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2017-06

PLANNING BOARD
TOWN OF BOXBOROUGH



TOWN OF BOXBOROUGH

COMMUNITY PRESERVATION COMMITTEE

FINAL APPLICATION (COVER SHEET) FOR CPA FUNDING

Applicant: Hilary Greven

Applicant's Address: 328 Hill Road Boxborough, MA 01719

Applicant's Email: hilary.greven@outlook.com

Applicant's Phone: 508-243-8452

Town Committee (if applicable): Recreation Commission

Project Name: Updates and Improvements to Fierra Playground

Purpose (select all that apply):

Open Space Recreation Community Housing Historic Resources

Project Budget

CPA Funds Requested \$ 55,700

Amount of Other Funding \$ 3,600

Total Project Budget \$ 59,300

(If this is a multi-year project, present the costs for the first fiscal year.)

Estimated Date of Project Commencement: July 30, 2018

Estimated Date of Project Completion: August 17, 2018

For Historic Resources Projects Only – Please check the box below to acknowledge the accompanying statement.

I/We have read the US Secretary of the Interior's Standards for the Treatment of Historic Properties and understand that planning for, and execution of, this project must meet these standards.

Signature of Applicant: *Hilary Greven*

Date: 26 Oct 2017

Signature of Property Owner (if different): *[Signature]*

Date: 11/1/17

Submit Completed Final Applications To: Boxborough Community Preservation Committee, c/o Planning Department, Town Hall, 29 Middle Road, Boxborough, MA 01719. Final Applications should be received no later than 4:00 PM on Thursday, October 26, 2017.

Final Application for the Boxborough Community Preservation Act Funding: Updates and Improvements to Flerra Playground (updated December 2017)

1. Brief Project Summary

The Boxborough Recreation Commission (Commission) would like to rehabilitate and make capital improvements to the existing playground located at Flerra Field creating a more desirable spot for families and children of all ages and capabilities; with a goal of it becoming a widely used meeting place in town. The updates/improvements will include:

- Adding several play components to complement the existing main playground structure (1 playhouse, 1 new springer toy for toddlers and younger children; 3 pieces of rotating play equipment for all ages; 1 rope climbing/exercise structure for older children, teens and adults)
- Building additional seating around the perimeter of the fenced in playground area
- Paving a path from the parking lot to the playground making it accessible for those with disabilities
- Replacing the steep, narrow stairs to the tall slide with a safer structure to access
- Lowering the collars on platform leading to the bridge on the south side of the structure 1 inch to eliminate head entrapment hazard.
- Expanding the usable playground surface area to the fence which it encloses it by leveling it and adding more wood chips

The Commission is estimating this project will cost \$58,735. The Board of Selectmen recommended that a 10% contingency be added to cover unexpected costs which would be \$5,873. The estimated combined total that the Recreation Commission is asking for is \$64,608 of which \$61,008 would be from the CPA Fund. The remaining \$3600 will come from leftover funds allocated to the Recreation Commission at the Special Town Meeting in December 2016.

2. Narrative

Currently, the playground at Flerra Field is the only public playground in Boxborough always accessible to the public; a second playground exists at Blanchard Memorial School (Blanchard), but cannot be used by the public during the weekdays through the months of September to June. The playground was built in 1999 with the equipment purchased completely with private funds raised by the now defunct Boxborough Family Network. Other than a few repairs to broken items, the playground has not seen any updates since it was built.

The Flerra playground sees much use from children attending Summer Playground; Kindergarten Meet-ups; families attending soccer and baseball games and practice; and parents/caregivers seeking outdoor activity for their children. While Flerra

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playground is frequently used, the Commission has heard numerous complaints from families in town that they are not happy with the current condition of the playground and would rather drive to other playgrounds in neighboring towns. The current population of elementary-aged children in Boxborough continues to increase as seen by the additional classrooms being created at Blanchard. The Commission is seeking to improve upon the existing playground at Flerra as there is very limited space for recreation in Boxborough with no existing possibilities to add future land designated for recreation.

The main playground structure can be intimidating to small children, so the Commission would like to add an area of interest for toddlers and younger children such as a playhouse and play stationary vehicle or 2 new springer toys separate from the main structure. Additionally, the Commission would like to add a rope climbing structure that would draw the attention of older children and teens, but can also be used by children and adults of all ages; and two pieces of rotating play equipment.

