

Allen Brook Community Park Master Plan
Williston, Vermont

Project Estimate and Funding Recommendations

Prepared by:



February 10, 2022

Contents

Part I: Introduction	1
Background	1
Phases	1
Part II: Estimated Opinion of Cost and Funding	2
Estimate	2
Funding Opportunities	2
Part III: Conclusion.....	3
Conclusion.....	3

List of Attachments

Attachment 1 – Preferred Concept Plan

Attachment 2 – Phasing Plan

Attachment 3 – Estimated Opinion of Cost

Attachment 4 – Funding Opportunities

Part I: Introduction

Background

We are pleased to present to you this summary report of the Allen Brook Community Park Master Plan Project (the Project). This report highlights the final master plan based on the preferred concept plan option presented at the public open house on December 7, 2021, with minor revisions based on Steering Committee feedback; project phasing; and project estimate. The estimate, while highly detailed, is intended to guide the decision-making process and prioritization of projects the town intends to complete. The goal of this master planning project was to identify, prioritize, and organize recreational amenities desired by the community onto the existing Allen Brook Park recreation area. While the masterplan shows what amenities are feasible on the site in a “full” build out condition, the realities of budget and community support will ultimately determine the final project amenities.

The final Master Plan has been broken down into five project phases that correlate to the project cost estimate allowing the town to gauge the cost of individual aspects of the plan. The phases are not intended to be listed by preference but do appear in a logical sequence. The estimate and phasing plan can be utilized to prioritize phases and project elements within each phase.

Phases

The park design was divided into five (5) phases as presented in the Phasing Plan based on a logical division of the work across the site and progression of desired amenities. As the town discusses the project priorities the phases can be grouped or broken down further to suit the town’s needs. The phases include:

- Phase A- Expanded Parking, Stormwater, Buffer & Natural Turf Field
- Phase B1- Community Park Core
- Phase B2- Courts
- Phase C- Turf Field and Multi-Use Path Realignment
- Phase D- Ball Fields

These phases correspond to the project estimate to gauge the relative cost of the work within that project. Please refer to Attachment 2 for the project Phasing Plan.

Part II: Estimated Opinion of Cost and Funding

Estimate

Project estimates at this phase of the process are intended to guide the decision making and funding process. As mentioned, while the estimated opinion of cost for the Community Park Design does include a high level of detail relative to unit quantities and assumed scope within each phase- these are still based on general assumptions of the design such as material selection and finishes, stormwater design approach, and extent of earthwork. In addition, the estimate assumes a standard project delivery (design/bid/build) and includes the additional “soft costs” of subsequent design, permitting, and construction contingency. What this all means is that the estimate is very preliminary and can change as design decisions are made. For instance, the estimate assumes that the arrival road and all new parking areas are lined with granite curbing and paved in asphalt. The town may decide to eliminate curbing and only do gravel pavement which would decrease the cost of that work. Finally, the unit costs for elements are based on construction costs and estimates for similar work that we have completed recently. Costs will vary as the design is refined as well as based on market trends.

The project estimate does not include design or construction costs related to any of the proposed park architecture or infrastructure (sewer, water, power, etc.) including the maintenance building and classroom/restroom building. Architecture costs can vary greatly depending on the style and quality of construction and the town should determine the quality of each that is necessary. We have carried an allowance for the pavilion building.

Please refer to Attachment 3 for the full project estimated opinion of cost.

Funding Opportunities

Funding public improvement projects such as the Allen Brook Community Park takes a multi-pronged approach and pursuing various funding sources. Potential sources of funding include fundraising campaigns, private donations, or bond votes at the local level. At the state and national level there are various grants available that focus on funding projects that create or improve community recreation facilities and trails to stormwater projects that help alleviate downstream erosion and pollution. The grants require a certain commitment from the town or community seeking funding in the form of a matching funds which varies from a small percentage to a 50:50 match of the requested grant funds. Identifying specific aspects of the project that could be funded by specific grant resources is a critical element of developing the funding strategy.

Attachment 4 includes a complete list of funding opportunities and ideas. The following list would be the recommended grant opportunities to consider culled from the overall list (Highlighted in the Document).

- Land and Water Conservation Fund (LWCF)
- FHWA Recreation Trails Program
- Vermont Community Development Program (VCDP)
- Recreation Facilities Grants Program
- ANR Ecosystem Restoration Grant Program
- VOREC Community Grant Program
- PeopleforBikes Community Fund
- Bonds
- Local Funds (Capitol Improvement)
- Private Donor/Fundraising

Part III: Conclusion

Conclusion

The Allen Brook Community Park Master Plan for the Town of Williston is a comprehensive vision for how the existing recreation fields parcel could be further developed with additional recreation and community amenities. The program is extensive and is geared towards creating a vibrant, active, community asset that spreads use out across age groups and abilities. This community park would be an asset for Williston as well as the surrounding region.

While the Master Plan provides a vision for what elements could be included at the site, the community should prioritize which elements are most important in the near and long term. The natural sloping topography of the site does create an interesting way to organize the elements and bench them into the hill but also comes with its own challenges. The new ballfields, for example, require extensive earthwork and grading to develop a large flat field on an existing gently sloping hillside.

Finally, prioritizing the park projects/amenities to what is most critical to the community goal of improving the recreation opportunities for all should remain the focus. While the expanded parking lot improves user circulation and eliminates safety and congestion issues with the Allen Brook School, the community should weigh that project priority against expanding the recreation amenities available on the site. Breaking the overall project into smaller phases, thinking critically about the phasing, suitability, and importance of different amenities, and creatively and aggressively pursuing funding options will allow Williston to accomplish the goal of increasing the recreation amenities that are available to the community over time. A master plan is a vision for the future

and taking the time to strategically implement this project over the next five, ten, to twenty years will allow Williston to realize a great deal of these improvements for their community.

ATTACHMENT 1

This Preferred Concept seeks to integrate new and existing recreational activities into the park while maximizing the opportunities for outdoor recreation and sustainable design; including solar orientation of the community building, integrated stormwater treatment of the parking area and walkways, inclusive park amenities for every age range, and incorporating education into the landscape design.

