

**TOWN OF WATERFORD
CAPITAL IMPROVEMENT PLAN
PROJECT CONSOLIDATION FORM-FY 2023-2027**

	DEPARTMENT/ AGENCY:	Waterford Recreation & Parks Commission						
DEPT PRIORITY	PROJECT NAME	FUNDING SOURCE	FISCAL YEAR 2022-2023	FISCAL YEAR 2023-2024	FISCAL YEAR 2024-2025	FISCAL YEAR 2025-2026	FISCAL YEAR 2026-2027	TOTAL
1	Veteran's Field Light Replacement	1,8	275,000					275,000
2	Tennis Court Replacement	1,3,8	165,000	173,000	296,000			634,000
3	Children's Playground	1,8	40,000					40,000
4	Dog Park Accessible Path	3		15,000				15,000
5	Stenger Farm Park Restrooms	3		158,000				158,000
								0
								0
								0
								0
								0
								0
								0
								0
	TOTALS		480,000	346,000	296,000	0	0	1,122,000

INDEX TO FUNDING SOURCES.

- 1 CURRENT YEAR CAPITAL IMPROVEMENTS
- 3 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
2022-2023 FISCAL YEAR REQUEST**

DEPARTMENT/AGENCY <u>Waterford Recreation & Parks Commission</u>	CONTACT PERSON <u>Brian W. Flaherty</u>
PROJECT NAME <u>Veteran's Field Light Replacement</u>	DEPARTMENT PRIORITY <u>1</u>

1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project) The existing lights/poles at Veteran's Field were installed in the 1970's and need replaced. The current HID lights are outdated, do not properly illuminate the field, are not energy efficient, and replacement parts are difficult to locate. Repairs to these lights are growing in frequency, which is a cost our department is responsible for. In fiscal year 2022, electrical repairs cost approximately \$6,500. More repairs are needed, and temporary lighting had to be used during the 2021 season. The LED lights being proposed will save energy and maintenance costs by approximately 50%. The current number of eight light poles will be reduced to six. Spill lighting/glare will be reduced. The bases are pre-cast concrete and the light poles are galvanized steel. The twenty-five year warranty covers the lights and onsite maintenance. The estimate from last year has dropped since we will be using "recreational standard" lighting. Several organizations utilize this field, currently six leagues and the Waterford High School Girl's Softball Program. Estimated yearly revenue is \$20,000+. We have been contacted by new groups that have shown interest in renting the field as well. Estimated cost: \$275,000. We have asked Eversource for potential project cost savings with their energy savings program. This includes the demo & removal of existing equipment as well as the installation of the new equipment.																																																																													
2	PROJECT STATUS IF IN PROGRESS 																																																																													
3	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST The public works department recently coordinated the replacement of all town street lights to energy saving LED's. Our department has had light audits done in our buildings and replaced old lighting technology with new energy efficient lighting. New dugouts were built by our maintenance crew in the spring of 2019. Irrigation is planned for this field. The planned Waterford Civic Triangle project will enhance access to this field and allow for other uses of the field with lighting available.																																																																													
4	DESCRIBE THE IMPACT ON DEPARTMENT OPERATING BUDGET (include cost estimate if applicable) Cost savings in energy and maintenance costs due to the energy efficiency gained and twenty-five year warranty covering any work.																																																																													
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) We have asked Eversource for potential project cost savings with their energy savings program.																																																																													
6	ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the area below) Budget estimate from Musco, equipment layout, illumination summary 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: 15%;">APPROVED FUNDING TO DATE</th> <th style="width: 10%;">FY2023</th> <th style="width: 10%;">FY2024</th> <th style="width: 10%;">FY2025</th> <th style="width: 10%;">FY2026</th> <th style="width: 10%;">FY2027</th> </tr> </thead> <tbody> <tr> <td>1 Current Year Capital</td> <td></td> <td style="text-align: center;">275,000</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 style="text-align: center;">TBD</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TOTALS</td> <td style="text-align: center;">0</td> <td style="text-align: center;">275,000</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	FY2023	FY2024	FY2025	FY2026	FY2027	1 Current Year Capital		275,000					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)		TBD					TOTALS	0	275,000	0	0	0	0
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Budget Estimate

Veterans Field Softball
Waterford, CT
November 11, 2021
Brian Flaherty

Budget Estimate – Materials and Installation

Musco's Light-Structure™ System as described below:

Veterans Field Softball @ 265'/288'/265' (LED light source): \$275,000 +/- 10%

Equipment Description

Light-Structure™ System in 5 Easy Pieces™

- Pre-Cast concrete bases
- Galvanized steel poles
- Remote electrical component enclosures
- Pole length wire harnesses
- Factory-aimed and assembled luminaries

Benefits of Light-Structure System with TLC for LED™ Total Light Control

- Reduction of energy and maintenance costs by 50% or more over HID equipment
- Reduction of spill light and glare by 50% or more
- A warranty for 25 years for our LED light source that includes onsite maintenance
- Guaranteed light levels of 30 foot-candles infield and 20 foot-candles outfield
- Includes our Control-Link® Control & Monitoring System for remote on/off control and performance monitoring with 24/7 customer support

Notes

- Requires confirmation of field dimensions, pole locations and Musco lighting design prior to providing quote.
- Based upon projects similar in scope and is intended for **preliminary planning purposes only**
- Getting electrical power to the site, coordination with the utility and any power company fees are the responsibility of the owner
- Estimate is based on **2025** order timing and is subject to change
- Assumes standard soil conditions – rock, bottomless, wet or unsuitable soil may require additional engineering, special installation methods and additional cost
- Assumes building code and wind speed – 2015 IBC and 140 mph wind speed

Thank you for considering Musco for your sports lighting needs. Please feel free to contact us with any questions you may have.

Mike Mahoney
Sales Representative
Musco Sports Lighting, LLC

James Hayward
Project Planning Specialist
Musco Sports Lighting, LLC



Phone: 614-352-7438
Email: Mike.Mahoney@Musco.com

Phone: 800-825-6030
Email: James.Hayward@Musco.com

Brian Flaherty

From: Mike Mahoney <mike.mahoney@musco.com>
Sent: Wednesday, October 07, 2020 3:03 PM
To: Brian Flaherty
Subject: Re: vet's lights

| **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.

It's included, as long as there are no environmental issues regarding disposal.

Thanks

Get [Outlook for iOS](#)

From: Brian Flaherty <bflaherty@waterfordct.org>
Sent: Wednesday, October 7, 2020 2:41:43 PM
To: Mike Mahoney <mike.mahoney@musco.com>
Subject: RE: vet's lights

Hi Mike:

Does the quote include removal of the existing lights? If not, could you please provide a budget figure?

Best,

Brian

Brian W. Flaherty

Brian W. Flaherty, CPRP

Director

Waterford Recreation & Parks Commission

24 Rope Ferry Road

(Mailing Address: 15 Rope Ferry Road)

Waterford, CT 06385

860-444-5881



Please consider the environment before printing this email.

From: Mike Mahoney <mike.mahoney@musco.com>
Sent: Wednesday, October 07, 2020 12:26 PM
To: Brian Flaherty <bflaherty@waterfordct.org>
Subject: RE: vet's lights

Veterans Field Softball

Waterford, CT

INCLUDES:

Notes:

Electrical System Requirements: Refer to Amperage
Draw Chart and/or the "Musco Control System Summary"
for more information.

