

**TOWN OF WATERFORD
CAPITAL IMPROVEMENT PLAN
PROJECT CONSOLIDATION FORM FY 2025-2030**

	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	Children's Playground Equipment	1	25,000					25,000		
1	Equipment Storage/Garage Plan	1		Under review				0		
1	Town Wide Court Repairs - WBP Tennis	6		450,000				450,000		
1	Town Wide Court Repairs - QH/Hoelck Park Tennis	6		450,000				450,000		
1	Stenger Farm Park Accessible Walk & Parking Lot Repairs	5						0		
1	Jordan Park House Parking Lot Repairs	1						0		
2	Waterford Beach Park Performance Stage 	1	300,000					300,000		
2	Civic Triangle Improvements	1		35,000				35,000		
2	Leary Park Drainage and Lower Field Access	5			20,000			20,000		
3	Athletic Field Irrigation - Veterans and Leary Park	1				200,000		200,000		
2	Town Wide Playground Improvements	1		178,772	143,031	112,963		434,766		
								0		
	TOTALS		325,000	1,113,772	163,031	312,963	0	1,914,766		

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 Recreation and Parks	CONTACT PERSON Ryan McNamara
PROJECT NAME Children's Playground Equipment	DEPARTMENT PRIORITY 1

1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project) A pavilion set off the south end of the playground would be constructed for shelter and community engagement. The Gardiner Family Foundation has generously donated \$50,000 towards this project to date, with an anticipated additional \$10,000 in 2025. There is currently \$40,000 allocated in this fund that would bring the total to \$100,000. The concepts and design have been identified and the costs quoted at approximately \$110,000. A request of \$25,000 is being submitted to cover the anticipated difference in material cost and project contingency.																																																																													
2	PROJECT STATUS IF IN PROGRESS Discussions held with Gardiner Family representatives and concepts and quotes provided by company. Location and design also vetted with Civic Triangle project engineers Kent & Frost for uniformity.																																																																													
3	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST N/A																																																																													
4	DESCRIBE THE IMPACT ON DEPARTMENT OPERATING BUDGET (include cost estimate if applicable) Due to the upper tier responsibility level of the entire park (Civic Triangle), there is staff present on a daily basis to clear any debris from the area and surfacing. Wood treatments would be expected intermittently as required for routine maintenance.																																																																													
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) \$60,000 of the project will be funded through the Gardiner Family Foundation																																																																													
6	ATTACH PLAN, ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the area below) Picture and Quote of project attached																																																																													
7	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="7" style="text-align: center;">COST/FUNDING SOURCE</th> </tr> <tr> <th style="width: 35%;">FUNDING SOURCE</th> <th style="width: 10%;">APPROVED FUNDING TO DATE</th> <th style="width: 10%;">FY2025</th> <th style="width: 10%;">FY2026</th> <th style="width: 10%;">FY2027</th> <th style="width: 10%;">FY2028</th> <th style="width: 10%;">FY2029</th> </tr> </thead> <tbody> <tr> <td>1 Current Year Capital</td> <td style="text-align: center;">40,000</td> <td style="text-align: center;">25,000</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2 Utility Budget/Sewer Cap Maint Fund</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3 Transfer to CNR</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>4 Short/Long-term Bonds</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>5 LoCIP (detail in section 5 above)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>6 CNR Undesignated Fund Balance</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>7 Federal/State Grants (detail in section 5)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>8 Other Funding (detail in section 5 above)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TOTALS</td> <td style="text-align: center;">40,000</td> <td style="text-align: center;">25,000</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> </tbody> </table>	COST/FUNDING SOURCE							FUNDING SOURCE	APPROVED FUNDING TO DATE	FY2025	FY2026	FY2027	FY2028	FY2029	1 Current Year Capital	40,000	25,000					2 Utility Budget/Sewer Cap Maint Fund							3 Transfer to CNR							4 Short/Long-term Bonds							5 LoCIP (detail in section 5 above)							6 CNR Undesignated Fund Balance							7 Federal/State Grants (detail in section 5)							8 Other Funding (detail in section 5 above)							TOTALS	40,000	25,000	0	0	0	0
COST/FUNDING SOURCE																																																																														
FUNDING SOURCE	APPROVED FUNDING TO DATE	FY2025	FY2026	FY2027	FY2028	FY2029																																																																								
1 Current Year Capital	40,000	25,000																																																																												
2 Utility Budget/Sewer Cap Maint Fund																																																																														
3 Transfer to CNR																																																																														
4 Short/Long-term Bonds																																																																														
5 LoCIP (detail in section 5 above)																																																																														
6 CNR Undesignated Fund Balance																																																																														
7 Federal/State Grants (detail in section 5)																																																																														
8 Other Funding (detail in section 5 above)																																																																														
TOTALS	40,000	25,000	0	0	0	0																																																																								

Ryan,

Finally got all the pieces together.

Drawings attached (again), shelter pricing below, and install pricing below.

MSL-20x30STGMR – total price of \$49,280.00, including shipping.

Deduct \$7,000.00 if you don't want the stained tongue and groove ceiling.

Installation = \$29,000.00

Deduct \$4,000.00 if you don't include the T&G ceiling.

Add \$22,000.00 to include a 24'x34' concrete slab.

RAM-20x24STGMR - total price of \$42,700.00, including shipping.

Deduct \$6,400.00 if you don't want the stained tongue and groove ceiling.

Installation = \$27,000.00

Deduct \$4,000.00 if you don't include the T&G ceiling.

Add \$18,500.00 to include a 24'x28' concrete slab.

MAR20x24STGMR - total price of \$63,675.00, including shipping.

Deduct \$11,400.00 if you don't want the stained tongue and groove ceiling. $\$52,275$

Installation = \$40,000.00 $\times 30\% = \$12,000$

Deduct \$7,000.00 if you don't include the T&G ceiling. $33K \times 30\% = 9,900$

Add \$18,500.00 to include a 24'x28' concrete slab.

FYI – installation pricing does NOT include prevailing wage rates. PW rates will increase install pricing by approx. 30%.

Let me know if/when you are ready to narrow this down and put one of these onto a formal quote.

Best,

Brian Iafolia | CPSI

Park and Playground Consultant

M.E. O'Brien & Sons, Inc.

17 Trotter Drive

Medway, MA 02053

Main Office: 800 835 0056

Direct/Cell: 508 404 7190

www.obrienandsons.com

Brian_iafolia@obrienandsons.com



ELEMENTS FOR A GREAT OUTDOORS

M.E. O'Brien & Sons, Inc is an Equal Opportunity Employer EOE/AA

$\$134,175$

OR

$\$113,675$

Ryan McNamara

From: Brian Iafolla <BrianIafolla@obrienandsons.com>
Sent: Tuesday, July 9, 2024 2:44 PM
To: Ryan McNamara
Subject: Shade / Pavilion
Attachments: MSL-20X30.pdf; RAM-20X24.pdf; MAR-20X24.pdf

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.

Ryan,

Finally got all the pieces together.
Drawings attached (again), shelter pricing below, and install pricing below.

MSL-20x30STGMR – total price of \$49,280.00, including shipping.
Deduct \$7,000.00 if you don't want the stained tongue and groove ceiling.
Installation = \$29,000.00
Deduct \$4,000.00 if you don't include the T&G ceiling.
Add \$22,000.00 to include a 24'x34' concrete slab.

RAM-20x24STGMR - total price of \$42,700.00, including shipping.
Deduct \$6,400.00 if you don't want the stained tongue and groove ceiling.
Installation = \$27,000.00
Deduct \$4,000.00 if you don't include the T&G ceiling.
Add \$18,500.00 to include a 24'x28' concrete slab.

MAR20x24STGMR - total price of \$63,675.00, including shipping.
Deduct \$11,400.00 if you don't want the stained tongue and groove ceiling.
Installation = \$40,000.00
Deduct \$7,000.00 if you don't include the T&G ceiling.
Add \$18,500.00 to include a 24'x28' concrete slab.

FYI – installation pricing does NOT include prevailing wage rates. PW rates will increase install pricing by approx. 30%.

Let me know if/when you are ready to narrow this down and put one of these onto a formal quote.

Best,

Brian Iafolla | CPSI
Park and Playground Consultant
M.E. O'Brien & Sons, Inc.
17 Trotter Drive
Medway, MA 02053
Main Office: 800 835 0056
Direct/Cell: 508 404 7190
www.obrienandsons.com
Brian_iafolla@obrienandsons.com



M.E. O'Brien & Sons, Inc is an Equal Opportunity Employer EOE/AA

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

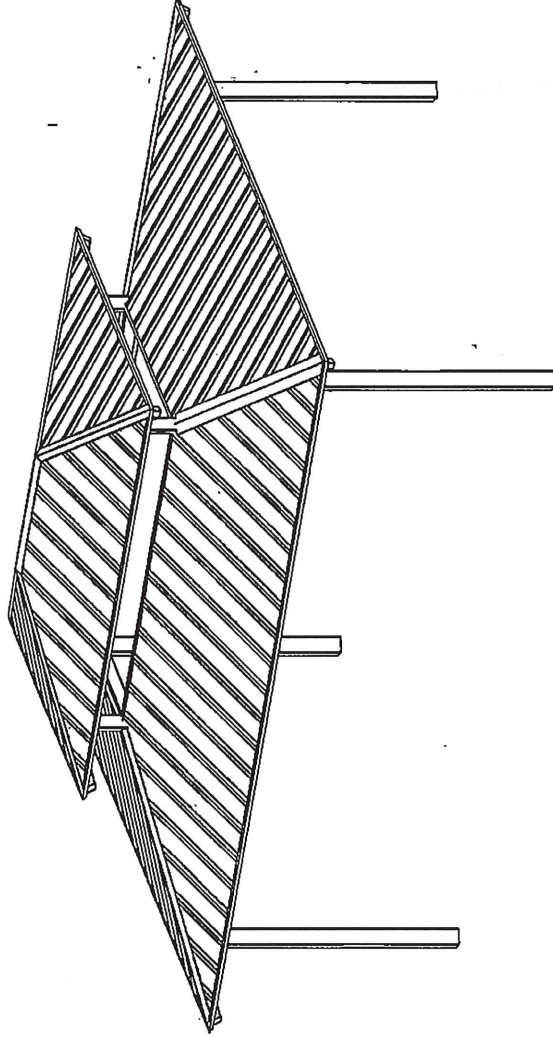
This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

poligon®

PROJECT: _____
LOCATION: _____
BUILDING TYPE: MAR 20X24
ROOF TYPE: MULTI-RIB

DRAWING LIST:

SHEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET
1	ARCHITECTURAL ELEVATIONS
2	STRUCTURAL FRAMING PLAN
3	COLUMN LAYOUT



FABRICATOR APPROVALS:
CITY OF PHOENIX, AZ APPROVED FABRICATOR #C08-2010
CITY OF LOS ANGELES, CA APPROVED FABRICATOR #1596
CITY OF RIVERSIDE, CA APPROVED FABRICATOR #SP-06-0033
CITY OF HUNTSVILLE, AL APPROVED FABRICATOR #4470
CLARK COUNTY, NV APPROVED FABRICATOR #264
STATE OF UTAH APPROVED FABRICATOR 02008-14

CERTIFICATION:
UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL BUREAU OF STANDARDS
PCI (POWDER COATING INSTITUTE) 4000 CERTIFIED

MATERIALS:
DESCRIPTION: TUBE STEEL
SCHEDULE PIPE
RMT PIPE
PIPE COLD FORMED
STRUCTURAL STEEL PLATE
ROOF PANELS (STEEL)
ASTM DESIGNATION:
A307 (GRADE B)
A36 (GRADE B)
A516
A572-50 (GRADE 50)
A588
A653

GENERAL NOTES:
UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED TO
ONLY SUPPORT WHAT IS SHOWN ON THESE DRAWINGS. POLYGON
DESIGNATED THE MINIMUM WIND SPEED TO BE APPLIED TO THIS
STRUCTURE. THE WIND SPEED MAY BE REVIEWED AND POSSIBLY
REVISED. THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY
REVISED.

UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED
AND CONSTRUCTED TO BE USED AS A COVERED WALKWAY OR
WITH AN EAVE HEIGHT EQUAL TO OR GREATER THAN THE EAVE
HEIGHT OF THIS STRUCTURE. IF THAT SEPARATION DOES NOT EXIST,
POLYGON MUST BE CONTACTED SO THE DESIGN OF THIS STRUCTURE
CAN BE REVIEWED AND POSSIBLY REVISED.

STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED
IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN
INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATION MANUAL.

ALL WELDING IS PERFORMED BY AMERICAN WELDING SOCIETY
CERTIFIED WELDERS AND CONFORMS TO THE LATEST EDITION OF
AWS D1.1 OR D1.3 AS REQUIRED.
PARTS SHOWN MAY BE UPGRADED DUE TO STANDARDIZED
FABRICATION. REFER TO THE SHIPPING BILL OF MATERIALS FOR
POSSIBLE SUBSTITUTIONS.

FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS
RECOMMENDED THAT THE PRIMARY FRAME INSTALLER AND THE
ROOF INSTALLER HAVE A MINIMUM FIVE (5) YEARS DOCUMENTED
EXPERIENCE INSTALLING THIS TYPE OF PRODUCT.

FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS
RECOMMENDED THAT ELECTRIC WIRING, IF REQUIRED, BE RUN
THROUGH THE STRUCTURAL MEMBERS BEFORE THE BUILDING IS
ERECTED.

