



Community Preservation Committee FINAL APPLICATION

Due Date: October 7, 2025

Have you reviewed the CPC Process Manual located on the CPC page of the Town's website? Yes No

Applicant: Hingham Recreation - Mark Thorell	
Project Name: Basketball Court Located at Plymouth River School	
Project Description: (can also attach separate sheet) The Recreation Department is seeking funding to design, permit, and fully re-construct the basketball court located at the Plymouth River Elemenatry School. The project would include structurally stabilizing and repairing the existing roof strucure located above the basketball court.	
Project Total Cost: \$ \$343,500	CPA Request: \$ \$343,500

Do you intend to seek additional grants/funding from the Town, State or any other organization?

Yes No

TIMING	Estimated Date for Beginning of Project:	Estimated Date for Completion of Project:
	June 2026	Summer 2027

Is this project time sensitive? If so, explain:
Yes, the basketball court's surface is in very poor condition. Large cracks have formed throughout the playing surface making it unsafe for the public to play basketball.

Contact Person:

Name: Mark Thorell

Email: thorellm@hingham-ma.gov

Phone: 781-741-1464

[Signature of Applicant:]

Name: Director, *Mark Thorell*

Title: Director

*Note: If Applicant is not the owner of the property, written consent of the owner must accompany the application. For Town-owned property, the "owner" is the Board with legal care and control of the property.

On a separate document, please include the following:

Project Summary: Attach detailed description of the Project using the following categories:

1. Project Scope, including the property involved and its proposed use
2. Key Steps for Implementation with a timeline and associated estimated costs (Note: Projects must be completed within two years of receipt of the grant award unless an extension is given for good cause.)
It is highly recommended that you include 3 quotes with your cost evaluation (see request for attachments below)
3. List of Stakeholders and their respective Needs or Requirements
4. Professional Oversight and Ongoing Project Management Responsibility
5. Anticipated Maintenance after project completion and Responsibility for Ongoing Maintenance
6. Benefit(s) to the Town of Hingham
7. Criteria to determine Success of Implementation
8. Additional Information (if not covered in the categories above)

Control of Site: Attach a statement indicating whether the applicant owns or has a purchase agreement for the property in the Project. If the property is under agreement describe the agreement, including timing and conditions. If the applicant does not have site control, please explain.

Feasibility: List all further actions or evaluations that will be required for completion of the Project, such as environmental assessment, zoning or other approvals, agreement on terms of any required conservation, affordability or historic preservation restrictions, and any known or potential barriers to moving forward.

Additional attachments: Include the following with ALL applications (if applicable)

- Itemized quotes from up to 3 vendors in the project field
- Assessor’s map showing location of the Project
- Photographs of the site and any existing structures located on the site
- Architectural plans and specifications (for new construction or rehabilitation/renovation)
- Maps, renderings, etc.
- Historic structures report, existing conditions report
- Names and addresses of project architects, contractors and consultants
- Other information useful for the Committee to consider the project

If the proposed project is a phase of a larger project, describe the overall project and timeline. Describe the major milestones and when the project will be completed. Include an estimate of when the CPA funds requested will be needed.

Budget – Using a separate document, outline the total budget for the project and how CPA funds will be spent. Break down the project by year of expenditure. Describe all funding sources. Where applicable, describe how much of the proposed CPA funding should be designated to each of the four CPA purposes. **Make sure to consider any administrative expenses required to complete the project (appraisals, environmental assessments, bidding requirements, copying, legal notices, etc.) and explain how they have been accounted for in this budget. This is particularly necessary for construction and land acquisition projects and can include up to any 10% of the budget. PLEASE NOTE: Non-Profit Organizations should also include a current financial statement.**

* Other Sources of Funding Available:

Source of Funding	Amount Requested	Status	Timing Considerations	Contingent on CP Funding?
CPC - Detailed Estimate Attached	\$343,500	Pending		Yes

Submit to:

To return application & required documents, submit a PDF file via Email to:
CPC@hingham-ma.gov



Town of Hingham
RECREATION COMMISSION

210 Central Street
Hingham, Massachusetts 02043-2763

phone: (781) 741-1464
fax: (781) 740-0239

web site: www.hinghamrec.com
email: info@hinghamrec.com

October 7, 2025
Hingham Community Preservation Committee
Final Application

1. Project Summary:

The Basketball Court located at Plymouth River Elementary School is a unique and popular Town of Hingham recreational amenity. It is unique in that there is a roof structure protecting the play surface from inclement weather conditions. This feature makes it the only Town of Hingham outdoor court that is protected by a pavilion.

In-order to provide CPC a complete and thorough application, the Recreation Commission funded a structural analysis (at a cost of \$13,000) of the existing roof structure located above the basketball court. The Recreation Department hired Habeeb and Associates to perform this work. This report outlines how the roof structure does need some repair work. The following repairs are recommended to restore the structural integrity of the framing and protect the existing decking from further damages:

- Repair the bases of the steel columns with reinforcing or raising the concrete piers above grade so the column bases aren't exposed to trapped moisture below the asphalt.
- Replace the polycarbonate windows at the gable ends to protect the wood decking at the top of the steep sloped roof from exposure to moisture
- In conjunction with the replacement of the asphalt singles in the next 5-10 years, a close inspection of the decking is performed from the topside of the exposed decking to identify decking that may need to be replaced

This outdoor recreational court provides the opportunity for all Hingham residents and the Plymouth River School community to play basketball and a variety of sport activities in a safe environment. This request to fully re-construct the basketball Court is supported by the 2020 Town of Hingham Athletic Field and Outdoor Court study conducted by Weston and Sampson. This report confirmed that this court is in poor condition. The size and type of cracks that have formed on the basketball court impacts the ability for the public to safely play basketball.

