

**Public Works
Department**

Memo

To: Robert Brule, First Selectman
From: Gary J Schneider, Director of Public Works
cc: Kimberly Allen, Finance
Date: November 15, 2024
Re: Building Maintenance CIP 2026-2030



The focus this year is divided between roofs and building support systems. It does include one project that will ready the Town for the transition to EV for our staff vehicles. There are some grants available, but they don't cover the cost of the entire project.

The project for the Library is a new project, but it is critical for the operation of the building. Failure of the electrical service means the building will be closed. Replacement under an emergency operation would be costly and take weeks for a temporary work around. And we will still have to complete this project.

This is the same for the chiller replacement at the Community Center. Original to the building, it is time to replace it. I don't want to experience what the Board of Education had at the Clark Lane Middle School with their chiller.

The "repair the leak when it happens" is not a good way to protect the interiors of the buildings. While our contractor can continue to patch and seal where/when a new leak develops, there is a point in time that the replacements are justified.

The CIP submitted also includes outlying years identifying key maintenance projects concerning roofs and HVAC in our major facilities.

**TOWN OF WATERFORD
CAPITAL IMPROVEMENT PLAN
PROJECT CONSOLIDATION FORM FY 2026-2030**

DEPARTMENT / AGENCY:								
DEPT PRIORITY	PROJECT NAME	FUNDING SOURCE	FISCAL YEAR 2025-2026	FISCAL YEAR 2026-2027	FISCAL YEAR 2027-2028	FISCAL YEAR 2028-2029	FISCAL YEAR 2029-2030	TOTAL
1	HVAC - CHILLER - COMMUNITY CENTER	3	250,000		800,000		800,000	1,850,000.00
2	LIBRARY ELECTRICAL SERVICE	3	175,000					175,000.00
3	POLICE STATION ROOF	3	85,000		850,000		250,000	1,185,000.00
4	EUGENE O'NEILL ROOF	3	250,000					250,000.00
5	EV CHARGING STATIONS	1	60,000					60,000.00
6	MUNICIPAL PARKING LOTS	3		1,200,000				1,200,000.00
7	COHANZIE REMEDIATION/DEMO	3		30,000		500,000		530,000.00
8	JORDAN PARK HOUSE	1		25,000				25,000.00
9	EUGENE O'NEILL SEWERS	1			250,000			250,000.00
10	COMMUNITY CENTER - UST	3					75,000	75,000.00
								-
	TOTALS		820,000.00	1,255,000.00	1,900,000.00	500,000.00	1,125,000.00	5,600,000.00

INDEX TO FUNDING SOURCES.

- 1 CURRENT YEAR CAPITAL IMPROVEMENTS
- 2 UTILITY BUDGET/SEWER CAPITAL MAINTENANCE FUND
- 3 TRANSFER TO CAPITAL & NONRECURRING.
- 4 SHORT AND LONG TERM DEBT FINANCING
- 5 LoCIP
- 6 CNR UNDESIGNATED FUND BALANCE
- 7 FEDERAL/STATE GRANTS
- 8 OTHER FUNDING

**TOWN OF WATERFORD
CAPITAL PROJECT REQUEST FORM
2025-2026 FISCAL YEAR REQUEST**

DEPARTMENT/AGENCY Building Maintenance	CONTACT PERSON Gary J. Schneider
PROJECT NAME HVAC - Chiller - Community Center	DEPARTMENT PRIORITY 1

1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project) The chiller is at the end of its service life. It is original to the building (2003). If this unit fails during the cooling season, most services at the building would have to be cancelled. Potable window exhaust cooling units that were used at the Library would not work in this facility. One can expect a lead time of 23 weeks after the project is awarded. Design, bid and award would take about 12 weeks with installation taking another 10 weeks. It must be timed so that the unit can be taken offline in November of the calendar year. The plan is to have the unit installed in early spring of 2026.																																																																													
2	PROJECT STATUS IF IN PROGRESS Studies have been completed for the Police Station, Public Safety and the Community Center																																																																													
3	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST None																																																																													
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MEMORANDUM:

**TOWN OF WATERFORD
DEPARTMENT OF PUBLIC WORKS**

To: File

From: Gary J Schneider

Date: November 15, 2024

Re: Heating, Ventilation and Air Conditioning – Town Facilities

Over the years, Town Hall, Youth Service Bureau (YSB), Library and Municipal Complex HVAC systems have all been addressed. Several facilities still require a major renovation while others will require component replacement. All buildings will be connected to the Building Management System (BMS) to monitor, control the use of energy, equipment run time and identify equipment failures. Local access is given to a facility user to assist in scheduling of the public spaces.

The major renovation work remaining are at:

Public Safety: The January 2020 report found that most of the equipment at Public Safety is "operating beyond their useful service life". Although the boilers have been replaced as part of the natural gas conversion, an underground tank has been removed and the roof top unit has been replaced, the remainder of the system must be addressed. This project will address the remaining components at the Public Safety Building, a critical facility housing the Director of Fire Services, the Office of the Fire Marshal and our 24/7 Dispatch and Emergency Operations Director.

Police Station: The January 2020 report found at the Police Station; "...existing equipment such as the exhaust systems, cabinet unit heaters and radiant ceiling panels throughout the building are original to the 1990 construction. A large quantity of the equipment mentioned are nonfunctional". Although the natural gas conversion replaced the burner on the boiler and removed the underground tank, here too, the rest of the system at the Police Station must be addressed.

Component Replacement:

Community Center: The chiller is at the end of its service life. It is original to the building (2003). If this unit fails during the cooling season, most services at the building would have to be cancelled. The portable window exhaust cooling units that were used at the Library would not work in this facility. One can expect a lead time of 23 weeks after the project is awarded. Design, bid and award would take about 12 weeks with installation taking another 10 weeks. It must be timed so that the unit can be taken offline in November of the calendar year. The plan is to have the unit installed in early spring of 2026.

Gary Schneider

From: Kenneth Hipsky <khipsky@rzdesignassociates.com>
Sent: Friday, September 27, 2024 4:40 PM
To: Gary Schneider
Subject: Waterford Community Center Chiller

CAUTION: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.

Gary,

Below is what I received from Trane on the chiller at the Community Center.

When you factor in installation (i.e. demo, rigging, piping, electrical, DDC controls, general conditions and overhead and profit) and about 10% escalation you are looking at a project of at least \$225,000 plus engineering. Suggest a budget of at least \$250,000.

Assuming it makes it into next years approved budget, because of the lead time, we would need to complete design next summer and get it right out to bid in order to have it installed in the spring of 2026.

Ken

From: Halpern, Greg <Greg.Halpern@trane.com>
Sent: Friday, September 27, 2024 3:29 PM
To: Kenneth Hipsky <khipsky@rzdesignassociates.com>
Subject: RE: [WARNING-EXT]RE: Waterford Community Center

Hi Ken,

1. Chiller selection with a configured specification attached. Width is the same as existing, length is shorter, but it is slightly taller. Will fit in the existing enclosure. Existing chiller is a screw machine, this one is a scroll. It is more efficient, meets ASHRAE 2019/CT Energy Code. Same breaker size. Budget is around \$125,000. Will depend on final options, extended warranty might be the only other thing I would put on it. Lead time is about 23 weeks.

From: Kenneth Hipsky <khipsky@rzdesignassociates.com>
Sent: Friday, September 27, 2024 12:19 PM
To: Halpern, Greg <Greg.Halpern@trane.com>
Subject: Waterford Community Center

Hi Greg.

The town is looking to replace this chiller next fiscal year. Can you provide me a selection and budget?

The unit sits in a fenced enclosure. How does new unit compare physically with existing chiller?

**TOWN OF WATERFORD
CAPITAL PROJECT REQUEST FORM
2025-2026 FISCAL YEAR REQUEST**

DEPARTMENT/AGENCY Building Maintenance	CONTACT PERSON Gary J. Schneider
PROJECT NAME Electrical Service (Main) - Library	DEPARTMENT PRIORITY 2

1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project) The facility is currently served by overhead pole mounted transformers located at the end of a pole line into the property from Route 156. From the transformers, the cables enter conduits on the pole that then becomes a buried conduit until it enters the basement. Over the years, water has entered the conduits that then drains into the main switch, corroding the cabinet and the electrical connection. It must be replaced. It would be cost effect to underground all utilities that are on the current pole. Along with electrical, communions (fiber and copper) would be moved underground from the first pole near Rt 156 to the building. This would remove two old wooden utility poles.																																																																						
2	PROJECT STATUS IF IN PROGRESS Replacement of the main switch has been designed																																																																						
3	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST None																																																																						
4	DESCRIBE THE IMPACT ON DEPARTMENT OPERATING BUDGET (include cost estimate if applicable) Complete failure would close the building until the work can be replaced																																																																						
5	GRANT FUNDING/OTHER FUNDING, if applicable (detailed explanation of grant/other funding, including the amount, source of funding, status, town match, if any. Attach award letter if available) None																																																																						
6	ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the area below) Attached expanded narrative memorandum: Plan Public Library Electrical Service Upgrade																																																																						
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MEMORANDUM:

**TOWN OF WATERFORD
DEPARTMENT OF PUBLIC WORKS**

To: File

From: Gary J Schneider

Date: November 15, 2024

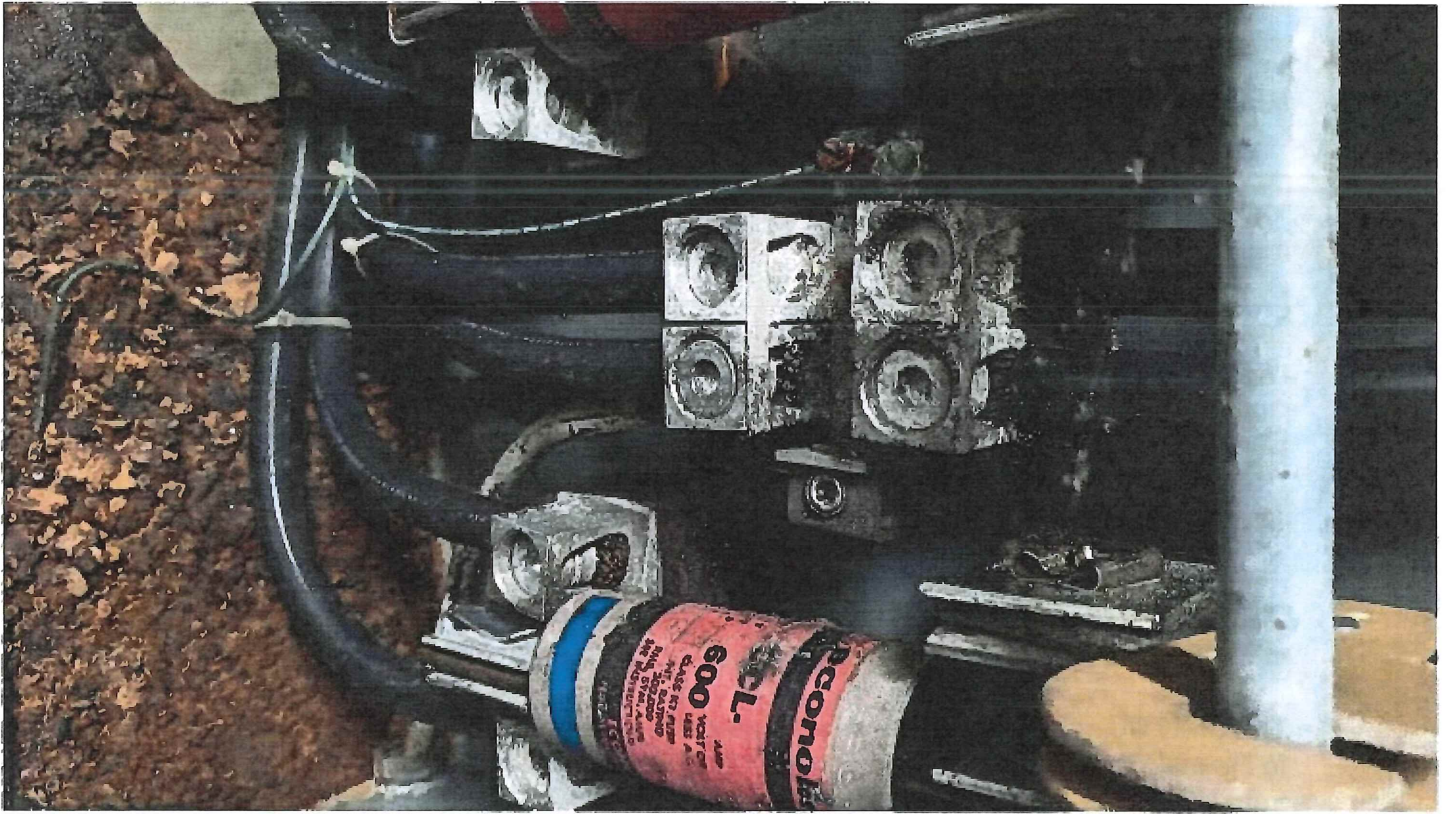
Re: Electrical Service (Main) – Library

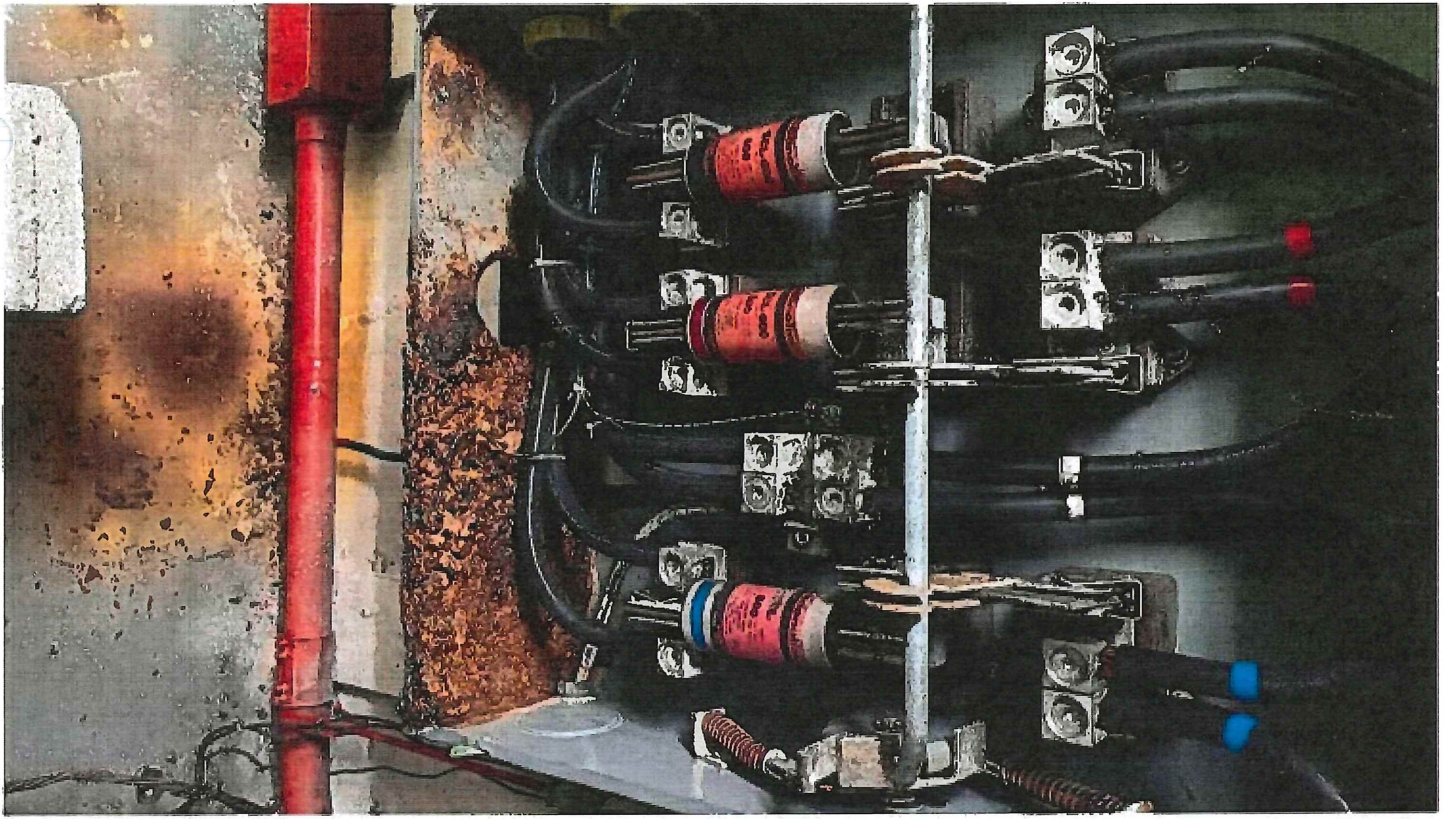
The Library's electrical is currently served by overhead, pole mounted transformers located at the end of a pole line into the property from Route 156. From the transformers, the cables enter conduits on the pole that then becomes a buried conduit until it enters the basement. Over the years, water has entered the conduits that then drains into the main switch corroding the cabinet and the electrical connections.

The Utility Company will require a pad mounted transform when any replacement work to the main switch is done. Although the Utility will replace and own the pad mounted transformer, the costs to pull the new wires into the building are the responsibly of the town. The condition of the existing underground conduits from the pole to the building is questionable, thus new conduits will be installed along with the pad mounted transformer.

It would be cost effect to underground all utilities that are on the current pole. Along with electrical, communions (fiber and copper) would be moved underground from the first pole near Rt 156 to the building. This would remove two old wooden utility poles.

Part of this project will be the replacement of four electrical panels throughout the building. The panels are operating beyond their service life, are Federal Pacific panels which are obsolete and are difficult and costly to find replacement breakers for.





**TOWN OF WATERFORD
CAPITAL PROJECT REQUEST FORM
2025-2026 FISCAL YEAR REQUEST**

DEPARTMENT/AGENCY Building Maintenance	CONTACT PERSON Gary J. Schneider
PROJECT NAME Roofs - Police Station	DEPARTMENT PRIORITY 3

1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project)																																																																						
	The Police Station, which has a shingled roof, continues to have problems with water infiltration. The Police Station was re-roofed in 2013, but the acceptance of a change to the original plans (a credit for the deletion of a waterproofing membrane in the valleys) has resulted in leaks in several areas of the building. Sections of the roof must be stripped and waterproofing installed under a new course of shingles. There has been concerns of mold inside the building where the leaks are occurring. FY 28 is to replace the Library roof with FY 30 addressing the roof at Town Hall																																																																						
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**TOWN OF WATERFORD
DEPARTMENT OF PUBLIC WORKS
MEMORANDUM**

To: File

From: Gary J Schneider

Date: November 15, 2024

Re: Roofs – Police Department

The roof has been replaced at the Public Safety Building. The effort needs to continue on the other facilities. To assist in this effort, the built up roofs at the Community Center, Town Hall, and Library were inspected by using infrared scanning of the roofs.

- Town Hall (2003): condition fair
- Community Center (2003): condition fair
- Library (1995): condition poor

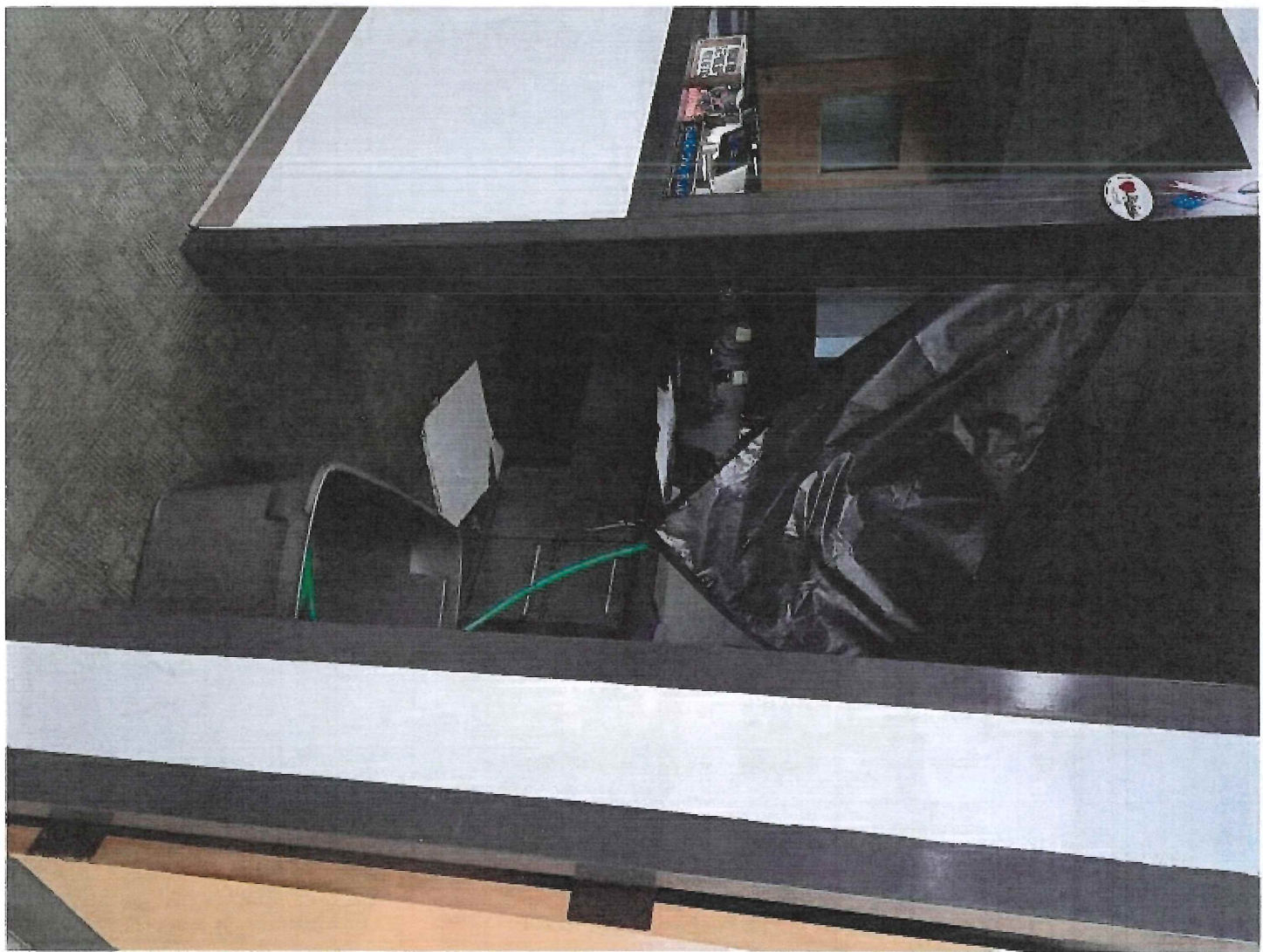
In addition to the facilities above, the Police Station, which has a shingled roof, continues to have problems with water infiltration. The Police Station was re-roofed in 2013, but the acceptance of a change to the original plans (a credit for the deletion of a waterproofing membrane in the valleys) has resulted in leaks in several areas of the building. Sections of the roof must be stripped and waterproofing installed under a new course of shingles. There has been concerns of mold inside the building where the leaks are occurring.

