

TOWN OF WATERFORD
CAPITAL IMPROVEMENT PLAN
PROJECT CONSOLIDATION FORM FY 2026-2031

DEPT PRIORITY	DEPARTMENT/ AGENCY:	PROJECT NAME	FUNDING SOURCE	FISCAL YEAR 2026-2027	FISCAL YEAR 2027-2028	FISCAL YEAR 2028-2029	FISCAL YEAR 2029-2030	TOTAL
1		Town-wide Court Renovations	1	450,000	450,000			900,000.00
1		Playground Improvements	1	178,722	143,031	112,963		434,716.00
2		WBP Performance Stage	1	30,000	300,000			330,000.00
2		Civic Triangle Phase II	1	35,000	350,000			385,000.00
3		Waterford Beach Park Garage - in planning stages				750,000	750,000	1,500,000.00
3		Jordan Park House Parking Plan Design			8,500			8,500.00
4		Leary Park Irrigation					150,000	150,000.00
		TOTALS		693,722.00	1,251,531.00	862,963.00		3,708,216.00

NOTES

Placeholder - estimation

Town Wide Courts - Safety - Waterford Beach Park tennis pickleball then QH(Hoelck Park)
 Playground Improvements: Playgrounds need a decent amount of updates and improvements - 1 quote received, awaiting another
 WBP Performance Stage - Request for engineer build/design
 Civic Triangle Phase II - Finish light poles, fencing, and scoreboard relocation. Phase II plan-walkways, lighting, access walk/connector
 WBP garage-Storage: No estimates received - awaiting interior design development/exterior final phases
 JPH Parking Lot: Quote for plan received.
 Leary Park Irrigation - Protect field investments and provide better sport field surfaces

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
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- 6 CNR UNDESIGNATED FUND BALANCE
- 7 FEDERAL/STATE GRANTS
- 8 OTHER FUNDING



Town of Waterford
Recreation and Parks
Capital Improvement Review and Plan

2026 – 2031 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:

<u>33723-55838</u>	Children's Playground Equipment: Received \$10,000 donation from Gardiner Family Foundation. Plan to integrate with Civic Triangle phase I plans. Installation expected in Spring '26.
<u>CNR</u> <u>20537-57854</u>	WBP Concert Improvements: Continue exploring options as the summer concert series grows. Balance should cover plan design. Balance: \$30,000
<u>20537-57735</u>	Leary Park Drainage and Access Road Quotes for plans in progress.

II. Updated review:

A. Pleasure Beach Walk:

Status: Awaiting additional funding. Project was overbid.

B. Children's Playground Equipment

Will be installed in Spring 2026

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

D. Town-wide Court Repairs/Resurfacing:

Status: (Town Hall Basketball and Leary Park Pickleball/Tennis/Basketball completed in Fall 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-\$250,000/court
WBP	(2) Tennis/pickleball	#9204031563	1990 – 3

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

- 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. 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: \$8,500

F. 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.

G. 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.

Request: \$50,000 for planning purposes

Jordan Park House Parking Lot Improvements

H. Leary Park Drainage and Lower Park 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.

1. 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.

J. 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
Scotch Cap Road Kayak/Boat Launch
New bathroom facilities at Leary and Vets parks
Robotic Mowers
QH Concession and infrastructure – codes, etc.
Lower Stenger pond enhancements and benches
Water fountains w/bottle fillers – wall-mounted = +\$6,000

**TOWN OF WATERFORD
CAPITAL PROJECT REQUEST FORM
2026-2027 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 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%;">FY2027</th> <th style="width: 10%;">FY2028</th> <th style="width: 10%;">FY2029</th> <th style="width: 10%;">FY2030</th> <th style="width: 10%;">FY2031</th> </tr> </thead> <tbody> <tr> <td>1 Current Year Capital</td> <td></td> <td style="text-align: right;">450,000</td> <td style="text-align: right;">450,000</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: right;">0</td> <td style="text-align: right;">450,000</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	FY2027	FY2028	FY2029	FY2030	FY2031	1 Current Year Capital		450,000	450,000				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	450,000	450,000	0	0	0
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COOP BUDGET PROPOSAL



Waterford Beach Park Court Renovations

December 19, 2025

FieldTurf USA, Inc. is pleased to present the following proposal. FieldTurf pricing is based on the Capital Region Education Council (CREC) program. CREC is a member of The Association of Educational Purchasing Agencies (AEPA) program. The AEPA is a purchasing co-op that provides member schools with pre-determined preferential pricing by approved vendors. Since the product has already been bid at the national level, individual schools do not have to duplicate the formal bid process. AEPA IFB #024-A.



Click on the following AEPA hyperlink for more information: [AEPA IFB #24-A](#).

FieldTurf is pleased to offer to supply and install the following high performance court system:

PROJECT SCOPE:

The base bid project scope includes a design build, turnkey approach with FieldTurf. The work will include associated design and implementation of new tennis courts and improved access to the courts. These includes removal and replacement of the existing tennis courts, netting and fencing. Furnishing and installation of 2 new post tension concrete tennis courts with striping for 4 pickle ball courts on top, Existing paved pathway to the courts will be repaved.

It is assumed that this work will be completed in +/- 2 – 3 months and the adjacent parking lot will be available for staging.

BASE BID

FIELD NAME	Waterford – Beach Park
SQUARE FOOTAGE	+/-16,000 SF
FIELD MARKINGS	Tennis Court Markings (2) and Pickleball (4) Markings with up to 2 Colors per Courts
PROPOSED BUDGET	\$390,000 - \$435,000

COOP BUDGET PROPOSAL



ALTERNATES

ADD Alternate No. 1: Concrete Walkways	LUMP SUM
Furnish and install concrete walkways in lieu of pavement	\$10,595.00

ADD Alternate No. 2: Performance and Payment Bonds	LUMP SUM
Remove and replace existing paved walkway around bathroom building with new concrete walkway and ADA access ramp	\$4,955.00

PRICE INCLUDES:

- a) Professionally engineered design plans in support of the project improvements
- b) Prevailing wages
- c) Performance and payment bonds
- d) Site development plans including final layout, drainage and grading for new driveway
- e) Furnish and install driveway and ADA parking for tennis courts and ADA access to tennis and basketball courts.

f) Tennis Courts

Site Preparation & Restoration:

- 1) Supply and install sediment & erosion control measures around the work site as needed.
- 2) Demo the existing accessories and chain link fencing system.
- 3) Reclaim existing courts and regrade for proper consistent pitch.
- 4) Net posts sleeves will be supplied and installed in their own footings.
- 5) Existing court footprint to be expanded to accommodate new pickleball courts.
- 6) New posts sleeves will be supplied in individual footings.

Post-Tension Concrete Slabs:

- 1) Form work will be installed around the entire perimeter of the prepared base.
- 2) Two layers of 6 mil poly will be installed over the prepared base. The first layer will run in the north south direction and the second layer will run in east west direction. All joints will be taped.
- 3) Post-tensioning cables will be installed according to the engineered design. Cables to be 7 strand, ½" sheathed and greased cables, commercial grade with 50 mil plastic sheathing.
- 4) Double-fiberglass rebar will be installed on both sides of the anchors as shown on drawings to act as back up bars.
- 5) A concrete slab will be placed inside the formwork. Concrete mix will be a specially designed mix used for post tension slabs.
- 6) Forms will be stripped, and the post-tensioning cables will be stressed according to their specifications. First stress, 24 hours after completion of concrete pour. Second stress will be done after concrete reaches +/- 2300 psi (which will take +/- 7 days after the pour). The total stress will be 33,000 lbs per linear inch in both directions. The design of this slab is based on a residual prestress force (psi) of 130 which is above PTI recommendations for sport courts on grade.