We are recommending a brand new basketball court surface and to structurally stabilize and repair the roof structure.

2. Key Steps for Implementation

Estimate: \$343,500 (Please see attached estimate)

Time Line:

Design: Spring 2026

Permitting: Summer Fall 2026

Preparing Bid Documents: Winter 2027

Bid: Winter / Spring 2027

Construction: Summer 2027

Finished Project: Summer 2027

3. List of Stakeholders: All Hingham residents and the Plymouth River School Community

4. Professional Oversight: Hingham Recreation Department

5. Anticipated Maintenance: Hingham Recreation will be responsible for any and all on-going maintenance which would include re-surfacing the court surface every 5-8 years.

6. Benefits to the Town of Hingham: A new basketball court will positively impact our children and adults both physically and mentally. This project is supported by thousands of residents and the Plymouth River School community.

7. Criteria to determine success of implementation: Observing the public utilizing the safe and accessible court.

Control of Site: Hingham Recreation Commission (see attached documents)

Quote: Please see attached –

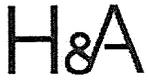
Assessor's Map: See attached

Photographs of Site: See Attached

Architectural Plans and Specs: See Attached

Existing Condition Plan: See Attached

Names and addresses of project architects: Habeeb and Associates – Norwell MA. –
Elizabeth Lewis P.E



HABEEB & ASSOCIATES
ARCHITECTS

Plymouth River Elementary School
Play Barn Repairs
September 29, 2025

ORDER OF MAGNITUDE CONSTRUCTION COST ESTIMATE

Column repairs	\$100,000.
Asphalt Removal and replacement	\$ 90,000.
Replacement of windows on gable ends	<u>\$ 20,000.</u>
Construction Cost subtotal	\$210,000.
Design and pricing contingency (20%)	\$ 42,000.
Escalation (4%)	\$ 8,400.
General conditions (6%)	\$ 12,600.
Permit (1%)	\$ 2,100.
Overhead and Fee (4%)	<u>\$ 8,400.</u>
Total Construction Cost	\$283,500.
Design and permitting fee*	\$ 60,000.
Total Project Cost	\$343,500.

*This does not include the costs for permitting submissions and meetings with the Planning Board, Conservation Commission, etc. As this is a repair project (and this permitting was not required for the school column repair project), and the level of effort required cannot be confirmed at this time, no costs have been carried for this task.

Note:

This estimate is provided to assist the Town in budgeting for potential design and construction costs. As the project design has not been completed, this estimate should not be used for sensitive budgeting. Should a more accurate estimate be needed, this would be performed by a professional construction cost estimator. The costs will vary based upon the final design solutions selected and construction market factors that cannot be confirmed such as date when the work is done, escalation, material availability, etc.

150 LONGWATER DR
NORWELL, MA
02061-1647

43 HARVARD ST
UPPER LEVEL
WORCESTER, MA
01609-2836

781-871-9804

habeebarch.com



H A B E E B & A S S O C I A T E S
A R C H I T E C T S

September 29, 2025

Mark Thorell
Director of Recreation
Town of Hingham
210 Central Street
Hingham, MA 02043

Re: Play Barn Structural Evaluation
Plymouth River Elementary School
220 High St., Hingham, MA
H&A JN 2513.01

Dear Mark:

Habeeb & Associates Architects (H&A) is pleased to submit this evaluation of the Play Barn structure at Plymouth River Elementary School. Existing framing plans have been provided for review. The Play Barn encompasses an area of approximately 54' by 70' with the lower 10' of the structure surrounded with chain link fencing. Above the fencing is a steep slope roof section extending to 18' above grade, which transitions to a lower slope roof to the ridge. The steep and lower slope roof areas consist of 2" tongue and groove wood decking supported by steel purlins and covered with asphalt shingles. The purlins have a continuous wood nailer attached to the top flange for connection of the roof deck. The purlins are spaced at approximately 6' on center and bear on four structural steel rigid frames spaced 20' on center, with the frames clear spanning the width of the structure. At the gable ends, there are two shorter frames that are connected to the main steel frames and mimic the steep slope roofs along the sides. At the gable ends, the upper section had a triangular area of polycarbonate or similar windows, though few are remaining on both ends. The steel is a weathering steel designed to form a sacrificial layer of rust on the surface of the beams and columns to protect the steel from further rusting. Refer to the attached photos with representative conditions of the Play Barn Structure.

Two tasks were performed as part of this evaluation. Initially, H&A performed a visual survey of the existing framing. The survey identified rusting at many of the ten (10) column bases that were constructed with the bases extending below the perimeter asphalt curb to the concrete pier below grade. As an aside, H&A was involved with the evaluation, design and repair of 71 steel column bases similarly constructed at the school perimeter last year. The columns supporting the roof structure were located outside of the building perimeter with column bases extending below grade and encased on concrete that had significant rusting and deterioration. The column bases of the Play Barn are not rusted as significantly as the school columns, but if repairs are delayed, the deterioration will continue to worsen. The rusting causes a section loss of the steel section as steel is lost due to the flaking rust which results in a reduced capacity of the column. The remainder of the steel framing (purlins and sag rods) were in good condition.