STOP!!
NOT FOR CONSTRUCTION
USE FOR PRELIMINARY
PLANNING AND ESTIMATING
ONLY

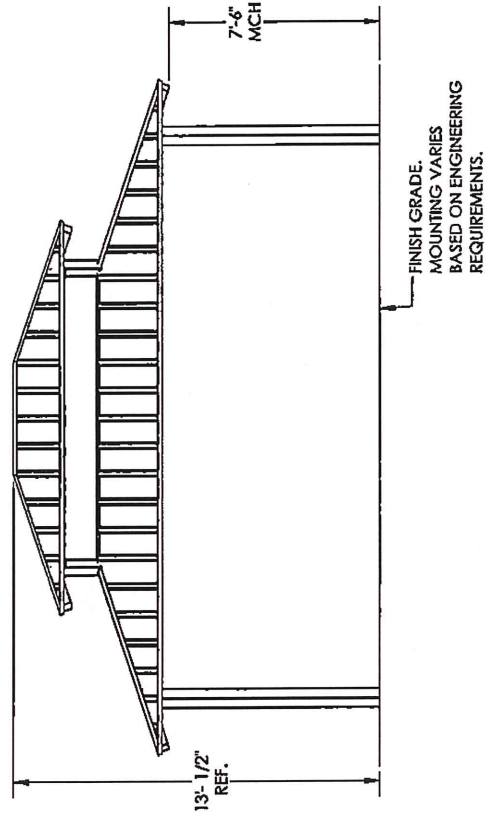
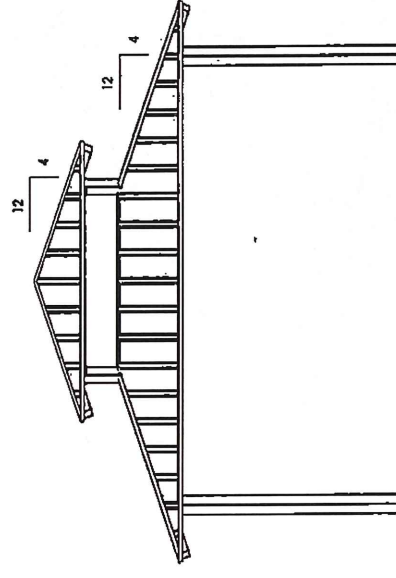
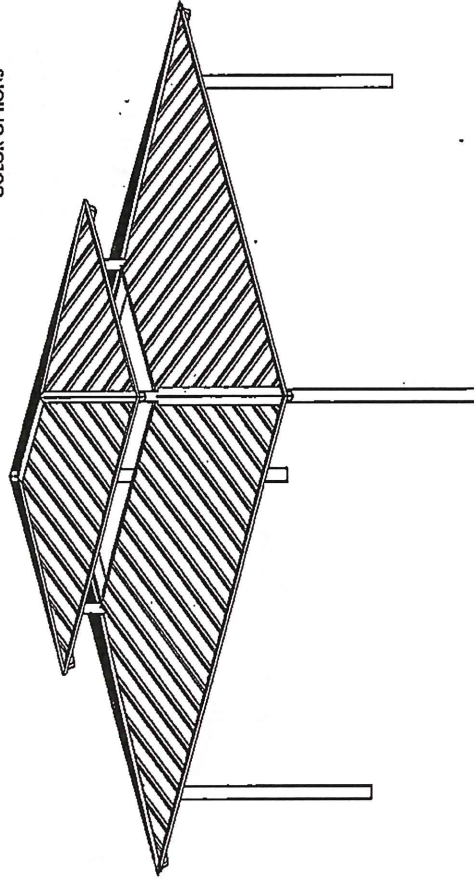
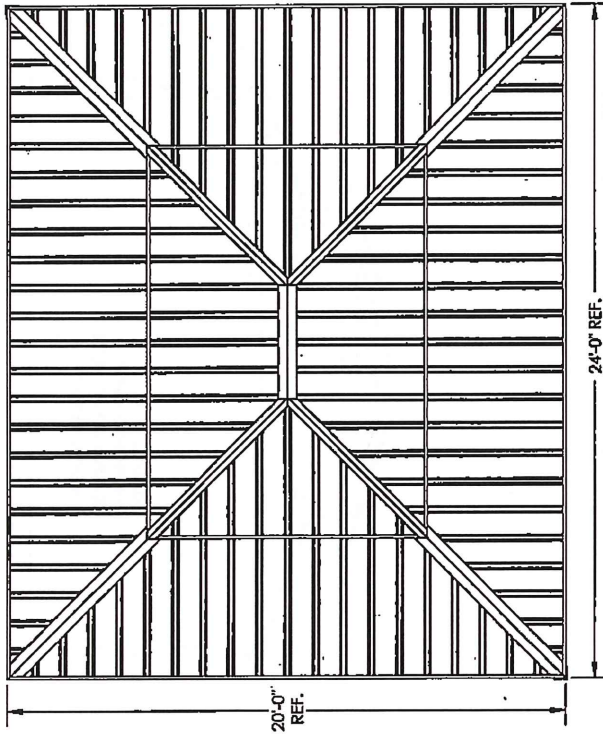
DRAWING
COVER SHEET
1-42

REVISED
A

poligon® (616) 399-1963
www.poligon.com
by PORTERCORP
CORPORATE HEADQUARTERS
PORTERCORP, 400 E. 10th AVE, WOLLAKE, MI 48094

GENERAL ROOF NOTES:

1. METAL ROOFING:
 - 24 GAUGE
 - GALVALUME COATED
 - KYNAR 500 PAINTED
2. TRIM COLOR MATCHES ROOF
3. SEE POLIGON.COM FOR COLOR OPTIONS

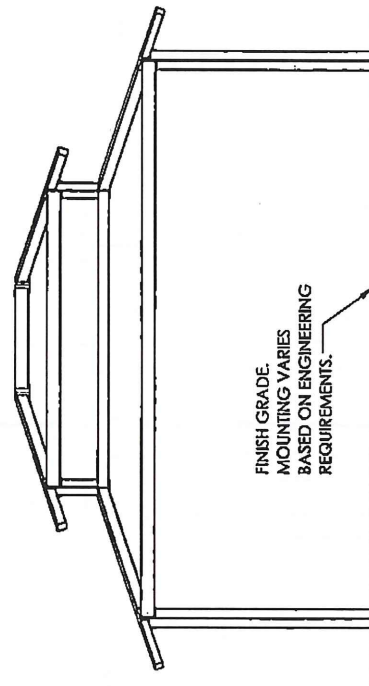
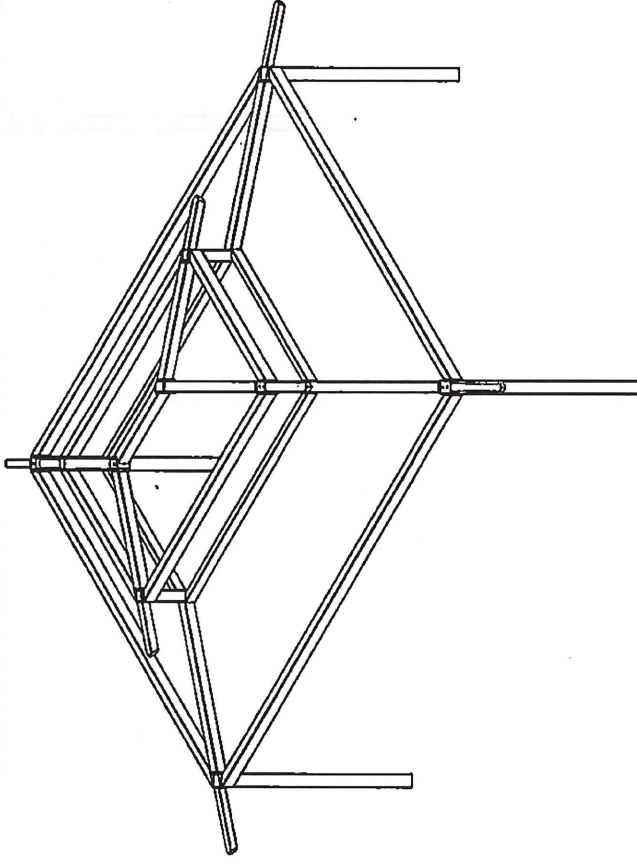
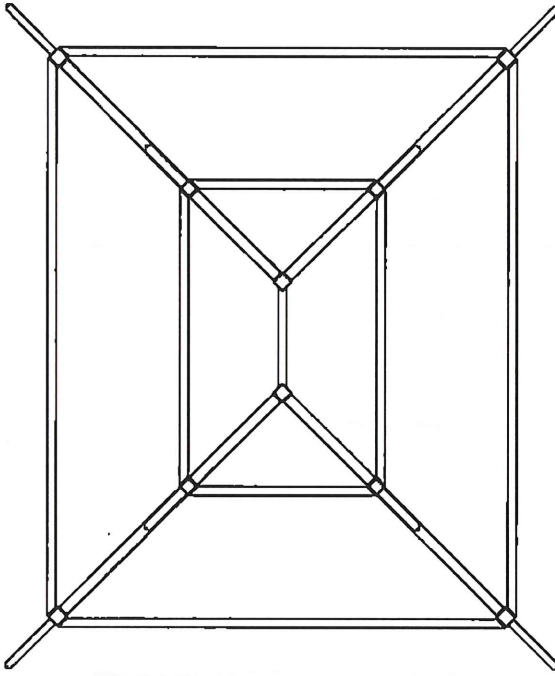


STOP!!
NOT FOR CONSTRUCTION
USE FOR PRELIMINARY
PLANNING AND ESTIMATING
ONLY

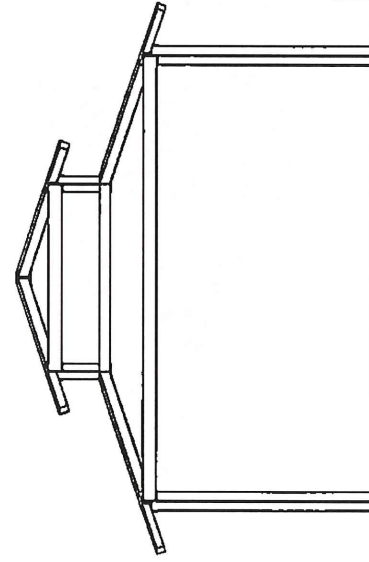
DRAWING:
ARCHITECTURAL ELEVATIONS
SCALE:
1:36

poligon® (616)399-1963
www.poligon.com
by PORTER CORP
CORPORATE HEADQUARTERS
10000 W. 10TH AVE. MOUNTAIN VIEW, CO 80551

SHEET
1



FINISH GRADE.
MOUNTING VARIES
BASED ON ENGINEERING
REQUIREMENTS.



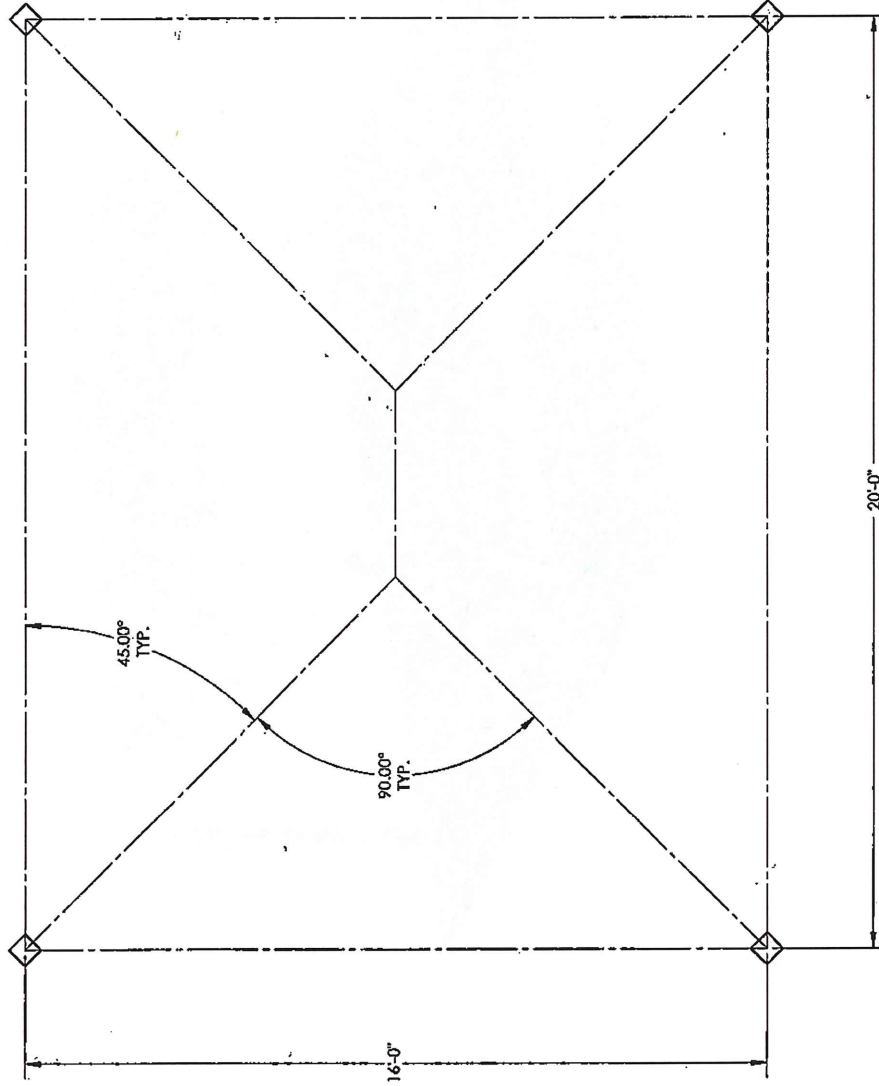
STOP!!
NOT FOR CONSTRUCTION
USE FOR PRELIMINARY
PLANNING AND ESTIMATING
ONLY

DRAWING:
STRUCTURAL FRAMING PLAN
SCALE:
1:36
REV: 1A

poligon © (616)399-1983
www.poligon.com
CORPORATE
PORTER CORP. 1000 N. W. 10TH AVE. BOCA RATON, FL 33434
SHEET
2

