



# Town of Orleans

19 School Road Orleans Massachusetts 02653-3699  
Telephone (508) 240-3700 – Fax (508) 240-3388

**2023 REVISED  
WITH NEW  
CONSTRUCTION  
ESTIMATE**

## FY25 COMMUNITY PRESERVATION PROJECT APPLICATION

**Project Title:** Accessible Recreational Walkway in the Orleans Village Green

**Submission Date:** 11/20/23

**Applicant:** Town of Orleans Department of Public Works and Natural Resources

**Mailing Address:** 40 Giddiah Hill Road, Orleans, MA 02653

**Co-Applicant:** Town of Orleans Snow Library

**Mailing Address:** 67 Main Street, Orleans, MA 02653

**Project Contact Persons:** Ron Trudeau (Acting Director) DPW AND Tavi Prugno (Director) Snow Library

**Telephone:** Ron: (508) 240-3790, x3106 Tavi: (508) 240-3760 **E-mail:** Ron: rtrudeau@town.orleans.ma.us

**Federal Tax Identification Number (if non-profit):**

Tavi: tprugno@town.orleans.ma.us

**Project purpose (Check all that apply):**

Open Space

Historic Preservation

Community Housing

Recreation

**Project Location/Address:** Town Village Green (Library Owned) adjacent to Library

**Community Preservation Funding Request:** \$48,800

**Brief Project Summary, Including Justification of Project Category Checked Above:**

This recreational project seeks to complete a partially finished ADA accessible walkway in the Orleans Village Green by constructing concrete 80 linear feet of 5-foot wide walkway ending at a 38-foot diameter circular gathering area. The walkway will attach to the 100 feet of existing walkway built in 2022 as part of the new pump station in the Green (Orleans Phase 1 Sewer Project). Features of the new walkway would include a bump out section with a bench and space for a wheelchair, as well as a handicap accessible picnic bench and park bench at the 38 foot in diameter circular area located at the end of the pathway. **The narrative continues on page 3 below.**

**Please attach the following information with all applications:**

- **Detailed Narrative:** A detailed but succinct description of the project including goals and objectives, consistency with Community Preservation Act goals, compatibility with the Orleans Community Preservation Plan and the Orleans Comprehensive Long Range Plan, and relevance to the community and its needs.
- **Action Plan and Timeline:** Note the estimated dates for project commencement and completion and list (with an explanation) all action and steps that will be required for project completion, including any legal requirements or any impediments to implementation.
- **Financial Data:** Provide financial information for the project including detailed and total cost, additional revenue sources (public, private, in-kind, volunteer time and services), basis for the fiscal estimates and any other fiscal details currently available. Costs relating to historical rehabilitation/renovation should be clearly identified (if possible) compared to other costs, such as code compliance or accessibility improvements. Applicants are encouraged to submit more than one quotation from potential contractors.

# GUIDELINES FOR PROJECT SUBMISSION

Please submit **two (2) complete paper copies** of the application and other materials to the Community Preservation Committee, c/o Town Administrator, Town of Orleans, 19 School Road, Orleans, MA 02653 by Nov. 21, 2022.

**Applicants must also email complete applications in PDF** to Jennifer Fountain, Administrative Assistant, at [genuinejenfountain@gmail.com](mailto:genuinejenfountain@gmail.com). A single PDF file which appends materials described in item 3 to the application form is preferred.

1. Applications must be received by Monday, November 21 to be considered for recommendation at the Annual Town Meeting.
2. Funds for approved projects will be available on July 1<sup>st</sup> following the Annual Town Meeting upon submission of appropriate invoices and accounting.
3. Applicants may include any maps, diagrams, and/or photographs pertaining to the project. Letters of Support for the project from community organizations or other sources may also be submitted. Clear, concise presentation of materials is appreciated by the Committee.
4. The Community Preservation Committee may require additional (or more detailed) information or further clarification to a submitted application.
5. Prior to submission of funding applications, applicants should review the Community Preservation Act (MGL, Chapter 44B, through the Community Preservation Coalition Web site), the Orleans Community Preservation Plan and the Orleans Community Preservation Bylaw, copies of which are available on the Town Web site at <https://www.town.orleans.ma.us/community-preservation-committee>. Nonprofit organizations applying for historic preservation funds for historic structures should obtain a sample copy of an acceptable historic preservation deed restriction (available from the Town Administrator's office) since this type of document will be required. Applicants other than the Town of Orleans should also obtain a sample copy of the Agreement with the Town of Orleans that all successful nonprofit applicants will be required to sign. Please contact the Administrative Assistant by email with any questions.
6. Eligible projects must address one or more of the uses outlined in the Community Preservation Act, Sections 2 and 5 (2), as follows:

**Open Space: Acquisition, creation, and preservation** of land to protect existing water supply/aquifer areas, agricultural and forest land, coastal lands, frontage to inland water bodies, wildlife habitat, nature preserves and scenic vistas.