Subsequently, a scissor lift provided by the Town allowed H&A to access the underside of the roof decking to provide for closer review of the condition of the painted underside of the decking. The paint coating is worn throughout. The condition of the tongue and groove decking was fair, though there were areas with deteriorated wood, particularly along the edges of the planks.

No destructive testing or hazardous materials survey or sampling was performed as part of this evaluation.

The following repairs are recommended to restore the structural integrity of the framing and protect the existing decking from further damages:

- Repair the bases of the steel columns with reinforcing or raising the concrete piers above grade so the column bases aren't exposed to trapped moisture below the asphalt.

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ARCHITECTS

- Replace the polycarbonate windows at the gable ends to protect the wood decking at the top of the steep sloped roof from exposure to moisture.
- In conjunction with the replacement of the asphalt shingles in the next 5-10 years, a close inspection of the decking is performed from the topside of the exposed decking to identify decking that may be replaced.

H&A also performed a structural analysis of the existing framing to confirm capacity to support snow, wind and seismic loads as specified in the current building code (CMR 780, 10th edition). Our evaluation indicated that the existing framing has sufficient capacity to withstand the design loads prescribed in the current building code.

Though not part of our scope of services, H&A has been asked to provide an opinion as to the potential project cost for this project. This order of magnitude estimate is attached.

H&A is pleased to assist in this evaluation and would be happy to provide a proposal for the design, bidding and construction administration related to the repairs. Should you have any questions regarding this report, please don't hesitate to contact me.

Sincerely,

Elizabeth P. Lewis, PE
Structural Engineer/ Senior Project Manager
Habeb & Associates Architects

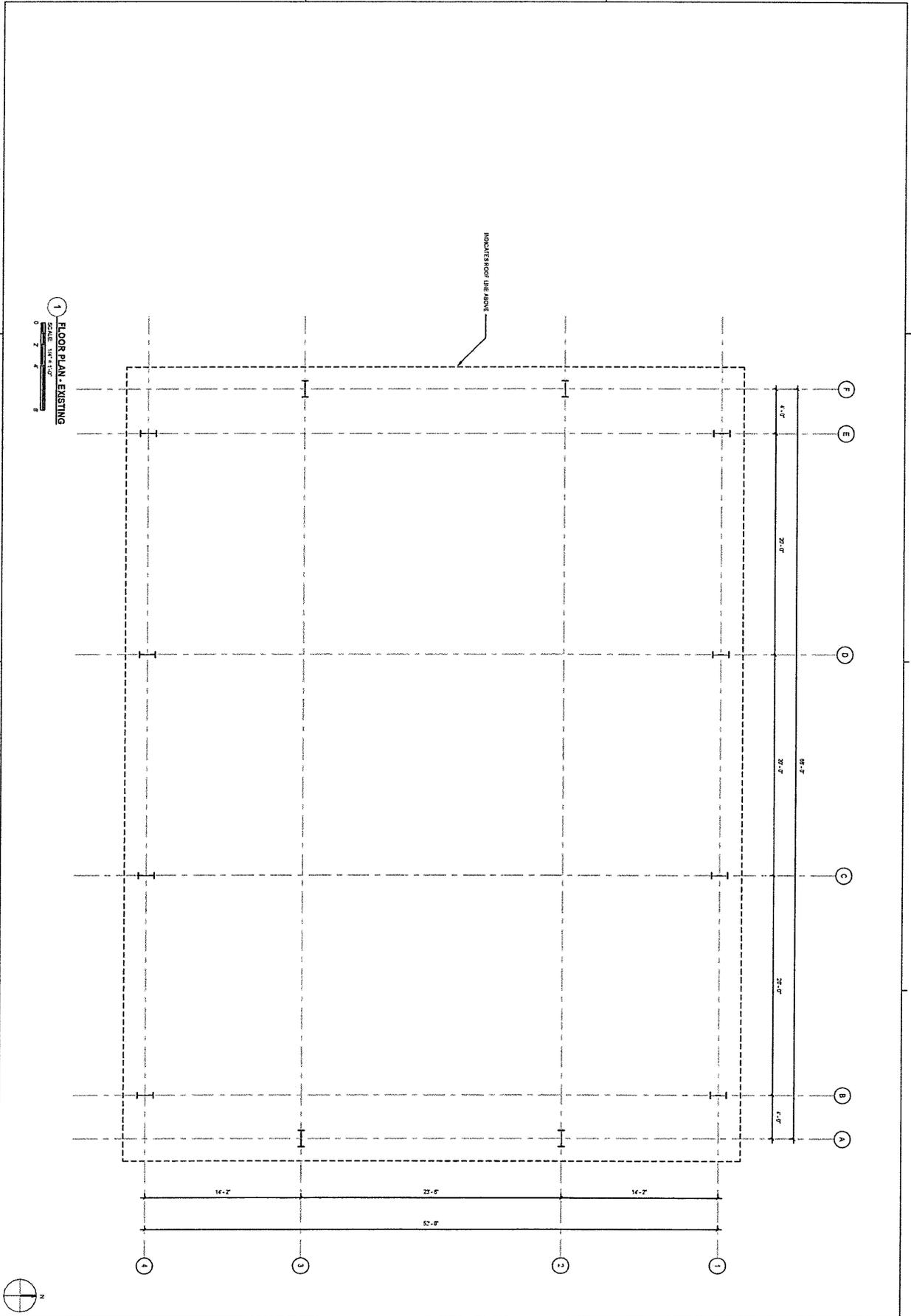
Attachments – Photographs and Project Cost Estimate