COOP BUDGET PROPOSAL



- 7) After final stress, Post-tension cable ends will be cut off inside the cone holes, exposed anchors and cables inside the cone holes will be first sprayed with a rubberized waterproof spray and then the cone holes will be filled with no-shrink grout (so edge of slab is flush and smooth).
- 8) The new concrete slab will be checked for flatness. Any low spots exceeding 1/8" in ten feet in any direction will be filled with 5000 psi epoxy concrete and brought to the proper elevation.

Sports Surface - Prime Coating System:

- 1) The entire concrete slab will be sealed and primed with a breathable waterproof sealer (Classic Turf Adhesive) and grip layer will be installed.
- 2) One (1) coat of Novasurface acrylic resurfacer will be applied to the grip layer according to its specifications.
- 3) Two (2) coats of Novacrylic color coating will be applied to the entire surface according to its specifications. Finished color(s) will be owner's decision.
- 4) White playing lines will be applied with Novatex line paint according to project documents.

Perimeter Fencing and Curbing:

- 1) Supply and install 10' tall, black PVC coated chain link fence size, 1-3/4" x 9 ga. Class 2 B wire.
- 2) 1.660" top & bottom rails with 4" end/corner/gate posts, 3" line posts – all pipe ASTM 1043 & ASTM 1083 standard weight schedule 40 *around the tennis courts only*.
- 3) Posts spaced at 8' OC.
- 4) Gates to be supplied and installed to match the existing layout.
- 5) A 12"x12" perimeter concrete curb will be supplied and installed around the post tension concrete slabs. The fence will be centered in the curb (tennis courts only). The curb will protect the edge of the post tension concrete slabs and remain uncoated.

Accessories:

- 1) Four (2) new tennis net posts, nets and center straps to be supplied and installed.

Warranty:

- 1) FieldTurf will guarantee the post tension concrete slab for a period of 25-years from structural cracking, heaving, and settling.
- 2) FieldTurf will guarantee the Prime Coating Sports Surface for a period of 10-years from bubbling and/or peeling.

PRICE DOES NOT INCLUDE:

- a) FieldTurf is not altering or improving the existing drainage system under the existing artificial turf limits. No removal, milling, ponding, flooding or repairs within the existing base and drainage system are included and shall remain the responsibility of the owner.
- b) The supply and import of additional finish aggregate.
- c) Any costs associated with necessary charges relating to the delineation of the courts.
- d) The supply or installation of special structures such as walls and light poles.
- e) The supply of or adjustment to existing manholes, clean-outs or grates and supply of the manhole covers

COOP BUDGET PROPOSAL



- f) Any alteration or deviation from specifications involving extra costs, which alteration or deviation will be provided only upon executed change orders, and will become an extra charge over and above the offered price.
- g) Site security.
- h) Repair or resurfacing existing asphalt parking lot if damaged by truck traffic.
- i) Site restoration, sodding, landscaping or grow-in.
- j) Boring for utilities.
- k) Any electrical work.
- l) Athletic court lighting installation.
- m) Unsuitable soils: once subgrade has been established, a proof roll will be performed to ensure the structural stability of the soils; in the event that unsuitable soils are encountered, a price to remedy these areas can be provided by FieldTurf.
- n) Asphalt paving outside of courts.
- o) Relocation, removal and repair of existing utilities not limited to electrical conduits, power poles, water, sewer, gas, cable, telephone, owner placed conduits and/or communication feeds within the field of play.
- p) Performance and Payment bond fees.
- q) Permits, Permit fees, Inspection fees.
- r) All applicable taxes, union labor and other labor law levies.
- s) Anything not explicitly noted in the inclusions.

The price is valid for a period of 90 days. The price is subject to increase if affected by an increase in raw materials, freight, or other manufacturing costs, a tax increase, new taxes, levies or any new legally binding imposition affecting the transaction. The parties recognize that the effects of global economic instability are currently unpredictable and could lead to limitations in labor availability and delays in the supply and delivery of materials, equipment or products. In addition, as these contingencies have not been factored into this proposal; materials, equipment and/or products to be used in performing the work may become subject to a price increase. Accordingly, it is acknowledged that the seller/FieldTurf shall (a) not be subject to any damages for any delay due to events beyond its control and, (b) be allowed an equitable adjustment of the time and/or of the price of this proposal or any contractual document resulting therefrom. FieldTurf shall endeavor to notify you as soon as possible of any such events and/or contingencies. Please note that the seller/FieldTurf shall use its best efforts to ensure that it fulfills its commitments and will strive to minimize any negative impacts as they may arise. Thank you for your kind understanding.

Please feel free to reach out to any member of our project team with questions about our offer:

Christopher Hulk
Director of Design and Construction
203-676-4445
christopher.hulk@fieldturf.com

Andrew Dyjak
Regional Vice President - New England
860-333-7839
Andrew.Dyjak@FieldTurf.com

Thank you again for your interest in FieldTurf, we look forward to working with you.

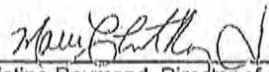
COOP BUDGET PROPOSAL



The present proposal serves to provide an overview of the terms and conditions governing the business relationship between the parties for the completion of the above-referenced transaction. The parties hereby undertake to subsequently formalize their agreement by signing a more detailed agreement and/or purchase order ("Contract") and as such the amount listed herein shall be an estimate which will be formalized in said Contract.

By its signature(s) below, the customer acknowledges having read and accepted this proposal and undertakes to be bound by it.

Per:


Marie-Christine Raymond, Director of Operations
FieldTurf USA, Inc. / Tarkett Sports Canada, Inc.

Owner (Signature)

Printed Name and Title

FieldTurf USA, Inc. holds the Cooperative Purchase contract, any PO for Contract must be made out to FieldTurf USA, Inc. 175 N Industrial Blvd NE, Calhoun, GA 30701

If you have questions regarding the FieldTurf and Beynon SmartBuy Cooperative Purchasing Program, please contact Eric Fisher at: Eric.Fisher@smartbuycooperative.com.



