



Community Preservation Committee Meeting

Thursday, January 18, 2024 at 7:00 PM
Remote Participation Only

Agenda

Pursuant to Chapter 2 of the Acts of 2023, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

ACCESS INFORMATION:

- A. This meeting will be held on January 18, 2024, at 7PM. Location: Remote Participation Only
- B. The meeting will be recorded through WCATV (Watertown Cable Access Television) and aired at a later date: <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
- C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/91525442843>
- D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 915 2544 2843
- E. Public may comment prior to meeting via email: lhandy@watertown-ma.gov
- F. Please Visit the Community Preservation Committee Website here: <https://www.watertown-ma.gov/352/Community-Preservation-Committee>

-
- 1. Call to Order
 - 2. CPA Project Presentations: Open Space and Outdoor Recreation Project Applications
 - A. Saltonstall Park
 - B. Walker Pond Conceptual Design
 - 3. Acceptance of Minutes
 - A. 2023-11-16-Draft-CPC-Minutes
 - 4. Adjourn

Mark Krackiewicz, Chair
Jonathan Bockian, Vice Chair

Bob DiRico
Dennis J. Duff
Allen Gallagher

Jamie O'Connell
Elodia Thomas
Matthew Walter

CPA Funding Application

Applications are due by the deadline posted on the Watertown Community Preservation Committee website watertown-ma.gov/CPC.

After receiving notification of project eligibility, applicants must complete the CPA Funding application online, complete and upload the CPA Application Budget, and upload any other required attachments.

If your project involves municipal property, state procurement laws apply. Please go to technical assistance information and review the article, *Do the State's Procurement Laws Apply to CPA Projects?* regarding public procurement laws at communitypreservation.org/procurement

Is your application complete? Use the Submission Requirements Checklist to ensure all required materials are included in your application. Incomplete applications may be delayed or denied funding.

PROJECT INFORMATION

Saltonstall Park

▲ PROJECT NAME

25 Whites Avenue, Watertown, MA 02472

▲ PROJECT LOCATION (PROVIDE EXACT ADDRESS)

▲ PROJECT ACREAGE

City of Watertown

▲ LEGAL PROPERTY OWNER OF RECORD

Park beautification and installation of shaded performance area.

▲ PROJECT DESCRIPTION (ONE SENTENCE)

Project Eligibility: Check at least one of the boxes below. See CPA Allowable Spending Purposes on page 7.

	Open Space	Outdoor Recreation	Community Housing	Historic Preservation	
Acquire	☐	☐	☐	☐	Estimated Start Date 12/01/23 /
Create	☐	☐	☐	☐	Estimated Completion Date 09/01/24 /
Preserve	☐	☐	☐	☐	CPA Funding Request \$ 2,013,745
Rehabilitate/Restore*	If acquired or created with CPA Funds ☐	☒	If acquired or created with CPA Funds ☐	☐	Non-CPA Funding \$ 1,059,511
Support			☐		TOTAL Budget for Project \$ 3,073,256

APPLICANT INFORMATION

Watertown Department of Public Works

▲ APPLICANT NAME



CITY DEPARTMENT



CITY COMMISSION/COMMITTEE.



NON-PROFIT



PRIVATE GROUP OR INDIVIDUAL

Gregory St. Louis, PE, Supr

▲ CO-APPLICANT NAME



CITY DEPARTMENT



CITY COMMISSION/COMMITTEE.



NON-PROFIT



PRIVATE GROUP OR INDIVIDUAL

Michael Cookson

▲ PRIMARY CONTACT PERSON

124 Orchard Street, Watertown, MA 02472

▲ MAILING ADDRESS

+1 (857) 303-6240

▲ PHONE NUMBER

mcookson@watertown-ma.gov

▲ EMAIL ADDRESS

Michael Cookson

▲ PROJECT MANAGER

124 Orchard Street, Watertown, MA 02472

▲ MAILING ADDRESS

+1 (857) 303-6240

▲ PHONE NUMBER

mcookson@watertown-ma.gov

▲ EMAIL ADDRESS

PROJECT NARRATIVE

Describe the project and how you plan to accomplish it. ▼

Saltonstall Park is an open space park adjacent to City Hall. It is a gathering place for various City events, including Faire on the Square, the Summer Concert Series, and the Farmers Market. Our goal for this project is to enhance the upper area of Saltonstall and beautify the park space. The project will accomplish this by planting the understory of the established canopy, improving pedestrian accessible walkways, installing a permanent covered performing space, and improving the streetscape with benches and lighting. Last year, the Department of Public Works (DPW) worked with the Veteran's Office to renovate the plaza around the flag poles to add the flag of the new 6th branch of the armed forces. The DPW has also been in continuous discussions with the Planning Department to ensure that these renovations will allow the park to be further utilized by the Watertown community not only by enhancing existing, recurrent events that take place in the park, but by enabling new types of events to be scheduled in the future.

How does this project meet the general priorities and specific funding category goals outlined in the CP Plan? ▼

The project proposes to improve passive recreation and reconstruct open space areas. The park is in the center of the City and is publicly visible, accessible and benefits the neighborhood surrounding City Hall. The project proposes ADA improvements, has the support of the Manager's Office, Public Works, Planning Department, and Trees for Watertown. Additionally, landscaping will be sustainable and will supplement the existing canopy.

Why is this project needed and what are the public benefits? Who will be served by this project—e.g. particular demographic population or city district? ▼

The City of Watertown and its residents heavily utilize the Saltonstall Park area for passive recreation and various City events. This project will enable the City to ensure that the park area is ADA accessible. The project will beautify the park by improving the canopy and under-story plantings throughout the park. This will allow for a scenic space for residents as well as provide better sight lines into the park by removing the upper portion of the main stairs. Additionally, the proposed updates will allow Farmer's Market vendors easier access to load their supplies.

Have you sought input or support from any boards, commissions, committees, community groups, or individuals?
If so, please provide details▼

The DPW has worked with both the Manager's Office as well as the Planning Office on developing initial plans for the project with landscape architecture firm, MDLA. Once these initial concepts were established, a community meeting was held in early November to obtain feedback and thoughts from residents and various committees. A site walk took place followed by a formal presentation by MDLA, which included an open forum discussion. DPW also received input from multiple individuals and groups, including members of the City Council, Trees for I Watertown, the Veterans Office, and the Community Event Committee. The Massachusetts Department of Conservation and Recreation reviewed the plans as well and has committed funding for the project through the economic development bill.

How does this project incorporate universal design and comply with accessibility regulations (ADA/MAAB)?▼

As can be seen in the attached concepts developed by MOLA, ADA accessibility is a key component of the project. The plans include repaving and re-grading the interior promenade with permeable paving to meet code while protecting existing trees and installing accessible ramps at the main stairway into the park and to the proposed stage area.

How does this project incorporate environmental sustainability?▼

The project proposes to utilize Urban Forestry management standards and supplement the existing canopy. The project proposes to remove the existing, invasive burning bush, which is encroaching on walkways and limiting visibility, and replacing it with noninvasive flowering trees, shrubs and perennials. Further, the City's arborist and MDLA have determined that the soil in the pine understory is acidic but that rhododendron and azalea will thrive in such conditions.

PROJECT MANAGEMENT

Describe the qualifications and experience of key project professionals: project manager, design professionals, and other key consultants participating to successfully complete the project.▼

Greg St. Louis is a licensed Civil Engineer, Soil Evaluator, and LEED accredited professional with experience on similar park design projects and maintenance throughout Massachusetts. Bob Di Rico has worked in the landscaping industry for over 40 years with extensive turf and landscaping experience. MDLA is an experienced landscape architecture firm with substantial experience in the Metro Boston area. Additional information is available for review via their website at <http://www.m-d-l-a.com/>. The DPW has also consulted with members of the Planning Department and Seger Architects regarding pavilion staging and acoustics.

Describe the roles, responsibilities, and time allocation of team members involved in the project. For example: who will manage the finances, who will oversee the project scope, and who will maintain the resource after project completion?▼

The DPW will be managing the finances, project scope, and maintenance after project completion. MDLA will work alongside the DPW regarding the project's scope.

PROJECT SCHEDULE

Outline the project timeline, including the milestones and key steps necessary to successfully complete the project. (Note: CPA funding disbursements and project reporting may correspond to these milestones.)▼

The design stage is completed and has been put out to bid. The lowest responsive bidder has been selected and materials ordering should commence during winter of 2023-24. Construction should ensue throughout spring and summer of 2024 and been completed around September of 2024.

FEASIBILITY

Detail your process for obtaining required permits, variances, environmental assessments, deed restrictions, or other legal assurances in a timely fashion. Are there any known or potential barriers/impediments to project implementation? ▼

This is a municipal project being performed on sites owned and controlled by the municipality. As such, there are no anticipated barriers to implementation.

Will this project be phased and require funding over multiple years? If so, please provide a timeline and anticipated funding requirements. Understand that there is no guarantee that funding will be available for multiple years. ▼

The DPW anticipates that construction will be completed within one construction season.

How would denial of CPA funding or a partial funding award affect the viability of your project? ▼

Denial or partial CPA funding would permanently stall this project until funding is identified.

Is your project going to require ongoing maintenance? If yes, outline the plan and budget, identify the source of funding, and who will be responsible for ongoing oversight. The CPC cannot fund the maintenance costs for any CPA projects. ▼

This park is owned by the City and is operated and maintained by the DPW. City staff and contracted services will continue to maintain the park after project completion through the provision of funds in the DPW's operating budget.

APPLICATION ATTACHMENTS

Attach all of the documents listed in the Submission Requirements Checklist applicable to this application.

I (we) certify that all information provided in this submission is true and correct to the best of my (our) knowledge and that no information which might reasonably affect funding has been excluded. I (we) authorize the Community Preservation Committee and/or the City of Watertown to obtain verification from any source provided.

Michael Cookson

CHECK HERE
TO CERTIFY 

▲ NAME

CPA APPLICATION BUDGET

Saltonstall Park

▲ PROJECT NAME

Gregory St. Louis, PE - Public Works Superintendent

▲ PROJECT APPLICANT

Project Budget Summary

TOTAL PROJECT COST	CPA FUNDS REQUESTED	OTHER FUNDING (NON-CPA FUNDS)	OTHER FUNDS % OF TOTAL PROJECT COST
\$3,073,256	\$2,013,745	\$1,059,511	% 34.5

Status of Non-CPA Funding

Please include documentation of funding with this application.

SOURCE	APPLICATION DATE	AMOUNT	TYPE (CASH, IN-KIND)	STATUS OF FUNDING				
				PROPOSAL TO BE SUBMITTED	PENDING	REQUEST DENIED	COMMITMENT RECEIVED	FUNDS ON HAND
City Budget	FY23	160,000	Cash					X
State of MA	11/15/22	900,000	Cash				X	

Project Budget

Please include an itemized budget at a level of detail commensurate with the project complexity.

CATEGORY	ITEM	CPA FUNDS REQUESTED	OTHER FUNDS	HOW COST WAS ESTIMATED (E.G. PROFESSIONAL QUOTE)*	TOTAL
Professional Fees	Construction Design/Oversight	\$50,545	\$159,511	Consultant Estimate	\$210,056
Construction	Park Reconstruction	\$1,486,000	\$900,000	Project Bid	\$2,386,000
Equipment					
Labor					
Materials					
Supplies					
Other (explain)	Contingency	477,200	\$0	20% of Project Cost	\$477,200

*Note: Please remember to review state procurement laws as applicable to your project.

Maintenance Budget

Year 1	Year 2	Year 3	Year 4	Year 5
\$ Included in DPW Budget	\$ Included in DPW Budget	\$ Included in DPW Budget	\$ Included in DPW Budget	\$ Included in DPW Budget



MICHAEL D'ANGELO landscape architecture

October 11th, 2023

Mr. Gregory M. St. Louis
Superintendent of Public Works
Watertown, MA 02472

Saltonstall Park Improvement Project Funding Recommendation Letter

Mr. St. Louis:

On August 9th, 2023 at 11:00am, public bids we received and read publicly by the City of Watertown Purchasing Department for the Saltonstall Park Improvements Project. The bid prices received were as follows:

- UEL CONTRACTORS, INC: \$2,386,000.00
- SCIABA CONSTRUCTION CORP: \$2,682,200.00
- JJ PHELAN & SON CO., INC: \$3,287,261.00

All bidders received and based their bid prices to include Addendum #1, which included drainage design connecting new drains to existing infrastructure on site. The project has not bid alternates.

These results indicate that UEL Construction is the apparent low bidder. Upon review of UEL's references and portfolio of completed projects, we recommend the City of Watertown award the Saltonstall Park Improvements Project to UEL Contractors, Inc. in the amount of \$2,386,000.00.

Project funding procurement may extend beyond the expiration date of current low bids. This along with potential unforeseen project conditions, may require additional funds, which should be carried forth in the form of a construction contingency.

We recommend the project be funded by a requested amount of \$3,073,256.00 per the following breakdown:

Consultant Fees:	\$ 210,056.00
Construction Bid Amount:	\$ 2,386,000.00
Construction Contingency (20%)	\$ 477,200.00
	\$ 3,073,256.00

If you have any questions or require further clarifications, feel free to contact us.


Michael D'Angelo
MDLA

SECTION 00300

FORM OF GENERAL BID

Bid of WEL Contractors, Inc. (hereinafter called "Bidder")*

- ☒ a corporation, organized and existing under the laws of the state of Massachusetts
- ☐ a partnership
- ☐ a joint venture
- ☐ an individual
doing business as _____

To the City of Watertown, Massachusetts (hereinafter called "Owner").

Gentlemen:

A) The undersigned Bidder, in compliance with your invitation for bids for the project known as Saltonstall Park Improvements, having examined the plans and specifications and related documents and the site of the proposed work, and being familiar with all of the conditions surrounding the construction of the proposed project including the availability of materials and labor, hereby proposes to furnish all labor, materials, and supplies, and to construct the project in accordance with the contract documents and the plans and specifications within the time set forth below, and at the prices stated below. These prices are to cover all expenses incurred in performing the work required under the contract documents, of which this bid is a part.

The Bidder hereby agrees to commence work on or before the date to be specified in written "Notice to Proceed" of the Owner, and to fully complete the project within **244** consecutive calendar days thereafter. The assumed duration of project construction will be **October 1, 2023 – June 1 2024**. The Bidder further agrees to pay as liquidated damages the sum of \$1000 Dollars for each consecutive calendar day thereafter that the work is not complete as provided in the contract.

*Specify corporation, partnership or individual as applicable.

B) Bidder acknowledges receipt of, and this bid includes the following addenda:

No. 1 Dated: 7/31/23

No. _____ Dated: _____

No. _____ Dated: _____

No. _____ Dated: _____

C) The Bidder agrees to perform the bid work described in the specifications and shown on the plans for the following contract price: \$2,386,000.00.

*Two million three hundred eighty six
thousand dollars and zero cents.*

The above unit prices shall include all labor, materials, demolition, disposal, bailing, shoring, removal, overhead, profit, insurance, etc., to cover the finished work of the several kinds called for.

The Bidder understands that all bids for this project are subject to the applicable bidding laws of the Commonwealth of Massachusetts, including General Laws Chapter 149 and Chapter 30, Section 39M, as amended.

The Bidder understands that the Owner reserves the right to reject any or all bids and to waive any informalities in the bidding.

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of 30 days, Saturdays, Sundays, and legal holidays excluded, after the opening of bids.

Within 10 days of receipt of the written notice of acceptance of this bid, the Bidder will execute the formal Agreement set forth in Section 00500 CONTRACT.

Bid security is attached in the sum of five percent (5%) of the total bid in accordance with the conditions of Section 00100 INSTRUCTIONS TO BIDDERS. The bid security may become the property of the Owner in the event the contract and bond are not executed within the time set forth above.

The selected Contractor shall furnish a performance bond and a payment bond in an amount at least equal to one hundred percent (100%) of the contract price in accordance with Section 00610 PERFORMANCE BOND, Section 00620 PAYMENT BOND, and as stipulated in the contract.

The undersigned offers the following information as evidence of his qualifications to perform the work as bid upon according to all the requirements of the plans and specifications.

1. Have been in business under present name for 32 years.
2. The names and addresses of all persons interested in the bid (if made by a partnership or corporation) as principals, are as follows:

Paragard D. Debeck, pres, Sec, Treas
68 Starkus St.
Clinton MA 01510

(Attach supplementary list if necessary)

3. The bidder is requested to state below what work of a similar character to that included in the proposed contract he has done, and give references that will enable the Owner to judge his experience, skill and business standing (add supplementary page if necessary).

Completion Date	Project Name	Contract Amount	Design Engineer	Reference Name	Telephone No.
a.	<i>All attached</i>				
b.					
c.					
d.					
e.					
f.					

00300-4

Bank reference Frances McKenna
(Name)

Berkshire Bank
(Bank)

386 Main St Worcester, Mass 01608
(Address)

(508) 330-3989
(Telephone No.)

Pursuant to M.G.L. CH. 62C, Sec. 49A, I certify hereby in writing, under penalties of perjury, that the within named Bidder/Contractor has complied with all laws of the commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

The undersigned Bidder hereby certifies under penalties of perjury, as follows: (1) that he/she is able to furnish labor that can work in harmony with all other elements of labor employed or to be employed in the work; (2) that all employees to be employed at the worksite will have successfully completed a course in construction safety and health approved by the United States Occupational Safety and Health Administration that is at least 10 hours in duration at the time the employee begins work and who shall furnish documentation of successful completion of said course with the first certified payroll report for each employee; and (3) that all employees to be employed in the work subject to this bid have successfully completed a course in construction safety and health approved by the United States Occupational Safety and Health Administration that is at least 10 hours in duration.

The undersigned certifies under penalties of perjury that this bid is in all respects bona fide, fair and made without collusion or fraud with any other person. As used in this paragraph the word "person" shall mean any natural person, joint venture, partnership, corporation or other business or legal entity.

The undersigned bidder hereby certifies, under pains and penalties of perjury, that the foregoing bid is based upon the payment to laborers to be employed on the project of wages in an amount no less than the applicable prevailing wage rates established for the project by the Massachusetts Department of Labor and Workforce Development. The undersigned bidder agrees to indemnify the awarding authority for, from and against any loss, expense, damages, actions or claims, including any expense incurred in connection with any delay or stoppage of the project work arising out of or as a result of (1) the failure of the said bid to be based upon the payment of the said applicable prevailing wage rates or (2) the failure of the bidder, if selected as the contractor, to pay laborers employed on the project the said applicable prevailing wage rates.

00300-5

Date: 8/8/23

Respectfully submitted:

By: *Pamela D. Debeck*
(Signature)

WEC Contractors, Inc.
Pamela D. Debeck
(Type Name of Bidder)

President
(Title)

65 Park St.
(Business Address)

Clinton MA 01570
(City and State)

(978) 348-2282
(Telephone Number)

00300-6

CERTIFICATE OF VOTE
(to be filed if Contractor is a Corporation)

I, Pamela D. Dobeck, hereby certify that I am the duly qualified
(Secretary of the Corporation)

and acting Secretary of UEL Contractors, Inc. and I further certify that a meeting of the

(Name of Corporation)
Directors of said Company, duly called and held on 10/1/22, at which
(Date of Meeting)

all Directors were present and voting, the following vote was unanimously passed:

VOTED: To authorize and empower

Pamela D. Dobeck, President

Anyone acting singly, to execute Forms of General Bid, Contracts or Bonds on behalf of the Corporation.

I further certify that the above vote is still in effect and has not been changed or modified in any respect.

By: Pamela D. Dobeck
(Secretary of Corporation)

A True Copy:

Attest: Denise M. Bruso
(Notary Public)

My Commission Expires: _____ (Date)



Denise M. Bruso
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
3/11/2027

00500-13

**CERTIFICATIONS REQUIRED BY LAW
FOR PUBLIC CONSTRUCTION CONTRACTS**

You must **COMPLETE** and **SIGN** the following certifications. You must also print, at the bottom of this page, the name of the contractor for whom these certifications are submitted.

TAX COMPLIANCE

Pursuant to Chapter 62C of the Massachusetts General Laws, Section 49A(b), I, the undersigned, authorized signatory for the below named contractor, do hereby certify under the pains and penalties of perjury that said contractor has complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

NON-COLLUSION

The undersigned certifies under the penalties of perjury that this bid is in all respects bona fide, fair, and made without collusion or fraud with any other person. As used in this subsection the word "person" shall mean any natural person, joint venture, partnership, corporation or other business or legal entity.

PUBLIC CONTRACTOR DEBARMENT

The undersigned certifies under penalty of perjury that the below named contractor is not presently debarred from doing public construction work in the commonwealth under the provisions of section twenty-nine F of chapter twenty-nine, or any other applicable debarment provisions of any other chapter of the General Laws or any rule or regulation promulgated thereunder.