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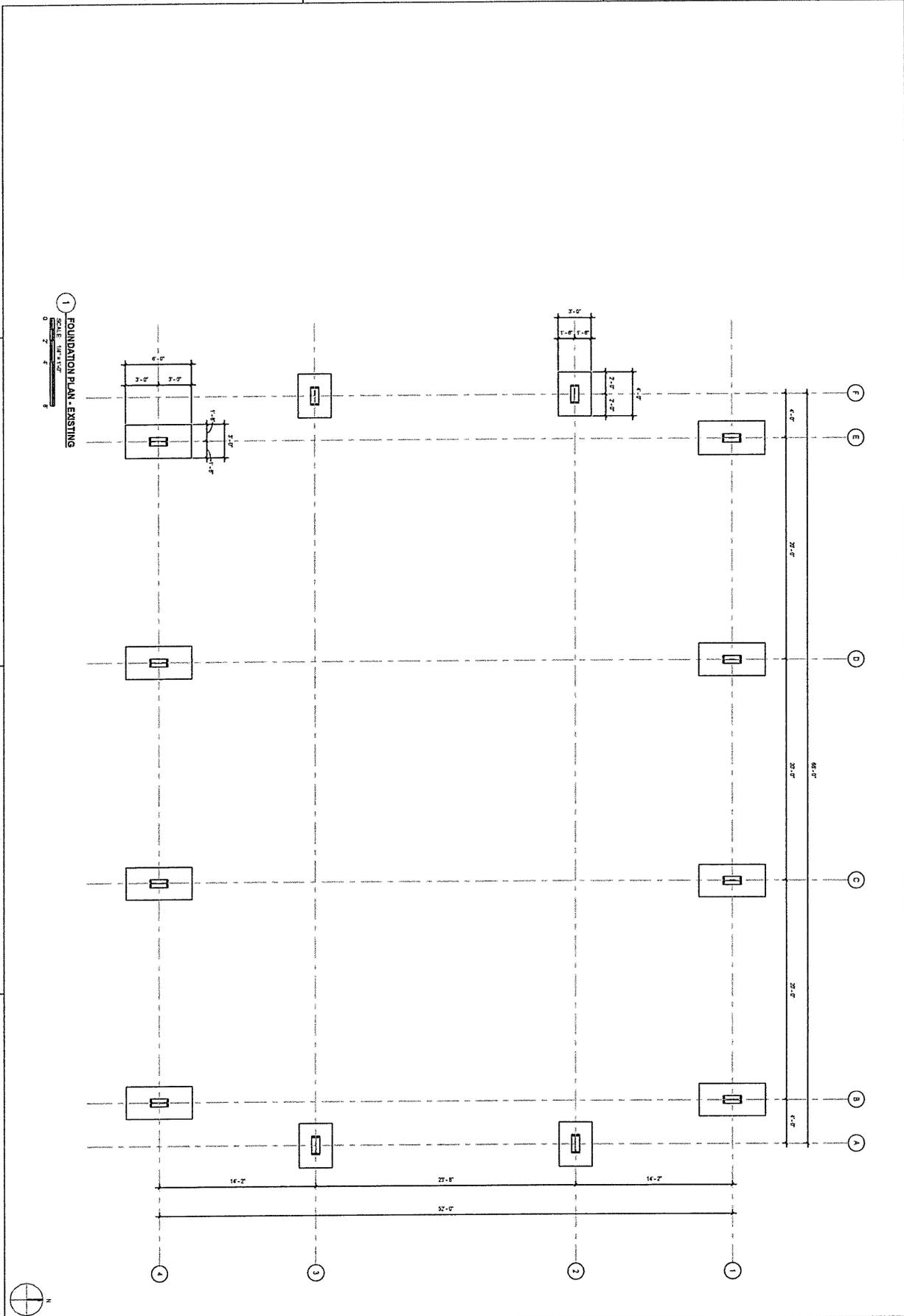


1 FLOOR PLAN - EXISTING
 SCALE: 1/8" = 1'-0"



A-110	FLOOR PLAN - EXISTING	CHECKED BY: EL DRAWN BY: NA SCALE: AS SHOWN DATE: 08/28/25 PROJECT NO: 24151	PLAYSHED STRUCTURAL EVALUATION PLYMOUTH RIVER ELEMENTARY SCHOOL - PLAYSHED 200 HIGH ST. HENCHAM, MA 02043			H&A HAREEB & ASSOCIATES ARCHITECTS <small>140 LINDEN STREET, SUITE 200 NORWELL, MA 02061 508-848-1111 WWW.H&A-ARCHITECTS.COM</small>
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S-111	FOUNDATION PLAN - EXISTING DRAWN BY: NA CHECKED BY: EL	PROJECT NO: 25181 DATE: 08/28/25 SCALE: AS NOTED	PROJECT NO: 25181 DATE: 08/28/25 SCALE: AS NOTED	PLAYSHED STRUCTURAL EVALUATION PLYMOUTH RIVER ELEMENTARY SCHOOL - PLAYSHED 200 HIGH ST. HINGHAM, MA 02043		H&A HAREEB & ASSOCIATES ARCHITECTS <small>150 LONGWATER DR NORFOLK, MASS 01908 508-848-1100 WWW.HAREEB.COM</small>
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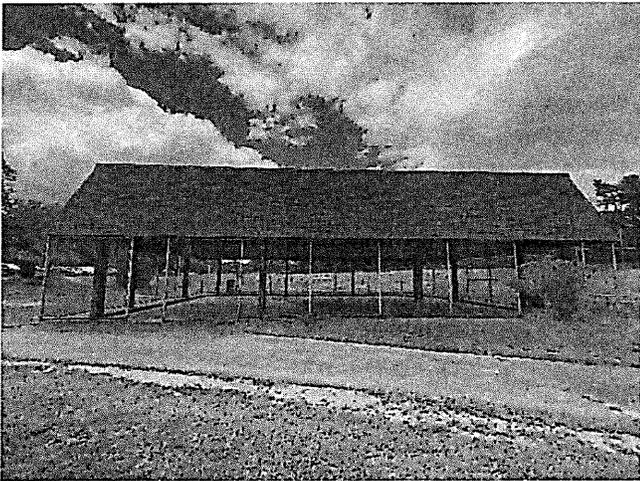
Exterior Elevations