- KEY
- 1

150 CAR PARKING LOT WITH INTEGRATED STORMWATER

2

RESTROOM/MULTI-PURPOSE BUILDING

3

SPLASH PAD

4

PICNIC PAVILION

5

SYNTHETIC TURF MULTI-PURPOSE FIELD

6

FULL SIZE PRACTICE FIELD

7

SOFTBALL FIELD

8

LITTLE LEAGUE FIELD

9

BASEBALL FIELD

10

TENNIS COURTS

11

PICKLEBALL COURTS

12

BASKETBALL COURT
- 13

HARD SURFACE VOLLEYBALL COURT

14

EVENT LAWN

15

PLAYGROUND - AGE 2-5

16

PLAYGROUND - AGE 5-12

17

SHADE STRUCTURE

18

MAINTENANCE BUILDING

19

RELOCATED MULTI-USE PATH

20

MOWED WALKING PATHS

21

BICYCLE PARKING

22

SHADED SEATING AREA

23

STORMWATER TREATMENT

24

SCREEN PLANTING



ATTACHMENT 2

This Preferred Concept seeks to integrate new and existing recreational activities into the park while maximizing the opportunities for outdoor recreation and sustainable design; including solar orientation of the community building, integrated stormwater treatment of the parking area and walkways, inclusive park amenities for every age range, and incorporating education into the landscape design.

- KEY
- 1

150 CAR PARKING LOT WITH INTEGRATED STORMWATER

2

RESTROOM/MULTI-PURPOSE BUILDING

3

SPLASH PAD

4

PICNIC PAVILION

5

SYNTHETIC TURF MULTI-PURPOSE FIELD

6

FULL SIZE PRACTICE FIELD

7

SOFTBALL FIELD

8

LITTLE LEAGUE FIELD

9

BASEBALL FIELD

10

TENNIS COURTS

11

PICKLEBALL COURTS

12

BASKETBALL COURT
- 13

HARD SURFACE VOLLEYBALL COURT

14

EVENT LAWN

15

PLAYGROUND - AGE 2-5

16

PLAYGROUND - AGE 5-12

17

SHADE STRUCTURE

18

MAINTENANCE BUILDING

19

RELOCATED MULTI-USE PATH

20

MOWED WALKING PATHS

21

BICYCLE PARKING

22

SHADED SEATING AREA

23

STORMWATER TREATMENT

24

SCREEN PLANTING



PHASING PLAN

ATTACHMENT 3



Date: 02/10/2022

Allen Brook Community Park - Project Estimate Roll Up

Project/Phase	Costs
PHASE A - Expanded Parking, Stormwater, Buffer, Natural Turf Field	<u>\$2,109,674</u>
PHASE B1 - Community Park Core	<u>\$1,230,055</u>
PHASE B2 - Courts	<u>\$647,721</u>
PHASE C - Turf Field and Multi-Use Path Realignment	<u>\$1,389,810</u>
PHASE D - Ball Fields	<u>\$2,171,224</u>
Total	<u><u>\$7,548,484</u></u>



PROJECT: Allen Brook Community Park

CALCULATED BY: BD DATE: 02/10/2022
 CHECKED BY: TH DATE:

Allen Brook Community Park

PHASE A - Expanded Parking, Stormwater, Buffer, Natural Turf Field

NO.	DESCRIPTION	Unit	Qty	Unit Cost	Phase I Cost	Add-Alternate
1.00	Demolition/Deconstruction					
	demo existing asphalt pavement path	sf	7700	\$0.25	\$1,925.00	
	remove and dispose existing fence and footings	lf	300	\$2.00	\$600.00	
	strip and stockpile 4" existing soil	sy	26774.9	\$2.75	\$73,630.94	
	strip and stockpile 12" existing soil	sy	8490	\$6.00	\$50,940.00	
	Remove existing trees and grind stumps	ea	18	\$800.00	\$14,400.00	
	Subtotal				\$141,496	\$0.00
2.00	Site Preparation and Earthwork					
	stabilized construction entrance and staging area	allow	1	\$5,000.00	\$5,000.00	
	temporary construction fencing	lf	3600	\$8.00	\$28,800.00	
	earthwork and grading	ls	1	\$40,000.00	\$40,000.00	
	erosion prevention and sediment control	lf	2500	\$5.20	\$13,000.00	
	Subtotal				\$86,800.00	\$0.00
3.00	Site Drainage					
	catch basin	ea	12	\$2,500.00	\$30,000.00	
	pretreatment tanks	ea	1	\$10,000.00	\$10,000.00	
	storm piping - 10"	lf	440	\$25.00	\$11,000.00	
	rain gardens @ parking	ls	1	\$20,000.00	\$20,000.00	
	gravel wetland @ property boundary	ls	1	\$50,000.00	\$50,000.00	
	reshape existing gravel wetland	ls	1	\$15,000.00	\$15,000.00	
	Subtotal				\$136,000.00	\$0.00
4.00	Paving and Hardscape					
	Paving					
	asphalt pavement-arrival road	sf	18240	\$4.00	\$72,960.00	
	asphalt pavement-parking lot	sf	55770	\$4.00	\$223,080.00	
	asphalt pavement striping	sf	55770	\$0.15	\$8,365.50	
	asphalt pavement path - 10' width	lf	920	\$40.00	\$36,800.00	
	concrete walk - 6' width	lf	1400	\$60.00	\$84,000.00	
	concrete walk - 10' width	lf	550	\$100.00	\$55,000.00	
	concrete walk - 15' width	lf	570	\$150.00	\$85,500.00	
	gravel path - 6' width	lf	0	\$25.00	\$0.00	
	Curbing					
	granite curbing	lf	4291	\$45.00	\$193,095.00	
	Stairs					
	concrete stairs with handrails @ school entry	ls	1	\$14,000.00	\$14,000.00	
	Walls					
	stone walls	ff	1416	\$100.00	\$141,600.00	
	Subtotal				\$914,400.50	\$0.00
5.00	Site Improvements					
	bikeracks	ea	0	\$500.00	\$0.00	
	benches	ea	5	\$3,500.00	\$17,500.00	
	trash/recycling bins	ea	4	\$1,500.00	\$6,000.00	
	signage					
	entry signage	allow	1	\$3,500.00	\$3,500.00	
	vehicular signage	allow	20	\$250.00	\$5,000.00	
	Subtotal				\$32,000.00	
6.00	Architecture					
	maintenance building - Not in Contract	allow	0	\$0.00	\$0.00	
	Subtotal				\$0.00	\$0.00