BASEPLATE NOTES:

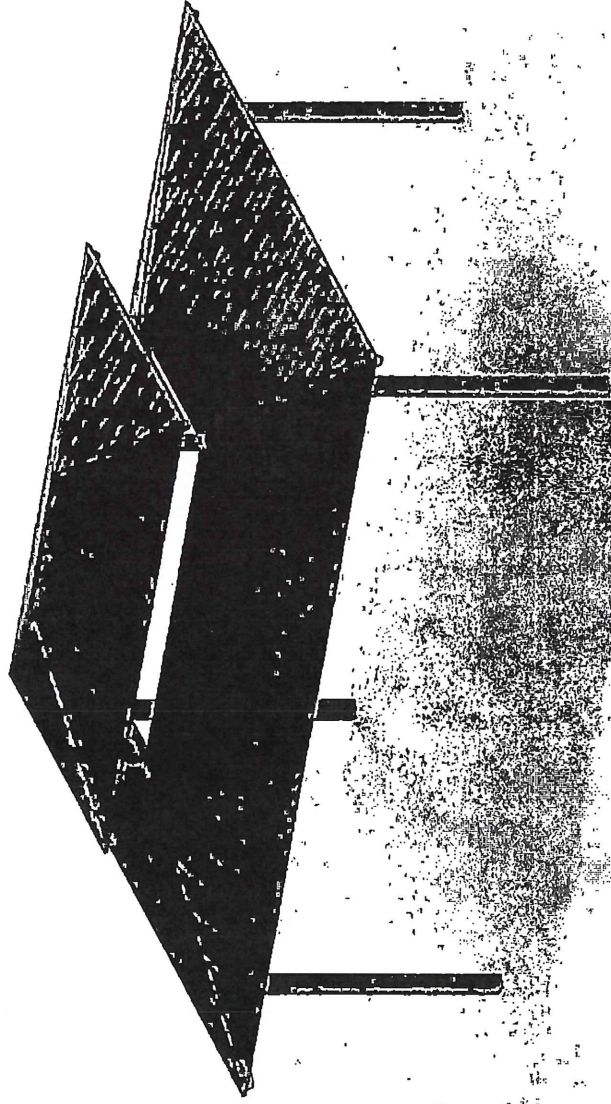
1. POLYGON ENGINEERING WILL DETERMINE REQUIRED BASEPLATE DESIGN AFTER ENGINEERING PACKAGE IS ORDERED.
2. CUSTOMER MAY SUGGEST PREFERRED BASEPLATE DESIGN.



STOP!!
NOT FOR CONSTRUCTION
USE FOR PRELIMINARY
PLANNING AND ESTIMATING
ONLY

DRAWING: COLUMN LAYOUT		REV LEVEL A
DATE 1-30	SHEET 3	
poligon ® (616)399-1963 www.poligon.com by PORTIERCORP		
POLYGON ENGINEERING, INC. 10000 234TH AVE. SUITE 100 PORTER, MN 55069		

poligon®



FRAME COLOR: SURREY BEIGE
ROOF COLOR: EVERGREEN
COLORS SHOWN ARE FOR REFERENCE ONLY.
CONTACT INFO@POLIGON.COM TO REQUEST ACTUAL COLOR SAMPLES.

MAR 20X24

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

DEPARTMENT/AGENCY Recreation and Parks	CONTACT PERSON Ryan McNamara
PROJECT NAME Equipment Storage/Garage Plan	DEPARTMENT PRIORITY 2

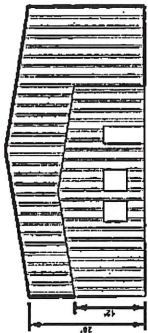
1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project)	Update and renovation to the Waterford Beach Park garage to replace the full use of the garage located inside the Civic Triangle. The current location of the garage does not allow for continued park improvements and offerings. The loss of storage and operation of the garage will be restored at the WBP site. This intent is to provide adequate storage and cover for our equipment and machines, while also providing a suitable place for the maintainers to work on projects and discuss projects.
2	PROJECT STATUS IF IN PROGRESS	Barton and Loguidice have been developing the plan and meeting with Town staff for review along the way.
3	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST	The Utility Department is currently performing a sewer project within the park.
4	DESCRIBE THE IMPACT ON DEPARTMENT OPERATING BUDGET (include cost estimate if applicable)	Expected monetary savings in long term upkeep and maintenance with proper protection and storage of machinery and equipment. New homebase location may alter previous schedules but will be modified to find most efficient operation
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)	N/A
6	ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the area below)	Plan in progress. Once plan is complete, concept drawings and estimates to finish the project will be submitted for approvals.
7	COST/FUNDING SOURCE	
	APPROVED FUNDING TO DATE	
	FUNDING SOURCE	FY2025 FY2026 FY2027 FY2028 FY2029
1	Current Year Capital	
2	Utility Budget/Sewer Cap Maint Fund	
3	Transfer to CNR	
4	Short/Long-term Bonds	
5	LoCIP (detail in section 5 above)	
6	CNR Undesignated Fund Balance	
7	Federal/State Grants (detail in section 5)	
8	Other Funding (detail in section 5 above)	
	TOTALS	0 0 0 0 0



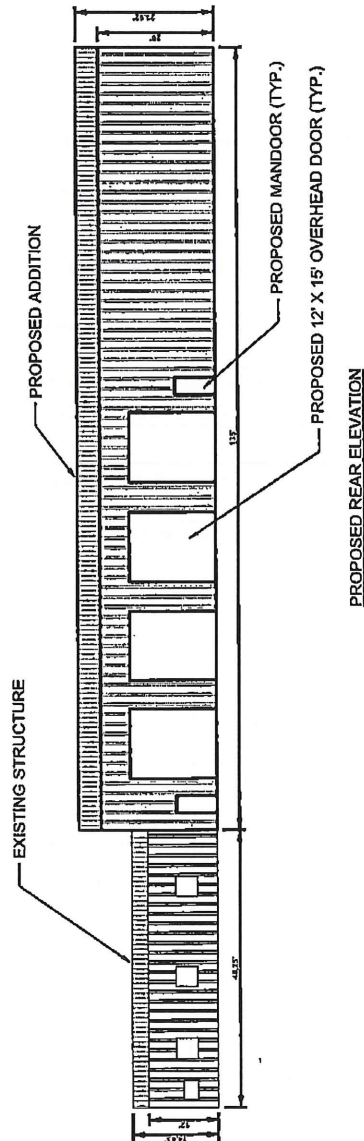
PROPOSED NORTH SIDE ELEVATION



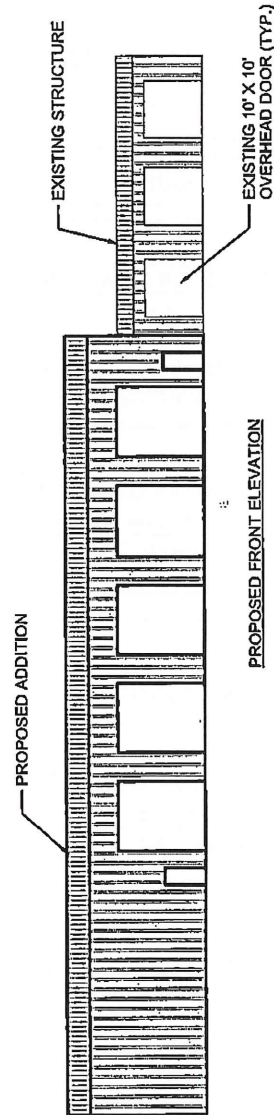
EXISTING NORTH SIDE ELEVATION



PROPOSED SOUTH SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION

Barton & Loguidice

41 Sequia Drive
Waterford, CT 06195
Phone: (860) 633-8770
www.bartonloguidice.com

• Civil Engineering • Environmental Consulting • Land Surveying • Construction Management

PROJ. ENGINEER MNB
PROJ. MANAGER MNB
OFFICE REVIEW MMZ

REVISIONS

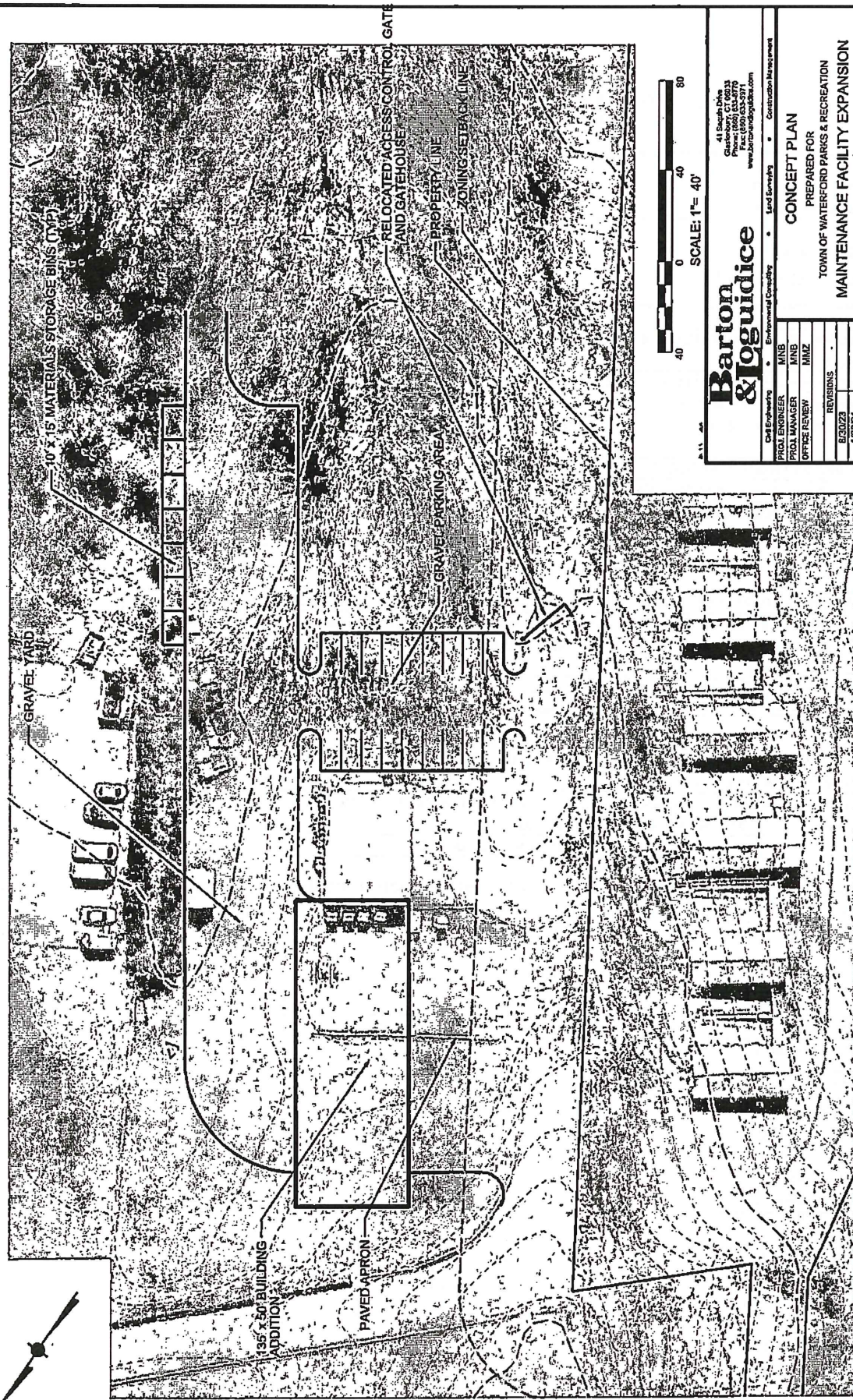
BUILDING ELEVATIONS
PREPARED FOR
TOWN OF WATERFORD PARKS & RECREATION
MAINTENANCE FACILITY EXPANSION

305 GREAT NECK ROAD
PROJECT
13261.049.001

DATE
5/10/24

SHEET NO. 2 OF 2

SCALE: 1" = 20'



Barton & Loguidice

41 South Drive
Glastonbury, CT 06033
Phone: (860) 333-5970
Fax: (860) 333-5971
www.bartonandloguidice.com

Call Engineering	ENVIRONMENTAL CONSULTING	Land Surveying	Construction Management
PROJECT ENGINEER	MNS		
PROJECT MANAGER	MNS		
OFFICE REVIEW	MMZ		
REVISIONS			
6/30/23			
1/23/24			
3/17/24			
5/10/24			
SCALE: 1" = 40'			
PROJECT	3261.049.001	DATE	7/7/23
SHEET NO.	1	OF	2

CONCEPT PLAN
PREPARED FOR
TOWN OF WATERFORD PARKS & RECREATION
MAINTENANCE FACILITY EXPANSION
305 GREAT NECK ROAD
WATERFORD, CT

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

DEPARTMENT/AGENCY Recreation and Parks	CONTACT PERSON Ryan McNamara
PROJECT NAME Town Wide Court Repairs	DEPARTMENT PRIORITY 1