Installation Requirements: Requires assume ± 3%
nominal voltage at line side of the driver and structures.
Mounted within 3 feet (1m) of design locations.

Qty	Location	Size	Height	Elevation	Luminaires		Notes
					Mounting	Code/Type	
1	A1	4'0"	40'	15' 5"	40'	TLC-LED-1500	1
2	B1	8'0"	40'	15' 5"	40'	TLC-LED-1500	2
2	C1	8'0"	40'	15' 5"	40'	TLC-LED-1500	2
2	C2	8'0"	40'	15' 5"	40'	TLC-LED-1500	2
6						TLC-LED-1500	24

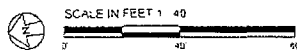
Ballast Specifications (See Notes for details)	Line Amperage Per Luminaire (See Chart)						
Single Phase Voltage	208	220	240	277	347	380	<208
TLC-LED-1500	2.5	2.1	1.4	0.9	1.1	0.8	1.1
TLC-LED-1500	3.4	2.2	1.5	0.9	1.1	0.8	1.1



We Make It Happen

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EQUIPMENT LAYOUT



ENGINEERED DESIGN By: T.Niemeyer • File #166012A • 06-Nov-19

Note: All dimensions are relative
to 0.0 reference point(s).

Pole		Luminaires					
QT	Location	SIZE	SECTOR ELEVATION	HOISTING HEIGHT	LUMINAIRE TYPE	QTY	THIS SHEET
1	A1-A2	60'		15.5'	TLC BT 575	1	1
2	B1-B2	60'		60'	TLC BT 1500	2	2
3	C1-C2	60'		15.5'	TLC BT 575	1	1
4				60'	TLC LED 1500	4	1
5				15.5'	TLC BT 575	1	1
6				60'	TLC LED 1500	3	3
						24	24

Veterans Field Softball Waterford, CT

Name: Softball
Size: 365'x285'x265' - basepath 60'
Spacing: 20.0' x 20.0'
Height: 3.0' above grade

	Infield	Outfield
Guaranteed Average:	50	30
Scan Average:	52.30	30.91
Maximum:	64	31
Minimum:	36	19
Avg. / Axis:	1.46	1.60
Guaranteed Max / Min:	1.91	2.41
Min. / Max:	1.11	2.10
UG (adjacent pts):	1.19	1.83
CU:	0.74	
No. of Points:	25	146

Color / CRI: 5700K - 75 CRI
Luminaire Output: 140,000 / 52,000 lumens
No. of Luminaires: 24
Total Load: 28.19 kW

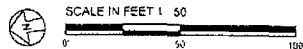
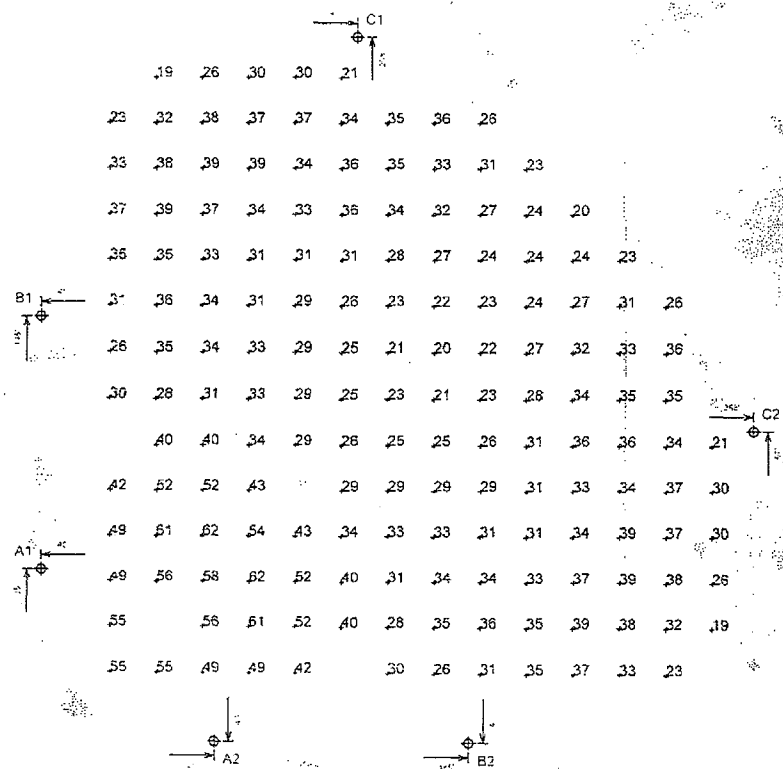
Luminaire Type	150 hrs	180 hrs	170 hrs
TLC LED 1500	>\$1,000	>\$1,000	>\$1,000
TLC BT 575	>\$1,000	>\$1,000	>\$1,000

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes 10-95 first depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP 6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the tower and structures located within 3 feet (1m) of design locations.



ENGINEERED DESIGN By: T.Niemeyer • File #166012A • 06-Nov-19

Pole locations: ± dimensions are relative to 0,0 reference points



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ILLUMINATION SUMMARY

**TOWN OF WATERFORD
CAPITAL PROJECT REQUEST FORM
2022-2023 FISCAL YEAR REQUEST**

DEPARTMENT/AGENCY

Waterford Recreation & Parks Commission

CONTACT PERSON

Brian W. Flaherty

PROJECT NAME

Town-Wide Tennis Court Replacement & Pickle Ball Court Installation

DEPARTMENT PRIORITY

2

1 DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project)

We are responsible for the maintenance of the following tennis courts: Two at Quaker Hill School, four at Leary Park, and two at Waterford Beach Park. The courts are approximately forty-six years old. Over the years, crack, surfacing systems, painting, and other repairs have been made (most recently 2021). This repair method typically lasts three years then new cracks form. It is time for a more permanent solution as these courts are well passed their life cycle. Our office has been investigated reviewing post-tensioned concrete courts. Although more expensive (10-15% more than asphalt courts), they are more cost effective over the long run, and provide a long lasting surface with an average warranty of twenty + years, which will provide safe, uninterrupted play. Post-tensioned (PT) concrete courts involves installation of a structural concrete slab over a prepared base (Our courts will either be milled or the slab will be placed over the existing asphalt courts). The concrete is reinforced with cables which is tensioned after the concrete is installed. It has been shown that PT courts have a greater resistance to cracking (Asphalt courts are more affected by freeze/thaw cycles). PT courts require less maintenance and have a longer life expectancy than asphalt courts and do not have subsurface issues common in asphalt courts. The paddle sport of Pickle Ball is very popular in our region and nation-wide. In 2020-21, we have had pickleball court lines painted at Waterford Beach and Leary Park. The courts are used daily. A group of local residents has approached the commission about the possibility of constructing outdoor pickle ball courts. Pickle ball courts could be installed at Leary Park, replacing two of the existing courts. Two pickleball courts could replace one of the tennis courts at Waterford Beach Park as well. The Quaker Hill courts are in the most need of repair so they would be the first to be completed: \$165,000. Waterford Beach Park courts would be next at \$164,800 +5% contingency for a total of \$173,000. Leary Park cost \$281,600 +5% contingency for a total of \$296,000.