PROJECT: Allen Brook Community Park

CALCULATED BY:	BD	DATE:	02/10/2022
CHECKED BY:	TH	DATE:	

Allen Brook Community Park

PHASE A - Expanded Parking, Stormwater, Buffer, Natural Turf Field

NO.	DESCRIPTION	Unit	Qty	Unit Cost	Phase I Cost	Add-Alternate
7.00	Utilities					
	potable water line and spigot	ls	1	\$2,500.00	\$2,500.00	
	site electrical service	ls	1	\$10,000.00	\$10,000.00	
	Subtotal				\$12,500.00	\$0.00
8.00	Landscaping					
	topsoil lawn and seed	sf	141,222	\$0.80	\$112,977.60	
	topsoil slope and erosion control matting	ls	1	\$4,000.00	\$4,000.00	
	trees - deciduous 3" cal	ea	26	\$800.00	\$20,800.00	
	trees - deciduous 2" cal	ea	60	\$650.00	\$39,000.00	
	trees - deciduous 1.5" cal	ea	3	\$375.00	\$1,125.00	
	shrubs - 5' o.c.	ea	161	\$75.00	\$12,075.00	
	shrubs - 3' o.c.	ea	765	\$45.00	\$34,425.00	
	landscape planting soil	cy	115	\$65.00	\$7,475.00	
	hemlock mulch	cy	30	\$40.00	\$1,200.00	
	Subtotal				\$233,077.60	\$0.00
9.00	Electrical Site Services					
	site lighting	ea	14	\$3,000.00	\$42,000.00	
	Subtotal				\$42,000.00	\$0.00
	Construction Costs Subtotal				\$1,598,274.04	\$0.00
10.00	Design and Engineering	ls	10%		\$159,800.00	
####	Permitting and Permit Fees	ls	2%		\$32,000.00	
	Local					
	Act 250					
	Wetlands					
12.00	Contractor Markup	ls	10%		\$159,800.00	
13.00	Contingency	ls	10%		\$159,800.00	
	Indirect Cost Subtotal				\$511,400.00	\$0.00
	Total Project Costs				\$2,109,674.04	\$0.00



PROJECT: Allen Brook Community Park

CALCULATED BY: BD DATE: 02/10/2022
CHECKED BY: TH DATE: _____

Allen Brook Community Park

PHASE B1 - Community Park Core

NO.	DESCRIPTION	Unit	Qty	Unit Cost	Phase I Cost	Add-Alternate
1.00	Demolition/Deconstruction					
	strip and stockpile 4" existing soil	sy	11606	\$2.75	\$31,915.28	
	Subtotal				\$31,915	\$0.00
2.00	Site Preparation and Earthwork					
	temporary construction fencing	lf	1975	\$8.00	\$15,800.00	
	earthwork and grading	ls	1	\$20,000.00	\$20,000.00	
	erosion prevention and sediment control	allow	1	\$4,000.00	\$4,000.00	
	Subtotal				\$39,800.00	\$0.00
3.00	Site Drainage					
	Subtotal				\$0.00	\$0.00
4.00	Paving and Hardscape					
	Paving					
	asphalt pavement path - 10' width	lf	750	\$40.00	\$30,000.00	
	concrete walk - 10' width	lf	110	\$100.00	\$11,000.00	
	concrete walk - 15' width	lf	430	\$150.00	\$64,500.00	
	concrete unit pavers	sf	5665	\$16.00	\$90,640.00	
	stone dust pavement	sf	8175	\$6.00	\$49,050.00	
	Curbing					
	Stairs					
	Walls					
	stone walls	ff	450	\$100.00	\$45,000.00	
	monolithic stone walls	lf	105	\$425.00	\$44,625.00	
	Subtotal				\$334,815.00	\$0.00
5.00	Site Improvements					
	footbridge "A" (6"Wx30'L)	ea	2	\$12,000.00	\$24,000.00	
	trash/recycling bins	ea	6	\$1,500.00	\$9,000.00	
	benches	ea	8	\$3,500.00	\$28,000.00	
	bikeracks	ea	30	\$500.00	\$15,000.00	
	boulders, placed	per	12	\$300.00	\$3,600.00	
	pergola	allow	1	\$18,000.00	\$18,000.00	
	splash pad	allow	1	\$60,000.00	\$60,000.00	
	playground - 2-5	allow	1	\$80,000.00	\$80,000.00	
	playground - 5-12	allow	1	\$150,000.00	\$150,000.00	
	Subtotal				\$387,600.00	
6.00	Architecture					
	pavilion	ls	1	\$25,000.00	\$25,000.00	
	multi-use building - Not in Contract	ls	0	\$0.00	\$0.00	
	Subtotal				\$25,000.00	\$0.00
7.00	Utilities					
	building electrical service	ls	1	\$5,000.00	\$5,000.00	
	building water service	ls	1	\$3,000.00	\$3,000.00	
	Subtotal				\$8,000.00	\$0.00
8.00	Landscaping					
	topsoil lawn and seed	sf	55,000	\$0.80	\$44,000.00	
	topsoil slope and erosion control	allow	1	\$4,000.00	\$4,000.00	
	trees - deciduous 3" cal	ea	21	\$800.00	\$16,800.00	



PROJECT: Allen Brook Community Park

CALCULATED BY:	BD	DATE:	02/10/2022
CHECKED BY:	TH	DATE:	

Allen Brook Community Park

PHASE B1 - Community Park Core

NO.	DESCRIPTION	Unit	Qty	Unit Cost	Phase I Cost	Add-Alternate
	trees - deciduous 2" cal	ea	11	\$650.00	\$7,150.00	
	shrubs	ea	300	\$75.00	\$22,500.00	
	perennials/groundcover/grasses	sf	400	\$4.00	\$1,600.00	
	landscape planting soil	cy	75	\$65.00	\$4,875.00	
	hemlock mulch	cy	20	\$40.00	\$800.00	
	Subtotal				\$101,725.00	\$0.00
9.00	Electrical Site Services					
	site lighting	ea	1	\$3,000.00	\$3,000.00	
	Subtotal				\$3,000.00	\$0.00
	Construction Costs Subtotal				\$931,855.28	\$0.00
10.00	Design and Engineering	ls	10%		\$93,200.00	
####	Permitting and Permit Fees	ls	2%		\$18,600.00	
	Local					
	Act 250					
	Wetlands					
12.00	Contractor Markup	ls	10%		\$93,200.00	
13.00	Contingency	ls	10%		\$93,200.00	
	Indirect Cost Subtotal				\$298,200.00	\$0.00
	Total Project Costs				\$1,230,055.28	\$0.00



