



**Town of Longmeadow**  
Massachusetts  
**Community Preservation Committee**



Telephone 413-565-4110  
Fax 413-565-4112

20 Williams Street  
Longmeadow, MA 01106

www.longmeadow.org

*Application for*  
**Community Preservation Act Funding**

**Instructions**

1. Review attached Community Preservation Act (CPA) funding eligibility, selection criteria (Appendix), and application.
2. Prepare and submit 10 typed and double-sided copies of the application form and project description to the CPC, c/o the Town Clerk's Office, Town Hall, 20 Williams St., Longmeadow, MA 01106.
3. The Community Preservation Committee (CPC) will accept project proposals **through December 3, 2019** for possible consideration at the following Annual Town Meeting.
4. The CPC will review all applications and schedule a meeting with each applicant to discuss its proposal.
  - a. The CPC may ask for more information before deciding to recommend the proposal for funding.
  - b. The CPC may request that you present your proposal at a public hearing.
5. If the project is selected for a funding recommendation, the CPC will submit it to Town Meeting.
6. Town Meeting has the sole authority to fund projects.

*\* Please note that the Committee reserves the right to modify these procedures and timeframe. Emergency applications will be accepted at the discretion of the CPC. The committee reserves the right to reject applications that are incomplete or late.*

**Application Form**

For CPC Use: Project # \_\_\_\_\_  
Received on: \_\_\_/\_\_\_/\_\_\_ Received by: \_\_\_\_\_  
Reviewed on: \_\_\_/\_\_\_/\_\_\_ Determination: \_\_\_\_\_

**Applicant Information**

<b>Project Title:</b> Skatepark on town-owned land in Longmeadow													
<b>CPA Funding Request:</b> \$15,000 for design and feasibility study	<b>Total Cost of Proposed Project:</b> \$ TBD												
<b>Applicant Name:</b> Alex J. Grant	<b>Contact Name:</b>												
<b>Mailing Address:</b> 54 Westmoreland Ave	<table style="margin: auto;"> <tr> <td style="text-align: center;"><b>Community Preservation Act Category</b></td> <td></td> <td style="text-align: center;"><b>Community Housing</b></td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;"><b>Historic Preservation</b></td> </tr> <tr> <td></td> <td style="text-align: center;">X</td> <td style="text-align: center;"><b>Open Space</b></td> </tr> <tr> <td></td> <td style="text-align: center;">X</td> <td style="text-align: center;"><b>Recreation</b></td> </tr> </table> <p><i>Please check all that apply:</i></p>	<b>Community Preservation Act Category</b>		<b>Community Housing</b>			<b>Historic Preservation</b>		X	<b>Open Space</b>		X	<b>Recreation</b>
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		X	<b>Open Space</b>										
	X	<b>Recreation</b>											
<b>City, State, Zip Code:</b> Longmeadow, MA 01106													
<b>Phone/Fax:</b> 413 567 6084													
<b>Email &amp;/or Website:</b> alex.grant68@yahoo.com													

*Please attach a project description and budget, as indicated on page 2.*

## Project Description

Proposals must answer the following questions. Include supporting materials as necessary.

1. **Goals:** What are the goals of the proposed project?
2. **Community Need:** Why is this project important? How does it meet the objectives outlined in existing town plans?
3. **Community Support:** Describe the community support for this project. Include letters of support, if any.
4. **Action Plan & Timeline:** What is the schedule for project implementation, including start and completion dates?
5. **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?
6. **Preservation:** CPA projects may require deed restrictions. For more information, please see the Community Preservation Coalition website at <http://www.communitypreservation.org/index.cfm>. If applicable, attach a copy of the proposed deed restriction language.

### *Additional Information*

Provide the following additional information, as applicable:

- A. Documentation that you have (or will have) control over the site, such as Purchase and Sale Agreement, option or deed.
- B. Evidence that the project does not violate any zoning ordinance or any other laws or regulations.
- C. Evidence that the proposed site is free of hazardous materials or that there is a plan for remediation.
- D. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed.