2 PROJECT STATUS IF IN PROGRESS

Newly constructed PT courts have been toured by our staff in West Hartford. Repairs have been made to all of our courts in 2020 & 2021. This allowed us to move the funding request forward. Pickleball lines have been painted at Waterford Beach and Leary. The Leary Park courts and Waterford Beach would be a request in FY 2027 as we predict the recent repairs made will hold up until then. It has been difficult to obtain updated quotes for this project. BMP Construction works with R & S Sports, so once updated quotes are received, we will provide an update. Contingency funding was added.

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)

Cost savings will occur if new PT concrete courts are installed since crack repairs will not be needed. The PT courts will also be built with new court equipment such as net posts, center anchors, nets, and new fencing, adding to the cost savings. Coatings/painting need to be applied to the PT courts every 10-15 years. This cost is estimated to be \$1.50 ft², approximately \$4,000 per court. This is currently done to the existing courts approximately every 5 years at a similar cost.

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)

We will apply for United States Tennis Association grant funding. If this funding is achieved, it will reduce the funds required from capital.

6 ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the area below)

R.S. Sports proposal attached. BMP Construction emails.

COST/FUNDING SOURCE

FUNDING SOURCE	APPROVED FUNDING TO	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
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		165,000	173,000	296,000		
7 Federal/State Grants (detail in section 5 above)						
8 Other Funding (detail in section 5 above)		TBD	TBD			
TOTALS	0	165,000	173,000	296,000	0	0



Proposal

www.rssiteandsports.com
sales@rssiteandsports.com
203-687-0150

October 28, 2019

Mr. Kevin McNabola
City Hall of Waterford
15 Rope Ferry Road
Waterford, CT 06375

Dear Kevin:

Furnish all materials and labor to build **2 POST TENSION CONCRETE TENNIS COURTS** located at Quaker Hill School, 285 Bloomingdale Road in Waterford, Connecticut.

- **DEMO-** Remove all existing net poles, Net pole footings, fencing, fence footings and dispose of.
- **RECLAIMING-** Reclaim existing asphalt in place
- **GRADING-** Laser Grade existing reclaimed asphalt to create a cross pitch of 1%.
- **NET POSTS-** Furnish and install 3 sets of Douglas premier posts in 3' x 3' x 3' 3500 psi concrete footing. Also included in this procedure is the installation of (3) center anchors, (3) center straps and (3) new tennis nets.
- **POST TENSION CONCRETE SLAB-**
 - A. Form work will be installed around the entire perimeter of the tennis court.
 - B. New net post sleeves to be set in their own concrete footings.
 - C. Two layers of 6 mil poly will be placed over the entire court area.
 - D. Encapsulated Post-tensioning tendons will be laid out according to PTI specifications.
 - E. A 5" thick, 3000 psi concrete slab will be poured monolithically inside the forms using a laser guided screed.
 - F. Post-tensioning cables will be stressed according to PTI specifications and procedures.

- G. The concrete surface will be checked for flatness, according to the ASBA guidelines. Any deviations will be brought to proper tolerances with 5000 psi epoxy concrete.
- H. After final cable stress, cable ends will be cut off inside the cone holes, grease cap will be inserted and the holes filled with grout.

- **FENCING**-furnish and install black vinyl chain link fencing with top rail and bottom tension wire. Fabric to be 1 ¾ mesh, 6 gauge fuse bonded wire.
- **ETCHING**- etch concrete surface to prepare for coatings after allowing 30 days for concrete to cure.
- **CONCRETE PRIMER**- Apply one coat of EPOXY concrete primer. This coat promotes adhesion of acrylic coatings to concrete court surfaces.
- **APPLICATION OF ACRYLIC RESURFACER**- Apply sand filled resurfacer. This coat will fill voids and blemishes in pavements and re-establish consistent texture prior to installing Color Coatings.
- **ACRYLIC COLOR COATINGS**- Furnish and install (2) coats of acrylic color coating surface system to court surface. Using the highest pigmented 100% acrylic color coating system designed specifically for asphalt and concrete surfaces.
Colors to be determined.
- **LINE STRIPING**- Layout and mask all lines per USTA standards. Apply one coat of Line Primer and two coats of textured acrylic white line paint.

PRICES AS INDICATED BELOW

PAYMENT IS EXPECTED UPON TIMELY COMPLETION.

Base Cost: \$164,800.00

In the event that payment is not made as specified above, it is agreed that RS Site and Sports LLC will receive interest at the prevailing wage rate unpaid balance, plus all the cost of collection, including a reasonable attorney's fee.

In the event that payment is not made as specified, RS Site and Sports LLC retains the right to halt works until past due payments are made.

Above prices are submitted for approval within sixty days and after that time may be revised.



Proposal

www.rssiteandsports.com
sales@rssiteandsports.com
203-687-0150

October 28, 2019

Mr. Kevin McNabola
City Hall of Waterford
15 Rope Ferry Road
Waterford, CT 06375

Dear Kevin:

Furnish all materials and labor to build **2 POST TENSION CONCRETE TENNIS COURTS** located at Waterford Beach Park, 305 Great Neck Road in Waterford, Connecticut.

- **DEMO-** Remove all existing net poles, Net pole footings, fencing, fence footings and dispose of.
- **RECLAIMING-** Reclaim existing asphalt in place
- **GRADING-** Laser Grade existing reclaimed asphalt to create a cross pitch of 1%.
- **NET POSTS-** Furnish and install 3 sets of Douglas premier posts in 3' x 3' x 3' 3500 psi concrete footing. Also included in this procedure is the installation of (3) center anchors, (3) center straps and (3) new tennis nets.
- **POST TENSION CONCRETE SLAB-**
 - A. Form work will be installed around the entire perimeter of the tennis court.
 - B. New net post sleeves to be set in their own concrete footings.
 - C. Two layers of 6 mil poly will be placed over the entire court area.
 - D. Encapsulated Post-tensioning tendons will be laid out according to PTI specifications.
 - E. A 5" thick, 3000 psi concrete slab will be poured monolithically inside the forms using a laser guided screed.
 - F. Post-tensioning cables will be stressed according to PTI specifications and procedures.

- G. The concrete surface will be checked for flatness, according to the ASBA guidelines. Any deviations will be brought to proper tolerances with 5000 psi epoxy concrete.
- H. After final cable stress, cable ends will be cut off inside the cone holes, grease cap will be inserted and the holes filled with grout.

- **FENCING**-furnish and install black vinyl chain link fencing with top rail and bottom tension wire. Fabric to be 1 ¾ mesh, 6 gauge fuse bonded wire.
- **ETCHING**- etch concrete surface to prepare for coatings after allowing 30 days for concrete to cure.
- **CONCRETE PRIMER**- Apply one coat of EPOXY concrete primer. This coat promotes adhesion of acrylic coatings to concrete court surfaces.
- **APPLICATION OF ACRYLIC RESURFACER**- Apply sand filled resurfacer. This coat will fill voids and blemishes in pavements and re-establish consistent texture prior to installing Color Coatings.
- **ACRYLIC COLOR COATINGS**- Furnish and install (2) coats of acrylic color coating surface system to court surface. Using the highest pigmented 100% acrylic color coating system designed specifically for asphalt and concrete surfaces. Colors to be determined.
- **LINE STRIPING**- Layout and mask all lines per USTA standards. Apply one coat of Line Primer and two coats of textured acrylic white line paint.

PRICES AS INDICATED BELOW

PAYMENT IS EXPECTED UPON TIMELY COMPLETION.

Base Cost: \$164,800.00

In the event that payment is not made as specified above , it is agreed that RS Site and Sports LLC will receive interest at the prevailing wage rate unpaid balance, plus all the cost of collection, including a reasonable attorney's fee.