PROJECT: Allen Brook Community Park

CALCULATED BY: BD DATE: 02/10/2022
CHECKED BY: TH DATE:

Allen Brook Community Park

PHASE B2 - Courts

NO.	DESCRIPTION	Unit	Qty	Unit Cost	Phase I Cost	Add-Alternate
1.00	Demolition/Deconstruction					
	strip and stockpile 4" existing soil	sy	7353	\$2.75	\$20,220.75	
	Subtotal				\$20,221	\$0.00
2.00	Site Preparation and Earthwork					
	temporary construction fencing	lf	1150	\$8.00	\$9,200.00	
	earthwork and grading	ls	1	\$15,000.00	\$15,000.00	
	erosion prevention and sediment control	allow	1	\$2,000.00	\$2,000.00	
	Subtotal				\$26,200.00	\$0.00
3.00	Site Drainage					
	Subtotal				\$0.00	\$0.00
4.00	Paving and Hardscape					
	Paving					
	concrete walk - 6' width	lf	140	\$60.00	\$8,400.00	
	Curbing					
	Stairs					
	concrete stairs with handrails @ courts	ls	1	\$7,500.00	\$7,500.00	
	Walls					
	stone walls	ff	1080	\$100.00	\$108,000.00	
	Subtotal				\$123,900.00	\$0.00
5.00	Site Improvements					
	pickleball courts	allow	1	\$85,000.00	\$85,000.00	
	tennis courts	allow	1	\$100,000.00	\$100,000.00	
	basketball court	allow	1	\$45,000.00	\$45,000.00	
	hard surfaced volleyball court	allow	1	\$45,000.00	\$45,000.00	
	bikeracks	ea	6	\$500.00	\$3,000.00	
	trash/recycling bins	ea	4	\$1,000.00	\$4,000.00	
	benches	ea	8	\$3,000.00	\$24,000.00	
	Subtotal				\$306,000.00	
6.00	Architecture					
	Subtotal				\$0.00	\$0.00
7.00	Utilities					
	drinking fountains	ls	1	\$1,500.00	\$1,500.00	
	site water service	ls	1	\$3,000.00	\$3,000.00	
	Subtotal				\$4,500.00	\$0.00
8.00	Landscaping					
	topsoil lawn and seed	sf	5,000	\$0.80	\$4,000.00	
	topsoil slope and erosion control seed	allow	1	\$1,000.00	\$1,000.00	
	trees - deciduous 3" cal	ea	6	\$800.00	\$4,800.00	
	Subtotal				\$9,800.00	\$0.00
9.00	Electrical Site Services					
	Subtotal				\$0.00	\$0.00
	Construction Costs Subtotal				\$490,620.75	\$0.00



PROJECT: Allen Brook Community Park

CALCULATED BY:	BD	DATE:	02/10/2022
CHECKED BY:	TH	DATE:	

Allen Brook Community Park

PHASE B2 - Courts

NO.	DESCRIPTION	Unit	Qty	Unit Cost	Phase I Cost	Add-Alternate
10.00	Design and Engineering	ls	10%		\$49,100.00	
####	Permitting and Permit Fees	ls	2%		\$9,800.00	
	Local					
	Act 250					
	Wetlands					
12.00	Contractor Markup	ls	10%		\$49,100.00	
13.00	Contingency	ls	10%		\$49,100.00	
	Indirect Cost Subtotal				\$157,100.00	\$0.00
Total Project Costs					\$647,720.75	\$0.00



PROJECT: Allen Brook Community Park

CALCULATED BY:	BD	DATE:	02/10/2022
CHECKED BY:	TH	DATE:	

Allen Brook Community Park

PHASE C - Turf Field and Multi-Use Path Realignment

NO.	DESCRIPTION	Unit	Qty	Unit Cost	Phase I Cost	Add-Alternate
1.00	Demolition/Deconstruction					
	demo existing asphalt pavement path	sf	3600	\$0.25	\$900.00	
	remove and dispose existing fence and footings	lf	576	\$2.00	\$1,152.00	
	strip and stockpile 4" existing soil	sy	7696.11	\$2.75	\$21,164.31	
	strip and stockpile 12" existing soil	sy	7953.89	\$6.00	\$47,723.33	
	Subtotal				\$70,940	\$0.00
2.00	Site Preparation and Earthwork					
	temporary construction fencing	lf	1500	\$8.00	\$12,000.00	
	earthwork and grading	ls	1	\$10,000.00	\$10,000.00	
	erosion prevention and sediment control	allow	1	\$2,500.00	\$2,500.00	
	Subtotal				\$24,500.00	\$0.00
3.00	Site Drainage					
	Subtotal				\$0.00	\$0.00
4.00	Paving and Hardscape					
	Paving					
	asphalt pavement path - 10' width	lf	820	\$40.00	\$32,800.00	
	concrete walk - 15' width	lf	225	\$150.00	\$33,750.00	
	Subtotal				\$66,550.00	\$0.00
5.00	Site Improvements					
	synthetic turf field	allow	1	\$600,000.00	\$600,000.00	
	benches	ea	5	\$3,500.00	\$17,500.00	
	4' high chain link fence - black	lf	400	\$30.00	\$12,000.00	
	Subtotal				\$629,500.00	
6.00	Architecture					
	Subtotal				\$0.00	\$0.00
7.00	Utilities					
	Subtotal				\$0.00	\$0.00
8.00	Landscaping					
	topsoil lawn and seed	sf	68,400	\$0.80	\$54,720.00	
	trees - deciduous 3" cal	ea	8	\$800.00	\$6,400.00	
	trees - deciduous 2" cal	ea	0	\$650.00	\$0.00	
	hemlock mulch	cy	5	\$40.00	\$200.00	
	Subtotal				\$61,320.00	\$0.00
9.00	Electrical Site Services					
	athletic field lighting	allow	1	\$200,000.00	\$200,000.00	
	Subtotal				\$200,000.00	\$0.00
	Construction Costs Subtotal				\$1,052,809.64	\$0.00
10.00	Design and Engineering	ls	10%		\$105,300.00	\$0.00
####	Permitting and Permit Fees	ls	2%		\$21,100.00	\$0.00
	Local					



