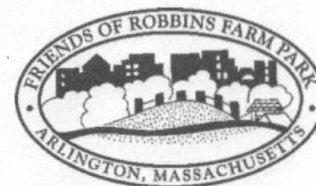
RECLAIMED GRANITE BLOCK  
SITTING WALLS  
Marking Corners at Perimeter Of  
Former Robbins Mansion Foundation,  
With Bronze Plaque Marker,  
Typical

BRONZE DOG STATUE  
Commissioned Sculpture Restoring  
Removed Historical Dog Statue



**Robbins History Project**

Robbins Farm Park



DESIGN DRAWINGS - SEPT 2014

**2 PLAN  
VIEW**

NOT TO SCALE

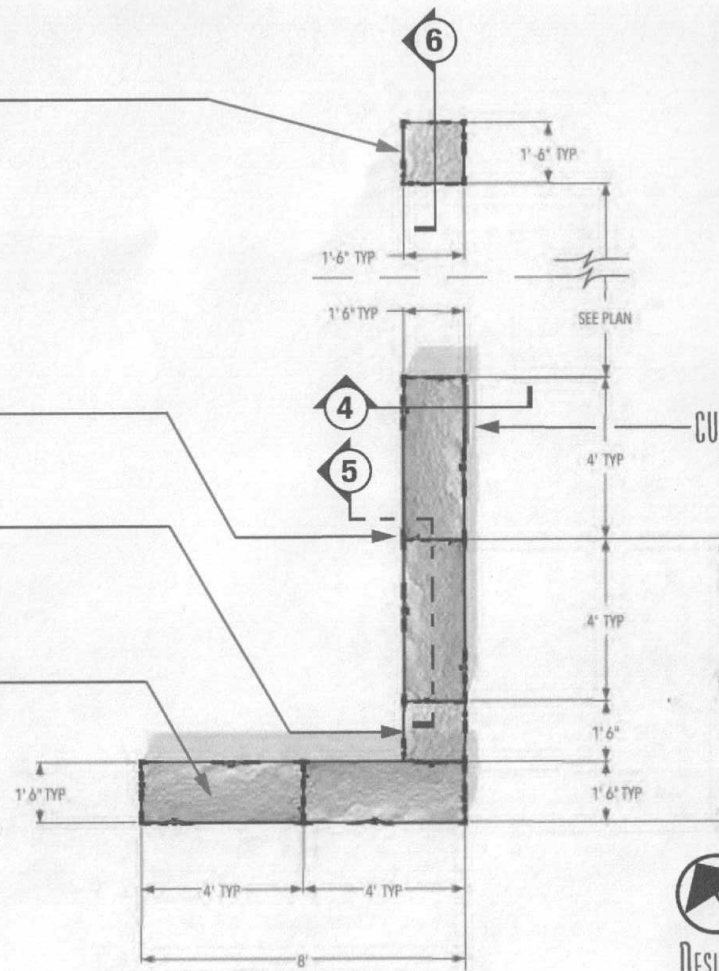
*avstudio*

RECLAIMED GRANITE PAVERS  
 Marking Corners at Perimeter Of  
 Former Robbins Mansion Foundation  
 18" x 18" x 5" Thick,  
 Able To Be Driven Over By  
 Heavy Vehicles & Maintenance Equipment,  
 Typical

STRAIGHT CUT BUTT JOINTS  
 Between Blocks, Typical

CUT GRANITE PAVERS  
 Between Pairs of Granite Blocks,  
 18" x 18" x 5" Thick

RECLAIMED GRANITE BLOCKS  
 48" x 18" x 18" Typical



CUSTOM BRONZE PLAQUE MARKER  
 On Side of Block  
 (Boston Side Only)  
 Concealed &  
 Vandalproof Mounting  
 18" x 13 1/2"  
 See Drawing 9



Robbins History Project  
 Robbins Farm Park



DESIGN DRAWINGS - SEPT 2014

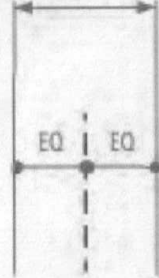
**3** **DETAIL  
 KEY PLAN**

NOT TO SCALE

avstudio

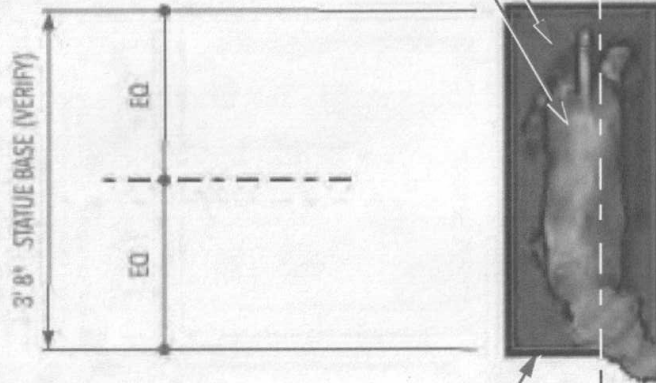
BRONZE DOG STATUE  
WITH BRONZE BASE  
(By Betz Art Foundry, Houston, TX)  
Vandalproof Mounting on  
on Concrete Base Structure as Required

1' 6 1/2" STATUE BASE (VERIFY)



Robbins History Project

Robbins Farm Park



CONCRETE BASE STRUCTURE  
Below Statue Base  
With Chamfered Top Edge  
Exposed Above Ground Portion  
Stained with Black Concrete Sealer

7

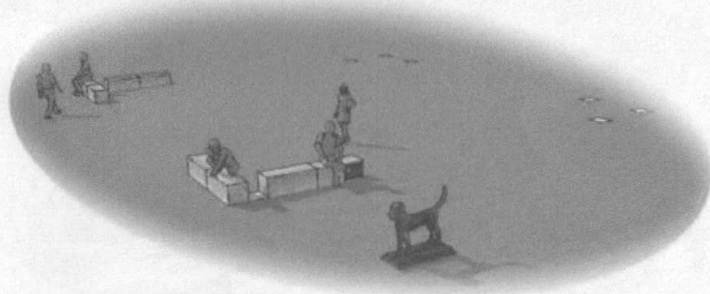


DESIGN DRAWINGS - SEPT 2014

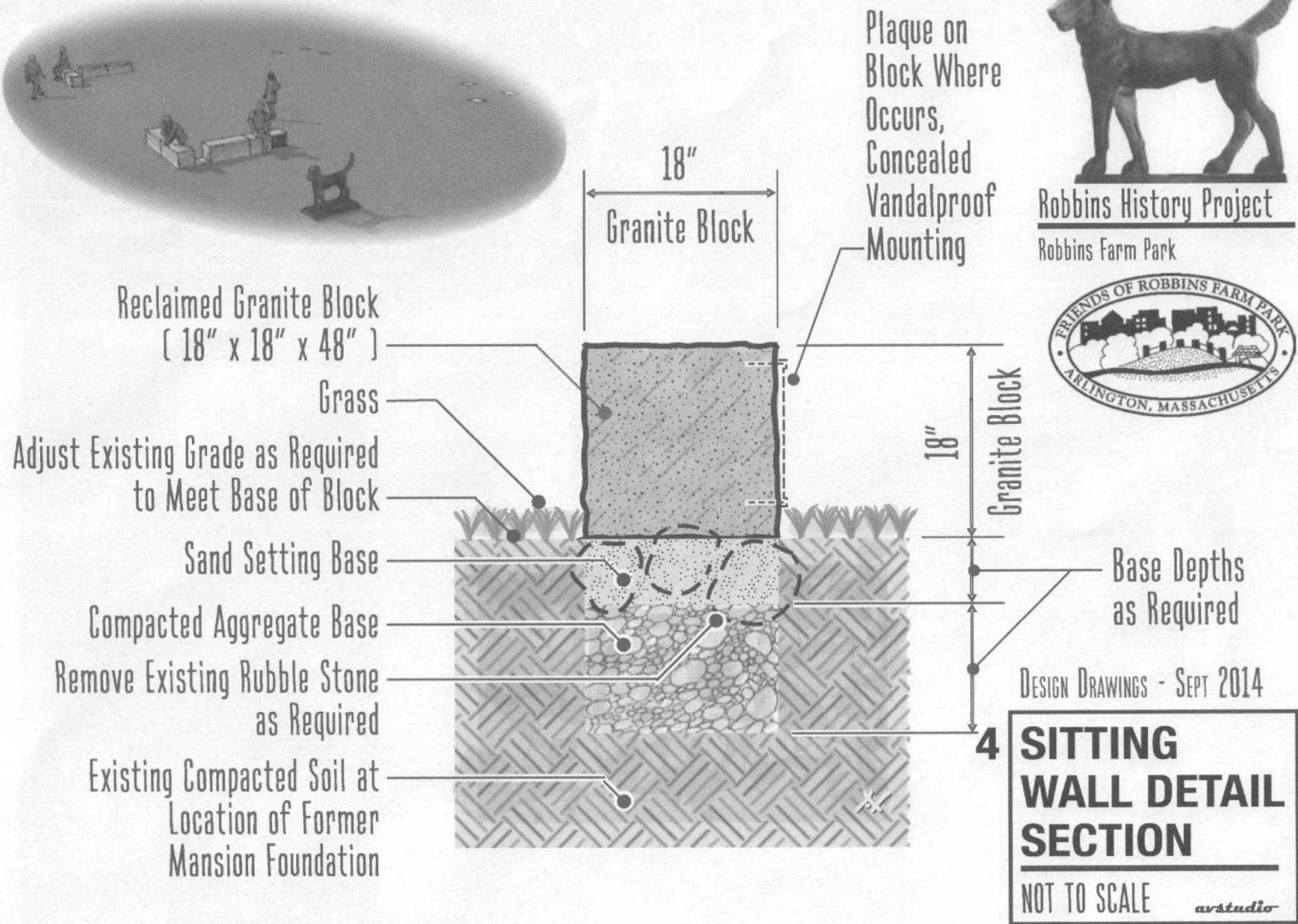
**3.1** **DETAIL**  
**STATUE AREA**  
**PLAN**