In the event that payment is not made as specified, RS Site and Sports LLC retains the right to halt works until past due payments are made.

Above prices are submitted for approval within sixty days and after that time may be revised.



Proposal

www.rssiteandsports.com
sales@rssiteandsports.com
203-687-0150

October 28, 2019

Mr. Kevin McNabola
City Hall of Waterford
15 Rope Ferry Road
Waterford, CT 06375

Dear Kevin:

Furnish all materials and labor to build **4 POST TENSION CONCRETE TENNIS COURTS** located at Leary Park, 739 Vauxhall Street Extension in Waterford, Connecticut.

- **DEMO-** Remove all existing net poles, Net pole footings, fencing, fence footings and dispose of.
- **RECLAIMING-** Reclaim existing asphalt in place
- **GRADING-** Laser Grade existing reclaimed asphalt to create a cross pitch of 1%.
- **NET POSTS-** Furnish and install 3 sets of Douglas premier posts in 3' x 3' x 3' 3500 psi concrete footing. Also included in this procedure is the installation of (3) center anchors, (3) center straps and (3) new tennis nets.
- **POST TENSION CONCRETE SLAB-**
 - A. Form work will be installed around the entire perimeter of the tennis court.
 - B. New net post sleeves to be set in their own concrete footings.
 - C. Two layers of 6 mil poly will be placed over the entire court area.
 - D. Encapsulated Post-tensioning tendons will be laid out according to PTI specifications.
 - E. A 5" thick, 3000 psi concrete slab will be poured monolithically inside the forms using a laser guided screed.
 - F. Post-tensioning cables will be stressed according to PTI specifications and procedures.

- G. The concrete surface will be checked for flatness, according to the ASBA guidelines. Any deviations will be brought to proper tolerances with 5000 psi epoxy concrete.
- H. After final cable stress, cable ends will be cut off inside the cone holes, grease cap will be inserted and the holes filled with grout.

- **FENCING**-furnish and install black vinyl chain link fencing with top rail and bottom tension wire. Fabric to be 1 ¾ mesh, 6 gauge fuse bonded wire.
- **ETCHING**- etch concrete surface to prepare for coatings after allowing 30 days for concrete to cure.
- **CONCRETE PRIMER**- Apply one coat of EPOXY concrete primer. This coat promotes adhesion of acrylic coatings to concrete court surfaces.
- **APPLICATION OF ACRYLIC RESURFACER**- Apply sand filled resurfacer. This coat will fill voids and blemishes in pavements and re-establish consistent texture prior to installing Color Coatings.
- **ACRYLIC COLOR COATINGS**- Furnish and install (2) coats of acrylic color coating surface system to court surface. Using the highest pigmented 100% acrylic color coating system designed specifically for asphalt and concrete surfaces. Colors to be determined.
- **LINE STRIPING**- Layout and mask all lines per USTA standards. Apply one coat of Line Primer and two coats of textured acrylic white line paint.

PRICES AS INDICATED BELOW

PAYMENT IS EXPECTED UPON TIMELY COMPLETION.

Base Cost: \$281,600.00

In the event that payment is not made as specified above, it is agreed that RS Site and Sports LLC will receive interest at the prevailing wage rate unpaid balance, plus all the cost of collection, including a reasonable attorney's fee.

In the event that payment is not made as specified, RS Site and Sports LLC retains the right to halt works until past due payments are made.

Above prices are submitted for approval within sixty days and after that time may be revised.

Brian Flaherty

From: Brian Flaherty
Sent: Tuesday, October 13, 2020 11:42 AM
To: 'Jim D'Entremont'
Subject: RE: RS Site Tennis Courts

Hi Jim:

Thanks for contacting me, I meant to get back to you. I would appreciate an update on last year's quote. We had a local contractor make crack repairs recently to keep the courts playable until the town decides if it approves my plan of post tension courts. Is there a cost escalator for each year we wait?

Thanks,

Brian

Brian W. Flaherty

Brian W. Flaherty, CPRP
Director
Waterford Recreation & Parks Commission
24 Rope Ferry Road
(Mailing Address: 15 Rope Ferry Road)
Waterford, CT 06385
860-444-5881



Please consider the environment before printing this email.

From: Jim D'Entremont <jim@bmpconstructioninc.com>
Sent: Tuesday, October 13, 2020 11:23 AM
To: Brian Flaherty <bflaherty@waterfordct.org>
Subject: RS Site Tennis Courts

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.

Morning Brian,

Tim Sadick from RS Site & Sport reached out to us last week regarding your possible upcoming Tennis Court projects.

He mentioned that you may have interest in working thru Cooperative Purchasing.

We hold 2 contracts thru the CRCOG CO-OP one for GC and one for Roads and Bridges, both administered by The Gordian Group. Using this Contract Tim and I have pooled our forces and successfully completed new PT courts for the Town of Bloomfield and we are in the process of completing courts for the Town of Bolton.

If you need more info on the EZIQC process Jay Duhamel the regional Manager would be glad to meet and review.

If you want to move forward on pricing the new courts, please let me know and Tim and I will get together and update the quotes from last year.

Brian Flaherty

From: Jim D'Entremont <jim@bmpconstructioninc.com>
Sent: Friday, October 23, 2020 9:35 AM
To: Brian Flaherty
Cc: Jay Duhamel
Subject: New Tennis Courts

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.

Hello Brian,

Tim and I reviewed the proposals and he said his pricing will remain the same, into next Spring.

He also said the changes to Pickle Ball would be fine and stay inside his number.

If you want to go thru the EZIQC program, which complies with your Public Procumbent rules we have to apply the markup and include the Bonding Costs.

Please let me know if you would like us to go that route and I will discuss it with Jay from the Gordian.

Thanks,
Jim D'Entremont
BMP Construction Inc.
50 Beaver Brook Rd Unit 6
Danbury, CT 06810
Cell 203-948-1462
Office 203-743-5601
www.bmpconstructioninc.com

**TOWN OF WATERFORD
CAPITAL PROJECT REQUEST FORM
2022-2023 FISCAL YEAR REQUEST**

DEPARTMENT/AGENCY
Waterford Recreation & Parks Commission

CONTACT PERSON
Brian W. Flaherty

PROJECT NAME
Children's Playground Equipment

DEPARTMENT PRIORITY
3

1 DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project)

The Children's Playground continues to grow thanks to the generosity of the Gardiner's Family Foundation, town capital funding, volunteer and staff efforts. It was opened in May of 2011 and continues to serve many families in our community. Children of all abilities can enjoy utilizing the playground. The intent from the beginning was to add equipment to the playground as funds become available. The area for expansion is becoming smaller in size. An older playscape near the new playground would be removed to make room for new equipment. Patrons have requested shade structures that would help keep children and the playground surfacing cooler on hot summer days. The quote from O'Brien & Sons for the shade structure and installation is \$71,500. The contributed gift fund balance as of 10/21 is approximately \$36,000. The Gardiner Family Foundation will be donating another \$10,000 for a total of \$46,000. We are requesting a \$40,000 designation of town capital funds to bring the project budget estimate total to \$86,000, 54% raised by donated funds.

2 PROJECT STATUS IF IN PROGRESS

Project is reviewed yearly. In the summer of 2019, spinner equipment was installed along with poured in place safety surfacing.