PROJECT: Allen Brook Community Park

CALCULATED BY: BD DATE: 02/10/2022
CHECKED BY: TH DATE:

Allen Brook Community Park

PHASE C - Turf Field and Multi-Use Path Realignment

NO.	DESCRIPTION	Unit	Qty	Unit Cost	Phase I Cost	Add-Alternate
	Act 250 Wetlands					
12.00	Contractor Markup	ls	10%		\$105,300.00	\$0.00
13.00	Contingency	ls	10%		\$105,300.00	\$0.00
	Indirect Cost Subtotal				\$337,000.00	\$0.00
	Total Project Costs				\$1,389,809.64	\$0.00



PROJECT: Allen Brook Community Park

CALCULATED BY: BD DATE: 02/10/2022
CHECKED BY: TH DATE:

Allen Brook Community Park

PHASE D - Ball Fields

NO.	DESCRIPTION	Unit	Qty	Unit Cost	Phase I Cost	Add-Alternate
1.00	Demolition/Deconstruction					
	demo existing asphalt pavement path	sf	6060	\$0.25	\$1,515.00	
	strip and stockpile 4" existing soil	sy	8424	\$2.75	\$23,166.00	
	Subtotal				\$24,681	\$0.00
2.00	Site Preparation and Earthwork					
	stabilized construction entrance and staging area	allow	1	\$5,000.00	\$5,000.00	
	temporary construction fencing	lf	2390	\$8.00	\$19,120.00	
	earthwork and grading	ls	1	\$25,000.00	\$25,000.00	
	erosion prevention and sediment control	allow	1	\$7,500.00	\$7,500.00	
	Subtotal				\$56,620.00	\$0.00
3.00	Site Drainage					
	underdrain - 6"	lf	0	\$14.00	\$0.00	
	Subtotal				\$0.00	\$0.00
4.00	Paving and Hardscape					
	Paving					
	asphalt pavement path - 10' width	sf	1641	\$40.00	\$65,640.00	
	concrete pavement - 15' width	sf	512	\$150.00	\$76,800.00	
	concrete pavement - 25' width	sf	165	\$250.00	\$41,250.00	
	gravel path - 6' width	lf	0	\$25.00	\$0.00	
	Subtotal				\$183,690.00	\$0.00
5.00	Site Improvements					
	bikeracks	ea	0	\$500.00	\$0.00	
	trash/recycling bins	ea	4	\$1,500.00	\$6,000.00	
	elevated boardwalk with curb	lf	50	\$400.00	\$20,000.00	
	Baseball Field					
	screened native soil infield	sf	11150	\$1.00	\$11,150.00	
	4' high chain link fence	lf	1280	\$30.00	\$38,400.00	
	10' high chain link fence backstop	lf	130	\$75.00	\$9,750.00	
	dugouts (chain link fencing, roof, benches, etc.)	ea	2	\$10,000.00	\$20,000.00	
	ball field bases and pitching rubber	ls	1	\$1,200.00	\$1,200.00	
	foul poles	ea	2	\$3,000.00	\$6,000.00	
	bleachers	ea	2	\$15,000.00	\$30,000.00	
					\$116,500.00	
	Little League Field					
	screened native soil infield	sf	3085	\$1.00	\$3,085.00	
	4' high chain link fence	lf	650	\$30.00	\$19,500.00	
	10' high chain link fence backstop	lf	90	\$75.00	\$6,750.00	
	dugouts (chain link fencing, roof, benches, etc.)	ea	2	\$8,000.00	\$16,000.00	
	ball field bases and pitching rubber	ls	1	\$1,200.00	\$1,200.00	
	foul poles	ea	2	\$3,000.00	\$6,000.00	
	bleachers	ea	2	\$15,000.00	\$30,000.00	
					\$82,535.00	
	Softball Field					
	screened native soil infield	sf	6040	\$1.00	\$6,040.00	
	4' high chain link fence	lf	650	\$30.00	\$19,500.00	
	10' high chain link fence backstop	lf	90	\$75.00	\$6,750.00	
	dugouts (chain link fencing, roof, benches, etc.)	ea	2	\$8,000.00	\$16,000.00	
	ball field bases and pitching rubber	ls	1	\$1,200.00	\$1,200.00	
	foul poles	ea	2	\$3,000.00	\$6,000.00	
	bleachers	ea	2	\$15,000.00	\$30,000.00	
					\$85,490.00	



PROJECT: Allen Brook Community Park

CALCULATED BY: BD DATE: 02/10/2022
CHECKED BY: TH DATE:

Allen Brook Community Park

PHASE D - Ball Fields

NO.	DESCRIPTION	Unit	Qty	Unit Cost	Phase I Cost	Add-Alternate
	Subtotal				\$310,525.00	
6.00	Architecture					
	Subtotal				\$0.00	\$0.00
7.00	Utilities					
	Subtotal				\$0.00	\$0.00
8.00	Landscaping					
	high sand topsoil blend lawn and seed - baseball	sf	93,400	\$1.00	\$93,400.00	
	high sand topsoil blend lawn and seed - little league	sf	33,070	\$1.00	\$33,070.00	
	high sand topsoil blend lawn and seed - softball	sf	30,112	\$1.00	\$30,112.00	
	topsoil lawn and seed	sf	126,408	\$0.80	\$101,126.40	
	topsoil slope and erosion control	allow	1	\$5,000.00	\$5,000.00	
	trees - deciduous 3" cal	ea	8	\$800.00	\$6,400.00	
	trees - deciduous 2" cal	ea	0	\$650.00	\$0.00	
	shrubs	ea	0	\$75.00	\$0.00	
	perennials/groundcover/grasses	sf	0	\$6.50	\$0.00	
	landscape planting soil	cy	0	\$65.00	\$0.00	
	hemlock mulch	cy	5	\$40.00	\$200.00	
	Subtotal				\$269,308.40	\$0.00
9.00	Electrical Site Services					
	ball field lighting - large	ea	1	\$400,000.00	\$400,000.00	
	ball field lighting - small	ea	2	\$200,000.00	\$400,000.00	
	Subtotal				\$800,000.00	\$0.00
	Construction Costs Subtotal				\$1,644,824.40	\$0.00
10.00	Design and Engineering	ls	10%		\$164,500.00	
####	Permitting and Permit Fees	ls	2%		\$32,900.00	
	Local					
	Act 250					
	Wetlands					
12.00	Contractor Markup	ls	10%		\$164,500.00	
13.00	Contingency	ls	10%		\$164,500.00	
	Indirect Cost Subtotal				\$526,400.00	\$0.00
	Total Project Costs				\$2,171,224.40	\$0.00