NOT TO SCALE

*avstudio*

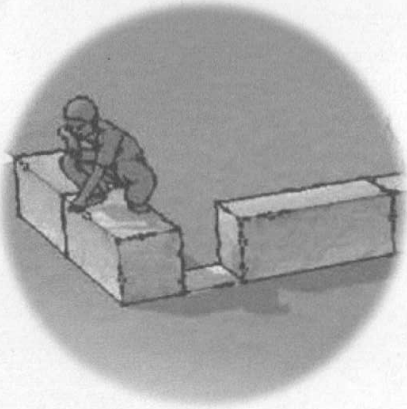


Robbins History Project  
Robbins Farm Park



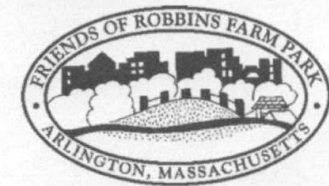
ATTACHMENT E – Robbins House Foundation and Dog Statue Drawings



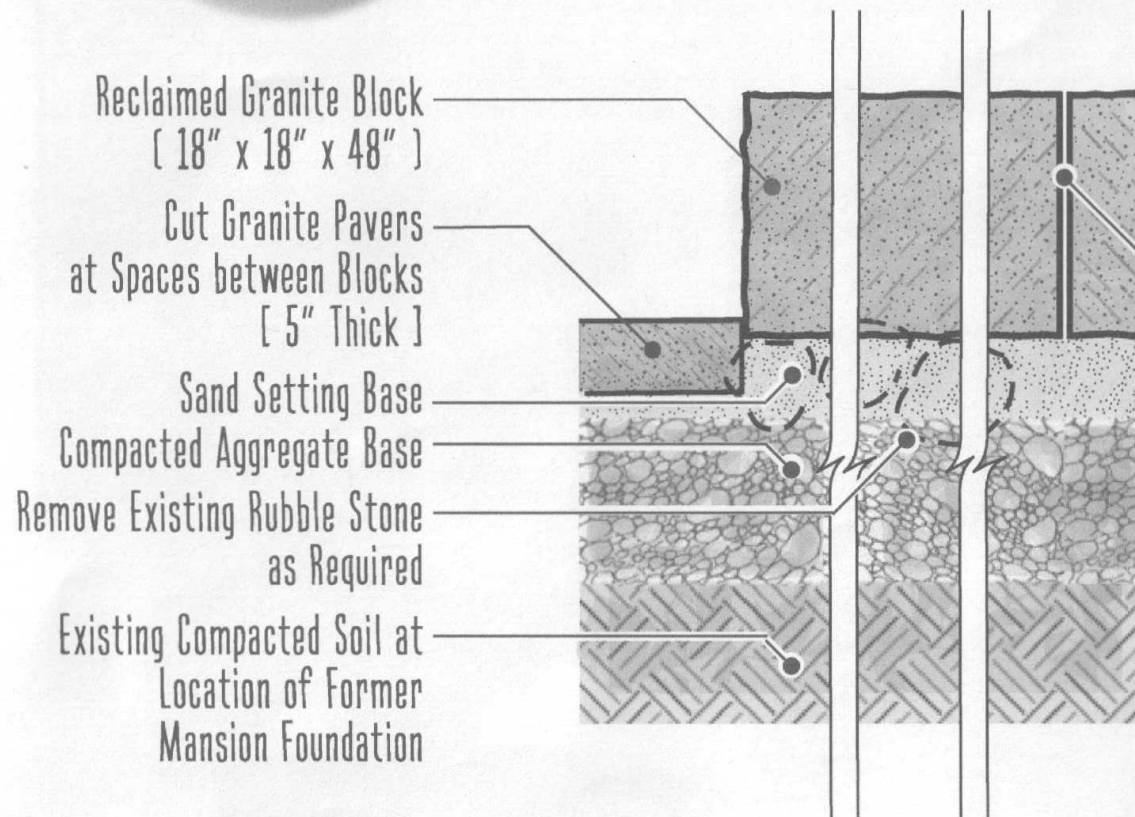


Robbins History Project

Robbins Farm Park



Straight Cut  
Butt Joints  
Between  
Blocks



Reclaimed Granite Block  
[ 18" x 18" x 48" ]

Cut Granite Pavers  
at Spaces between Blocks  
[ 5" Thick ]

Sand Setting Base

Compacted Aggregate Base

Remove Existing Rubble Stone  
as Required

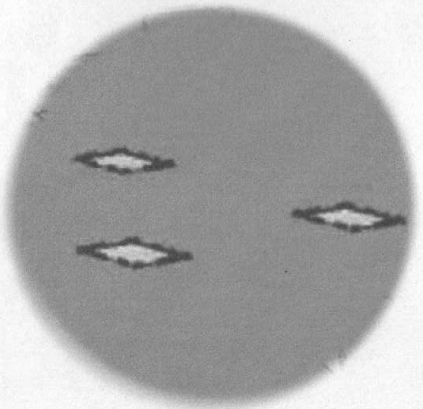
Existing Compacted Soil at  
Location of Former  
Mansion Foundation

DESIGN DRAWINGS - SEPT 2014

**5 SITTING  
WALL END &  
JOINT DETAIL**

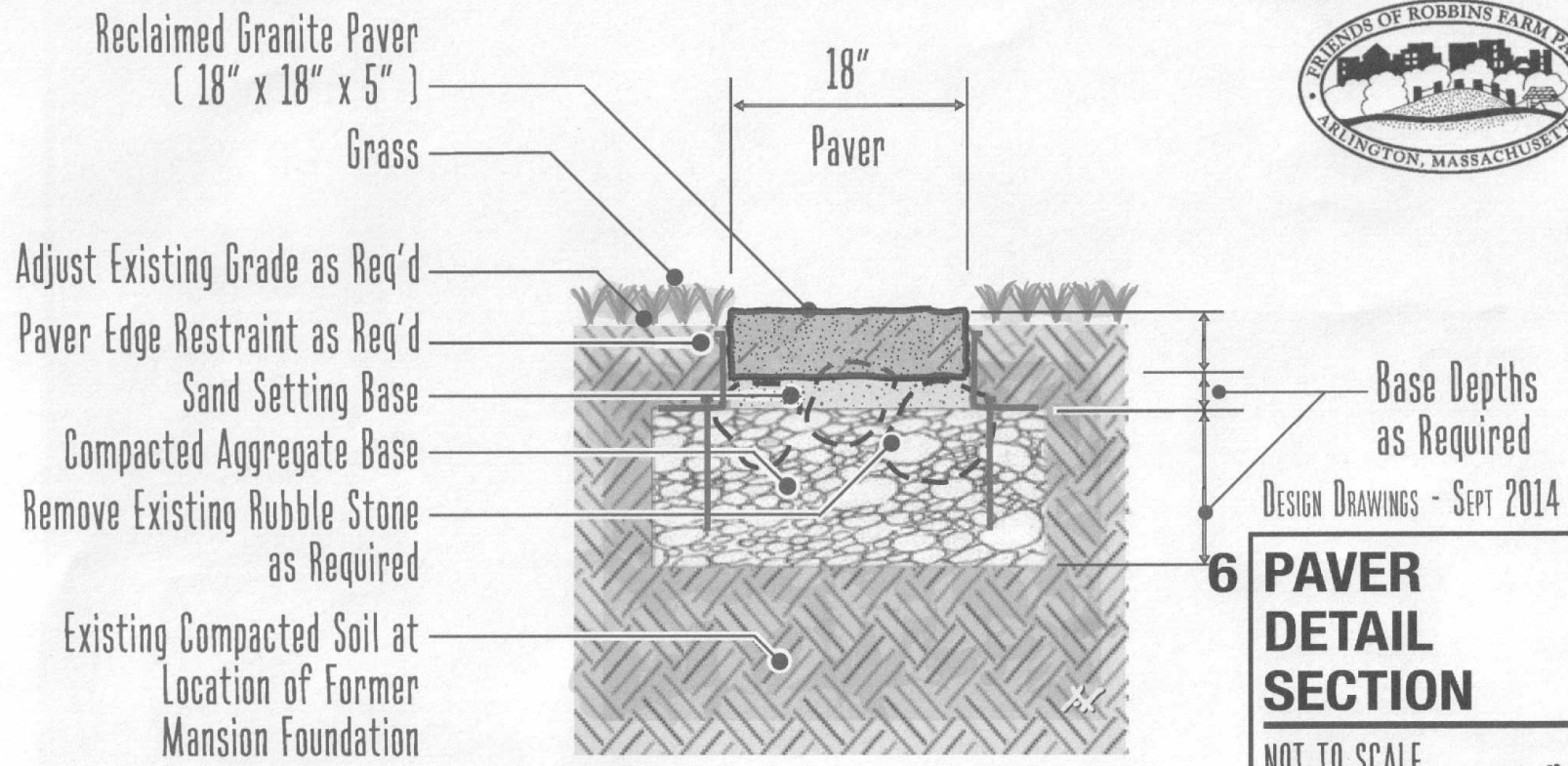
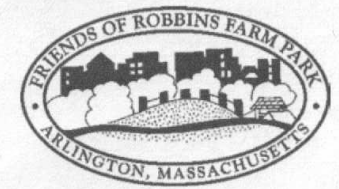
NOT TO SCALE