3 LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST

*A plan including this area of the Civic Triangle Park is being developed by an AD Hoc Committee and other town departments. The accessible sidewalk by the bathrooms along with drainage and landscaping improvements, was completed in the fall of 2019. Landscaping

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)

Continued donations by the Gardiner Family Foundation will allow us to continue this worthwhile project. The contributed gift fund balance designated for this project stands at \$36,000 with an additional pledge of \$10,000 expected from the foundation in 7/2022.

6 ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the below)

Preliminary O'Brien & Sons quote for the shade structure. Quote for the additional playground equipment will be \$14,500 and we expect to receive it in November of 2021.

7 COST/FUNDING SOURCE

	FUNDING SOURCE	APPROVED FUNDING TO DATE	FY2023	FY2024	FY2025	FY2026	FY2027
1	Current Year Capital		40,000				
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)		46,000				
	TOTALS		0 86,000	0	0	0	0

Brian Flaherty

From: Brian Iafolla <BrianIafolla@obrienandsons.com>
Sent: Wednesday, November 10, 2021 9:11 PM
To: Brian Flaherty
Subject: RE: CIP Request, Waterford, CT

CAUTION: This email originated from outside of the organization.

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

Hi Brian,

Some numbers for you:

Shade over swing set –

30' x 45' rectangle mega span, 14' eave, in-ground bury columns - \$28,000.00 (shipping and engineering included)

Best guess – About \$15,000.00 to install

Shade over toddler structure –

28' x 30' rectangle mega span, 12' eave, in-ground bury columns - \$18,500.00 (shipping and engineering included)

Best guess – about \$10,000.00 to install

Will follow up tomorrow to tighten up the installation numbers once I speak to one of our installers to confirm pricing.

Best,

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

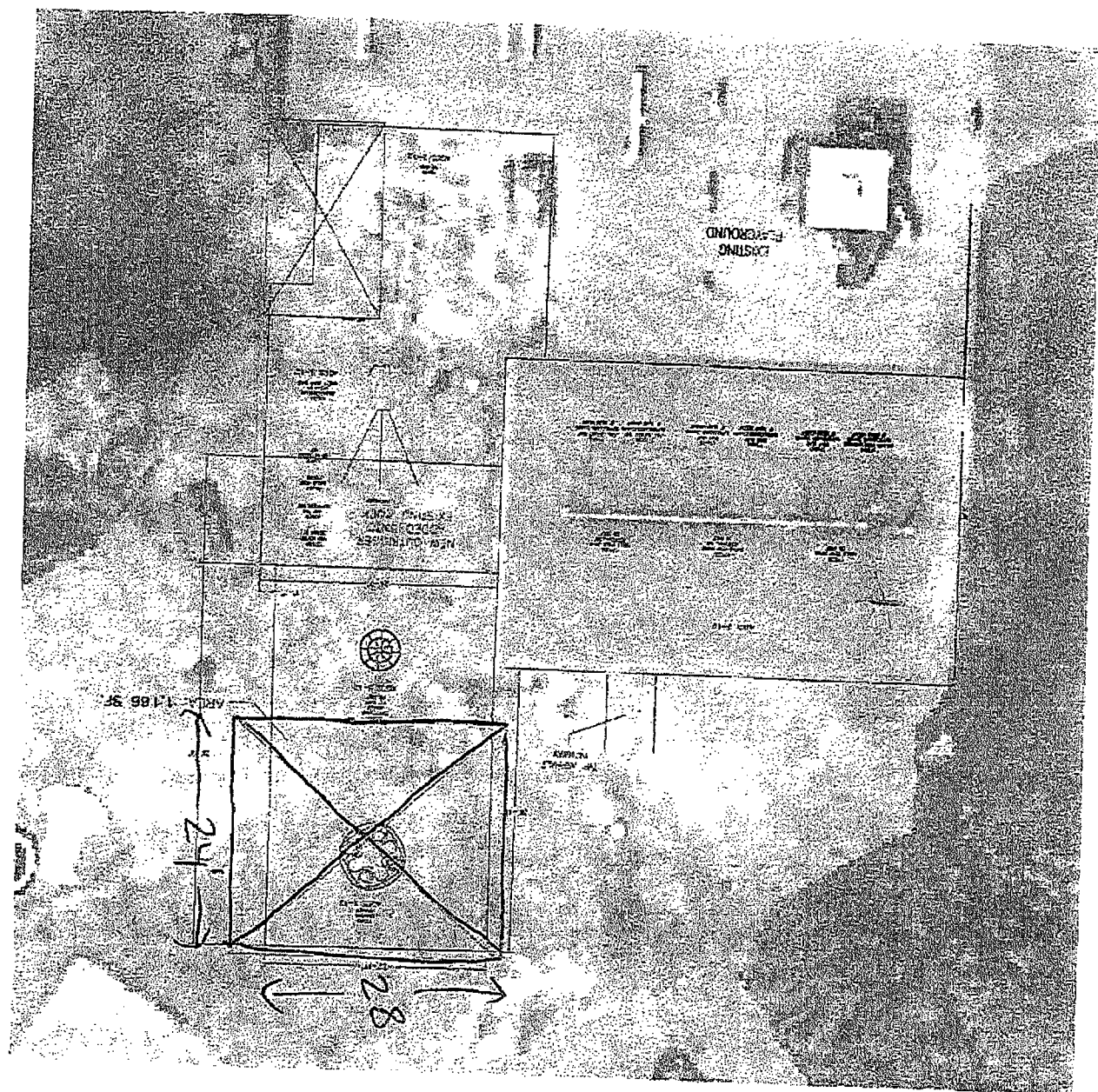
From: Brian Flaherty <bflaherty@waterfordct.org>
Sent: Tuesday, November 9, 2021 1:16 PM
To: Brian Iafolla <BrianIafolla@obrienandsons.com>
Subject: RE: CIP Request, Waterford, CT

Good Afternoon Brian:

Thanks for contacting me. I've attached last year's CIP plan for background. I'm planning on raising the total cost to provide more shade to the existing playground. The location of the park is near 200 Boston Post Road. Maybe you could look at an aerial shot for reference? Let's talk soon.

Best,

Brian



**TOWN OF WATERFORD
CAPITAL PROJECT REQUEST FORM
2022-2023 FISCAL YEAR REQUEST**

DEPARTMENT/AGENCY
Waterford Recreation & Parks Commission

CONTACT PERSON
Brian W. Flaherty

PROJECT NAME
Dog Park Accessible Path

DEPARTMENT PRIORITY
4

1 DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project)

The Dog Park located in the Stenger Farm Park on Clark Lane is very popular and well used. An accessible path is needed for visitors to get from the parking lot to the park. The sidewalk will begin by the accessible parking area near the Dog Park. A sidewalk of 100 linear feet, 5' wide, and 5' thick will be excavated and constructed. Cost of \$15,000 + \$1000 contingency=Total of \$16,000.

2 PROJECT STATUS IF IN PROGRESS

New fencing was recently added.

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)

Routine repairs/maintenance as the sidewalk ages.

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)

Donated funds for the Dog Park currently exist in the contributed gift fund in the amount of \$700. Additional fund raising is expected to raise at least \$300.

6 ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the below)

Map attached.

