

Submission 7

Alex Pratt

Submitter

Alex Pratt

Submission Date

Sep 12, 2023 11:10 PM

APPLICANT NAME/ORGANIZATION

City of Malden OSPCD

CO APPLICANT (if applicable)

Ron Cochran

PROJECT CONTACT PERSON & TITLE

Alex Pratt, Deputy Director, Housing and Community Development Director

MAILING ADDRESS

215 Pleasant Street

PHONE

(781) 661-8168

EMAIL

apratt@cityofmalden.org

DATE

Sep 12, 2023

Project ID#

CPC FY24 0013

Please upload a copy of your approved CPC pre-application.



FY24_0013_Linden-Rink_Invitation_Letter_....pdf
279.61 KB

Is the main Applicant a 501c3 Non-Profit?

No

PROJECT NAME

FY24_0013_Linden-Rink_Invitation_Letter_2023.07.12.pdf

PROJECT ID#

CPC FY24 0012

CPA FUNDS REQUESTED 67360

PROJECT ADDRESS 28 Westcott Street

ASSESSOR'S PARCEL ID 154 506 606

Interested Municipal Party or Community Organizations (if any) Malden Public Schools, Malden Rec, OSPCD

Will this project be independent or is it part of another existing project? Please explain. Independent

Brief Project Description The design includes a street hockey rink with accessible walkways, benches, scorer's table, spectator area, and emergency access. The rink will have a dasher board system with aluminum framing and chain link fencing. It will be asphalted and may include acrylic surfacing. The surface and surroundings will maintain ADA compliance from north to south. A universally accessible walkway connects Hunting Street to the rink and basketball court, with a gentle grade of under 5% and a low retaining wall along the north and west edges. Stormwater management includes a trench drain and catch basin at the rink's southern end.

Is this proposal for the design, construction, or other phase of a project? Construction

Has this project received CPC funding in the past? Yes

Lot Size 433183

Zoning District(s) ResB

Ward Ward 8

Property Owner City of Malden

Are there any restrictions or easements that apply to the property? No

LETTER(S) OF APPROVAL -
Please upload letter(s) of approval from direct project stakeholders including, but not limited to, property owners and abutters.



090823_Linden Street Hockey Rink_Conce....pdf
3.71 MB

PROOF OF OWNERSHIP/SITE CONTROL - Please upload all of the following as applicable: Deed, purchase and sales agreement, option to purchase, written consent of property owner. Also include any existing deed restrictions that may apply to the property.



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170.63 KB

MAPS, PLANS, PHOTOGRAPHS - Provide a map indicating the project's location, along with any additional pertinent maps (i.e., aerial, zoning, vegetation, and abutting buildings), architectural plans, site plans, photographs, etc.



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Linden Street Hockey Rink_Concept Plan_... .pdf
3.72 MB

Project Categories

	Open Space	Recreational Land	Historic Resources	Community Housing
Acquisition				
Creation (not an available category for Historic Resources)				
Preservation				
Support (Community Housing only)				
Rehabilitation		<input checked="" type="checkbox"/>		

Provide a detailed description of the steps or tasks that the project entails.*

The project design will be finalized this fall after three community meetings in October and November. Once the design has been finalized and CPA funds have been awarded, the project will go out to bid and construction will commence. Dependent on CPC and Council approval timelines, we expect construction to begin in spring or summer 2024.

Please explain why the project should be funded and state examples of how the project upholds the values and priorities of the CPA Plan, including other plans that outline support services by the City of Malden

Our team was previously approved for \$200,000 in CPC funding which is what was required to do a comprehensive design and planning for something as unique as an ice rink. After conducting the comprehensive design for the new street hockey rink, we've realized cost savings on this phase of the project and seek only to use the remaining unspent amount of this \$200,000 to go towards the actual street hockey rink construction. This will give us the necessary funding bridge to bring the project completion within our grasp.

