**COMMUNITY PRESERVATION ACT FUNDING APPLICATION FY 2024**

Project Name: Playing Field and Track at Mt. Greylock Regional School

Sponsor Organization: Mt. Greylock Regional School District (MGRSD)

CPA Category: Community Housing Historic Preservation Open Space **Recreation**

Total Project Cost: $ 4,125,000

CPA Funds Requested: $100,000 (approximately 2.4% of project total) 1. **PROJECT DESCRIPTION** – Describe the proposed project in as much detail as possible.

Williams College graciously provided the school district with a one-time $5M gift upon approval of the project that built a new Mt. Greylock Regional School. One central vision of these funds was to provide facilities for student and community uses that the district would not otherwise be able to provide through the process of school construction through the Massachusetts School Building Authority.

Through a 5 year-long process, the MGRSD School Committee has opted to construct an 8-lane track with field sports facilities and a natural grass playing field (with drainage and irrigation) for our teams and the greater community. Currently, the school district is absent a usable track and must host all home events at Williams College.

The final design for this project is going out to bid in January of 2023. In the meantime, the district has invested in education and planning to care for this field, as well as for current playing fields and the entire campus, following an organic care and maintenance plan.

The playing field will be sized to accommodate soccer, lacrosse, and football were it to come back as a varsity sport at MGRS. The track portion of the project will include an 8-lane track, areas for javelin, discus, and shot put, as well as areas for jumping contests including triple jump, long jump, and high jump. Equipping a “home track” with the necessary equipment to run a track meet is likewise a part of the overall project. The field and track will be illuminated for evening and nighttime competitions, which have become increasingly necessary. Equitable access was a key feature in the siting of this project, as were proximity to parking and restrooms.

*What are the goals of the proposed project?*

The goals are this project include the following:

● To provide a centrally located and up-to-date resource for our school district and community to host competitions on playing fields and at a track and field facility. The facility will be the centerpiece for hosting significant competitive and tournament events for Berkshire County, Western Massachusetts, state, and New England regional competitions.

● To provide our varsity and junior varsity athletes with safe and competitive playing facilities for our field sports.

● To provide a home venue for our track team, which has the largest number of participants of all our athletic programs, by far. We expect these facilities to allow us to serve as a host location for Massachusetts Interscholastic Athletic Association (MIAA) tournament games, and with the addition of an 8-lane track, host tournament-level track and field events as well, providing Mt. Greylock with the lone middle/high school facility in Berkshire County capable of hosting these events.

● Our physical education and student wellness department will likewise make use of this new facility to provide students with opportunities to work toward fitness, and to develop lifelong attitudes and practices that will keep them fit and keep them mobile.

● Through public access to the track in particular, this facility will provide a space for adults, neighbors, and the community to have access to a walking and/or running track. The beautiful setting, surrounding school amenities, and proximity of the track to both of our member towns will be a benefit to everyone involved as a place to meet people and stay healthy.

b. Why is this project needed?

As stated earlier, while our Track and Field teams are the largest teams the district supports through its athletic program, these student-athletes and their coaches do not have adequate practice facilities. While Williams College, has been, is, and will remain a valuable and gracious track and field partner, MGRS serving as home to its own practice and competition-level facilities will make it possible for even more students to participate in the sport and will provide our students with the pride of place of hosting events and competition on their own home field and track. It is also worth noting that our access to the Williams College facilities has diminished over the years with the growth of the Williams Track and Field program and additional requests for use of that facility.

John T. Allen Field is currently the host site for all field-based athletic events for both our men’s and women’s teams. This field, while well-storied and revered, needs work, needs rest, and will greatly benefit from having an upgraded competition-level field available for student use. A new field designed from the ground up, with irrigation and drainage needs front and center, will

provide a safer, more dependable surface of play for our student-athletes. The proximity of the new competition field to restroom areas and accessible pathways will greatly increase the ease with which all spectators can enjoy a competition, and again, add to the safety and well-being of

those in the audience for our student events.

c. What population groups will this project serve? Please estimate how many residents will benefit.

This project will serve our students, their families, our staff, immediate neighbors, and any individual who wishes to have a safe opportunity to exercise and enjoy outdoor recreation in one of Berkshire County’s most naturally beautiful spots. By that measure, the entire town, surrounding communities, and those who are drawn to competitions at the facility will benefit.

Within our student-athlete group, well over 400 individuals will have the opportunity to be supported and make regular use of this facility. Our track and field team alone last school year had over 25% of the total grade 7-12 student population on the team.