OSHA TRAINING

Pursuant to G.L. c. 30, §39S, the Contractor hereby certifies under penalties of perjury as follows:

- (1) Contractor is able to furnish labor that can work in harmony with all other elements of labor employed or to be employed in the work;
- (2) All employees to be employed at the worksite will have successfully completed a course in construction safety and health approved by the United States Occupational Safety and Health Administration that is at least 10 hours in duration at the time the employee begins work and they shall furnish documentation of successful completion of said course with the first certified payroll report for each employee; and
- (3) All employees to be employed in the work subject to this contract have successfully completed a course in construction safety and health approved by the United States Occupational Safety and Health Administration that is at least 10 hours in duration.

COMPLETE AND SIGN BELOW:


Authorized Person's Signature

8/8/23
Date

Pamela D. Sobczak, Pres.
Print Name & Title of Signatory

UEL Contractors, Inc.
Name of Contractor

00500-14



Project History

Project	Contract Amount	Owner & Engineer Address	On time	Completion Date
Reconstruction of Federal Square/ Carroll Park, Worcester, MA 01608	\$ 3,116,358.00	City of Worcester 455 Main Street, 4th Floor Worcester, MA 01608 Paul Morano - (774) 408-0888	Yes	2023
Veterans Pool Site Work Cambridge, MA	\$ 168,000.00	Construction Dynamics, Inc. - GC 65 Parker Street Clinton, MA 01510	Yes	2023
Pickett Plaza Park Construction WRA at Green Street and Canal Street Worcester, MA 01608	\$ 2,048,000.00	City of Worcester Redevelopment Authority 455 Main Street, 4th Floor Worcester, MA 01608 Paul Morano - (774) 408-0888	Yes	2021
Guardrail Repairs Various Locations Hampden, Hampshire, Franklin, Berkshires	\$ 168,900.00	Premier Fence 1010 Turnpike Street Canton, MA 02021 John Feerick - (617) 413-3222	Yes	2021
Guardrail Repairs Various Locations Essex, Middlesex, Norfolk, Suffolk, Plymouth, Bristol & Barnstable	\$ 279,600.00	Premier Fence 1010 Turnpike Street Canton, MA 02021 John Feerick - (617) 413-3222	Yes	2020
Bancroft Road Bridge Sewer Replace Auburn, MA	\$ 272,725.00	Town of Auburn Department of Public Works 5 Millbury Street Auburn, MA 01501	Yes	2020
Bertram Athletic Fields Salem, MA	\$ 625,000.00	Construction Dynamics, Inc. 65 Parker Street Clinton, MA 01510	Yes	2020

Medford MassDOT Depot Medford, MA	\$ 1,327,515.00	Denise Bruso - 978-343-6606 E.A. Colangelo Construction 30 Thacher Street Malden, Ma 02148 Deanna Capone - (978) 684-2540	Yes	2020
Intersection Improvements & Related work at Fall River and Arcade Avenues, including Bridge Seekonk, MA	\$ 2,487,166.00	MassDOT 10 Park Plaza Boston, MA 02116 Marc Cardinal - (774)286-6383	Yes	2019
Guardrail Replacement West Stockbridge, MA	\$ 500,000.00	Premier Fence 1010 Turnpike Street Canton, MA 02021 John Feerick - (617) 413-3222	Yes	2019
Harrington Hospital Southbridge, MA	\$ 400,000.00	Monitor Builders 529 Main Street, Suite 3303 Boston, Ma Dave Towle - (508) 294-2868	Yes	2019
Pine Lake RV Park Pump Station, Sturbridge, MA	\$ 87,000.00	RV Management Services 30 River Road Sturbridge, MA 01566 Phillip Moreau - (301) 252-5600	Yes	2016
Roadway reconstruction and related work (including signals) along a section of Route 123 and adjacent streets Brockton, MA	\$ 4,013,046.23	MassDOT 10 Park Plaza Boston, MA 02116 Chris Sera - (617) 308-8604	Yes	2016
Green Meadow Playground Maynard, MA	\$ 321,400.00	Town of Maynard 195 Main Street	Yes	2016

| Maynard, MA 01754



Current Projects

<i>Project Name</i>	<i>Contract Amount</i>	<i>Owner & Engineer Address</i>	<i>Completion Date</i>
DCR Fence Repairs Site Work Various Locations	\$ 658,200.00	Premier Fence - GC 1010 Turnpike Street Canton, MA 02021	Aug-23
Town Hall Campus Restoration Mendon, MA	\$ 920,873.26	Town of Mendon 20 Main Street Mendon, MA 01756	Aug-23
Clapboardtree Street Sewer Pump Station and Force Main Improvements Westwood, MA	\$ 792,029.59	Town of Westwood 580 High Street Westwood, MA 02090	Oct-23
Sudbury Fire Station Site Work Sudbury, MA	\$ 490,000.00	Construction Dynamics, Inc. - GC 65 Parker Street Clinton, MA 01510	Aug-23
MassDOT Site Pre-Engineered Garage Site Work Lexington, MA	\$ 851,000.00	Construction Dynamics, Inc. - GC 65 Parker Street Clinton, MA 01510	Aug-23
Junction Park Construction Somerville, MA	\$ 2,683,000.00	City of Somerville 93 Highland Ave Somerville, MA 02143	Dec-24
CCHS Access Road Concord, MA	\$ 1,186,533.00	Concord Carlisle School District 120 Mariam Road Concord, MA 01742	Aug-24

THE AMERICAN INSTITUTE OF ARCHITECTS



AIA Document A310

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we UEL Contractors, Inc.
65 Parker Street, Clinton, MA 01510

(Here insert full name, and address or legal title of Contractor)

as Principal, hereinafter called the Principal, and Frankenmuth Insurance Company
a corporation duly organized under the laws of the State of MI as Surety, hereinafter called the Surety, are held
and firmly bound unto City of Watertown, 149 Main Street, Watertown, MA 02472

(Here insert full name, and address or legal title of Owner)

as Oblige, hereinafter called the Oblige, in the sum of 5% Attached Bid
For the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our
heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for

2023-078 - Saltonstall Park Improvements

(Here insert full name, address and description of project)

NOW, THEREFORE, if the Oblige shall accept the bid of the Principal and the Principal shall enter into a Contract with the Oblige in accordance with the terms of such bid and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Oblige the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Oblige may in good faith contract with another party to perform the Work covered by said bid then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 9th day of August, 2023.

(Witness)

UEL Contractors, Inc.

(Principal)

(Seal)

Pamela D. Dobeck
President

Frankenmuth Insurance Company
(Surety) (Seal)

Mark D. Leskanic, ATTORNEY-IN-FACT

FRANKENMUTH INSURANCE COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Frankenmuth Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the State of Michigan, having its principal office at 1 Mutual Avenue, Frankenmuth, Michigan 48787, does hereby nominate, constitute and appoint:

Mark Leskanic, Matthew Leskanic, Bette Botticello

Their true and lawful attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal, acknowledge and deliver any and all bonds, contracts and undertakings of suretyship, with the exception of Financial Guaranty Insurance, provided, however, that the penal sum of any one such instrument shall not exceed the sum of:

Fifty Million and 00/100 Dollars (\$50,000,000)

This Power of Attorney is granted pursuant to the following Resolution duly adopted at a meeting of the Board of Directors of Frankenmuth Insurance Company:

"RESOLVED, that the President, Senior Vice President or Vice President and each of them under their respective designations, hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer of the Company, qualifying the attorney(s) named in the given power of attorney, to execute on behalf of, and acknowledge as the act and deed of Frankenmuth Insurance Company on all bonds, contracts and undertakings of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal herewith affixed this 15th day of December, 2022.



Frankenmuth Insurance Company

By Frederick A. Edmond, Jr.
Frederick A. Edmond, Jr.,
President and Chief Executive Officer

STATE OF MICHIGAN)
COUNTY OF SAGINAW) ss:

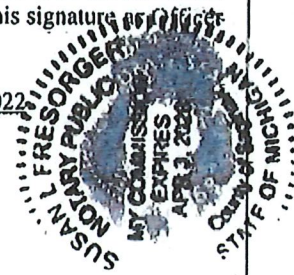
Sworn to before me, a Notary Public in the State of Michigan, by Frederick A. Edmond, Jr., to me personally known to be the individual and officer described in, and who executed the preceding instrument, deposited and said the Corporate Seal and his signature as Officer were affixed and subscribed to said instrument by the authority of the Company.

IN TESTIMONY WHEREOF, I have set my hand, and affixed my Official Seal this 15th day of December, 2022.

Susan L. Fresorger

(Seal)

Susan L. Fresorger, Notary Public
Saginaw County, State of Michigan
My Commission Expires: April 3, 2028



I, the undersigned, Executive Vice President of Frankenmuth Insurance Company, do hereby certify that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and is in full force and effect as of this date.

IN WITNESS WHEREOF, I have set my hand and affixed the Seal of the Company, this 9th day of August, 2023.

Andrew H. Knudsen
Andrew H. Knudsen, Executive Vice President,
Chief Operating Officer and Secretary

ALL CORRESPONDENCE RELATED TO BOND VALIDATION AND/OR A CLAIM SHOULD BE DIRECTED TO
VP SURETY, 701 U.S. ROUTE ONE, SUITE 1, YARMOUTH, ME 04096

MDLA

FINAL BID TOTAL MUST ALSO BE INCLUDED IN SECTION 00300 - FORM OF GENERAL BID.

Page 22 of 101

1	Pole Lights - New Footing	EA	\$5,800.00	
2	Pole Lights - Ex. Footing	EA	\$6,100.00	
3	Bollards	EA	\$1,900.00	
4	Flush Wall Lights	EA	\$900.00	Coordinate Back Box w/ Concrete Walls
5	Electrical Outlets	EA	\$300.00	
6	Shade Structure Lighting			See Architecture, AV & Electrical For Fixtures & Requirements
7	Transformers and Switchlegs & Wiring	LS		See Electrical For Equipment
			SUBTOTAL	

G	Masonry			Comments
1	Unit Paving at Plaza / Stage	SF	\$35.00	
2	Granite Curb @ Stage	LF	\$200.00	18" Wide x 9" Tall (Buried 3") on Grade Beam
3	Granite Wall Caps @ Stage	LF	\$200.00	18" Wide x 6" Height
4	Granite Wall Caps @ Plaza	LF	\$230.00	18" Wide x 6" Height
5	Granite Planter Curb - Reset Existing	LF	\$30.00	Confirm condition of curb and viability of resetting
6	Granite Planter Curb - New	LF	\$72.00	
7	Granite Stair Treads at Entry	LF	\$200.00	
8	Granite Stair Treads at Stage	SF	\$120.00	
			SUBTOTAL	

G	Furniture			Comments
1	Bench - 6'	EA	\$2,400.00	
2	Bench - 2'	EA	\$1,800.00	Custom Shortened Version of Selected Bench
3	Bike Rack	EA	\$400.00	
4	Trash Receptacles	EA	\$2,600.00	
5	Delectable Warning Tiles	EA	\$400.00	
			SUBTOTAL	

H	Shade Structure			Comments
1	Shade Structure	1	LS	All Structural Members Including Concrete Footings, Finishes, Canopy and Framing
			SUBTOTAL	

ESTIMATED TOTAL

\$

COMMONWEALTH OF MASSACHUSETTS ~ STANDARD CONTRACT FORM



This form is jointly issued and published by the Office of the Comptroller (CTR), the Executive Office for Administration and Finance (ANF), and the Operational Services Division (OSD) as the default contract for all Commonwealth Departments when another form is not prescribed by regulation or policy. The Commonwealth deems void any changes made on or by attachment (in the form of addendum, engagement letters, contract forms or invoice terms) to the terms in this published form or to the [Standard Contract Form Instructions and Contractor Certifications](#), the [Commonwealth Terms and Conditions for Human and Social Services](#) or the [Commonwealth IT Terms and Conditions](#) which are incorporated by reference herein. Additional non-conflicting terms may be added by Attachment. Contractors are required to access published forms at CTR Forms: <https://www.masscomptroller.org/forms>. Forms are also posted at OSD Forms: <https://www.mass.gov/lists/osd-forms>.

CONTRACTOR LEGAL NAME: City of Watertown (and d/b/a):		COMMONWEALTH DEPARTMENT NAME: MMARS Department Code: DCR	
Legal Address: (W-9, W-4): 149 Main Street, Watertown, MA 02472-4410		Business Mailing Address: 251 Causeway St., Suite 600, Boston, MA 02114	
Contract Manager: Gregory St. Louis	Phone: 617-972-6420 x13117	Billing Address (if different):	
E-Mail: gstlouis@watertown-ma.gov	Fax: N/A	Contract Manager: Tyler Lavalie	Phone: 857-283-6001
Contractor Vendor Code: VC7000074818		E-Mail: Tyler.A.lavalle@mass.gov	Fax:
Vendor Code Address ID (e.g. "AD001"): AD_001 (Note: The Address ID must be set up for EFT payments.)		MMARS Doc ID(s): 3CTDCR8900WATERTOWN1	
		RFR/Procurement or Other ID Number:	
☒ NEW CONTRACT PROCUREMENT OR EXCEPTION TYPE: (Check one option only) ☐ Statewide Contract (OSD or an OSD-designated Department) ☐ Collective Purchase (Attach OSD approval, scope, budget) ☐ Department Procurement (Includes all Grants - 815 CMR 2.00) (Solicitation Notice or RFR, and Response or other procurement supporting documentation) ☐ Emergency Contract (Attach justification for emergency, scope, budget) ☐ Contract Employee (Attach Employment Status Form, scope, budget) ☒ Other Procurement Exception (Attach authorizing language, legislation with specific exemption or earmark, and exception justification, scope and budget)		☐ CONTRACT AMENDMENT Enter Current Contract End Date <u>Prior</u> to Amendment: <u>12/31, 2026</u> . Enter Amendment Amount: \$ _____. (or "no change") AMENDMENT TYPE: (Check one option only. Attach details of amendment changes.) ☐ Amendment to Date, Scope or Budget (Attach updated scope and budget) ☐ Interim Contract (Attach justification for Interim Contract and updated scope/budget) ☐ Contract Employee (Attach any updates to scope or budget) ☐ Other Procurement Exception (Attach authorizing language/justification and updated scope and budget)	
The Standard Contract Form Instructions and Contractor Certifications and the following Commonwealth Terms and Conditions document are incorporated by reference into this Contract and are legally binding: (Check ONE option): ☒ Commonwealth Terms and Conditions ☐ Commonwealth Terms and Conditions For Human and Social Services ☐ Commonwealth IT Terms and Conditions			
COMPENSATION: (Check ONE option): The Department certifies that payments for authorized performance accepted in accordance with the terms of this Contract will be supported in the state accounting system by sufficient appropriations or other non-appropriated funds, subject to intercept for Commonwealth owed debts under 815 CMR 9.00 . ☐ Rate Contract. (No Maximum Obligation) Attach details of all rates, units, calculations, conditions or terms and any changes if rates or terms are being amended.) ☒ Maximum Obligation Contract. Enter total maximum obligation for total duration of this contract (or <u>new</u> total if Contract is being amended). \$ <u>\$900,000.00</u>			
PROMPT PAYMENT DISCOUNTS (PPD): Commonwealth payments are issued through EFT 45 days from invoice receipt. Contractors requesting accelerated payments must identify a PPD as follows: Payment issued within 10 days ☐ % PPD; Payment issued within 15 days ☐ % PPD; Payment issued within 20 days ☐ % PPD; Payment issued within 30 days ☐ % PPD. If PPD percentages are left blank, identify reason: ☒ agree to standard 45 day cycle ☐ statutory/legal or Ready Payments (M.G.L. c. 29, § 23A); ☐ only initial payment (subsequent payments scheduled to support standard EFT 45 day payment cycle. See Prompt Pay Discounts Policy.)			
provided further, that not less than \$900,000 shall be expended to the city of Watertown for design and construction of improvements to Saltonstall park, including, but not limited to, accessibility improvements, beautification and construction of a performance gazebo			
ANTICIPATED START DATE: (Complete ONE option only) The Department and Contractor certify for this Contract, or Contract Amendment, that Contract obligations: ☒ 1. may be incurred as of the Effective Date (latest signature date below) and <u>no</u> obligations have been incurred <u>prior</u> to the Effective Date. ☐ 2. may be incurred as of _____, 20____, a date LATER than the Effective Date below and <u>no</u> obligations have been incurred <u>prior</u> to the Effective Date. ☐ 3. were incurred as of _____, 20____, a date PRIOR to the Effective Date below, and the parties agree that payments for any obligations incurred prior to the Effective Date are authorized to be made either as settlement payments or as authorized reimbursement payments, and that the details and circumstances of all obligations under this Contract are attached and incorporated into this Contract. Acceptance of payments forever releases the Commonwealth from further claims related to these obligations.			
CONTRACT END DATE: Contract performance shall terminate as of <u>12/31/2026</u> , with no new obligations being incurred after this date unless the Contract is properly amended, provided that the terms of this Contract and performance expectations and obligations shall survive its termination for the purpose of resolving any claim or dispute, for completing any negotiated terms and warranties, to allow any close out or transition performance, reporting, invoicing or final payments, or during any lapse between amendments.			
CERTIFICATIONS: Notwithstanding verbal or other representations by the parties, the "Effective Date" of this Contract or Amendment shall be the latest date that this Contract or Amendment has been executed by an authorized signatory of the Contractor, the Department, or a later Contract or Amendment Start Date specified above, subject to any required approvals. The Contractor certifies that they have accessed and reviewed all documents incorporated by reference as electronically published and the Contractor makes all certifications required under the Standard Contract Form Instructions and Contractor Certifications under the pains and penalties of perjury, and further agrees to provide any required documentation upon request to support compliance, and agrees that all terms governing performance of this Contract and doing business in Massachusetts are attached or incorporated by reference herein according to the following hierarchy of document precedence, the applicable Commonwealth Terms and Conditions, this Standard Contract Form, the Standard Contract Form Instructions and Contractor Certifications, the Request for Response (RFR) or other solicitation, the Contractor's Response (excluding any language stricken by a Department as unacceptable, and additional negotiated terms, provided that additional negotiated terms will take precedence over the relevant terms in the RFR and the Contractor's Response only if made using the process outlined in 801 CMR 21.07 , incorporated herein, provided that any amended RFR or Response terms result in best value, lower costs, or a more cost effective Contract.			
AUTHORIZING SIGNATURE FOR THE CONTRACTOR: X: <u>[Signature]</u> Date: <u>5/30/23</u> (Signature and Date Must Be Handwritten At Time of Signature) Print Name: <u>George Proakis</u> Print Title: <u>City Manager</u>		AUTHORIZING SIGNATURE FOR THE COMMONWEALTH: X: <u>[Signature]</u> Date: <u>8/29/23</u> (Signature and Date Must Be Handwritten At Time of Signature) Print Name: <u>Max Tassinari</u> Print Title: <u>CFO</u>	



CITY OF WATERTOWN

Department of
Community Development and
Planning

Administration Building
149 Main Street
Watertown, MA 02472
Phone, 617 972 6417
Fax, 617 972 6484
www.watertown.ma.gov

December 1, 2022

To Lanae Handy,

The Watertown Department of Community Development and Planning is fully supportive of the application to the Community Preservation Act for the rehabilitation of Saltonstall Park for our community. This action aligns with the department's Comprehensive Plan Goal of preserving, protecting, and enhancing publicly owned passive and active open space.

As Saltonstall Park is located in the center of the City, it is a gathering location for various City events such as Faire on the Square, The Summer Concert Series as well as the Farmers Market to name a few. This project proposes to bring Saltonstall Park to ADA compliance thus improving the safety and accessibility of the park to all members of the community.

Further, open green space, neighborhood tree canopy and greenery are tremendously important for the health of city dwellers as they provide multifaceted benefits when it comes to climate change. Watertown is limited on its open green space and neighborhood canopy, with Saltonstall Park being one of the exceptions. The project's plans for renovating and rehabilitating the Park include retaining most of the existing mature trees, as well as planting additional trees and greenery in an effort to preserve and improve this valuable neighborhood park and climate resiliency for the City.

Sincerely,

Steve Magoon
Director, Department of Community Development and Planning
Acting Deputy City Manager

From: [Chris Golden](#)
To: [St. Louis, Gregory](#); [Dirico, Robert](#); [Langan, Megan](#); [Michael D'Angelo](#)
Subject: Saltonstall Followup
Date: Wednesday, November 2, 2022 3:39:04 PM

Team -

Below are notes on various topics we took during last night's meeting. Please review and let us know if you have any revisions, or additions to the notes below. I also added a link to the presentation packet we passed around last night if that's helpful for distribution. We'll set up an auxiliary email address for Saltonstall and get that to you when it's live.

The Following are notes or community questions, comments and feedback recorded during the informational community meeting regarding improvements to Saltonstall Park held on Tuesday November, 2, 2022. The meeting included a site walk-through and subsequent sit-down discussion in City Hall.