*avstudio*

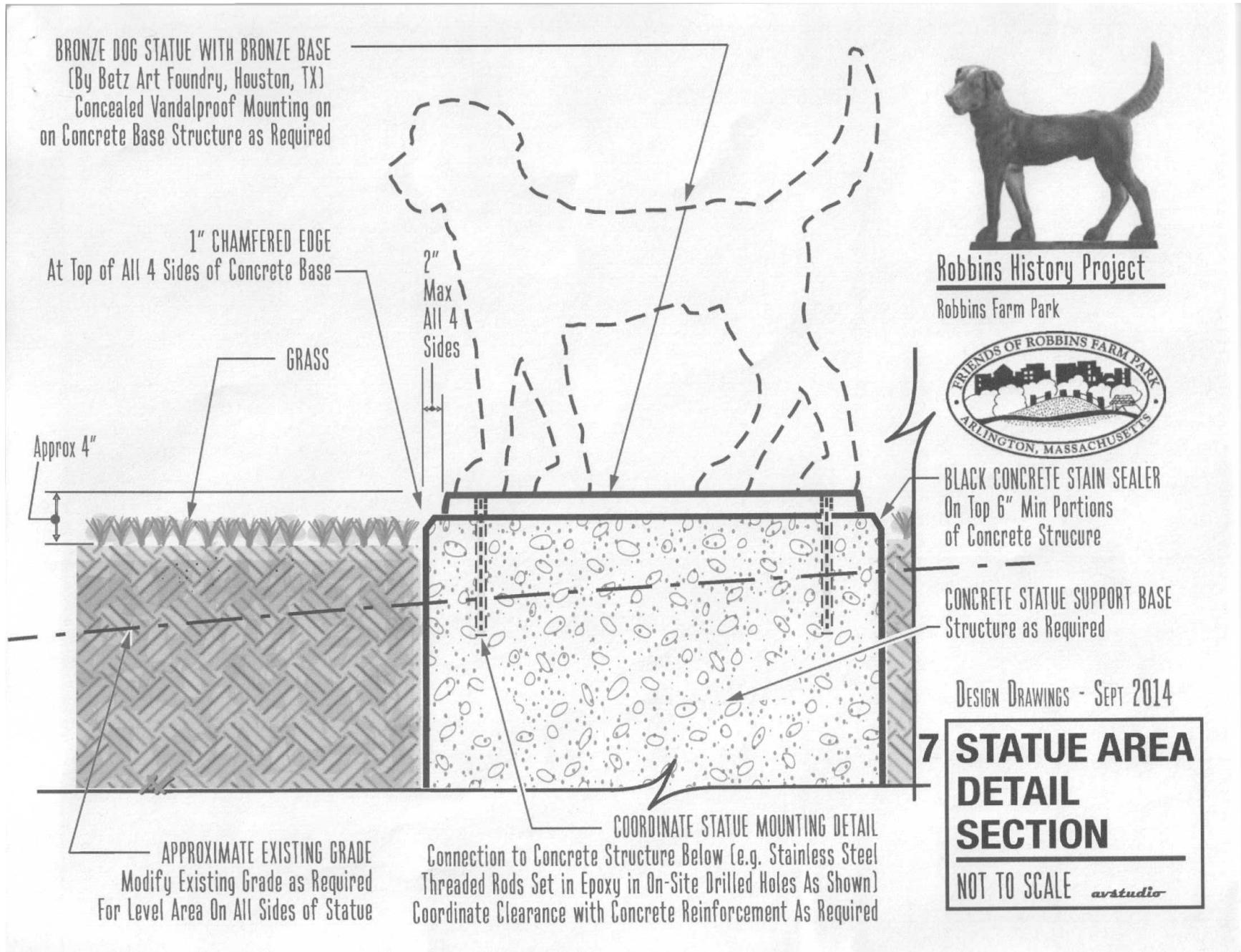


Robbins History Project

Robbins Farm Park



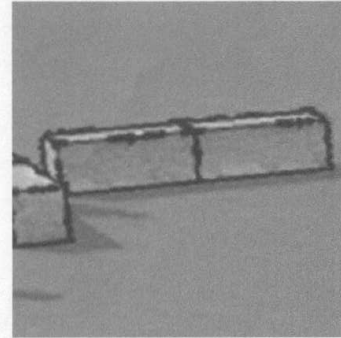
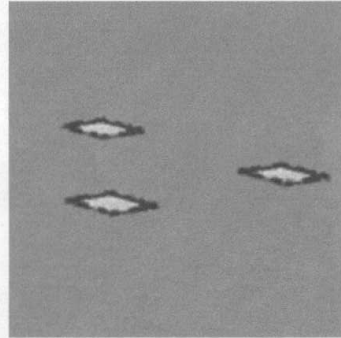
ATTACHMENT E – Robbins House Foundation and Dog Statue Drawings



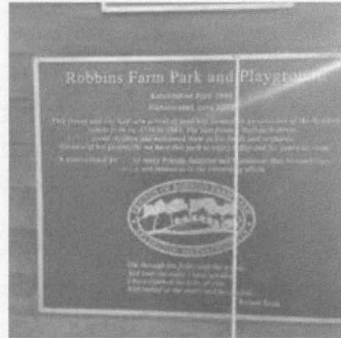
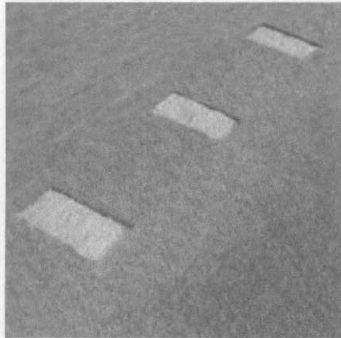
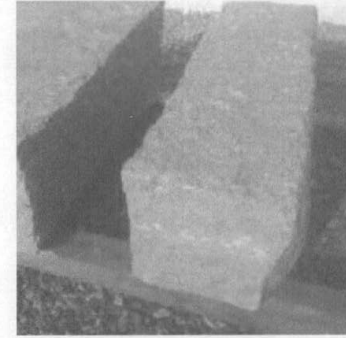
ATTACHMENT E – Robbins House Foundation and Dog Statue Drawings



Reclaimed Granite Pavers



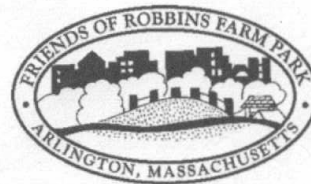
Reclaimed Granite Blocks



Bronze Plaque with Bas Relief



Robbins History Project  
Robbins Farm Park



DESIGN DRAWINGS - SEPT 2014

**8 MATERIALS**

NOT TO SCALE

*avstudio*



BAS RELIEF ILLUSTRATION  
(From Vector Artwork)

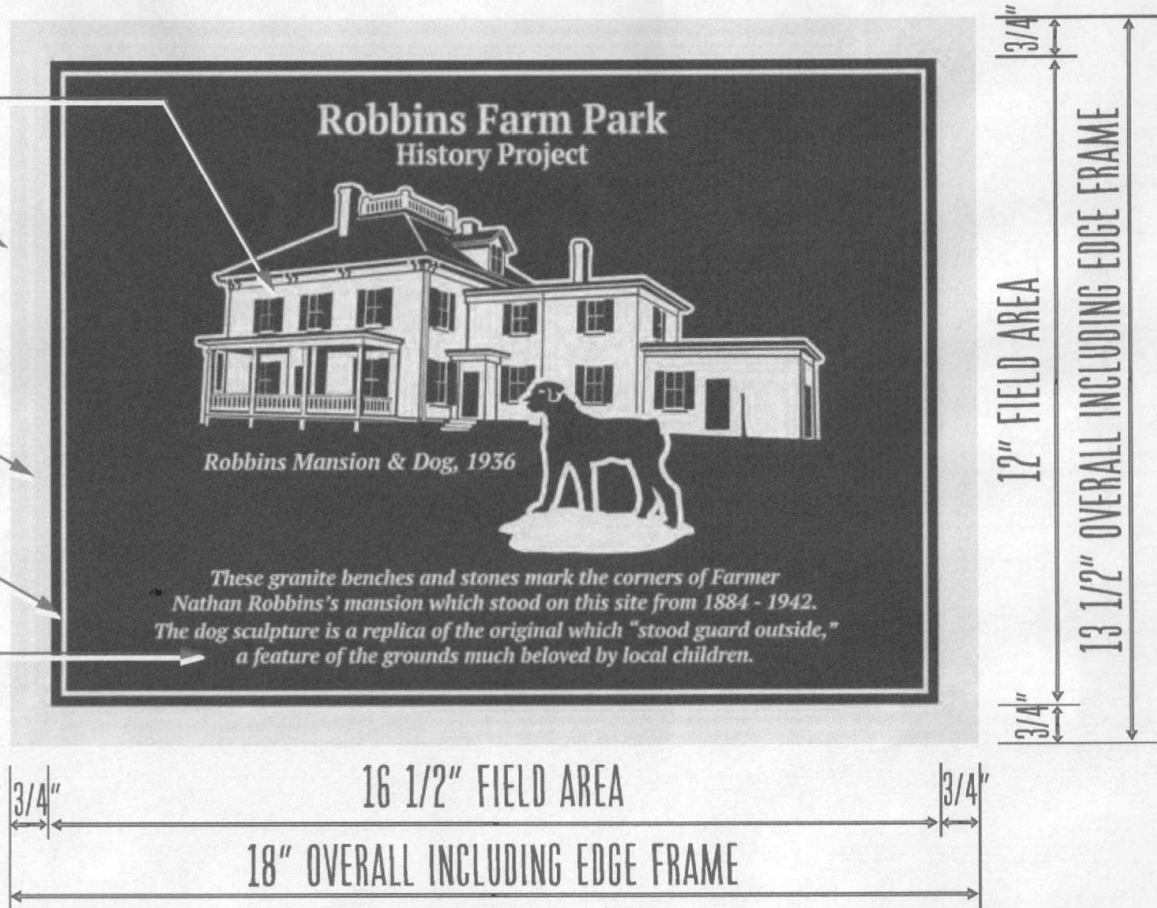
CUSTOM BRASS PLAQUE  
Dark Field with "Leather" Texture  
Polished Bright Raised Art & Text  
Concealed & Vandalproof Mounting  
18" X 13 1/2"

RAISED BORDER EDGE FRAME  
3/4" Wide & Min 3/4" Deep

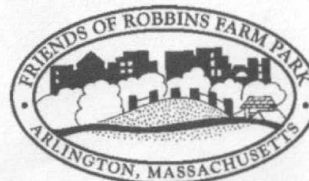
RAISED HAIRLINE BORDER  
(Can be provided as part of Vector Graphic)

RAISED LETTERING, TYP  
(Can be provided as part of Vector Graphic)

NOTE: Plaque Manufacturer to Advise on  
Most Economical Design Options



Robbins History Project  
Robbins Farm Park



DESIGN DRAWINGS - SEPT 2014

9 PLAQUE  
MARKER

NOT TO SCALE *avstudio*



December 3, 2014

Andrew Leonard  
95 Ronald Road  
Arlington, MA 02474

Re: **Robbins Farm**

Dear Andrew:

Heimlich Landscaping and Construction Corp. will supply all labor and material to complete work at Robbins Farm for Thirty Eight Thousand Seven Hundred Dollars (\$38,700.00).