Please provide background information about the applicants & co-applicants including the person acting as the project manager.*

The City of Malden's Office of Strategic Planning and Community Development (OSPCD) is the project applicant. Alex Pratt, OSPCD's Deputy Director of Housing and Community Development, is the project manager. The project manager has extensive experience working with the Malden CPC and administering physical improvement projects in Malden, and looks forward to the opportunity to do so again with this project.

Describe how the project will comply with all Americans with Disabilities Act/Massachusetts Architectural Access Board Regulations (ADA/MAAB) if applicable.

The co-applicant is Ron Cochran, a Malden resident and the City's Communications Director. Mr. Cochran has extensive experience working with the Malden community, especially with the key stakeholders associated with this project.

TIMELINE - Provide a detailed project timeline describing the steps or phases for completion, major milestones as well as the processes needed for approval and oversight for each phase.

The project will include full ADA accessibility as we expect people of all abilities to use the facility. This will be accomplished in two ways. First, the southwest corner of the rink will have a large paved area that will be abutting and blended with the existing ADA accessible walkway. This means that a person requiring accessible access to the rink will be able to easily make it over to the west side of the rink where the player benches will be fully open with no obstructions. Further, entry into the rink itself will be at the same level as this playing area making the playing surface 100% accessible.



Linden Community Rink timeline.docx

551.22 KB

Please upload SUPPORTING DOCUMENTATION (see below for examples - if applicable).



Linden Community Rink Project Team.docx

547.93 KB

Please describe: A) All attempts to secure funding (successful and unsuccessful). B) How was the CPA amount determined? C) What will happen to the project if CPA funding is rejected or reduced? D) How might potential overages be funded if bids come in over budget or if projects necessitate a change order?

\$200,000 in CDBG funds has been secured
 \$150,000 in Ward 8 mitigation funds has been secured
 \$200,000 in CPA funds were secured for design. We anticipate having \$67,360 remaining in CPA funds after design costs are accounted for, and are requesting CPC permission to use these funds for construction. The remaining funds are being sought from non-CPA sources, including CDBG, ARPA, and additional mitigation funds.

FUNDING REQUEST - Please fill out the fields for "Total Project Cost", and "CPA Funds Requested", and the cost share will be automatically calculated.


	Total Project Cost	CPA Funds Requested	Cost Share Amount	Cost Share Percent
Project Cost	618530	67360	551170	0.89

BUDGET CATEGORIES - If a relevant category is missing for your project, please add the total amount in the row for "Other" and break out the costs (with explanation) in your itemized budget. Please use "N/A" for any category not applicable to your project.

	CPA FUNDS	OTHER FUNDS (cost share)	TOTAL
Personnel			0
Equipment			0
Supplies			0
Soft Costs/		132640	132640

	CPA FUNDS	OTHER FUNDS (cost share)	TOTAL
Contractual			
Acquisition			0
New Construction			0
Alteration/Addition			0
Restoration/Remodel	67360	418530	485890
Other			0
TOTAL	67360	551170	618530

Please upload your itemized budget.*



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73.22 KB

Budget Notations

The budget does not show total architectural services cost, which is \$132,640 (including 25% design and final design and construction phase). Add alternates expected to change consistent with community engagement meetings. The CPC previously awarded \$200,000 for design funds, which is how the \$132,640 are being paid. In the above chart, only the remaining funds are shown as CPA funds.

Please upload at least two ESTIMATES (preferably 3) on vendor letterhead or a detailed description of how the proposed budget was determined.



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73.22 KB

COST SHARING - Identify the amount of cost sharing for this project from other sources of funding (if applicable) including but not limited to private, federal, state, or local government, or private, etc. Applications will not be accepted without Letters of Commitment attached for funds listed as "secured". Note that in-kind donations may be included as a source below.