ATTACHMENT 4

ALLEN BROOK PARK FUNDING OPPORTUNITIES

Many recreation enhancement strategies and projects require financial resources. Luckily, there are many grants and alternative funding sources that can help provide the necessary funding. In many cases, the best approach to move a project forward is to select a project with strong community support, secure grant funding, and leverage local resources and volunteers.

Below is a list of grants and funding sources available as of Jan 2022. The description of each grant below suggests the types of projects the grant funds, the required match if necessary, a range of grant amounts, the deadline, and a link for more information.

While many of these grant programs are offered year over year, they can evolve, change, or be dismantled over time. Thankfully, the Agency of Commerce and Community Development maintains an updated list of grant opportunities available on their website <https://accd.vermont.gov/>. Check the site for updates on these and other grant programs in the state.

This list includes information about:

- Federal and State Grants and Programs
- State Grants and Programs
- State Organizations Grants
- National Organizations Grants
- Non-Grant Funding Sources

Primary Grants for Williston to consider for this project include: the Land and Water Conservation Fund State and Local Assistance Program (LWCF), the Recreational Facilities Grants Program (RFG), and the Transportation Alternatives Program (TAP) or the VTrans Bicycle and Pedestrian Program (BPP) for the shared-use path and connectivity elements. Local fundraising and non-grant funding sources will also likely be very important for matching and seed funds.

FEDERAL AND STATE GRANTS AND PROGRAMS

Land and Water Conservation Fund State and Local Assistance Program (LWCF)

The Land and Water Conservation Fund (LWCF) state assistance program provides matching grants to help local communities enhance the outdoor recreation resources on public land. LWCF funding has benefited nearly every county in America, supporting over 40,000 projects. The grants create parks and open spaces, protect wilderness and forests, and provide outdoor recreation opportunities. Eligible projects are acquisition of land for parks and public outdoor recreation or development and/or renovation of existing facilities for outdoor recreation. This 50:50 matching program is the primary federal investment tool to ensure that families have easy access to public,

open spaces. In Vermont, LWCF is administered by Vermont Department of Forests, Parks & Recreation.

<https://fpr.vermont.gov/land-and-water-conservation-fund>

Surface Transportation Block Grant Program (STBG)

The State Surface Transportation Program (STP) is the main program of Federal Transportation Funds, managed by VTrans, for transportation improvements on state highways. Possible projects include recreational trails, pedestrian and biking enhancements, sidewalks, and signed routes.

<https://www.fhwa.dot.gov/specialfunding/stp/>

USDA Rural Development Loan and Grant Assistance (RD)

USDA Rural Development (RD) forges partnerships with rural communities (defined as towns and villages with less than 20,000 inhabitants), funding projects that bring housing, community facilities (including trails and active transportation facilities), business guarantees, utilities and other services to rural America. This program provides funding to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community. Relevant to this plan, possible projects include transportation facilities, parks, and community gardens

<http://www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program>

National Park Service Rivers, Trails, and Conservation Assistance Program (RTC)

The National Park Service Rivers, Trails, and Conservation Assistance (RTC) program supports community-led natural resource conservation and outdoor recreation projects across the nation. Their national network of conservation and recreation planning professionals can partner with community groups, nonprofits, tribes, and state and local governments to design trails and parks, conserve and improve access to rivers, protect special places, and create recreation opportunities. Current projects include trail rehabilitation, interpretive trails, connector trails, trail master plans, trails collaboratives, and rail trail connectors. No monetary grants are made.

<https://www.nps.gov/orgs/rtca/index.htm>

FHWA Recreational Trails Program (RTP)

The Recreational Trails Program (RTP) provides funds to communities for development and maintaining recreational trail projects. Grants are awarded to well-planned projects that help to develop, protect, and maintain trails and trail systems that improve connections in the community, livability, user-ability, and are maintained for public recreational use. RTP funds support a wide range of trail activities including hiking, mountain biking, walking, running, cross-country and backcountry skiing, nature-based interpretive trail use, equestrian, snowmobiling, and off-road motorized recreation. Funds can be used for the following types of projects: construction of new trails or trail connections; construction of new trailhead areas/parking facilities; construction of trailside facilities; maintenance, renovation, or restoration of trails; improvements to signage or trail structures along the trail; assessments of existing trail conditions for accessibility and improvements; equipment; and trail-related educational projects (i.e., information about trail safety, appropriate trail use, environmental protection, etc.). The program is administered by Vermont Forest, Parks and Recreation in cooperation with VTrans.

<http://fpr.vermont.gov/recreation/grants/rtp>

Transportation Alternatives Program (TAP)

The Transportation Alternatives Program (TAP) is a grant program administered by VTrans that provides funding for programs and projects defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, sidewalks, and bicycle infrastructure. These funds will cover a maximum of 80% of the project with the remaining portions most likely coming from the project-sponsoring organization or town.

<http://vtrans.vermont.gov/highway/local-projects/transport-alt>

Certified Local Government Program

For municipalities that are enrolled as certified local government, federal grants are available to help local governments integrate historic preservation concerns with the planning and decision-making process. Uses of the grant money can include resource identification and planning, National Register nominations, downtown planning and development of architectural drawings, streetscape assessments, public education, and building feasibility studies. Grants are for between \$500 and \$25,000 and require a full match.

<https://accd.vermont.gov/historic-preservation/funding/clg-grants>

VTrans Bicycle and Pedestrian Program (BPP)

The Vermont Bicycle and Pedestrian Program provides funds managed by VTrans for scoping, design, and construction of bike and pedestrian facilities, sidewalks, shared-use paths, and bike lanes. A local match is required but varies based on the type of project.