The breakdown for this work is as follows:

1. Layout & Mobilization	\$3,000.00
2. Install Granite Stairs	\$5,000.00
3. Grass Paving System	\$5,000.00
4. Grade & Fill	\$3,700.00
5. Gravel & Pave Walkways	\$5,000.00
6. Purchase, Truck & Install Granite Seating Blocks	\$4,500.00
7. Purchase & Install Bench	\$2,500.00
8. Loam & Seed	\$3,500.00
9. Set Dog Statue (Supplied by others)	\$3,000.00
10. Install Farm Plaque (Supplied by others)	\$1,000.00
11. Fix & Repair any damage at Construction Entrance	\$2,500.00

\*Price does not include dog statue and plaques.

If you have any questions, please do not hesitate to contact me.

Sincerely,

*Mark Heimlich*  
Heimlich Landscaping & Construction Corp.

# Robbins Farm Garden ADA Compliance & Fence Proposal

October 2015

## Overview

After meeting with the Park & Recreation Commission in March and reviewing IHCD's ADA Self-Evaluation Report, the Robbins Farm Garden group has identified the following issues to be addressed:

1. The garden gate is not wide enough.
2. There are no garden beds within accessibility ranges.
3. Most of the garden paths are not wide enough.
4. The garden paths are not firm, level and slip-free.
5. The garden sign doesn't include information about application and rules, and doesn't specify the plan and timeline for the garden's accessibility.
6. The grade on north side of garden may be too steep.

We have attempted to address these issues in this proposal, which also includes replacing the garden fence, gate and entry arbor. It's important to note that the Garden was considered a pilot program when originally installed, so was treated as an impermanent feature of the park.

### **1. The garden gate is not wide enough.**

We propose to replace the current salvaged chain link garden gate with a custom built gate that is nominally 5' wide and constructed to integrate with the proposed fence and entry arbor. See attached drawings for details.

### **2. There are no garden beds within accessibility ranges.**

We propose to construct raised garden beds as part of the project. However, we are unsure of the best overall plan for raised beds. We are proposing to raise the main beds on the north side of the garden to compensate for the grade, but have explored other options.

### **3. Most of the garden paths are not wide enough.**

We propose to expand the limited inventory of accessible garden paths by widening the perimeter path from 2' to 3'-3" as part of this project. This will create a network of accessible paths with no dead ends.

As part of the proposal, we are requesting that the garden be expanded by 1.3' in each direction (from 30' x 68' to 32.6' x 70.6'). This is to compensate for the gardening area lost to widen the perimeter paths and to facilitate simpler construction of the new fence.

### **4. The garden paths are not firm, level and slip-free.**

We propose that the compliant paths in the garden be resurfaced using turf mesh. This is a relatively new material. Turf mesh has the advantages of being green and softer than stone dust. It's probably more slippery when wet, and would require watering, mowing and edging. Installation and removal would be simple.

### **5. The garden sign doesn't include information about application and rules, and doesn't specify the plan and timeline for the garden's accessibility.**

We propose replacing the current garden sign with one that includes information about application and rules this fall. Once we have an approved plan for the accessibility changes, we propose to add this information to the sign.



#### **6. The grade on north side of garden may be too steep.**

We measured a 3' vertical drop in the 30' between the front and back on the north side of the garden, representing a 10% grade. The 2010 ADA doesn't specify maximum allowable grades for garden paths. However, the Federal Highway Administration lists a 10% over 30' as a maximum acceptable grade for recreational trails.

Using raised beds on the north side of the garden would mediate the grade for the growing beds and bring portions of them into accessible reach ranges. Adding some soil to the north east corner of the garden and adjacent grassy area could be considered to reduce the steepness of the grade. This would likely mediate the runoff that is currently directed in that portion of the park.

#### **Schedule & Coordination**

We propose that the construction be done in the following sequence.

**2016: replace west side of fence (with entry), install ½ of raised beds**

**2017: replace north & south sides of fence, install ½ of raised beds**

**2018: replace east side of fence, install grass mesh on paths**

We would like to coordinate our construction with the Town's installation of a path in the park to the garden. Because the garden is organic, we request that the path leading to it be composed of non-toxic materials.

If the Town chooses to make any grade changes adjacent to the north side of the garden, we would like to coordinate our construction with those as well. We are flexible to revise the schedule if there are conflicts with other work at the Park.

#### **Finances**

A cost estimate for the project is included in the proposal. The estimate only includes materials. We propose that the labor be donated by members of the garden group.

We have endeavored to design with affordability in mind. Nevertheless, the cost is high for our group of 12-20 members to shoulder. Consequently, we request that the Town's funds for ADA compliance be made available for this project.

#### **Additional (Rock Removal) Request**

As part of the project, we request help to move a large rock from the garden. We can roll the rock outside the fence, but equipment will be required to relocate it in the Park. We would be glad to coordinate this task with equipment at the park for other construction.

#### **Conclusion**

We understand that bringing the Town's facilities into compliance with state and national accessibility obligations is a process, and that this project will move Robbins Farm Garden significantly closer to that goal.

We are thankful for the privilege of gardening at Robbins Farm Park since 2010. Moving forward, it is our desire to make the garden even more of an asset to the community. We welcome your suggestions.

## Cost Estimate: ADA compliance & Fence replacement

### Robbins Farm Garden

October 2015

#### Entry Gate and Arbor (sub-total \$301.37)

Item (pricing source)	price	qty	total cost
4 x 4 x 8' Wood posts (Home Depot)	\$10.58	4	\$42.32
Metal post brackets (Home Depot)	\$17.48	6	\$104.88
2 x 4 x 8' for wood top rails (Home Depot)	\$2.46	2	\$4.92
1 x 4 x 8' for wood side rails (Home Depot)	\$1.98	2	\$3.96
2 x 2 x 8' for wood top lattice (Home Depot)	\$1.92	4	\$7.68
Stainless Gate hinges (Home Depot)	\$15.63	6	\$93.78
Stainless Gate latch (Home Depot)	\$13.85	1	\$13.85
Galvanized Arbor bolts: box of 10 (Home Depot)	\$29.88	1	\$29.98

#### Raised Main Beds (sub-total \$1,248.02)

Item (pricing source)	price	qty	total cost
6" Raised Bed Corners, sets of 2 (Gardener's Supply)	\$22.95	6	\$137.70
15" Raised Bed Corners, sets of 2 (Gardener's Supply)	\$32.95	8	\$263.60
6" Pivoting Bed Corners, sets of 2 (Gardener's Supply)	\$24.95	4	\$99.80
2 x 6 x 16' lumber for main & center beds (Home Depot)	\$9.22	14	\$129.08
2 x 10 x 16' lumber for main beds (Home Depot)	\$19.24	10	\$192.40
2 x 12 x 16' lumber for center bed (Home Depot)	\$24.48	3	\$73.44
Organic screened compost: cu yd. (Lalicata Landscape)	\$44.00	8	\$352.00

#### Fence Replacement (sub-total \$998.25)

Item (pricing source)	price	qty	total cost
4 x 4 x 4' wood posts from 4 x 4 x 8' (Home Depot)	\$10.58	13	\$137.54
Metal post brackets (we have 4) (Home Depot)	\$17.48	22	\$384.56
1 x 4 x 8' wood rails (Home Depot)	\$1.98	78	\$154.44
4' x 50' 14-ga galvanized fence, 2x4 mesh (Home Depot)	\$37.47	5	\$187.35
1-5/8" Galvanized Screws: 1# box of 200 (Home Depot)	\$8.47	2	\$16.94
Galvanized barbed staples: 1# box of 52 (Home Depot)	\$3.99	12	\$47.88
1/2" Water pipe: 100' roll (Home Depot)	\$16.71	2	\$33.42
1/2" PVC Pipe clamps: bag of 25 (Home Depot)	\$3.01	12	\$36.12

**Pathway Resurfacing (sub-total \$337.15)**

Item (pricing source)	price	qty	total cost
Grass Mesh: 3.3' x 40' rolls (Gempler's)	\$37	8	\$296.00
Steel Anchoring pins: case of 500 (Gempler's)	\$41.15	1	\$41.15

Sub-Total Cost	\$2,884.79
MA Sales Tax (6.25%)	\$187.55
<b>TOTAL COST</b>	<b>\$3,072.34</b>

**GEMPLER'S**  
Commercial-Grade Outdoor Work Gear

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HORTICULTURE  
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Plant Covers  
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**YOU MAY ALSO LIKE**

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- DOT Reacher™ Extra-strong Pick-up Tools- Non-locking