As currently the only seating within the playground is one bench, the Commission proposes adding sturdy, comfortable benches with backs, one set facing the playground and one set facing the parking lot. This provides seating for parents or grandparents seeking shade while their children play on the playground or the lawn outside. It also serves as a place for dog walkers or nature hikers to sit and relax before they venture out or return to their cars. Within the playground enclosure, additional benches with shade are a necessity. There is currently hardly anywhere to sit, and the more open areas with the best views of the playground provide no protection from the sun. The Commission would like to add a row of seating along both sides of the South corner for adults to sit comfortably, with at least one side covered with an attractive and permanent shade cover.

In October 2016 a playground inspection of Flerra was conducted by the Massachusetts Interlocal Insurance Association. Several deficiencies and areas for improvement were identified; some of which have been addressed by the funds appropriated at the Special Town Meeting in December 2016. Others as listed below will be addressed with this request for funding:

- Paving a path from the parking lot to the playground making it accessible for those with disabilities (Americans with Disabilities Act [ADA] compliance)
- Lowering the collars on platform leading to the bridge on the south side of the structure 1 inch to eliminate head entrapment hazard.
- Removing the blue spring rocker as it has bent brackets that can be struck by users causing laceration.

Also, the Commission has witnessed smaller children falling from the steep, narrow stairs to the tall slide, so the Commission proposes replacing the stairs with a safer structure to access the slide.

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3. Maps

The location of this project is at Flerra Meadows which is located at 400 Stow Road in Boxborough.

4. CPC Selection Criteria and Needs Assessment

This project qualifies for Community Preservation Act (CPA) funding under the Open Space and Recreation category. The Commission believes that this project addresses the following objectives identified in the Boxborough 2030 Plan:

- Strategy 3.4.4. Coordinate with the Community Preservation Committee and identify opportunities to use CPA funding for local historic preservation, open space, recreation, and housing production projects.
- Goal 4.3. Enhance the quality and variety of recreation programs and facilities to meet current and future demand among all age groups and levels of ability.
- Strategy 4.3.1. Address known recreational needs by upgrading or developing new facilities when feasible.
- Strategy 4.3.2. Improve accessibility of facilities per Massachusetts Department of Transportation (Mass DOT) and Americans with Disabilities Act (ADA) guidelines.

5. Budget

The Commission is estimating this project will cost \$58,735. The Board of Selectmen recommended that a 10% contingency be added to cover unexpected costs which would be \$5,873. The estimated combined total that the Recreation Commission is asking for is \$64,608 of which \$61,008 would be from the CPA Fund. The remaining \$3600 will come from leftover funds allocated to the Recreation Commission at the Special Town Meeting in December 2016. Please refer to the attached spreadsheet itemizing each cost.

To note, this estimate takes into account a discount that Boxborough can receive on playground equipment through either of two programs- CommBuys or U.S. Communities. CommBuys offers equipment at 9% off of retail, while US Communities offers equipment at 10% off of retail. CommBuys is a program under the Commonwealth of MA already in place. Per CommBuys website (<https://www.commbuys.com/bso/>), "CommBuys is the only official procurement

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record system for the Commonwealth of Massachusetts' Executive Departments. CommBuys offers free internet-based access to all public procurement information posted here in order to promote transparency, increase competition, and achieve best value for Massachusetts taxpayers.” Per U.S. Communities website (<http://www.uscommunities.org/about>), “U.S. Communities is the leading national cooperative purchasing program, providing world-class government procurement resources and solutions to local and state government agencies, school districts (K-12), higher education institutions, and nonprofits looking for the best overall supplier government pricing.” It is free to join U.S. Communities, so the Commission would encourage Boxborough to do so and take advantage of this cost savings.

This estimate also assumes that DPW will be able to help in removing and disposing of some existing equipment; and also with paving the proposed walkway to the parking lot.

6. Feasibility

The Commission is proposing to modify already existing recreation space and playground, except for the ADA compliant path to the parking lot.

7. Sustainability

Sustainability and the environment are very important to Kompan, the manufacturer of the playground equipment. Kompan is the holder of the most recognized green certificates (ISO 9001, ISO 14001 and OHSAS 18001). Kompan products are made from recycled materials such as recyclable steel and aluminum, and Forest Stewardship Council (FSC) certified wood. Their equipment is easy to separate into their different constituent materials and then recycle or dispose of when they reach the end of their lifecycle. Depending on the component, parts of equipment come with either a lifetime or 10-year warranty.