**Community Housing: Acquisition, creation, preservation and support** of community housing defined as housing for low and moderate income individuals and families, including low and moderate income senior housing. The Community Preservation Committee is required to recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.

**Historic Preservation: Acquisition, preservation, rehabilitation and restoration** of historic structures and landscapes that have been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the Town or that are listed on the State Register of Historic Places. Plans for restoration and rehabilitation must comply with Secretary of the Interiors' standards.

**Recreation: Acquisition, creation, preservation, rehabilitation and restoration** of land for active and passive recreational uses, including land for community gardens, trails and noncommercial youth and adult sports and the use of land as a park, playground or athletic field and for preservation and restoration of recreational facilities. (Community Preservation funds cannot be used for a stadium, gymnasium, or similar structures or for the acquisition of artificial turf for athletic fields.)

# DETAILED NARRATIVE

CPC Project Title: Accessible Walkway in Orleans Village Green

**CONSTRUCTION COSTS UPDATED**

Date: 11/20/23

## 1. PROJECT BACKGROUND AND PURPOSE

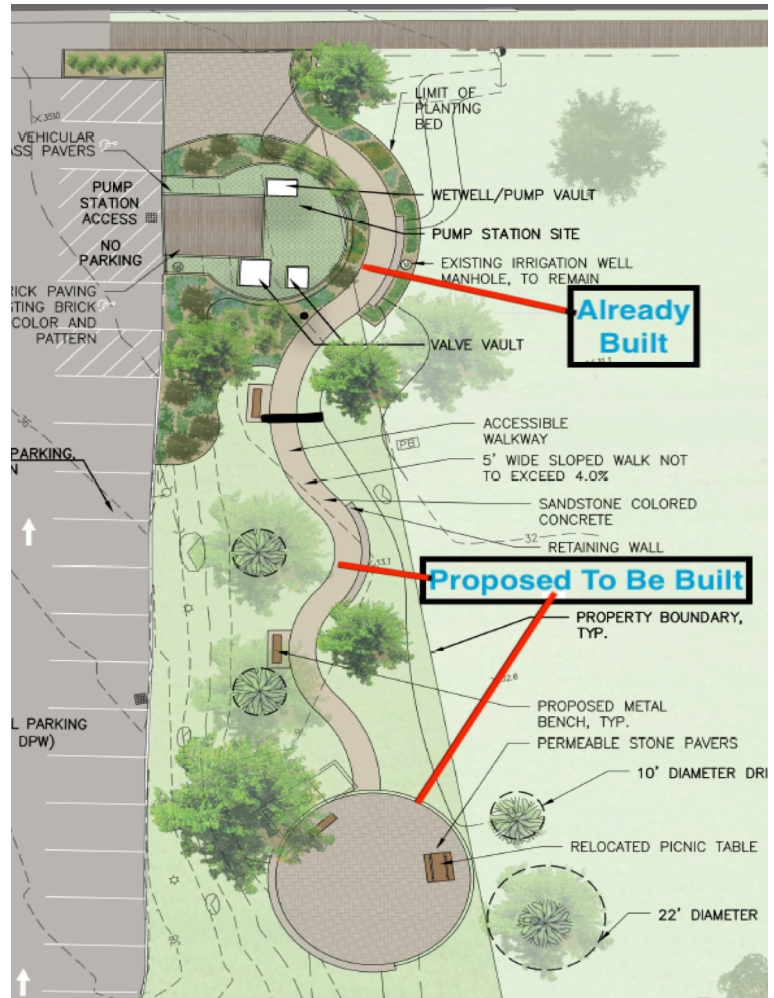


This aerial image shows the corner of the Orleans Village Green where a new sewer pump station was built in 2022. A new accessible walkway was also built at the same time.

The 1.3-acre Orleans Village Green is adjacent to Snow Library (67 Main Street) and bordered by Route 28 and the Nauset Regional Middle School. It is divided into two segments, owned by the Library (.34 acres) and the Town (.96 acres). This proposed walkway would link to an already built portion and be placed entirely on the Library property.

The Village Green has seen multiple improvements over the last two decades. A number of town-private partnerships have resulted in the installation of numerous plants and trees, an irrigation system, benches, holiday displays, and even a seasonal stage for public performances.

Despite the impressive work done to date, access to the heart of the Green is still inadequate for disabled persons. From all sides, the Green offers varying pitches of grade, most of it thick grass. From the Library, access is steep and not ADA accessible. The DPW and Library intend to build a complete path to make the lower area of the Green accessible to all residents and visitors.