COOP BUDGET PROPOSAL



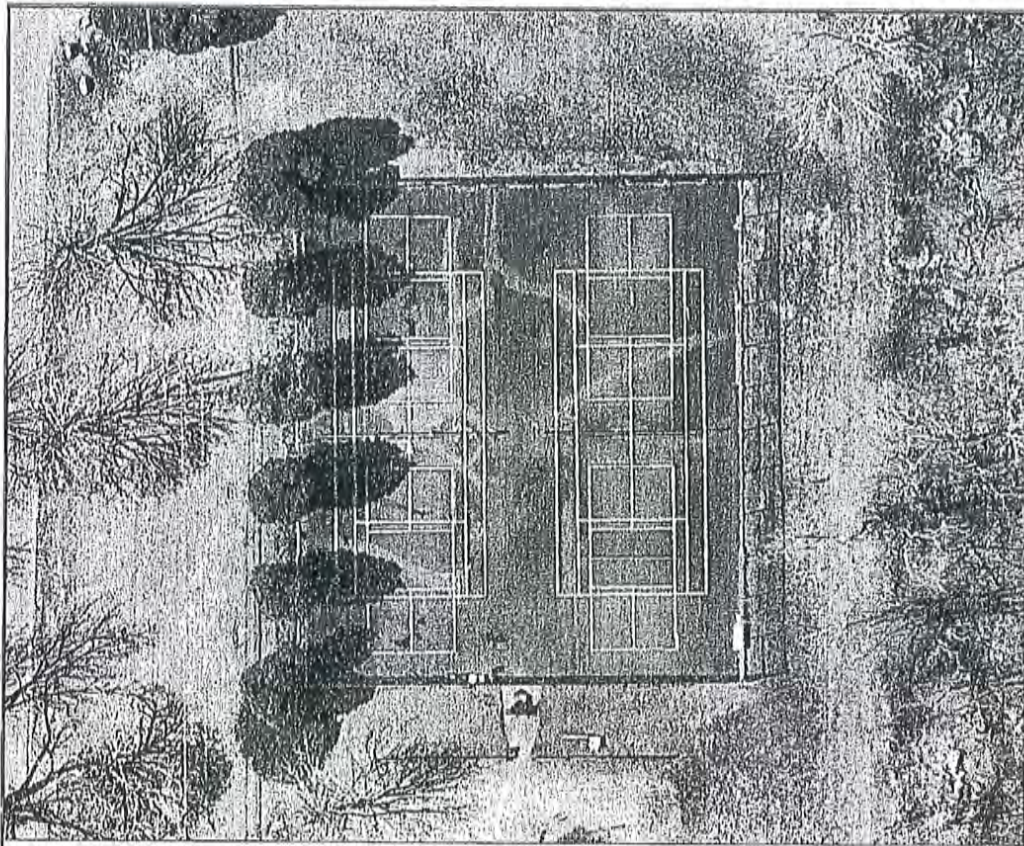
CONDITIONS

Notwithstanding any other document or agreement entered into by FieldTurf in connection with the supply and installation only of its product pursuant to the present bid proposal, the following shall apply:

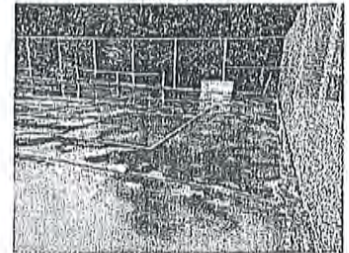
- a) This bid proposal and its acceptance is subject to strikes, accidents, delays beyond our control and *force majeure*.
- b) Based upon Applications for Payment submitted to the Customer by the Supplier, the Customer shall make progress payments on account of the Purchase Price to the Supplier as provided below and elsewhere in the Agreement. The period covered by each Application for Payment shall be one calendar month ending on the last day of the month. 20% of the total contract value shall be due on December 1, 2023. Thereafter, the Customer shall make payment of the certified amount to the Supplier, 5% retainage, within thirty (30) days of the date of the Application for Payment. Payments due and unpaid under the Agreement shall bear interest from the date payment is due at the rate of ten Percent (10%) per annum. Final payment, constituting the entire unpaid balance of the Purchase Price, shall be made by the Customer to the Supplier when:
 - The Supplier has fully performed the all the work; and
 - Supplier's Certificate of Completion for the Turf Product has been signed by the Customer
- c) Accounts overdue beyond 30 days of invoice date will be charged at an interest rate of 10% per annum.
- d) FieldTurf requires a minimum of 21 days after receiving a fully executed contract or purchase order and final approvals on shop drawings to manufacture, coordinate delivery and schedule arrival of installation crew. Under typical field size and scenario, FieldTurf further requires a minimum of 28 days per field to install the Product subject to weather and force majeure
- e) FieldTurf requires a suitable staging area. Staging area must be square footage of field x 0.12, have a minimum access of 15 feet wide by 15 feet high, and, no more than 100 ft from the site. A 25 foot wide by 25 foot long hard or paved clean surface area located within 50 feet of the playing surface shall be provided for purposes of proper mixing of infill material. Access to any field will include suitable bridging over curbs from the staging area to permit suitable access to the field by low clearance vehicles. Staging area surface shall be suitable for passage with motor vehicles used to transport materials to the site and/or staging area. FieldTurf shall not be liable for any damages to the staging area or its surface unless such damages are caused by FieldTurf's intentional misconduct or negligence.
- f) This proposal is based on a single mobilization. If the site is not ready and additional mobilizations are necessary, additional charges will apply.
- g) Upon substantial completion of FieldTurf's obligations, the Customer shall sign FieldTurf's Certificate of Completion in the form currently in force; to accomplish this purpose, the Customer will ensure that an authorized representative is present at the walk-through to determine substantial completion and acceptance of the field, which may include a list of punch list items.
- h) FieldTurf shall not be a party to any penalty clauses and/or liquidated damages provisions.
- i) FieldTurf shall be entitled to recover all costs and expenses, including attorney fees, associated with collection procedures in the event that FieldTurf pursues collection of payment of any past due invoice.
- j) All colors are to be chosen from FieldTurf's standard colors.

THE TARKETT SPORTS FAMILY - LEADERS IN SPORTS SURFACING

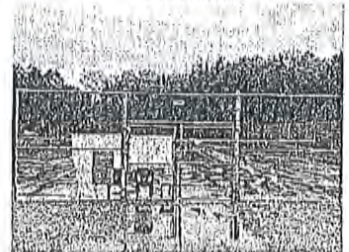




EXAMPLE PROJECT



EXAMPLE PROJECT



EXAMPLE PROJECT



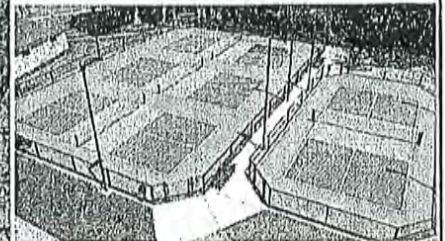
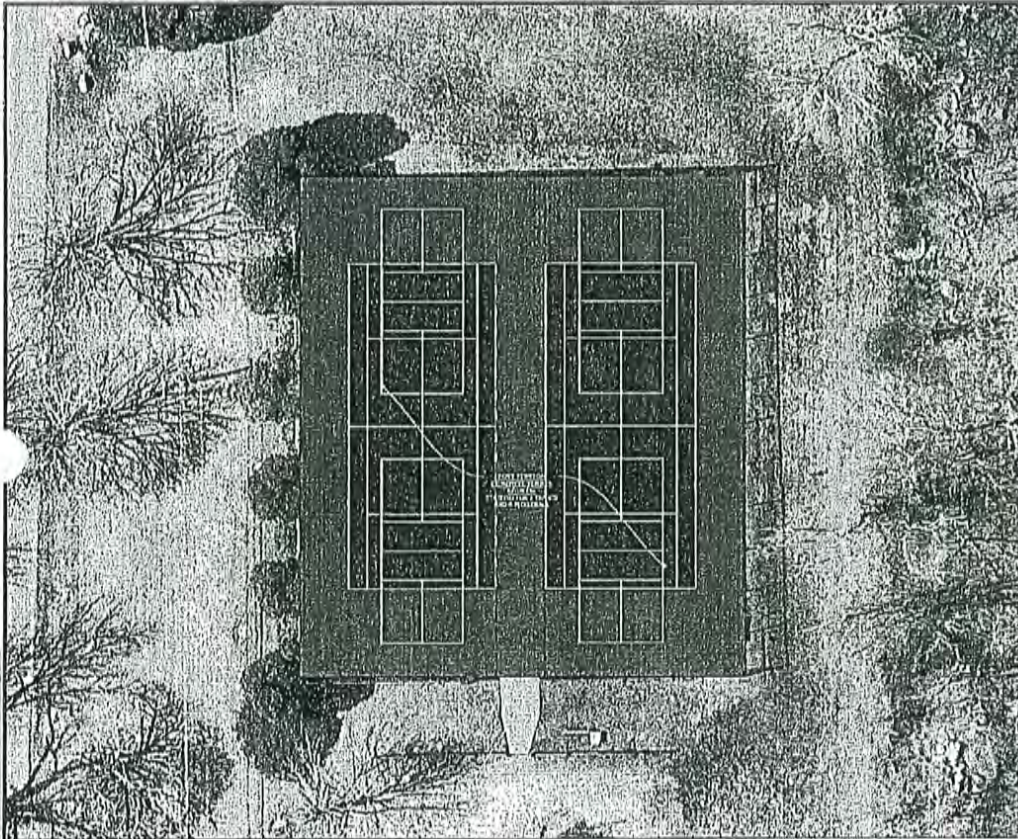
WATERFORD BEACH PARK COURT IMPROVEMENTS