7 COST/FUNDING SOURCE

	FUNDING SOURCE	APPROVED FUNDING TO DATE	FY2023	FY2024	FY2025	FY2026	FY2027
1	Current Year Capital						
2	Utility Budget/Sewer Cap Maint Fund						
3	Transfer to CNR			15,000			
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)			1,000			
	TOTALS	0	0	16,000	0	0	0

QUOTE

Telephone
860-514-1377



Cell (860) 514-5950

DEEDY CONSTRUCTION CO., INC.
Project Management and Construction Management

Deedy Construction Company Inc,

185 Great Neck Road,
Waterford, CT 06385

BILL TO

Town of Waterford Parks and Recreation Department
19 Rope Ferry Road Waterford CT 06385
Attn : Mr Brian Flaherty

QUOTE

131

QUOTE DATE

11/08/2021

DESCRIPTION

AMOUNT

Deedy Construction Company Inc proposes to excavate for and install approximately 100 lf of 5 foot wide 5" thick concrete sidewalk at the Dog Park on Clark Lane for a total lump sum of \$14680.00. If you should have any questions you may reach me at 8605147958 or nandodazzi@att.net

14,680.00

TOTAL

\$14,680.00

Thank you

TERMS & CONDITIONS

Payment in full upon completion !

**TOWN OF WATERFORD
CAPITAL PROJECT REQUEST FORM
2022-2023 FISCAL YEAR REQUEST**

DEPARTMENT/AGENCY
Waterford Recreation & Parks Commission

CONTACT PERSON
Brian W. Flaherty

PROJECT NAME
Stenger Farm Park Restrooms

DEPARTMENT PRIORITY
5

1 DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project)

This park located across from the Clark Lane Middle School is approximately 100 + acres in size. It currently does not have a restroom facility. Visitors utilize this park year-round and due to its size and popularity, a restroom facility is justified and appropriate (The original Stenger Farm Advisory Committee recommended a restroom facility early in the park planning stage). The pre-cast concrete restroom (Model # 7042 single occupancy) being considered meets all building codes as well as ADA accessibility requirements. The structure can be placed on a compacted stone base which eliminates the need for a traditional foundation. It would be vandal resistant and require minimal maintenance. Many activities take place in this park which houses the popular town dog park. Many outdoor recreation activities occur here (hiking, dog walking, biking, nature appreciation, running, photography, and cross country skiing). Special events occur here as well along with local and regional cross country races. Clark Lane Middle School utilizes the park as an outdoor classroom and for physical education and cross country running. The cycling club rides in the park as well. Additional revenue could be generated by renting the park for special events. Approximate costs: Building: \$87,500 Eversource: \$600 Crane Rental: \$4,000 Sitework/Infrastructure: \$56,000 (Deedy Quote). Total: \$158,000 with contingency. After reviewing the utility locations with town staff, no sewer laterals were available on Clark Lane near the location where we would like to install the restroom (south entrance of parking lot). This substantially increased the cost of this project over past estimates.

2 PROJECT STATUS IF IN PROGRESS

Eversource has provided an underground service estimate. I've met with Utility Department staff on location of sewer laterals and water lines in the area to determine cost of connections. I've met with United Concrete staff and reviewed building details and plans and prices have been updated. We expect a updated quote from united concrete Products in November 2021. Initial request made. Deedy construction has provided a cost proposal on estimated utility connections and foundation preparation

3 LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST

The dog park fence was replaced in the fall of 2019. A sidewalk is being requested for the Dog Park which will be located near this restroom.

4 DESCRIBE THE IMPACT ON DEPARTMENT OPERATING BUDGET (Include cost estimate if applicable)

Estimated utility costs: \$1000 (\$400 electric, \$300 water, \$300 sewage) Janitorial: \$150 Miscellaneous: \$100 Total: \$1250

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)

Our department will continue to reach out to the federal Land & Water Conservation fund grant program for potential funding. This was the grant program which helped the town purchase the park. Once we are notified of our grant application, this could cut the project total in half.

6 ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the area below)

United concrete proposal, plans, and Deedy Construction proposal attached.

7 COST/FUNDING SOURCE

	FUNDING SOURCE	APPROVED FUNDING TO DATE	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
1	Current Year Capital						
2	Utility Budget/Sewer Cap Maint Fund						
3	Transfer to CNR			158,000			
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)			TBD			
8	Other Funding (detail in section 5 above)						
	TOTALS		0	158,000	0	0	0



Building Group
69 North Plains Highway
Wallingford, CT. 06492
(800) 234-3119 or (203) 269-3119
Fax: (203) 265-4941

TO:	Waterford Recreation & Parks	FROM:	John Duffy
ATTENTION:	Brian Flaherty, CPRP	DATE:	January 3, 2019
PHONE:		EMAIL:	bflaherty@waterfordct.org
PROJECT:	Stenger Farm Proposal	PAGES:	4

PROPOSAL NO: 7042-R1

Stenger Farm Proposal (R-1)

Pre-cast Concrete building (9'-8" x 18'-10" x 9'-0" interior ceiling):

- The precast concrete buildings shall have 4" walls, 6" to 4" pitched roof and an 8" floor. The roof shall receive a silicone sealer.
- The building shall be prefabricated and shipped as two modular units including fixtures and electrical components.
- Proposal is based on United Concrete Products, Inc. "Preliminary – Not for construction" drawings for Stenger Farm – Single Occupancy Bathroom unit as dated on 11-21-2016

Exterior of building will consist of the following:

- Exterior walls shall receive a simulated clapboard siding finish that shall be coated with Loxon XP coating to match the owner's color selection

Interior of building will consist of the following:

- Walls and ceiling of each restroom area shall be coated with Sherwin Williams water based epoxy to match the owner's color selection.
- Walls, ceiling and floor of the utility chase and storage areas shall be bare concrete.
- Floor of each restroom shall be coated with Sikaguard 62 with a non-skid additive to match the owner's color selection.
- (3) CECO 3'-0" x 7'-0" 18 gauge galvanized steel doors w/ SS hinges. Color to be determined by owner
- (3) CECO 3'-0" x 7'-0" 16 gauge galvanized steel doorframes
- (3) Lot of weather-stripping
- (3) Door sweeps and thresholds
- (3) Drip caps
- (3) Door closers with hold open
- (3) Mortise locksets with levers
- (2) Two mirrors
- (2) Two 48" grab bars
- (2) Two 36" grab bars
- (2) Two 18" grab bars
- (2) Two 29" swing arm grab bars
- (2) Two stainless steel soap dispensers
- (3) Two toilet paper dispensers
- Restroom door signage (handicap Male & Female)
- (1) One blow off valve for winterization of building



PROPOSAL NO: 2223
December 23, 2018

- (2) Two 12" square passive louvers with manual crank operator

Electrical for the building will consist of the following:

- (1) 100 amp, single phase, 240 volt electrical panel
- (7) Vapor tight four foot, dual bulb, vapor tight LED interior light fixtures
- (2) LED wallpaks
- (2) Emergency exit lights
- (2) Remote heads
- (2) Call for aids with pull cords
- (2) Two Electric hand dryers manufactured by Excel color white
- (1) GFCI receptacle
- (1) One exhaust fan & wall vents
- (3) Occupancy sensors
- Wiring of water heater
- Surface mounted EMT

Plumbing and HVAC for the building will consist of the following:

- (1) Hot water heater manufactured by AO-Smith
- (2) Vitreous china toilets with plastic seats with manual flushometers
- (2) Vitreous china sinks with metering faucets

Option #1 – Electric Door Strikes:

- (2) Two Sargent Mortise lock Sets with Electric Door Strikes and Timer option

Option #2 – Roof Truss System

- Prefabricated wood truss system (hip system)
- Thirty (30) year asphalt shingles with required ridge bent. (Color by owner)
- Required sill plate and plywood, with ice and water shield and associated accessories
- Raid diverters above doors
- All required PVC trim, fascia trim and vented soffit
- Roof system will be shipped as complete unit and placed on top of restroom and secured by UCP prior to shipping

Site installation and startup:

- Complete start-up and training (as required) will be provided.