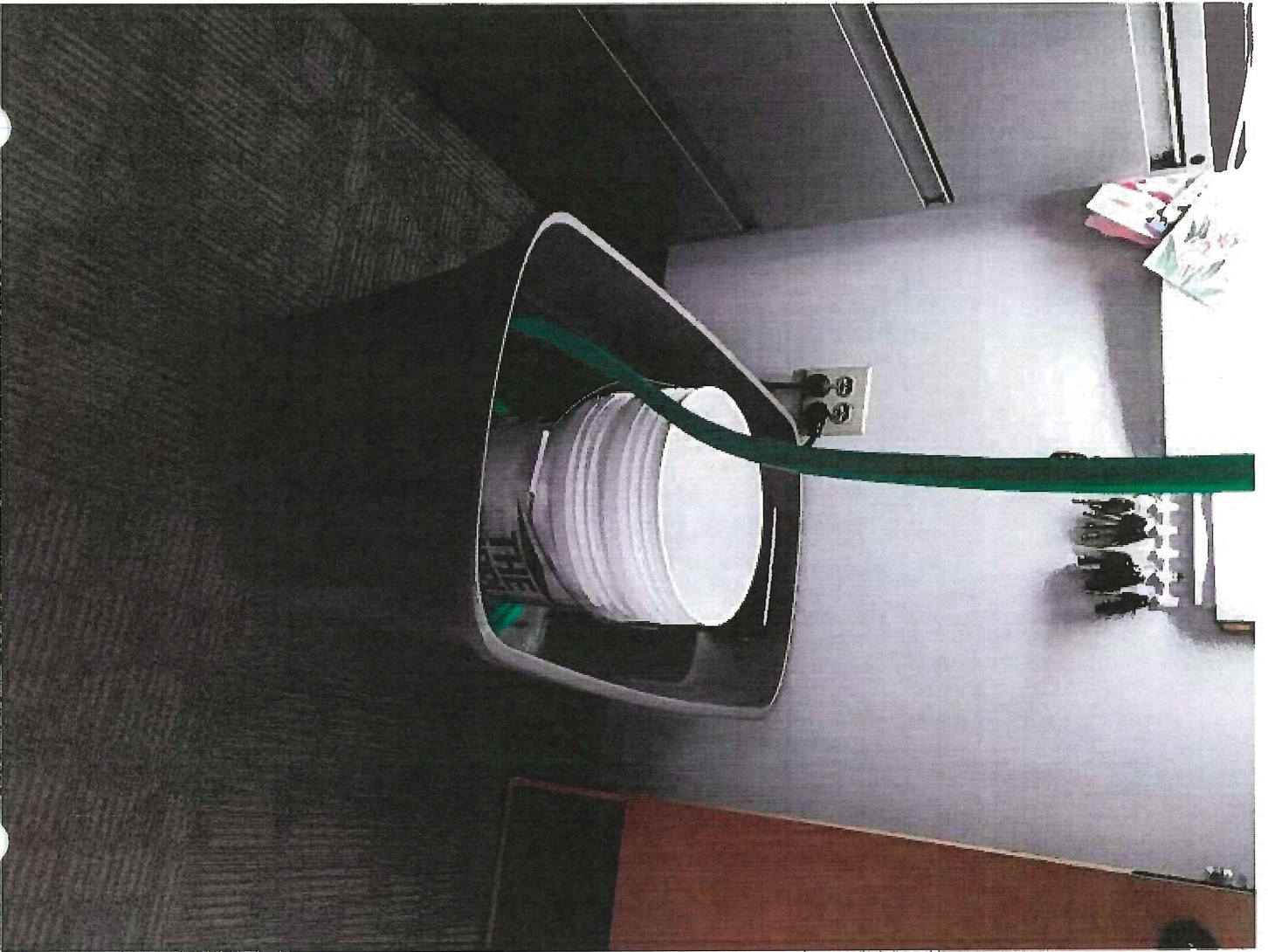
Estimate - Roof Repairs Police Station

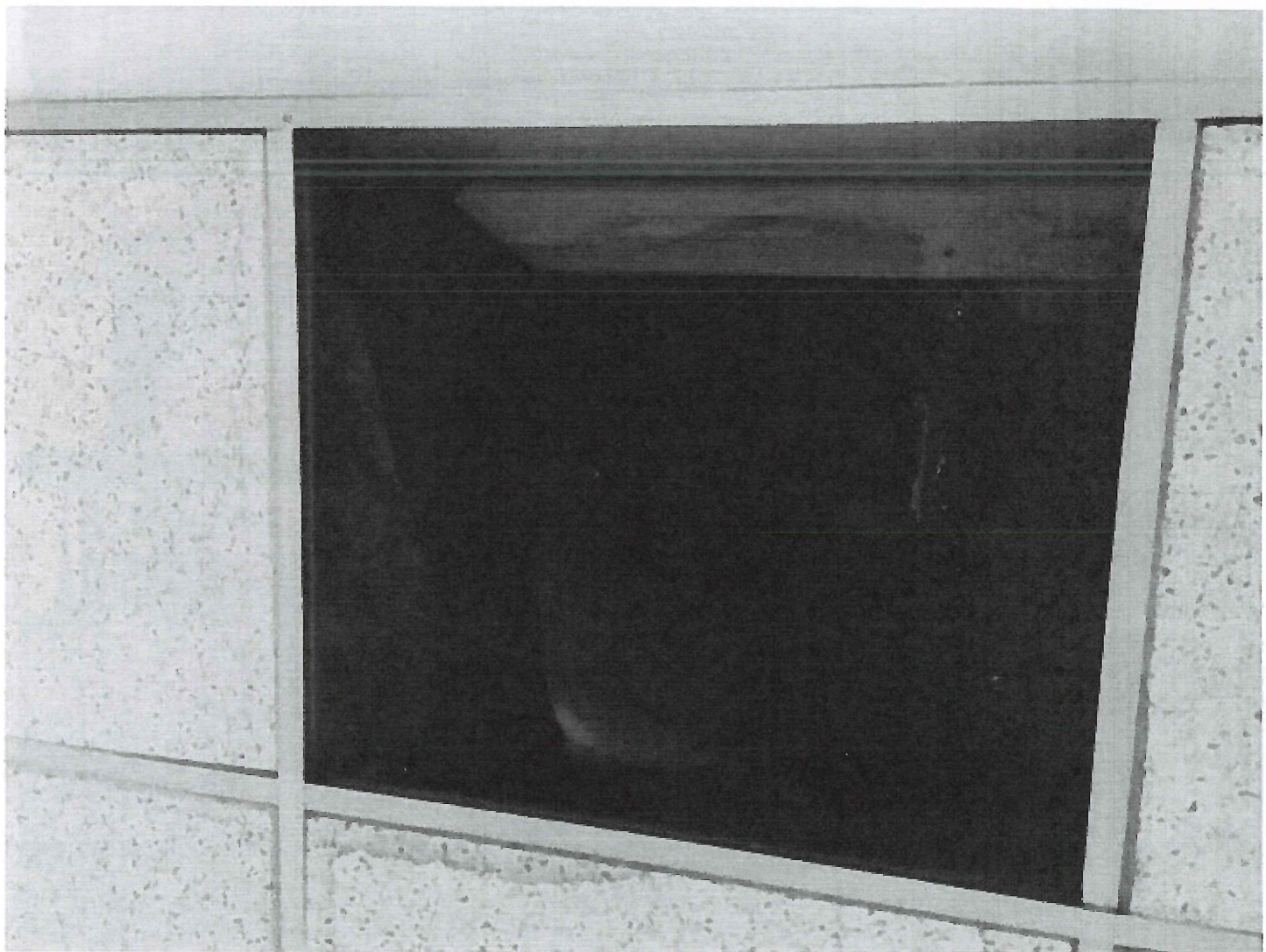
6-Nov-24

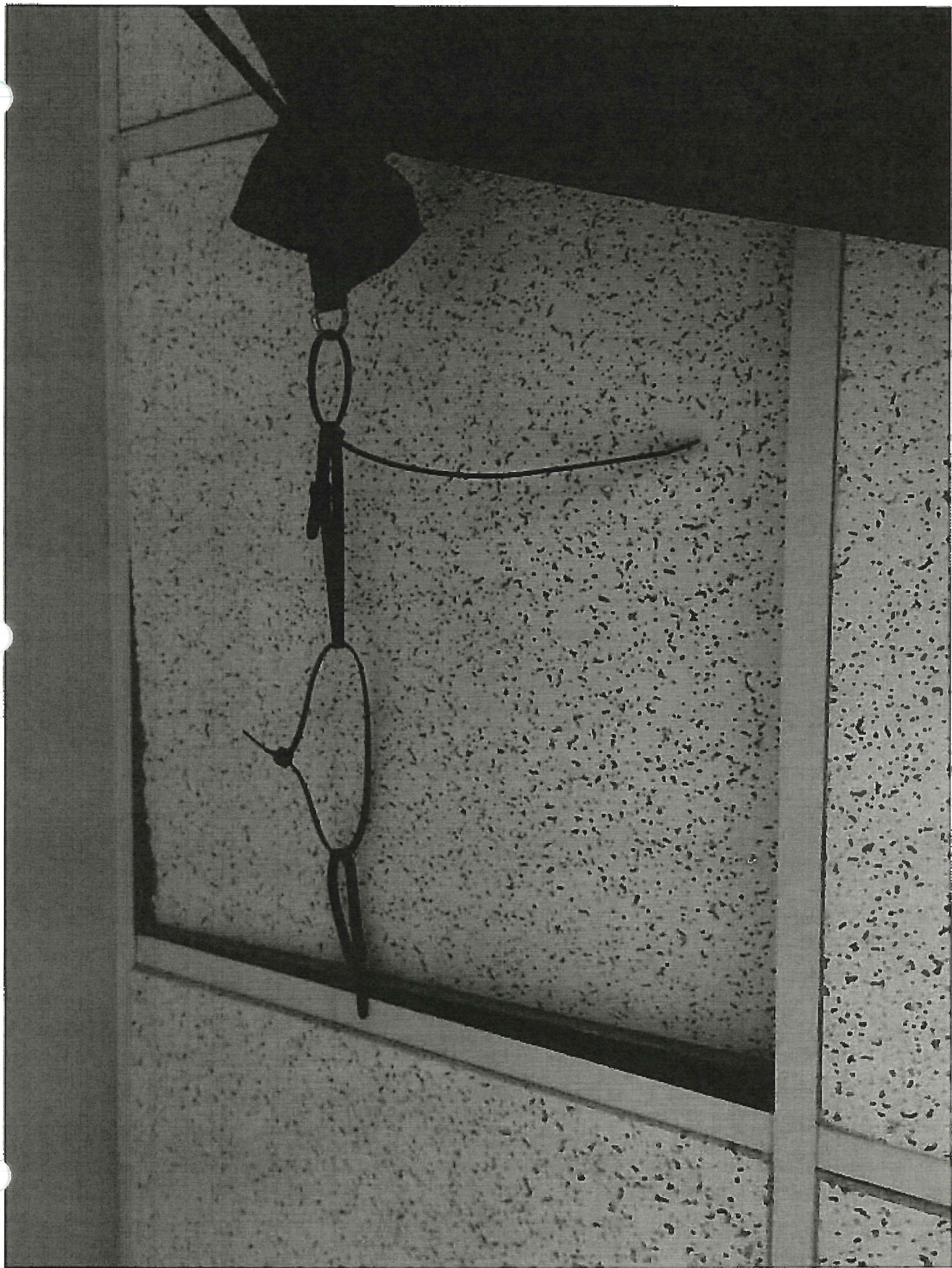
Area	73' x 30' x \$35/sf	\$	76,650	Included disposal cost
Soft Costs	8% Plans/Specifications	\$	6,132	
Total		\$	82,782	
Inflation	3%	\$	85,265	

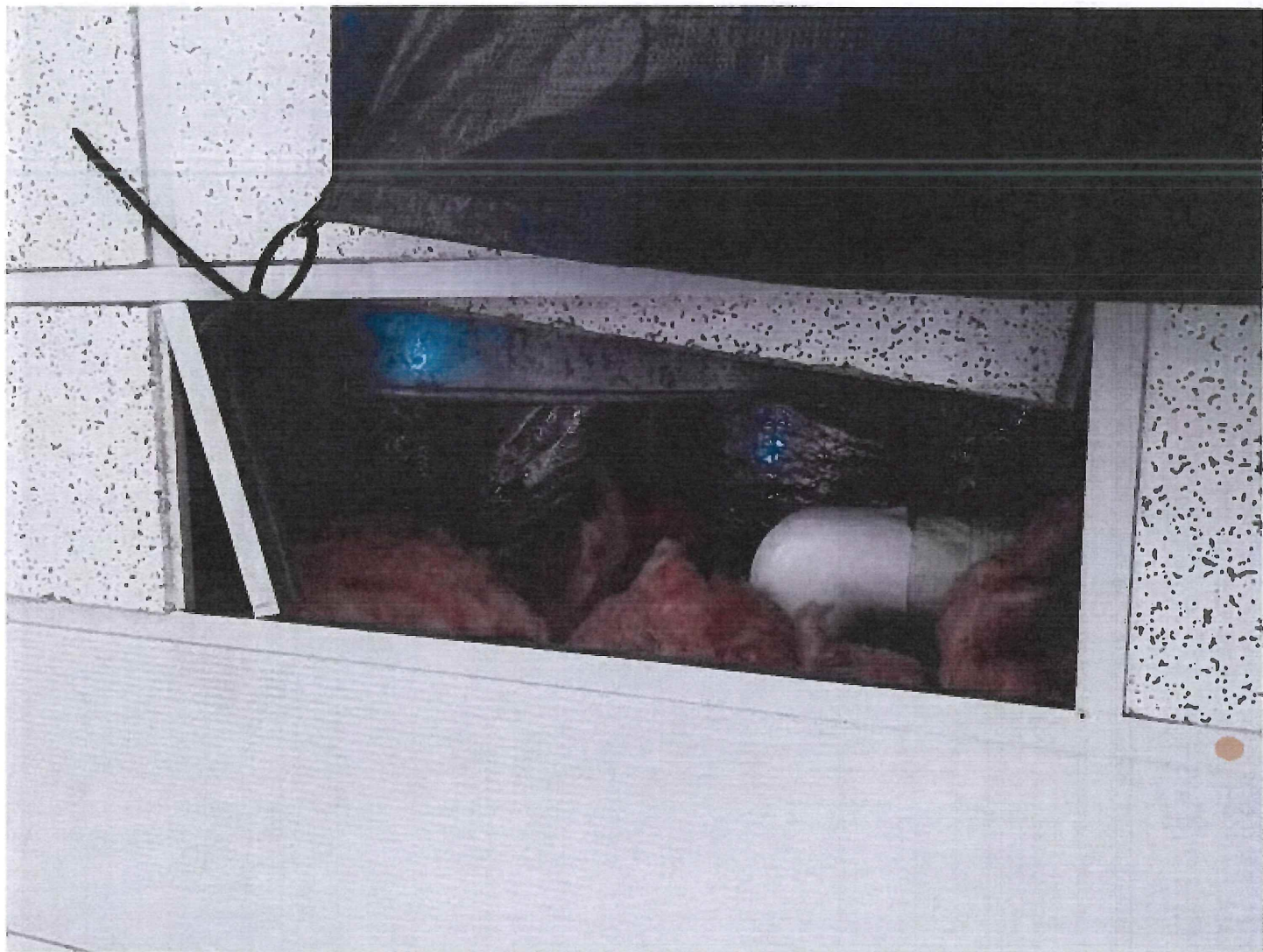












**TOWN OF WATERFORD
CAPITAL PROJECT REQUEST FORM
2025-2026 FISCAL YEAR REQUEST**

DEPARTMENT/AGENCY Building Maintenance	CONTACT PERSON Gary J. Schneider
PROJECT NAME Eugene O'Neill Theater - Roof	DEPARTMENT PRIORITY 4

1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project) A portion of the Dina Merrill Theater building was addressed with a new roof in 2019. The remaining portion of the theater roof that was not addressed continues to lose asphalt shingles causing leaks																																																																														
2	PROJECT STATUS IF IN PROGRESS None																																																																														
3	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST None																																																																														
4	DESCRIBE THE IMPACT ON DEPARTMENT OPERATING BUDGET (include cost estimate if applicable) Increase costs in professional services operation budget, having contractor find the leak and patch.																																																																														
5	GRANT FUNDING/OTHER FUNDING, if applicable (detailed explanation of grant/other funding, including the amount, source of funding, status, town match, if any. Attach award letter if available) None																																																																														
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**TOWN OF WATERFORD
DEPARTMENT OF PUBLIC WORKS
MEMORANDUM**