GREAT NECK ROAD
WATERTOWN, CONNECTICUT

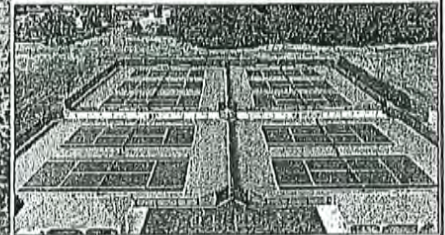


DECEMBER 16, 2025

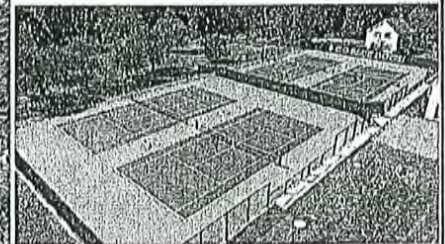
EXISTING



EXAMPLE PROJECT



EXAMPLE PROJECT



EXAMPLE PROJECT



WATERFORD BEACH PARK COURT IMPROVEMENTS

GREAT NECK ROAD
WATERTOWN, CONNECTICUT



DECEMBER 30, 2020

CONCEPT PLAN

COOP BUDGET PROPOSAL



Quaker Hill School Court Renovations

December 19, 2025

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FieldTurf is pleased to offer to supply and install the following high performance court system:

PROJECT SCOPE:

The base bid project scope includes a design build, turnkey approach with FieldTurf. The work will include associated design and implementation of new tennis courts and improved access to the courts. These includes removal and replacement of the existing tennis courts, netting and fencing. Furnishing and installation of 2 new post tension concrete tennis courts with striping for 4 pickle ball courts on top, Existing paved pathway to the courts will be repaved.

It is assumed that this work will be completed in +/- 2 – 3 months and the adjacent parking lot will be available for staging.

BASE BID

FIELD NAME	Waterford – Quaker Hill
SQUARE FOOTAGE	+/-16,000 SF
FIELD MARKINGS	Tennis Court Markings (2) and Pickleball (4) Markings with up to 2 Colors per Courts
PROPOSED BUDGET	\$410,000 - \$450,000

COOP BUDGET PROPOSAL



ALTERNATES

ADD Alternate No. 1: Concrete Walkways	LUMP SUM
Furnish and install concrete walkways in lieu of pavement	\$8,595.00

ADD Alternate No. 2: Performance and Payment Bonds	LUMP SUM
Remove and replace existing paved walkway around bathroom building with new concrete walkway and ADA access ramp	\$5,000.00

PRICE INCLUDES:

- a) Professionally engineered design plans in support of the project improvements
- b) Prevailing wages
- c) Performance and payment bonds
- d) Site development plans including final layout, drainage and grading for new driveway
- e) Furnish and install driveway and ADA parking for tennis courts and ADA access to tennis and basketball courts.
- f) Tennis Courts
Site Preparation & Restoration:

- 1) Supply and install sediment & erosion control measures around the work site as needed.
- 2) Demo the existing accessories and chain link fencing system.
- 3) Reclaim existing courts and regrade for proper consistent pitch.
- 4) Net posts sleeves will be supplied and installed in their own footings.
- 5) Existing court footprint to be expanded to accommodate new pickleball courts.
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Post-Tension Concrete Slabs:

- 1) Form work will be installed around the entire perimeter of the prepared base.
- 2) Two layers of 6 mil poly will be installed over the prepared base. The first layer will run in the north south direction and the second layer will run in east west direction. All joints will be taped.
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COOP BUDGET PROPOSAL



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Sports Surface - Prime Coating System:

- 1) The entire concrete slab will be sealed and primed with a breathable waterproof sealer (Classic Turf Adhesive) and grip layer will be installed.
- 2) One (1) coat of Novasurface acrylic resurfacer will be applied to the grip layer according to its specifications.
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Perimeter Fencing and Curbing:

- 1) Supply and install 10' tall, black PVC coated chain link fence size, 1-3/4" x 9 ga. Class 2 B wire.
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- 5) A 12"x12" perimeter concrete curb will be supplied and installed around the post tension concrete slabs. The fence will be centered in the curb (tennis courts only). The curb will protect the edge of the post tension concrete slabs and remain uncoated.

Accessories:

- 1) Four (2) new tennis net posts, nets and center straps to be supplied and installed.

Warranty:

- 1) FieldTurf will guarantee the post tension concrete slab for a period of 25-years from structural cracking, heaving, and settling.
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PRICE DOES NOT INCLUDE:

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COOP BUDGET PROPOSAL



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- g) Site security.
- h) Repair or resurfacing existing asphalt parking lot if damaged by truck traffic.
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- j) Boring for utilities.
- k) Any electrical work.
- l) Athletic court lighting installation.
- m) Unsuitable soils: once subgrade has been established, a proof roll will be performed to ensure the structural stability of the soils; in the event that unsuitable soils are encountered, a price to remedy these areas can be provided by FieldTurf.
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Please feel free to reach out to any member of our project team with questions about our offer:

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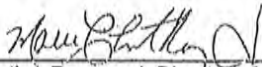
COOP BUDGET PROPOSAL



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By its signature(s) below, the customer acknowledges having read and accepted this proposal and undertakes to be bound by it.

Per:


Marie-Christine Raymond, Director of Operations
FieldTurf USA, Inc. / Tarkett Sports Canada, Inc.

Owner (Signature)

Printed Name and Title

FieldTurf USA, Inc. holds the Cooperative Purchase contract, any PO for Contract must be made out to FieldTurf USA, Inc. 175 N Industrial Blvd NE, Calhoun, GA 30701
If you have questions regarding the FieldTurf and Beynon SmartBuy Cooperative Purchasing Program, please contact Eric Fisher at: Eric.Fisher@smartbuycooperative.com.