## Budget

1. **Budget:** What is the total budget for the project? All expenditures must be clearly identified.
2. **Other funding:** Specify what additional funding sources (public/private/in-kind) and amounts are available, committed, or under consideration. Include commitment letters, if available, and describe any other attempts to secure funding for this project.
3. **Mandated 'Construction' expenses:** If your proposed project involves construction, installation, demolition, maintenance or repair to a building or public work (horizontal construction), the payment of Prevailing Wage to the construction workers is mandated and will be enforced. Contact the Purchasing Department ([413-565-4185](tel:413-565-4185)) to obtain the prevailing wage rate sheet for use in obtaining realistic contractor quotes. This will help to ensure that your budget request is appropriate to what the actual expense will be.

Please send Application Form and Project Description Proposal, by the first Tuesday in December, to:

Longmeadow Community Preservation Committee  
c/o Town Clerk's Office  
Longmeadow Town Hall  
20 Williams Street  
Longmeadow, MA 01106

*Thank you for your proposal!*

## Community Preservation Act Funding Request for Skatepark (submitted 12/3/19)

1. **Goals.** The goal for this project is the construction of a skatepark on town-owned land in Longmeadow.
2. **Community Need.** The proposed skatepark would provide a valuable recreation opportunity that does not exist in Longmeadow, but does exist in other towns and cities, such as Holyoke and Agawam. The skatepark would be open to adults and children using bicycles, skateboards, scooters, and roller blades. The proponents of the skatepark recently met with the Director of Longmeadow Parks and Recreation (LPRD), and the idea of placing such a skatepark in the lower end of Greenwood Park was discussed. It may be possible for the skatepark to be the venue for LPRD programs at Greenwood. The skatepark could be the basis for new LPRD programs or incorporated into existing LPRD summer camp programs that would make the programs more attractive to youth in Longmeadow and generate additional revenue for the town.
3. **Community Support.** The proponents of the skatepark recently presented a citizen's petition at the 2019 Special Fall Town Meeting. There was substantial support among the voters, despite the criticism that the petition had not been vetted through the Park Board, LPRD, or committees like the CPC. The youth proponents who spoke in favor of the petition, Burleigh Grant, Finegan O'Connor, and Joseph Szcapanek, were praised by many community members for their persuasive arguments in favor of the skatepark. While the vote was negative, it was close, indicating that the basic idea of the skatepark had support.

While the ultimate level of usage of a Longmeadow skatepark cannot be known with certainty, the best evidence of its popularity can be found in the usage of the Agawam skatepark. It is a very popular venue, with the space in constant use.

4. **Action Plan and Timeline.** The plan, as it was proposed during the 2019 Fall Town Meeting, is to obtain \$15,000 for initial design work, to prepare a budget, to fix a location for the skatepark, and to address any concerns about legal liability for the town. This is how the planning for the new senior center was begun. To prepare a meaningful budget, to make the design choices necessary to present a concrete plan to voters, will require some initial funding. Without some expertise in the design and construction of skateparks, any budget would be speculative and subject to cost overruns.

According to the website, [publicskateparkguide.org](http://publicskateparkguide.org), a small (3,000 square foot) skatepark could be expected to cost approximately \$135,000 in design and construction expenses. The website estimates that design expenses would be 10 to 15 percent of the project cost. Thus, \$15,000 represents a minimum estimate of the design costs needed for this project. (Portions of the website are attached).

The proponents of the skatepark will be communicating again with the LPRD director, who is in the process of gathering additional information from nearby municipalities with skateparks. That additional information will be provided to the CPC for its consideration. The proponents are also scheduled to meet with the Park Board during its December 9, 2019 meeting to discuss this proposal.

Once the design and feasibility study is done after the May 2020 Town Meeting, a further request for funds for the full construction of the skatepark is expected to be made.