1. North Exterior Façade.



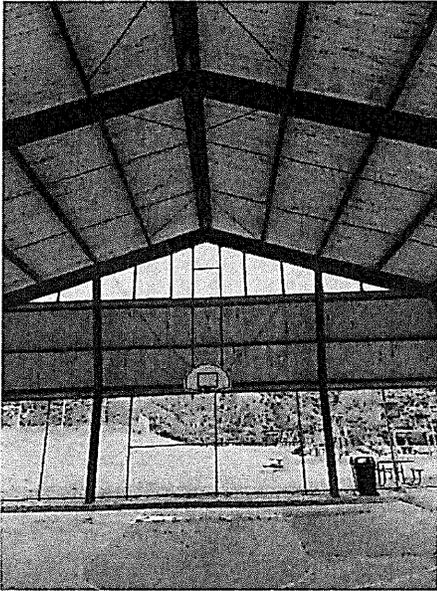
2. East Exterior Façade.



3. South Exterior Façade.



4. West Exterior Façade.

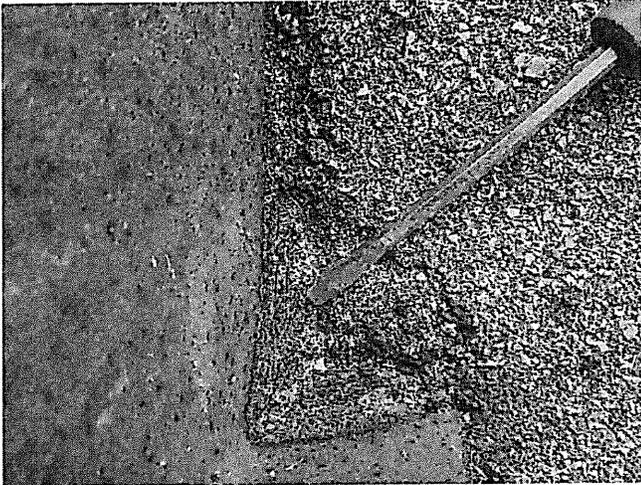


5. East Façade – All but 2 corner polycarbonate window panels missing.

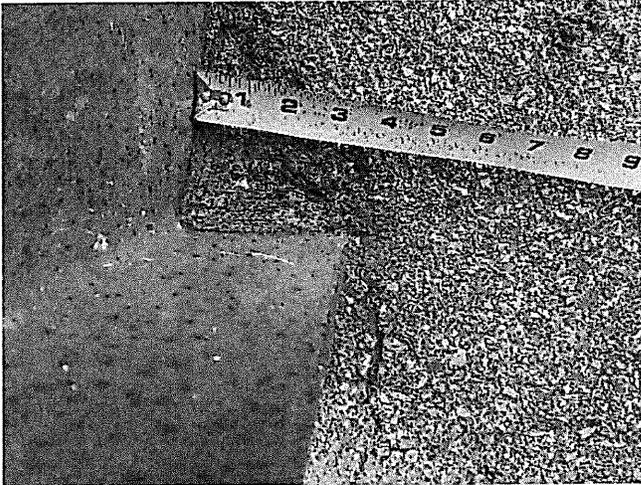


6. West Façade - 3 polycarbonate window panels missing.

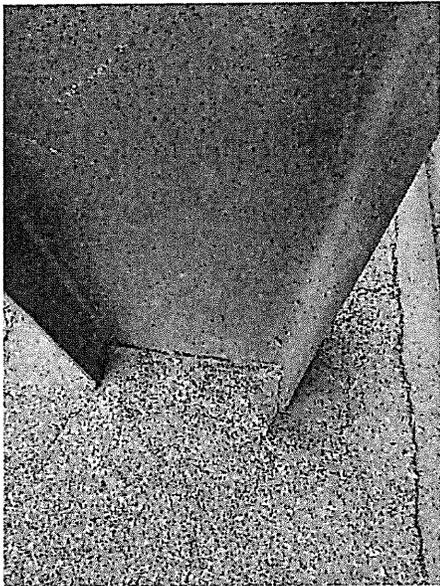
Interior Columns



7. Column A2 - exfoliated rust at inside flange.



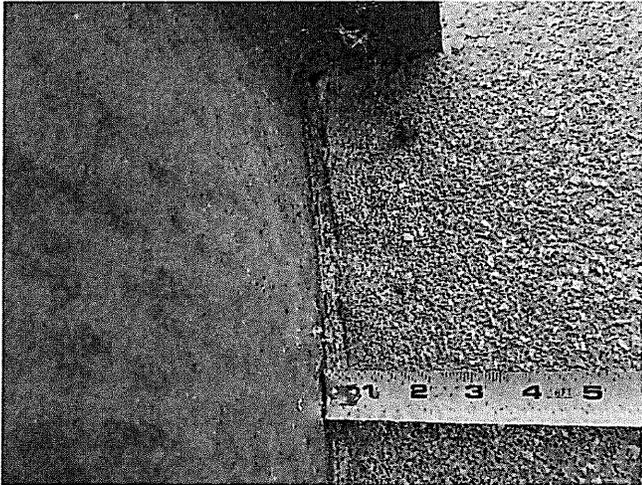
8. Column A2 - exfoliated rust at inside flange.