1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project) The two remaining courts in town left to renovate to post tension concrete are the tennis courts located at Waterford Beach Park and Hoelck Park/Quaker Hill. There are two (2) courts at each location. The playing surface is in dire need of repair to continue providing this type of activity.																																																																						
2	PROJECT STATUS IF IN PROGRESS Courts being renovated at Town Hall and Leary park in 2025.																																																																						
3	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST N/A																																																																						
4	DESCRIBE THE IMPACT ON DEPARTMENT OPERATING BUDGET (include cost estimate if applicable) Both sets of courts are located in areas where services and landscaping management already occur. The appropriate surfacing will eliminate current conditions that require removing debris from surface and structural cracking.																																																																						
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) N/A																																																																						
6	ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the area below) Plans and concepts will be requested through the CT cooperative purchasing consortium to find cost savings. Current estimates are approximately \$200-\$250,000 per court.																																																																						
7	COST/FUNDING SOURCE <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th style="width: 15%;">FUNDING SOURCE</th> <th style="width: 15%;">APPROVED FUNDING TO DATE</th> <th style="width: 10%;">FY2026</th> <th style="width: 10%;">FY2027</th> <th style="width: 10%;">FY2028</th> <th style="width: 10%;">FY2029</th> <th style="width: 10%;">FY2030</th> </tr> </thead> <tbody> <tr> <td>1 Current Year Capital</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2 Utility Budget/Sewer Cap Maint Fund</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3 Transfer to CNR</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>4 Short/Long-term Bonds</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>5 LoCIP (detail in section 5 above)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>6 CNR Undesignated Fund Balance</td> <td></td> <td></td> <td>450,000</td> <td></td> <td></td> <td></td> </tr> <tr> <td>7 Federal/State Grants (detail in section 5)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>8 Other Funding (detail in section 5 above)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TOTALS</td> <td style="text-align: right;">0</td> <td style="text-align: right;">0</td> <td style="text-align: right;">450,000</td> <td style="text-align: right;">0</td> <td style="text-align: right;">0</td> <td style="text-align: right;">0</td> </tr> </tbody> </table>	FUNDING SOURCE	APPROVED FUNDING TO DATE	FY2026	FY2027	FY2028	FY2029	FY2030	1 Current Year Capital							2 Utility Budget/Sewer Cap Maint Fund							3 Transfer to CNR							4 Short/Long-term Bonds							5 LoCIP (detail in section 5 above)							6 CNR Undesignated Fund Balance			450,000				7 Federal/State Grants (detail in section 5)							8 Other Funding (detail in section 5 above)							TOTALS	0	0	450,000	0	0	0
FUNDING SOURCE	APPROVED FUNDING TO DATE	FY2026	FY2027	FY2028	FY2029	FY2030																																																																	
1 Current Year Capital																																																																							
2 Utility Budget/Sewer Cap Maint Fund																																																																							
3 Transfer to CNR																																																																							
4 Short/Long-term Bonds																																																																							
5 LoCIP (detail in section 5 above)																																																																							
6 CNR Undesignated Fund Balance			450,000																																																																				
7 Federal/State Grants (detail in section 5)																																																																							
8 Other Funding (detail in section 5 above)																																																																							
TOTALS	0	0	450,000	0	0	0																																																																	

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

DEPARTMENT/AGENCY Recreation and Parks	CONTACT PERSON Ryan McNamara
PROJECT NAME Town Wide Court Repairs	DEPARTMENT PRIORITY 1

1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project) The two remaining courts in town left to renovate to post tension concrete are the tennis courts located at Waterford Beach Park and Hoelck Park/Quaker Hill. There are two (2) courts at each location. The playing surface is in dire need of repair to continue providing this type of activity.	
2	PROJECT STATUS IF IN PROGRESS Courts being renovated at Town Hall and Leary park in 2025.	
3	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST N/A	
4	DESCRIBE THE IMPACT ON DEPARTMENT OPERATING BUDGET (include cost estimate if applicable) Both sets of courts are located in areas where services and landscaping management already occur. The appropriate surfacing will eliminate current conditions that require removing debris from surface and structural cracking.	
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 applicable) N/A	
6	ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the area below) Plans and concepts will be requested through the CT cooperative purchasing consortium to find cost savings. Current estimates are approximately \$200-\$250,000 per court.	
7	COST/FUNDING SOURCE	
	FUNDING SOURCE	APPROVED FUNDING TO DATE
1	Current Year Capital	FY2026
2	Utility Budget/Sewer Cap Maint Fund	FY2027
3	Transfer to CNR	FY2028
4	Short/Long-term Bonds	FY2029
5	LoCIP (detail in section 5 above)	FY2030
6	CNR Undesignated Fund Balance	450,000
7	Federal/State Grants (detail in section 5)	
8	Other Funding (detail in section 5 above)	
	TOTALS-	0 0 450,000 0 0 0

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

DEPARTMENT/AGENCY Recreation and Parks	CONTACT PERSON Ryan McNamara
PROJECT NAME Stenger Farm Park Accessible Walk & Parking Lot Repair	DEPARTMENT PRIORITY 2

1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project)						
	There is a need for an accessible pathway/walk installed from the parking lot to the Dog Park. Repairs to the parking lot should be considered while performing this installation for potential cost savings. A pre-cast bathroom facility will also be included as an add alternative to the project						
2	PROJECT STATUS IF IN PROGRESS						
	Plan being designed by Haley Ward in 2024/2025						
3	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST						
	N/A						
4	DESCRIBE THE IMPACT ON DEPARTMENT OPERATING BUDGET (include cost estimate if applicable)						
	This would add linear feet of walks to clear from debris and any weather hazards. A bathroom would add the necessary time to stock and clean on a regular basis. The park is already frequented for trash, landscaping, and trail maintenance by our maintenance staff.						
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)						
	Potential offset with LOCIP funding						
6	ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the area below)						
	Plan is in development stage						
7	COST/FUNDING SOURCE						
	FUNDING SOURCE	APPROVED FUNDING TO DATE	FY2026	FY2027	FY2028	FY2029	
1	Current Year Capital	\$8,500 for the plan					
2	Utility Budget/Sewer Cap Maint Fund						
3	Transfer to CNR						
4	Short/Long-term Bonds						
5	LoCIP (detail in section 5 above)						
6	CNR Undesignated Fund Balance						
7	Federal/State Grants (detail in section 5)						
8	Other Funding (detail in section 5 above)						
	TOTALS		0	0	0	0	0



HALEY WARD®

ENGINEERING | ENVIRONMENTAL | SURVEYING

March 17, 2023

Mr. Ryan McNamara, Director
Town of Waterford Recreation and Park Commission
15 Rope Ferry Road
Waterford, CT 06385
Email: rmcnamara@waterfordct.org

**Re: Proposal for Professional Services, ADA Pathway Design, Stenger Farm Park Parking
Lot to Dog Park Entry Area, Waterford, CT**

Dear Mr. McNamara:

As requested, Haley Ward, Inc. is pleased to provide this proposal. As discussed, the Town would like to provide an ADA accessible pathway from the parking area at Stenger Park, to the entrance of the dog park enclosure.

SCOPE OF SERVICES

- 1) Record Research - We will conduct land record research and obtain available mapping and deeds for this parcel. We have assumed a current boundary survey is on file, and we will attempt to tie into this survey or the best available map showing property boundaries as part of our work.
- 2) Field Survey - We will conduct a field survey, and locate visible boundary markers, approximate edges of parking areas, signs, the limits of dog park fencing, gates and flat landing areas inside the gates, and areas between the parking lots and gates. We will prepare a base map at an acceptable scale, for use in design.
- 3) Design Plans- Handicapped Parking Spaces- We will designate parking spaces closest to the dog park entry for handicap vehicle parking and show paving and striping designs.

Ryan McNamara | 3-20-23 | JN | Page 1

2210 Main Street, P.O. Box 1088, Glastonbury, CT 06033
T: 860.659.3100 | HALEYWARD.COM





- 4) ADA Pathway Design - We will design a ADA compliant concrete sidewalk between the parking spaces and the dog park entry gates. This pathway will pass on both sides of the existing Dog Park sign, and terminate at the access gates.
- 5) ADA Fencing and Landing Design - We will evaluate the existing gates for ADA compliance and make recommendations if needed. We will evaluate various treatments for the landing (existing bricks, concrete, others) which will help reduce the existing soil erosion condition.
- 6) Preliminary Plan and Cost Estimate - We will provide a preliminary plan and cost estimate for your review and comments. We will meet with you on one occasion, and discuss potential changes.
- 7) Final Plan, Technical Specifications and Bid Quantities - We will incorporate agreed upon changes into final plans, develop technical specifications and bid quantities, and provide you with final documents suitable for bidding and construction.
- 8) Additional Services - We have not included any permitting services, services during bidding or construction in our scope. We can provide these upon request.

COMPENSATION

We propose to complete this work for a lump sum fee of \$ 8,000.

AUTHORIZATION

If this proposal is acceptable to you, please sign in the approval block and return a signed copy for our files. Haley Ward is prepared to initiate work on this project upon receipt of a signed copy of this proposal. Out of scope services will not be performed without your prior written approval.

If you have any questions concerning this proposal or if additional services are needed, please contact either of the undersigned at (860) 659-3100.

Sincerely,

Haley Ward, Inc.

James E. Ericson

James E. Ericson

Regional Manager

Jee
Enc.



Acceptance and Authorization to Proceed on behalf of "company":

Signature: _____ Billing Address: _____

Printed Name: _____ City/State/ZIP: _____

Date: _____ Email (Optional): _____

Phone: _____ Fax: _____

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

DEPARTMENT/AGENCY Recreation and Parks	CONTACT PERSON Ryan McNamara
PROJECT NAME Jordan Park House Parking Lot Improvements	DEPARTMENT PRIORITY 4

1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project) Enlarging a parking lot to allow for accessible parking and emergency access and egress is an important step in ensuring that everyone can safely and easily access the facilities. Here are some reasons why enlarging a parking lot for these purposes is a good idea: 1. Compliance with the Americans with Disabilities Act (ADA): The ADA requires that all public facilities, including parking lots, be accessible to people with disabilities. Enlarging the parking lot to allow for more accessible parking spaces is one way to ensure that the facility is compliant with the ADA standards. 2. Increased accessibility: Enlarging the parking lot to allow for more accessible parking spaces makes the facility more accessible to people with disabilities, including those who use wheelchairs or other mobility devices. This can help to increase the number of visitors to the facility and make it a more inclusive space for everyone. 3. Improved safety: Enlarging the parking lot to allow for emergency access and egress can help to improve safety in the facility by providing a clear path for emergency vehicles to enter and exit the area. This can help to prevent accidents and injuries, especially in the event of an emergency. 4. Enhanced visitor experience: Enlarging the parking lot to allow for more accessible parking spaces can enhance the visitor experience by making it easier for people to navigate the facility and use its amenities. This can help to create a more positive experience for visitors and encourage them to return to the facility in the future. In conclusion, enlarging a parking lot to allow for accessible parking and emergency access and egress is a smart investment that can help to improve safety, accessibility, and visitor experience.						
2	PROJECT STATUS IF IN PROGRESS						
3	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST						
4	DESCRIBE THE IMPACT ON DEPARTMENT OPERATING BUDGET (include cost estimate if applicable)						
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)						
6	ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the area below) Plan cost \$8,500 to perform scope						
7	COST/FUNDING SOURCE						
	FUNDING SOURCE	APPROVED FUNDING TO DATE	FY2025	FY2026	FY2027	FY2028	FY2029
1	Current Year Capital		8,500				
2	Utility Budget/Sewer Cap Maint Fund						
3	Transfer to CNR						
4	Short/Long-term Bonds						
5	LoCIP (detail in section 5 above)						
6	CNR Undesignated Fund Balance						
7	Federal/State Grants (detail in section 5)						
8	Other Funding (detail in section 5 above)						
	TOTALS		0	8,500	0	0	0

**TOWN OF WATERFORD
CAPITAL PROJECT REQUEST FORM
2024-2025 FISCAL YEAR REQUEST**

DEPARTMENT/AGENCY Recreation and Parks	CONTACT PERSON Ryan McNamara
PROJECT NAME Civic Triangle Improvements	DEPARTMENT PRIORITY 2

1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project). The need to update parks with athletic field irrigation, new dedicated pickleball and basketball court surface repairs, and park alterations can be justified for several reasons: 1. Safety and Quality of Life: Upgrading the playground ensures that children have a safe and enjoyable place to play, enhancing the quality of life for families in the community. 2. Physical Activity and Health: New athletic field irrigation allows for better maintenance, ensuring that the fields are playable year-round and encouraging physical activity among residents, which is vital for public health. 3. Sports Facilities: New tennis and basketball court surfaces provide opportunities for residents of all ages to engage in recreational and competitive sports, fostering physical fitness and community engagement. 4. Inclusivity: Modernizing the park can include features designed for people with disabilities, ensuring that everyone in the community has equal access to recreational opportunities. 5. Community Building: A well-maintained park serves as a focal point for the community, where residents can socialize, participate in events, and build a stronger sense of unity. 6. Economic Benefits: Improved parks can attract visitors, potentially boosting local businesses through increased foot traffic.																																																														
2	PROJECT STATUS IF IN PROGRESS Plans and most estimates received.																																																														
3	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST Town Hall Basketball Courts																																																														
4	DESCRIBE THE IMPACT ON DEPARTMENT OPERATING BUDGET (Include cost estimate if applicable) Portable fencing will alleviate some of the trimming required at the fence lines. The removal of the fencing allows for multi-purpose events and activities at the park that the current fencing prohibits. Considering all of the activity and opportunity, scheduling of the areas will require a bit more coordination.																																																														
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)																																																														
6	ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the area below) Fencing removal, light pole plan replacement/update, walkways, Veterans garage, Irrigation/water element																																																														
7	COST/FUNDING SOURCE																																																														
	FUNDING SOURCE	APPROVED FUNDING TO DATE <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">FY2026</th> <th style="width: 15%;">FY2027</th> <th style="width: 15%;">FY2028</th> <th style="width: 15%;">FY2029</th> <th style="width: 15%;">FY2030</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Current Year Capital</td> <td></td> <td>50,000</td> <td>50,000</td> <td></td> </tr> <tr> <td>2</td> <td>Utility Budget/Sewer Cap Maint Fund</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>Transfer to CNR</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td>Short/Long-term Bonds</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td>LoCIP (detail in section 5 above)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>6</td> <td>CNR Undesignated Fund Balance</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>7</td> <td>Federal/State Grants (detail in section 5)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>8</td> <td>Other Funding (detail in section 5 above)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2" style="text-align: right;">TOTALS</td> <td>0</td> <td>0</td> <td>50,000</td> <td>50,000</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	FY2026	FY2027	FY2028	FY2029	FY2030	1	Current Year Capital		50,000	50,000		2	Utility Budget/Sewer Cap Maint Fund					3	Transfer to CNR					4	Short/Long-term Bonds					5	LoCIP (detail in section 5 above)					6	CNR Undesignated Fund Balance					7	Federal/State Grants (detail in section 5)					8	Other Funding (detail in section 5 above)					TOTALS		0	0	50,000	50,000	0	0
FY2026	FY2027	FY2028	FY2029	FY2030																																																											
1	Current Year Capital		50,000	50,000																																																											
2	Utility Budget/Sewer Cap Maint Fund																																																														
3	Transfer to CNR																																																														
4	Short/Long-term Bonds																																																														
5	LoCIP (detail in section 5 above)																																																														
6	CNR Undesignated Fund Balance																																																														
7	Federal/State Grants (detail in section 5)																																																														
8	Other Funding (detail in section 5 above)																																																														
TOTALS		0	0	50,000	50,000	0	0																																																								



Suchocki & Son, Inc.