5. Maintenance. The degree of maintenance will depend in part on the design choices. The Tony Hawk Foundation (a foundation supporting the construction of skateparks), for example, indicates that all-concrete skateparks are preferable because they are more long-lasting. Skateparks, such as the Agawam skatepark, have temporary jumps, ramps, and other features. This capacity for changing the skatepark environment can be desirable because it lends itself to creative modifications. The design and feasibility study will study these choices and the trade-offs between the initial construction costs, maintenance costs, and the appeal to users of the skatepark.

6. Preservation. The design and feasibility study will address the need for any deed restrictions, if any.

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## Skatepark Budget

Skatepark creation costs can be broken down into categories, and even further into specific expenses.

Here's a sample skatepark materials and services list. (These should give you some good ideas of where to look for in-kind donations.)

### 100% Total Skatepark Construction Cost

#### 10—15% Design Expense

- Staff (payroll)
- Administration
- Travel
- Presentation Materials
- Civil Engineering
- Architectural Consultation
- Survey
- Geotech
- Construction Documentation

#### 85—90% Construction Expense

- Demolition
- Staff (payroll)
- Services
- Administration
- Travel
  - Per diem
  - Room
  - Local Transportation
- Permitting
- Drainage
- Inspections
- Site Prep (grading)
- Dyes, Natural Elements
- Equipment Rental
  - Backhoe
  - Concrete pump
  - Fencing
  - Restroom
  - Storage
  - Trash
- Materials
  - Fill
  - Concrete
  - Rebar
  - Coping
- Lighting

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If your fundraising strategy relies heavily on grassroots programs, it can be wise to raise funds for each type of material or service independently. For example, you may have a "Rebar Fundraising Jam" that has a modest goal of \$8,000 rather than facing the entire skatepark budget at once. People will be more likely to contribute when they can see that their contribution is a meaningful portion of the larger goal.

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# PUBLIC SKATEPARK DEVELOPMENT GUIDE

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Home › Fundraising › How Much Do Skateparks Cost?

## How Much Do Skateparks Cost?

This is a complex question whose answer depends largely on what kind of skatepark you're talking about. It's kind of like asking, "how much does a car cost?" There are two costs associated with skateparks. The first expense is the cost to design and build the facility. The second expense is the cost of maintaining and operating that facility over a period of time. (These expenses together are considered the "total cost of ownership," or "TCO.")

Most of the time when someone asks how much it will cost, they're specifically asking about the cost of construction. (Construction, for the average person, will include the cost of design.) People familiar with park development—particularly those within the Parks Department—will also want to know how much the skatepark will cost each year in maintenance. (Skatepark maintenance is covered elsewhere.)

$$\begin{aligned} &\text{Square-foot size of skatepark} \times \$45 \\ &= \\ &\text{Skatepark Creation Cost Estimate} \\ &\pm \text{Project Cost Factors} \end{aligned}$$

The average price to design and build a skatepark is \$45 per square foot. Skateparks rarely are more than \$60 per square foot, and can sometimes be as low as \$25 per square foot.

At the average cost of \$45 per square foot:

- A 3,000 square foot skate spot will be \$135,000 and will support a few skaters at a time.
- An 8,000 square foot neighborhood skatepark will be \$360,000 and will serve a neighborhood of about 25,000 residents.
- A 16,000 square foot regional skatepark will be \$720,000 and will service the immediate neighborhood and attract patrons from the region.

As a reasonable starting point we'll use \$450,000 for a 10,000 square foot skatepark.

There are factors that can influence the cost of creation. It's impossible to specifically enumerate the impact of these factors.

### Adjacent Construction

Skateparks that are built within the context of a larger park development can cut costs by sharing heavy equipment and other resources.

### Amenities

The cost of creating a skatepark will include all site improvements associated with the skateboarding facility. The path leading to the skatepark, fence, benches, water fountain, restrooms, lights, and immediate landscaping can all have a major impact on the cost of building the park. (A restroom alone can easily double the cost of the facility.)