Restroom Structure (Men's and Women's Single Occupancy)	\$ 87,396.15
Option #1 – Electric door strikes	\$ 3,475.00
Option #2 – Truss Roof system	\$ 13,280.00
PRICING COMPLETE	\$ 104,151.15



PROPOSAL NO: 2223
December 23, 2018

Lead Time:

- Submittals and shop drawings will be issued approximately **6 to 8 Weeks** after receipt of Purchase Order of Contract.
- Delivery will occur **12 – 16 Weeks** from final approval of submittals and shop drawings and will

Payment Terms:

- Per Schedule of Values – Net (30) days from date of invoice

Excluded from this Proposal:

- Structure will be delivered to the site and set by United Concrete Field crew providing we can safely reach the excavation.
- The crane required for off-loading and setting shall be by others.
- All Excavation and backfill. Foundation or stone base by others.
- All piping external to the building – penetrations to be provided for incoming water supply, sewer and main electrical connections where required.
- Electrical conduits and wiring to the building.

Standard Contract Conditions:

- This quotation is valid for (90) calendar days.
- Customer shall pay for the services and/or equipment furnished by United Concrete Products, Inc. in accordance with the invoice submitted on a monthly basis utilizing invoicing required per contract, within (30) days of the date of the invoice. (Unless specifically stated above) All invoices not contested in writing within fifteen (15) business days of receipt are deemed accepted by the Customer as true and accurate and are payable in full. Interest will be charged on all accounts not paid when due at a rate of 1.5% per month.
- Clear access must be provided for safe and adequate operation, free from all obstruction for transport and site installation. Installation charges are based on average costs and allow for a maximum of (4) hours offload. Weather and site conditions may adversely affect offload time. Any additional charges incurred after (4) hours will be invoiced separately, as will any and all local surcharges incurred.
- This proposal does **NOT** include any state, federal, or local sales, use, or excise taxes or any other taxes not specifically detailed in this proposal. Any and all taxes will be added at time of invoicing, unless United Concrete Products, Inc. is provided with the proper tax certifications.

Please review the above revised proposal and do not hesitate to contact me to discuss further.

Thank you for the opportunity.

Sincerely,

(203) 678-0587



PROPOSAL NO: 2223
December 23, 2018

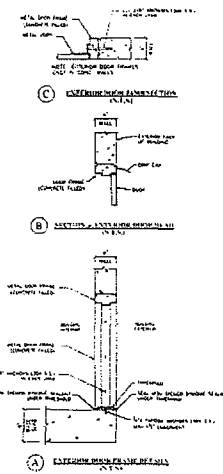
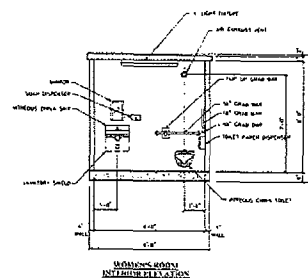
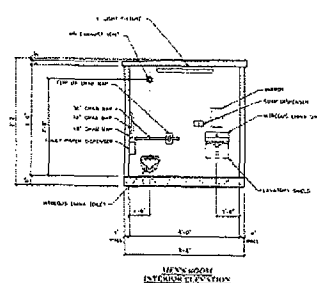
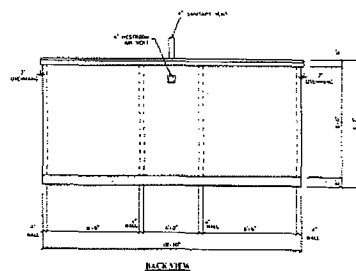
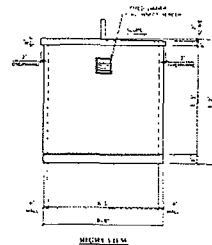
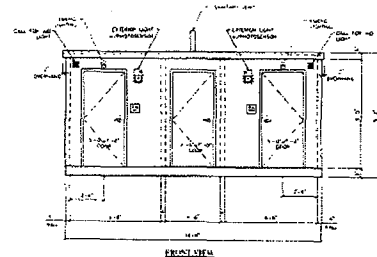
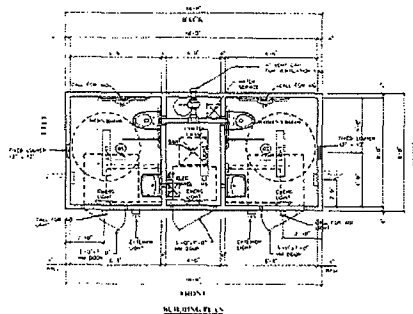
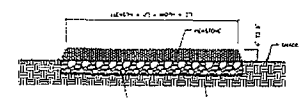
Proposal Term

Any alterations or deviations from the above specifications involving extra cost of material and/or labor will only be executed upon written orders for same, and will become an extra charge over the sum mentioned in this document. All agreements must be made in writing.

By accepting below, you are hereby authorizing United Concrete Products, Inc. – Building Group to furnish all materials and labor required to complete the work mentioned in the above proposal, for which you agree to pay the amount mentioned in said proposal and according to the terms thereof.

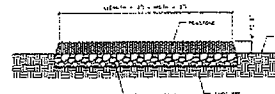
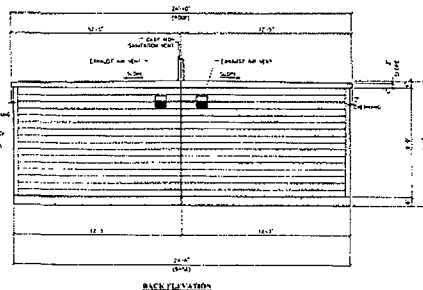
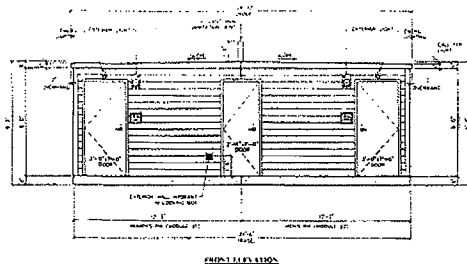
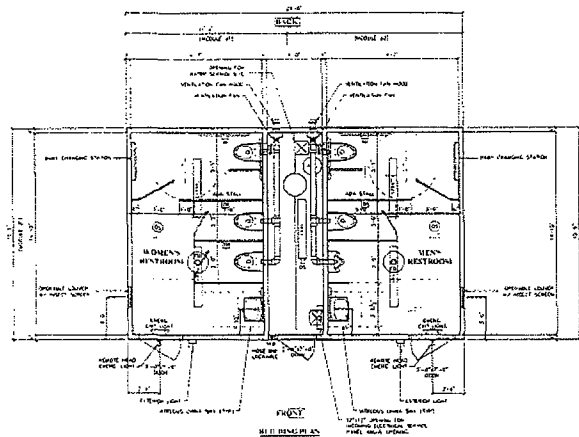
Accepted _____ Date _____

This proposal and its contents shall not be duplicated, used or disclosed – in whole or in part – for any purpose other than to evaluate the proposal. This proposal is not intended to be binding or form the terms of a contract. The scope and price of this proposal will be superseded by the contract. If this proposal is accepted and a contract is awarded to United Concrete Products, Inc. as a result of – or in connection with – the submission of this proposal, United Concrete Products, Inc. and/or the client shall have the right to make appropriate revisions of its terms, including scope and price, for purposes of the contract. Further, client shall have the right to duplicate, use or disclose the data contained in this proposal only to the extent provided in the resulting contract.

