

## APPENDIX A SCOPE OF WORK

**Project:** To provide a grant to the project sponsor, the Town of Cromwell (the “Contractor”), for football field facility enhancements and the expansion of Pierson Park into the area formerly occupied by the Public Works Department facility in Cromwell, Connecticut. Funds for this project were allocated at the Bond Commission meeting of July 29, 2022. The project will include site work to renovate the parcel from an industrial use into a public park setting. This will include the renovation of the former Mechanics Building into a home/visitor/game official locker room facility for the high school football field, football field alterations and improvements to comply with CIAC requirements as well as the construction of a new picnic pavilion, assorted park amenities and additional parking. The area of work focuses on the southerly end of Pierson Park off of West Street, inclusive of the football field facility and the former Public Works facility abutting to the south located within the territorial limits of the Town of Cromwell.

**Purpose:** The project referenced above (herein after referred to as the “Project”) shall be undertaken by the Contractor to renovate the former Public Works facility into an area of expansion and enhancement of Pierson Park in order to make the Park more valuable to the public.

**Project Description:** Following the execution of this Contract, the Contractor shall complete the Project as outlined in this Scope of Work. The responsibilities of the Contractor shall include, but not be limited to:

- Site work in the form of existing pavement removal, earthwork (cutting, filling, grading), constructing concrete and asphalt sidewalks, relocation and installation of fencing and gates, construction of asphalt parking areas, installation of site lighting, modifications to existing site utilities, etc.
  - Renovate the former mechanics building into team room facilities for home and visitor teams, locker area for game officials, public restroom facilities and storage. Demolish existing youth football/public restroom building beyond southerly end zone.
  - Relocate the existing vehicle fueling station on site (potentially funded from another source).
  - Add additional spectator bleachers to the football field, relocate existing fencing and sidewalks to comply with CIAC rules.
  - Construct a new picnic pavilion with amenities including picnic tables and grills.
  - Construct park enhancements including bocce courts, beach volleyball, benches, trash cans, etc.
  - Installation of appropriate signage and pavement markings.
  - Replace topsoil and establish grass and plantings within the disturbed area upon completion of the work. Grant funds may not be used to purchase any plant/vegetation that is on the State of Connecticut invasive plant list.
  - The work shall include any ancillary items required to achieve the completion of the project and create a fully functioning and safe public recreation area.
  - The contractor chosen by the Town of Cromwell to complete the above described Project scope must be listed as an approved contractor under the Department of Administrative Services, Contractor Prequalification Program, Program requirements are described at [DAS.Prequalification@ct.gov](mailto:DAS.Prequalification@ct.gov) or (860) 713-5280.
  - Associated work for the identified improvements shall include required environmental professional consultation services, surveying, design, bid package development, engineering and architectural services as well as construction inspection and testing services.
1. **Design.** The Contractor agrees that the location, design, installation construction design materials and work schedule related to this Project shall comply with all State of Connecticut building codes, the intent of the Americans with Disabilities Act (handicapped accessibility) and be of a nature that will minimize maintenance and ensure public safety.
  2. **Permits.** The Contractor is responsible for developing and obtaining all applicable permits prior to construction. No work shall commence until all required local, state and federal permits and approvals have been obtained by the Contractor. Such permits may include but not be limited to Flood Management Certification, Inland Wetlands and Watercourses, Water Diversion, Dam Structure and Dredging, Army

Corp of Engineers 401 and 404 permits. The execution of this Contract in no way constitutes the approval by the Agency or any other State Departments of any permit needed by the Contractor to complete the Project as outlined above. The Execution of this Contract affords the Contractor no preferential treatment when seeking approval of any such permits.

3. **Ownership.** The Town of Cromwell represents that it is the owner of land in fee simple, and any buildings upon which the Project above is located. Ownership is in the form of fee simple, free from any lien or claim that would prevent such land or buildings from being retained and utilized for the use or uses outlined above.
4. **Acknowledgment.** The Contractor shall provide credit to a grant from the State of Connecticut administered through the Department of Energy and Environmental Protection for its contribution to the Project by erecting a sign stating such fact.