Lighting:

- No objection to updating site lighting to better match Main Street
- Confirm any new lights are Dark-Sky compliant
- Request to investigate bollard / lower level lighting safety and feasibility allow

Trees / Planting:

- Save Pin Oak Allee along Main Street
- Prefer to Save any and all trees where feasible
- Request to study ability to save as many trees as possible
- Generally OK losing crab apples if necessary
- Prefer to save and transplant Red Maple
- MDLA to study 'S' Curve to avoid pines
- Potential to re-locate red maple
- Request for trees to provide shade to lawn on slope for concerts
- No issue with removing burning bush below pines
- Trees for Watertown to provide list of suitable plants for install below pines
- Request to consider incorporating plants from 'Edible Gardens' used recently nearby

Loading / Logistics:

- Farmers Market Loading Primarily Occurs along Main Street
- Larger Vendor Loads Via Whites Ave - Potentially Coordinate Curb Cut to Accommodate Truck Access
- Concert / Band Loading to occur from City Hall Parking Lot
- Provide Truck Accessible Path to Stage from Parking
- Bands / Performers to bring in proprietary PA systems. Power availability most critical, not necessarily permanent installation of AV

Stage Area:

- Reduce lower plaza area slightly to reduce impact on ball field / turf

- Study line of site, horizontally and vertically to establish visibility for patrons
- Confirm code requirements for non-stage uses vs. stage uses
- Explore removable railings if stage was to be raised higher
- Raising Stage creates need for ADA ramp w/ handrails. MDLA to study options
- Community expressed interest in moveable furniture for lunch / small gatherings when stage not being used for events
- Explore possibilities for WiFi / public internet at the stage area
- People like the seat wall along the sloped walk from main entrance. Replace as seating surface instead of curb

Shade Structure:

- Important to be 2-sided to accommodate various events / crowds
- Structure design will be vetted by structural engineer for snow and wind
- It should not be climbable
- Suggested to include integral / programmable lighting for events throughout the year
- Community drawn towards organic 'swooping' shade on image boards
- Maintain maximum transparency from all angles to see through to either side of park
- Provide structure for stage lighting / speaker mounting as needed
- Prefer simpler posts, no large column bases

Upper Plaza Entry:

- Community in support of reducing total height of entry stairs to meet elevation of pin oak alley
- After review of 3 Stair Options, community more interested in long simple stair with re-built ramp in current location.
- Community generally in favor of adding signage / arrival monument either on face of ramp wall, or other potential locations. MDLA to study.

NEXT STEPS:

Further Develop Plan and Incorporating Community Input
Study Park Design in 3d
Develop concepts for shade structure

Link to Package from 11.02

Meeting: https://www.dropbox.com/s/5bsb6jocsdegwr0/Saltonstall_Package.pdf?dl=0

Chris Golden, Senior Project Manager

Michael D'Angelo Landscape Architecture LLC
 840 Summer Street | Suite 201A | Boston, MA
cgolden@m-d-l-a.com | 914 475 6166
m-d-l-a.com | [Instagram](#)

Please note our new address.

THE RESULTS ARE IN!

Over 500 Residents participated in a FlashVote to help select a structure to be installed at Saltonstall Park as part of the park's redesign project, 300 more participated via Social Media, Email & In Person Voting

There was a clear favorite across the board!



THANK YOU FOR YOUR HELP!

Please visit our website at www.watertown-ma.gov/1109 for project updates and to find answers to common questions!

A



1. Materials include Corten steel & wood panels.
2. Maximum capacity for solar generation
3. Unobstructed sightlines from upper and lower fields
4. Built-in drainage to provide weather protection
5. Participants in the community process enjoyed the open sightlines and solar capabilities but desired a lighter, more artistic structure.

B



1. Materials include standing seam roof & painted metal frame.
2. Potential for solar generation
3. Potential for obstructed sightlines from upper and lower fields
4. Maximum weather protection
5. This option was not included in the community process but has been included here because some community members expressed interest in a more traditional gazebo design.

C



1. Materials include laminated wood beam, steel tube columns, and standing seam metal roof with potential for translucent fabric roof membrane
2. Limited potential for solar generation
3. Minimally obstructed sightlines from upper and lower fields
4. Built-in drainage to provide weather protection
5. Participants in the community process felt the design was classic and timeless but were concerned the two-tier roof could attract nesting birds.

D



1. Materials include Corten steel and cable structure and metal roof with wood panels
2. Limited potential for solar generation
3. Unobstructed sightlines from upper and lower fields
4. Built-in drainage to provide weather protection
5. Participants in the community process appreciated the Tobin Bridge inspiration but felt the scale was too large for the park.

E



1. Materials include curved wood beams & translucent PTFE membrane roof
1. Limited solar capability
2. Minimally obstructed sightlines from upper and lower fields
3. Maximum weather protection
4. Participants in the community process were drawn to the organic, swooping structure and enjoyed it as a functional art piece.

Saltonstall Structure Voting Results Caption

The results are in! Over 800 residents participated in helping to select a structure to be installed at Saltonstall Park as part of the park's redesign project! Across social media, FlashVote, Email & In Person Voting at the Library there was a clear Favorite!

Concept E took home 40% of the overall vote followed by Concept A with 23%, Concept B with 17%, Concept D with 11% and finally Concept C with 9%.

Thank you for your help! Please visit our website at www.watertown-ma.gov/1109 where you will find project updates and answers to common questions about the project.

Saltonstall Park

WATERTOWN, MA

SITE IMPROVEMENTS

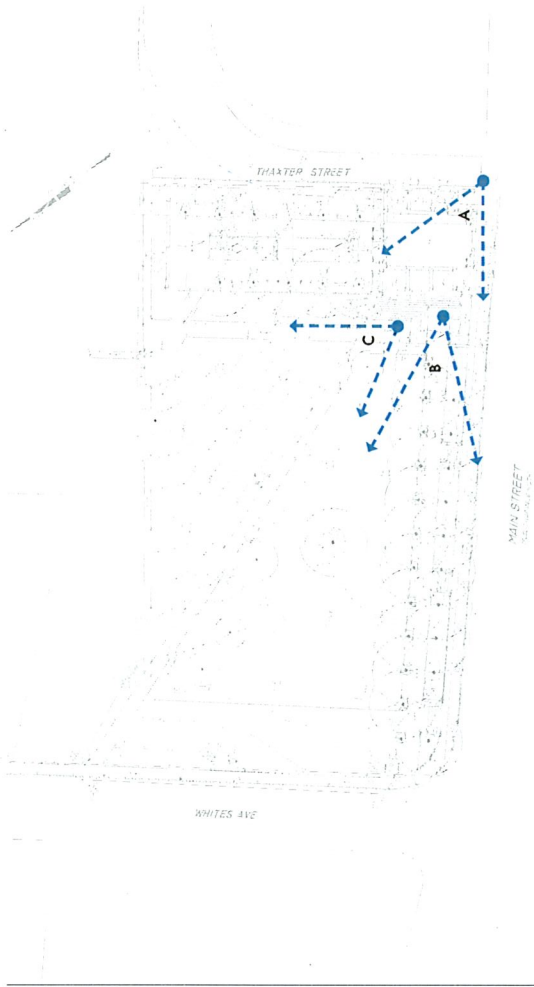
11/28/2022

MDLA

MICHAEL D'ANGELO landscape architecture









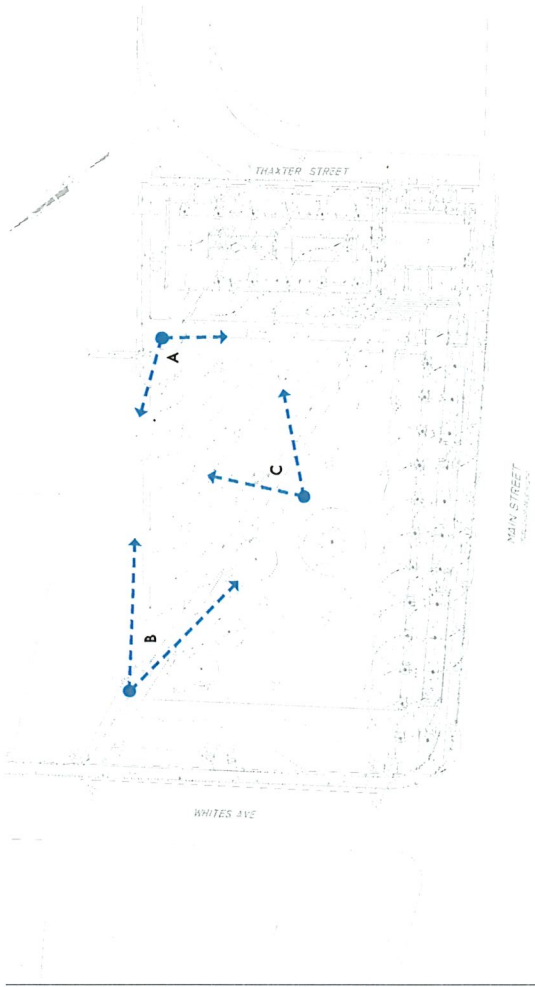
EXISTING CONDITIONS - VIEW 'A' - VIEW FROM STAGE AREA



EXISTING CONDITIONS - VIEW 'B' - VIEW FROM WHITES AVE ENTRY



EXISTING CONDITIONS - VIEW 'C' - VIEW OF STAGE FROM UP SLOPE





Saltonstall Park Site Improvements | Existing Conditions - Site Furniture

Watertown, MA





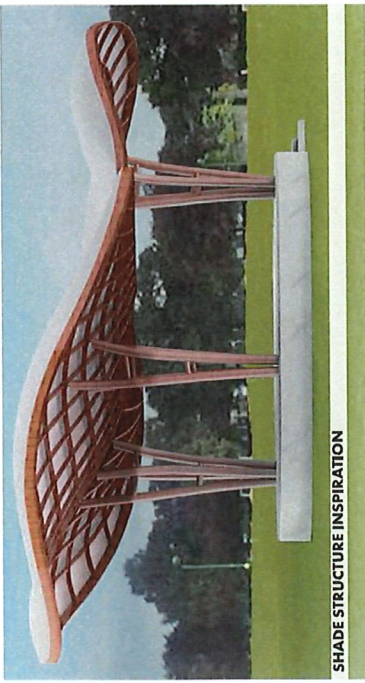
MDLA
MICHAEL D'AMICO landscape architecture



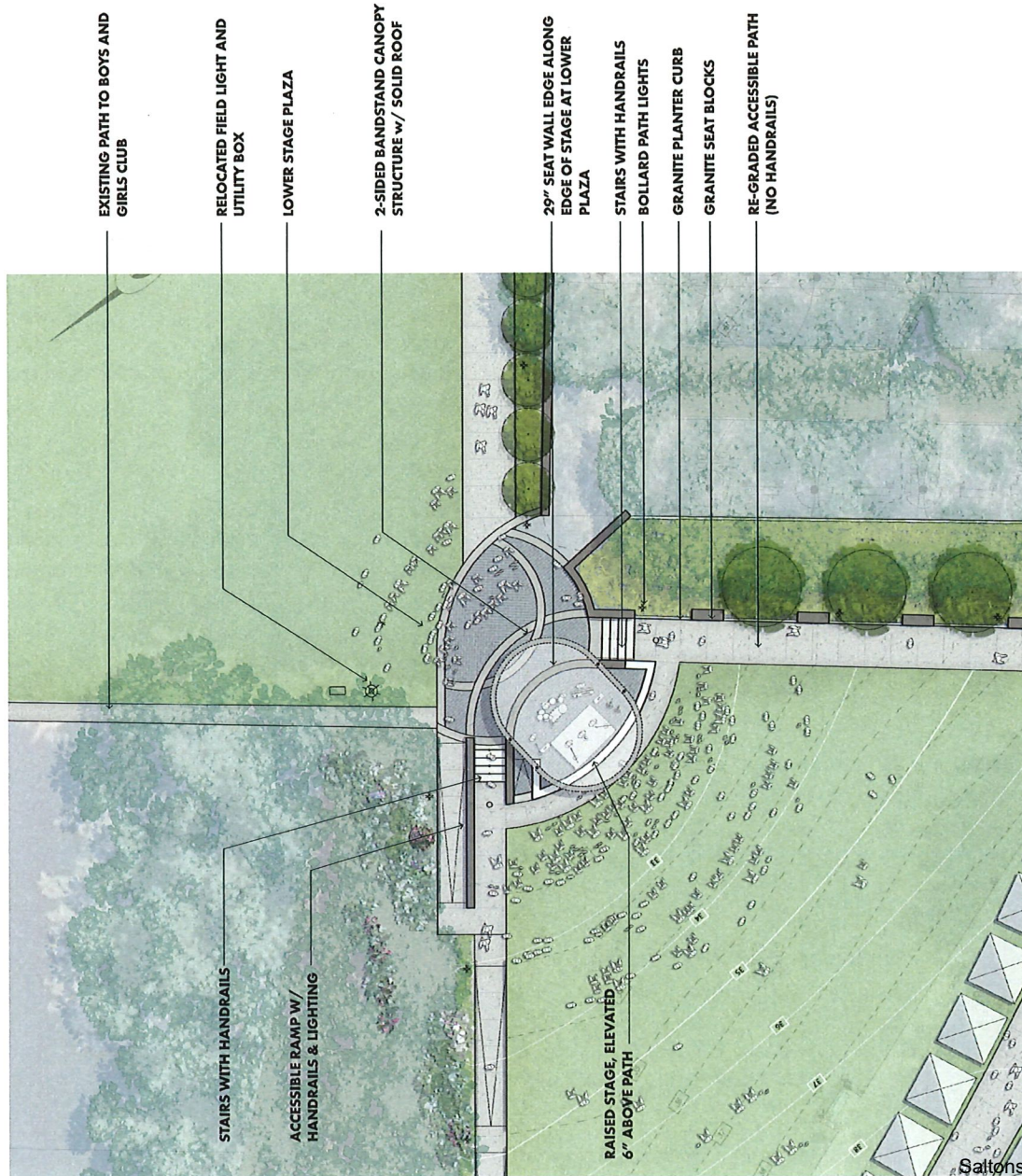
Saltonstall Park Site Improvements | Consolidated Concept Plan - 11.28.2022

Saltonstall Applica

Watertown, MA



SHADE STRUCTURE INSPIRATION



EXISTING PATH TO BOYS AND GIRLS CLUB

RELOCATED FIELD LIGHT AND UTILITY BOX

LOWER STAGE PLAZA

2-SIDED BANDSTAND CANOPY STRUCTURE w/ SOLID ROOF

29" SEAT WALL EDGE ALONG EDGE OF STAGE AT LOWER PLAZA

STAIRS WITH HANDRAILS BOLLARD PATH LIGHTS

GRANITE PLANTER CURB

GRANITE SEAT BLOCKS

RE-GRADED ACCESSIBLE PATH (NO HANDRAILS)

STAIRS WITH HANDRAILS

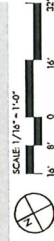
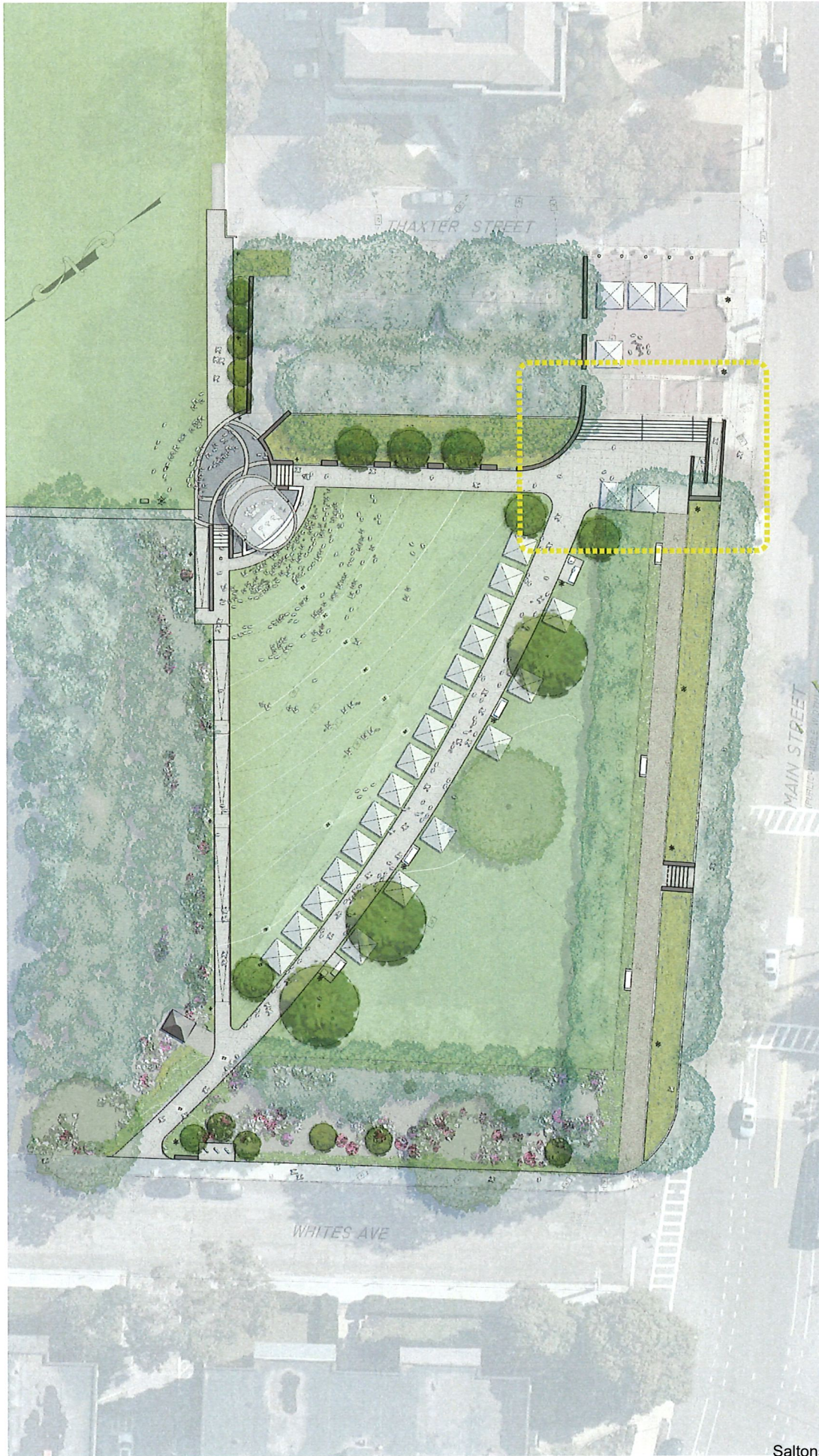
ACCESSIBLE RAMP W/ HANDRAILS & LIGHTING

RAISED STAGE, ELEVATED 6" ABOVE PATH

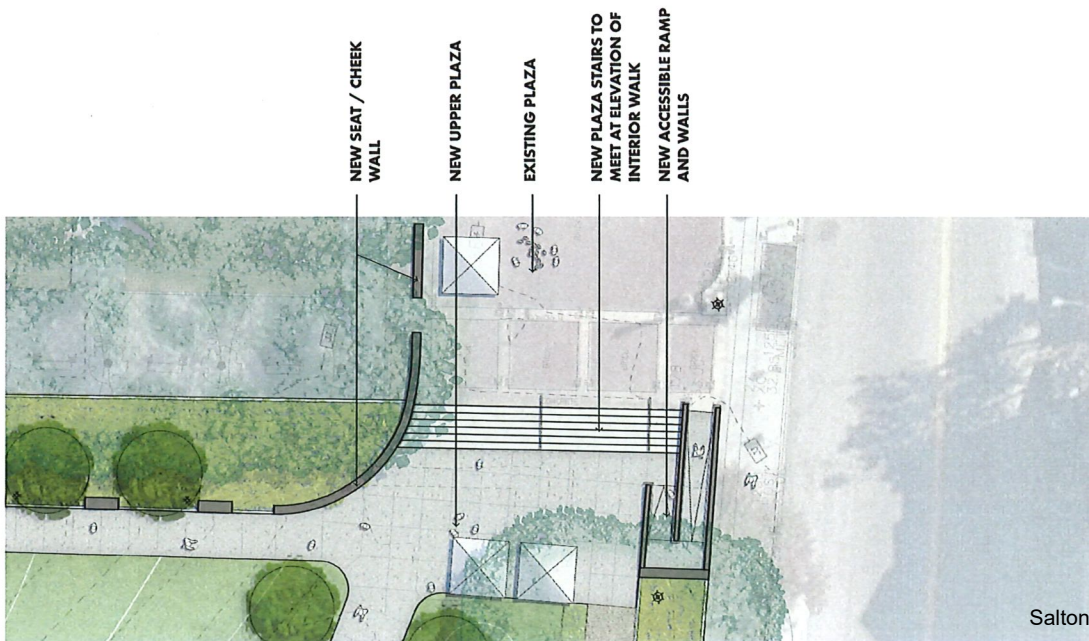


MDLA

MICHAEL D'ANGELO landscape architect



MDLA
MICHAEL D'ANGELO landscape architect





MDLA
MICHAEL D'ANGELO landscape architecture



FLOWERING TREES / SHRUBS:

- RHODODENDRON
- AZALEA
- WITCH ALDER
- ITEA
- HOLLY



PERENNIALS & GROUNDCOVER:

- BEARBERRY
- ASTILBE
- SUMAC
- DAYLILY
- FERNS
- BLEEDING HEART
- HOSTA
- IRIS
- PHLOX



MDLA

MICHAEL D'AMICO Landscape Architects

To: Watertown Community Preservation Committee

From: Michael Cookson, Assistant Director of Administration and Finance, Watertown DPW

Date: January 10, 2024

Re: Answers to CPC questions about Upper Saltonstall Park Project

Introduction

The following document consists of responses to questions and comments posed by Community Preservation Committee members regarding the City's application for Community Preservation Act funding of the Upper Saltonstall Park project. The responses were prepared by the firm Michael D'Angelo Landscape Architecture ("MDLA") in collaboration with the Watertown Department of Public Works ("DPW"). Representatives from both organizations will be present at the project's presentation to the Committee on January 18, 2024, to provide further detail and answer any questions.