43 Hatchetts Hill Rd
Old Lyme, CT 06371

Proposed Work Order

Date: September 12, 2023

CO #: Job#

Vendor: Suchocki & Son Inc.
43 Hatchetts Hill Rd
Old Lyme, CT 06371
P- 860-889-2283

Customer: Town OF Waterford CT
15 Rope Ferry Rd Waterford CT

Contact: Jonathan Mullen

Additional time:

Scope of Work to be Performed:

Removal of approximatley 690' of chain link fence around ball field
Excavate and remove concrete bases
Dispose of fence and concrete debris off site
Top soil and seed disturbed areas
Cut and remove (4) stadium lights excavate and remove footings
Remove score board keep board in wokring condition

Qty	UNIT	Description	Unit Price	Line Total
1.00	LS	Cut and remove fence	\$ 7,500.00	\$ 7,500.00
1.00	LS	Fence disposal	\$ 1,000.00	\$ 1,000.00
1.00	LS	Excavate and dispose of concrete bases	\$ 7,200.00	\$ 7,200.00
1.00	LS	Topsoil and site restoration	\$ 3,700.00	\$ 3,700.00
4.00	eq	Disconnect/ Remove Stadium lighting	\$ 3,600.00	\$ 14,400.00
1.00	LS	Disconnect and dismantle score board	\$ 1,650.00	\$ 1,650.00
				\$
				\$

Work Total \$ 35,450.00

Sales Tax

Subtotal \$ 35,450.00

*Additional 10% applied to all change orders for small materials overhead

10%

Total \$ 35,450.00

Authorized by

Date

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

DEPARTMENT/AGENCY <u>Recreation and Parks</u>	CONTACT PERSON <u>Ryan McNamara</u>
PROJECT NAME <u>Leary Park Dranage and Lower Field Access</u>	DEPARTMENT PRIORITY <u>1</u>

1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project)						
	This project would improve drainage through the northern end of park, including extending accessibility to softball field, playground, and lower field, and any necessary adjustments for emergency access.						
2	PROJECT STATUS IF IN PROGRESS						
	courts and pathways from the parking lot to the existing courts are being renovated/installed in 2025						
3	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST						
	N/A						
4	DESCRIBE THE IMPACT ON DEPARTMENT OPERATING BUDGET (include cost estimate if applicable)						
	These improvements accentuate the services that are already provided at the park. Staff are on site daily to check for regular trash and debris as well as cleaning and stocking the bathrooms. Increased use could mean an uptick in materials, garbage bags, toilet paper, etc.						
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)						
	N/A						
6	ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the area below)						
	Funding for plan requested in 2026. Expect to have better review after current project completes						
7	COST/FUNDING SOURCE						
	FUNDING SOURCE	APPROVED FUNDING TO DATE	FY2025	FY2026	FY2027	FY2028	FY2029
1	Current Year Capital	20,000					
2	Utility Budget/Sewer Cap Maint Fund						
3	Transfer to CNR						
4	Short/Long-term Bonds						
5	LoCIP (detail in section 5 above)				250,000		
6	CNR Undesignated Fund Balance						
7	Federal/State Grants (detail in section 5)						
8	Other Funding (detail in section 5 above)						
	TOTALS:	20,000	0	0	250,000	0	0

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

DEPARTMENT/AGENCY Recreation and Parks	CONTACT PERSON Ryan McNamara
PROJECT NAME Athletic Field Irrigation - Leary	DEPARTMENT PRIORITY 1

1.	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project)						
	Installing an irrigation system at Leary Park in Waterford, CT, would ensure efficient water management, promoting healthier, more sustainable landscaping. With consistent and targeted watering, the system would reduce water waste, enhance the park's aesthetic appeal, and help maintain the vitality of lawns and plantings throughout the seasons. Additionally, an irrigation system would support the park's environmental goals by conserving water resources while ensuring the park remains a welcoming and well-maintained space for visitors year-round.						
2.	PROJECT STATUS IF IN PROGRESS						
	Rough designs have been drawn up for sprinkler locations at each field and hook ups to existing water source						
3.	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST						
	Current plans for renovating court surfaces and accessibility in progress for 2025						
4.	DESCRIBE THE IMPACT ON DEPARTMENT OPERATING BUDGET (include cost estimate if applicable)						
	A secondary meter would be installed to offset any water used for the irrigation. The benefits should be seen in less material in terms of seed and fertilizer to help maintain safe playing surfaces.						
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)						
6.	ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the area below)						
	Figure used as an estimate. Pricing to be established with plan and vendor.						
7.	COST/FUNDING SOURCE						
	FUNDING SOURCE	APPROVED FUNDING TO DATE	FY2026	FY2027	FY2028	FY2029	FY2030
1	Current Year Capital					150,000	
2	Utility Budget/Sewer Cap Maint Fund						
3	Transfer to CNR						
4	Short/Long-term Bonds						
5	LoCIP (detail in section 5 above)						
6	CNR Undesignated Fund Balance						
7	Federal/State Grants (detail in section 5)						
8	Other Funding (detail in section 5 above)						
	TOTALS		0	0	0	150,000	0

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

DEPARTMENT/AGENCY Recreation and Parks	CONTACT PERSON Ryan McNamara
PROJECT NAME Town Wide Playground Improvements	DEPARTMENT PRIORITY 1

1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project):						
	Town playgrounds located at Leary Park, Waterford Beach Park, and Dedrick Park require updated elements for residents. Accessibility to and from our parks and structures is vital in providing equitable services. These type of improvements increase property value and provide an attraction to bring business and activity to the area. Playgrounds are an essential piece of youth development and social interactions.						
2	PROJECT STATUS IF IN PROGRESS						
	Plans and estimates have been drafted.						
3	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST						
	Current plans for renovating court surfaces and accessibility in progress for 2025 at Leary Park. Performance Stage at Waterford Beach Park. There are no other capital plans expected at Dedrick park at this time.						
4	DESCRIBE THE IMPACT ON DEPARTMENT OPERATING BUDGET (include cost estimate if applicable):						
	Playgrounds will require the same inspection process and review that the current playscapes receive.						
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):						
	Currently researching						
6	ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the area below)						
	Initial pricing and scope						
7	COST/FUNDING SOURCE						
	FUNDING SOURCE	APPROVED FUNDING TO DATE	FY2026	FY2027	FY2028	FY2029	FY2030
1	Current Year Capital			178,772	143,031	112,963	
2	Utility Budget/Sewer Cap Maint Fund						
3	Transfer to CNR						
4	Short/Long-term Bonds						
5	LoCIP (detail in section 5 above)						
6	CNR Undesignated Fund Balance						
7	Federal/State Grants (detail in section 5)						
8	Other Funding (detail in section 5 above)						
	TOTALS	0	0	178,772	143,031	112,963	0



Estimate

835 Plain Street
Unit 21
Marshfield, MA 02050
781-837-6412 Fax: 781-837-9229

Date	Estimate #
2/1/2024	2024-005CT3

Billing Address		Ship To		
Waterford Parks & Recreation 15 Rope Ferry Road Waterford, CT 06385		Waterford Beach Park 317 Great Neck Road Waterford, CT 06385		
Email Address		rmcnamara@waterfordct.org		
Rep	Job Name	Customer Name	Customer Phone	
NM	Waterford Bea	R McNamara	860-444-5881	
Description		Qty	Rate	Total
Childscapes shall perform the following procedures in the construction of new Custom Play area at Waterford Beach Park, in Waterford, CT.				
1. Supply custom design 38-177343-3		1	60,754.00	60,754.00
2. Shipping and handling to Waterford, CT.		1	5,834.00	5,834.00
3. State contract discount 8.5% EG0030945.			-5,164.09	-5,164.09
4. Site preparation for approximately 3750 feet.		1	8,334.00	8,334.00
5. Installation of Custom Playground equipment by Childscapes manufacturer trained and CPSI/NCPAI/OSHA certified installers.		1	48,334.00	48,334.00
6. Concrete for equipment footings.		1	2,875.00	2,875.00
7. Supply and install 140 yards of certified wood fiber safety surfacing and (1) layer of filter fabric				
Materials & freight.		1	6,004.00	6,004.00
Machinery and labor.		1	3,925.00	3,925.00
Fabric.		1	800.00	800.00
Disposal of existing mulch.		1	6,334.00	6,334.00
Dumpster.		1	1,667.00	1,667.00
Demo old labor.		1	3,334.00	3,334.00
1. Contractor/Customer is responsible for quantity and color confirmation. 2. Prices are valid for 30 days from date of Estimate and subject to review thereafter. 3. Installation, if quoted, excludes rock/excess debris removal and other unforeseen conditions.				
Signature		Subtotal \$143,030.91		
Printed Name & Title		Sales Tax (6.25%) \$0.00		
As titled, I am an authorized signer for the above named entity, empowered to execute this contract.		Total \$143,030.91		

Phone #
781-837-6412



Estimate

835 Plain Street
Unit 21
Marshfield, MA 02050
781-837-6412 Fax: 781-837-9229

Date	Estimate #
2/1/2024	2024-005CT2

Billing Address	Ship To
Waterford Parks & Recreation 15 Rope Ferry Road Waterford, CT 06385	Leary Park 739 Vauxhall Street Waterford, CT 06385

Email Address	rmcnamara@waterfordct.org
---------------	---------------------------

Rep	Job Name	Customer Name	Customer Phone
NM	Leary Park	R McNamara	860-444-5881

Description	Qty	Rate	Total
Childscapes shall perform the following procedures in the construction of new Custom Play area at Leary Park, in Waterford, CT.			
1. Supply custom design 38-177341-2	1	69,967.00	69,967.00
2. Shipping and handling to Waterford, CT.	1	7,000.00	7,000.00
3. State contract discount 8.5% EG0030945.		-5,947.20	-5,947.20
4. Site preparation for approximately 4250 feet.	1	13,000.00	13,000.00
5. Installation of Custom Playground equipment by Childscapes manufacturer trained and CPSI/NCPAI/OSHA certified installers.	1	56,250.00	56,250.00
6. Concrete for equipment footings.	1	4,642.00	4,642.00
7. Supply and install 300 yards of certified wood fiber safety surfacing and (1) layer of filter fabric			
Materials & freight.	1	7,159.00	7,159.00
Machinery and labor.	1	4,900.00	4,900.00
Fabric.	1	800.00	800.00
Disposal of existing mulch.	1	8,000.00	8,000.00
Dumpster.	1	3,334.00	3,334.00
Demo old labor.	1	9,667.00	9,667.00

1. Contractor/Customer is responsible for quantity and color confirmation.
2. Prices are valid for 30 days from date of Estimate and subject to review thereafter.
3. Installation, if quoted, excludes rock/excess debris removal and other unforeseen conditions.

Signature Printed Name & Title As titled, I am an authorized signer for the above named entity, empowered to execute this contract.	Subtotal	\$178,771.80
	Sales Tax (6.25%)	\$0.00
	Total	\$178,771.80

Phone #
781-837-6412



Estimate

835 Plain Street Unit 21 Marshfield, MA 02050 781-837-6412 Fax: 781-837-9229

Date	Estimate #
2/1/2024	2024-005CT

Billing Address
Waterford Parks & Recreation 15 Rope Ferry Road Waterford, CT 06385

Ship To
Lisa Dedrick Memorial field 45 Dayton Road Waterford, CT 06385

Email Address

rmcnamara@waterfordct.org

Rep	Job Name	Customer Name	Customer Phone
NM	Lisa Dedrick	R McNamara	860-444-5881

Description	Qty	Rate	Total
Childscapes shall perform the following procedures in the construction of new Custom Play area at Lisa Dedrick Memorial Park, in Waterford, CT.			
1. Supply custom design 38-177342-2	1	45,006.00	45,006.00
2. Shipping and handling to Waterford, CT.	1	4,334.00	4,334.00
3. State contract discount 8.5% EG0030945.		-3,825.51	-3,825.51
4. Site preparation for approximately 780'.	1	2,697.00	2,697.00
5. Installation of Custom Playground equipment by Childscapes manufacturer trained and CPSI/NCPAI/OSHA certified installers.	1	50,834.00	50,834.00
6. Concrete for equipment footings.	1	2,500.00	2,500.00
7. Supply and install 50 yards of certified wood fiber safety surfacing and (1) layer of filter fabric			
Materials & freight.	1	1,500.00	1,500.00
Machinery and labor.	1	2,334.00	2,334.00
Fabric.	1	800.00	800.00
Disposal of existing mulch.	1	1,782.00	1,782.00
Dumpster.	1	1,667.00	1,667.00
Demo old labor.	1	3,334.00	3,334.00

1. Contractor/Customer is responsible for quantity and color confirmation.
2. Prices are valid for 30 days from date of Estimate and subject to review thereafter.
3. Installation, if quoted, excludes rock/excess debris removal and other unforeseen conditions.