<http://vtrans.vermont.gov/highway/local-projects/bike-ped>

Downtown Transportation Fund

State grants for municipalities to finance transportation-related capital improvements in support of economic development, within or serving a state designated downtown. Projects can include construction or alteration of roads and highways, parking facilities, pedestrian and streetscape improvement, bike and pedestrian paths, and underground relocation of electric utility, cable, and telecommunications lines. Grants can be awarded up to \$100,000, but cannot exceed more than 50% of the overall project costs and a 50% match is required.

<https://accd.vermont.gov/community-development/funding-incentives/downtown-transportation-fund>

Vermont Community Development Program (VCDP)

The Vermont Community Development Program provides Community Development Block Grants (CDBG) to all Vermont towns and cities, aside from Burlington. The grant provides financial and technical assistance to identify and address local needs in housing, economic development, public facilities, public services, and handicapped accessibility modifications. The four types of grants are Accessibility Modification Grants (AM), Implementation Grants (IG), Planning Grants (PG), Scattered Site Grants (SS). These grants must primarily benefit persons of low and moderate incomes.

http://accd.vermont.gov/strong_communities/opportunities/funding/vcdp

STATE GRANTS AND PROGRAMS

Vermont Community and Urban Forestry Council Grants (Caring for Canopies Grants, CCG)

These Caring for Canopies Grants (CCG) are awarded to municipalities to aid in taking the necessary actions to developing and sustaining a community-wide tree program, including tree plantings, inventories, maintenance, and planning. There are two grant categories, Caring for the Canopy and Canopy Mini. Caring for Canopy is for projects that help move a community's tree management program towards a sustained level while Canopy Mini is for smaller projects to help move a tree management program forward. The grants range in size from \$500 to \$5,000 and require a 50% match.

<https://vtcommunityforestry.org/programs-0/financial-assistance/caring-canopy-grants>

Municipal Planning Grant Program (MPG)

The Municipal Planning Grants (MPG) are Vermont state grants for a wide range of municipal planning projects including land use plans, zoning and subdivision bylaws, trail networks and walking and biking improvements, resiliency planning, economic plans, and village and neighborhood planning. The range of the grants is from \$2,500 to \$20,000 with a required 10% match.

<http://accd.vermont.gov/community-development/funding-incentives/municipal-planning-grant>

Recreational Facilities Grants Program (RFG)

The Recreational Facilities Grants (RFG) program provides matching state grants for capital costs associated with the development and creation of community recreational opportunities. This program provides last gap funding for shovel ready projects and does not support any ongoing fundraising initiatives. The program requires a 100% match and awards are capped at \$25,000.

<https://bgs.vermont.gov/commissioner/building-communities-grants>

Building Communities Grants Program: Regional Economic Development Grant

The Regional Economic Development Grant Program provides grants to municipalities and non-profits for capital costs associated with major maintenance, renovation, or planning related to the development of facilities reasonably expected to create or retain job opportunities in Vermont communities. The program provides last gap funding for shovel-ready projects and does not support ongoing fundraising initiatives. Priority consideration is given to applicants demonstrating they have strong community support. The maximum grant is \$25,000 with a full match required.

Cultural Facilities Grant Program

Matching state grants for community facilities that are used to provide cultural activities to the public and to enhance or expand the capacity of an existing building to provide cultural programming. Grants are for between \$1,000 and \$30,000 and require a full match, with at least 50% of that in cash. Previous awarded projects include renovations to local museums and town halls.

<https://www.vermontartscouncil.org/grants-and-services/organizations/cultural-facilities>

VEDA Commercial Loan Programs

Vermont Economic Development Authority (VEDA) offer low-interest loan programs to fill the financing gap for a commercial start-up or expansion project. These loans are available to for profit and non-profit companies to finance downtown revitalization projects. Eligible projects include redevelopment of vacant or significantly under-utilized buildings or lots in downtowns or villages that spur employment and economic vitality.

<http://www.veda.org/financing-options/>

ANR Ecosystem Restoration Grant Program (ERG)

The ANR Ecosystem Restoration Grant (ERG) program gives grants for design and construction projects that target nonpoint sources of pollution that cause or contribute to the state's surface waters.

<http://dec.vermont.gov/watershed/cwi/grants#Ecosystem%20Restoration>

VOREC Community Grant Program

The Vermont Outdoor Recreation Collaborative (VOREC) launched a community grant program for outdoor recreation in Vermont municipalities. The grant is designed to help communities leverage their local outdoor recreation assets and applying communities must have completed some prior planning or mapping of outdoor recreation assets, have identified outdoor recreation as a component of their local economy through previous plans, and have a dedicated staff and/or volunteers to ensure long-term success of the project. The funds can be used for consultants, small scale outdoor recreation infrastructure improvements, materials or equipment to support outdoor recreation programs, marketing relating expenses, community based outdoor recreation planning, and securing public access through acquisition of land, easements, or rights-of-way. Communities are also responsible for making products and deliverables that could be adapted and reproduced by other communities in the state. The program is administered by FPR in partnership with Agency for Commerce and Community Development (ACCD).

https://fpr.vermont.gov/VOREC_Community_Grant

STATE ORGANIZATIONS GRANTS

Vermont Community Foundation – General Grants (VCF)

A variety of grants are available to support projects to improve environmental sustainability, cultural heritage, social justice, historic preservation, and vitality of Vermont communities. The different types of grants offered include: Place-Based Grants, Arts Endowment Fund, Special and Urgent Needs, and Nonprofit Capacity Building. Each place-based grant is only available to a specific region of the state. For information about which grants are available for your community, please see the website below.

<http://www.vermontcf.org/Nonprofits/AvailableGrants.aspx>

Vermont Community Foundation – Nonprofit Capacity Building (NPCB)

The Nonprofit Capacity Building program is small grants to support the cost of consultants to facilitate discussions related to strategic planning, financial sustainability funding, or facilitating a

merger. These grants are meant to supplement other funding. This grant is available to both nonprofits and municipalities.