Questions Presented

1. How has the landscape plan changed?

- *The landscape plan and shade structure design have gone through several iterations based on feedback received during four public hearings & collaboration w/ DPW & City Hall Staff:*
- ***Meeting 1 (on site / in City Hall) held November 2, 2022***
 - *MDLA presented an initial concept for the park and took initial feedback from the community on entry stairs along Main Street, Shade Structure Imagery and the overall park layout.*
- ***Meeting 2 (via Zoom) held February 7, 2023***
 - *MDLA along with Seger Architects presented updated plan and 3D renderings of Saltonstall Park based on prior feedback along with initial conceptual designs for the shade structure at the stage and received additional feedback. Plan changes included:*
 - *This plan included reduced planting beneath existing pine trees as a value engineering and feasibility effort.*
 - *Existing Maple Tree to be preserved and relocated per feedback.*
 - *Added Granite Seat Blocks along path from stairs to stage per feedback.*
 - *Reduced number of stairs from Main Street to path beneath oak trees.*
 - *Adjusted bench & light pole layout along primary path to accommodate more farmers market tents onto Mainstreet side of path.*
 - *Reduced side of lower plaza at stage area.*
- ***Meeting 3 (via Zoom) held February 23, 2023***

- *MDLA & Seger Architects presented updated plan and 3D renderings of Saltonstall Park based on prior feedback along with conceptual designs for the shade structure at the stage and received additional feedback. Plan changes included:*
 - *Removal of Pine Trees along Whites Ave to be replaced w/ new allée of shade trees w/ more robust planting below (per Meeting 2 comments, the majority on the call expressed a desire to remove the pine trees).*
 - *However, at this meeting, public consensus shifted towards keeping the pine trees along Whites Ave.*
 - *Introduced curved path along Boys & Girls club edge to reduce the amount of ADA ramp railings separating path from lawn.*
 - *The consensus in the meeting was that this layout was preferred, but MDLA to save as many trees as possible.*
 - *This triggered an additional survey and subsequent grading study to confirm the extent of existing pine tree removal.*
 - *Concrete Walls w/ Granite Cap along edge of sloped walk to stage and Granite Stairs at Main Street Plaza.*
 - ***Meeting 4 (via Zoom) held March 2, 2023***
 - *MDLA & Seger Architects presented updated conceptual designs for the shade structure at the stage and received additional feedback. Plan changes included:*
 - *Preserving trees along Whites Ave. It was decided at this meeting that the shade structure design would be put to a vote via paper ballot at City Hall, Social Media and email Flash Vote.*
 - *Concept E was eventually selected.*
 - ***Design Team began developing construction drawings based on accumulated feedback.***
 - *Progress was expedited in an effort to get proper bid pricing and ensure accurate funding amounts and get construction started fall of 2023.*
 - *Timelines were expressed such that construction would need to be concluded so as to not interfere with the Farmers Market / Summer concert series in the park.*
 - ***75% Construction Drawings were completed June 13, 2023.***
 - *After 75% package was submitted, the design team was directed by City Hall and DPW to eliminate the curved path from Whites Ave in order to save an additional 10 pine trees.*
 - ***100% Construction Drawings were submitted June 30.***
 - ***Drawings were put out to bid July 12.***
 - *Addendum 1 was issued August 1, which included Civil Engineering Scope that was added to the project later in the process.*
- 2. How are benches configured; what direction are they facing?**
- *(3) Benches under Pin Oaks are facing Main Street (similar to today)*
 - *There are (2) seating pockets along the upper park path each with a 6' bench and a matching 2' bench. The 6' Benches face directly at the stage, the 2' benches are turned 90degrees towards the longer bench.*

3. **Was a movie screen added to the pavilion and why?**
 - *The shade structure is designed to accommodate a pull-down movie screen. There are eye-bolts welded to the upper structure (painted to match) that can receive a clip / chains from which to hang the screen. The screen is not intended to be left out when not in use.*
 - *This was a suggestion from city hall staff to provide the ability to host movie nights in the park.*
4. **Clarify the status of the \$160,000 in city funds. Have they already been spent?**
 - *The City has already spent these funds throughout FY23 and FY24.*
5. **What is the difference between impervious cover between existing conditions and the proposed plan? Will the drainage be designed through the course of this project?**
 - *The existing project area has 11,367 square feet of existing impervious surface including pavement and walls.*
 - *The 100% CD drawings propose 9,273 sf of impervious surface.*
 - ***This results in a reduction of 2,094 sf of impervious surface.***
 - *Note: The 75% drawings including the curved walk showed a total of 10,507 sf of impervious surface. A reduction of 860sf pervious surface from existing conditions.*
 - *The reduction is achieved in part by replacing the non-compliant concrete beneath the pin oaks along main street with permeable stone resin surfacing (2,250 sf) and reducing the number of stairs along the main street tree beds.*
6. **Will green drainage infrastructure solutions be considered such as rain gardens?**
 - *To keep the desired layout and drainage patterns of the site, rain gardens were not appropriate for this project. We have incorporated pervious pavement beneath the large existing trees being preserved along Main Street. This reduces impervious surface and avoids trenching for drainage in the existing root zone.*
7. **Can shade trees be added to the lawn?**
 - *Additional Trees were originally shown along the Main Street side of the upper path. These trees were removed to accommodate the preferred layout of vendor tents during farmers markets.*
 - *It would be possible to add trees along the stage side of the path to provide shade to the lawn. There are no trees proposed in this location currently because the design team was instructed to maintain views of the performance area from the vendor tents and pathway.*
8. **Was evaluation of bike infrastructure considered?**
 - *Additional Bike Parking was added at the White's Ave entrance to the park (near Boys & Girls club). It was determined that the bike parking at city hall was sufficient and no additional parking at the plaza entry was necessary.*
9. **Will lighting be dark sky compliant?**
 - *The proposed pole lights, bollard lights and wall lights are all dark-sky compliant. Poles match recently installed model along the bike path. Bollards match approved fixture from Irving Park.*

10. Given that Trees for Watertown provided input, why didn't they provide a letter of support for the project?

- *Trees for Watertown provided input and verbally supported the project, but DPW did not request a formal letter of support. DPW can request a letter of support from Trees for Watertown if the Committee wishes.*

11. Is access to the stage ADA compliant?

- *Yes, the stage is fully accessible from the lower plaza via a ramp with handrails. The stage is accessed from the Main street plaza via a ramp up from the plaza, and then a sloped walk down to the stage.*

12. Now that the project must be rebid, is the timeline still valid?

- *No, the previous timeline is no longer valid. The project will not be constructed before summer 2024. Provided that there are no changes to the construction documents, bidding could occur mid-late winter to work with CPC / City Council schedule during winter 2024 with previous bids as the basis for a general assumption of cost.*

13. Are there elements of the plan, (itemized by cost), that could be eliminated to achieve cost savings, yet still retain the project's desired overall objectives?

- *While the project was designed with keeping budget down in mind, the site elements that could potentially generate some additional savings without major impact to the overall design are:*
 - *Remove granite wall caps—replace with cast in place concrete*
 - *Remove Granite Curb @ Stage—replace with cast in place concrete*
 - *Remove Granite Stair Treads—replace with cast in place concrete*
 - *Remove Flush Wall lights—replace with back bollards or pole lights behind seat wall*

14. What are the answers to the committee's questions from the 7/20/23 CPC meeting (provide in writing)

- *Note: The following answers were recorded on 7.21 following Meeting:*

PLAN REVIEW COMMENTS

Elodia - Concerns over lack of drawing review

- *Drawings were developed based on feedback received during the 4 public meetings and additional internal meetings with DPW and City Hall staff and were completed with the spirit of those comments in mind.*

Elodia - Removal of Path from Whites Ave to Stage

- *The only major deviation from public input during the meetings was the elimination of the path from the stage to Whites Ave. Direction given to DPW from City Hall to not impact the existing stand of mature pine trees. (3 pine trees that could not be saved are still marked to be removed to accommodate the design).*

Discussed AV Capabilities at Stage and Consultant Suggestions

- *DPW shared the specs provided for consideration by Gideon Schreiber with the design team regarding power requirements and support capabilities of the structure. Specs were*

shared during internal design team meeting and reviewed (5.18) by the Lighting Designer, Electrical Engineer and Acoustic Engineer. In subsequent meeting w/ city hall (5.24) it determined to be overkill for the intended use of the performance area. The specs provided were of the capacity to hold concerts for 2,000 people. This was not in the spirit of what we received as feedback from the community, so it was decided by DPW and city hall to reduce that scope in an effort to keep costs down. Similarly, a dedicated 10'x20' sound board location with in-ground wire chase located in the lawn was determined to be more detrimental to the everyday function of the park versus any value added for performances.

- The structure is designed with tunable LED accent lighting for the canopy, as well as downlighting for visibility / safety at night. Provisions are available for hooks to attach a pull-down screen (which was specified for the project). The hooks would be capable of securing a small Unistrut to mount lighting if needed, but a dedicated built-in rack for lighting was decided to be over-designed for the intended use and would detract from everyday use aesthetics. Vendors / Performers could bring their own lighting / Unistrut as needed and hang it themselves.*

Jamie - Concerns about impervious surface

- Please refer to the answer to Question 5 above.*

Dennis - Concerns about Mulch Depth of 4" at tree planting

- 4" of Mulch is only designated for temporary tree protection zones. Standard new planting area will have 2" depth of mulch as is typical.*

Dennis - Tree Schedule showing DBH vs Caliper Sizing

- DBH (Diameter at Breast Height) is a forestry / survey standard used for mature and established trees with larger root flares. Caliper inches is the plant nursery standard for plant material outside of very large and specialized plant stock (confirmed with several vendors). Specifying DBH will complicate bidding / pricing of jobs due to potential confusion. This project is not specifying any large plant material that would warrant DBH measurement. MDLA will maintain caliper inches on drawings PER ALL INDUSTRY AND PROFESSIONAL STANDARDS.*

Trees for Watertown – Request to Providing more shade to lawn area

- Trees were omitted from the Main Street side of the path in order to accommodate the maximum number of vendor spaces possible on the desired side of the path. Trees were not added on the stage side of the path to preserve views of the stage area for the vendors, or folks sitting along the far side of the path.*

On Scheduling / Pricing / Process

- Scope adjustments from initial project intent expanded the timeline of the project over time. Replacing sidewalks and planting turned into a park renovation and shade structure. Advertising, hosting and responding to 4 public meetings in addition to the flash vote added significant time to the schedule.*
- Based on recent experiences with a volatile bidding environment, it was decided to put the project out to bid and receive real pricing numbers before finalizing the requested*

dollar amount of CPA funding. Solid pricing would be available at the requested extension date September.

- *Additional consideration for timing was given to the fact that community members expressed concern about timing of construction and its impact on 2024 summer activities in the park. The bidding process was pushed ahead of CPC approval in an attempt to facilitate adequate time for contractors to start this year, and finish prior to June 1 2024 to be open / ready for summer concerts and farmers markets.*

ADDITIONAL COMMENTS FROM SPREADSHEET RECEIVED 12.04.2023

15. Though DPW will maintain the park, are there any differences in maintenance from existing conditions? For example, routine maintenance for shade structure, plantings, lighting fixtures, etc. that differ from today. If so, how will that maintenance be institutionalized?

- *Updated DPW budget will reflect costs of maintaining new fixtures once construction is completed.*

16. How did MDLA estimate the \$210,056 estimate for consultant fees (construction design/oversight in the budget form)? What are the consultant fees for? Designing the Civil/drainage plans? Please clarify. Can you clarify what aspects of this project CPC funding will be going towards vs other sources of funding? Can more information be provided on what parts of the construction contributed which costs?

- *The total cost includes consultant fees for all scopes including landscape, architecture and structural design of shade structure, civil engineering, electrical engineering, acoustic engineering and audio-visual consulting. It also covers community meetings, internal meetings with city and dpw, plan updates and changes, construction drawings, team coordination, bidding assistance and future construction administration when the project gets built.*

CPA Funding Application

Applications are due by the deadline posted on the Watertown Community Preservation Committee website watertown-ma.gov/CPC.

After receiving notification of project eligibility, applicants must complete the CPA Funding application online, complete and upload the CPA Application Budget, and upload any other required attachments.

If your project involves municipal property, state procurement laws apply. Please go to technical assistance information and review the article, *Do the State's Procurement Laws Apply to CPA Projects?* regarding public procurement laws at communitypreservation.org/procurement

Is your application complete? Use the Submission Requirements Checklist to ensure all required materials are included in your application. Incomplete applications may be delayed or denied funding.

PROJECT INFORMATION

Walker Pond: Conceptual Design for Walker Pond

▲ PROJECT NAME

Walker Pond, Parcel 807 1B 1A

▲ PROJECT LOCATION (PROVIDE EXACT ADDRESS)

7

▲ PROJECT ACREAGE

City of Watertown, MA

▲ LEGAL PROPERTY OWNER OF RECORD

The Walker Pond Master Plan will create a final conceptual site plan and cost estimates as the first phase of what is envisioned as a two phase project to design and then construct a new park with open space and passive/active recreation opportunities on a city owned parcel of land that includes a portion of Walker Pond.

▲ PROJECT DESCRIPTION (ONE SENTENCE)

Project Eligibility: Check at least one of the boxes below. See CPA Allowable Spending Purposes on page 7.

	Open Space	Outdoor Recreation	Community Housing	Historic Preservation	
Acquire	☐	☐	☐	☐	Estimated Start Date 05/01/24 /
Create	☒	☒	☐	☐	Estimated Completion Date 05/01/25 /
Preserve	☐	☐	☐	☐	CPA Funding Request \$ 94,000
Rehabilitate/ Restore*	If acquired or created with CPA Funds ☐	☐	If acquired or created with CPA Funds ☐	☐	Non-CPA Funding \$ 0
Support			☐		TOTAL Budget for Project \$ 94,000

APPLICANT INFORMATION

Katie Swan

▲ APPLICANT NAME



CITY DEPARTMENT



CITY COMMISSION/COMMITTEE.



NON-PROFIT



PRIVATE GROUP OR INDIVIDUAL

▲ ORGANIZATION

▲ CO-APPLICANT NAME



CITY DEPARTMENT



CITY COMMISSION/COMMITTEE.



NON-PROFIT



PRIVATE GROUP OR INDIVIDUAL

▲ ORGANIZATION

Katie Swan

▲ PRIMARY CONTACT PERSON

149 Main Street, Planning Office, Watertown, MA 02472

▲ MAILING ADDRESS

+1 (857) 303-9427

▲ PHONE NUMBER

kswan@watertown-ma.gov

▲ EMAIL ADDRESS

Steve Magoon

▲ PROJECT MANAGER

149 Main Street, Planning Office, Watertown, MA 02472

▲ MAILING ADDRESS

+1 (617) 972-6417

▲ PHONE NUMBER

smagoon@watertown-ma.gov

▲ EMAIL ADDRESS

PROJECT NARRATIVE

Describe the project and how you plan to accomplish it. ▼

The project will focus on the design process for developing a final conceptual site design plan for Walker Pond property for open space and passive/active recreation. The design process will include a detailed site assessment of current constraints of the site (LSP, survey of the property, for property boundary and wetland delineation) and identify open space and recreation opportunities the site can be used for. This planning process will be completed with a consulting team, Landscape Architecture firm - Warner and Larson, who will lead the community engagement process over three public meetings including a kickoff/idea generation, design review, and final design meeting. The project will be managed by the Department of Community Development and Planning to coordinate the process and the consultant.

How does this project meet the general priorities and specific funding category goals outlined in the CP Plan? ▼

The project meets the Open Space and Recreation priorities for open space and passive/active recreational uses. The proposed park is publicly visible, accessible and benefits the neighborhoods surrounding Walker Pond, and will also provide an opportunity for bike/pedestrian connectivity between the Charles River Greenway, Pleasant Street, and Waltham Street.

Why is this project needed and what are the public benefits? Who will be served by this project—e.g. particular demographic population or city district? ▼

It is consistent with overarching goals for the following plans: Open Space and Recreation Plan: create a network of high-quality parks, recreation, and open spaces that is accessible to all Watertown residents. The proposed park will add to the City's open space and recreation uses for residents across the City of Watertown. The public benefit for this project is to add to the connectivity of the Greenway to the Charles, neighborhood connectivity, adding a passive/active space for residents in western Watertown, and ongoing protection of natural resources such as the Pond and bordering wetlands.

Have you sought input or support from any boards, commissions, committees, community groups, or individuals?
If so, please provide details▼

There have been a number of conversations with residents, the Watertown Conservation Commission, and Department of Public Works and Recreation Department, as well as coordination with the City Manager during the initial acquisition.

How does this project incorporate universal design and comply with accessibility regulations (ADA/MAAB)? ▼

This project will incorporate universal design in the design of the pathways and hardscape and will meet accessibility regulations per ADA/MAAB when go through the design process for final conceptual design plan.

How does this project incorporate environmental sustainability? ▼

The project is intended to create an expanded area of open space. A large portion of the site has an abandoned parking lot which will be considered for substantially better use than the existing condition. The improvements should help reduce the heat island affect, improve habitat, and will consider adding additional trees and pollinator friendly plant species. The pond has a number of environmental benefits, and this project will consider ways to improve the quality and health of the water and shoreline. As part of the project, invasive species will be noted, and suggested outcomes on management will be requested. The process will be sure to incorporate environmental sustainability into the public process and will aspire to meet environmental sustainability design goals.

PROJECT MANAGEMENT

Describe the qualifications and experience of key project professionals: project manager, design professionals, and other key consultants participating to successfully complete the project. ▼

Project manager, Steve Magoon, Assistant City Manager of Community Development and Planning: Steve Magoon has directed Watertown planning projects from design through construction for over 15 years. DCDP staff include DCDP Assistant Director of Planning, Gideon Schreiber: AICP has 20 years of parks and open space planning experience including management of several Watertown park planning efforts, and Conservation Agent/Environmental Planner, Katie Swan who has years of experience in environmental management and planning. The project lead will be David Warner, ASLA, of Warner Larson Landscape Architects.

The attached scope of work includes his resume and the other project team members, including:
Community Engagement and stakeholder meetings Tileston Johnson, ASLA, LEED AP, Warner Larson Landscape Architects: Project manager
Sameer Bhoite, Design Director, Warner Larson Landscape Architects: Design director Conor Nagle, PE, ENV SP, VHB: Site assessment, regulatory requirements, and stormwater
Tim Aqrkis, PLS, Vice President, Feldman: Oversee the topographic, utilities, wetland, and property boundary survey Joe Lombardo, Jr., LSP, McPhail Associates: Manage the AUL/MCP requirements.

Jonathan Parh, P.E., Principal, McPhail Associates:
Peter Bradley, President, PM&C: Oversee the cost estimate preparation.

Describe the roles, responsibilities, and time allocation of team members involved in the project. For example: who will manage the finances, who will oversee the project scope, and who will maintain the resource after project completion? ▼

The Department of Community Development and Planning will manage the consultant invoices and general finances for the project.

The Project Manager will oversee the project scope and timeline.

Warner Larson Landscape Architects is the consultant who will work on the project, as noted in the attached scope, and will be the lead for the public meetings and conceptual designs. They will have subconsultants, including VHB who is tasked with completing the regulatory and site conditions work; Feldman who will complete a survey and boundary map for property lines and wetlands; McPhail Associates who will complete AUL/MCP requirements; and PM&C who will complete cost estimate preparation.