We see this project as being far-reaching in its scope and will offer a “draw” to area businesses and organizations as we better position the community to host more wide-ranging events (such as regional track and field events).

d. How will this project improve the quality of life for residents?

This project will further solidify the Mt. Greylock Regional School and its campus as one of several hearts of our community. Our students will be well served by having a safe, on-site track to practice on, learn on, and enjoy. An on-campus track will allow for far greater accessibility to a track and field complex for our student-athletes, who currently use the Williams College track and field complex.

In addition, the facility will allow for greater participation in the community-based student track and field program for elementary-aged students, sponsored and facilitated by the Mt. Greylock Track and Field team. Their families will be served by the same “home field” track and track facilities, as well as by the new facility’s more central location to parking and restrooms.

Those wishing to visit our campus for an event, for a walk, or to train themselves by running or walking will be well served by another track in the community, providing a safe, accessible place to enjoy time exercising and socializing. The addition of a new field, a competition-level track that will also be open for casual-community use, in addition to current playing fields and multiple cross-country running and hiking trails make our campus a centerpiece for spending outdoor time in the community. We see this entire project and its addition to the appeal and utility of our campus as a win-win for the schools and for our larger community (and beyond).

2. **PROJECT READINESS/FEASIBILITY –** Describe the project’s feasibility and readiness to proceed. Address the following questions in your response:

a. Has a feasibility study been conducted? If so, please attach it to this application. If not,

please offer other evidence that the project is feasible.

Please see this link for our Owner’s Project Manager’s presentation to the Mt. Greylock Regional School District School Committee from the November 17, 2021, School Committee Meeting.

This track and field project has been approved by the Mt. Greylock Regional School Committee through Schematic Design. We are moving toward Construction Bid Documents and ZBA approval now. We expect to accept a bid for this project in spring 2023 with full completion targeted for spring 2024. Here is a link to the ZBA submission.

b. Is the project ready to proceed? If not, what additional steps are necessary before the project can proceed?

This project is fully in motion, with construction documents slated to be published and out for bid the last week of January 2024, pending approval by the Mt. Greylock Regional School District School Committee.

3. **PROJECT TASKS/IMPLEMENTATION SCHEDULE –** Provide a detailed list of required tasks, such as studies, engineering work, architectural design, permitting, financing, and construction. In addition, provide a detailed implementation schedule, including dates for project initiation, key milestones, and project completion.

This is a link to our most recent *Project Milestones* document

4. **PROJECT TEAM** - List the proposed members of the project team and the role of each person or organization. Describe how those team members’ experiences will contribute to the success of the project. Attach resumes for key team members.

Skanska USA, Inc. (OPM) John Benzinger and Aaron Singer

CHA Consulting, Inc (Architect) - John Hickok, Michael Moonan, Jason Pollard Track and Field Project Committee - Working Group

● Athletic Director, Lindsey VonHoltz

● Track and Field Coach, Brian Gill

● Superintendent Jason McCandless

● Business Administrator, Joe Bergeron

● Director of Operations, Rob Wnuk

● School Committee Vice Chair, Finance Committee Chair, and Track and Field Project Committee Chair, Carrie Greene

Mt. Greylock School Committee - Approving Body

● Christina Conry, Chair

● Carrie Greene, Vice Chair

● Steven Miller, Secretary

● Ursula Malloy

● Curtis Elfenbein

● Julia Bowen

● José Constantine

5. **SOURCES AND USES OF FUNDS** -- Provide a detailed list of the sources and uses of funds for the project:

a. Describe your strategy for funding your project. Describe all anticipated funding sources, including state, federal or private grants; capital campaigns; loans, CPA, or others. The Williamstown CPC strongly encourages applicants to seek and secure funding for their projects from other sources. We will prioritize projects for which the CPC would participate with other funding sources.

We are in the process of determining the amount available to us from the Williams College Capital Gift. We have used some of the $5M gift to accomplish projects that the state would not offer partner funds to work alongside our member towns’ fund. We constructed a much-needed District Office for the PreK-12 School District on the campus of the Mt. Greylock School. We dramatically increased safety and accessibility for our current outdoor activities, built equipment storage and athletic support buildings on the school campus, and created a modern groundskeeping program to better support both this new field and all existing fields. We built public bathrooms into the administrative building in anticipation of this track and field project and for use at all outdoor events.

We plan to approach the organizations here attached and do community fundraising as well. Two items we need to target for funds are the bleacher/press box system (currently a bid alternate) and the track and field equipment.

b. Uses of funds. Describe all anticipated expenditures: costs of studies, consultants, permits, engineering, architectural design work, construction, landscaping, and all other identified uses.