Signature Printed Name & Title As titled, I am an authorized signer for the above named entity, empowered to execute this contract.	Subtotal	\$112,962.49
	Sales Tax (6.25%)	\$0.00
	Total	\$112,962.49

Phone #
781-837-6412

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

DEPARTMENT/AGENCY Recreation and Parks	CONTACT PERSON Ryan McNamara
PROJECT NAME Waterford Beach Park Performance Stage	DEPARTMENT PRIORITY 1

1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project)	In 2021, the existing stage structure was removed due to safety concerns. Since that time, R&P has borrowed temporary, panel staging for performance events. (Set up as 24' x 20'). Waterford Beach park is a sought after space for entertainers seeking to play in one of the largest venues in for public provided entertainment. The R&P Summer Concert Series, alone, attracts over 12,000 over the course of the season. This type of structure would help in providing adequate space and performance area for entertainment of various sizes and functions.
2	PROJECT STATUS IF IN PROGRESS	Initial design concepts, considering aesthetics, acoustics, and functionality are under review.
3	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST	It will not be impacted, however, there is the garage project in planning stages at WBP
4	DESCRIBE THE IMPACT ON DEPARTMENT OPERATING BUDGET (include cost estimate if applicable)	A structure would not require consistent set up and breakdown, alleviating risk management concerns, time saved through multiple staff to layout and set up
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).	\$35,000 designated for planning?
6	ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the area below)	Sample concept and estimates attached
7	COST/FUNDING SOURCE	
	FUNDING SOURCE	APPROVED FUNDING TO DATE
		FY2026
		FY2027
		FY2028
		FY2029
1	Current Year Capital	425,000
2	Utility Budget/Sewer Cap Maint Fund	
3	Transfer to CNR	
4	Short/Long-term Bonds	
5	LoCIP (detail in section 5 above)	
6	CNR Undesignated Fund Balance	
7	Federal/State Grants (detail in section 5)	
8	Other Funding (detail in section 5 above)	
	TOTALS	0 425,000 0 0 0

Ryan,

I just worked up this pricing for another client the other day. Let me know if this would suffice or if you are looking for something different.

These are wooden structure options – FYI.

Two drawings attached for reference.

Option 1:

Standard bandshell #3, with walls, with storage rooms = \$173,875.00

Metal roof upgrade = +\$6,000.00

Factory applied coat of stain = +\$26,000.00

Freight = \$3,000.00

Engineering fees = \$1,500.00

Option 2:

Bandshell #3, No walls, No storage rooms = \$91,500.00

Metal roof upgrade = +\$4,000.00

Factory applied coat of stain = +\$8,500.00

Freight = \$2,500.00

Engineering fees = \$1,500.00

Basic notes, applicable to both options:

- Roof pitch is 6:12, designed for a standard 30 PSF live load & 90 MPH wind speed
- Kiln dried cedar, double T&G, nominal 4" x 8" exterior walls
- Gothic arch, glulam SYP columns with metal base shoes & anchor bolts
- Zinc plated fasteners, powder coated steel plates
- Roof decking shall consist of 2" x 6" nominal #1 SYP single T&G with a V-joint
- 2" x 8" cedar fascia
- 8' eave height
- 30 year architectural grade shingle package and roofing felt
- (for structure with rooms/walls) Primed 18 ga metal exterior door(s) & 16 ga metal frame(s) - field painting required, hardware included

This above pricing does NOT include installation, but I have an installer looking at these and I expect to have some install numbers by the end of the week.

Best,

Brian Iafolla | CPSI

Park and Playground Consultant

M.E. O'Brien & Sons, Inc.

Cell: 508 404 7190



M.E. O'Brien & Sons, Inc is an Equal Opportunity Employer EOE/AA

Ryan McNamara

From: Brian lafolla <Brianlafolla@obrienandsons.com>
Sent: Wednesday, November 13, 2024 1:23 PM
To: Ryan McNamara
Subject: RE: Town of Waterford
Attachments: BAND3-STNDRD (7) (9).pdf; BAND3-NO WALLS (4).pdf

**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.**

Ryan,

I just worked up this pricing for another client the other day. Let me know if this would suffice or if you are looking for something different.

These are wooden structure options – FYI.

Two drawings attached for reference.

Option 1:

Standard bandshell #3, with walls, with storage rooms = \$173,875.00
Metal roof upgrade = +\$6,000.00
Factory applied coat of stain = +\$26,000.00
Freight = \$3,000.00
Engineering fees = \$1,500.00

Option 2:

Bandshell #3, No walls, No storage rooms = \$91,500.00
Metal roof upgrade = +\$4,000.00
Factory applied coat of stain = +\$8,500.00
Freight = \$2,500.00
Engineering fees = \$1,500.00

Basic notes, applicable to both options:

- Roof pitch is 6:12, designed for a standard 30 PSF live load & 90 MPH wind speed
- Kiln dried cedar, double T&G, nominal 4" x 8" exterior walls
- Gothic arch, glulam SYP columns with metal base shoes & anchor bolts
- Zinc plated fasteners, powder coated steel plates
- Roof decking shall consist of 2" x 6" nominal #1 SYP single T&G with a V-joint
- 2" x 8" cedar fascia
- 8' eave height
- 30 year architectural grade shingle, package and roofing felt
- (for structure with rooms/walls) Primed 18 ga metal exterior door(s) & 16 ga metal frame(s) - field painting required, hardware included

This above pricing does NOT include installation, but I have an installer looking at these and I expect to have some install numbers by the end of the week.

Best,

Brian Iafolla | CPSI
Park and Playground Consultant
M.E. O'Brien & Sons, Inc.
Cell: 508 404 7190



M.E. O'Brien & Sons, Inc is an Equal Opportunity Employer EOE/AA

From: Ryan McNamara <rmcnamara@waterfordct.org>
Sent: Tuesday, November 12, 2024 2:20 PM
To: Brian Iafolla <BrianIafolla@obrienandsons.com>
Subject: Town of Waterford

Hey Brian!

I hope all is well! We have been crunching away at projects in town and am circling back with another request. We still intend to move forward with the pavilion structure at the playground, I am just awaiting matching funds from the Town...

I am looking for ballpark numbers, not exact quote, to install a bandshell or amphitheater at Waterford Beach park for our summer concert series...we would need a base of at least 24x24 and open on the sides with a cover...if you could send a few styles with some soft numbers, I would really appreciate it!

I flipped through the book...are most people doing the Carnival or monoslopes?

I have to have something to our Finance Director by Friday to consider for the upcoming year.

Let me know if it is possible!

Thank you,

Ryan McNamara
Director Waterford Recreation and Parks Commission
15 Rope Ferry Road, Waterford, CT 06385
P: 860-444-5881
F: 860-440-5717



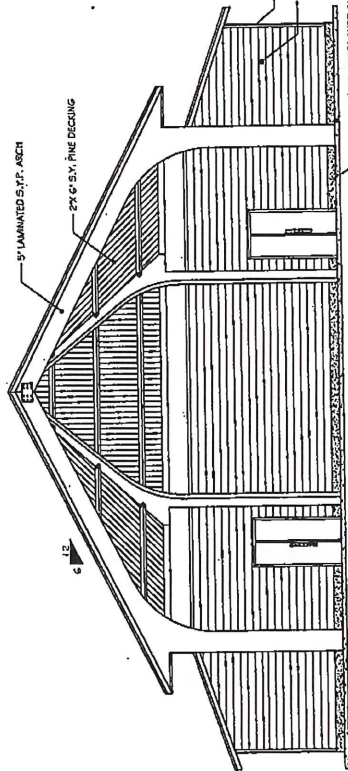
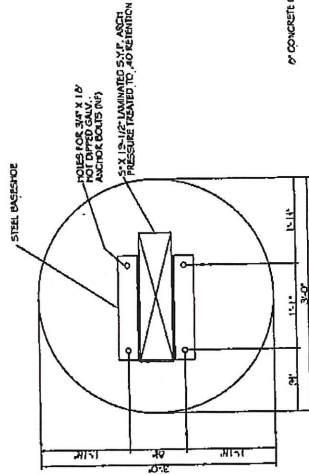
Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

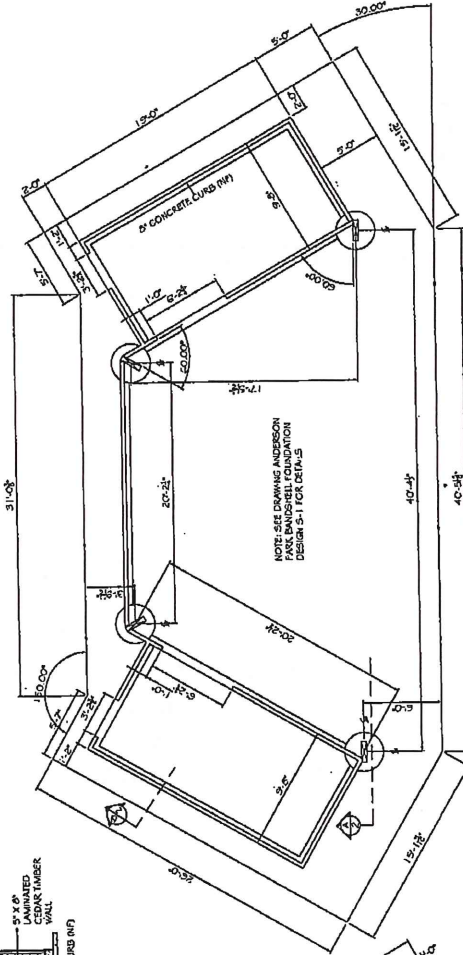
SCALE: NTS

ASPHALT SHINGLES OVER 300' FELT AND 300' AIR SPACE INSULATION WITH VEE BRACKETS ON FINISH FACE

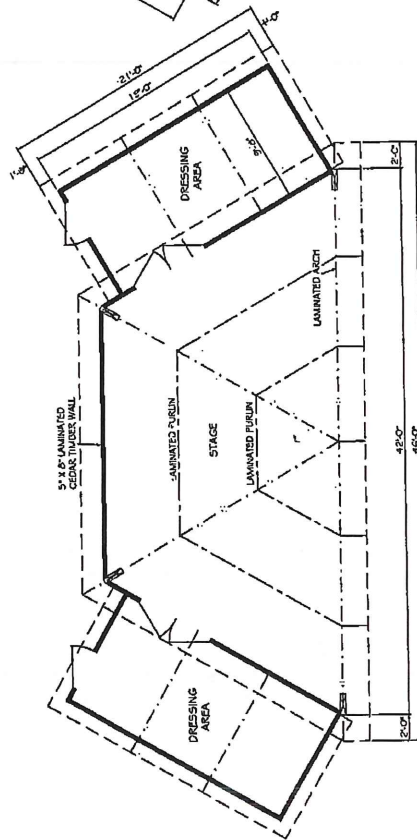


FRONT ELEVATION

RIGHT SIDE ELEVATION



FOUNDATION PLAN

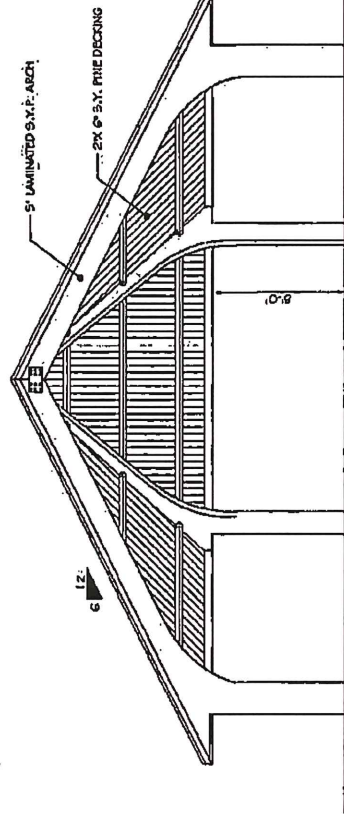


FLOOR PLAN

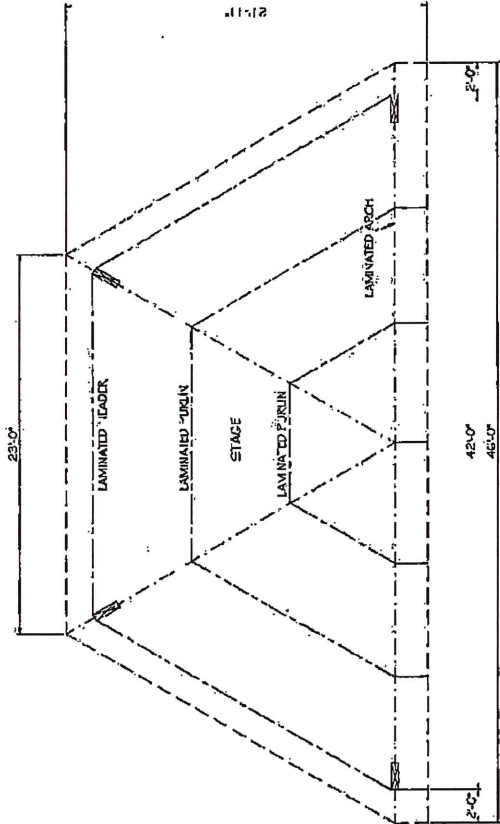
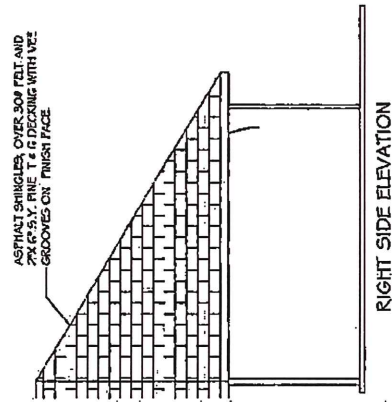
 P.O. BOX 145 WEST OLIVE, MI 49460 800-552-9495 WWW.CEDARFORESTPRODUCTS.COM	PRELIMINARY NOT FOR CONSTRUCTION	MODEL NUMBER: BANDS DESCRIPTION: Band 3 - Standard Shelter Possible Options: ☒ 12ga METAL ROOF ☐ METAL BASE SHEDS ☐ LIGHTNING PROTECTION ☐ STEEL COLUMN BASE ROOF ☐ CUSTOM ROOF PITCH ☐ CEDAR SHINGLES	SHOWN WITH STANDARD OPTIONS REVISIONS:	DATE: 11-14-12 SHEET: 1 OF 1
--	--	--	--	--

© Copyright 2012 these drawings are the intellectual property of CFP, Inc. and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without written permission, and they shall not be used for any other project without the written permission of CFP, Inc.