<https://www.vermontcf.org/NonprofitsGrants/AvailableGrants/NonprofitCapacityBuilding.aspx>

Vermont Housing and Conservation Board Local Conservation Projects (VHCB)

The Vermont Housing and Conservation Board (VHCB) provides funding to conserve natural areas, recreation lands, and historic properties. For public outdoor recreation projects, VHCB provides loans to enable the project to leverage other funds or grants in cases where local efforts to obtain sources of funding have been exhausted. The available funds vary based on whether the parcel has statewide significance. For conserving locally-significant land, other sources must provide one-third of the project funding. VHCB also provides funding for feasibility analysis, project-specific capacity (i.e., engineering work, historic preservation analysis, and hazardous materials analysis).

<https://vhcb.org/our-programs/conservation/apply-for-funding>

Lintilhac Foundation (LF)

The Lintilhac Foundation's (LF) central purpose is to support organizations that are making sustainable, positive change for Vermont's environment and its people. Grants are available in three core giving areas, water quality, energy, and conservation. The conservation giving is primarily to backcountry recreational access to lands and integrative land use planning.

<http://www.lintilhacfoundation.org/application-guidelines/>

Vermont Arts Council Animating Infrastructure Grant (AIG)

The Animating Infrastructure Grant (AIG) funds projects that integrate public art into existing or proposed infrastructure improvements, which could include buildings, recreational paths, parks, bridges, small-scale renewable energy projects, and water treatment facilities.

<http://www.vermontartscouncil.org/grants-and-services/organizations/animating-infrastructure>

Ben & Jerry's Foundation (BJF)

The Ben & Jerry's Foundation (BJF) funds multiple grants programs to help communities in Vermont. The Vermont Economic Justice Program gives grants to non-profits working to address the economic, social, and environmental impacts of poverty. The Vermont Community Action Team Grant is a small grant awarded to non-profits, schools, and municipalities. The Community Action Teams provide general or project support, and fund the following types of community programs: social services organizations, cultural, recreational, arts programs, and community celebrations.

<https://benandjerrysfoundation.org/vermont-grant-programs.html>

NATIONAL ORGANIZATIONS GRANTS

PeopleforBikes Community Fund (PBCG)

The PeopleforBikes Community Grant Program (PBCG) provides funding for important and influential projects that build momentum for bicycling in communities across the U.S. These projects include bike paths and rail trails, as well as mountain bike trails, bike parks, and large-scale bicycle advocacy initiatives. PeopleforBikes will fund engineering and design work, construction costs, and

reasonable volunteer support costs. The maximum grant award is \$10,000 and the grant cannot make up more than 50% of the total project budget.

<http://www.peopleforbikes.org/pages/community-grants>

Robert Wood Johnson Foundation Grants (RWJF)

The Robert Wood Johnson Foundation (RWJF) provides grant funds to improve the health and health care of all Americans. RWJF awards grants for projects creating healthier communities. This funding has gone towards walking and bicycling facilities and upgrading underutilized green space.

<https://www.rwjf.org/en/how-we-work/grants-and-grant-programs.html>

Trails Connecting People with Nature (TCPN)

Trails Connecting People with Nature (TCPN) is a Sierra Club initiative that works to ensure that access to the outdoors is increasingly equitable and available to all communities. The Sierra Club Foundation awards one-year trail grants ranging from \$5,000 to \$20,000 towards trail creation or maintenance projects that engage new leaders and provide opportunities for communities to connect with nature.

<https://content.sierraclub.org/ourwildamerica/nearby-nature>

NON-GRANT FUNDING SOURCES

Development Impact Fees

A Development Impact Fee is an assessment on development used to pay for its proportionate share of the impacts to public facilities. Some communities assign a standard dollar figure to the public sites, some use a park, pedestrian improvements, trails and open space development impact fee, while others allow for the dedication of parkland, or fee-in-lieu, in place of the impact fee. A full spectrum of leisure services which contain costs for recreation centers, trails and open space, in addition to parks, has been included in some communities' development impact fees. Some of these development impact fees could contribute to a fund to support enhanced community and pedestrian accommodations.

Bond Issues

Bonds issued by the town may provide important opportunities to leverage other funds, such as required match amounts for federal or state grant programs, and regional bonds may be needed for larger scale projects.

State Infrastructure Bank Loans

A state low interest loan program for the construction or reconstruction of highways, roads and bridges, and pedestrian facilities. Loans may also be available for certain capital facilities such as public transit or electric vehicle charging stations. There is no minimum or maximum but the loan term may not exceed 30 years and requires borrower equity of 10-20%. For municipal borrowers, it is a 1% fixed loan. The program is operated by the Vermont Economic Development Authority in conjunction with VTrans and Federal Highway Administration. There is no deadline, as it is an ongoing program.

<https://www.veda.org/financing-options/other-financing-option/state-infrastructure-bank-program/>

Tax Credits

State and federal tax credits are available for rehabilitation of historic buildings. From the state of Vermont, tax credit is available for qualified historic rehabilitation, façade, code and technology upgrades for properties constructed before 1983 located within a state designated downtown or village center. The credit can be between 10 and 50% of eligible expenditures.

Federal tax credit is available for 20% of the rehabilitation costs (including labor, materials, and architects and other consultant fees) for income-producing buildings listed in the National Register of Historic Places.

Local Funds

Local funds are sources of funding that are provided by local governments through local budgets or funds other than bonds. Capital Improvement Plans can be leveraged to help advance specific initiatives. Aligning the long-term capital program with initiatives outlined in this master plan should be a priority, particularly for the key initiatives that have been identified.

Private Donors and Fundraising

Funds can be provided by private donors or through special fundraising efforts which can supplement or substitute for local funds. In many communities, the design of specific improvements is often crafted to encourage private donations; donor benches, bricks, trees. The use of private funding is often less constrained and restricted and opens up new or expansive opportunities for creativity in design outcome. Fundraising efforts can be very time consuming and require reaching out broadly to the community, business interests, and others.

The use of crowdsourcing sites such as Kickstarter can make the process of seeking input or funding easier in many ways. The web-based platforms allow communities to broadcast ideas widely, often attracting the interests of people who may never have visited otherwise. Keys to this process include making a compelling case about the reasons for the project, offering up some definitive value to the donor (i.e., a memorial brick, commemorative map, etc.) and communicating how this project supports the broader vision for the area. This last point is important as it is often appropriate to take big ideas and break them down in crowdfunding—smaller projects can be done more quickly and link together to provide bigger outcomes.