To: File

From: Gary J Schneider

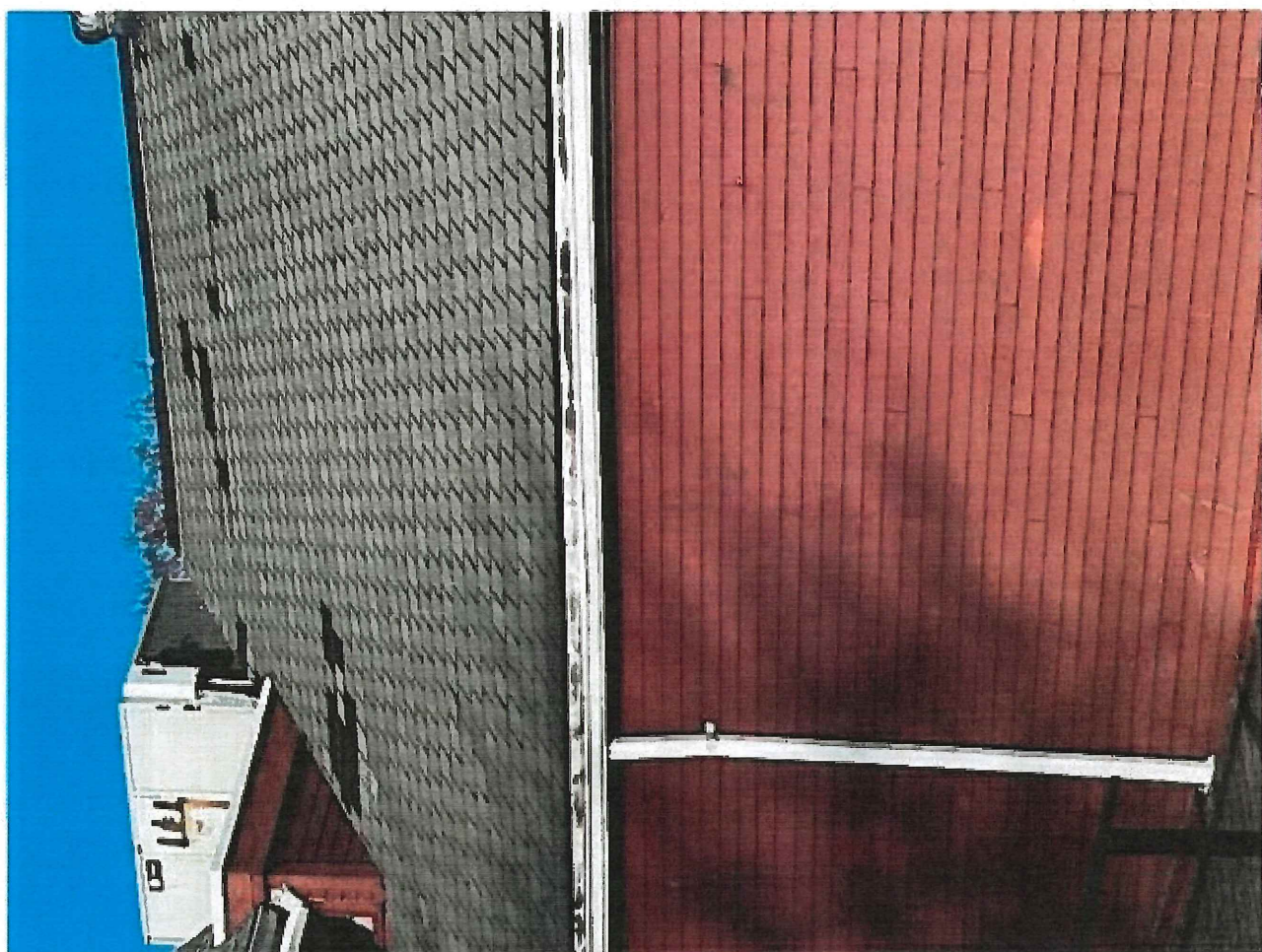
Date: November 15, 2024

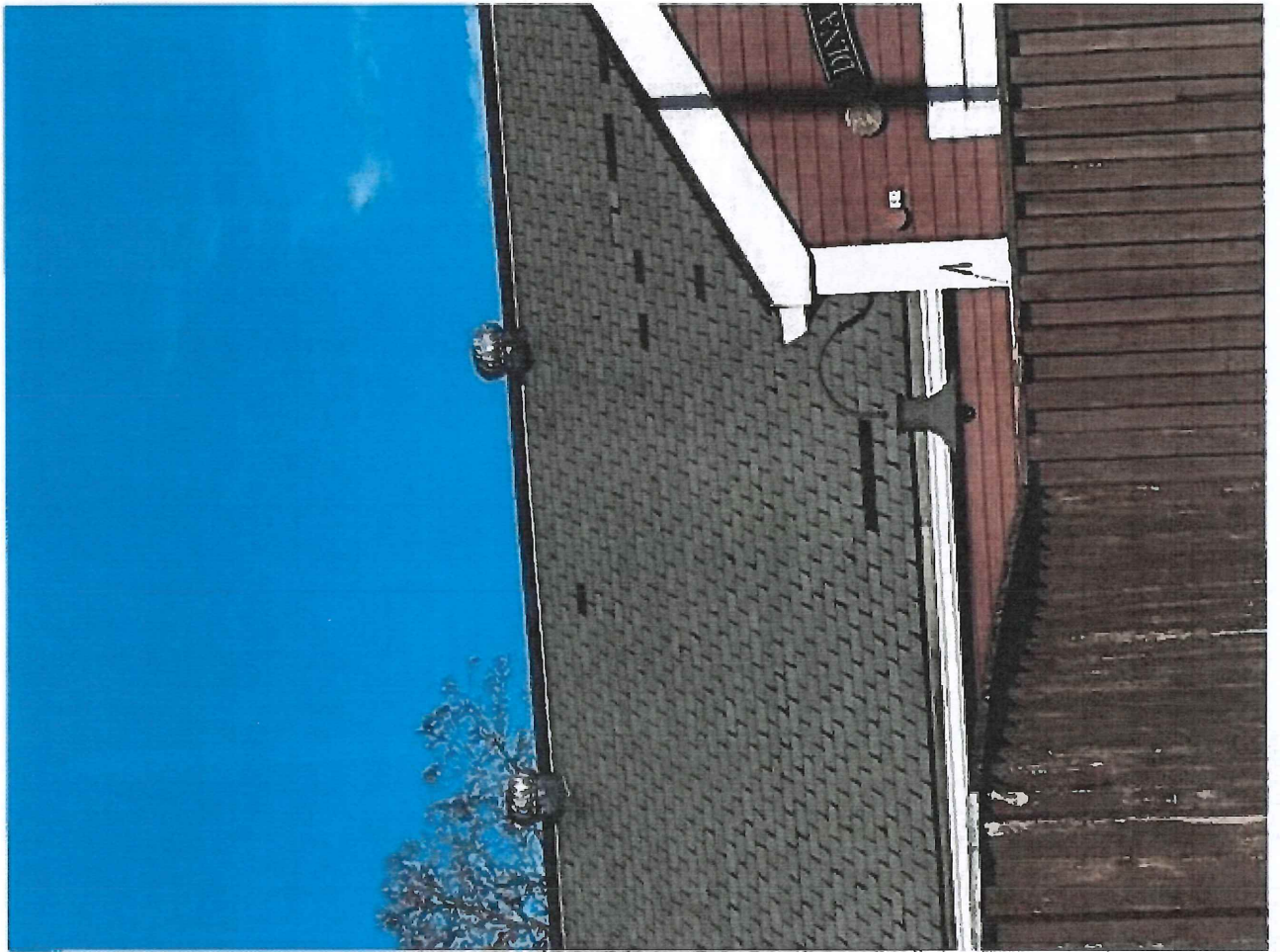
Re: Roofs – Eugene O'Neill Theater Center

The site has seen the re-roofing of the Hammond Mansion along with repointing of its brick chimneys.

A portion of the Dina Merrill Theater building was addressed with a new roof in 2019.

The remaining portion of the theater roof that was not addressed continues to lose asphalt shingles causing leaks.





**TOWN OF WATERFORD
CAPITAL PROJECT REQUEST FORM
2025-2026 FISCAL YEAR REQUEST**

DEPARTMENT/AGENCY Building Maintenance	CONTACT PERSON Gary J. Schneider
PROJECT NAME EV Charging Stations	DEPARTMENT PRIORITY 5

1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project) The Town must prepare for the change over from gasoline to electric vehicles (EV) or plug-in hybrid electric vehicles (PHEV). Charging stations for municipal use will be required at the Municipal Complex, Town Hall and Public Safety Complex for the municipal fleets that are dispatched from those areas. Charging an all-electric vehicle (EV) or plug-in hybrid electric vehicle (PHEV) will require the installation of charging stations and in most cases, electrical circuits installed from an electrical panel deep within the building. The costliest part is not the charging unit itself, but rather any upgrades necessary to the electrical equipment and any trenching for the conduit to install the charging unit to the existing facility service.																																																																													
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**TOWN OF WATERFORD
DEPARTMENT OF PUBLIC WORKS
MEMORANDUM**

To: File

From: Gary J Schneider

Date: November 15, 2024

Re: EV Charging Stations

The Town must prepare for the addition of electric vehicles (EV) or plug-in hybrid electric vehicles (PHEV) to our fleet. Charging stations for municipal use will be required at the Municipal Complex, Town Hall and Public Safety Complex for the municipal fleets that are dispatched from those areas. Sites for public use are not included in this project.

Charging an all-electric vehicle (EV) or plug-in hybrid electric vehicle (PHEV) will require the installation of charging stations and in most cases, electrical circuits installed from an electrical panel deep within the building. The costliest part is not the charging unit itself, but rather any upgrades necessary to the electrical equipment and any trenching for the conduit to install the charging unit to the existing facility service.

These stations will be reserved for Town vehicles only and thus will be located in secured parking areas. The Town would provide exterior fast charging (240 v) at the charging stations. Recharging times can vary—typically, 30 minutes for fast charging and 4-6 hours (Level 2), depending on the size and current depletion of the battery.

ELECTRIC VEHICLE CHARGING FOR CITY LEADERS

IMPORTANT TERMS

To better understand the basics of EVs when talking with residents, community leaders, private companies and other government officials, this fact sheet outlines some of the main things local leaders need to know.

Check out
**NLC's Electric Vehicle
Charging: A Primer for
Municipal Leaders** brief
to see how cities are
stepping into the EV
space and the questions
local leaders need to ask
themselves as they get
started.

KEY CONCEPTS

Battery Electric Vehicles (BEVs): What most people consider to be "electric vehicles," or EVs. They run solely on the electricity from their batteries. An example includes the Tesla Model 3.

Plug-in Hybrid Electric Vehicles (PHEVs): Can be driven and charged like an electric vehicle but have a traditional engine that runs on gasoline as well. These can be considered EVs as they require similar infrastructure to charge. An example includes the Toyota Prius Prime.

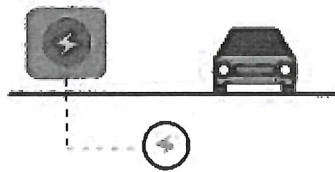
Electric Vehicle Supply Equipment (EVSE): The infrastructure that supplies electricity to an electric vehicle. Commonly, EVSE refers to charging stations or charging docks.

Charging station: Similar to a gas station but provides electricity for EVs instead of gasoline. These usually contain Level 2 or Level 3 chargers.

At-home charger: An EV charger that can be placed in a typical home, usually a Level 1 or Level 2 charger.

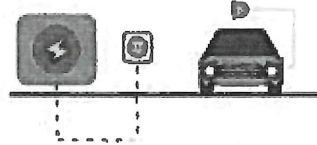
Battery swap station: A commercial station that will swap out a used EV battery for a fully charged one.

THREE TIERS OF EV READINESS



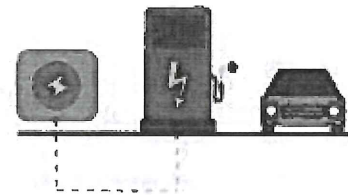
EV Capable:

An installed electrical panel with the potential to be a future EV charger.



EV Ready:

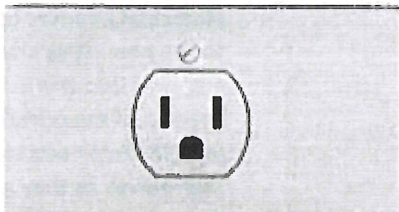
An installed electrical panel capacity and raceway with conduit to terminate in a junction box or 240-volt charging outlet. It can charge a vehicle with additional equipment.



EV Installed:

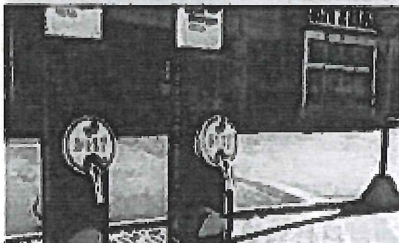
Contains the necessary electrical work and the physical EV charger to power a vehicle when plugged in.

Source: Image based on Orlando, FL EV Readiness Policy



Level 1 charging:

The most cost-efficient charging station, typically found in homes with a 120-volt outlet. They charge an average of three to six miles of range per hour. A full charge can take 24 hours.



Level 2 charging:

A charging station that requires the high power of a 240-volt outlet. They are frequently found in commercial settings but are becoming more common in homes. They charge around 18-28 miles of range per hour. A full charge can take up to eight hours.



Level 3 charging:

Known as DC fast charge or fast charge, these are the highest power (480 volts) and fastest charges currently available. Currently, a faster charger can add a 200-mile range (close to a full charge) in about an hour.

Images source: [Charge Hub Charging Guide](#)

With some basic knowledge of EVs, local leaders can decide how they want their communities to get ready for electric vehicles.

Electrification, grid upgrades and demand from EV drivers is going to happen, and cities need to be aware of these impacts in their communities. Cities should begin by going through NLC's primer on EVs, and can then dive into some of the resources listed there.