COOP BUDGET PROPOSAL



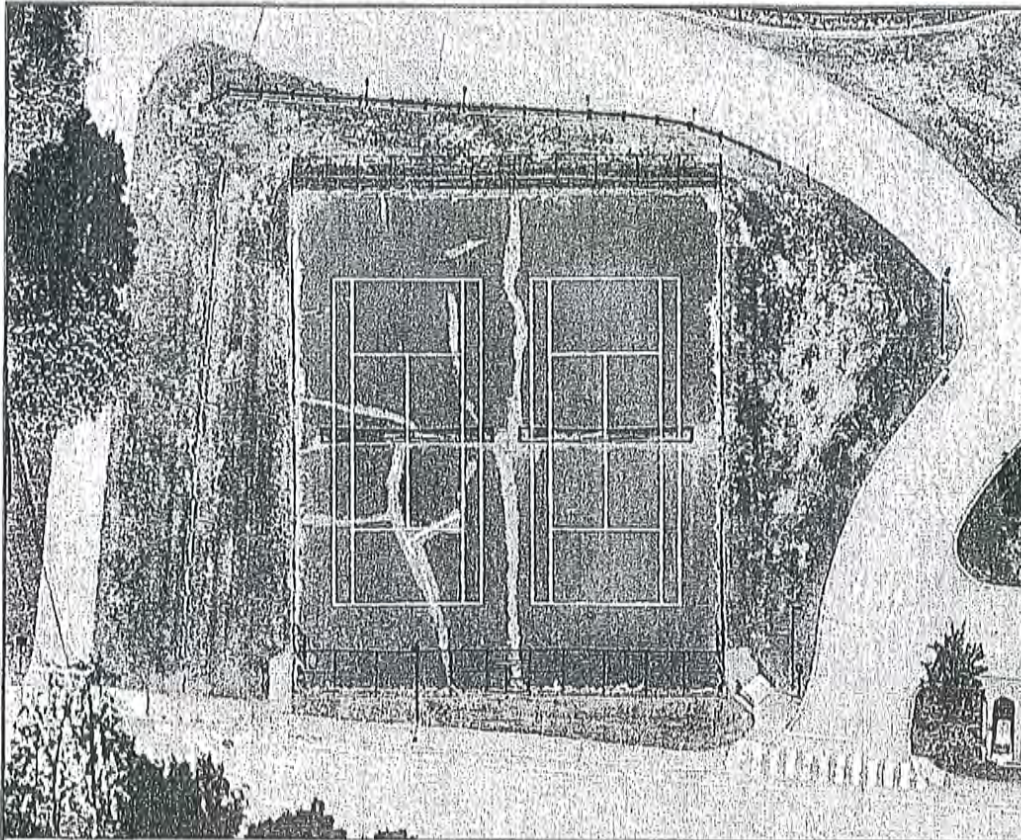
CONDITIONS

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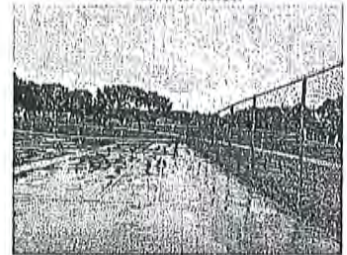
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- b) Based upon Applications for Payment submitted to the Customer by the Supplier, the Customer shall make progress payments on account of the Purchase Price to the Supplier as provided below and elsewhere in the Agreement. The period covered by each Application for Payment shall be one calendar month ending on the last day of the month. 20% of the total contract value shall be due on December 1, 2023. Thereafter, the Customer shall make payment of the certified amount to the Supplier, 5% retainage, within thirty (30) days of the date of the Application for Payment. Payments due and unpaid under the Agreement shall bear interest from the date payment is due at the rate of ten Percent (10%) per annum. Final payment, constituting the entire unpaid balance of the Purchase Price, shall be made by the Customer to the Supplier when:
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- j) All colors are to be chosen from FieldTurf's standard colors.

THE TARKETT SPORTS FAMILY - LEADERS IN SPORTS SURFACING





EXAMPLE PROJECT



EXAMPLE PROJECT



EXAMPLE PROJECT



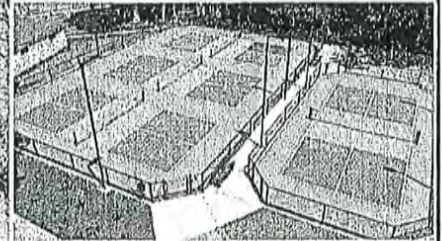
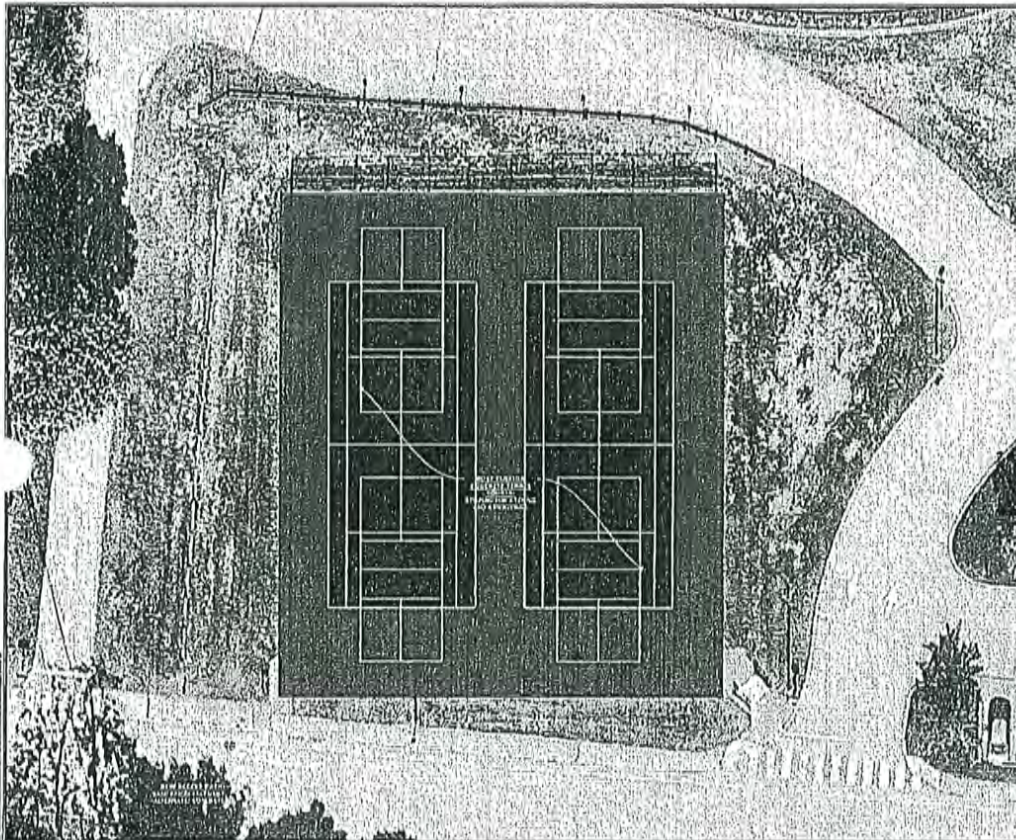
QUAKER HILL ELEMENTARY COURT IMPROVEMENTS

BLOOMINGDALE ROAD
WATERTOWN, CONNECTICUT

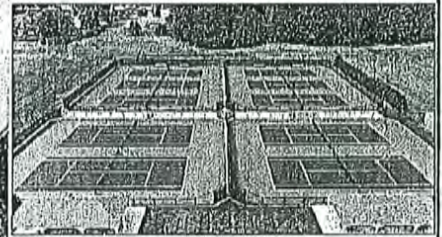


DECEMBER 28, 2015

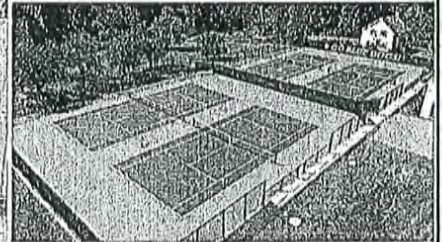
EXISTING



EXAMPLE PROJECT



EXAMPLE PROJECT



EXAMPLE PROJECT



QUAKER HILL ELEMENTARY COURT IMPROVEMENTS

BLOOMINGDALE ROAD
WATERTOWN, CONNECTICUT



0 10 FEET
DECEMBER 20, 2015

CONCEPT PLAN

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	FY2027	FY2028	FY2029	FY2030	FY2031
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	178,772	143,031	112,963	0	0



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	Ship To
Waterford Parks & Recreation 15 Rope Ferry Road Waterford, CT 06385	Lisa Dedrick Memorial field 45 Dayton Road Waterford, CT 06385

Email Address		nncnamara@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	Subtotal	\$112,962.49
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	\$112,962.49

Phone #
781-837-6412



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

Estimate

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

Billing Address Waterford Parks & Recreation 15 Rope Ferry Road Waterford, CT 06385		Ship To 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	2024-005CT3

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	mcmnamara@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.

