



#LOWELL
THERE'S A LOT TO *like.*

O'Donnell Park Improvements

A Department of Planning and Development Proposal | July 2022

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Project Narrative

This proposal is for capital improvements to O'Donnell Park (1170 Gorham Street), a 15.29 acre public City Park and grounds of the Shaughnessey Elementary School and the Butler Middle School located in the Sacred Heart neighborhood. O'Donnell Park is the largest park in Sacred Heart. It's central location makes it a vital open space asset for the neighborhood. O'Donnell Park features a splash pad, 3 basketball courts, 3 tennis courts, a baseball field, and a playground which is primarily used by Shaughnessey Elementary School Students.

Proposed improvements include providing irrigation for the baseball field, upgrading the playground to be more accessible and inclusive, resurfacing the basketball court and replacing equipment, resurfacing and reconfiguring the tennis courts to accommodate 1 tennis, 1 pickleball, and 1 handball court, installing an outdoor classroom, painting and adding paths to create a visually cohesive closed loop connecting disparate park features, and installing multilingual signage including an Alternative/Augmentative Communication (AAC) Board, which aids in non-verbal communication.

These upgrades will improve accessibility and inclusivity at the Park and help the City meet several goals in the "2022 Community Preservation Plan," The "Sustainable Lowell 2025" Master Plan, and the "2019-2026 Open Space and Recreation Plan," including Goal #6/Action #38, "Renovate tennis courts and ballfield at O'Donnell Park."

This project meets the Community Preservation Act eligibility criteria for Recreation because it will rehabilitate/restore outdoor, land-based recreational uses and facilities.



Alignment with OSRP Goals:

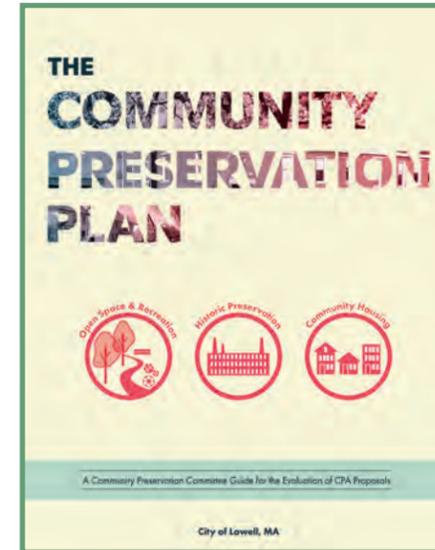
- **Goal #5 / Action #5:** Install maps at parks that show the locations of other parks and green spaces in the area and routes to follow to get there.
- **Goal #5 / Action #6:** Translate important signage and information about open space and recreational opportunities into other languages
- **Goal #6 / Action #33:** Renovate tennis courts and ballfield at O'Donnell Park.
- **Goal #6 / Action #38:** Restripe select tennis courts to include line markings for Pickleball and purchase appropriate nets.

Alignment with City Goals



Alignment with Sustainable Lowell 2025 Goals:

- **Sustainable Neighborhoods Objective #7:** Ensure the integration of nature, green space, and high quality recreational resources into the urban landscape.



Alignment with 2022 Community Preservation Plan Goals:

- **Open Space and Outdoor Recreation Goal #1:** Fund capital improvements to existing City parks and open space to improve overall utilization of these spaces.
- **Open Space and Outdoor Recreation Goal #4:** Invest in capital improvements to create new parks or revamp under-performing parks in neighborhoods that lack adequate open space and recreation opportunities.

Existing Conditions



O'Donnell Park
1170 Gorham Street

Drawn By: Jess Wilson
Date: 7/14/2022

Projection: Lambert_Conformal_Conic
Coordinate: NAD_1983_StatePlane_Massachusetts_Mainland_FIPS_2001
Source: City of Lowell: Parcels, Buildings (2022); Aerial (2020); Open Space, Parks, Roads; Roads (2017); Vegetation (2005).

Disclaimer: Any map printed from this system is considered unofficial unless it has been stamped/signed/certified by the Office of the City Assessor. The City of Lowell makes no warranty of representation as to the accuracy, timeliness or completeness of any of the data. The City of Lowell shall have no liability for the data or lack thereof, or any decision made or action taken or not taken in reliance upon any of the data.