Gary Schneider

From: Justin Kearney <justinkearney@titanenergyne.com>
Sent: Friday, October 11, 2024 5:32 PM
To: Gary Schneider, jmulLEN@waterfordct.org
Cc: Andrea Laemmel; Adam Teff
Subject: Solar & EV Charging - Titan Energy - Waterford CT
Attachments: Waterford TitanGen Presentation.pdf

Importance: High

CAUTION: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.

Hi Gary,

Thanks again for your time today.

As promised, please see attached proposed statement of work and list of relevant experience for TitanGen's solar consulting process through CCM. We are eager to continue the conversation and would look forward to setting up another time to go through a more formal review of the sites we spoke on today (the capped landfill and municipal complex building). On the latter, it would be helpful to obtain a recent copy of the Eversource electricity invoice, as well as understand any of the specifics around the current energy contract in place with Constellation.

Additionally, please see below for some more information on our EV Charging consulting process and experience:

We have installed EV Chargers for the following municipalities:

- Weston
- Columbia
- Coventry
- Guilford
- Pomfret
- Windham
- Madison

Usually, an EV Charger installation for 2 plugs is about \$15-20,000, depending on the distance from the electrical source to the ideal parking spaces. The level 2 dual port chargers (two plugs on one pedestal) cost range from \$7,500-12,000, depending on the hardware/software selected. We usually offer 3 different options for hardware/software, some we've installed regularly and recommend and some out of preference of the customer.

We can work with the town to discuss EV Chargers in three capacities:

1. Full turnkey, Titan manages the project installation, all town permits/utility approvals, and training on the software
2. Titan runs the RFP and helps guide the town through the selection process
3. Titan proposes an owner and operator of the chargers, turnkey solution, no maintenance/network fees to the town, revenue split with owner and town for fees

Please let us know your thoughts on this when you get a chance – if I don't talk to you sooner, have a great weekend.

Thanks much,

Justin Kearney, CEP

Vice President | Titan Energy

750 Main Street - Suite 1000 | Hartford, CT 06103

Cell: (860) 324-8289 | Fax: (860) 436-3459

E-Mail: JustinKearney@TitanEnergyNE.com Website: www.titanenergyne.com



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From: Gary Schneider <gschneider@waterfordct.org>
Sent: Tuesday, October 8, 2024 9:06 AM
To: Justin Kearney <justinkearney@titanenergyne.com>
Subject: RE: EV Chargers - Waterford CT - Titan Energy

The Planning Director, Jon Mullen (jmullen@waterfordct.org) is also available, Friday at 11 would be great.

Gary J Schneider
Director of Public Works
Town of Waterford
Public Works Department

From: Justin Kearney <justinkearney@titanenergyne.com>
Sent: Monday, October 7, 2024 3:57 PM
To: Gary Schneider <gschneider@waterfordct.org>
Subject: RE: EV Chargers - Waterford CT - Titan Energy

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Hi Gary,

Nice speaking with you this morning.

I talked to our team and it looks like Friday after 11:00 AM will work best here.

Let me know if that will work for you, and I can send over a calendar invite – we were thinking a virtual meeting to start and then we can arrange site visits following that?

Thanks much,

Justin Kearney, CEP

Vice President | Titan Energy

750 Main Street - Suite 1000 | Hartford, CT 06103

Cell: (860) 324-8289 | Fax: (860) 436-3459

E-Mail: JustinKearney@TitanEnergyNE.com Website: www.titanenergyne.com



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From: Gary Schneider <gschneider@waterfordct.org>
Sent: Monday, October 7, 2024 7:35 AM
To: Justin Kearney <justinkearney@titanenergyne.com>
Subject: RE: EV Chargers - Waterford CT - Titan Energy

This morning is open for me 860-444-5864

Gary J Schneider
Director of Public Works
Town of Waterford
Public Works Department

From: Justin Kearney <justinkearney@titanenergyne.com>
Sent: Friday, October 4, 2024 4:38 PM
To: Gary Schneider <gschneider@waterfordct.org>
Cc: Andrea Laemmel <alaemmel@titanenergyne.com>; Donald Potter <dpotter@titanenergyne.com>
Subject: EV Chargers - Waterford CT - Titan Energy

CAUTION: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.

Hi Gary,

I understand you had expressed interest on our website to understand some of the general costs for EV Charging installations at the town level.

We would be happy to walk you through the process, and how Titan might be able to help.

I have CC'd Titan Energy's project team here on this email – so please let us know if there is a good time to chat and learn more about Waterford's need.

Thanks much – if I don't talk to you sooner, have a great weekend.

Best,

Justin Kearney, CEP

Vice President | Titan Energy

750 Main Street - Suite 1000 | Hartford, CT 06103

Cell: (860) 324-8289 | Fax: (860) 436-3459

E-Mail: JustinKearney@TitanEnergyNE.com Website: www.titanenergyne.com



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**TOWN OF WATERFORD
CAPITAL PROJECT REQUEST FORM
2025-2026 FISCAL YEAR REQUEST**

DEPARTMENT/AGENCY Building Maintenance	CONTACT PERSON Gary J. Schneider
PROJECT NAME Municipal Parking Lots	DEPARTMENT PRIORITY 6

1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project)																																																																						
	The project would address the Public Safety site. It would reduce the number of parking spaces, increase secured parking for the police, provide safe traffic flow throughout the entire area, and provide for storm water treatment and proper security lighting. Existing funds will complete the south entrance to the site.																																																																						
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	Funding is in place to bid the south entrance to the site. Plans are being completed for bid in February of 2025																																																																						
3	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST																																																																						
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	Expanded narrative, 60% submission plans dated November 12, 2021 entitled Public Safety Complex Improvements																																																																						
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TOTALS	460,420	0	1,200,000	0	0	0																																																																	

MEMORANDUM:

**TOWN OF WATERFORD
DEPARTMENT OF PUBLIC WORKS**

To: File

From: Gary J Schneider

Date: November 15, 2024

Re: Municipal Parking Lots

The Department is responsible to manage the condition of parking lots at Town Hall, Community Center, Library, Municipal Complex and the Public Safety Complex (YSB, Police, and Dispatch). In total, over 400,000 sf of asphalt surface needs to be maintained. Maintenance include line striping, signage, lighting, drainage and curbing.

Those parking lots in need of reconstruction are:

- The Police/YSB/Public Safety lots: Previous years have set aside funds for the design and construction. These funds did not take into account the need for additional parking spaces at the Police Department. The common parking spaces at this complex is the result of adding additional uses without a plan of traffic management, parking or stormwater management.
 - The project would address the entire site. It would reduce the number of parking spaces, increase secured parking for the police, provide safe traffic flow throughout the entire area, and provide for storm water treatment and proper security lighting
- Town Hall: Curb replacement, new surface course, lighting, signage and line striping.

Other parking lots in need of just maintenance are:

- Library: Repairs to the curbing, lighting, line striping.
- Community Center: Curb replacement, line striping.

**TOWN OF WATERFORD
PUBLIC SAFETY COMPLEX IMPROVEMENTS
200 BOSTON POST ROAD**



LIST OF DRAWINGS

SHEET	TITLE
1	COVER
2	EXISTING CONDITIONS PLAN
3	DEMOLITION PLAN
4	LAYOUT & DRAINAGE PLAN
5	GRADING PLAN
6	PAVEMENT PLAN
7	SIDEWALKS PLAN 1
8	SIDEWALKS PLAN 2
9	RETAINING WALL PLAN
10	LIGHTING PLAN 1
11	LIGHTING PLAN 2
12	SITE DETAILS
13	SITE DETAILS
14	SITE DETAILS

**60% SUBMISSION
NOVEMBER 12, 2021**



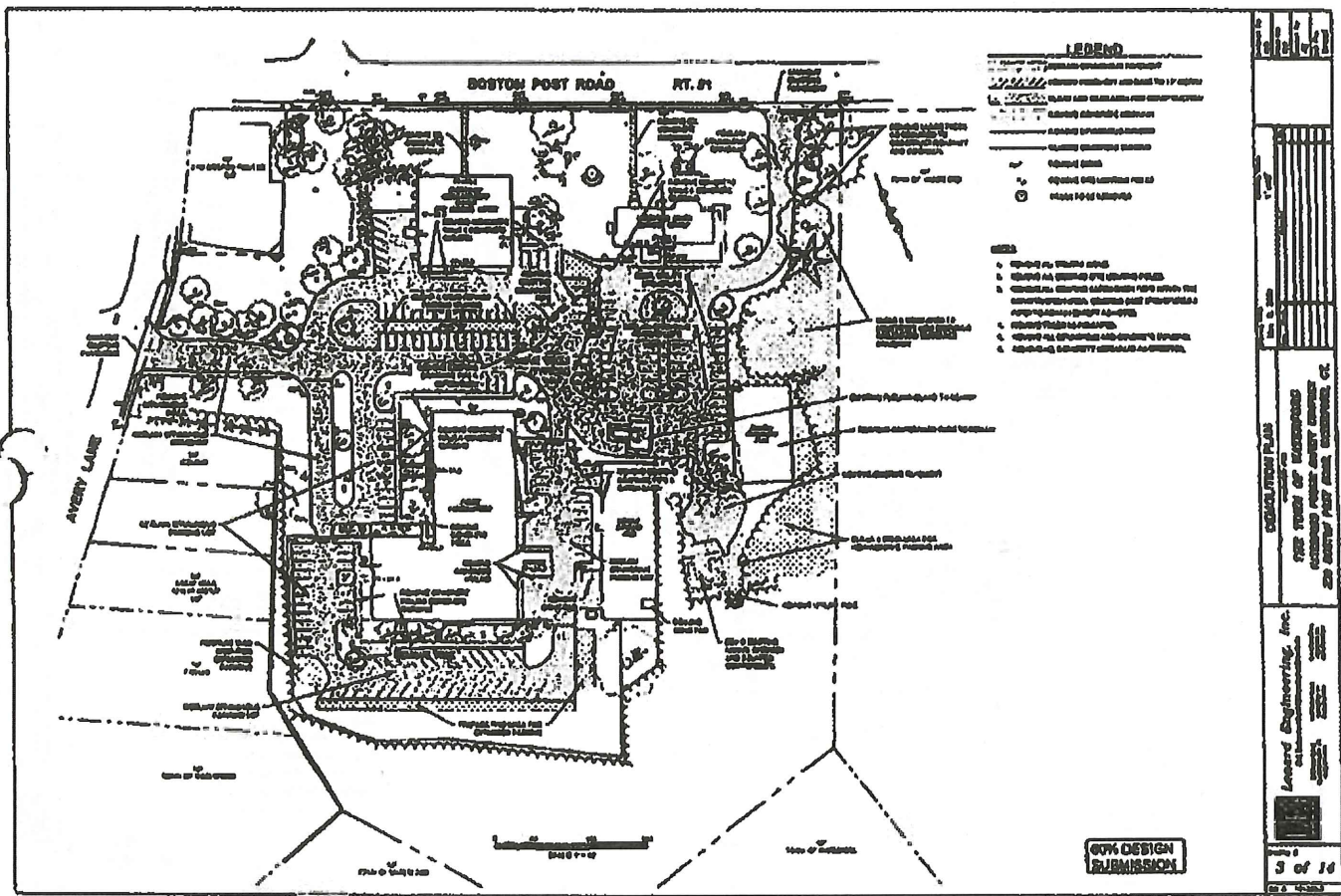
Lenard Engineering, Inc.

Civil, Environmental and Hydrogeological Consultants

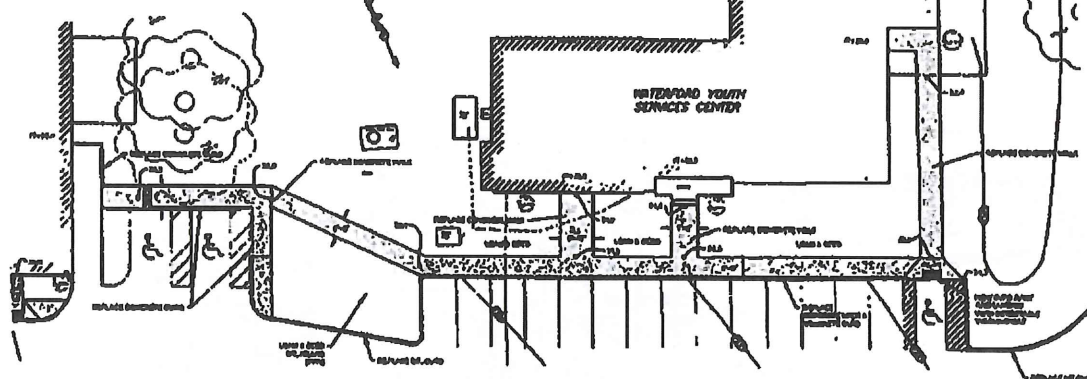
200 South Street
Barnstable, MA 02532
(508) 366-0000

100 North Street
Wareham, MA 02561
(508) 366-0000

40 Main Street
Wareham, MA 02561
(508) 366-0000



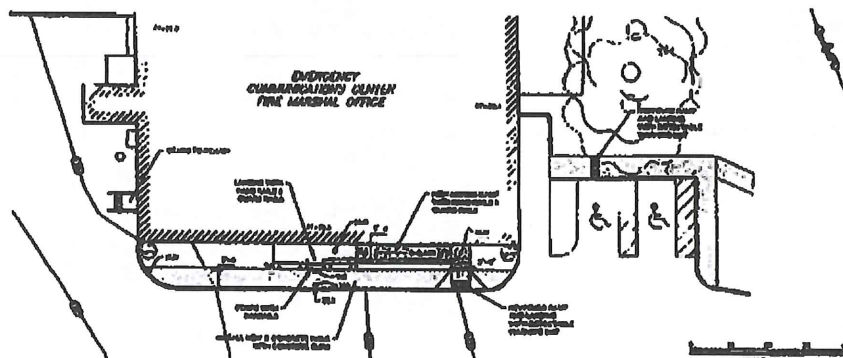




NOTE: SEE SHEET #4 FOR PARKING SPACE DIMENSIONS

- LEGEND**
- Proposed temporary parking
 - Proposed permanent parking
 - Proposed landscaping
 - Proposed site work
 - Proposed site work
 - Proposed site work