This site plan shows the entire walkway in the Orleans Village Green. The first segment, built in 2022, stops after the first bench area marked with an upper red line. The proposed last segment and gathering circle is shown with lower red lines.

## Physical Details.

This recreational project seeks to complete a partially finished ADA accessible walkway in the Orleans Village Green by constructing 80 linear feet of five-foot wide concrete walkway ending at a 38-foot diameter circular gathering area built with concrete. The walkway will attach to the 100 feet of existing walkway built in 2022 as part of the new pump station in the Green (Orleans Phase 1 Sewer Project). Features of the walkway include a bump out section with space for a bench and a wheelchair, a handicap accessible picnic bench and park bench at the circular area.



This image shows a middle section of the 2022 newly completed accessible walkway with plantings. The brick area on the right is part of the pump station.

## Public – Private Partnership Supports the Village Green - Again.

As with several past Village Green projects, the Orleans Improvement Association (OIA) and Nauset Garden Club are offering to partner with the Town and Library on this project. The OIA has offered to pay for benches and an ADA accessible Picnic table, all to be built from composite and metal. The Nauset Garden Club has offered to pay for plantings that are selected to be installed next to the walkway or the circular area.



This image shows where the new 2022 walkway ends. An area of concrete on the right is proposed to host a bench and a wheelchair pull off area. The proposed walkway would continue to the left lower into the Green.

## 2. ACTION PLAN AND TIMELINE:

Summer 2024: Develop final pathway design plans and go out to bid for construction. Select a builder.

Fall 2024: Construct walkway and circular area. Extend watering lines. Install new benches and picnic table. Plant additional vegetation and re-grass.

### 3. FINANCIAL DATA:

The town is currently using the services of AECOM as their project manager and engineering firm for Phase 1/2 of the Sewer Project. AECOM provided detailed drawings for the first segment of the walkway into the Village Green.

In 2022, the CPC approved \$35,000 to be used toward developing a updated site plan and construction estimate. AECOM was hired again on this project. According to their estimate, the project would cost a total of \$48,800 to build.

Broken down into sections, this translates into \$17,850 for construction, \$17,850 for materials, and a contingency/adjustments of \$11,468.

**Town of Orleans, MA  
Snow Library Master Plan - Phase 2  
Probability of Construction Cost**

| Item Number | Description  | Quantity | UOM  | Unit Cost                            | Extended Totals     |
|-------------|--|----------|------|--------------------------------------|---------------------|
| 1           | Labor and Equipment (Equals Materials and Subcontractor Costs) |          |      |                                      | \$ 17,850.00        |
| 2           | Materials  |          |      |                                      |                     |
|             | Top Soil   | 50       | c.y. | \$ 25.00 / c.y.                      | \$ 1,250.00         |
|             | Concrete - Sandstone Walkway (incl. AB)                        | 20       | c.y. | \$ 250.00 / c.y.                     | \$ 5,000.00         |
|             | Concrete - Seat Wall Footing                                   | -        | c.y. | \$ 150.00 / c.y.                     | \$ -                |
|             | Wire Mesh (6x6)  | 1,600    | s.f. | \$ 1.00 / sf                         | \$ 1,600.00         |
|             | Misc.  | 1        | l.s. | \$ 10,000.00 / l.s.                  | \$ 10,000.00        |
|             |  |          |      | Subtotal                             | \$ 35,700.00        |
|             |  |          |      | Bond at 1.25%                        | \$ 446.25           |
|             |  |          |      | Overhead and Profit at 20%           | \$ 7,140.00         |
|             |  |          |      | Subtotal                             | \$ 43,286.25        |
|             |  |          |      | Mid-Point of Construction Adjustment | \$ 4,328.63         |
|             |  |          |      | Total                                | \$ 47,614.88        |
|             |  |          |      | <b>Rounded Total (Oct. 2022)</b>     | <b>\$ 47,600.00</b> |
|             |  |          |      | <b>Rounded Total (Oct. 2023)</b>     | <b>\$ 48,800.00</b> |

- Note:
1. Items, Quantities, and Unit Costs based on CO. No. 9 from Contract No. 2019-02.
  2. Unit Costs are in October 2022 Dollars
  3. 20 Cities ENR CCI Values: 13175 (October 2022); 13498 (October 2023)

### Support for the Project:

In 2022 the following letters of support for this project were submitted with this application:  
 Orleans Improvement Association  
 Nauset Garden Club  
 Town of Orleans Recreation Advisory Committee  
 Town of Orleans Bike, Pedestrian, Traffic, and Parking Study Committee