8. Timeline

Activity	Duration	Date(s)
Town Meeting Approval		May 2018
Signed Work Order for Equipment (\$\$ not needed at this time)		May 28, 2018
Order and Receive Equipment	8-10 weeks	May 29 – July 30, 2018
Have funds to pay for equipment and work		July 1, 2018
Note: Cannot start work until Summer Playground ends July 27, 2018		
Remove some existing equipment	2 days	Aug 1-3, 2018
Close playground for work	2 weeks	Aug 1-17, 2018

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Prep area and install new equipment; pave new path to parking lot	5-10 business days	Aug 6-17, 2018
Open playground for use		Aug 18, 2018

9. Architectural Plans, Site Plans, Photographs, etc.

Please refer to the following attachments:

- Product Details
- Preliminary Site Plan

10. Letters of Support

Once the Commission has submitted this final application and it has been accepted by CPC the Commission intends on receiving several letters of support.

Item/Activity	Retail Cost	Cost w US Communities Discount (10% off)	Description
Red Playhouse	\$3,380	\$3,042	Our standard playhouse comes in red and blue to add a burst of color to any playground. Our house imitates the design of a real house, down to the picket fence and shelves. With its multitude of benches, tables and play surfaces this playhouse certainly lives up to all modern requirements. There is even a corner bench on the veranda that is big enough to allow an adult to join in the world of Let's Pretend, and the split level table on the outside gives an extra dimension to the game.
Spica 3	\$1,980	\$1,782	The Spica is a uniquely designed piece of rotating play equipment. A lot of experimentation is needed to master the Spica and control its speed. First, a child steps onto the triangular plate and pushes off with their foot. Then they discover that as they use their arms to pull their body toward the support handle, they spin faster! As they move their center of gravity away from the handle, they slow down. The Spica is one of our most popular play events. It doesn't take up a lot of space, and more than one child may play on it simultaneously.
Spica 3	\$1,980	\$1,782	
Spinner Bowl	\$880	\$792	The Spinner Bowl is a load of fun for all ages! Originally designed for the purpose of experimental sand play, children love to climb inside for a spin of their own. A thrilling ride that also provides the physical benefits of vestibular stimulation and excellent balance training, the Spinner Bowl can be enjoyed by all.
Performer Arch	\$20,500	\$18,450	The design of the Performer Arch stems from Swiss artist Paul Klee's use of colorful patchwork and geometric shapes. The colored patches are visually attractive, and offer an interesting tactile experience. Children will use cross-lateral movements, to cross the arch efficiently. The floating orb is perfect for sitting or standing while the climbing wall gets harder the higher you go. This net structure also offers a great place to gather with friends.
Daisy	\$990	\$891	The Crazy Daisy is all about working together. When all the seats are filled the children have to coordinate their movements if they want the Crazy Daisy to move, although two children can have an equally enjoyable ride as four. The Crazy Daisy is aimed at quite young children and features accordingly two solid easy-to-grip handles placed in the middle of the equipment.

Orbit (stepping pod)	\$250	\$225	Our orbits line will challenge children's physical strength and challenge their spatial coordination. This is great for elementary school playgrounds and parks, and will be a favorite for many children. Our orbits come in varying heights of 100mm, 300mm, and 600mm, which you can align in any pattern that suits your playground to link structures and add variety.
Orbit	\$300	\$270	
Orbit	\$300	\$270	
Kompan Equipment Subtotal	\$30,560	\$27,504	
Prep Site/Surfacing	\$2,953	\$2,658	
Wood Chips			
Freight	\$1,936	\$1,936	
Installation	\$12,224	\$12,224	Based on 40% of retail equipment price
Playworld Solar Climber	\$2,413	\$2,413	(To replace steep steps going to slide; Assuming DPW can install). Spiral climber with patterned steps for more traction.
Seating (build and install)	\$10,000	\$10,000	
Pave path to parking lot	\$2,000	\$2,000	Assuming DPW can do this
Total	\$62,086	\$58,735	
Contingency	\$6,209	\$5,873	Per BoS Recommendation, adding 10% contingency to cover unexpected costs. Any unused money will be returned.
Grand Total	\$68,295	\$64,608	



Best User Age: **6 months - 4 years**

Footings: In-ground posts
Surface installation also available

Technical information available at kompan.com

ADA ANALYSIS

Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	0	1	1
Required	0	1	1

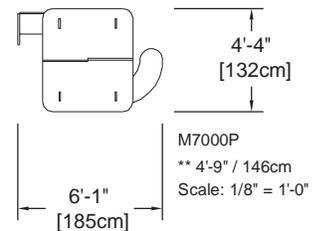
MOMENTS



M700070P



M700071P



Meets ASTM F2373 requirements for children ages 6-23 months.