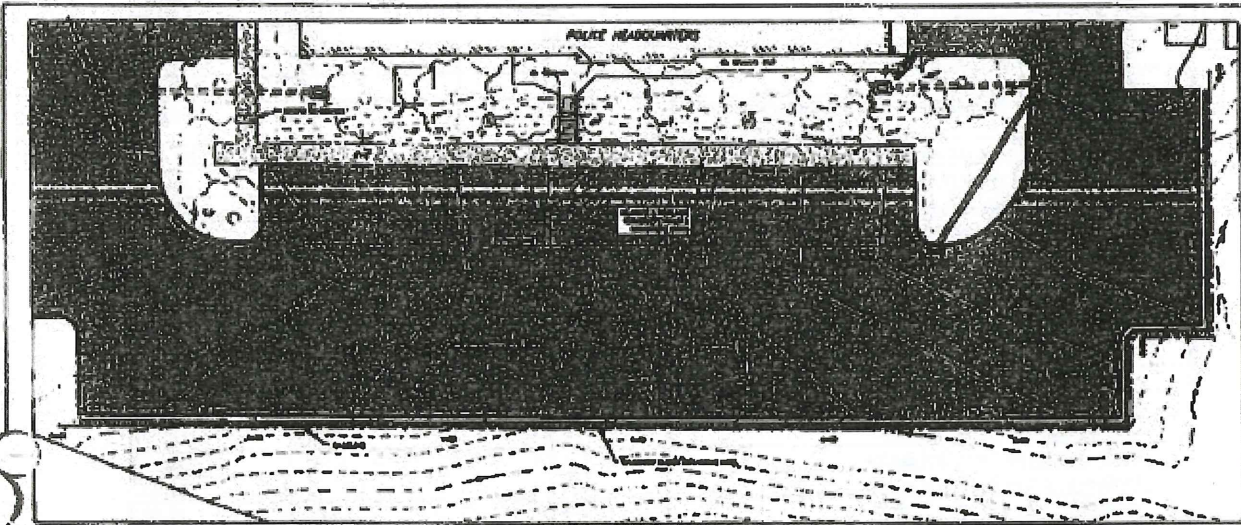
60% DESIGN
SUBMISSION



SCALE 1" = 10'

PROJECT NO.	100-1000
DATE	10/10/00
DESIGNER	LEONARD ENGINEERING, INC.
CHECKED BY	LEONARD ENGINEERING, INC.
APPROVED BY	LEONARD ENGINEERING, INC.
PROJECT NAME	THE TOWN OF WATERFORD WATERFORD YOUTH SERVICES CENTER AND DOUTHY FIRE MARSHAL OFFICE
PROJECT LOCATION	100-1000
PROJECT STATUS	60% DESIGN SUBMISSION
PROJECT NO.	100-1000
DATE	10/10/00
DESIGNER	LEONARD ENGINEERING, INC.
CHECKED BY	LEONARD ENGINEERING, INC.
APPROVED BY	LEONARD ENGINEERING, INC.
PROJECT NAME	THE TOWN OF WATERFORD WATERFORD YOUTH SERVICES CENTER AND DOUTHY FIRE MARSHAL OFFICE
PROJECT LOCATION	100-1000
PROJECT STATUS	60% DESIGN SUBMISSION

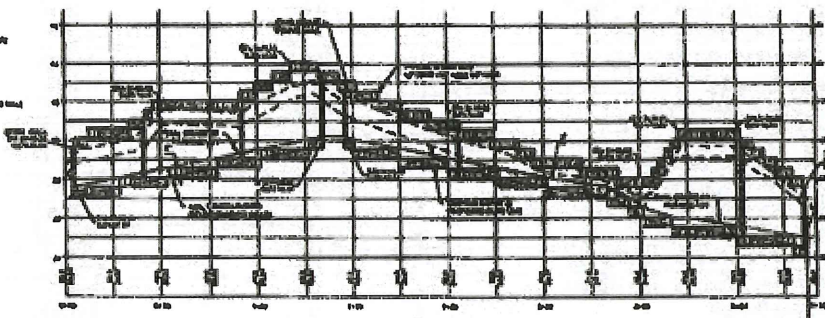
Sheet 8
8 of 10



RETAINING WALL PLAN

LEGEND

- EXISTING & PROPOSED RETAINING WALL
- EXISTING & PROPOSED FENCE
- EXISTING & PROPOSED DRIVEWAY
- EXISTING & PROPOSED DRIVEWAY
- EXISTING & PROPOSED DRIVEWAY
- EXISTING & PROPOSED DRIVEWAY



RETAINING WALL PROFILE

60% DESIGN
SUBMISSION



PROPOSED RETAINING WALL
 THE TOWN OF WATERFORD
 ENGINEERING, INC.
 9 OF 16

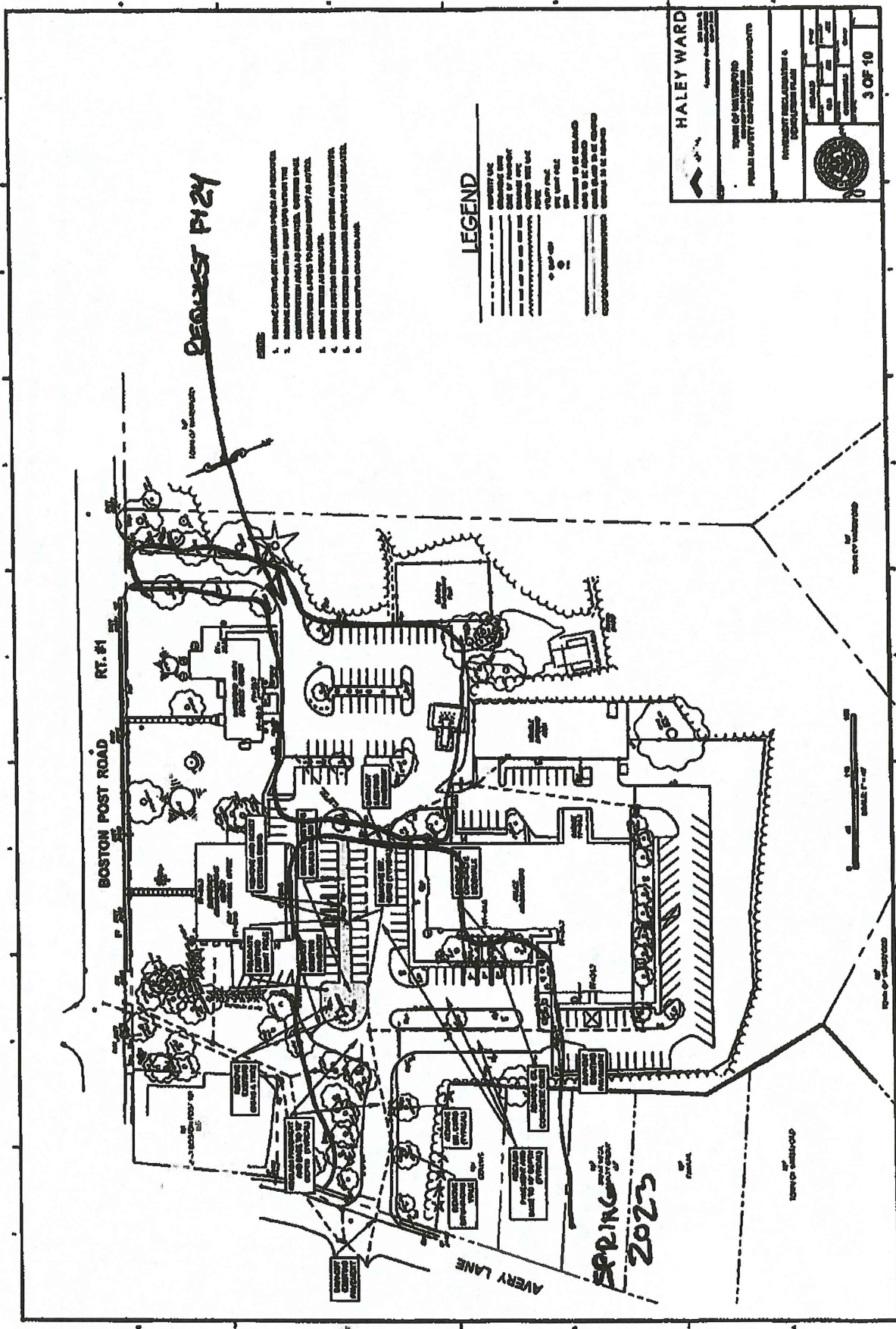
Lenard Engineering, Inc.
2210 Main Street
Glastonbury, CT 06033-6088

OPINION OF PROBABLE COST
Public Safety Complex
Site Work and Lighting Improvements
Waterford, CT

Revised Estimate 2-9-2022
LEI Job No. 19-388.2
Prepared By: JEE

Total Item	Estimated Quantity and Unit Measure	Estimated Unit Price	Extended Price
1 Mobilization and Project Closure	LS	\$50,000	\$50,000
2 Catch Basin Protection	LS	\$3,000	\$3,000
3 Sediment and Erosion Control Measures	LS	\$10,000	\$10,000
4 Maintenance & Protection of Traffic	LS	\$5,000	\$5,000
5 Tree Removal	500 HR	\$37	\$18,500
6 Tree Removal	15 EA.	\$500	\$8,000
7 Clearing and Grubbing	1 Acres	\$5,000	\$5,000
8 Construction Fencing	LS	\$5,000	\$5,000
9 Removal of Concrete/Bit. Curbing	3500 LF	\$8	\$46,200
10 Removal of Concrete Sidewalk	715 SY	\$36	\$25,957
11 Pavement and Base Material Removal (Non-Reclaimed Areas)	200 CY	\$30	\$6,000
12 Removal of Gravel Base Material at Impound Area	1100 GY	\$10	\$11,000
13 Environment Testing of Impound Area Soil	1 LS	\$5,000	\$5,000
14 Disposal of Impound Area Soil	1 Allowance	\$10,000	\$10,000
15 Pavement and Base Reclamation	12,320 SY	\$4	\$49,280
16 Earth Excavation	500 CY	\$20	\$10,000
17 Provide Gravel Parking Areas	1200 SY	\$35	\$42,000
18 Install New HMA Pavement (3" thick)	2200 Ton	\$140	\$308,000
19 Remove and Relocate Signs	31 EA.	\$100	\$3,100
20 Install New Concrete Sidewalk	7800 SF	\$13	\$99,600
21 Install New Concrete Curbing	950 LF	\$32	\$30,400
22 Install New Pavement Roadbase (Non-Reclaimed Areas)	1500 CY	\$30	\$45,000
23 Concrete ADA Sidewalk Ramp	4 EA.	\$3,000	\$12,000
24 Construct New Bioretention Basins	3 EA.	\$10,000	\$30,000
25 Construct New Bioretention Swales	100 LF	\$75	\$7,500
26 Remove Existing Catch Basins	3 EA.	\$1,000	\$3,000
27 Provide New Catch Basin Tops- Type C	2 EA.	\$800	\$1,600
28 Provide New Catch Basin Tops- Type CL	0 EA.	\$800	\$0
29 Provide New Catch Basin- Type C	9 EA.	\$4,000	\$36,000
30 Provide New Catch Basin- Type CL	7 EA.	\$4,000	\$28,000
31 Provide New Drain Manhole- Hydrodynamic Separator	1 EA.	\$15,000	\$15,000
32 Install 6" PVC Drainage Piping	300 LF	\$30	\$9,000
33 Install 18" HDPE Drainage Piping	400 LF	\$80	\$32,000
34 Install 18" HDPE Drainage Piping	200 LF	\$85	\$17,000
35 Grass Surface Restoration	6000 SY	\$9	\$54,000
36 Remove Existing Light Fixtures, Wires, Conduits	1 LS	\$5,000	\$5,000
37 Provide New Poles and Light Fixtures	35 EA.	\$2,400	\$84,000
38 Install New Poles, Conduits and Circuits	1 LS	\$100,000	\$100,000
39 Electrical Connections for New Lighting	1 LS	\$40,000	\$40,000
40 Landscaping Design	1 LS	\$10,000	\$10,000
41 Construct New Versa-Lok Retaining Wall	1 LS	\$75,000	\$75,000
42 Install New Trees and Landscaping	1 Allowance	\$40,000	\$40,000
Sub-Total - Items 1-42			\$1,387,437
Rock-In-Trench Excavation, if encountered	CY	\$200	\$0
Remove unsuitable soil, replace with gravel fill (if encountered)	CY	\$25	\$0
Estimated Construction Cost			\$1,387,437
10% Contingency			\$138,744
Estimated Construction Cost w/Contingency			\$1,526,181

Say \$ 1.53 million



Write a description for your map.

