

COMMUNITY PRESERVATION ACT FUND APPLICATION



Hansen Elementary School Playground

1800 Central Street

Stoughton, Massachusetts

November 30, 2022

Updated 12/16/22

Hansen School Playground Project Narrative

The existing playground at the Helen H. Hansen Elementary School is 22+ years old, 9,500 square feet, and consists of a swing set and three play structures with various climbing, balance, slides, and bridge elements. In addition to its use as a K-5 playground for the 275 student school, it is used extensively by the afterschool program, people from the neighborhood, and by families with children at STOYAC football and other users of the recreation fields.

The average life of a playground is 15 to 20 years. The Hansen playground is past its useful life and is showing signs of deterioration. The coated metal decking and support railings are starting to delaminate and expose sharp edges. This allows water to come into contact with the steel elements and advances rusting. In addition to replacing the play structures, the shallow roots of the pine trees within the playground create a safety hazard. Runoff from the hill causes problems with standing water on the playground and drainage improvements are needed.

The current Hansen Elementary playground does not include structures that are considered accessible nor does the surfacing meet accessibility standards. The goal of the new playground is to include structures that meet the needs of all children in our community. The new playground will be designed with inclusive equipment and accessible surfacing. It is critical in our school community that the play environment does not separate children from their friends, but that playground equipment is designed to be used on a consistent basis to ensure ongoing personal growth and development for our children.

The playground area connects to the Pinewood Pond neighborhood providing students a safe shortcut to walk to school.

School playgrounds serve the community as a recreation resource at the preschool and elementary buildings across Stoughton. Combined we have four small early childhood playgrounds suitable for children age 5 and under, and four larger playgrounds serving ages 5-12. In addition to playground structures, the community uses the other school recreational areas including basketball courts, gaga pits, and open fields for children and families to ride their bikes, play ball, and walk their dogs. School playgrounds are for the use of students during school hours, and are open to the community to use after school and when school is not in session.

Meeting Town Goals and Objectives

The project meets Guiding Principle 4 – Advance preservation of community character and improve quality of life for residents. The Community Preservation Plan, Fiscal Years 2013-215 states that among the guiding principles of the plan is to advance preservation or community character and improve the quality of life for residents (page 1 – guiding principles). Schools offer recreational space not only for the students, but for the neighborhood and greater community. The fields are permitted by the Recreation Department and serve youth sports in Stoughton, the Chemung Hill is a popular walking/hiking and sledding space, the basketball courts are used by children and adults, and the playground is always busy. There is ample parking during non-school hours and the recreational spaces are accessible by foot from the

neighborhoods on Chemung Street, the Pinewood Lake neighborhood, and the apartment complex on Central Street.

In the same report under Stoughton's Recreation Needs (page 30), it states that many parks and recreation facilities lack access for all citizens. It is a priority for the Stoughton Schools that we work towards making all of our facilities ADA accessible.;

The Chart of Recreational Resources on page 31 lists a single checkmark under other school playgrounds. There are in fact eight playgrounds besides the community playground at the Wilkins that serve the community. Some funded by PTOs and others through the generosity of Town Meeting. Four are K-5 playgrounds and four are for ages 5-12.

The Open Space and Recreation Plan in Goal 5: Provide adequate access to safe, well-maintained recreational facilities for all residents of Stoughton cites several action plans to identify and provide access to recreation facilities. Action 3 addresses multi-modal connectivity to sites through the Town's Complete Street policy (page 104). Stoughton Schools have been at the table with the Transportation Task Force since its inception. The very features that make walking and biking safe for our students to get to and from school, make the community access safer too. Working with the Task Force, the Town has prioritized adding or upgrading sidewalks leading to schools.

Budget

Playground Design and Installation - \$700,000

The Stoughton Public Schools has utilized M.E. O'Brien, playground equipment supplier, for the design and installation of playgrounds on school property for over 20 years. The equipment will be procured through the Massachusetts Higher Education Consortium (MHEC) and meets the requirements of M.G.L. c. 30B procurement laws. The cost of equipment design is included in the equipment costs. Drainage evaluation and landscape design will be done by DRA Architects and their Landscape Architect subconsultant under a House Doctor contract with the Town and Schools. The installation of the playground equipment and construction of any required drainage systems will be procured through the public bid process per M.G.L. c. 30-39M – Public Works Construction. M.E. O'Brien is the representative of Landscape Structures playground equipment, which has a focus on inclusive play structures serving children of all abilities. Accessibility and inclusivity are priorities across all Stoughton Public School buildings and facilities.

According to our consultant, based on the square footage of the existing playground (approximately 9,500 SF) and the K-5 population of the Hansen Elementary School (approximately 275 students), \$700,000 is a reasonable amount for design, playground equipment, and installation. (See cost breakdown below)

Playground Drainage - \$250,000

Installation of a play surface that is a fully accessible rubber surface creates different concerns for drainage than a traditional mulched surface. Our Landscape Architect who has worked with playground equipment from the same manufacturer has determined a design fee of

approximately \$50,000. It is premature for the designer to have a firm design fee or construction estimate without a final playground layout. A conservative estimate places the drainage installation for a playground this size to be \$200,000.

Cost Estimate

ITEM	COST	PROCUREMENT
Playground		
Playground structures and design	\$350,000	MHEC
Installation of play structures	\$150,000	bid
Poured Rubber surface (approx. 10,000 SF)	\$150,000	bid
Contingencies	\$50,000	
Drainage		
Design	\$50,000	House Doctor
Construction (site prep, installation of perforated pipe, rain garden, and/or connection to stormwater drain)	\$200,000	bid
Total Cost	\$950,000	

Maintenance Responsibilities

The Stoughton Public Schools Maintenance and Operations budget includes funds to maintain existing playgrounds and provide for repairs, replacement parts, and playground mulch.

Existing Site Photos



Trees within the playground fence causing tripping hazards



Large play structure with slides.



Climbing structure with slide.



Balance structure and bars.



Deck delamination.



Swings

Procurement

Hansen School Playground Recommendation

Fran Bruttaniti <fbruttaniti@stoughton-ma.gov>

Tue, Dec 13, 2022 at 5:45 PM

To: Barry Kassler <bkassler@stoughton-ma.gov>

Cc: Thomas Calter <tCalter@stoughton-ma.gov>, Marc Tisdelle <mTisdelle@stoughton-ma.gov>, Stephen Cavey <sCavey@stoughton-ma.gov>, Mark Zamanian <SRA5@stoughton-ma.gov>, Dwight MacKerron <dmackerron@stoughton-ma.gov>, Michael Barrett <mBarrett.stoughton.ma.gov@gmail.com>, Debra Roberts <dRoberts@stoughton-ma.gov>, "Dr. Thomas Raab" <t_raab@stoughtonschools.org>, Jonathan Ford <j_ford@stoughtonschools.org>, Joyce Hussein <j_husseini@stoughtonschools.org>, Sandra Groppi <s_groppi@stoughtonschools.org>, Christine Feeney <c_feeney@stoughtonschools.org>

Good Afternoon,

Dr. Raab the Schools Superintendent, Christine Suckow the School Business Manager, Tom Calter the Town Manager and I had a conference call earlier today regarding the Hansen Elementary School Playground project and we are in agreement regarding the procurement of the project.

The design of the playground structure and the structures themselves can be purchased using the Massachusetts Higher Education Consortium (MHEC) contract which is procured using MGL 30B Supplies and Services

The construction portion for this project falls under M.G.L. 30-39m – Public Works Construction and will need to go out to bid.

Fran Bruttaniti
Procurement Officer