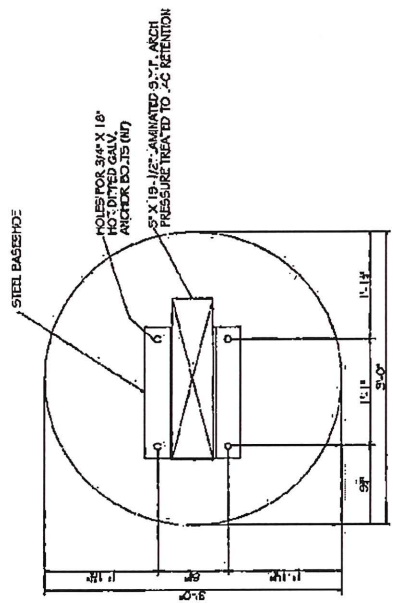
SCALE: 1/8" = 1'-0"



FRONT ELEVATION



FLOOR PLAN



 CFP CRAFTED PRODUCTS	P.O. BOX 145 WEST OXFORD, MA 04595 800-555-9995 WWW.CRAFTEDPRODUCTS.COM	PRELIMINARY NOT FOR CONSTRUCTION	MODEL NUMBER: BANDS-MOD SHOWN WITH STANDARD OPTIONS DESCRIPTION: Hand 3 - Custom w/Out Walls Possible: ☐ METAL ROOF ☐ METAL BASE SHINGLES ☐ LIGHTNING PROTECTION ☐ STANDING SEAM ROOF ☐ STEEL COLUMNS ☐ 2 TIER ROOF Options: ☐ CEDAR SHINGLES ☐ CUSTOM ROOF FICHE ☐ CUPOLA SHEET: 1 OF 1
---	--	---	---



Town of Waterford
Recreation and Parks
Capital Improvement Review and Plan

2025 – 2030 Capital Plan Considerations & Development:

Consolidation of Recreation and Parks Projects for Efficient and Equitable Opportunities

R&P has performed a review of projects and identified a new approach to enhancing our offerings and properties. First and foremost, equitable access to the parks and elements available is a priority. Each project has been reviewed to update the infrastructure with accessibility aspects to existing and planned amenities.

By consolidating projects, we can take advantage of pricing for construction costs, materials, and labor, and ensure that the available resources are being used in the most efficient and effective way possible.

These improvements also weigh heavily in the future of Waterford and the amenities the Town provides to its residents and families. The value of the park properties and useful life improves with these goals in mind.

This can help to ensure that all members of the community have access to the same opportunities and resources, regardless of their background or socioeconomic status, while also reducing costs and streamlining the planning process.

Objective:

To consolidate existing recreation and parks projects within our town to implement updated reviews and improvements that enhance safety, accessibility, and equitable opportunities, while minimizing construction equipment transport costs.

Scope:

This directive applies to all recreation and parks projects. It encompasses a comprehensive approach to re-evaluate and improve these spaces to ensure they align with our commitment to safety, inclusivity, and cost-efficiency.

- ❖ Long Range Planning reviews with R&P Commission subcommittees
- ❖ The master plan encompasses the consolidation of multiple projects into a unified endeavor to reduce construction/equipment/transport costs and optimize resources.
- ❖ Emphasizing the importance of safety improvements, inclusive design, and cost-efficiency in updating decades of old infrastructure and equipment.
- ❖ Safety Enhancements: Trail systems, walkways, court surfacing, playground improvements
 - a. Prioritize safety measures in the consolidation process, including modernized equipment, improved lighting, and enhanced security features.
 - b. Ensure that pathways and facilities are designed and maintained to minimize safety risks.

- ❖ **Equitable Opportunities:**
 - a. Implement accessibility enhancements to cater to individuals with diverse needs, including ramps, braille signage, and sensory features.
 - b. Promote inclusivity in the design of parks and recreation spaces to ensure equal access for all residents.
- ❖ **Cost Reduction:**
 - a. Explore cost-saving opportunities through the consolidation of projects, sharing of resources, and reducing duplication of efforts.
 - b. Seek efficient construction methods to minimize expenses related to equipment transport and construction.
- ❖ **Community Engagement:**
 - a. Involve the community in the decision-making process and gather input on the consolidation plan, safety enhancements, and accessibility improvements.
 - b. Ensure transparency and open communication with residents throughout the project.
- ❖ **Project Implementation:**
 - a. Execute the consolidation plan in phases, prioritizing areas with the greatest need and potential for improvement.
 - b. Monitor the progress of each project and ensure that safety and equity goals are met.
- ❖ **Evaluation and Reporting:**
 - a. Conduct regular evaluations of the projects to measure the impact on safety and equity.
 - b. Provide transparent and regular reports to city officials, stakeholders, and the community on the progress, outcomes, and cost-efficiency of the projects.
- ❖ **Budget Allocation:**
 - a. Allocate sufficient funds from through operating and capital budgets to support the consolidation of recreation and parks projects as outlined in the master plan.

This directive seeks to create a more unified, safe, and inclusive environment within Waterford's recreation and parks spaces while optimizing resources and reducing costs. It reflects our commitment to providing all residents with equitable opportunities for recreation and enjoyment.

- ❖ **Department review criteria for our parks involves:**
 1. **Safety and Quality of Life:** Upgrading the playground ensures that children have a safe and enjoyable place to play, enhancing the quality of life for families in the community.
 2. **Physical Activity and Health:** New athletic field irrigation allows for better maintenance, ensuring that the fields are playable year-round and encouraging physical activity among residents, which is vital for public health.
 3. **Sports Facilities:** New tennis and basketball court surfaces provide opportunities for residents of all ages to engage in recreational and competitive sports, fostering physical fitness and community engagement.
 4. **Inclusivity:** Modernizing the park can include features designed for people with disabilities, ensuring that everyone in the community has equal access to recreational opportunities.

5. **Community Building:** A well-maintained park serves as a focal point for the community, where residents can socialize, participate in events, and build a stronger sense of unity.
6. **Economic Benefits:** Improved parks can attract visitors, potentially boosting local businesses through increased tourism and event hosting.
7. **Environmental Sustainability:** Updated irrigation systems can use water more efficiently, reducing waste and contributing to environmental sustainability.
8. **Property Values:** Upgraded parks and sports facilities can have a positive impact on nearby property values, benefiting homeowners in the area.
9. **Education and Skill Development:** Playgrounds and sports facilities provide opportunities for children to develop essential skills, including physical, social, and cognitive abilities.
10. **Increased Usage:** High-quality facilities are more likely to be used by residents, resulting in a better return on the community's investment.
11. **Competitive Advantage:** Attractive parks and sports amenities can give the community a competitive advantage in attracting new residents, businesses, and investment.
12. **Aging Infrastructure:** If the existing park infrastructure is outdated or deteriorating, an update becomes necessary to ensure continued safe and functional use.

Project Identification:

I. Current projects and funding listing:

33723-55838

Children's Playground Equipment: Received \$10,000 donation from Gardiner Family Foundation. Plan to integrate with Civic Triangle phase I plans. Balance: \$50,000

CNR

20537-57854

WBP Concert Improvements: Continue exploring options as the summer concert series grows. Balance should cover plan design. Balance: \$30,000

20537-57735

Leary Park Roadway: Will be included with the Leary Drainage and Lower Field Access project

II. Updated review:

A. Pleasure Beach Walk:

Status: (Expected completion in Spring/Summer 2025)

B. Children's Playground Equipment

Status & Benefit: A pavilion set off the south end of the playground would be constructed for shelter and community engagement. The Gardiner Family Foundation has generously donated \$50,000 towards this project to date, with an anticipated additional \$10,000 in 2025. There is currently \$40,000 allocated in this fund that would bring the total to \$100,000. The concepts and design have been identified and the costs quoted at approximately \$110,000. A request of \$25,000 is being submitted to cover the anticipated difference in material cost and project contingency.

C. Equipment/Storage Garage Plan (From Vets-WBP Shop)

Benefits: Allow for expanded space within Civic Triangle Park for programming and community events
Updated building to properly house staff and equipment for park and maintenance operations

Goals: Provide storage for all equipment to protect from elements
Cleaning and changing room for staff
Appropriate facility drainage to allow for proper equipment maintenance/cleaning
Updated utilities for more efficient use and lower costs

Status: Initial design for area received from Barton and Loguidice
Exterior site plan under review with Planning & Zoning: Interior specs being discussed

Other projects within the park:

Utility Commission has a sewer project that will be coordinated.

D. Town-wide Court Repairs/Resurfacing:

Status: (Town Hall Basketball and Leary Park Pickleball/Tennis/Basketball expected completion in Summer 2025.)

Benefit: Improved surfacing for safe and consistent play. The length of the warranty allows for a greater value and return on investment.

Goals: PT concrete combines durability, stability, and low maintenance costs, making it the safest choice for court sports. Whether it's tennis, basketball, or any other sport, PT concrete ensures a reliable and secure playing surface for athletes of all levels.

Asset Numbers

Quaker Hill School	(2) Tennis/pickleball	N/A	\$200-\$250,00/court
WBP	(2) Tennis/pickleball	#9204031563	1990 – 3

FieldTurf (State of CT Cooperative purchasing) quotes : Post Tension concrete, fencing, pathways

Justification: Recreation and Parks is responsible for the maintenance of the following tennis/pickleball and basketball courts in the Town of Waterford: Leary Park (1 basketball, 4 tennis), WBP (2 tennis), QH (2 tennis), Town Hall (2 basketball, introduce 2 new pickleball. The courts were installed in the *mid 1970's* and have received crack and surfacing repairs, painting, and other remedies that have not been as successful as hoped. A more permanent solution is desired for our residents and justifications are:

Post-tensioned concrete and asphalt are both commonly used materials for tennis courts and other sports surfaces. The advantages and considerations for each:

I. Asphalt:

o **Ease of Construction:** Asphalt courts have been popular due to their ease of construction and the readily available materials associated with asphalt's primary application (roadways and parking lots).

o Flexible Pavement: Asphalt is a flexible pavement, which means that over time, cracking of the pavement is inevitable. While effective management of cracking is feasible for roads and parking lots, these maintenance issues pose a greater risk to tennis players.

o Maintenance Challenges: Asphalt courts often suffer from cracking, poor drainage, and unstable subgrade soils. Sawed joints are recommended to relieve tension in the court surface, but new cracks can still form within the play area.

o Specialty Asphalt Mixes: While asphalt is commonly used for roads, the asphalt mix for tennis courts needs adjustments. Specialty mixes cost more and present challenges for producers and installers.

II. Post-Tensioned Concrete (PT Concrete):

o Rigid and Reinforced: PT concrete is a rigid, reinforced concrete pavement. Its design eliminates jointing and cracking issues that plague asphalt courts.

o Longer Lifespan: The lifespan of PT concrete can be almost double that of an asphalt court. It offers durability and longevity.

o Stability on Unstable Soils: PT concrete can span unstable soils where asphalt might fail.

o Lower Maintenance Costs: PT courts require less crack repair and resurfacing compared to asphalt courts.

In summary, IPT concrete courts earn the trophy for durability, playability, and long-term value. They resist crack development, settling, and heaving, provide better drainage, and offer a uniform playing surface. While PT construct is more expensive to install initially, the lower maintenance costs over the court's life make it a compelling choice for those seeking a reliable and long-lasting tennis court.

E. Stenger bathroom and accessible walk

Plan being designed and cost forecast for project with Haley Ward

Benefit: Improved access to the dog park
Water and restroom facility for health/wellness and park experience

Goals: Provide restroom accommodations to the numerous visitors and residents
Water element for cleaning and providing drinking water

Status: Funding provided for plan in FY'25. Concept and costs expected to be available for FY'26

This project scope will be to have a pre-cast concrete restroom facility installed, which will meet all required building and ADA accessibility requirements. The structure can be installed on a compacted stone base, which eliminates the need for a concrete slab/foundation. It's designed to be vandal resistant and would require minimal maintenance. Over two decades ago, residents on the Stenger Farm Advisory Committee recommended a restroom facility for this widely used town park. Parks of 100 acres in size, along with the amount of visitors using this park, more than justifies having a restroom facility. It would make this park consistent with other large town parks which have restroom facilities (Civic Triangle, Leary Park, Waterford Beach Park). Outdoor recreation (hiking, fishing, running, dog walking, bicycling, photography, nature appreciation, cross country skiing) increase each year

at this facility, as well as special events. Clark Lane Middle School's athletic and educational programs utilize the park on a year round basis, as well as scout groups and the general public. The town's dog park is located here which is extensively used by the public. An accessible walkway to the dog park and bathroom is needed for this property.