- 24 Rope Ferry Rd
- Captain Arnold E. Holm Jr. Memorial
- Feature 1
- Friendship School
- Waterford Community Center



**TOWN OF WATERFORD
CAPITAL PROJECT REQUEST FORM
2025-2026 FISCAL YEAR REQUEST**

DEPARTMENT/AGENCY Building Maintenance	CONTACT PERSON Gary J. Schneider
PROJECT NAME Cohanzie - Vacant School	DEPARTMENT PRIORITY 7

1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project)																																																																						
	The building continues to deteriorate. The roof has been breached, all the windows have been boarded up and the front door has now been chained shut. Due to the roof breach, the floors have water damage and the indoor air quality is questionable. Funds are requested to engage in a consulting engineer to develop abatement and demolition plans and cost estimates to complete the demolition at Cohanize School site, which involves the removal of building and its foundations, removal of asphalt pavements, final grading and loaming and seeding of the site.																																																																						
2	PROJECT STATUS IF IN PROGRESS																																																																						
	None																																																																						
3	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST																																																																						
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4	DESCRIBE THE IMPACT ON DEPARTMENT OPERATING BUDGET (include cost estimate if applicable)																																																																						
	None																																																																						
5	GRANT FUNDING/OTHER FUNDING, If applicable (detailed explanation of grant/other funding, including the amount, source of funding, status, town match, if any. Attach award letter if available)																																																																						
	None																																																																						
6	ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the area below)																																																																						
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7	COST/FUNDING SOURCE																																																																						
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**TOWN OF WATERFORD
DEPARTMENT OF PUBLIC WORKS
MEMORANDUM**

To: File

From: Gary J Schneider

Date: November 15, 2024

Re: Cohanzie School Building

Demolitions of vacant structures eliminate funding yearly building operating (including security measures) costs, avoids any future costs to stabilize the buildings, reduces the town's potential liability (risk avoidance) and consolidates our real estate footprint.

It also provides the opportunity for further redevelopment or reuse of the site that is in tune with the changing dynamics of the Town addressing long-term community needs and goals.

The current condition of the building is deteriorating. The roof had been breached and has been patched, all the windows have been boarded up and the front door has now been chained shut. Due to the roof breach, the floors have water damage and the indoor air quality is questionable.

Estimated costs to complete the demolition at Cohanzie School site, will involve the removal of building and its foundations, removal of asphalt pavements, final grading and loaming and seeding of the site is \$500,000. (Estimate based on recent demolition costs of \$35,000 for a 650 sf structure). The capping of the sanitary sewer and removal of the water service has already been completed.

The first phase would be to engage a consulting engineer to develop abatement and demolition plans and refine the cost estimates. The second phase will be to complete the removal of the building and foundation, asphalt pavements and site fencing.



**TOWN OF WATERFORD
CAPITAL PROJECT REQUEST FORM
2025-2026 FISCAL YEAR REQUEST**

DEPARTMENT/AGENCY Building Maintenance	CONTACT PERSON Gary J. Schneider
PROJECT NAME Jordan Park House	DEPARTMENT PRIORITY 8

1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project)																																																																						
	The Historic Properties Commission has identified maintenance concerns to the structure and the surrounding area. Work to this structure must adhere to standards for historic properties. Work on the surrounding area can be accomplished with Town Forces, the work to the building itself must be performed by craftsmen skilled in historic properties work. This is work that must be performed to keep the integrity of the structure sound.																																																																						
2	PROJECT STATUS IF IN PROGRESS																																																																						
	The chimney repairs have been bid and will be in the process of awarding that project to the lowest qualified bidder.																																																																						
3	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST																																																																						
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6	ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the area below)																																																																						
	Letter dated September 30, 2022 from the Historic Properties Commission Chair																																																																						
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MEMORANDUM:

**TOWN OF WATERFORD
DEPARTMENT OF PUBLIC WORKS**

To: File

From: Gary J Schneider

Date: November 15, 2024

Re: Jordan Park House

The Historic Properties Commission has identified several maintenance concerns to the structure that must be addressed. They are:

- Portico post, east
- Portico gutter, east
- Stair railings
- Roof Slates
- Window Glazing
- Trim trees

Work to this structure must adhere to standards for historic properties performed by craftsmen skilled in historic properties work. This work is required to keep the structure sound.

To date, the exterior oil tank has been replaced with an interior tank and the chimney work will be completed spring 2025. Next, the slate roof will be addressed. Several pieces have loosened and need to be reattached.

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

September 30, 2022

Robert J. Brule
First Selectman
Town of Waterford

Dear Rob:

A major concern of the Historic Properties Commission is the deteriorating condition of the Jordan Park House, formerly the Waterford Public Library. We are asking, therefore, for \$15,000 - \$20,000 to be included in the FY '24 Capital Plan for repairs and site work.

Other than the temporary repair of the basement-entry roof, no maintenance of any consequence has been performed since 2001-2002.

Features in need of attention/repair (See photos):

- Chimney (urgent)
- Portico post, east (liability, urgent)
- Portico gutter, east
- Stair railings
- Roof slates (repair/replace missing/damaged)
- Window glazing (primarily south-facing sashes)
- Oil Tank (code?)
- Trim trees, north boundary
- Other?

The Park House is one of the most historically and architecturally significant buildings in town and is an established historic property pursuant to CGS 7-147p -- 7-147y and Ch. 2.86, Code of Ordinances. Both the building and the land were gifts to the town, the former by Anna Rumrill Hammond, and the latter by the Nevins sisters, on both Great Neck Road and the present park site. (See "Jordan Park House"). Continuing to ignore the condition of the building is nothing short of irresponsible and an insult to civic-minded women to whom we should honor.

Furthermore, the Waterford Historical Society has brought increasing attention to the park (commonly called the "green") in recent years with programs and events for all ages. The Historical Society, in fact, still has use of the Park House albeit on a limited basis. Its maintenance, therefore, is all the more important especially in light of liability issues.

Meanwhile funding possibilities will be explored for a much-needed structural condition assessment and feasibility study.

Thank you for your consideration and interest.

Respectfully,

John J. O'Neill, Jr.

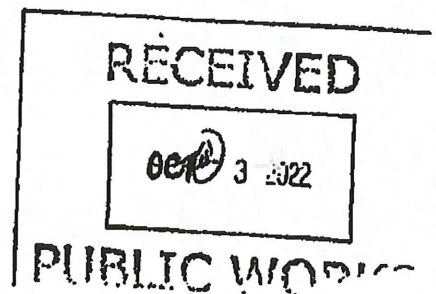
John J. O'Neill, Jr., Historic Properties Commission Chairman

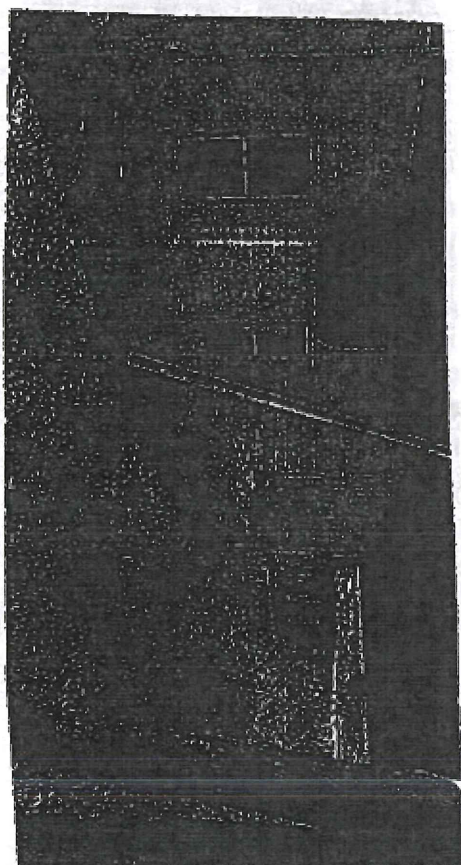
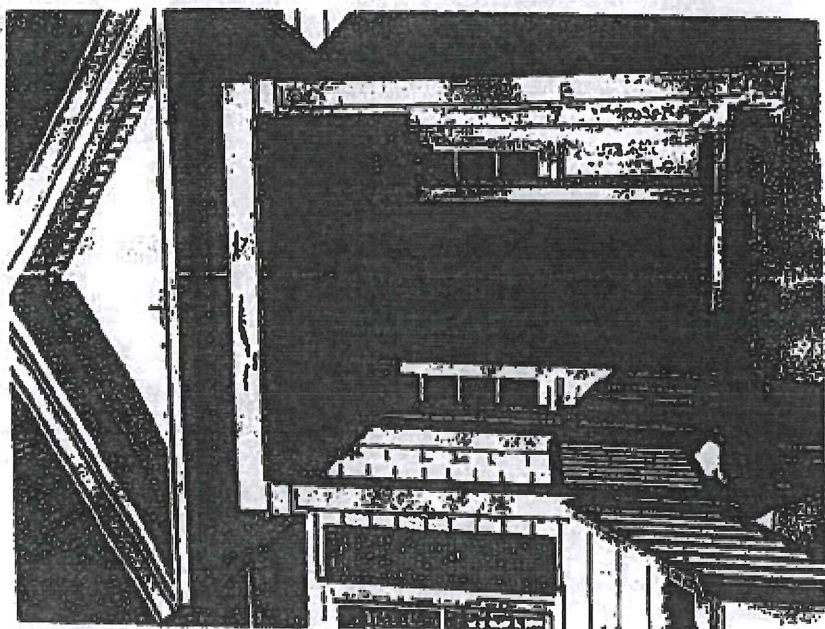
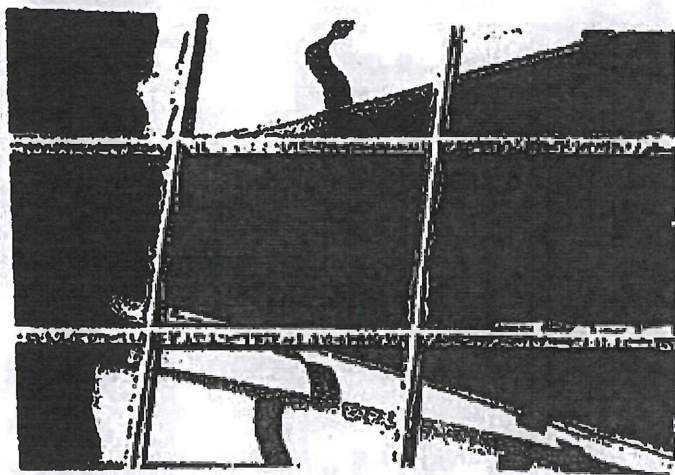
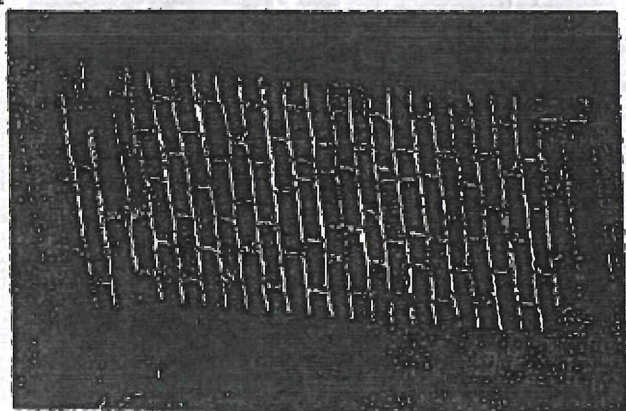
Bob

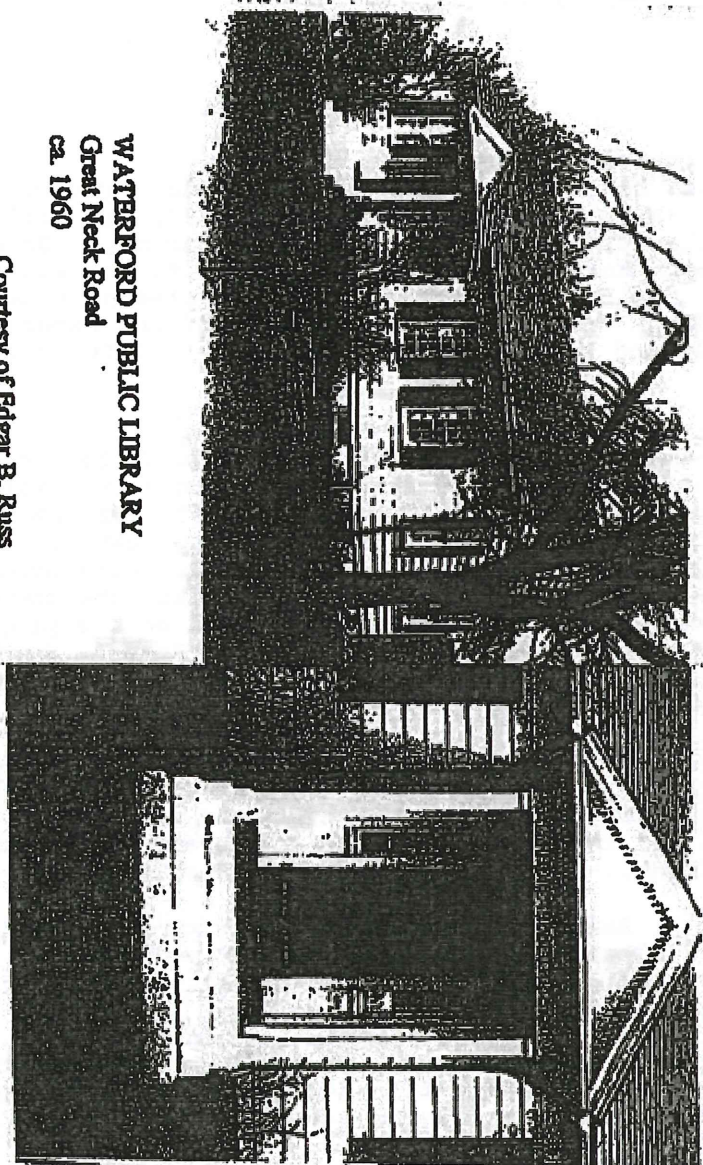
Robert M. Nye, Municipal Historian

Attachments: "Jordan Park House" (Included in the 1999 application for historic property designation).
Photos.

c.c.: Gary Schneider, Director, Public Works Department
Abby Piersall, Director, Planning & Development
Brian Flaherty, Director, Recreation & Parks
Kristen Widham, President, Waterford Historical Society







WATERFORD PUBLIC LIBRARY
Great Neck Road
ca. 1960

Courtesy of Edgar B. Russ

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

NOTE; The following was included as part ,
of the application for historic
property designation, 1999.