Scale: 1" = 40' - 0"
40' 80' 120' 160' 200'



3 Basketball Courts



3 Tennis Courts



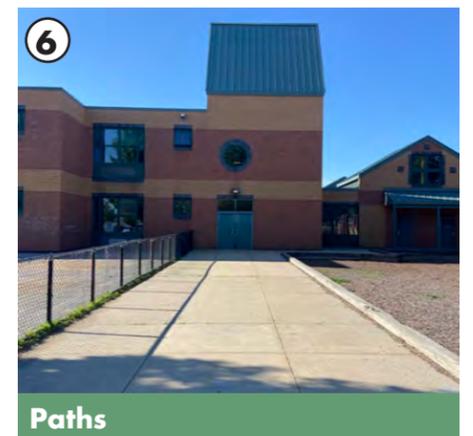
Playground



Baseball Field



Shaded Area



Paths

Proposed Improvements



O'Donnell Park
1170 Gorham Street

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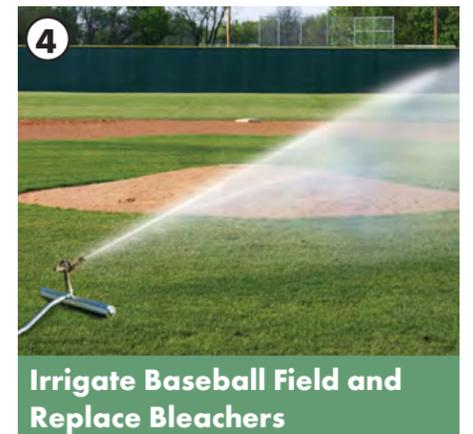
1
Resurface Basketball Courts + Replace Equipment



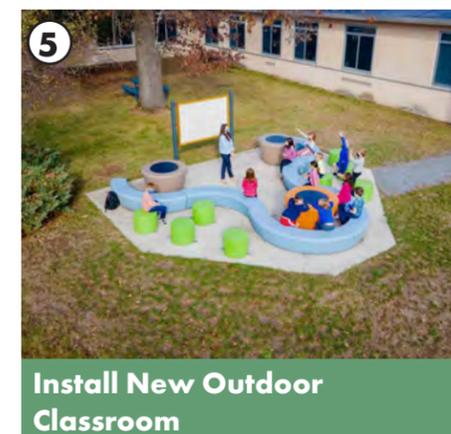
2
Resurface Tennis Courts, Convert 2 Courts to Pickleball + Handball



3
Install New Accessible Playground with PIP Rubber Surface



4
Irrigate Baseball Field and Replace Bleachers



5
Install New Outdoor Classroom



6
Install Painted Path + Signage

Existing Conditions



Basketball Courts: O'Donnell Park has 3 full-size basketball courts. The court surfaces are extensively cracked with grass and weeds growing through. Basketball hoops look worn and dirty, but are otherwise functional. The fencing around the courts is in good shape.



Tennis Courts: O'Donnell Park has 3 full-size tennis courts. The court surfaces are extensively cracked with grass and weeds growing through. The nets are in a state of disrepair, some of the posts are leaning extensively. The fencing around the court is in good shape, with the exception of a small portion of fencing in the south-east corner of the court which is broken and sectioned off with caution tape.



Playground: The playground at O'Donnell Park is in a severe state of disrepair with major cracks and holes in the plastic. The mulch surface has become so compacted that most equipment is a dangerous height from the ground. The fencing around the perimeter of the playground is in good shape, with the exception of 1 gate which needs to be replaced.



Baseball Field: The baseball field is extremely dry and dusty and would benefit immensely from added irrigation. Fencing and equipment is otherwise in good condition. There are 2, 3-tier metal bleachers facing onto the baseball field which are broken.



Shaded Area: There is a shaded area adjacent to the playground which is sometimes used for passive recreation.