PROJECT SCHEDULE

Outline the project timeline, including the milestones and key steps necessary to successfully complete the project. (Note: CPA funding disbursements and project reporting may correspond to these milestones.) ▼

May 2023 (subject to funding approval) - public meeting # 1 - kickoff meeting (background/ideas/constraints)
July/August 2023 - public meeting# 2 -plans/options/visualize.
September/October 2023 - public meeting # 3- make adjustments to the design including surveys in between meetings November/December 2023 - Conservation Commission approval specific to their jurisdiction.
February/March 2024 - City Council recap of process and presentation
Phase 2 Submittal to Community Preservation Committee and City Council

FEASIBILITY

Detail your process for obtaining required permits, variances, environmental assessments, deed restrictions, or other legal assurances in a timely fashion. Are there any known or potential barriers/impediments to project implementation? ▼

The project will need to follow specific procedures to ensure compliance with restrictions outline in the AUL. Further, the Project must receive permitting approval of the plans from the Watertown Conservation Commission prior to bidding and construction. Initial review does not indicate that the following will be an impediment to implementation:

- 1.AUL/LSP assessment per MGL c. 21E section 6 and 310 CMR 40.0000
- 2.MA DEP/Watertown Conservation Commission wetland permit

Will this project be phased and require funding over multiple years? If so, please provide a timeline and anticipated funding requirements. Understand that there is no guarantee that funding will be available for multiple years. ▼

Yes, this request is for the first phase of the project with the plan to have a second request to develop a bid package and construct the project. Phase 1 (2024-2025) – \$94,000 and Phase 2 (2025-2026) – will have a cost based on the phase 1 results.

How would denial of CPA funding or a partial funding award affect the viability of your project? ▼

The project as currently proposed would not move forward in 2024 without full funding from the CPA.

Is your project going to require ongoing maintenance? If yes, outline the plan and budget, identify the source of funding, and who will be responsible for ongoing oversight. The CPC cannot fund the maintenance costs for any CPA projects. ▼

No, this phase will not have maintenance. Since this is for the design of the park, the on-going maintenance costs have not been identified. Once the park has been designed, the operating cost will be easier to determine. Those costs will be incorporated into the City budget.

APPLICATION ATTACHMENTS

Attach all of the documents listed in the Submission Requirements Checklist applicable to this application.

I (we) certify that all information provided in this submission is true and correct to the best of my (our) knowledge and that no information which might reasonably affect funding has been excluded. I (we) authorize the Community Preservation Committee and/or the City of Watertown to obtain verification from any source provided.

Katie Swan

CHECK HERE
TO CERTIFY 

▲ NAME

CPA APPLICATION BUDGET

Walker Pond Park

▲ PROJECT NAME

Katie Swan

▲ PROJECT APPLICANT

Project Budget Summary

TOTAL PROJECT COST	CPA FUNDS REQUESTED	OTHER FUNDING (NON-CPA FUNDS)	OTHER FUNDS % OF TOTAL PROJECT COST
\$ 94,000	\$ 94,000	\$ -	% -

Status of Non-CPA Funding

Please include documentation of funding with this application.

SOURCE	APPLICATION DATE	AMOUNT	TYPE (CASH, IN-KIND)	STATUS OF FUNDING				
				PROPOSAL TO BE SUBMITTED	PENDING	REQUEST DENIED	COMMITMENT RECEIVED	FUNDS ON HAND

Project Budget

Please include an itemized budget at a level of detail commensurate with the project complexity.

CATEGORY	ITEM	CPA FUNDS REQUESTED	OTHER FUNDS	HOW COST WAS ESTIMATED (E.G. PROFESSIONAL QUOTE)*	TOTAL
Professional Fees	Feasibility and Schematic Design	\$ 89,000		Professional Quote	
Construction					
Equipment					
Labor					
Materials					
Supplies					
Other (explain)	Project expenses	\$5,000		Professional Quote	\$ 94,000

*Note: Please remember to review state procurement laws regarding applicability to your project.

Maintenance Budget

Year 1	Year 2	Year 3	Year 4	Year 5
\$ -	\$ -	\$ -	\$ -	\$ -



Steve Magoon, Director
smagoon@watertown-ma.gov

City of Watertown
Department of Community
Development & Planning

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6417
www.watertown-ma.gov

To: Community Preservation Committee

From: Steve Magoon, Assistant City Manager for Community Development & Planning
and Gideon Schrieber, DCDP Assistant Director of Planning

Subject: Walker Pond CPC application request for funds cover letter

Date: October 16, 2023

The City's acquisition of Walker Pond in December 2022 provides an exciting moment for the City and residents to have new open space and recreation opportunities. Fully funding the design and construction phases of this project will ensure a transparent and complete public process with expedited results to allow an ideal and exemplary use of community preservation funding. As you know, this site was often referred to as an example of the kind of project that would be possible if Watertown Chose to adopt the Community Preservation Act. The City has acquired the property without the need for CPC funding, but now is asking for the CPC to fund the design, and eventually the construction of improvements to realize the potential of this community asset.

As noted during the initial purchase, and recently reconfirmed in the newly adopted 2023 Open Space and Recreation Plan, this effort is in line with an important goal, "*to create a network of high-quality parks, recreation, and open spaces that is accessible to all residents*" and in the 2023 City of Watertown Comprehensive Plan to, "*ensure high-quality parks, recreation, and open spaces that meet the needs of residents and the environment, and encourage active and passive use.*" These overarching goals and the details of each Plan support developing a Master Plan for the Walker Pond site and setting the stage for construction in a future second phase. Developing a publicly supported Master Plan to utilize this critical piece of open space and following it with construction will allow for an accessible new open space and recreation opportunity that also supports ongoing environmental and sustainability efforts.

The proposed design plan process and request for funding to finalize a preferred site design for Walker Pond is a critical step in the public process and will allow for a clear path to the construction phase. The preferred Master Plan will include clear cost estimates to support a

future request for funds to develop the final Construction Plans, bid package and construction of the project.

Thank you for considering this request by the DCDP, in collaboration with the Recreation Department and Department of Public Works for funding the first phase of the Walker Pond project.

The following attachments support the application:

- Attachment # 1: Project narrative (additional information)
- Attachment # 2: Warner Larson Architects Scope for project
- Attachment # 3: Map of Walker Pond, site plan, and photos of the site; and Documentation of ownership
- Attachment # 4: Letters of support from Watertown Conservation Commission
- Attachment # 5 Trees for Watertown

Project narrative

1. Describe the project and how you plan to accomplish it.

The project will focus on the design process and a final conceptual site design plan for Walker Pond property for open space and passive/active recreation. The design process will include a detailed site assessment of current constraints of the site (LSP, survey of the property, for property boundary and wetland delineation) and identify open space and recreation opportunities the site can be used for. This planning process will be completed with a consulting team, Landscape Architecture firm - Warner Larson, who will lead the community engagement process over three public meetings including an initial meeting focus on kickoff/idea generation, second meeting looking at 2-3 design options, and final design meeting focused on final conceptual design. The project will be managed by the Department of Community Development and Planning in coordination with the project and the consultant.

2. How does this project meet the general priorities and specific funding categories goals outlines in the CPC plan?

The project meets the Open Space and Recreation priorities for open space and passive/active recreational uses. The proposed park is publicly visible, accessible and benefits the neighborhoods surrounding Walker Pond.

In the CPC plan, the public suggested comments on potential outdoor recreation initiatives, *“Create passive recreation and gathering opportunities at Walker and Sawins Ponds”* (CPC plan, 2021, pg.). The proposed project meets several of the goals listed in the CPC plan, including:

Recreation goals:

Goal #1: To improve connectivity, access, safety, and function of recreational resources throughout the community that serves residents of all ages, interests, and needs.

Goal #3: Create and expand bike/pedestrian paths to connect neighborhoods with recreational and community resources; create more community orientated spaces for different uses.

Goal #5: Add to the current recreational opportunities along the Charles River.

Public suggestions for open space initiatives for Walker Pond noted in the CPC plan, include different uses that can be incorporated into the proposed final concept design plan including public access to the pond...improvement of water quality of the pond...opportunities for passive recreation in the 5 acres upland area, and access points to the pond and area for surrounding neighborhoods and larger community (CPC plan, 2021, pg. 26). The proposed project meets several of the goals listed in the CPC plan, including:

Open space goals:

Goal #1: To expand, preserve, and restore existing open space throughout the community for improved benefit and use.

Goal #3: Increase and improve access to and connectivity between current and future open space resources.

Goal #4: Preserve wild and natural areas, native species, and wildlife habitats.

Goal #5: Support climate resiliency and protect neighborhoods by expanding natural resources to mitigate the impact of flooding and climate change.

3. Why is this project needed and what are the public benefits? Who will be served by the project?

The land surrounding Walker Pond was owned by Gore Place until 1999 and has been used for a variety of uses over the years, including as part of a country club from 1920 to 1935, but culminating is

it being leased to Raytheon for a mix of uses to serve their primary industrial properties adjacent to the site. The site will provide open space opportunities that are not available in the current park system, with access to the pond and its surroundings. The few other properties in which ponds are located are all privately owned. Walker Pond is also the largest of the nine ponds in Watertown. This will be the largest park in western Watertown and the fifth largest park Citywide. It will provide a destination open space for all of Watertown and to those living in the densely populated Pleasant Street corridor.

In the CPC plan, open space needs as noted, “residents are highly concerned about protecting and enhancing Watertown’s limited open green spaces...” (CPC plan, 2021, pg. 17) and “residents desire attractive outdoor spaces to walk, cycle, garden, gather, and relax...and greater access to the Charles River...from Pleasant Street...” (CPC plan, 2021, pg. 17). Recreation needs as stated in the CPC plan, “...the town parks, fields, and recreational facilities are heavily focused on active recreational activities...passive recreation is limited” (CPC plan, 2021, pg., 22).

In addition to the CPC goals for open space and recreation, the overarching goals for 2023 Open Space and Recreation Plan, “create a network of high-quality parks, recreation, and open spaces that is accessible to all Watertown residents” (Watertown Open Space and Recreation Plan, 2023, pg. 99) and newly adopted Comprehensive Plan, “ensure high-quality parks, recreation, and open spaces that meet the needs of residents and the environment, and encourage active and passive use” (Watertown Comprehensive Plan, 2023, pg. 58). The proposed park will add to the City’s open space and recreation uses for residents across the City of Watertown.

The public benefit for this project would add to the connectivity of the Greenway to the Charles, neighborhood connectivity, adding a passive/active space for residents in western Watertown, and ongoing protection of natural resources such as the Pond and bordering wetlands.

4. Have you sought input or support from any boards, commissions, committees, community groups, or individuals?

There have been a number of conversations with residents, the Watertown Conservation Commission, and Department of Public Works and Recreation Department, as well as coordination with the City Manager during the initial acquisition.

5. How does this project incorporate universal design and comply with the accessibility regulations (ADA/MAAB)?

This project will incorporate universal design in the design of the pathways and hardscape, and will meet accessibility regulations per ADA/MAAB when going through the design process for final conceptual design plan.

Sources:

2023 City of Watertown Open Space and Recreation Plan.

2023 City of Watertown Comprehensive Plan, Chapter 6, Open Space and Recreation.

2021 Community Preservation Act Plan.

October 4, 2023

Revision 1

Mr. Steven Magoon
Assistant City Manager for Community Development and Planning
149 Main St, 3rd Floor
Watertown, MA 02472-4410

smagoon@watertown-ma.gov

Re: Professional Services Proposal : Walker Pond Feasibility Study and Master Plan

Dear Mr. Magoon:

We are pleased to provide this proposal for the above referenced project, and have put together a team with recent local experience at this and adjacent parcels to ensure a successful process. I met with Ms. Katie Swan and Mr. Gideon Schreiber via videoconference on September to get an understanding of this project history and objectives. Ms. Swan provided the following background information:

Background

The City of Watertown acquired a parcel of land that includes Walker Pond to create a park with open space and passive and active recreation. The City is currently in the process of applying for CPC funding to be used for the following: design and engineering, site master plan, and project budget. Primary project objective is to provide public access for passive and potentially active recreation with connections to existing public access on adjacent parcels.

Request for the following services:

- Design and engineering
 - An AUL is recorded with the deed but can be used for recreational uses.
 - Would need to hire an LSP per the AUL/MCP to ensure that the proposed development would not disturb the soil/cause issues to the wetland resource area and pond
 - Need to do a land/civil topographic, utilities and boundary survey of the newly acquired lot (including the land from Waltham) for construction and Conservation Commission/MA DEP wetland permitting needs.
- Site Master plan
 - Create a final site master plan and final design for construction
 - Community engagement process
- Budgeting and cost estimates

Project Team

Warner Larson

- David Warner, Principal-in-charge
Leads the overall project, community process and stakeholder meetings
- Ti Johnson, Principal, Project Manager
Manages the preparation and quality of deliverables including coordinating project team
- Sameer Bhoite, Design Director
Engages with stakeholders and community, sets design vision within budget expectations

VHB

- Conor Nagle, PE
Manages reporting on site constraints, regulatory requirements and provides input on proposed site plans with regard to stormwater management, access and circulation and site utilities.

Feldman Geospatial

- Tim Agurkis, PLS, VP
Oversees the topographic, utilities, wetland and property boundary survey.

McPhail Associates

- Joe Lombardo, Jr., L.S.P.
Manages reporting on AUL/MCP requirements and provides input on proposed site plans with regard to these site constraints.
- Jonathan Patch, P.E., Principal
Advises on future subsurface explorations based on proposed site plans.

PM&C

- Peter Bradley, President
Oversees cost estimate preparation.

Scope of Services

1.0 Feasibility Study

- 1.1 Feldman Geospatial and their wetland consultant will perform the field work and prepare an existing conditions survey including wetland delineation, property boundary, topography, site improvements and utilities. Isolated trees will be identified. Wooded areas will be shown with an approximate canopy line. A detailed tree inventory is not included.

- 1.2 Warner Larson, VHB and McPhail will make a site visit with your department and project stakeholders to review the existing conditions.
- 1.3 We will meet with key stakeholders to understand the overall project objectives, document preliminary program ideas and discuss potential site challenges and opportunities.
- 1.4 Warner Larson, in coordination with VHB and McPhail, will review site information and prepare an existing conditions report, summarize regulatory requirements and development standards and prepare a site analysis plan.
- 1.5 We will prepare very preliminary test fit diagrams for potential program elements to get a general understanding of what is possible at this site.
- 1.6 We will meet with you and key stakeholders to present this information via videoconference.

2.0 Master Planning & Community Process

- 2.1 Community Meeting #1: Present Feasibility Study findings & gather feedback on programming. Conduct an online survey, develop questions and facilitate this process via SurveyMonkey or similar service.
- 2.2 Based on the existing conditions survey, the goals from the Feasibility Study and community input, we will prepare 2-3 site plan concepts in coordination with the project team to compare tradeoffs between different program combinations and use adjacencies.
- 2.3 We will perform order of magnitude budgets of the site plan concepts for relative comparison.
- 2.4 We will meet with key stakeholders to review the site plan concepts to identify the City's design preferences.
- 2.5 Community Meeting #2: We will present the conceptual site plan options and gather feedback. These will be simple color site plan diagrams with precedent photos to convey design intent.
- 2.6 We will develop the preferred site plan based on input from the City, stakeholders the community.
- 2.7 PM&C will prepare a conceptual cost estimate of the preferred design.

2.8 We will meet with the City and key stakeholders to review the preferred design and cost estimate to prioritize program as necessary identifying base scope and potential alternates or future phases.

2.9 We will update the preferred design site plan for presentation to demonstrate how it incorporates community feedback and seeks to balance priorities and needs.

2.10 We will attend the CPC meeting to support the presentation and responses to questions.

*Additional meetings will be provided as an additional service on an hourly basis as needed.

Schedule

We understand that services are expected to commence in 2024 after the CPC and City Council approves funds for feasibility and master planning. We anticipate about a 6-month process, roughly split equally between Tasks 1 and 2.

Professional Services Fee

Our total lump sum fee for the Scope of Basic Services described herein will be invoiced on a percent complete basis in accordance with the following breakdown by Task.

1.0	Feasibility	\$47,000*
2.0	Schematic Design	\$42,000
Total		\$89,000

* Task 1.0 includes \$19,000 for survey and wetland delineation.

Our fee excludes project expenses which will be invoiced at cost plus 15%. We recommend a line item of \$5,000 to charge expenses to.

Assumptions

City department review is part of the meeting process with key stakeholders. Separate meetings with individual departments will be provided as an additional service on an hourly basis.

Exclusions

The following items are excluded from our fee and can be incorporated at an additional cost upon request.

- Subsurface exploration, sampling or testing
- Services not described under Scope of Services, such as:
 - Traffic
 - Architectural
 - Electrical
 - Hazmat
- 3D model renderings

Hourly Rates

Principal	\$240.00 - \$275.00
Associate Principal	\$215.00
Senior Landscape Architect	\$175.00
Landscape Architect	\$150.00
CAD/Graphics	\$120.00
Clerical	\$60.00

Sincerely,
WARNER LARSON, INC.



David Warner, ASLA, RLA
Principal

APPROVED BY:

Signature

Printed Name

Title

Date

Cc: Ms. Katie Swan, Environmental Planner/Conservation Agent, kswan@watertown-ma.gov
Mr. Gideon Schreiber, AICP, Assistant Director of Planning, gschreiber@watertown-ma.gov



Warner Larson, Inc. is an award-winning landscape architectural firm integrating comprehensive site design, engineering and permitting services for academic institutions, recreational and athletic facilities, commercial developments and residential projects.

Introduction

Our motto is “Envisioning People + Places”

Our mission is to understand each client’s objectives through open communication about the project program, budget and schedule and deliver functional, innovative and sustainable solutions that exceed expectations. We are a financially stable company that delivers a personal level of service on projects by leveraging our strong long-term relationships with architects, engineers, and other like-minded consultants. We are committed to sustainable design as an overarching principle that guides all of our work and to create designs that are economically, environmentally and socially sustainable.

Founded in 1978, Warner Larson developed a solid reputation for high quality design solutions with personal attention to detail under the leadership of Gary Larson for the firm’s first 25 years. In 2003, David Warner became a shareholder after having been with the company for six years and expanded the firm’s capabilities in parks, sports and higher education markets in both public and private sectors. In 2014 Warner Larson opened a branch office in Richmond, Virginia to expand our operations to serve our core markets in the Mid-Atlantic region.

Core Markets

- Academia: K-12 and higher education campus and site design
- Athletics: sports fields, stadiums, courts and outdoor fitness
- Parks: passive & active recreation, playgrounds and splashpads
- Commercial: retail, streetscapes, office parks and healthcare
- Residential: multi-unit developments and luxury single family

Services

- Site Master Planning & Feasibility Studies
- Existing Conditions Documentation
- Site Analysis & Code Review
- Design & Engineering
- Presentation Graphics & 3D Visualization
- Budgeting & Cost Estimates
- Permitting & Regulatory Review & Approval including
- Environmental, Zoning, Planning & Code Compliance
- Bidding & Construction Administration
- Operation & Maintenance Plans

Contact

Warner Larson Landscape Architects
BroadwayBoston, MA 02127
(617) 464-1440





David J. Warner ASLA

President

Experience

Warner Larson, Inc., 1997-present
President, 2006-present

New England Firms, 1988-1996
Public and private site design and development

Education

Cornell University
Bachelor of Landscape Architecture, 1991

The University of Copenhagen
Architecture and Design Studies, 1990

The University of New Hampshire
Associate Degree in Horticulture, 1988

Registration

Massachusetts Registered
Landscape Architect No. 1209

Rhode Island Registered
Landscape Architect No. 614

Professional Memberships

American Society of Landscape Architects
Boston Society of Landscape Architects
New England Sports Turf Managers Association
American Sports Builders Association
North Shore Horticultural Society
Arnold Arboretum
Boston Preservation Alliance

Contact Info

Tel: (617) 464-1440 x12
dwarner@warnerlarson.com
130 West Broadway
Boston, MA 02127

As president of Warner Larson Landscape Architects, David is committed to fostering solid client relationships through clear communication and proactive service to deliver value-driven design solutions. He directs each phase of our projects and provides careful quality control of all deliverables. David is effective at building consensus with stakeholders during the often public community process of feasibility studies and master planning.

At the heart of David's approach to each project is his dedication to design excellence, environmental responsibility and personal service. David believes in giving thoughtful attention to each client's needs and the characteristics of their property and is committed to building and maintaining relationships that make projects successful for everyone involved.