[illegible][illegible]

PRELIMINARY NOT FOR CONSTRUCTION	
PAGE: 01 OF: 01	
DATE:	DATE:
BY:	BY:
7	7
2	2
1. REVISIONS	
UNITED	
CONSTRUCTION PRODUCTS INC.	
137 CHURCH STREET, YAKESBURG, CT 06465	
(800) 274-3367 FAX: (203) 355-4943	
ATTENTION: PROJECT COMMISSION	
PARK RESTORATION PROJECT	
WATERBURY, VT	
PRELIMINARY FOR INFORMATION	
DATE:	DATE:
BY:	BY:
3/4	3/4
A-3	

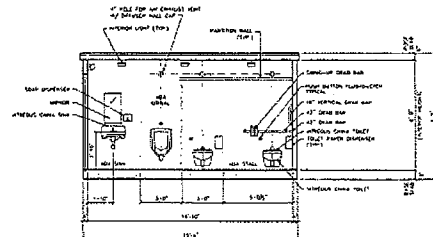
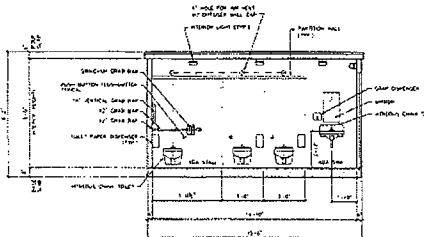
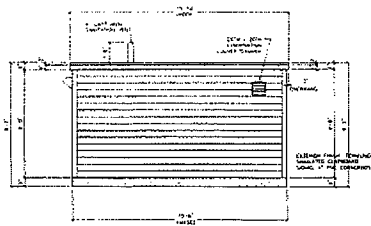
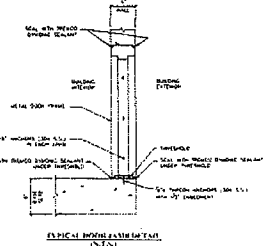
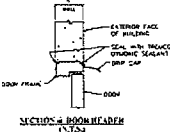
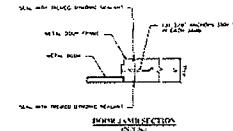
7042 WATERFORD CT
STENGER FARM - SINGLE OCC
SINGLE OCCUPANCY



PRECAST CONCRETE BUILDING SUGGESTED PREPARATION REQUIREMENTS

- STEP 1: LOCATE ALL TOP AND BOTTOM JOINTS AND PREPARE THEM.
- STEP 2: INSTALL A RIGID CURTAIN WALL ON THE BUILDING WALL.
- STEP 3: ATTACH WALL TO JOINTS AT 12" TO 18" THICK WALLS OF TOP JOINTS (SEE DETAIL 101) AT 18" TO 24" THICK WALLS OF BOTTOM JOINTS (SEE DETAIL 102).

NOTE: THESE PREPARATION REQUIREMENTS ARE BASED ON THE ASSUMPTION THAT THE PRECAST CONCRETE WALLS ARE IN GOOD CONDITION AND HAVE NOT BEEN DAMAGED BY FIRE OR COLLISION.



- GENERAL NOTES:**
1. SEE STRUCTURAL DRAWINGS FOR PRECAST CONCRETE REQUIREMENTS.
 2. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CONCRETE MANUAL.
 3. STRUCTURE SHALL BE SET ON A SELF-COMPACTING CONCRETE MAT.
 4. ALL SUPPORTING WALLS FOR PRECAST CONCRETE BUILDING SHALL BE A CONCRETE MAT CONCRETE FOUNDATION WITH 18" DIA. PILES.
 5. THE STRUCTURE SHALL BE SET ON A SELF-COMPACTING CONCRETE MAT.
 6. THE STRUCTURE SHALL BE SET ON A SELF-COMPACTING CONCRETE MAT.
 7. THE STRUCTURE SHALL BE SET ON A SELF-COMPACTING CONCRETE MAT.
 8. THE STRUCTURE SHALL BE SET ON A SELF-COMPACTING CONCRETE MAT.
 9. THE STRUCTURE SHALL BE SET ON A SELF-COMPACTING CONCRETE MAT.

FINISH SCHEDULE		
AREA	FINISH TYPE	COLOR
EXTERIOR INTERIOR ROOF	ASPH/FLT SHINGLES	WHITE
EXTERIOR INTERIOR WALLS	CONCRETE BLOCK	WHITE
EXTERIOR INTERIOR FLOORS	CONCRETE SLAB	WHITE
EXTERIOR INTERIOR CEILING	CONCRETE BLOCK	WHITE
EXTERIOR INTERIOR DOORS	CONCRETE BLOCK	WHITE
EXTERIOR INTERIOR WINDOWS	CONCRETE BLOCK	WHITE
EXTERIOR INTERIOR TOILETS	CONCRETE BLOCK	WHITE
EXTERIOR INTERIOR SINKS	CONCRETE BLOCK	WHITE
EXTERIOR INTERIOR MIRRORS	CONCRETE BLOCK	WHITE
EXTERIOR INTERIOR LIGHTS	CONCRETE BLOCK	WHITE
EXTERIOR INTERIOR VENTILATION	CONCRETE BLOCK	WHITE

PRELIMINARY
NOT FOR CONSTRUCTION

UNION	
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99	100

7040 WATERFORD CT
CAUSEWAY RESTROOM BLDG

Deedy Construction Co., Inc.
185 Great Neck Road
Waterford, CT 06385

November 09, 2021

Town of Waterford
Parks & Recreation Commission
24 Rope Ferry Road
Attn: Mr. Brian Flaherty
Waterford, CT 06385

RE: Dog Park Bathrooms Addition

Dear Mr. Flaherty:

Proposal

Deedy Construction Co., Inc. Proposes to install infrastructure work & site work for Bathroom addition at Clark Lane Dog Park according to the following items:

1) Mobilization	\$ 1,600.00
2) Erosion Control	\$ 800.00
3) Certified Traffic Control Flaggers	\$ 4,800.00
4) Saw cut Pavement	\$ 2,860.00
5) City of New London 2" Water main Tapping Fee	\$ 13,280.00
6) 2" Meter Pit	\$ 3,700.00
7) 2" CTs Plastic Water Line +/- 220 LF	\$ 7,800.00
8) 220 lf 6" schedule 40 sanitary sewer line installation including Inside drop, coring manhole, road paving	\$10,200.00
9) Building site prep including building excavation, stone & pea stone Foundation, ADA Ramps	\$ 6,200.00
10) Underground electrical trenching & conduits +/- 220 LF Including Handhole	\$ 4,800.00
Total	\$56,040.00

If you should have any questions, please feel free to call me at 860 860 514-7958 or email me at nandodazzi@att.net Thank you!

Sincerely,

Carlos F.M. Dazzi