To verify product certification, visit www.ipema.org

* = Highest designated play surface.
** = Total height of product.

Highest designated play surface and space required are according to ASTM F1487.

Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area.

Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

KOMPAN Product Info

Performer Arch • COR8822



Best User Age: 5–12 years

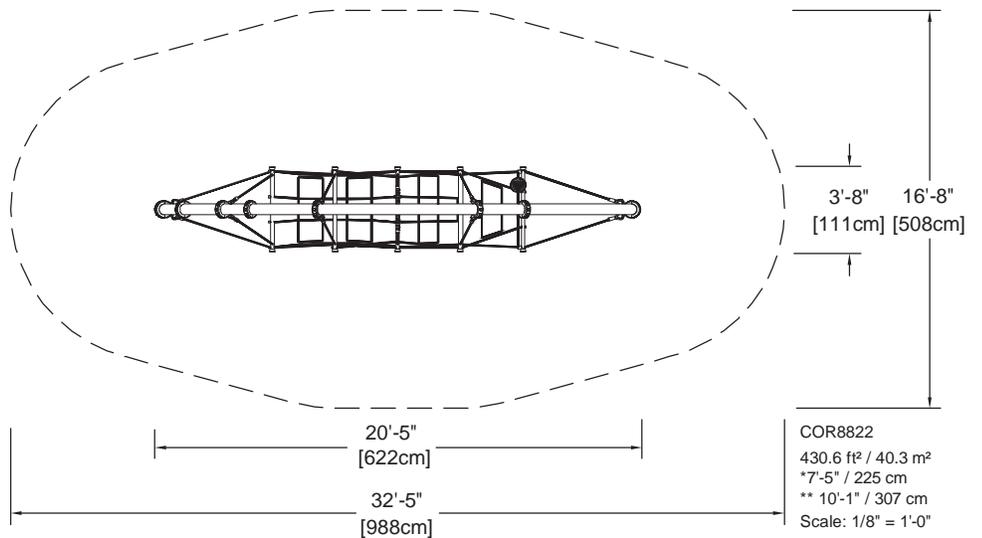
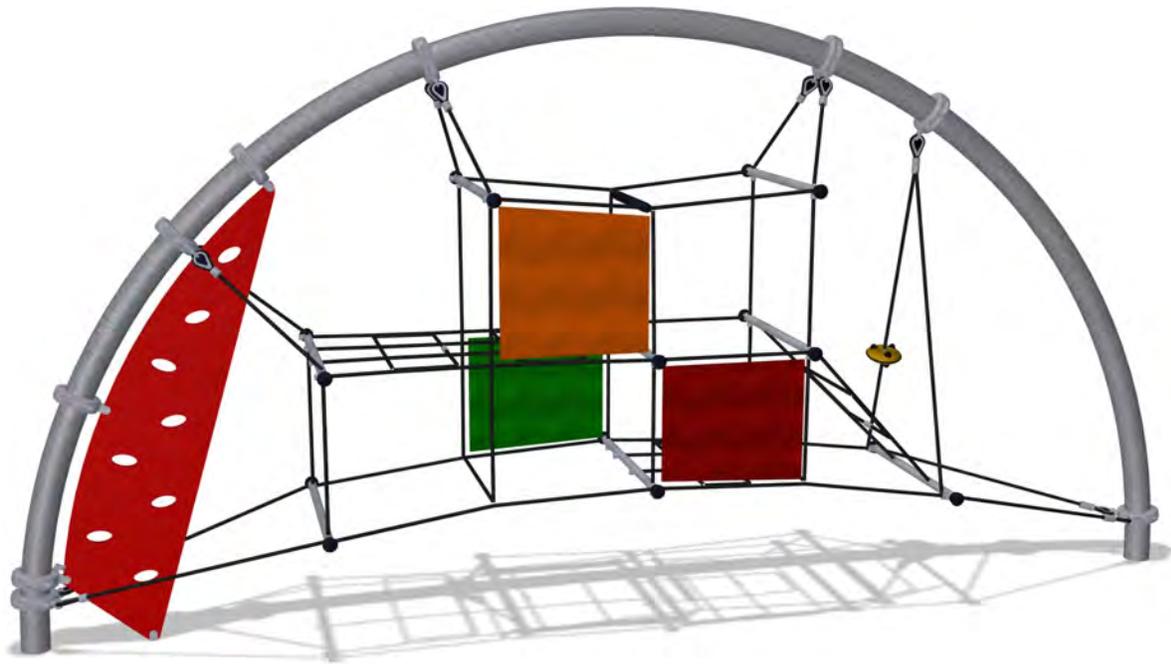
This product requires concrete footings with a minimum compressive strength of 3500 psi in well-compacted soil. If soil conditions are poor, footing sizes may need to be enlarged.