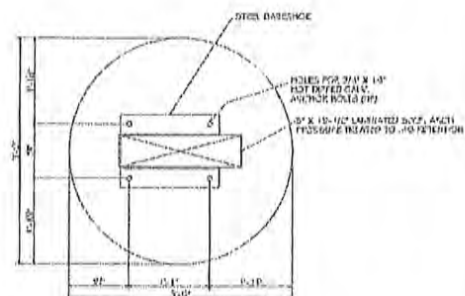
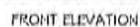
Signature	Subtotal	\$143,030.91
Printed Name & Title	Sales Tax (6.25%)	\$0.00
As titled, I am an authorized signer for the above named entity, empowered to execute this contract.	Total	\$143,030.91

Phone #
781-837-6412

TOWN OF WATERFORD
CAPITAL PROJECT REQUEST FORM
2026-2027 FISCAL YEAR REQUEST

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

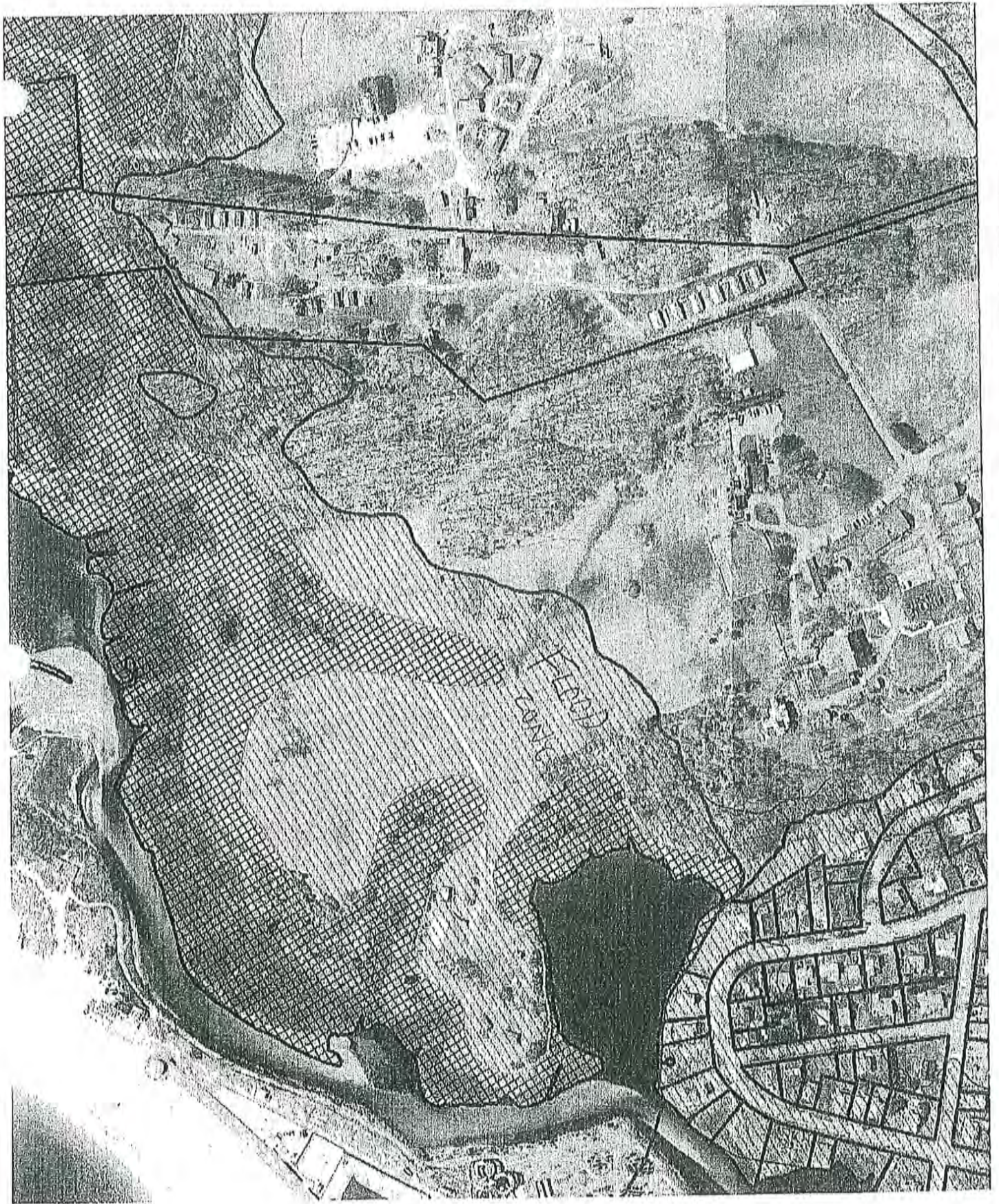
1	DESCRIPTION AND JUSTIFICATION (describe the type, purpose & anticipated accomplishments of the project)	In 2021, the existing stage structure was removed due to safety concerns. Since that time, R&P has borrowed temporary, panel staging for performance events. (Set up as 24' x 20'). Waterford Beach 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 and tennis court repairs planned
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 FY2027 FY2028 FY2029 FY2030
1	Current Year Capital	30,000
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 30,000 0 0 0