Sites that already have restrooms, lights, paths, and other amenities are obviously going to be less expensive to create skateparks on than sites with no current improvements.

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#### **Design Constraints**

Some sites have specific design constraints that must be addressed. Perhaps the location is home to old trees that must be preserved. The skatepark must be designed around these fixed elements, and that can add cost to the project.

Most design constraints reflect community priorities and/or the preservation of natural resources.

#### **Design Details**

Some skatepark structures cost more to create. Overhanging elements such as cradles and full-pipes are more expensive than simple structures like ledges and flat banks.

#### **Distance to Resources**

There are two main requirements for building skateparks, and they both cost money. You need qualified people to design and construct it, and you need construction materials. Both cost money. Many professional skatepark builders will bring a small number of specialists to a project and employ local builders to help round out the crew. (Not everyone on the construction site needs to be a specialist.) Local contractors are less expensive than bringing specialists from outside of the region because they are generally paid less and don't require housing arrangements.

The distance to available construction materials can also be a factor. Importing cubic yards of granite to a region where granite isn't readily available is going to add cost, for example.

#### **Drainage**

Skatepark bowls require drains so that rainwater doesn't pool at the bottom of the structure. The drain must be connected to plumbing that leads to a sump or a main wastewater line. This adds expense to the project. Street plaza skatepark designs, because they lack bowls, don't require plumbing and the water can "sheet drain" off the sides of the facility. (A subtle grade in the flat concrete moves water to the sides of the park.) Sheet-draining is generally less expensive than plumbing.

#### **In-Kind Donations**

A great way to reduce the cost of a skatepark is to have construction materials donated directly to the project. Concrete, rebar, and heavy equipment can be donated, among other things. Anything that is donated can come right out of the skatepark builder's bill. Consult with your skatepark designer and/or builder before seeking in-kind donations.

#### **Site Preparation**

Some skatepark designs and locations will require more site preparation than others. Projects that require lots of grading and earth-moving, or that have current structures on them that need to be demolished, will be more expensive than projects that don't.

#### **Size**

The larger the skatepark, the more material and time it will take. Not surprisingly, size is the most significant factor in estimating the cost of creation.

#### **Specialized Labor**

General contractors (GC) are less expensive than skatepark specialists. However, most GCs have no experience building skateparks and will not be sensitive to the important nuances that make skateboarding structures work. Therefore, it's NOT recommended that you use a general contractor for your skatepark construction. It is becoming increasingly popular to use GCs to create the non-essential portions of the skatepark, such as the decks around a bowl or the walkway leading to the park.

#### **Soil Condition**

Sand, bog, and clay soil can dramatically increase the cost of construction. Poor soil conditions result in settling and compaction during and after construction. This can cause cracks and breakage in the final concrete skatepark. When soil conditions are poor, expensive construction techniques must be used to prevent cracks from forming.



In industrial areas, pollutants in the soil can be a concern. Environmental regulations often require that any project that unearths this soil must replace it or cap it with "clean" dirt. The presence of contaminated soil can raise the cost of skatepark construction.

**Volunteer Labor**

Volunteer labor will help reduce costs, but most skatepark companies and Parks Departments will have policies that strictly govern when and how volunteers can be used. Volunteers are typically used for non-critical or menial, unskilled tasks, such as general landscaping, tying rebar, scraping overspray on concrete, picking up around the job site, running errands, and so on.

You won't have a clear sense of what cost-saving opportunities you will have until you get further into the development process. It's good to have a sense of what factors may influence your skatepark costs early on.

Skatepark cost estimates come up quite often. Until you have more specific information, it's safe to go with a \$45-per-square-foot formula.

$$\begin{aligned}
 &\text{Square-foot size of skatepark} \times \$45 \\
 &= \\
 &\text{Skatepark Creation Cost Estimate} \\
 &+/- \text{Project Cost Factors}
 \end{aligned}$$

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