Paths: Park features feel very disconnected from each other. There is a network of paths but little signage or indication of continuity. It could help to paint a path that connects the park features, and add signage and maps to indicate to visitors where public open space amenities are located in the neighborhood. Signage could include an Alternative/ Augmentative Communication (AAC) Board located near the playground to aid in non-verbal communication.

Proposed Improvements



Resurface Basketball Courts + Replace Equipment: The basketball courts should be resurfaced, and all six basketball hoops should be replaced, or cleaned at a minimum. The basketball courts are a great opportunity for a ground mural to introduce public art and color into the Park.



Resurface Tennis Courts + Replace Equipment: The under-utilized tennis courts should be resurfaced, and one tennis net replaced. The other two courts should be converted into pickleball and handball courts with the appropriate equipment and striping.



Install New Accessible Playground with PIP Rubber Surface: The existing playground should be demolished and replaced with a universally accessible playground, similar to the one that the City built in Centralville's Hovey Park in 2021, with features that accommodate all age groups and abilities. The mulch surface should be replaced with poured-in-place rubber which is safer, easier to maintain, and more attractive. Additional shade trees and seating should be added around the perimeter of the playground.



Irrigate Baseball Field and Replace Bleachers: Add irrigation to the field and replace the bleachers.



Install New Outdoor Classroom: The Shaughnessey School Principal expressed interest in adding an outdoor classroom space to diversify learning opportunities for students and enhance connectivity with nature. The shaded area next to the playground would be a suitable location to implement this feature. The classroom should be accessible and adaptable to meet a variety of programmatic needs.



Install Painted Path + Signage: A painted path connecting park features would help create a sense of cohesion and identity for the park - a colorful wayfinding tool for visitors to identify and navigate to public park amenities. Multilingual signage and maps could also be added to clarify the park layout and identify where other public open space amenities are located in the neighborhood. Signage could include an Alternative/ Augmentative Communication (AAC) Board located near the playground to aid in non-verbal communication.

Estimated Scope of Work + Budget

Proposed Scope of Work	Estimated Cost
Design + Engineering (20% of construction budget)	\$267,000
LSP Oversight (Ongoing Environmental Remediation Work in Baseball Field)	\$100,000*
Demolition + Site Preparation	\$20,000
Resurface Basketball Courts	\$200,000
Replace 6 Basketball Hoops/Nets	\$2,000
Paint Ground Mural/ Striping on Basketball Courts	\$100,000
Resurface Tennis Courts, Stripe for (1) Tennis (1) Pickleball + (1) Handball Court	\$200,000
Replace (1) Tennis Nets, Purchase (1) Pickleball Net	\$2,000
Construct Wall for Handball	\$4,000
Repair Fencing in South-East Corner	\$2,000
Install New Universally Accessible Playground	\$200,000
Install Poured-in-Place Rubber Surfacing (Approx. 5500 square feet)	\$200,000
New Seating Around Playground	\$20,000
New Trees at Playground (5)	\$10,000
Install New Irrigation System for the Baseball Field	\$200,000
Replace (2) 3-tier Bleachers at Baseball Field	\$5,000
Install an Outdoor Classroom	\$20,000
Paint Sidewalks to Create Continuous Path Between Park Features	\$40,000
Install Multilingual Wayfinding Signage/ Maps and an AAC Board	\$10,000
TOTAL CONSTRUCTION BUDGET	\$1,335,000
Contingency (20% of construction budget)	\$267,000
TOTAL PROJECT BUDGET	\$1,869,000

*There is ongoing environmental remediation work associated with the area that the baseball field is located in. Installing a new irrigation system will require oversight from a Licensed Site Professional (LSP). The cost associated with this depends on the amount of soil that will need to be removed.

Project Timeline

Task	Duration
Secure Funding	6-12 months
Bid out Design Scope	1-2 month
Execute Contract with Selected Design Vendor	1-3 months
Develop/Refine Design Drawings	2-4 months
Produce Construction Documents and Specifications	2-4 months
Bid out Construction Scope	1-2 month
Execute Contract with Selected Construction Vendor	1-3 months
Complete Construction	6-10 months
Punch List	1-4 weeks
Post Occupancy Evaluation	n/a
TOTAL PROJECT BUDGET	Min. 21-Max. 44 months