PRELIMINARY
NOT FOR CONSTRUCTION

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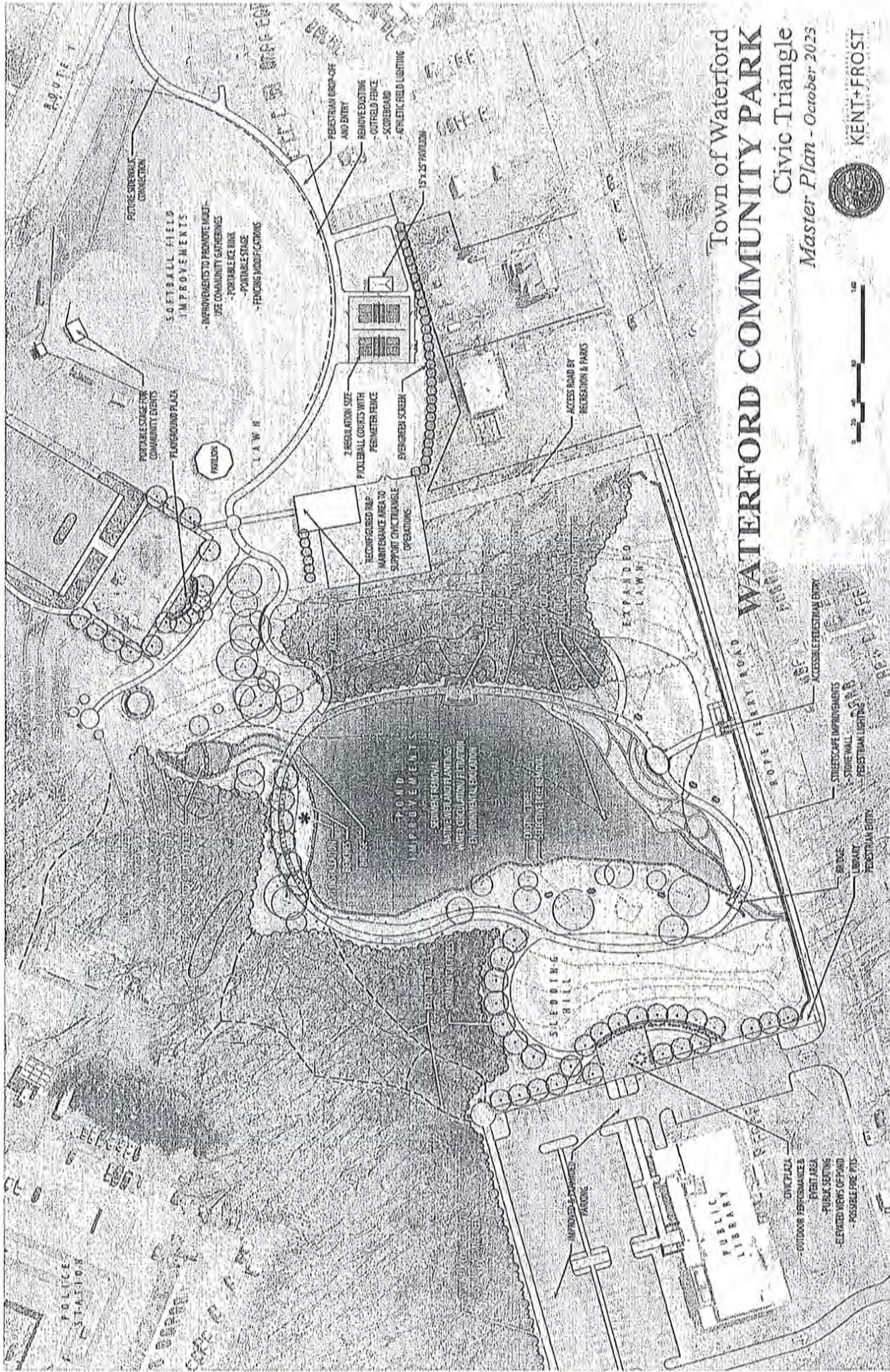
MODEL NUMBER: BAIDES-MOD		SHOWN WITH STANDARD OPTIONS		POINTER BEGS	MARKET PL.	DATE
DESCRIPTION: Band 3 - Custom w/Out Walls				11%	22-11-80	11-11-80
Options:	1) 29% DUAL ROOF	2) DUAL RAZZ BRUSH	3) LIGHTNING PROTECTION	12%		
	4) STANDING SEAM ROOF	5) STEEL COLUMNS	6) HIGH ROOF	13%		
	7) CORNER BRIDGES	8) CUSTOM ROOF PITCH	9) DURALFA	14%		
				SHEET:		
				1 OF 1		



TOWN OF WATERFORD
CAPITAL PROJECT REQUEST FORM
2026-2027 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, lighting, accessible pathways 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						
2	PROJECT STATUS IF IN PROGRESS Estimates received for light pole demo and fence removal. Plan needed for walks and lighting to connect War Park - Courts - ballfield/playground - AHJ						
3	LIST OTHER PROJECTS WITHIN YOUR DEPARTMENT OR ANOTHER DEPARTMENT THAT WILL BE IMPACTED BY THIS REQUEST Eventual transition of maintenance headquarters to WBP once plans finalized						
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) Plan needed for project						
7	COST/FUNDING SOURCE						
	FUNDING SOURCE	APPROVED FUNDING TO DATE	FY2027	FY2028	FY2029	FY2030	FY2031
1	Current Year Capital			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	0	0	0



Town of Waterford
WATERFORD COMMUNITY PARK
 Civic Triangle
 Master Plan - October 2023





Suchocki & Son, Inc.

43 Hatchedts Hill Rd
Old Lyme, CT 06371

Proposed Work Order

Date: September 12, 2023

CO #: Job #

Vendor: Suchocki & Son Inc.
43 Hatchedts 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	ea	Disconnect/ Remove Stadium lighting	\$ 3,600.00	\$ 14,400.00
1.00	LS	Disconnect and dismanile 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