JORDAN PARK HOUSE

Proposed Historic Property

The proposed historic property is the Jordan Park House located at 65 Rope Ferry Road. Constructed in 1928, the building was the town of Waterford's first purpose-built library. Originally located approximately a quarter of a mile to the south on Great Neck Road, the building was moved to its present site in 1961. Today the Park House houses the offices of the Waterford Historical Society and is used extensively by a variety of community groups.

Historical Significance

Realizing the need for a public library, both for the school children and the adults of the town, a group of civic-minded citizens met at the Jordan School on May 3, 1922 and voted to form a library association. The following year, on May 22, 1923, the articles of incorporation were signed. With donated furnishings and a collection numbering 1,302 books, the town's first library opened on March 1, 1924 in a shed on the property of Mrs. William (Rose) Saunders at 90 Rope Ferry Road in Jordan Village. (The ca. 1889 building was originally the shop of carriagemaker Orlando Gilbert).

In an effort to obtain a more adequate facility, a building fund was established, which by early 1927 amounted to \$473.52. Meanwhile, Mrs. Edward Crowninshield Hammond announced to the library committee her intention of giving a library to the town in memory of her parents, James and Anna Chapin Rumrill.

Anna Rumrill Hammond's father was the Vice-president of the Boston and Albany Railroad which was founded by her grandfather, Chester W. Chapin of Springfield, Massachusetts. The Rumrills built a summer "cottage" at Goshen Farm in the late 1870s. The property included part of today's Harkness Memorial State Park as well as the farm to the west, recently conveyed to the state by Ostrom Enders. The Rumrill's summer residence burned around 1916, though the brick garage survives today on the Harkness property.

After their marriage in 1905, Edward C. Hammond brought Anna to his Walnut Grove Farm, today's Eugene O'Neill Memorial Theater Center. Hammond was president of the New London Northern Railroad and was active in civic affairs, serving the town in the state legislature and chairing the town's first board of finance. He was a driving force behind the building of the town's first hall of records (1936) on Boston Post Road.

Meanwhile, Anna Hammond acquired a little over a quarter of an acre "on the northeasterly side of the highway leading from Jordan Village to Great Neck" from the Nevins sisters, Anna Louise, Cornelia Leonard, and Marian Nevins MacDowell, wife of the noted composer, the late Edward MacDowell. The new library building was formally opened on September 8, 1928.

By the post-World War II years, however, the library became hard-pressed to meet the demands of Waterford's mushrooming population. When the State Highway Department condemned it for the new railroad overpass and realignment of Great Neck Road in January 1959, the building had already outgrown itself. On March 14, 1961, the library re-opened in temporary quarters at 91 Rope Ferry Road in the recently vacated post office (across the street from its original 1924 site in Jordan Village). The present library, across from the Nevins homestead, was opened February 25, 1966.

In the meantime, the library association had donated their building to the town on August 7, 1961. It was moved later that year to its present site, the northwest corner of Jordan Village Park, a 3.8 acre gift of land from Anna L. Nevins to the town (1952). At the Representative Town Meeting of August 6, 1962, it was resolved that: "The Old Waterford Library Building, now located in Jordan Park be hereafter known as Jordan Park House." The building was formally re-opened as a community house the following month on September 30. Until 1984 the Park House served as the offices of the Department of Recreation and Parks and since then, the Waterford Historical Society, Inc.

Architectural/Cultural Significance

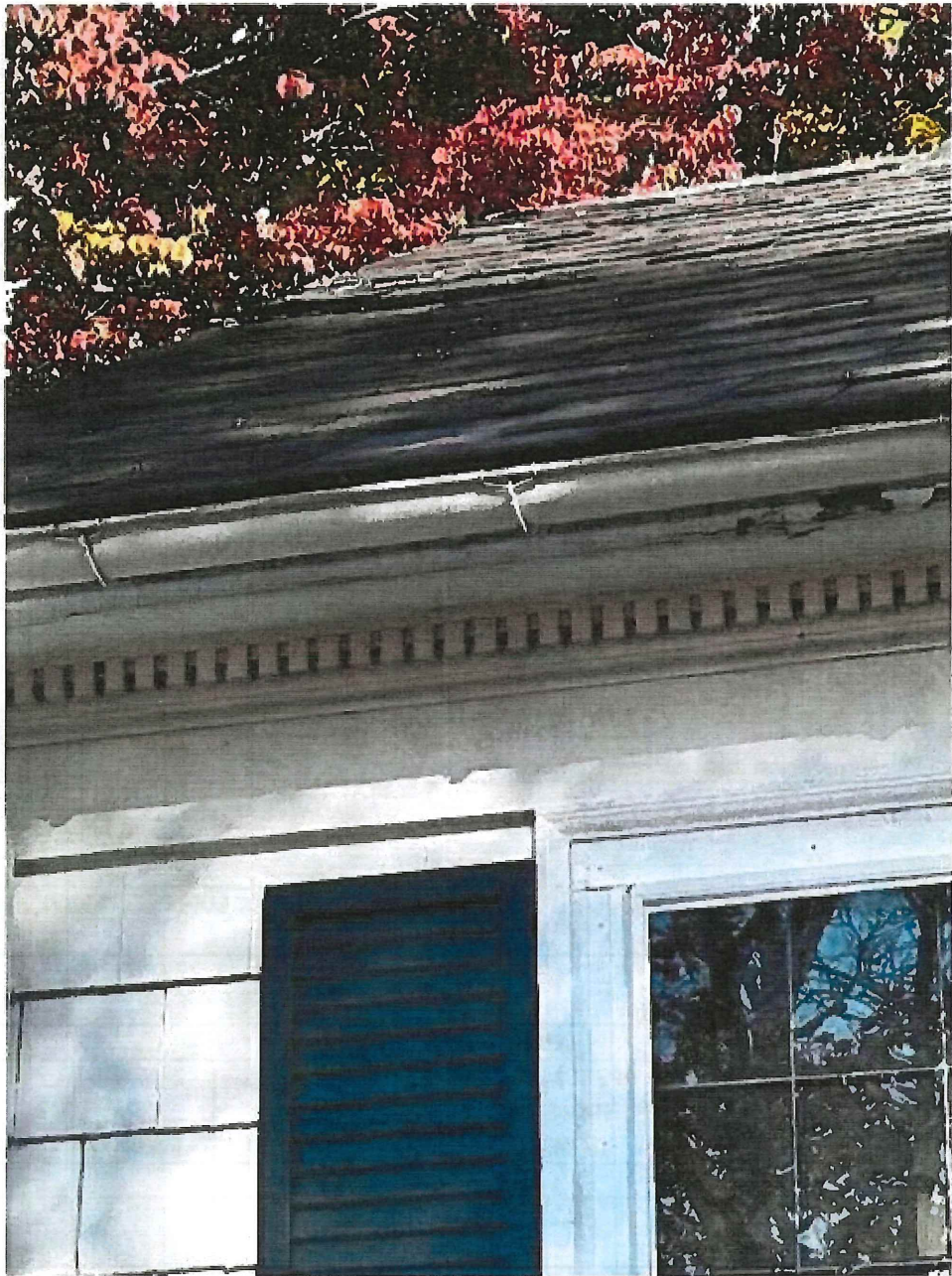
The Jordan Park House is a fine example of the Colonial Revival style. Notable features include 12-over-12 windows, an interior and chimney which services the large fireplace, and a denticulated cornice at the eaves of the slate-covered, gable roof. The entrance bay and vestibule are defined by a pedimented gable carried on square posts. A lunette window fills the west gable end.

The interior has plastered walls, chair rail and hand-hewn ceiling beams. The fireplace is well-proportioned with vertical pine paneling above. A painting by Waterford resident Henry C. White, an original member of the Old Lyme art colony, at one time hung over the fireplace (it now hangs in the present library). The

landscape oil was a gift of Henry and his son Nelson C. White in 1929. Anna Rumrill Hammond reportedly furnished the library "entirely in the colonial manner," even to the extant lighting fixtures and hooked rugs. Today, a print of the old library building by another Old Lyme impressionist (and former Waterford resident), the late Roger Dennis, hangs over the fireplace mantel.

National Register of Historic Places

The inventory of Jordan Village, which included the Jordan Park House, was completed and submitted to the Connecticut Historical Commission in early 1990. Later that same year, the Jordan Village Historic District was listed on the National Register of Historic Places. Architectural historian Mary E. McCahon was retained by the Jordan Village Historic District Committee to conduct the survey and prepare the nomination application. The attached inventory of the Park House was completed by Waterford Municipal Historian Robert M. Nye and reflects some minor changes and corrections to Ms. McCahon's original submission.



**TOWN OF WATERFORD
CAPITAL PROJECT REQUEST FORM
2025-2026 FISCAL YEAR REQUEST**

DEPARTMENT/AGENCY Building Maintenance	CONTACT PERSON Gary J. Schneider
PROJECT NAME Eugene O'Neill - Sewers	DEPARTMENT PRIORITY 9

1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project)																																																																						
	A previous phase (Phase 1) of the sewer construction program connected the new cottages, Log Cabin, and the upper portion of the Theater to the sewer line. Phase 2 that would have completed the sewer to the rest of the buildings on site was never funded. The uncompleted Phase 2 has been broken into smaller parts. In FY 25, funds were approved to connect the Production House, the lower level of the Theater and the White House to the public sewer. Future phase(s) would connect the Hammond Mansion to a new gravity sewer line and connect the Farm House, by its own grinder pump, to the low pressure sewer line that was installed to service the toilets at the beach.																																																																						
2	PROJECT STATUS IF IN PROGRESS																																																																						
	MCA Consulting Engineers analysis of the site and opinions to investigate further dated November 3, 2023. Funding was approved in FY 23 for this effort.																																																																						
3	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST																																																																						
	None																																																																						
4	DESCRIBE THE IMPACT ON DEPARTMENT OPERATING BUDGET (include cost estimate if applicable)																																																																						
	None																																																																						
5	GRANT FUNDING/OTHER FUNDING, if applicable (detailed explanation of grant/other funding, including the amount, source of funding, status, town match, if any. Attach award letter if available)																																																																						
	None																																																																						
6	ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the area below)																																																																						
	Attached expanded narrative memorandum																																																																						
7	COST/FUNDING SOURCE																																																																						
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MEMORANDUM:

**TOWN OF WATERFORD
DEPARTMENT OF PUBLIC WORKS**

To: File

From: Gary J Schneider

Date: November 15, 2024

Re: Eugene O'Neill Center Sewers

All buildings except the Hammond Mansion (main office, housing and cafeteria) and the Farm House (dormitory) have been connected to public sewer.

A previous phase (Phase 1) of the sewer construction program connected the new cottages, Log Cabin, and the upper portion of the Theater to the sewer line. Phase 2 that would have completed the sewer to the rest of the buildings on site was never funded.

The uncompleted Phase 2 has been broken into smaller parts. In FY 25, funds were approved to connect the Production House, the lower level of the Theater and the White House to the public sewer.

Future phase(s) would connect the Hammond Mansion to a new gravity sewer line and connect the Farm House, by its own grinder pump, to the low pressure sewer line that was installed to service the toilets at the beach.

**TOWN OF WATERFORD
DEPARTMENT OF PUBLIC WORKS
MEMORANDUM**

To: File

From: Gary J Schneider

Date: November 15, 2024

Re: Underground Storage Tanks (UST) Community Center

An underground storage tank must be removed when they have reached their end of service life. The Community Center will require the existing tanks to be removed by 2033. The tanks (2) were to be used as a secondary fuel source for the three boilers at the Community Center/Friendship School. The tanks were installed at a time when the price difference between heating oil and natural gas greatly fluctuated and there was a concern about the availability of natural gas. That is not the case now. The Center uses natural gas for heat and hot water.

The tanks need to be removed with all the underground piping. The internal piping to the 3 boilers (1 Town, 2 Friendship School) will also be removed. The tanks are located in the parking lot which will involve the replacement of curbing and asphalt surfaces.

Soil testing must be completed to properly close out the removal. This requires the certification of a Licensed Environment Professional (LEP).

In order to avoid integrity testing of the tanks for the last 3 years of their life, the tanks should be removed in 2030.

Note: Any remaining tanks at the Fire Houses and Waterford Utility Commission's pump stations are not included in this project.

Untitled Map

Write a description for your map.

Captain Arnold E. Holm Jr. Memorial Park

156

Rope Ferry Rd

Under ground Storage Tanks

Waterford Recreation & Parks

Waterford Community Center

24 Rope Ferry Rd

Friendship School

Legend

- 24 Rope Ferry Rd
- Captain Arnold E. Holm Jr. Memorial Park
- Feature 1
- Friendship School
- Waterford Community Center

Google Earth

Image © 2024 A

300 ft