David's recent park projects include:

- Peggy Hannon Rizza Recreational Facility - Billerica, MA
- Healey Schoolyard - Somerville, MA
- W1st + W2nd St Park - Boston, MA
- Winterhill Schoolyard - Somerville, MA
- Indian Ridge & High Plain Playgrounds - Andover, MA
- Ida Graves Memorial Yard - Mission Hill, MA
- Clyde Brown Elementary School - Millis, MA
- Lower Shawsheen Playground - Andover, MA
- Dilboy Auxiliary Fields - Somerville, MA
- Quincy Veterans Memorial Field - Quincy, MA
- Cutting Field, Sudbury - Sudbury, MA
- Marcella Playground - Roxbury, MA
- Cassidy Playground and Fields - Boston, MA
- Little Scobie Playground - Roxbury, MA
- McCann Fields Master Plan - Sudbury, MA
- American Legion Playground - East Boston, MA
- Billings Playground - West Roxbury, MA
- Shubow Park - Brighton, MA
- Petersen Splash Pad at Watson Park - Braintree, MA
- Borggaard Beach Splash Pad - Winchester, MA



Tileston Johnson

ASLA, LEED AP
Principal

Experience

Warner Larson, Inc., 2004-present

Boston Landscape Architecture and
Planning Firms, 2000-2004

California Landscape Architecture Firms,
1998-2000

Education

Ohio State University
Bachelor of Science in Landscape
Architecture, 1998

Registration

Massachusetts Registered
Landscape Architect No. 1375

Virginia Registered
Landscape Architect No. 0406001841

LEED Accredited Professional

Professional Memberships

American Sports Builders Association

American Society of Landscape Architects

Virginia Chapter ASLA

Contact Info

Tel (804) 404-3062
tjohnson@warnerlarson.com

Ti is an Associate Principal at Warner Larson, and manages the firm's branch office in Richmond, Virginia. He is responsible for designing and managing some of the firm's largest and most complex projects in our core markets of schools, athletic facilities, parks and playgrounds.

Ti has over 20 years of experience in the field of landscape architecture. In that time he has focused on site design and construction administration services for academic and municipal clients, including recreation, parks and athletic facility projects. He has extensive experience with regulatory and planning agencies consulting for both public and private sector projects.

He received his Bachelors of Science degree from Ohio State University, graduating Cum Laude in 1998. Ti is a LEED Accredited professional since 2009, supporting Warner Larson's commitment to sustainable design.

Ti's recent park projects include:

- Peggy Hannon Rizza Recreational Complex - Billerica, MA
- Billerica Memorial High School - Billerica, MA
- Middleborough High School - Middleborough, MA
- Glover Park - Henrico, VA
- Weymouth High School - Weymouth, MA
- Middleborough High School - Middleborough, MA
- Lunenburg High School - Lunenburg, MA
- Stoughton High School - Stoughton, MA
- Southeastern Regional HS Track and Field - South Easton, MA
- Covenant Woods Senior Living - Henrico, VA
- Eastern Henrico Recreation Center Splash Pad - Henrico, VA
- Marcella Playground - Roxbury, MA
- Boston Parks & Recreation Various Fields
- Kennedy Northwest Green Infrastructure Streetscape - Washington DC
- American Legion Playground and Sports Fields - East Boston, MA
- AMCAT Field, Anna Maria College - Paxton, MA
- Pappas Recreation Complex - Auburn, MA
- Dedham H.S. Athletic Complex - Dedham, MA
- Grew Schoolyard - Hyde Park, MA
- Wilmington High School - Wilmington, MA



Sameer Bhoite

Design Director

Experience

Warner Larson Inc. - 2008-2014 (Part Time)
Warner Larson Inc. - 2015 to current (Full Time)

Education

Boston Architectural College

University of Massachusetts, Boston
Emerging Leaders Program, 2010

MS in Computer Science, Worcester Polytechnic
Institute, 1996

Certification

Certified Playground Safety Inspector (CPSI)-
Expired (Need to renew 2023)

Professional Memberships

American Society of Landscape Architects
Boston Society of Landscape Architects
Boston Preservation Alliance
Ecological Landscape Alliance

Contact Info

Tel: (617) 464-1440 x11
sbhoite@warnerlarson.com
130 West Broadway
Boston, MA 02127

Sameer in his role as Design Director sets the vision and design direction for most projects at Warner Larson. His key involvement is from feasibility to design development phase.

Having had a successful IT career, Sameer's passion for horticulture and the transformative power landscape holds for shaping the social fabric of community led him to switch careers. He draws his inspiration from one simple principle-observation. He finds creativity in everything from nature, architecture, photography and other design disciplines. He believes every project is unique and understanding the cultural context and the social possibilities of a space helps drive the vision. Every project is designed with a goal towards sustainability and manageable maintenance to ensure built landscapes endure through the years.

Sameer took several key technical courses from the Masters Program of Landscape Architecture at the BAC since his background is in IT

Outside of work, Sameer stays involved with his neighborhood communities and in the urban development process. His other interests are outdoor recreational activities such as hiking, kayaking along with gardening, tennis and cooking.

Representative Park and Playground Projects:

- City of Boston, Various Parks - Boston, MA
- City of Somerville, Various Schoolyards - Somerville, MA
- Town of Andover, Various Parks/Playgrounds - Andover, MA
- Billerica HS Pre-K Playground - Billerica, MA
- Tobin Community Center - Boston, MA
- Boston Schoolyard Initiative Various Projects - Boston, MA
- Town Fields Playground I, Millis MA
- Tufts Library Park - Weymouth, MA
- W1st & W2nd Park, Boston, MA
- Ivan Smith Playground - Danvers, MA
- Avery ES Playground, Dedham MA
- Dedham Early Childhood Center Playground - Dedham, MA
- DCR Playgrounds and Hard Courts Assessment - MA



Who We Are

VHB's passionate professionals include engineers, scientists, planners, and designers who partner with public and private clients in the transportation, real estate, institutional, and energy industries, as well as federal, state, and local governments.

Together, we work to improve mobility, enhance communities and economic vitality, and balance development and infrastructure needs with environmental stewardship.

We're a team—2,000+ strong—eager to deliver value by embracing our clients' goals, anticipating challenges, building lasting partnerships, and always providing an exceptional experience.

We're passionate about making meaningful contributions to the world through the work we do; and we are proud, yet humbled, to have been doing this for over 40 years.





Founded in
1979



2,000+ passionate professionals

including engineers, scientists, planners, and designers

30+ locations

throughout the
East Coast



58 on ENR

Top 500 Design Firms List

VHB's innovative thinking leads to creative, practical solutions for our clients.

We bring collective knowledge, technical excellence, and a wide network of trusted relationships across our footprint to deliver value. When you have a team with such broad and deep experience, it's only natural to look at projects from every angle and ask the types of questions that lead to better solutions. That's what we do at VHB—we help our clients make the right decisions to move their projects forward.

Our team has an open-minded approach to projects, and we are committed to listening and truly understanding our clients' needs—we see the whole picture, not just one piece. We integrate the right people and resources from our five core service areas to help clients initiate and complete intricate, challenging, and significant projects.

Transportation Planning & Engineering

Transportation is constantly on everyone's minds: will I make the train, can my child ride her bike to the library, will the school bus be on time, will there be enough parking at the store? For stewards of transportation infrastructure, it's a demanding balance between maintaining safe, high-quality facilities and assets with tighter and tighter budgets. We know the challenges facing our transportation clients, and we know what it takes to deliver smart solutions that keep people moving. Our transportation practice is focused on sustainable planning, design, construction, and operation for all modes.

Related Services | Roadway & Highway Engineering | Transit & Rail | Aviation | Bridge Design & Engineering | Bicycle / Pedestrian Planning & Engineering | Traffic Engineering | Alternative Delivery

Land Development

When it's time to grow, add, expand, or move, clients look for someone they can trust. At VHB, it's our priority to understand operating environments and infrastructure challenges so we can navigate site permitting and approvals. We provide solutions designed to get customers, visitors, and employees in and out with ease—so clients can focus on their business, their community, and the bottom line. Bringing together the right skills and experience, our team delivers creative and practical solutions that bring value to our clients and provide confidence that their projects are not only moving forward, but that everything is going smoothly.

Related Services | Site / Civil Engineering | Community Planning | Master Planning | Due Diligence Research & Analysis | Land Survey | Land Use Planning, Engineering & Analysis | Stormwater Design & Engineering | Utilities Design

Markets

Transportation Agencies
Real Estate
State and Local Governments
Institutions
Federal Government
Energy

Core Services

Transportation Planning
& Engineering
Land Development
Planning & Design
Environmental
Technology

Planning & Design

Our planners and designers routinely sit around the table with communities, developers, and regulators to brainstorm, plan, revise, revisit, and wrestle with all sorts of ideas. Where will we live? Where will we shop? How will we cross the street? Can we make it functional and beautiful? Can we just make it better? We listen to hundreds of questions like this before identifying the right answers. Together, we find the most compelling idea: the one that unites everyone around a vision of how to make the neighborhood, town, or project more than they ever imagined.

Related Services | Community Planning | Comprehensive Plans | Entitlement Services | Landscape Architecture | Public Outreach | Zoning Analysis | Resiliency Planning | Urban Design

Environmental

Balancing development and infrastructure needs with stewardship of the environment is what we do—we see the big picture and understand how to move projects through tough regulatory processes. Air, noise, stormwater, groundwater, wetlands, coastal/tidal zones, wildlife, endangered species, compliance—our experience is broad. VHB focuses on navigating the regulatory waters so clients can focus on completing their projects.

Related Services | Environmental Assessment & Compliance | Natural Resource Assessment & Analysis | NEPA Documentation & Analysis | Water Resources Analysis | Wetlands Delineation, Mitigation & Permitting | Climate Adaptation Planning | Sustainability

Technology

How can I communicate this data in a more user friendly way? Am I using the right tools and resources to provide the best results? Is there a way to do this better or faster for my client? We are always looking for ways to provide clients with better service and smarter solutions that can save them time and money and help to move their projects forward. Thinking about new ways to use technology allows us to find creative solutions that enhance our clients' experience working with us, as well as the products we deliver. We foster a culture of innovation, where our professionals understand the challenges clients face and know how to use technology effectively to get better results.

Related Services | Application Development | Geographic Information System | Visualization | Workflow/Process Automation | Systems Integration | Asset Management | Planning | Data Management & Analytics | 3D/4D Modeling | Photo Simulation

Conor Nagle, PE, ENV SP

Project Manager



Conor is a Project Manager with VHB's Land Development Department where he is responsible for civil engineering design and permitting for a wide range of energy and land development projects, as well as construction coordination. A Professional Engineer registered in Massachusetts and Rhode Island, Conor's experience includes large projects involving site grading, stormwater management system design, and utility infrastructure design.

24 years of professional experience

Education

BS, Civil & Environmental
Engineering, College Cork
University (Ireland), 1996

Registrations/Certifications

Professional Engineer (Civil),
MA, 6/2026 (reg# 46302)

Professional Engineer (Civil), RI,
06/2025 (reg# 9405)

Certified Soil Evaluator, MA,
2025 (reg# 2838)

Title V System Inspector, MA,
2025 (reg# 4843)

OSHA 10-Hour Construction
Safety and Health Certificate

Affiliations/Memberships

NAIOP Commercial Real Estate
Development Association, 2015

VHB Office

Watertown, MA

99 Coolidge Avenue, Watertown, MA

Conor was the Project Manager for a 240,000sf Life Sciences facility, with an associated multi-level parking garage. VHB services included state and local permitting, site/civil engineering, stormwater management, wetland resource enhancement, landscape design, and traffic improvements. The Project included the construction of publicly accessible multi-use paths, trails and boardwalks connecting Coolidge Avenue through the Site to the Department of Conservation and Recreation (DCR) property to the south.

Aspen Apartments, Residential Development, Billerica, MA

Conor was the Project Manager for a 384-unit 40B residential development including 8 residential buildings, a clubhouse with a swimming pool, tennis court and associated amenities. VHB services included state and local permitting, site/civil engineering, traffic improvements, stormwater management, and landscape design. Conor also managed the off-site mitigation for the project, including approximately one mile of force main to gravity sewer main installation and intersection geometry improvements.

Amesbury Heights Residential Development, Amesbury, MA

Conor was the Project Manager for a 240-unit 40R residential development including 25% affordable units, a centrally located clubhouse, "village green" and associated amenities. VHB services included permitting, site/civil engineering, traffic improvements, stormwater management, and landscape design.

Avalon Bay Communities, Norwood, MA

Conor was Project Manager for this proposed 218-unit 40B residential community in Norwood. He oversaw preliminary site analysis including utilities, right-of-way, and easements on the site. He also led civil engineering tasks including conceptual design, stormwater management, construction documents, and permitting support.

Blue Hill Commons, Canton, MA

Conor was Project Engineer for a mixed-use development, including 25,000 SF of retail, 65-unit condominium, and subsurface parking.

Herb Chambers Automobile Dealership, Burlington, MA

Conor provided site planning, design, local permitting, and construction oversight for an automobile dealership. He coordinated with the design team of engineers and worked with client and team consultants on site design components including utilities, drainage, grading, and site layout.



Feldman Geospatial – Firm Bio

Feldman Geospatial is a 100-person firm led by ten, Registered Professional Land Surveyors and a staff dedicated to the practice of Land Surveying 3D Scanning, Construction Engineer and BIM. Since our field continues to evolve, our professionals keep current with issues ranging from legal aspects of surveying to new technological advances, procedures and equipment. We lead by specializing in our field and ensuring that all our decisions are made from a Professional Land Surveyor's perspective.

We can operate with up to 24 field crews. Each crew has all the necessary equipment and technology needed to complete the most challenging types of survey.

Our headquarters is centrally located in Boston's Roxbury district which makes for quick access to downtown Boston and surrounding cities and towns. Our newly opened downtown Worcester office helps us do an even better job of servicing our clients in central and western Massachusetts.

Relevant Survey Projects:

Robinson Playground, Brookline (2020)
Institute Park, Worcester (2022)
Herter Park Master Plan, Brighton (2021)
Boston Public Garden Master Plan, Boston (2021)
Flaherty Playground, Boston (2021)
Kierstead Park, Malden (2022)
Copley Square Park, Boston (2022)
Otis Street Park, Brockton (2022)
Hillstrom Farm Park, Brockton (2022)
Sherrin Woods, Hyde Park (2022)
Gateway Park, Everett (2021)
Fellsmere Park, Malden (2021)



Tim Agurkis, PLS, Vice President

Tim Agurkis is a Vice President, Director of Survey Operations and a Professional Land Surveyor. Tim's work in the industry spans over 22 years and his experience covers virtually every type of survey, including complex construction projects, ALTA Surveys, and existing conditions surveys. In addition to the role of a Senior Project Manager, Tim is a leader in our firm's utilization of AutoCAD applications and GPS (Global Positioning System) and training.

With a strong field background, Tim is one of the most productive members of our team. His ability to see projects from field to finish allows him to complete projects timely and with an unparalleled level of accuracy. Before joining us, Tim worked in our industry honing his office and field skills which provided a great springboard for his development with our firm.

Some of Tim's recent projects include:

Encore Boston Harbor – Tim was the project manager on this \$2.4B project, overseeing all fieldwork and office work for the entire three-year duration. Feldman provided a full suite of conventional survey, 3D laser scanning, BIM and Construction Engineering on the most expensive privately developed site in Massachusetts' history.

Boston College – Feldman has enjoyed an excellent working relationship with Boston College for over 30 years. Over the last ten years, Tim has transitioned to manage construction projects, campus mapping and legal plan preparation for the Chestnut Hill, Newton, and Brighton campuses.

Millennium Properties Portfolio – Spanning over 10 years, Tim has managed both field and office workflow for three of Millennium's major Boston high rise landmarks: Millennium Place III (Hayward Place), Millennium Tower (1 Franklin St), and Winthrop Center (Winthrop Square, under construction). Tim has overseen all manner of survey, construction and land title related challenges on all of these projects and continues to work on them today.

Education: Associate of Science in Civil Engineering/Surveying from the University of Massachusetts.

Professional Registrations: Massachusetts Registered Professional Land Surveyor (License #52782)

Professional Affiliations: Massachusetts Association of Land Surveyors and Civil Engineers (MALSCE) Registered Member of the National Society of Professional Surveyors.

LAND SURVEYING | 3D SCANNING | CONSTRUCTION ENGINEERING | BIM | CONSULTING

Boston Headquarters 152 Hampden Street, Boston, MA 02119 **Worcester** 27 Mechanic Street, Worcester, MA 01608
P 617-357-9740 F 617-357-1829 feldmansurveyors.com



FELDMAN

Kevin Arsenault, PLS (MA, RI, NH)

Kevin Arsenault is a project manager with over 25 years' experience. He is licensed in Massachusetts, New Hampshire, and Rhode Island, with a wealth of knowledge spanning a wide area. Working on many large-scale state and municipal projects, his extensive knowledge and experience with MassDOT make Kevin a go-to for our clients with public realm projects.

Kevin also mentors our staff on professional land surveying topics such as boundary retracement, and state and municipal requirements for submittals.

Some of Kevin's recent projects include:

Shattuck Hospital/Boston Medical Center, Boston, MA – As part of the redevelopment of the Shattuck Hospital, Feldman was engaged via The SLAM Collaborative and DCAMM to prepare an existing conditions survey, including elevated walkway modeling of an entire city block. Kevin carefully oversaw the project and managed the design team's needs, especially the maze of underground utilities. The project is still in the design phase.

MassDOT, Monsignor William J. Casey Overpass Project, Boston, MA - Kevin directed the survey and preparation of the Existing Conditions Base Map of a portion of the Arborway, Washington Street, South Street, Hyde Park Avenue, and the MBTA Forest Hills Station. The base map combined aerial photogrammetry survey with ground survey on surface streets and obscured areas. The base map included visible surface features, underground utilities, ROW and property lines, contours, and some MBTA tunnel survey and mapping. Mr. Arsenault conducted extensive records research with City of Boston, MassDOT, MBTA, and DCR to document each party's existing fee interests within the project limits. His research uncovered multiple title issues, which were resolved during the course of the project.

MassDOT, Woods Memorial Bridge Route 16 Medford / Everett, MA - Kevin directed the field survey and Existing Conditions Base Map preparation, and the preparation of Layout Plan and Written Instrument. The survey included roadway cross sections, utility investigation, bridge detail survey, bathymetric survey of the Malden River, wetland flags, boundary monuments, and existing visible site improvements. He performed ROW and abutting boundary research and determined the ROW line locations. Challenges included field survey coordination for the Revere Beach Parkway cross sections, MBTA and MBCR ROW and track surveys, and determination of the MassDOT, DCR and MBTA layouts.

Education: University of Massachusetts Lowell, 1981

Professional Registrations: Massachusetts Registered Professional Land Surveyor (License #52782), Rhode Island (#2510) and New Hampshire (#952)

Professional Affiliations: Massachusetts Association of Land Surveyors and Civil Engineers (MALSCE) Association Treasurer (2015-present), New Hampshire Land Surveyors Association (NHLA), Registered Member of the National Society of Professional Surveyors.

LAND SURVEYING | 3D SCANNING | CONSTRUCTION ENGINEERING | BIM | CONSULTING

Boston Headquarters 152 Hampden Street, Boston, MA 02119 **Worcester** 27 Mechanic Street, Worcester, MA 01608
P 617-357-9740 F 617-357-1829 feldmansurveyors.com



Statement of Qualifications

Brief History of the Firm

Since 1976 McPhail Associates, LLC has been providing engineering services to architects, owners, contractors, institutions, and developers, primarily in the Boston area but also throughout New England. Our services include geotechnical, geoenvironmental (including Licensed Site Professional), geothermal energy and below-grade waterproofing consultation. In addition, we offer a wide variety of contractor support services including design of temporary and permanent excavation support systems, pile and specialty foundations, and construction dewatering systems. We remain true to the vision of our founder, Robert E. McPhail, and continue to be creative, practical, respected problem solvers, always keeping our clients' best interest and vision in mind.

Our leadership team is comprised of four managing principals, Amy D. Apfelbaum, Peter J. DeChaves, Thomas J. Fennick, and Jonathan W. Patch, who oversee our business operations and provide executive-level project management alongside principals Ambrose J. Donovan and Chris M. Erikson. Our professional staff consists of approximately sixty (60) individuals with backgrounds in Civil Engineering, Geotechnical Engineering, Environmental Engineering and Geology. The senior engineering staff has advanced degrees in the geotechnical or geoenvironmental engineering discipline. Our key engineers have had extensive experience in subsurface explorations, geotechnical analysis and design, geoenvironmental site evaluation and remediation, design assistance to structural engineers and architects, and construction monitoring for more than 6,000 building, environmental, waterfront, and heavy construction projects.

We understand the role of the geotechnical engineer and geoenvironmental professional in performing the subsurface design of construction projects in terms of both the geotechnical and geoenvironmental considerations. We are oriented towards providing timely design assistance to the design team which assists in the proper implementation of the geotechnical design recommendations and geoenvironmental requirements into the Contract Documents.