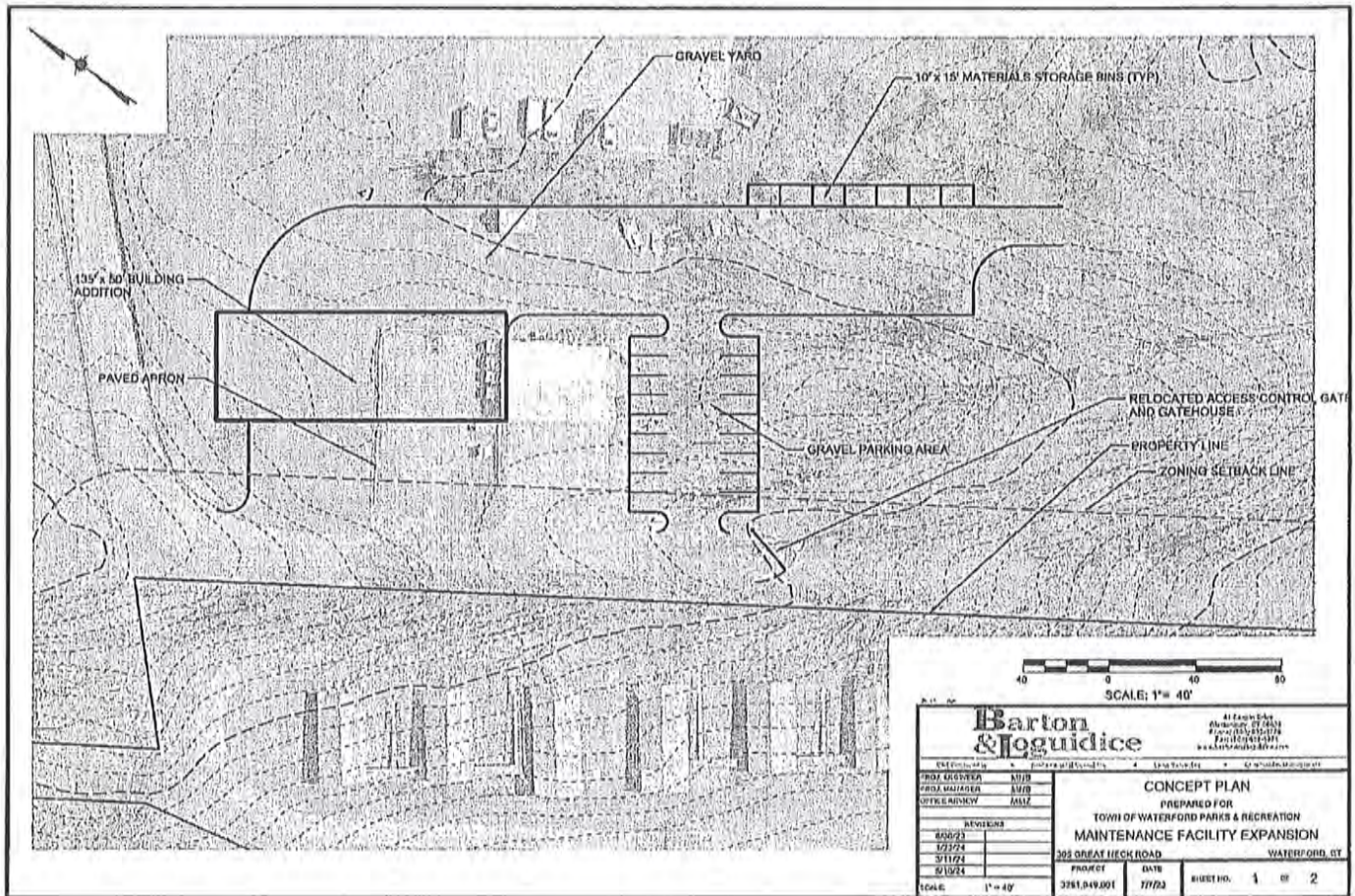
Authorized by

Date

**TOWN OF WATERFORD
CAPITAL PROJECT REQUEST FORM
2026-2031 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						
	FUNDING SOURCE	APPROVED FUNDING TO DATE	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	0



Barton & Jorgidice 303 GREAT HICK ROAD WATERFORD, CT 06106 (203) 849-0001 FAX (203) 849-0002 WWW.BARTONJORGIDICE.COM		PREPARED FOR TOWN OF WATERFORD PARKS & RECREATION MAINTENANCE FACILITY EXPANSION WATERFORD, CT	
PROJECT NO. 3751.049.001	DATE 11/12	SHEET NO. 1 OF 2	SCALE 1" = 40'

TOWN OF WATERFORD
CAPITAL PROJECT REQUEST FORM
2026-2027 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																																																																														
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6	ATTACH PLAN ESTIMATE, SERVICE AREA MAP AND/OR OTHER SUPPORTING DOCUMENTATION (if none, simply state that in the area below) Plan cost \$8,500 to perform scope																																																																														
7	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="8" style="text-align: center;">COST/FUNDING SOURCE</th> </tr> <tr> <th style="width: 15%;">FUNDING SOURCE</th> <th style="width: 20%;">APPROVED FUNDING TO DATE</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> <th style="width: 10%;">FY2031</th> </tr> </thead> <tbody> <tr> <td>1 Current Year Capital</td> <td></td> <td></td> <td style="text-align: center;">8,500</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;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">8,500</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	FY2027	FY2028	FY2029	FY2030	FY2031	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	0	8,500	0	0	0
COST/FUNDING SOURCE																																																																															
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TOTALS	0	0	8,500	0	0	0																																																																									

Jordan Park Parking Lot Improvements

The Recreation and Parks department is reviewing options for increasing accessibility and available parking to the residents of Waterford.

The past few years have seen increased events and attention to the Jordan Park Green. Recreation and Parks, Youth & Family Services, the Historical Society, and Library have all held events and plan to continue to do so in the future to provide crucial services and attractions to the general public.

The one constant issue that is received is the accessible parking and overall lack of available parking.

The attached pictures show the consistent theme of split rail fencing showcased throughout the property.

The rocks in front of the parking lot previously served as a marking point for boundaries. The collaboration between the entities that use the grounds allows for improvements and alterations of existing town agreements in terms of property line, Right of Way, etc. have been discussed with Planning and Zoning as well as Public Works

The plan would be to repurpose the stones along the end of the parking lot and around the backside of the building to better preserve the property. A clean rebuilt wall will serve as a retention against the grade of the property to help eliminate runoff to the Jordan Park House or property in general.

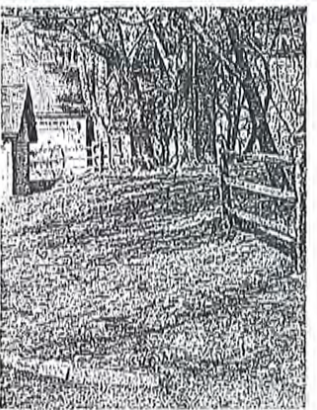
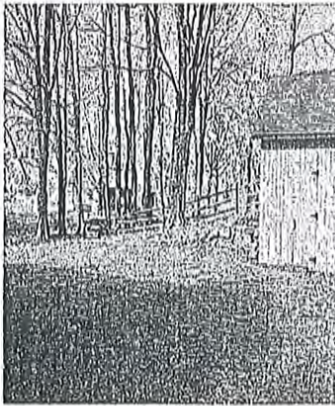
The repurposing of the rocks allows for increased parking and identification/delineation of spaces for accessible parking.

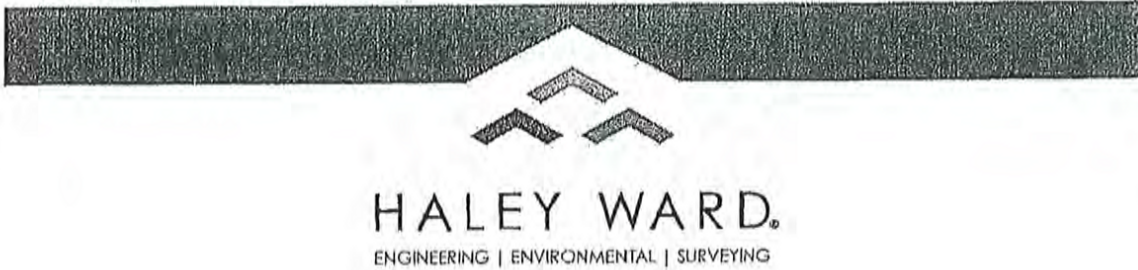
Referring to the pictures, there is area in front and behind the rocks that could be available spaces.

I am meeting with Jim Ericson from Lenard Engineering on March 16th to formalize a plan that I can present to the Historical Property Commission once received.

We receive compliments on the updates and fencing on a regular basis and hope to update trash receptacles before the end of the fiscal year.

Please reach out with any comments or questions as we work towards a collaborative vision that speaks to all members of the community.





March 17, 2023

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

Re: Proposal for Professional Services, Parking Lot Improvements at 65 Rope Ferry Road, Waterford, CT

Dear Mr. McNamara:

As requested, Haley Ward, Inc. is pleased to provide this proposal. As discussed, the Town would like to enlarge the existing parking lot at this property, remove and repurpose the stone wall on site, and provide parking lot striping for this lot.

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 the best available boundary mapping as part of our work.
- 2) Field Survey - We will conduct a field survey, and locate visible boundary markers, approximate edges of parking areas, stone walls, pathways, building corners, and other items that impact design. We will prepare a base map at an acceptable scale, for use in design.
- 3) Design Plans- Parking Lot Improvements- We will design an enlarged park lot, show removal and potential repurposing of the existing stone wall, parking lot striping, handicap parking designations and other features.

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

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





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
2026-2027 FISCAL YEAR REQUEST

DEPARTMENT/AGENCY Recreation and Parks	CONTACT PERSON Ryan McNamara
PROJECT NAME Athletic Field Irrigation - Leary	DEPARTMENT PRIORITY 4

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 ebeflits should be seen in less material in teems 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
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	
7	Federal/State Grants (detail in section 5)	
8	Other Funding (detail in section 5 above)	
	TOTALS	0 0 0 150,000 0