**RECENTLY VIEWED**  
No recently viewed items.

Horticulture » Landscape Fabric » Non-Woven Landscape Fabric

**Yard Protection Mesh 40'L x 3.35'W**  
★★★★★ Read 4 Reviews | Write a Review  
Item No: 167780  
Stock: In stock!

Qty	Price
1 - 5	\$39.35
6 +	\$36.30

Qty:

**Add to Cart** | Add to Wish List

**Items you may also need**  
Checked item will be added when clicking Add to Cart

	Qty	Price
<input type="checkbox"/> DeWitt Steel Anchoring Pins - Pack of 12	<input type="text" value="1"/>	\$3.15
<input type="checkbox"/> DeWitt Steel Anchoring Pins - Case of 500	<input type="text" value="1"/>	\$41.15

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**Product Information** | **Product Reviews** | **Product Support**

**40'L x 3.35'W Turf Reinforcement Mat**

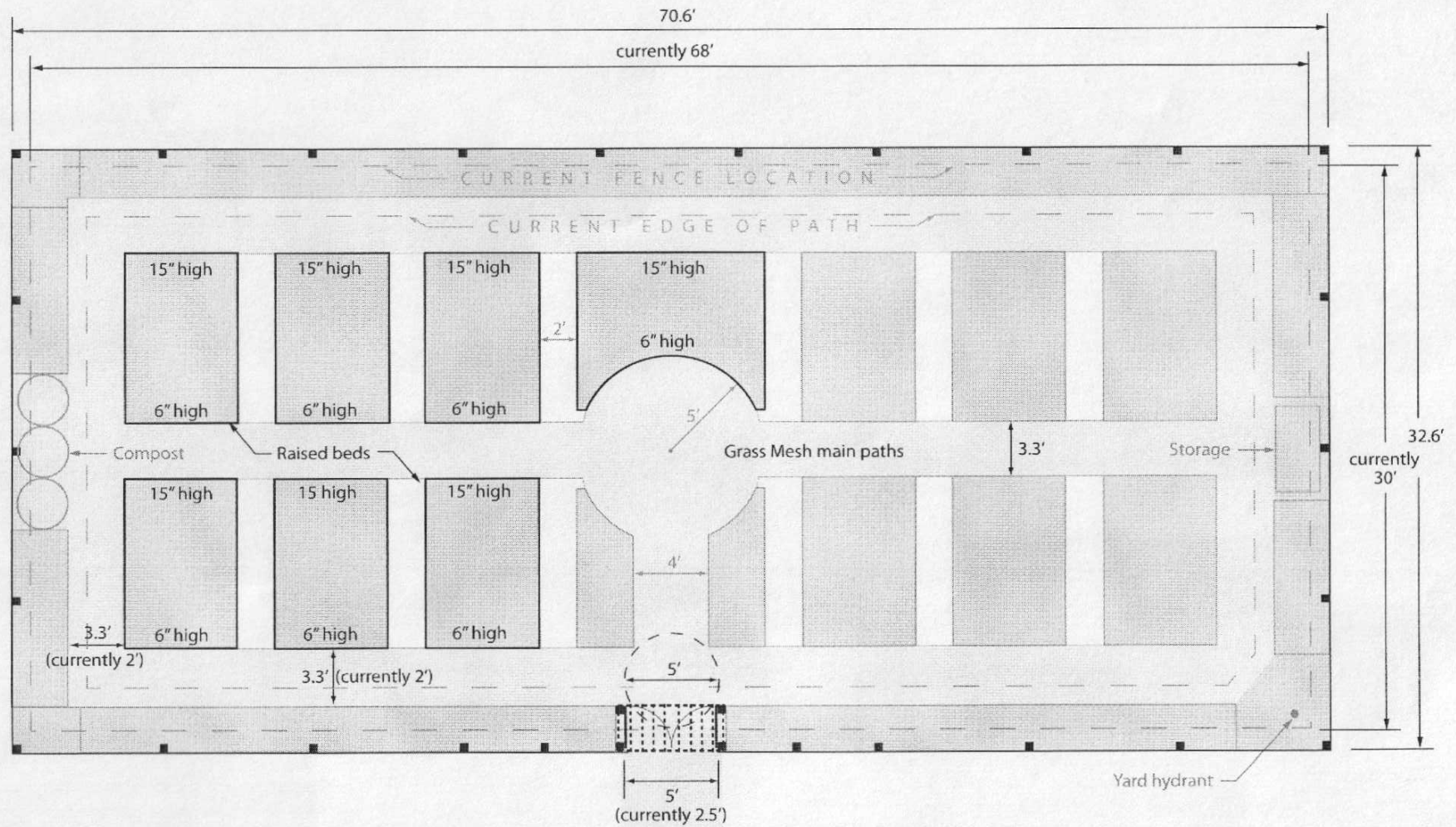
- Yard Protection reinforces turf to minimize rutting
- Protects grassy areas from cars, light trucks, golf carts, ATVs, etc.
- 1-1/4" x 1-1/4" UV-stabilized honeycombed mesh

Yard Protection is a high-density polyethylene green mesh designed to reinforce and protect grassy areas used by cars, light trucks, golf carts, ATVs, etc. Rolls out easily over your turf just after mowing and is held in place by plastic or metal pins (sold separately) to provide a year-round protective barrier. Turf can be mowed as normal and hides the 1-1/4" x 1-1/4" UV-stabilized honeycombed mesh once it grows through the openings. Turf reinforcement mat is ideal for applications where traffic is less frequent and the turf has time to recover between passes. Package contains two 20'L x 3.35'W sections and weighs 5.5 lbs. USA made.

2015 Master Catalog, Page 410

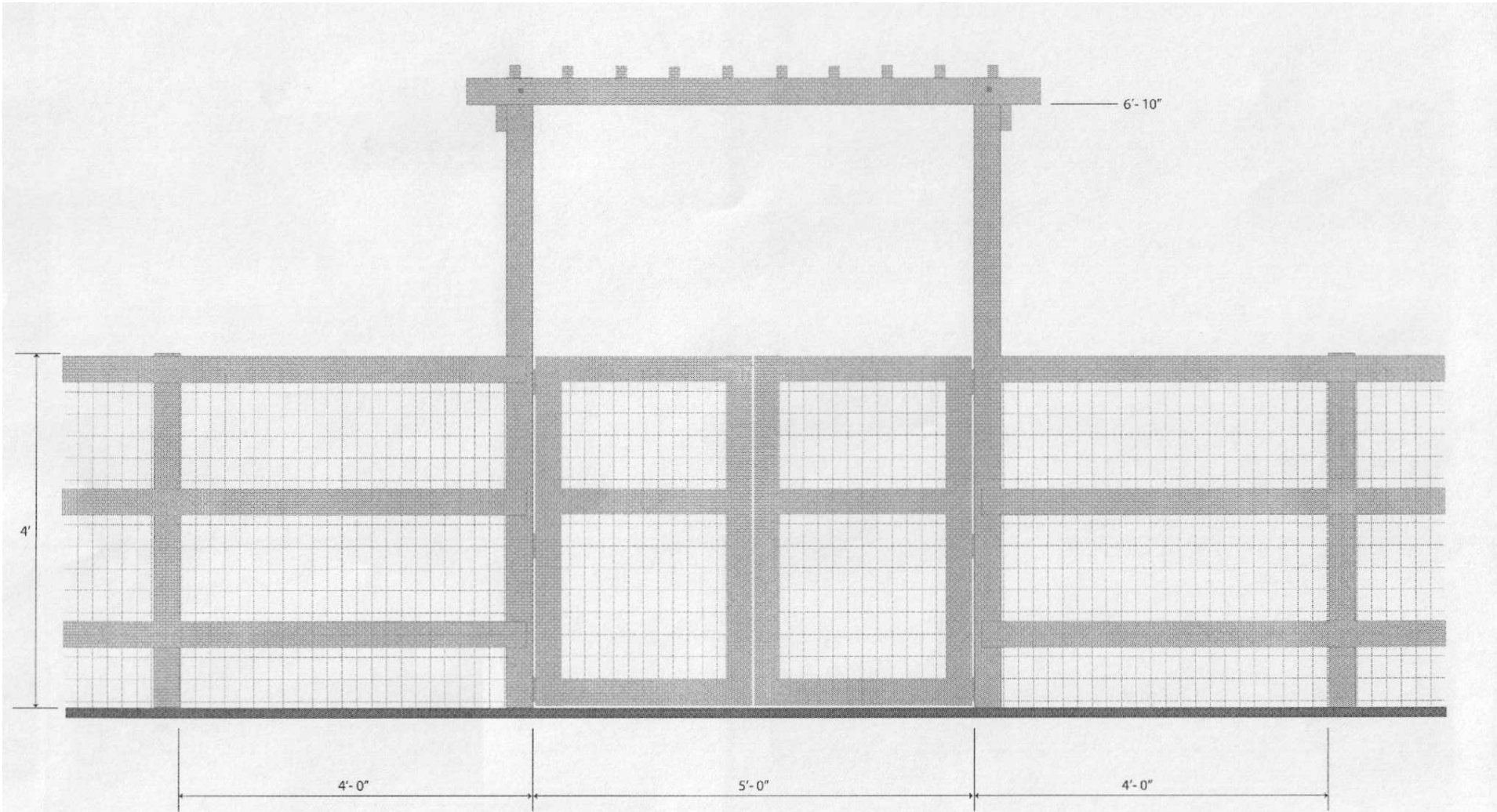
Screen shot of grass mesh from gemplers.com