Design Team Background

Our success is due to our extremely knowledgeable staff and experienced leadership who work with unparalleled collaboration to deliver comprehensive solutions to our client's development plans. The following are the key personnel that will be assigned to this project:

- Geoenvironmental Principal-in-Charge: Joseph G. Lombardo, Jr., L.S.P.
- Geotechnical Principal-in-Charge: Jonathan W. Patch, P.E.

Resumes, which include professional experience and education, and relevant projects, are included herein.



Diversity, Equity & Inclusion

Our people come from a wide variety of backgrounds whether it be race, color, age, sex, national origin, or basis of disability. The diverse background of our people makes McPhail stronger and this diversity benefits both McPhail and our clients by fostering a close-knit community that encourages new thoughts and perspectives on old problems, leading to new and innovative solutions.

Relevant Projects

McPhail Associates, LLC has provided geotechnical, geoenvironmental and/or LSP consulting services for numerous projects in Watertown and for parks including the following:

- Lot 8; Watertown
- Watertown MEWS; Watertown
- 480 Pleasant Street; Watertown
- 580 Pleasant Street; Watertown
- 650 Pleasant Street; Watertown
- 20 Seyon Street; Waltham
- 66 Seyon Street; Waltham
- Watertown Ford; Waltham
- Currents on the Charles; Waltham
- Arthur D. Healey Schoolyard Renovation; Somerville
- Martin's Park at the Smith Family Waterfront; South Boston
- Fan Pier Park; South Boston
- Frederick Douglass Memorial Pocket Park and Sculpture; Boston
- O'Neil Playground; Chelsea
- Improvements to Roslindale Wetlands; Roslindale



JOSEPH G. LOMBARDO, JR., **L.S.P.**

ASSOCIATE PRINCIPAL

Education

University of Massachusetts -
Lowell; Lowell, Massachusetts
Bachelor of Science in
Civil Engineering (1997)

University of Massachusetts -
Lowell; Lowell, Massachusetts
Master of Science in Civil and
Environmental Engineering (1999)

Specialized Training

Personnel Protection and Safety
Training for Hazardous Waste Site
Activities in compliance with OSHA
Standard 29 CFR 1910 and SARA
section 126(d) (1988)

Professional Registration

Licensed Site Professional:
Massachusetts

Professional Affiliations

Licensed Site Professional
Association



GEOTECHNICAL AND
GEOENVIRONMENTAL ENGINEERS
2269 Massachusetts Avenue
Cambridge, Massachusetts 02140
(617) 868-1420

Mr. Lombardo has served as a field, project engineer and project manager for a variety of geoenvironmental and geotechnical engineering projects with McPhail Associates spanning a period of over 24 years.

Joseph's geoenvironmental responsibilities have included development and coordination of field exploration programs, completion of ASTM Phase I and II environmental site assessments, soil management plans, preparation of various comprehensive response action reports, management and monitoring of site remediation operations, and environmental risk assessment in accordance with the Massachusetts Oil and Hazardous Materials Release Prevention and Response Act (MGL Chapter 21E) and the Massachusetts Contingency Plan 310 CMR 40.0000 (MCP), and project coordination with other design disciplines. His geotechnical experience includes coordination of subsurface exploration programs, geotechnical analysis and design, preparation of foundation engineering reports, technical specifications, design assistance, and oversight of construction control.

Representative Projects:

Fuller Middle School; Framingham, MA
Wellington Elementary School; Belmont, MA
Belmont High School; Belmont, MA
Dearborn STEM Academy; Boston, MA
Westport Middle School; Westport, MA
Old Colony Housing Phases One through Six; South Boston, MA
SixTen Main Street; Cambridge, MA
Trilogy Building; Boston, MA
The Van Ness, 1330 Boylston Street; Boston, MA
Martin's Park; Boston, MA

Awards:

Chi Epsilon



JONATHAN W. PATCH, P.E.

PRINCIPAL

Education

Union College;
Schenectady, NY
Bachelor of Science
in Civil Engineering (2000)

Cornell University;
Ithaca, NY
Master of Engineering in Civil and
Environmental Engineering (2001)

Professional Registration

Registered Professional Engineer:
Connecticut, Massachusetts,
New Hampshire, New York,
Rhode Island, Vermont

Professional Affiliations

American Society of Civil Engineers
Boston Society of Civil Engineers
Deep Foundations Institute
Geoprofessional Business
Association
International Ground Source Heat
Pump Association



Since 2001, Jonathan W. Patch has been directly responsible for a variety of geotechnical, geothermal and/or geoenvironmental projects with McPhail Associates.

Jonathan's responsibilities have included coordination of subsurface exploration programs, geotechnical analysis and design, geothermal well field design, geotechnical instrumentation, design assistance in preparing construction documents, and project coordination with other disciplines. His foundation construction experience includes both design and/or field monitoring of shallow and deep foundations including spread footing systems, ground improvement systems, drilled and driven piles, slurry walls, load bearing elements, caissons, pressure-injected footings, underpinning, and temporary earth support design for building and transportation projects.

Mr. Patch's geoenvironmental experience includes performing site assessments for the presence of oil and hazardous materials, and preparation of soil disposition plans and monitoring of site remediation operations in accordance with the Massachusetts Oil and Hazardous Materials Release Prevention and Response Act (MGL Chapter 21E) and the Massachusetts Contingency Plan (310 CMR 40.0000).

Mr. Patch has also been responsible for the geothermal well field design, test well installation and/or thermal conductivity testing for several projects that have utilized conventional closed-loop U-bends, quad-loops or High-Performance Geo Xchange (HPGX) materials.

Representative Experience:

Arthur D. Healey Schoolyard Renovation; Somerville
Annie E. Fales Elementary School; Westborough, MA
Hanlon Elementary School; Westwood, MA
Ashland Public Safety Complex; Ashland, MA
Arlington High School; Arlington, MA
Fan Pier; Boston, MA
Isabella Stewart Gardner Museum Expansion; Boston, MA
100 College Street; New Haven, CT
UMass Lowell University Crossing; Lowell, MA
Bruce C. Bolling Municipal Building; Boston, MA
Omni Boston Hotel at the Seaport; Boston, MA
MGH Cambridge Street Project; Boston, MA

GEOTECHNICAL AND
GEOENVIRONMENTAL ENGINEERS
2269 Massachusetts Avenue
Cambridge, Massachusetts 02140
(617) 868-1420

FIRM PROFILE

PM&C was created in 2005 to enable our clients to focus on what they do best! We ensure that owners, architects, developers and financial institutions are getting the best-value for their money by providing them with proven, extremely accurate cost estimates. PM&C is proud of our ability and history to accurately predict costs at an early stage of design when there is typically incomplete information available.

COST ESTIMATING APPROACH

PM&C begins each estimating engagement by thoroughly understanding the scope of the project so that we can:

- identify the key project cost and schedule drivers
- recognize all constraints
- review the deliverables and format with key decision makers

This is done prior to starting the pricing exercise with the design team and Owner.

After the initial *kick-off meeting* with the design team we review all design information prepared to date so that we begin to meticulously understand the *scope of work*. We then begin the *quantity takeoff* phase, which will generate a detailed list of all quantities associated with projects, as well as breaking out the estimate into any phase requested by the design team or Owner. Our *takeoff process* is extensive as accurate quantities generated and precisely capturing the scope of work is the key to developing accurate estimates. After the quantity survey phase has been completed, we enter information into our custom estimate format and price the individual work items.

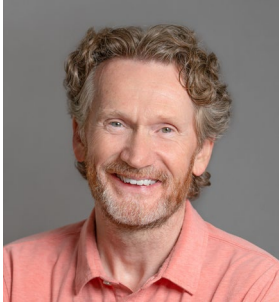
PROVEN EXPERIENCE

As a result of the large volume of cost estimating projects we currently perform, and the feedback we get through the bid results, we are able keep up to date with the current market value of construction projects including material and labor costs. We also solicit material and subcontractor pricing on specialty items.

COMPETITIVE ADVANTAGE

These unique service capabilities are what set PM&C apart from other firms. We become partners from the moment we are hired and work hand in hand with our clients throughout the entire project. As a small, hands-on firm, our clients are guaranteed to work only with our most experienced estimators who stay with them throughout the duration of the project.





PETER BRADLEY

PRESIDENT

Peter founded PM&C in 2005 to help clients focus on comprehensive cost control. His commitment to deliver quality projects within budget is a true testament to his client-focused responsiveness. Having been in the construction business for over 35 years with experience as a hard-bid estimator, chief estimator for a design/bid contractor, cost consultant for one of the world's largest cost management firms, development manager on a successful \$500M mixed use project, project manager on numerous private sector projects and now leading PM&C, he is an expert in cost estimating and cost management with in-depth knowledge of conceptual project budgeting. Peter has structured PM&C to be small enough to give personal attention to clients, but large enough to handle any size project. Peter enjoys the diversity of the projects he works on and has a keen ability to partner with his clients to ensure they get the best value for money.

EDUCATION

University of Ulster, Belfast,
Northern Ireland
1984–1988
BSc in Quantity Surveying
specializing in Construction
Cost Control, Engineering,
Design, and Law.

LEED AP 2004

RELEVANT PROJECT EXPERIENCE:

- Miss Porter's School Athletic Field Upgrades, Farmington CT
- Excel Academy, East Boston MA
- Community Charter School, Cambridge MA
- Seven Hills Charter School, Worcester MA
- Advanced Math & Science Academy (AMSA) Charter School, Marlborough MA
- Ben Franklin Classical Charter School, Franklin MA
- Lynnfield Golf Club, Lynnfield MA
- Sandwich Hollows Golf Club, Sandwich MA
- Marshfield Rod and Gun Club, Marshfield MA
- Worcester State University Fieldhouse Study, Worcester MA
- Sacred Heart Natatorium & Ice Rink
- St. Sebastian's Ice Rink
- Dedham Country & Polo Club, Dedham MA
- The Country Club, Chestnut Hill MA
- Westfield High School Natatorium, Westfield MA

Walker Pond, Parcel 807 1B 1A

**Property Information**

Property ID 807 1B 1A
Location STANLEY AV
Building Value 0
Land Value 6,898,700
Total Value 6,898,700

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Watertown, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 01/17/2023
Data updated Daily

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

Walker Pond: Past to current



Figure 1: Aerial of Walker Pond and surrounding properties, 1990 (source: MassMapper)



Figure 2: Aerial of Walker Pond and surrounding properties, 2015 (source: MassMapper)



Figure 3: Aerial of Walker Pond and surrounding properties, 2023 (source: Nearmap GIS)

Walker Pond: Current Site Conditions



Figure 4: Current conditions of the site, southeast to the pond, pavement area (remnant of Raytheon parking lot) (source: Nearmap GIS).



Figure 5: Current conditions of the site, from the southern view of the pond. Trail easement along the lower part of the pond (source: Nearmap GIS).



Figure 6: Current conditions of the site, looking in northern direction of the Pond. Vegetation visible in the pond (source: Nearmap GIS).

Walker Pond: Current Site Conditions



Figure 7: Current conditions of western side of pond (photo taken by Katie Swan).



Figure 8: Current conditions of western side of pond (photo taken by Leo Martin).

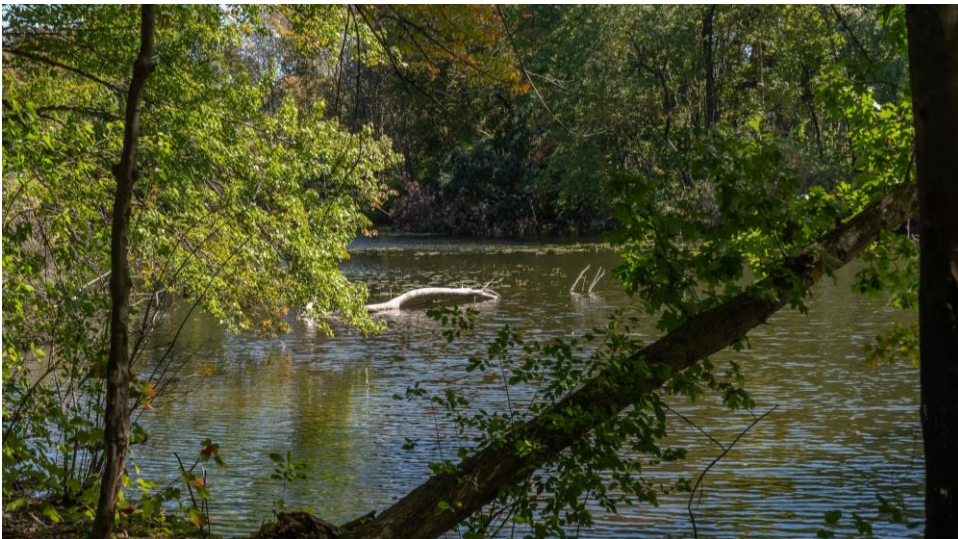
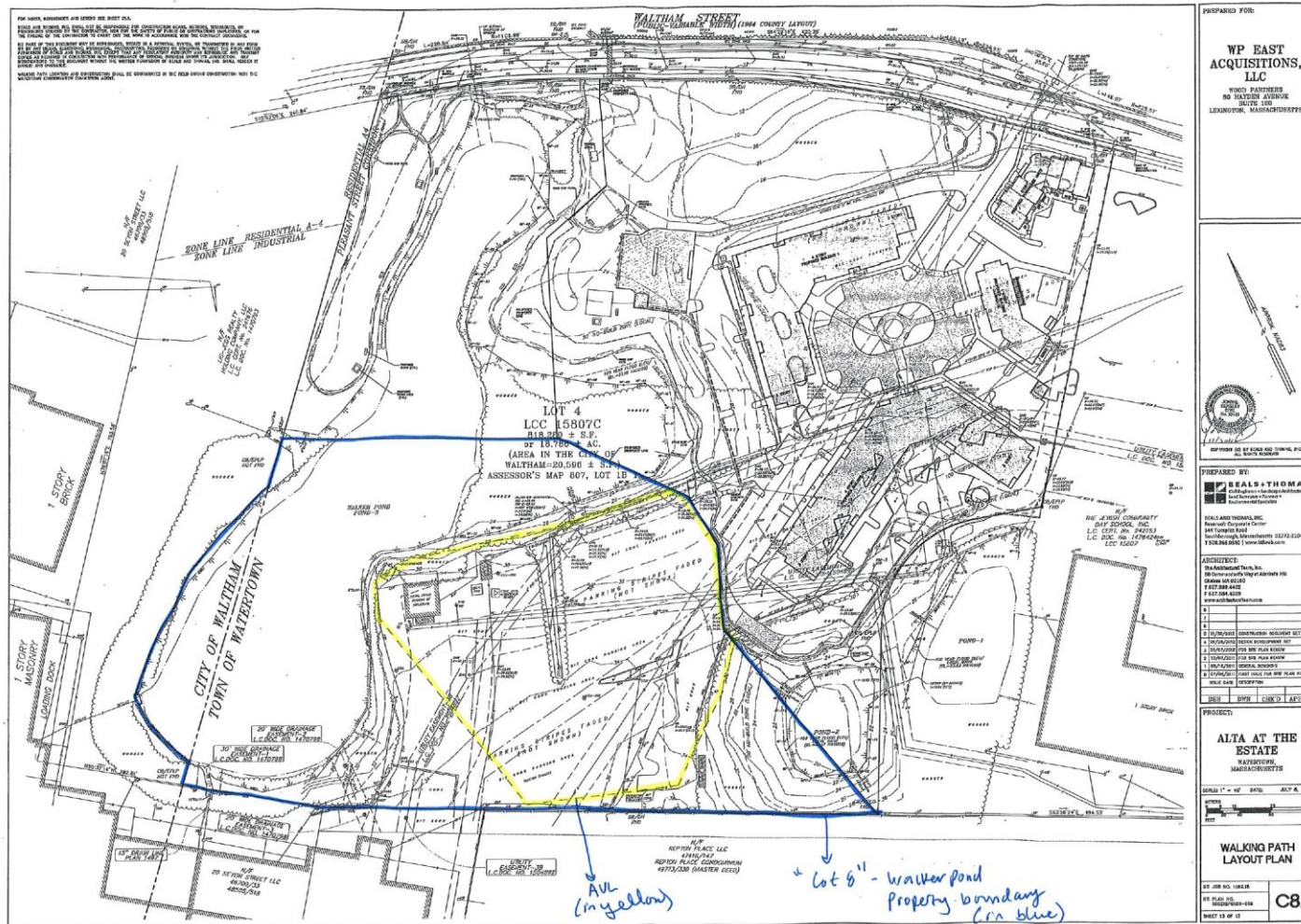


Figure 9: Current conditions of western side of pond (photo taken by Leo Martin).



Figure 10: Current conditions of western side of pond facing the northwest direction of trail (photo taken by Katie Swan).

Site Plan (not official)



This is a site plan from 2012 for Alta at the Estate multi-residential development. The blue outline indicates the property boundary (as Lot 8), and yellow outline indicates the Area Use of Limitation (AUL).

This is not an official site plan; the proposed work will include to have the property boundaries (Lot 8 including the Waltham side) to be surveyed.



2022 01829673

Bk: 1520 Pg: 5 Cert#: 266654

Doc: VOTE 12/28/2022 10:26 AM

Watertown City Council

Administration Building

149 Main Street

Watertown, MA 02472

Phone: 617-972-6470



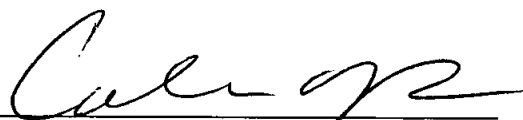
2022 00187640

Bk: 81108 Pg: 355 Doc: VOTE

Page: 1 of 2 12/28/2022 11:06 AM

ELECTED OFFICIALS:Mark S. Sideris,
Council PresidentVincent J. Piccirilli, Jr.,
Vice President &
District C CouncilorJohn M. Airasian
Councilor At LargeCaroline Bays
Councilor At LargeJohn G. Gannon,
Councilor At LargeAnthony Palomba,
Councilor At LargeNicole Gardner,
District A CouncilorLisa J. Feltner,
District B CouncilorEmily Izzo,
District D Councilor**ORDER # 125****2022 - 0 - 125****AN ORDER TO ACQUIRE LOT 8 (WALKER POND) OFF MANLEY WAY LOCATED IN WATERTOWN AND WALTHAM****WHEREAS:** The City has entered into an Agreement of Purchase and Sale with BIV – Parcel 807, LLC, dated September 29, 2022, to acquire “lot 8,” sometimes referred to as Walker Pond, located off Manley Way in the City of Watertown and the City of Waltham; and**WHEREAS:** The agreed purchase price is Eleven Million Two Hundred Fifty Thousand and 00/100 Dollars (\$11,250,000.00), and the City Council has appropriated the funds to acquire the property; and**WHEREAS:** The City intends, with the consent of the owner, BIV – Parcel 807, LLC, to acquire the property by eminent domain.**NOW THEREFORE BE IT ORDERED:** That the City Council vote to acquire the property known as Lot 8 (Walker Pond), described on Land Court Plan 15807D, and the easements in, on and upon Manley Way as access to the property, all as described in an Order of Taking of the City Council to be recorded with the Middlesex South District Registry of Deeds and filed with the Middlesex South District of the Land Court;**AND, BE IT FURTHER ORDERED:** That the City Council approve the payment to BIV – Parcel 807, LLC of the sum of \$11, 250,000.00 plus real estate taxes as required by G.L. c. 79 §12, for the acquisition of the property;**AND, BE IT FURTHER ORDERED:** That the City Council authorize the City Manager to execute and record the Order of Taking with the Middlesex South District Registry of Deeds and to file the Order of Taking with the Middlesex South District of the Land Court, and to execute such other documents and instruments as may be necessary or appropriate to carry out the intent of this Order.

266654 1520 - 5

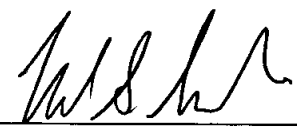


Council Member

I hereby certify that at a meeting of the City Council for which a quorum was present, the above Order was adopted by a vote of 9 for, 0 against, and 0 present on December 13, 2022. ✓



Marilyn W. Pronovost, Council Clerk



Mark S. Sideris, Council President

Take

43

BOTH WAYS



2022 01929672
 Bk: 1520 Pg: 5 Cert#: 266654
 Doc: TAKE 12/28/2022 10:26 AM

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

CITY OF WATERTOWN

ORDER OF TAKING

At a regularly convened meeting of the Watertown City Council (the "City") held on the 13th day of December, 2022, it was voted and ordered as follows:

The Watertown City Council, duly appointed, qualified, and acting pursuant to Massachusetts General Laws Chapter 79 and Chapter 220 of the Acts of 2022, and any and every other power and authority hereunto enabling, hereby takes, on behalf of the City:

1. The fee in and to all that land off Pleasant Street, Watertown and Waltham, Massachusetts, and any improvements thereon (the "Land"), and an appurtenant easement (the "Appurtenant Easement"), all as described in Exhibit A, attached hereto and incorporated herein.
2. An easement in gross in property off Pleasant Street, Watertown, Massachusetts (the "Easement in Gross"), as described in Exhibit A, attached hereto and incorporated herein.