Source	Source Name	Source Type	Secured (Y/N)	Status (if not secured)	Amount	Source Type
Source 1	CDBG	Municipal	Yes		200,000	Cash
Source 2	CPA (design)	Municipal	Yes		132,640	Cash
Source 3	CPA (construction)	Municipal	No	Application Pending Review	67360	Cash
Source 4	Mitigation funds	Municipal	Yes		150000	Cash
Source 5	Additional local funds	Municipal		Planned Application Submission	68530	Cash
Source 6	n/a	Other (please ex-				

Source Name	plain in itemized budget	Secured (Y/N)	Status (if not secured)	Amount	Source Type
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If additional sources of funding are pending or are dependent on the commitment of CPA funds, please describe the process by which additional funds will be sought, including the names of grant programs and anticipated grant application deadlines.

The project team is seeking additional municipal funds, including CDBG, ARPA, and local mitigation funds. With the exception of CDBG, these funds are available on an ongoing basis, with no deadlines required.

Please explain any potential secondary effects your project may have on the city's operating budget. Per M.G.L c44b CPA Funds may not be used for maintenance.*

No secondary effects are anticipated.

MAINTENANCE BUDGET (if necessary) - Reminder: CPC cannot fund the maintenance costs for any projects and will prioritize projects with no maintenance required. Please identify the source of maintenance funding in addition to the expected amount.

	Year 1	Year 2	Year 3	Year 4	Year 5
Amount	0	0	0	0	0
Source(s)	N/A	N/A	N/A	N/A	N/A

ENVIRONMENTAL SITE CONSTRAINTS - Please select any and all potential environmental site constraints that may impact the project.

	Known to be present	Possible/ Unknown	Not Present/ Not Applicable
Presence of hazardous materials			<input checked="" type="radio"/>
Topography, soils, or other physical challenges		<input checked="" type="radio"/>	
Wetlands or Floodplain			<input checked="" type="radio"/>

Does this project entail property alterations that would require permitting?

No

Please provide a narrative description of feasibility constraints that must be addressed in completing this project.

The existing rink is located above a box culvert owned by the City. The City will need to ensure construction changes are made consistent with the structural needs of the culvert.

Applicant Signature



Date Signed Sep 12, 2023

Applicant Name Alex Pratt

Applicant Title/Organization Deputy Director, Housing & Community Development, OSPCD, City of Malden

Property Owner Signature (if different).



Date Signed by Property Owner Sep 12, 2023

Property Owner City of Malden

FINAL APPLICATION REQUIRED COMPONENTS

FY23 CPA Funding Application (Sections 1-10)

Scope & Project Narrative (Section 5)

Project Timeline Narrative (Section 5)

Project Budget Overview (Section 6)

Feasibility Check-list (Section 7)

REQUIRED ATTACHMENTS - please ensure that the following attachments have been

Approved FY23 Funding Cycle PRE-APPLICATION Form (Section 1).

uploaded in their designated sections

PROOF OF OWNERSHIP/SITE CONTROL (Section 3) - All of the following as applicable: Deed, purchase and sales agreement, option to purchase, written consent of property owner. Also include any existing Deed Restrictions that may apply to the property.

Detailed PROJECT BUDGET (Section 6) - Please use the budget template provided at cityofmalden.org//313/Community-Preservation-Committee-CPC.

DOCUMENTATION TO SUPPORT PROJECT BUDGET (Section 6) - at least two (2) but preferably three (3) estimates or a "ball park" estimate with detailed explanation.

OPTIONAL ATTACHMENTS - Please upload the following attachments if applicable and available.

MAPS, PLANS, PHOTOGRAPHS (Section 3) - Provide a map indicating the project's location, along with any additional pertinent maps (i.e., aerial, zoning, vegetation, and abutting buildings), architectural plans, site plans, photographs, etc..

LETTER(S) OF SUPPORT (Section 9).

TIMELINE: Detailed project timeline (Section 8).

SUPPORTING DOCUMENTS (Section 8) Existing plans, approvals, feasibility assessment, or other supporting documents, including but not- Natural Resource Limitations (i.e. wetlands, flood plain, etc)- Environmental assessment reports or evidence that the proposed site is free of hazardous- Names and addresses of project architects, contractors and consultants.