ADA ANALYSIS

Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	0	1	1
Required	0	1	1

CORCORRD

Technical information available at komaninfo.com



To verify product certification, visit ipema.org

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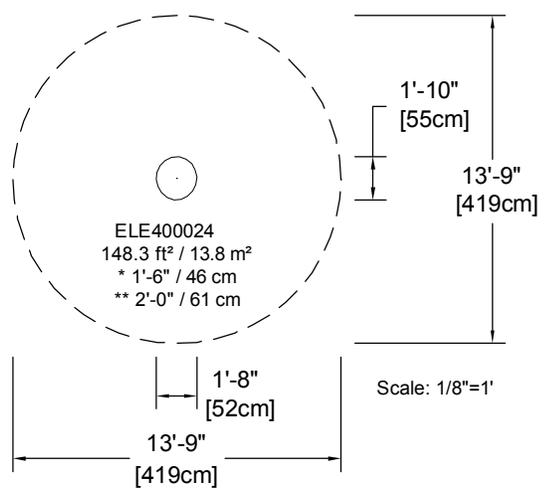
Best User Age: **4-12 years**

Footings: In-ground posts
Surface installation also available

Technical information available at koman.com

ADA ANALYSIS	Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
	Present	0	1	1
	Required	0	1	1

ELEMENTS



To verify product certification, visit www.ipema.org

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Best User Age: **5-12 years**

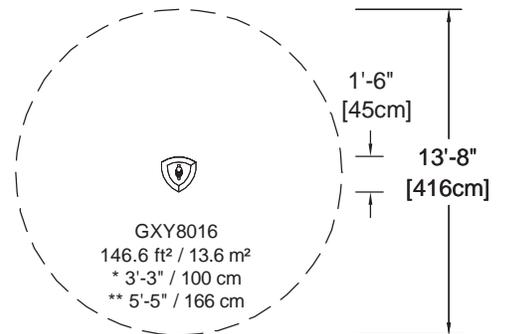
Footings: In-ground posts
Surface installation also available

Technical information available at kompan.com

ADA ANALYSIS

Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	0	1	1
Required	0	1	1

GALAXY



Scale: 1/8"=1'



To verify product certification, visit www.ipema.org

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Best User Age: **2-5 years**

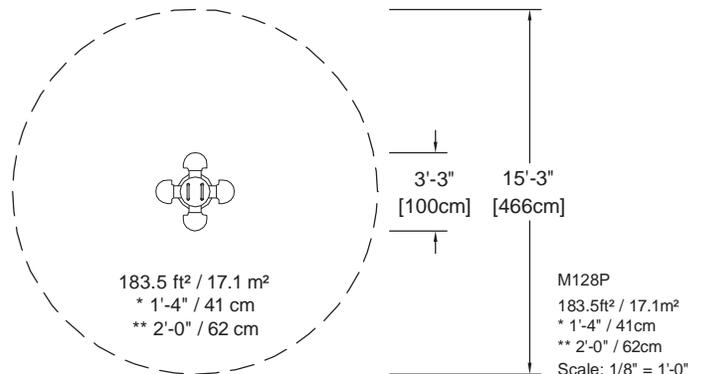
Footings: In-ground posts
Surface installation also available

Technical information available at koman.com

ADA ANALYSIS

Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	0	1	1
Required	0	1	1

MOMENTS



To verify product certification, visit www.ipema.org

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Best User Age: **2-12 years***

Footings: In-ground posts
Surface installation also available

Technical information available at kompan.com

ADA ANALYSIS	Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present		0	1	1
Required		0	1	1

*Best user age for M87403 is 5-12 years.