9. Column A2 – overall.



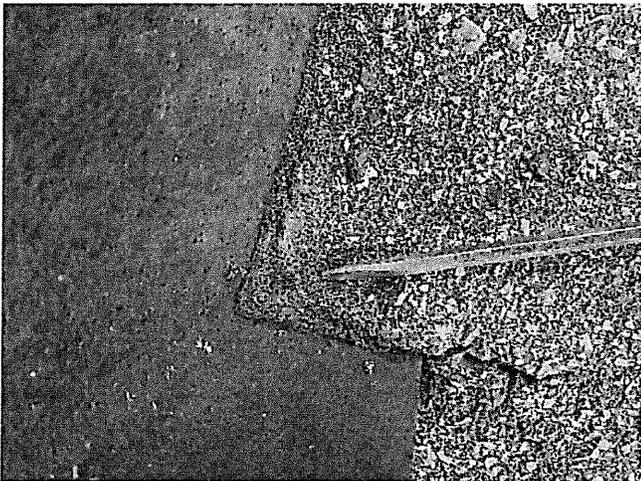
10. Column A3 - exfoliated rust at inside flange.



11. Column A3 - exfoliated rust at inside flange.



12. Column A3 - exfoliated rust at flange.



13. Column B1 - exfoliated rust at inside flange.



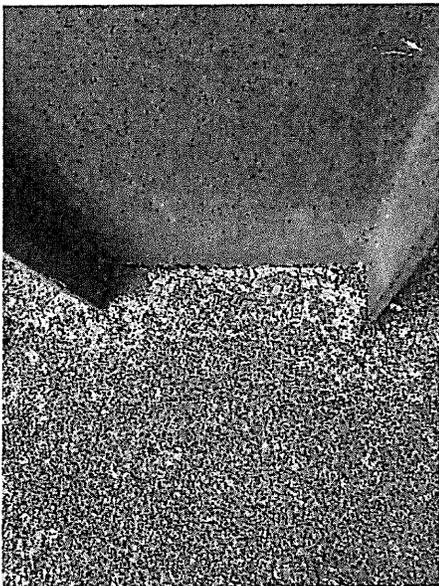
14. Column B1 – overall.



15. Column B4 - exfoliated rust at inside flange.



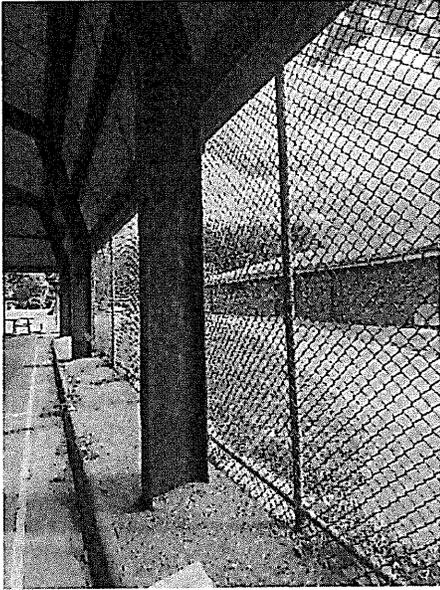
16. Column B4 – exfoliated rust at flange.



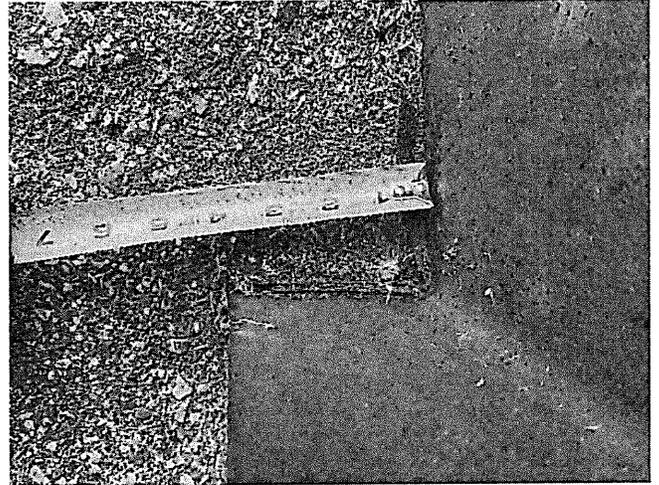
17. Column C1 - exfoliated rust at inside flange.