Said property is owned or supposed to be owned by **BIV – Parcel 807, LLC**, a Delaware limited liability company (the "Owner"). If the name of the Owner is not correctly stated, the name of the supposed owner being given as of this Order of Taking, it is understood that in such instance the land referred to is owned by an owner or owners unknown to us.

Damages are awarded to the Owner in accordance with the provisions of M.G.L. c. 79, §6, as amended, as set forth in Exhibit B, attached hereto and incorporated herein.

Betterments are not to be assessed under this taking.



2022 00187639
 Bk: 81108 Pg: 351 Doc: TAKE
 Page: 1 of 4 12/28/2022 11:06 AM

[Signature Page Follows]

266654 1520-5

IN WITNESS WHEREOF, the Watertown City Manager, pursuant to the vote of the Watertown City Council, being Order 22-~~125~~, a certified copy of which is attached hereto, sets his hand and seal on this 15 of December, 2022. ✓

CITY OF WATERTOWN

By: 
 Name: George J. Proakis ✓
 Title: City Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 15th day of December, 2022, before me, the undersigned notary public, personally appeared George J. Proakis, City Manager of the City of Watertown, as aforesaid, proved to me through satisfactory evidence of identification, which was PERS. KNOWN, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of the City of Watertown.


 Notary Public
 My Commission Expires:

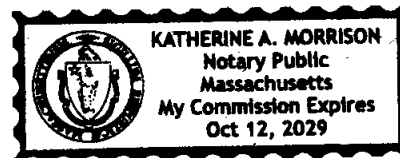


Exhibit ALand:

The land together with the buildings and other improvements thereon situated in the City of Watertown and City of Waltham, Middlesex County, Massachusetts shown as Lot 8 on Land Court Plan 15807D on file with the Middlesex South Registry District of the Land Court.

*Land
Reg*

The above described property is subject to that certain Notice of Activity and Use Limitation pursuant to M.G.L. c. 21E, §6 and 310 CMR 40.0000 on file with the Middlesex South Registry District of the Land Court as Document No. 1493424.

Appurtenant Easement:

The easements set forth in the Easement Agreement by and between BIV – Seyon, LLC and BIV – Parcel 807, LLC, dated as of December 28, 2017 and recorded with the Middlesex South District Registry of Deeds in Book 70482, Page 309 and filed as Document No. 1779050; as affected by the Amended and Restated Easement Agreement, dated October 15, 2020 and recorded October 21, 2020 in Book 75943, Page 293 and filed as Document No. 1857460, as amended by the First Amendment to Amended and Restated Easement Agreement, of even date and recorded and filed herewith.

Easement in Gross:

A perpetual, assignable easement in gross to use the area described as Potential Easement Area A, in common with the Unit Owners of the Repton Place Condominium, for the purposes of the installation, repair, maintenance, replacement and use for all utility purposes, and by bicycle paths, and together with the right of ingress and egress from and to Pleasant Street, all as more particularly set forth in the Master Deed of the Repton Place Condominium, dated July 13, 2007 and recorded with the Middlesex South District Registry of Deeds in Book 49773, Page 330.

Said Land, Appurtenant Easement and Easement in Gross are taken subject to, and with the benefit of, all rights, reservations, easements, restrictions and instruments of record so far as now in force and applicable.

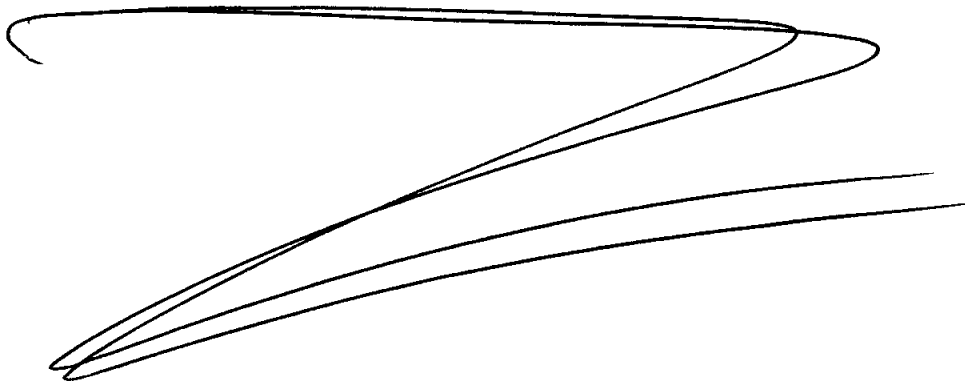
Exhibit B

Owner

BIV – PARCEL 807, LLC ✓

Damages Award

\$ 11,250,000.00





Watertown Conservation Commission
Administration Building
149 Main Street
Watertown, MA 02472

Maria Rose, Chair
Leo Martin, Member
Jamie O'Connell, Member
Darya Mattes, Member
Rachel Danford, Member

October 15, 2023

Lanae Handy, Community Preservation Coordinator
City of Watertown
149 Main Street
Watertown, MA 02472

RE: Letter of Support for CPC Grant Application for Walker Pond Conceptual Design Services

Dear Ms. Handy,

On behalf of Watertown's Conservation Commission, I am pleased to submit this letter of support for a Community Preservation Commission (CPC) Grant submitted by the Department of Community Development and Planning for the development of an existing conditions plan and future conceptual design plans for the recently acquired 7 acres of land surrounding and including a portion of Walker Pond.

The Conservation Commission actively seeks to protect, preserve and expand open space land in Watertown. In fact, prior to the apartment complex development, formerly known as Alta at the Estates (now Bell Watertown), our Commission strongly encouraged the City to procure this land formerly occupied by Raytheon before it was developed. Several years later, acquisition of the remaining land surrounding Walker Pond became a rallying call to pass the Community Preservation Act (CPA) in 2016. Several current and former members of Conservation Commission actively worked to pass to CPA. Clearly, the future vision of this parcel of land is of keen interest to our Commission.

Fortunately, as part of the Bell Watertown development, 2.96 acres of land on the northern third of Walker pond, including a loop path and archeological preservation area, were preserved by Special Permit. The City is now in the unique position to create a vision plan that connects this preservation area with the rest of the pond. It is gratifying to see 7 acres of land acquired by the City. Now we need to implement the goal outlined in the 2015 Open Space and Recreation Plan "Explore ways to make the entire pond and remaining area of surrounding land available as public open space."

As the CPC heard during the development of the Community Preservation Plan, our community wants more open green space to escape from peri-urban living, connect with nature and enjoy passive recreation. We strongly urge the CPC to fund this project. Once funded, we look forward to playing an active role on the development of conceptual design plans for the Walker Pond parcel.

Sincerely,

Maria P. Rose, Chair
Watertown Conservation Commission

Cc: Katherine Swan, Environmental Planner and Conservation Agent



PO Box 392
Watertown, Massachusetts 02471

October 16, 2023

To the Watertown Community Preservation Committee:

We, the Trees for Watertown Board of Directors, are writing to support the Watertown Department of Community Development & Planning's application for CPA funding of Phase One toward creating a new natural parkland for the underserved community of Watertown.

Hundreds of cities across the world are recognizing and acting on the torrent of evidence that diverse public green spaces, with protected mature tree canopy and easy public access, are tremendously important to urban public health. There's also rising international awareness of how important diverse natural BLUE spaces, like rivers and ponds, are to healthy city life.* In the Walker Pond acreage there are beautiful mature trees which could be standout features of an extraordinary public park. As the only major public pond in Watertown, Walker Pond also has huge potential as an attractive natural blue space in our city.

Watertown residents are well aware of the lack of natural public open space in our city. With the potential sensitive development of Walker Pond we have a golden opportunity to help remedy this insufficiency.

In Phase One an experienced professional landscape architecture firm will assess the precise boundaries, constraints, and features of the Walker Pond property, and hold community meetings to present their findings and engage the community around possibilities for this site. We expect this firm to present the city with a proposed master plan for how this valuable green and blue space can be opened up for public use while retaining and improving its important existing natural benefits for native species and local and migrating wildlife.

Trees for Watertown heartily endorses this goal.

Sincerely,

Libby Shaw

President, Trees for Watertown

on behalf of the TFW Board of Directors

Eugenie Johnston, Treasurer

Donald J. MacDonald, Clerk

Corinna Baksik

James F. Briand

Anita Roy Dobbs

Dennis J. Duff - RECUSED

Jessica Grimsby

Michele Waldman

*"Understanding Social Implications & Human Health Effects of Urban Trees", Cecil C. Konijnendijk, Urban Forestry Today Webinar, 09/07/2023, <https://vimeo.com/862138730>

Written responses for CPC funding application for Walker Pond: Conceptual Design

2. Clarify the project schedule, there seems to be typographical errors on the years. For public engagement, are there plans to avoid peak vacation periods and the holiday season? Can the planning be reasonably completed within 6 months?

a. Corrections to the project schedule:

- May 2024 - kickoff meeting (background/ideas/constraints)
- July and /August 2024 - plans/options/visualizations
- September and /October 2024 - make adjustments to the design including surveys in between meetings
- November/December 2024 - Conservation Commission and Planning Board review

b. For public engagement, are there plans to avoid peak vacation periods and holiday season?

We try as best we can to avoid obvious conflicts for public participation, however, we need to have the project advance, and we cannot completely avoid seasons and be able to complete the City's work.

c. Can the planning be reasonably completed in 6 months?

The public engagement meetings are to take place over a couple of months to ensure that there is not too long of a gap between meetings (3).

4. Explain how the three easements impact the project and its feasibility and how the city as a new grantor may be able to change the easements.

Any of the easements can conceivably be amended. Having said that, it is important to recognize why they are there and who holds an interest in them. These both directly impact the ability to adjust or relocate them. They are an important input to the design process when we consider design options.

4. Identify the groups and stakeholders who have met to inform the project application.

Conservation Commission, Department of Public Works, Recreation Department, DCDP, and Trees for Watertown.

7. Identify the key stakeholders who are mentioned in the scope of services.

Area residents, Recreation Department and Department of Public Works, and Watertown Community Gardens.

8. Discuss the study of the pond from an ecological perspective. What steps would be studied to make it ecologically healthy and functional.

This study is primarily designing the use of the property around the pond. Once implemented, the City and interested parties can continue to analyze the ecology of the pond and surrounding property.

Hydrologically and ecologically, the pond is surrounded by forested upland and bordering vegetation wetlands and fed by stormwater. The stormwater is piped from two different

areas: the Manley Way property stormwater drains on the southern portion of the pond, and from the Waltham stormwater system along Waltham Street side (north). With the proposed Manley Way redevelopment project and upcoming Conservation Commission review of the project, there are ways to ensure BMPs for stormwater runoff are implemented, thereby reducing flows and offsetting impervious surfaces with more pervious (remove pavement and replace with green space).

Ecologically, this would include trees, reduction of invasives, ensuring that the pond is not being further degraded by stormwater and that there is adequate quantity of water entering the pond.

12. The team seems to primarily have experience with hardscape and playgrounds as opposed to natural landscapes and passive recreational projects. Describe the team's experience with this type of setting.

Warner Larson and the proposed project team has extensive experience with complete site design projects for municipalities in eastern Massachusetts that include passive recreation and walking trails in ecologically sensitive areas. This includes school campuses and parks. Recent examples include the boardwalk and trail system at Sunita Williams School in Needham and an extensive ADA ramp and stair system connecting the upper and lower campus at the new Northeast Metro Tech High School currently under construction.



CITY OF WATERTOWN

Community Preservation Committee

Mark Krackiewicz, Chair
Jon Bockian, Vice Chair
Jason Cohen
Bob DiRico
Dennis J. Duff
Allen Gallagher
Jamie O'Connell
Elodia Thomas
Matthew Walter

DRAFT Minutes of CPC Meeting Thursday, November 16, 2023, at 7:00PM, held remotely via Zoom.

Committee Members Present: Mark Krackiewicz, Chair; Jon Bockian, Vice Chair; Bob DiRico; Allen Gallagher; Dennis J. Duff; Elodia Thomas; Matt Walter; Jason Cohen; and Jamie O'Connell (joined at 7:05).

Others Present: Lanae Handy, Community Preservation Coordinator; Michael Albano, Department of Public Works; Michael Cookson, Department of Public Works; Chris Golden, Michael D'Angelo Landscape Architects; Andrew Gambardella, Mt. Auburn Cemetery; Beth Brown, Mt. Auburn Cemetery; Gus Fraser, Mt. Auburn Cemetery; Joyce Kelly, Historical Society of Watertown; Libby Shaw, Trees for Watertown; Eugenie Johnston, Trees for Watertown; Margie Wayne; and Jacky Van Leeuwen.

1. Call to Order

Mark Krackiewicz called the meeting to order at 7:01PM, noting it was being held remotely according to the Governor's extension suspending certain provisions of Open Meeting Laws.

2. Acceptance of Minutes

A. 2023-10-19 CPC Minutes

Mark Krackiewicz asked if there were any changes to the minutes and there were none.

Motion: Allen Gallagher moved to accept the minutes as recorded and Jason Cohen seconded the motion.

Vote: Matthew Walter, Elodia Thomas, Mark Krackiewicz, Dennis J. Duff, Allen Gallagher, Bob DiRico, and Jon Bockian voted in favor. (Jason Cohen and Jamie O'Connell were not present at the 10/19/23 meeting.)

3. Coordinator Update

A. CPA Projects

Lanae Handy gave a brief update on each of the projects in progress.

City Hall Paintings - The contract for the conservator was finally executed and the painting restoration will be able to resume.

Cemeteries - Ray Dunetz, landscape architect for the project has a contract that is in the process of being executed. The firm produced a draft assessment for the two cemeteries.

Edmund Fowle House - The gutter replacement project was completed and Lanae posted photos on the CPC webpage.

Commander's mansion - The landscape architectural team is completing the survey and Liz Helfer is planning a site visit soon.

103 Nichols Avenue - An RFP for design services is being posted in the Central Register. The Phase II assessment will begin sometime after the design firm is hired.

Elodia Thomas stressed the importance of being included in the design process for 103 Nichols Ave. early enough to ensure the 2nd floor is accessible.

4. Committee Discussion

Mark introduced the discussion about the 4 remaining applications after the withdrawal of the 80 Mt. Auburn St application. He emphasized the goals of the discussion were to (1) determine which applicants should be invited to present their projects and (2) to develop questions to be answered at project presentations and/or in writing.

A. FY2024 CPA Project Applications Evaluation

Browne House

Allen summarized the application, noting it was well done and the team was well qualified. He questioned whether the financial position of one applicant should be taken into account while not doing so for another applicant. For example, should the CPC vote for the Browne House project but not vote for the Scots Charitable fence project based on the finances of the organizations. Elodia pointed out Historic New England maintained 38 historic properties and helped with over 120 other properties. Historic New England found it easier to secure grants for capital improvements than for planning. She also mentioned it was the oldest house in Watertown.

Mark thought Historic New England should be asked to present. Committee members had the following questions or requests for clarification.

Questions/Comments or additional information

1. Clarify what the CPA request would be used for and verify it would not be used for construction administration.
2. Explain why Historic New England would not be able to do the work if not for CPA funds, in other words demonstrate need.
3. Clarify the hours and dates for admittance of visitors.
4. What does Historic New England do to reach out to Watertown residents and make them aware of free admission for residents?

Scots Charitable Fence

Matt Walker endorsed the project and left the analysis and questions for the applicant to Jamie O'Connell. He spoke about the importance of the cemetery to the community. Matt mentioned the many objects, features, and notable people buried there as well as its significance as the first garden cemetery. He also cited its importance as an arboretum and bird migration spot along with the plans for new entrances. Matt highlighted Mt. Auburn Cemetery's preservation team's great track record and expertise. He also noted self-funding of their many capital projects would be unsustainable.

Questions/Comments or additional information

1. Clarify the relationship between the Friends of Mt. Auburn Cemetery and Mt. Auburn Cemetery and confirm that the group has permission to conduct the project.
2. Provide evidence or a commitment letter for \$75,000 from Scots Charitable Society.
3. Clarify who is on the team and their roles.
4. Is horticulture a part of this project? Scottish themed plantings are mentioned. Is there a planting plan and are these plantings native or compatible with this region?
5. How was the timeline developed and is it dependent on fundraising success?
6. Provide more information about the fundraising plan and status. How would a condition of the grant agreement tied to there being adequate funds available to complete the project before CPA funds affect the applicant's decision to conduct the project?
7. Clarify budget details.
 - a. How were costs estimated and which documents support these estimates?
 - b. There is no quote for Foster Architecture construction administration services and no quote for horticulture.
 - c. Is a contingency needed?
 - d. Explain the statement that the project will go forward once 60% is raised. Is the 60% needed to go forward coming from non-CPA sources?

During the discussion Jamie suggested standardizing the review so that committee members don't receive applications until they are complete. Elodia reminded committee members that when the CPC adopted the Community Preservation Plan, they made a commitment to prioritizing municipal historic resources. Dennis Duff added that he felt Mt. Auburn Cemetery turned their back on Watertown.

Walker Pond

Dennis summarized the application stating that there seemed to be preconceived ideas about what to include in the project regarding active recreation. He also questioned why certain items below were not included in the scope. Elodia added she was concerned about project development meetings that the CPC had no access to.

Questions/Comments or additional information

1. Why are a complete tree inventory and water quality study not included in the scope of this phase?
2. Clarify project schedule, there seems to be typographical errors on the years. Are there plans to avoid peak vacation periods and the holiday season? Is 6 months enough time?

3. Clarify the need for a new survey and the amount. There were surveys done by Feldman in 2009 and 2012.
4. Explain how the three easements impact the project and its feasibility and how the city as a new grantor may be able to change the easements.
5. Identify the groups and stakeholders who have met to inform the project application.
6. Describe the plans for connectivity to be explored as part of this project including the easement portion.
7. Identify the key stakeholders who will be meeting as mentioned in the scope of services.
8. Discuss the study of the pond from an ecological perspective. What would be done to make it ecologically healthy and functional?
9. How will you ensure sustainability is incorporated in the planning process?
10. Can the scope of services expand on how universal design principles will be used in the design of the pathways?
11. How will bicyclist and pedestrian access and connections be evaluated in the feasibility study?
12. The team seems to have most of its experience with hardscape and playgrounds as opposed to a natural landscape. Describe how the team will address this.
13. Will this project need a budget contingency? Will funding for additional cost items be requested?
14. Is cost estimation included in the budget?

Saltonstall

Elodia described the positive aspects of the application and plan. She pointed out the MDLA team did great work. Elodia also highlighted features such as the removal of the stairs, addition of permeable pathways, and other improvements in accessibility. She identified the following issues:

- The complete plan had not been presented by the applicant and was not included as part of the new application.
- There were no details in the bid documents
- Details were missing about the performance structure and who would be building it.
- The applicant never met with Joe Levendusky about sound and lighting as recommended by the City Manager
- The landscape plan changed.
- MDLA's answers to questions posed by the CPC at its 7/20/23 meeting were not distributed to the CPC
- Reservations about the pavilion designer

Questions

Plan details

1. What are the answers to the committee's questions posed at the 7/20/23 CPC meeting?

2. How has the landscape plan changed?
3. How are benches configured; what direction are they facing?
4. Was a movie screen added to the pavilion and why?
5. Clarify the status of the \$160,000. Has it already been spent?
6. What is the difference between impervious cover in the existing conditions and the proposed plan? Will the drainage be designed through the course of this project?
7. Will green drainage infrastructure solutions be considered such as rain gardens?
8. Can shade trees be added to the lawn?
9. Was evaluation of bike infrastructure considered?
10. Will lighting be dark sky compliant?
11. Given that Trees for Watertown provided input, why didn't they provide a letter of support for the project?
12. Is access to the stage ADA compliant?
13. Is the timeline still valid?
14. Is there a difference between maintaining the existing park and the planned park? How will that maintenance be institutionalized?
15. Clarify what the CPC request would pay for in your itemized budget?
16. With the total budget approaching \$3,000,000, to reduce the total budget, can you provide a list of optional items or components with their costs?

Bob DiRico pointed out that MDLA itemized their bid sheet. He said the pavilion roof or skin was proprietary and only one company could provide it. More than one company could provide the laminate, but it was very detailed. The beams were standard.

The CPC agreed the Walker Pond and Saltonstall Park project presentations will be held on Thursday, January 18th and the historic preservation project presentations will be held on Thursday, February 1st.

5. Adjournment

Motion: Dennis J. Duff moved to adjourn, and Jon Bockian seconded the motion.

Vote: Elodia Thomas, Dennis J. Duff, Bob DiRico, Jason Cohen, Jamie O'Connell, Jon Bockian, Allen Gallagher, Mark Krackiewicz, and Matt Walter voted in favor.

Adjournment: 9:04PM