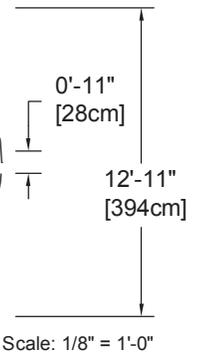
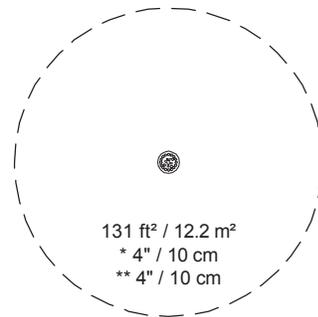
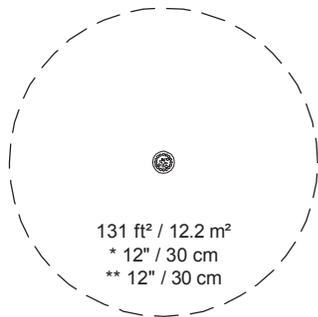
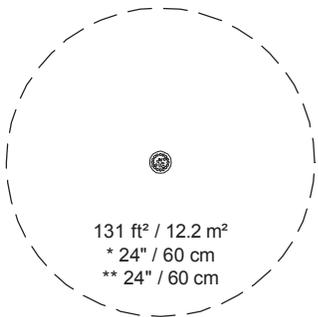
M87403
Orbit 24"



M87402
Orbit 12"



M87401
Orbit 4"



To verify product certification, visit www.ipema.org

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WARRANTY 2017

KOMPAN's rigorous testing standards ensure long-lasting and durable components and materials, enabling us to provide an excellent warranty package.

Lifetime* Warranty

- Galvanized structural parts:
 - Steel poles
 - Cross beams
 - Floor frames
 - Top brackets
- Stainless steel hardware
- **EcoCore™ and other HDPE panels**

10 Year Warranty

- HPL floors and panels
- Galvanized and aluminum metal parts with painted top layer
- Other galvanized metal parts
- Other stainless steel parts
- Corocord rope
- **"S" clamps of stainless steel**
- Solid plastic parts
- Engineered timber and Robinia wood

5 Year Warranty

- Resin coated plywood plates
- Other painted metal parts
- Springs and ball bearing assemblies
- Other rope and net constructions
- Concrete elements

2 Year Warranty

- Movable plastic and metal parts
- EPDM rubber membranes material
- Electronic components



1. Warranty coverage

This warranty applies to KOMPAN's products for the time periods described for each product type above and with the limitations described in this warranty. The warranty period applies from the date of purchase by the first customer. This warranty covers only defects in materials. KOMPAN's liability under this warranty is limited to repair or replacement of defective products, without charge, at KOMPAN's discretion. Defective electronic components will be delivered and changed by a KOMPAN ICON Professional installer free of charge

2. Limited warranty coverage of labor

In cases where KOMPAN invoices for installation, the labor warranty with respect to failure due to installation defects is limited to 1 year commencing on the date of completed installation.

3. Warranty applies only if products have been properly installed and maintained

The warranty only applies if KOMPAN's products have been installed according to the instructions provided by KOMPAN, and maintained correctly according to the KOMPAN Maintenance Manual. The warranty for ICON electrical components is dependent on those products being installed by an ICON trained and approved installer.

4. No coverage for accidents, wear, tear, cosmetic issues, misuse or vandalism

This warranty does not cover any damage caused by accident, improper care, negligence, and normal wear and tear, surface corrosion on metal parts, discolored surfaces and other cosmetic issues or failures due to misuse or vandalism. Natural changes in wood over time are considered cosmetic issues and are not covered.

5. Products installed near water

Products installed in direct contact with chlorinated water or saltwater (Waterparks), or products installed with occasional contact with such water or installed so close to the shore that they are subjected to salt spray are not covered by the KOMPAN warranty for any defects caused by corrosion.

Products installed in coastal areas, within 200 meters of the shore, will only be covered by the warranty for half the period of the standard product warranty in relation to defects caused by corrosion. KOMPAN's lifetime warranty if applicable is limited to a 10 year warranty in relation to such products.

** KOMPAN's LIFETIME warranty is in effect for the lifetime of the product until the product is uninstalled and/or taken out of use.*

In addition, KOMPAN's general terms & delivery conditions apply and supplement this warranty.

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