18. Column C1 – overall.



19. Column D4 – overall.



20. Column D4 - exfoliated rust at inside flange.



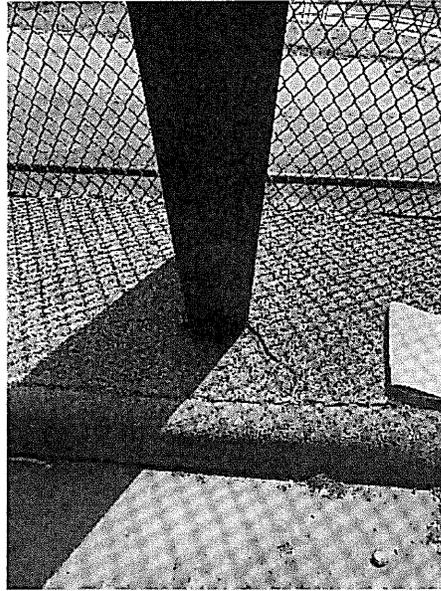
21. Column E1 – hole in surrounding asphalt.



22. Column E1 -- exfoliated rust at flange.



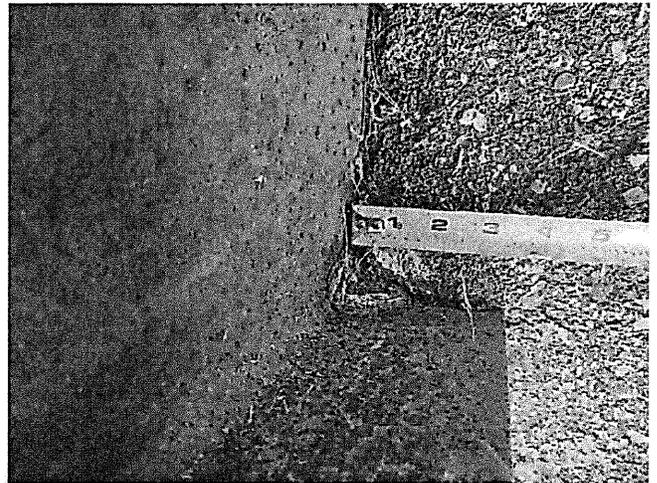
23. Column E1 – exfoliated rust at inside flange.



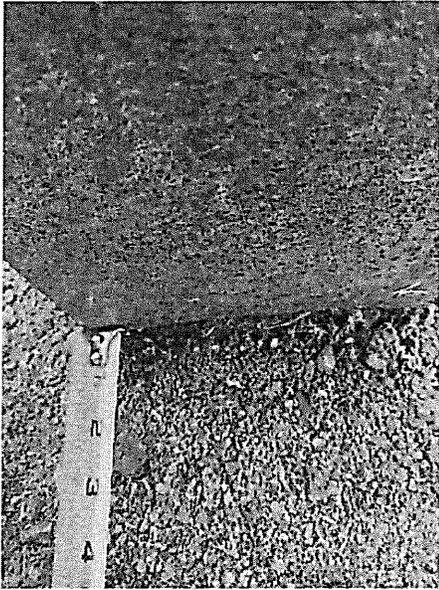
24. Column E4 – overall.



25. Column E4 – flange.



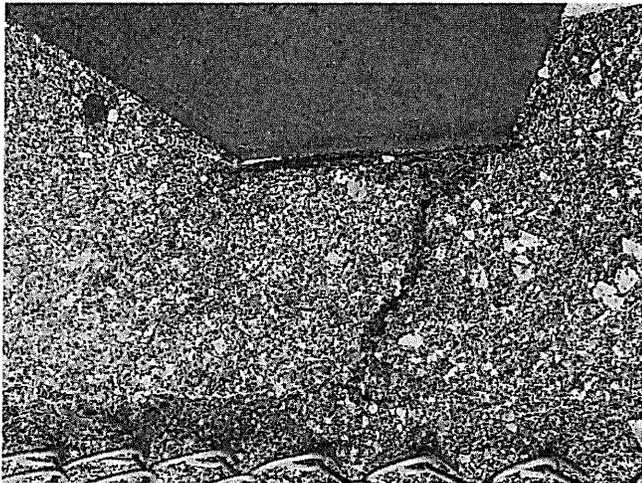
26. Column F2 - exfoliated rust at inside flange.