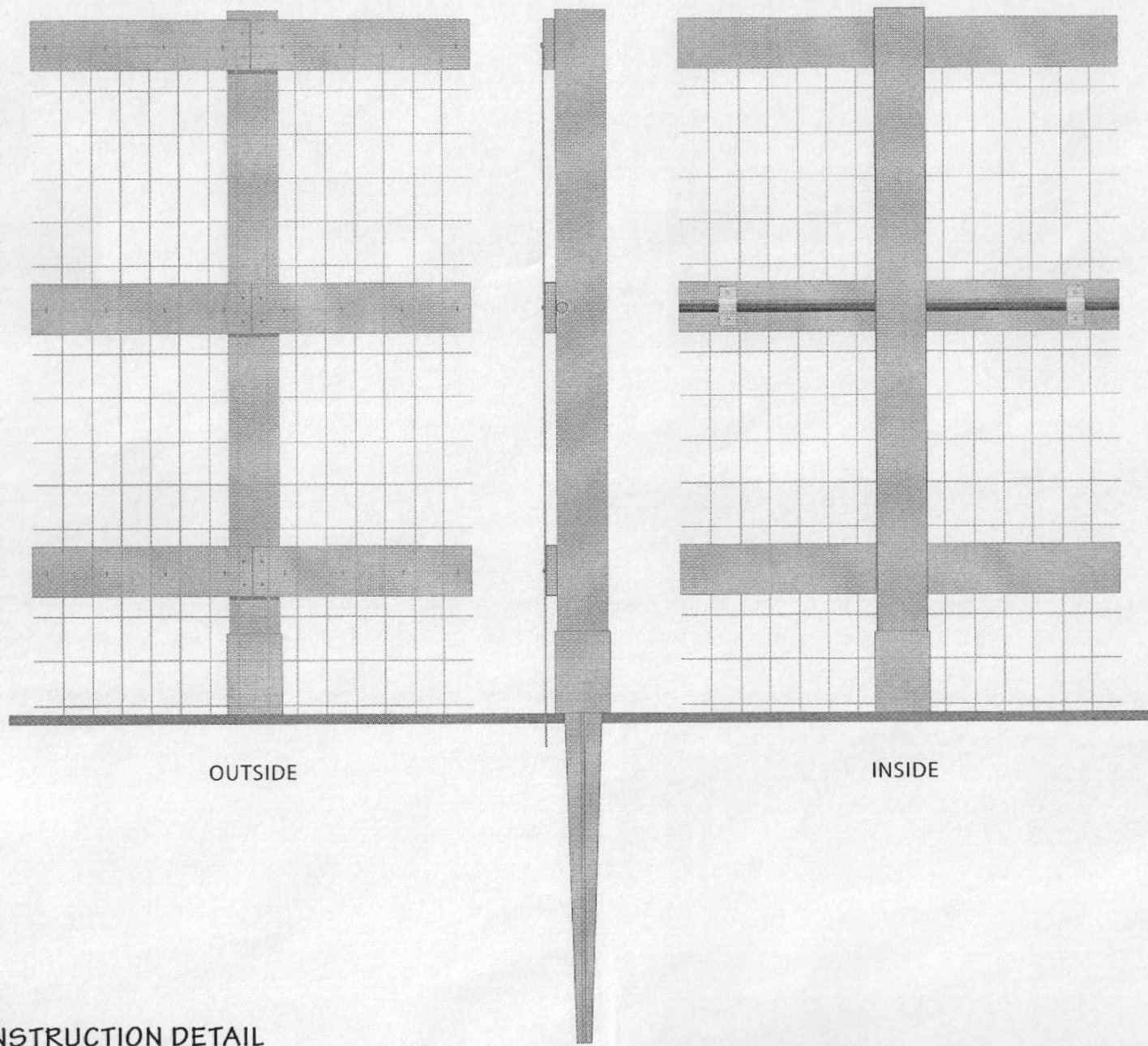
Current total area = 2,040 sf  
 Current gardening area = 1,182 sf  
 Proposed total area = 2,240 sf  
 Proposed gardening area = 1,195 sf

**PLAN OF GARDEN FENCE, ENTRY GATE, ARBOR & RAISED BEDS**

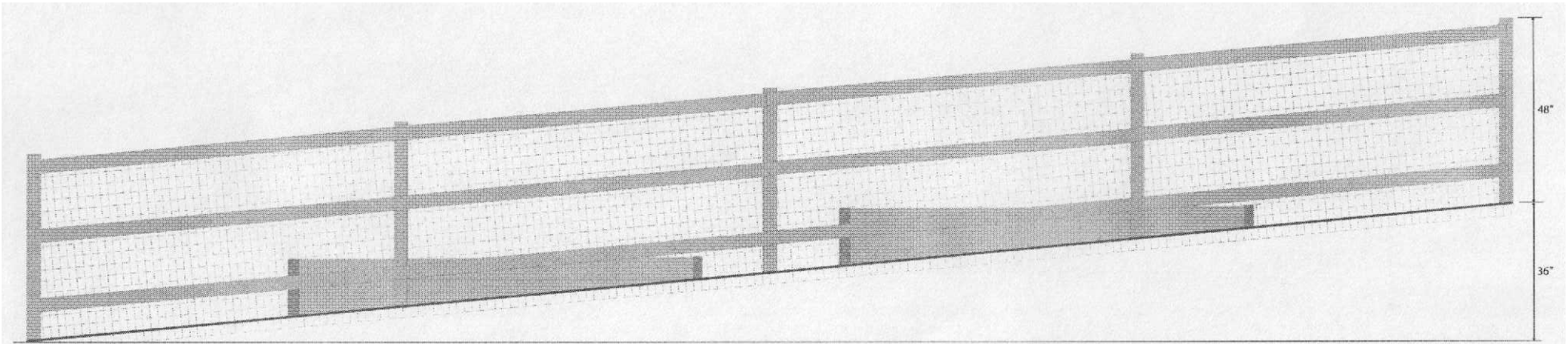


ELEVATION OF ENTRY GATE, ARBOR & FENCE

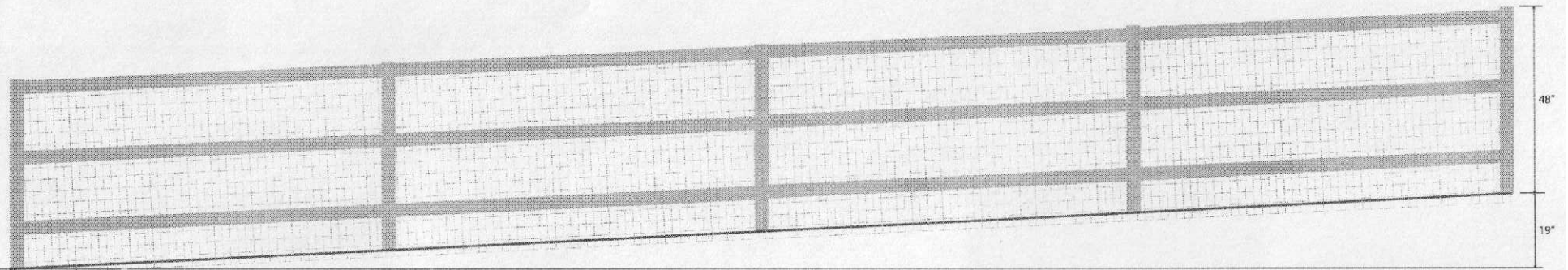




FENCE CONSTRUCTION DETAIL



CURRENT 10% GRADE - SHOWING RAISED BEDS



GENTLER 5% GRADE

NORTH ELEVATION OF FENCE ILLUSTRATING CURRENT 10% GRADE & GENTLER 5% GRADE

GARDEN PATH OPTIONS Surface Material	ADA requirements				Desirable for the garden			
	Firm	Stable	Not slippery (dry)	Permeable	Not slippery (wet)	Non-toxic	Comfortable (kneeling)	Cost
Concrete	yes	yes	yes	no	yes	yes	no	high
Asphalt	yes	yes	yes	no	yes	no	no	high
Asphalt (permeable)	yes	yes	yes	yes	yes	no	no	high
Boardwalk (untreated)	yes	no	yes	yes (gaps)	no	yes	no	moderate
Boardwalk (cedar)	yes	yes	yes	yes (gaps)	no	yes	no	high
Boardwalk (p/t or synthetic)	yes	yes	yes	yes (gaps)	no	no	no	high
Soil (loose)	no	no	no	yes	no	yes	yes	low
Soil (packed)	yes	no	yes	partial	no	yes	no	low
Soil (stabilized)	yes	yes	yes	no	no	yes	no	moderate
Stone dust (loose)	no	no	no	yes	no	yes	yes	moderate
Stone dust (packed)	yes	no	no	partial	yes	yes	no	moderate
Stone dust (stabilized)	yes	yes	yes	no	yes	yes	no	high
Crushed rock (loose)	no	no	yes	yes	yes	yes	no	moderate
Crushed rock (packed)	yes	no	no	yes	no	yes	no	moderate
Crushed rock (stabilized)	yes	yes	yes	yes	yes	yes	no	high
Wood Chips	no	no	no	yes	no	yes	yes	low
Gravel	no	no	no	yes	no	yes	no	low
Sand	no	no	no	yes	no	yes	yes	low
Grass	yes	no	moderate	yes	no	yes	yes	low
Grass pavers	yes	yes	yes	yes	yes	yes	no	high
Grass with mesh	yes	yes	yes	yes	yes	yes	yes	moderate

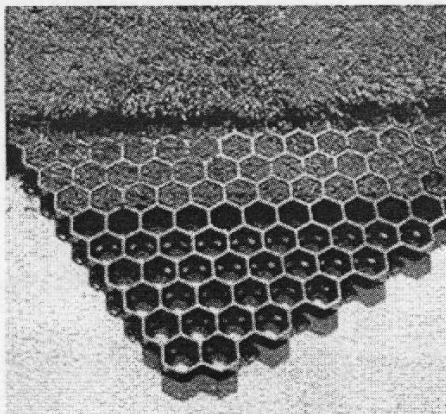
**Firm** – doesn't give when stepped on

**Stable** – returns to its original condition without intervention (low maintenance)

**Not slippery** – specifically for smooth-soled shoes, crutch tips and wheelchairs

There are approximately 300' of paths, 3' wide, or approximately 900 sf. At 4" depth, fill is approximately 10 cu yds.