Whenever possible, include exact cost estimates provided by experts. c. Total Sources and Total Uses MUST BE EQUAL TO ONE ANOTHER. **SOURCES USES**

| Williams College Gift  |  | $ 2.5-3.5M  | Construction Costs  |  | $ 3.7M |
| --- | --- | --- | --- | --- | --- |
| School District Funds $ 0-1M  |  |  | Soft Costs  |  | $ 425K |
| Individual and Institutional Fundraising |  | $ 150K-1M |  |  |  |
| Williamstown CPC  |  | $ 100K |  |  |  |
| Total Sources  |  | $ 4.125M  | = Total Uses  |  | $ 4.125M |

6. **ADDITIONAL INFORMATION** – Provide any additional information that you believe is relevant to this application.

We are very grateful for the opportunity to apply for this support from the Williamstown Community Preservation Committee.

This project is the culmination of decades of effort by the community to rejuvenate the Mt. Greylock Regional School campus and facilities.

That said, we also view it as the start of a decades-long process to rejuvenate and expand the sports and recreational facilities in Williamstown and the greater region. The project can serve as the hub and catalyst for an improvement of playing, competing, and hosting opportunities for a wide variety of sports and events within our community. Additional work in the coming years at Williamstown Elementary School and, hopefully, other locations in Williamstown and surrounding communities will further improve the prospects for all members of our communities who do or could enjoy improved recreational facilities.

7. **CONTACT INFORMATION**

Contact Person: Jason P. Mccandless, Superintendent of Schools

Address: Mt. Greylock Regional School District, 1781 Cold Spring Road

City: Williamstown State: MA Zip: 01201 Phone: 413-458-9582 x4000

E-mail: jmccandless@mgrsd.org

Please submit completed application in electronic format to:

Community Preservation Committee

c/o Town Manager's Office, Town Hall

cblanchard@williamstownma.gov

CPC Application Review Process:

1. A voluntary pre-application meeting with a sub-committee will be available to any prospective applicant. This is intended to answer questions and to assist applicants in developing effective applications. These meetings will be scheduled on December 13 from 9 to 11 am and December 15 and 16 from 1 to 3 pm. Please contact the Town Manager’s office for an appointment. These meetings will be held in person or remotely on Zoom**.**

2. The CPC members carefully review each application.

3. Applicants meet with the CPC in public session to answer any questions and provide clarification about the application they have submitted. Based on this meeting, applicants often determine that their applications would benefit from revision and/or supplementary information. In such cases, the CPC members will review revised applications. We ask that applicants highlight revisions directly in the proposal, and with a covering letter summarizing changes.

4. Applicants may meet with the CPC a second time if necessary.

5. Further questioning by CPC members will focus on:

• Qualification. All funded applications must comply with statewide CPA

regulations.

• Merit. Since the Williamstown CPC recommends funding projects with town tax dollars, it looks carefully at the merits of each proposed project, including community impact and return on investment.

• Affordability. Each fiscal year, Williamstown’s participation in the Community Preservation Act provides a limited pool of funds for historic preservation, affordable housing, and open space and recreation projects. In some cases, the CPC may determine that although a project both qualifies and has merit, it cannot be funded because of fiscal limitations.

6. Projects receiving support from a majority CPC members will be recommended for funding to the Town. The CPC’s funding recommendations are reviewed but may not be changed by the Select Board and the Finance Committee, and then presented for vote at the Annual Town Meeting in May. To receive funding, CPC-recommended projects must be supported by a majority of voters at Annual Town Meeting.

Of Note:

1. The CPC requires that all funded projects have a “sunset clause,” limiting the time period that the funds will be available for a given project, unless that sunset clause is extended for a reasonable period of time by the Town Manager due to unanticipated delays or conditions. If the project is not completed prior to the date specified in the Town Meeting Warrant Article, or as extended by the Town Manager, funds will revert back to the Town for alternative allocation as recommended by the CPC.

2. The CPC is not obligated to allocate 100% of available funds. It may decide against funding qualified, meritorious projects, reserving funds for future allocation. 3. The CPC will only recommend funding successful applications in the entirety of the request. Amendments to funding amounts may not be accepted or recommended after the submission of the application.

4. Awarded CPC funds will be disbursed by the Town Manager’s office, subject to presentation of appropriate documents (invoices, receipts, etc.).

5. Awarded CPC funds may not be available until after tax revenues are collected to support the project, as determined by the Town Manager’s office.