27. Column F2 - exfoliated rust at flange.



28. Column F3 - exfoliated rust at inside flange.

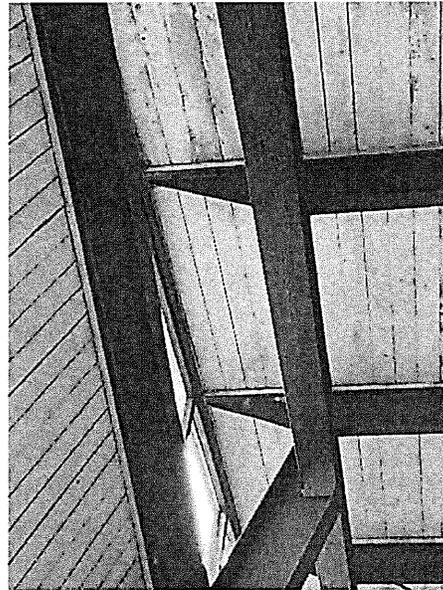


29. Column F3 - exfoliated rust at flange.

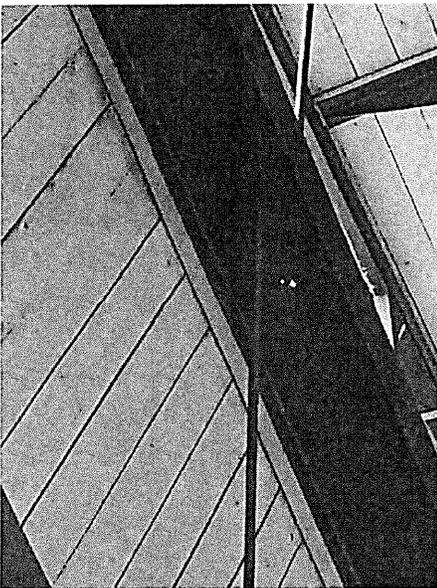
Wood Deck



30. Wood Deck – Overall.



31. Wood Deck – Overall.

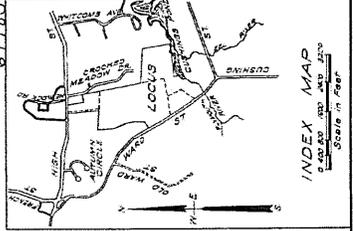
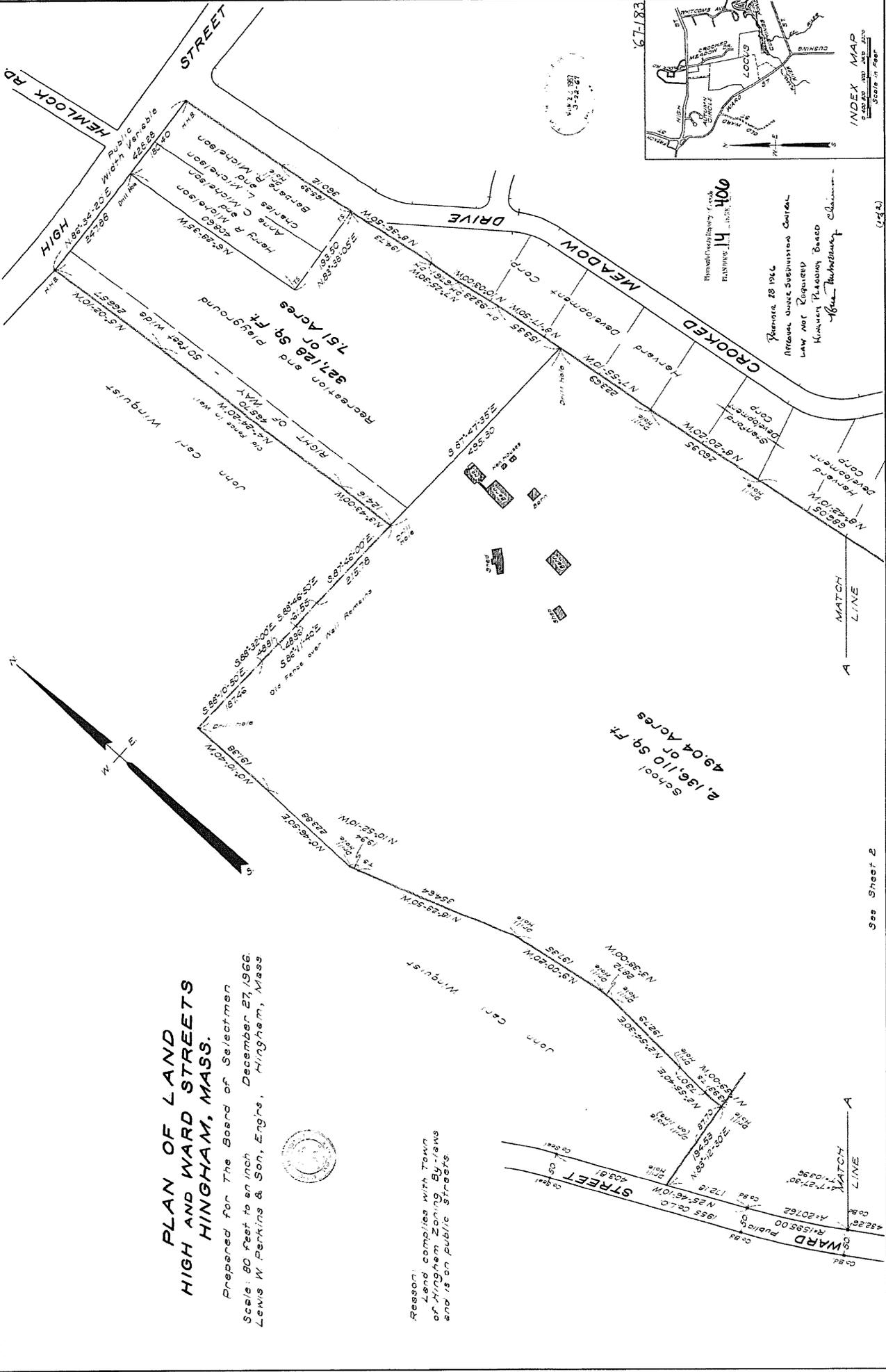


32. Wood Deck – Missing cap.

PLAN OF LAND HIGH AND WARD STREETS HINGHAM, MASS.

Prepared for The Board of Selectmen
Scale: 80 feet to an inch December 27, 1966.
Lewis W. Perkins & Son, Engrs., Hingham, Mass.

Reason:
Land complies with Town
of Hingham Zoning By-laws
and is on public streets



See Sheet 2

Thorell, Mark

From: Wentworth, Emily
Sent: Monday, July 21, 2025 10:46 AM
To: Thorell, Mark; Silveira, Michael
Subject: RE: Potential CPC project
Attachments: PB 14 Pg 486.pdf

Hi Mark,

The basketball court (addressed "0" in the image below) is located on the Recreation Commission parcel. Vicki and I confirmed a couple of weeks ago by lining up the parcels on Stanford Drive (shown as Crooked Meadow Drive on the attached 1966 plan) with the aerial.

Best,
Emily