Crushed stone or stone dust approximately \$45/cu yd, or about \$450-550. Stabilizer (e.g. Technisoil) approximately \$960 (60 gal @ \$16, roughly 15 sf/gal).

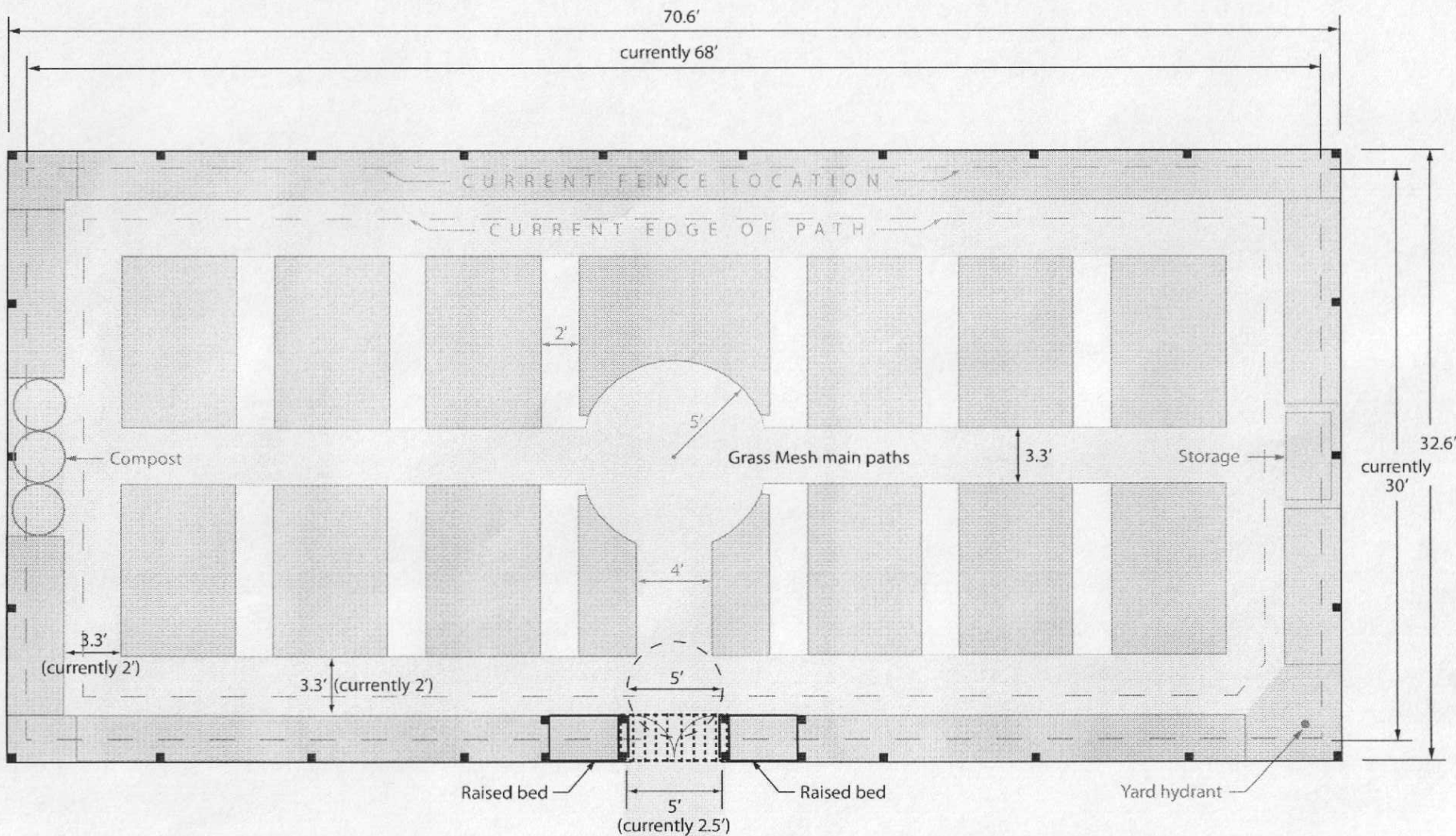


Grass pavers, ~\$3.25/sf = \$2,500-\$3,000



Grass mesh ~\$0.30-0.35/sf = \$270-350



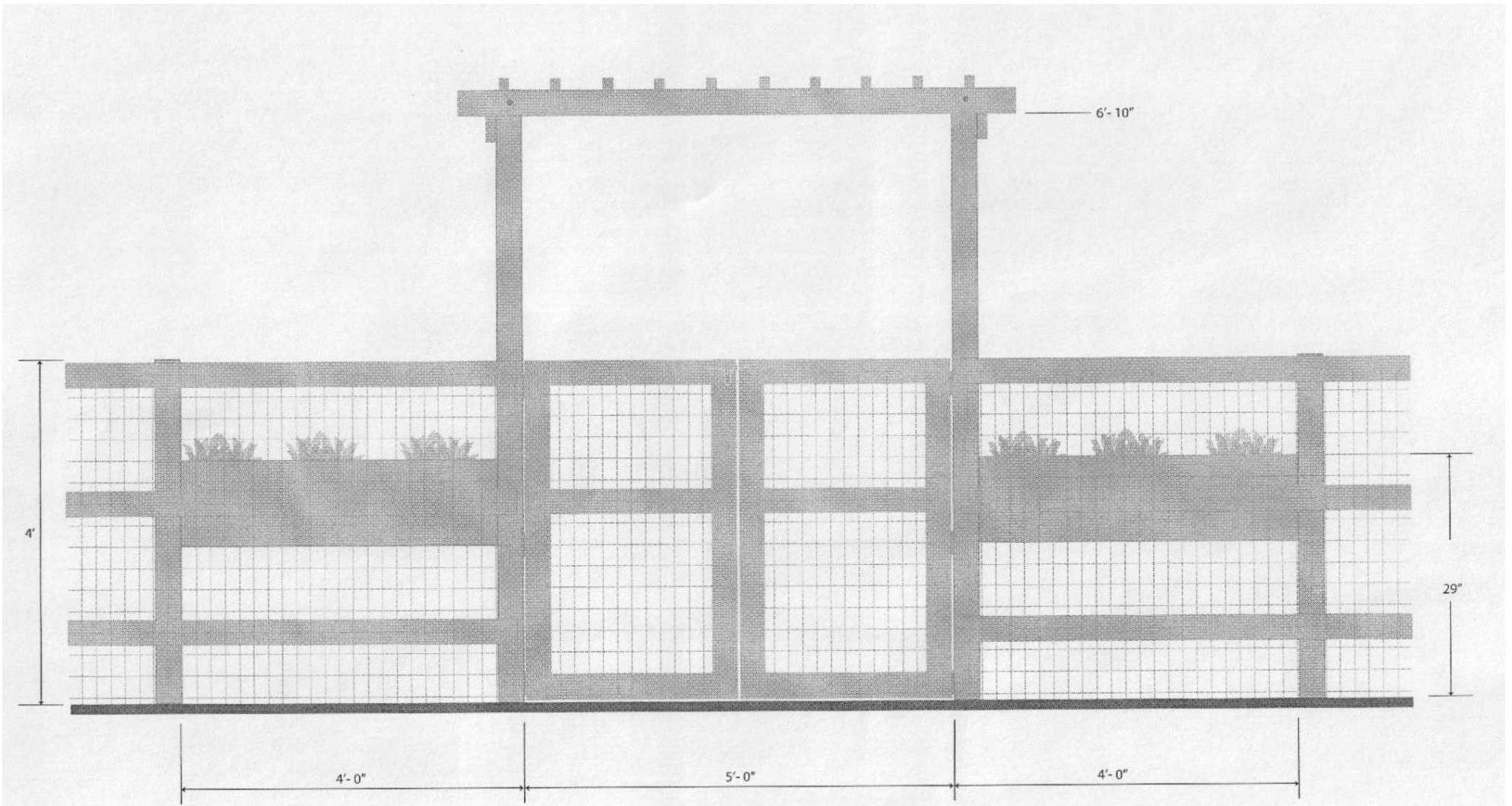


Current total area = 2,040 sf  
 Current gardening area = 1,182 sf

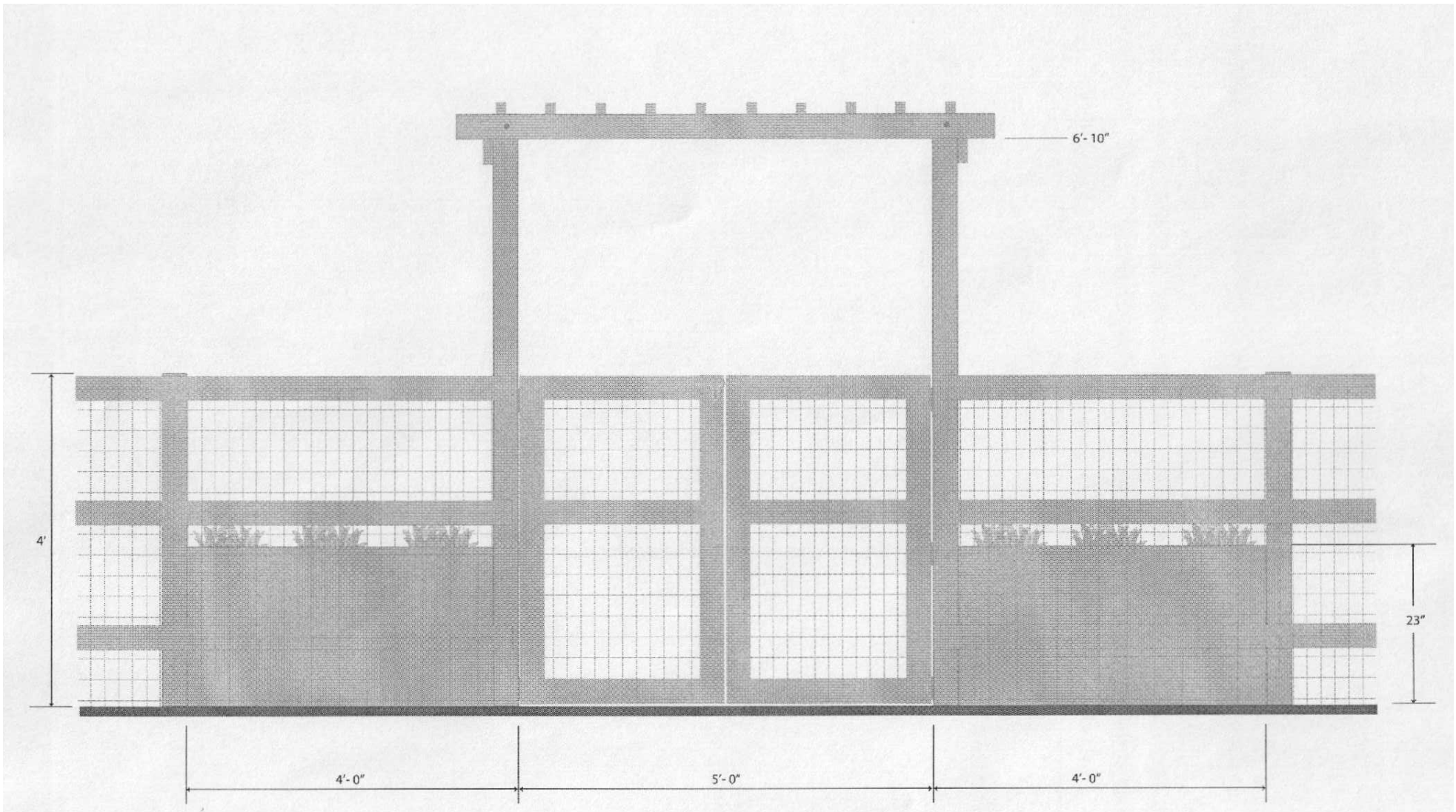
Proposed total area = 2,240 sf  
 Proposed gardening area = 1,195 sf

**PLAN OF GARDEN FENCE, GATE, ARBOR & RAISED BEDS: ENTRY BEDS OPTION**

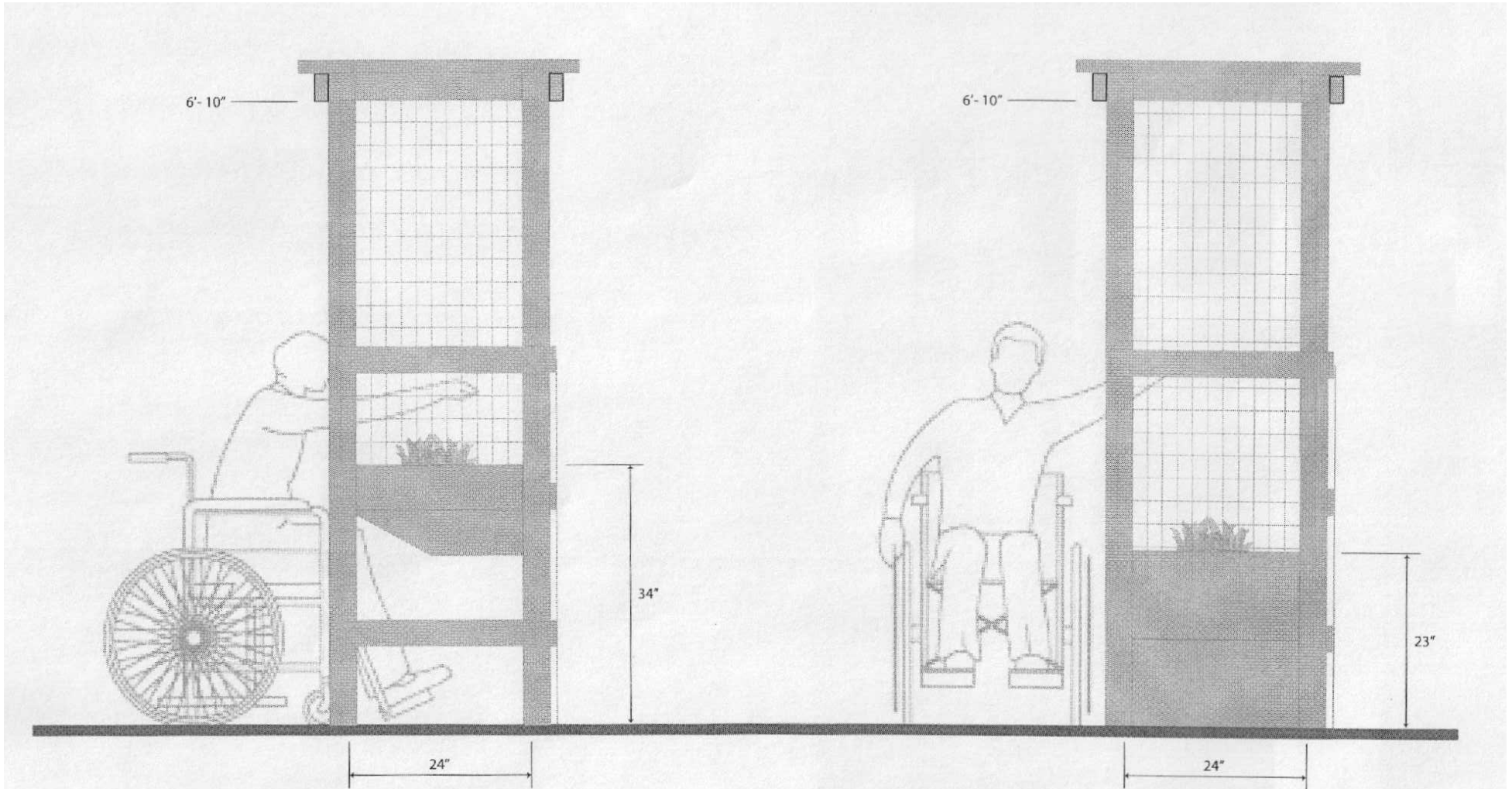




ELEVATION OF ENTRY GATE, ARBOR & RAISED BEDS: TABLE OPTION



ELEVATION OF ENTRY GATE, ARBOR & RAISED BEDS: AT-GRADE OPTION



SECTION ELEVATION OF ENTRY ARBOR & RAISED BEDS: TABLE & AT-GRADE OPTIONS

ROBBINS FARM PARK		Original: 11/17/2008
Budget Cost Estimate		<b>Revised 8-13-15</b>
ITEM	BUDGET COST	NOTES
<b>1. Baseball Diamond and Multi-purpose Field</b>		
Remove existing infield, fence, etc.	\$5,000.00	
Strip Sod, stockpile, screen topsoil	\$50,000.00	
Regrade field subgrade	\$20,000.00	
Augment topsoil, spread, fine grade	\$40,000.00	
New Infield, bases, rubber	\$25,000.00	
Sod infield	\$8,000.00	
Sodded outfield	\$32,000.00	
Irrigation system and connection	\$40,000.00	
Sub-drains and connection	\$35,000.00	
New backstop, bench fence	\$20,000.00	
New team benches.	\$6,000.00	
Paving at bench areas	\$2,500.00	
1 - 5 row, 15' bleacher	\$6,000.00	
<i>Subtotal:</i>	\$289,500.00	
<b>2. Sport/Basketball Court</b>		
Demolition existing court	\$10,000.00	
New Bituminous Concrete Court	\$25,000.00	