F. JPH Parking lot

Benefit: Increased access to parking spaces to comply with ADA requirements
Allow ease of access for emergency vehicles during special events

Goals:

Cost to plan design received

Enlarging a parking lot to allow for accessible parking and emergency access and egress is an important step in ensuring that everyone can safely and easily access the facilities. Here are some reasons why enlarging a parking lot for these purposes is a good idea:

1. Compliance with the Americans with Disabilities Act (ADA): The ADA requires that all public facilities, including parking lots, be accessible to people with disabilities. Enlarging the parking lot to allow for more accessible parking spaces is one way to ensure that the facility is compliant with the ADA standards.
2. Increased accessibility: Enlarging the parking lot to allow for more accessible parking spaces makes the facility more accessible to people with disabilities, including those who use wheelchairs or other mobility devices. This can help to increase the number of visitors to the facility and make it a more inclusive space for everyone.
3. Improved safety: Enlarging the parking lot to allow for emergency access and egress can help to improve safety in the facility by providing a clear path for emergency vehicles to enter and exit the area. This can help to prevent accidents and injuries, especially in the event of an emergency.
4. Enhanced visitor experience: Enlarging the parking lot to allow for more accessible parking spaces can enhance the visitor experience by making it easier for people to navigate the facility and use its amenities. This can help to create a more positive experience for visitors and encourage them to return to the facility in the future.

In conclusion, enlarging a parking lot to allow for accessible parking and emergency access and egress is a smart investment that can help to improve safety, accessibility, and visitor experience.

Plan Cost: \$8,000

G. Waterford Beach Park Performance Stage

Benefit: Waterford Beach Park is a cherished community space that hosts numerous seasonal events, with the highlight being the Summer Concert Series. This series attracts top bands from the region and draws crowds of 2,000 to 6,000 people per concert, making it the largest public venue for concerts in Southeast Connecticut. Currently, the park relies on portable temporary staging, which poses several challenges and risks. Establishing a permanent performance stage would enhance safety, efficiency, and the overall experience for both performers and attendees.

Goals:

1. Safety Concerns:

- **Manual Setup Risks:** The manual setup and breakdown of temporary stages increase the risk of injury to staff and volunteers. A permanent structure would eliminate these hazards, providing a safer environment for all involved.

- **Structural Integrity:** Portable stages are prone to wear and tear, which can compromise their structural integrity over time. A permanent stage would offer a more robust and reliable platform, reducing the risk of accidents during events.
- 2. **Operational Efficiency:**
 - **Time and Labor Savings:** Erecting and dismantling temporary stages is labor-intensive and time-consuming. A permanent stage would significantly reduce the labor required for event setup and breakdown, allowing staff to focus on other critical tasks.
 - **Consistency and Reliability:** A fixed stage ensures consistent quality and reliability for every event, minimizing disruptions and last-minute technical issues.
- 3. **Enhanced Event Experience:**
 - **Professional Infrastructure:** A permanent stage can be designed with optimal acoustics, lighting, and other performance needs in mind, providing a superior experience for both performers and the audience.
 - **Aesthetic Appeal:** A well-designed permanent stage enhances the park's visual appeal, creating a more attractive and inviting venue for events.
- 4. **Economic Benefits:**
 - **Cost-Effective:** Although the initial investment in a permanent stage is significant, it will save money in the long run by eliminating the recurring costs associated with renting, transporting, and maintaining temporary stages.
 - **Increased Attendance:** Improved facilities can attract larger audiences and higher-profile performers, boosting local tourism and supporting the economy.
- 5. **Compliance and Adaptation:**
 - **Floodplain Considerations:** The proposed stage would adhere to all town and regulatory requirements for construction in a floodplain zone. This ensures that the structure is safe, durable, and compliant with environmental standards.
 - **Community Support:** Engaging the community in the planning process can garner public support and ensure that the stage meets the needs and expectations of local residents.

Conclusion:

A permanent performance stage at Waterford Beach Park is a prudent and forward-thinking investment. It addresses current safety concerns, enhances operational efficiency, improves the quality of events, and provides long-term economic benefits. By ensuring compliance with all relevant regulations, the new structure will serve as a safe, reliable, and attractive venue for years to come, enriching the cultural and recreational fabric of Waterford.

H. Civic Triangle Park Improvements

Benefits: Creating more programmable spaces allowing for diverse opportunities

Goals: Provide larger range of outdoor activity and community engagement. Staff continue to review opportunities for development and accessibility. Considerations to modify fencing, improve lighting and pathways, replace and relocate scoreboard, include pavilion, and discuss minimal water elements.

The need to update parks or perform park alterations can be justified for several reasons:

Enhancing Community Well-Being

1. **Improved Recreational Opportunities:** Expanded facilities such as sports courts, playgrounds, and fitness areas provide residents with more ways to stay active and healthy.
2. **Social Interaction:** Parks serve as community hubs where people can gather, socialize, and participate in events, fostering a sense of community and belonging.

Environmental Benefits

1. **Green Space Conservation:** Developing existing parks helps preserve green spaces within urban areas, promoting biodiversity and providing habitats for local wildlife.
2. **Air Quality Improvement:** Trees and plants in parks act as natural air filters, improving air quality by absorbing pollutants and releasing oxygen.

Economic Advantages

1. **Increased Property Values:** Proximity to well-maintained parks can boost property values in the surrounding areas, benefiting homeowners and the local economy.
2. **Tourism and Local Business:** Parks with unique features can attract visitors, supporting local businesses and stimulating the economy.

Accessibility and Inclusivity

1. **Inclusive Design:** Upgrades can include accessible pathways, sensory gardens, and adaptive playground equipment, ensuring that everyone, including those with disabilities, can enjoy the park.
2. **Community Programs:** Expanded facilities allow for a wider range of programs and activities that cater to diverse groups, from children to seniors.

Health and Wellness

1. **Mental Health:** Parks provide a serene environment for relaxation and stress relief, contributing to better mental health for residents.
2. **Physical Health:** Access to outdoor recreational areas encourages physical activity, reducing the risk of lifestyle-related diseases.

Resilience and Sustainability

1. **Climate Adaptation:** Parks can incorporate features like rain gardens and permeable surfaces to manage stormwater runoff and reduce flooding risks.
2. **Sustainable Practices:** The development plan can include sustainable practices such as the use of native plants, solar lighting, and energy-efficient buildings.

Community Engagement

1. **Public Involvement:** The planning process can involve community input, fostering a sense of ownership and pride among residents.
2. **Educational Opportunities:** Parks can include educational features like nature trails, interpretive signs, and community gardens to teach about local ecology and sustainability.

Conclusion

Investing in the development of existing parks is a strategic move that can yield a multitude of benefits, enhancing the quality of life for residents, protecting the environment, and boosting the local economy. By planning thoughtfully and engaging the community, parks can become even more vibrant and valuable assets to the community. In justifying these updates, it's important to consider the specific needs and preferences of the local community, conduct cost-benefit analyses, and engage with residents to ensure the proposed changes align with their desires and priorities. Investing in the improvement of a local park can have a far-reaching positive impact on the community's overall well-being and vitality.

Improvements under review :

- Lighting
- Walks/pathways throughout park and off of Rte1/BPR to park
- Fencing
- Use of garage building
- Development of surrounding park grounds

Other projects within the park:

Children's Playground Equipment: Received \$10,000 donation from Gardiner Family Foundation. Plan to integrate with Civic Triangle phase II plans once Phase I completes.

Balance: \$50,000

Jordan Park House Parking Lot Improvements

I. Leary Park Drainage and Lower Field Access-

Benefit and Goals:

1. Access to Lower Park Area:

- **Enhanced Accessibility:** Ensuring easy access to the lower park area will make it more welcoming and usable for all community members, including individuals with disabilities, families with strollers, and elderly citizens.
- **Visitor Experience:** Improved access encourages more frequent use and enjoyment of the park's facilities.

2. Softball Field:

- **Community Engagement:** A well-maintained softball field provides a venue for local sports leagues, school teams, and recreational players, promoting physical fitness and community interaction.
- **Event Hosting:** The field can host tournaments and events, which can foster local pride and bring economic benefits through increased park usage.

3. Playground: (noted in town-wide playground improvements)

- **Child Development:** A safe and engaging playground supports physical, social, and cognitive development in children.
- **Family Recreation:** Playgrounds create a space where families can spend quality time together, enhancing community cohesion.

4. Viewing on Hill Above Lower Field:

- **Spectator Comfort:** Creating a designated viewing area on the hill above the lower field offers spectators a comfortable and elevated vantage point to watch games and events.
- **Community Space:** This area can also serve as a gathering spot for picnics, relaxation, and community events.

5. Drainage Improvements:

- **Safety and Maintenance:** Proper drainage is essential to prevent flooding, erosion, and waterlogging, which can damage park infrastructure and create hazardous conditions.
- **Sustainability:** Effective drainage solutions contribute to the long-term sustainability and usability of the park by protecting the landscape and reducing maintenance costs.

6. Emergency Vehicle Access:

- **Safety and Emergency Response:** Providing dedicated access for emergency vehicles ensures rapid response times in case of accidents, health emergencies, or other incidents within the park.
- **Regulatory Compliance:** Ensuring compliance with safety regulations and standards is vital for the park's operation and the well-being of its visitors.

Lighting and Safety Considerations

- **No Interior Park Lighting:** The decision to exclude interior park lighting addresses safety and policing concerns. Adequate lighting could potentially attract unwanted activities during nighttime, posing risks to the safety of park visitors.
- **Alternative Solutions:** To balance safety and usability, focus on ensuring sufficient lighting in critical areas such as entrances, exits, and pathways leading to the parking lot while keeping the interior dark.

Conclusion

This proposed project aims to enhance the functionality, safety, and accessibility of the municipal park, making it a vibrant and welcoming space for the entire community. By addressing key infrastructure needs and prioritizing the well-being of visitors, the development will significantly contribute to the quality of life in Waterford

J. Athletic Field Irrigation

Benefit and Goals: **Enhanced Turf Health and Quality**

1. **Consistent Watering:** An irrigation system provides consistent and even watering, ensuring that all areas of the field receive the appropriate amount of water. This helps maintain lush, healthy turf.
2. **Disease Prevention:** Proper hydration reduces the stress on grass, making it less susceptible to diseases. Healthy turf is more resilient and can withstand heavy use better.

Improved Playability

1. **Optimal Playing Conditions:** Regular irrigation keeps the turf in optimal condition, providing a safe and consistent playing surface for athletes. This reduces the risk of injuries caused by uneven or hard ground.
2. **Extended Playing Season:** With adequate water supply, the turf can remain in good condition throughout the growing season, allowing for extended use of the fields.

Efficient Water Use

1. **Water Conservation:** Modern irrigation systems are designed to be efficient, using water sensors and timers to optimize watering schedules. This reduces water waste and ensures that the fields are watered only when necessary.
2. **Localized Watering:** Irrigation systems can target specific areas of the field that need more water, rather than indiscriminately watering the entire field. This targeted approach further conserves water.

Labor and Time Savings

1. **Automated Systems:** Irrigation systems can be automated, reducing the need for manual watering. This frees up groundskeeping staff to focus on other maintenance tasks.
2. **Consistent Maintenance:** Automated systems ensure that the field is watered regularly without relying on human intervention, which can sometimes be inconsistent.

Cost-Effective in the Long Run

1. **Reduced Water Costs:** Efficient use of water reduces overall water consumption, leading to lower utility bills.
2. **Lower Maintenance Costs:** Healthy turf requires fewer repairs and less frequent reseeding, resulting in lower long-term maintenance costs.

Environmental Benefits

1. **Sustainable Practices:** Using water-efficient irrigation systems aligns with sustainable practices and environmental stewardship, promoting responsible use of natural resources.
2. **Erosion Control:** Proper irrigation helps maintain soil structure and prevents erosion, especially in areas prone to heavy use.

Aesthetic Appeal

1. **Uniform Greenery:** A well-watered field is visually appealing, with uniform green turf that enhances the overall look of the athletic facilities.

2. **Community Pride:** Well-maintained fields can instill a sense of pride in the community, encouraging more frequent use and fostering local sports programs.
Installing irrigation systems on athletic fields is a smart investment that enhances turf health, playability, water efficiency, and overall maintenance. It contributes to creating a safe, sustainable, and enjoyable environment for athletes and spectators alike.

K. Town Wide Playground Improvements

Benefits: Updated elements for residents, improved accessibility, property value and town attraction

Goals: Introduce accessible elements and sidewalks to playgrounds
Provide updated challenges and play equipment

Status: Met with Miracle and Burke vendors to get an idea of total costs. Quotes provided

Leary Park playground: Two (2) structures – Asset#9204030534 Year installed: 2003
Asset#9902200011 Year installed: 1998
Estimated Cost: **\$178,772**

Dedrick Park playground: One (1) structure – Asset#9902170016 Year installed: 1999
Estimated Cost: **\$112,963**

Waterford Beach Park: One (1) structure – Asset N/A – donated during elementary school consolidation
Estimated Cost: **\$143,031**

2030 and BEYOND NOTES/CONSIDERATIONS:

Barry Farm – Sportsmen Club – Civic Triangle Trails – State grants
New bathroom facilities at Leary and Vets parks
Kayak Rentals
QH Concession and infrastructure – codes, etc.
Lower Stenger pond enhancements and benches
Water fountains w/bottle fillers – wall-mounted = +\$6,000