Color Coating	\$6,000.00	
Basketball backboards	\$6,000.00	
Benches	\$2,000.00	
Drainage	\$15,000.00	To allow for flooding for skating
Landscaping	\$7,500.00	
<i>Subtotal:</i>	\$71,500.00	
<i>Subtotal All Areas</i>	\$361,000.00	
General Site Conditions @ 5%	\$18,050.00	Contractors overhead - bond, portable restrooms, fencing, trailers, etc...)
Design @ 10%:	\$36,100.00	
Survey:	\$0.00	Existing should be adequate
Expenses/reproduction	\$1,800.00	
	\$55,950.00	
<i>Subtotal of All Items:</i>	\$416,950.00	
Contingency @ 10%:	\$41,695.00	Unexpected items/conditions - ledge, additions, backflow preventers, undocumented sewer/water lines etc...
<i>Total:</i>	\$458,645.00	
BASE CAPITAL BUDGET in Current Dollars:	\$550,374.00	*With COLA Adjustment of 20%
ADA Upgrades Per IHCD Study Estimates for RFP	\$44,600.00	
<b>Total Base Project Estimated Cost</b>	<b>\$594,974.00</b>	

ATTACHMENT G – Project Estimated Budget



Robbins Farm Cooperative Garden Improvements	\$3,075.00	<i>Materials only, labor in kind by gardeners</i>
Robbins Farm Dog Statue and Historic Landmark	\$38,700.00	<i>Site work only; Does not include statue or plaque (to be funded by Friends of Robbins Farm Park)</i>
<b>Total Revised Project Estimated Cost</b>	<b>\$636,749.00</b>	
<i>Base Budget Prepared by Andrew Leonard, Leonard Design</i>		
<i>ADA Upgrades Estimated by Institute for Human Center Design</i>		
<i>Cooperative Garden Budget Prepared by Elizabeth Carr-Jones</i>		
<i>Dog Statue/Historical Landmark Budget Prepared by Heimlich Landscaping</i>		

Final



0 310 620 ft

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# Town of Arlington, MA

ATTACHMENT H – GIS Map