

**Mystic River Boathouse Park Implementation Committee
Regular Meeting Minutes
Stonington Police Department, Pawcatuck, CT
Monday, February 3, 2020
6:00 p.m.**

The Stonington Mystic River Boathouse Park Implementation Committee held a regular meeting on this date, Monday, February 3, 2020 at the Stonington Police Department at 6:00 p.m.

Present were Nick Kepple, Chairman; Mike O'Neill, Vice Chairman; Tom Switz, Steve Planchon, Breck Perkins, Kathryn Burchenal, Jim Kelley, Deb Downie, Board of Selectwomen liaison and Sandy Tissiere, Recording Secretary; as well as Chad Frost, Principal, Kent + Frost and interested citizens

Late arrival: Farouk Rajab, 6:56 p.m.

Members Absent: Tim O'Brien, Steve White and Mike Crowley

1. **Call to order**

Chairman Nick Kepple called the meeting to order at 6:06 p.m.

The group joined together for the Pledge of Allegiance.

Jim Kelley and Kathryn Burchenal were seated as alternates.

2. **Comments from the Public**

Rob Simmons, Stonington, spoke of the Stonington High School crew team and its growth over the years. Mr. Simmons said, in consideration of the growth and development of the crew team, the Stonington Board of Education should consider funding of this program. Rob Simmons said, for the record, he and Vice Chairman O'Neill met with Liz Shapiro, State Historic Preservation Office, (SHPO) Director of Arts, Preservations and Museums, to discuss developments with the boathouse that are a matter of concern. Mr. Simmons continued saying these matters involved personnel changes within SHPO where key people who have been in support of the boathouse have left the agency. Mr. Simmons recognized the committee for their hard work and thanked them for their dedication to the boathouse park project.

3. **Approval of minutes**

The minutes from the January 6, 2020 Regular meeting were presented for approval.

A motion was made by Tom Switz and seconded by Mike O'Neill to approve the minutes from January 6, 2020 as presented.

The vote was unanimous and the motion carried.

4. **Correspondence**

There wasn't any correspondence received.

5. **Old Business**

• **Discussion – Brownfields Grant application update**

Chairman Nick Kepple updated the committee saying he spoke with Danielle Chesebrough, Stonington First Selectwomen who said the draft grant has been forwarded to the Mystic Seaport Museum staff for review. Deb Downie said the Selectwomen are meeting Wednesday, February 12, 2020 with the Department of Energy and Environmental Protection, Brownfield Grants and Environmental Protection Agency to discuss grant opportunities.

Chairman Kepple told the committee, the town hall had two key positions open, town planner and town engineer, so the writing of the Brownfields Grant application needs more people who have experience to contribute to its creation. Chairman Kepple said one way that support could be offered would be to reach out to the community for letters of support. Brent Perkins suggested hiring a professional grant writer who is adept at writing these types of grants. Chad Frost suggested to wait for the discussion of this idea until after the Wednesday meeting to see what is learned.

Rob Simmons, spoke about his experience with the State of Connecticut regarding passing and approving funding and stressed the importance of getting the Brownfields grant application submitted in a timely fashion.

The committee discussed having a special meeting to keep things moving. Chairman Kepple will send a Doodle Poll to determine the best date for the committee to meet.

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- Discussion – Park timeline and costs for permits update (Kent + Frost)

Chad Frost distributed the Project Budget (Post Land Purchase) (attachment #1) and the Mystic River Boathouse Park – Opinion of Probable Costs – Based on Master Plan (attachment #2). Chad Frost discussed the soft costs and anticipated total. Chad Frost explained these are budget numbers but by the next meeting the costs would be more solid as there will be sub consultants' estimates included. The committee discussed the available remaining funds and the order of importance of what they might be used would be, first: bolstering the Brownfields grant application; second: permitting and third: the plans and drawings.

The committee discussed whether a grant writer would be necessary and decided by consensus there should be options available if it is decided as needed.

Breck Perkins asked the committee to make a resolution to ask the town to allow us to spend an appropriate portion of this funding to support the grant writing application which would come from the monies on hand and then Chad Frost's office would support and facilitate that grant writing so the grant writer could be a subcontractor to Chad Frost alleviating the need for the administrative process of hiring a consultant.

The committee decided to wait until after the February 12, 2020 Board of Selectwomen meeting to make the decision whether a consultant was needed. However, the committee agreed by consensus that Chad Frost be charged with the task of finding someone to support the grant and be prepared to come to the next meeting with specific recommendations in case a consultant is needed.

Chad Frost said timeline and permit updates will be presented at the next meeting.

- Discussion – Kent + Frost contract addendum

Chad Frost reported this item has been completed.

- Discussion – Renaming of the Park

A motion was made by Tom Switz and Breck Perkins to table the discussion of renaming the park. The vote was unanimous and the motion carried.

6. New Business

- Discussion – Combined timelines for park and boathouse update

The park timeline will be discussed at the next meeting. The boathouse timeline is discussed in the next discussion.

- Discussion – Update from Friends of Stonington Crew for projection of the building, schedule and costs for the boathouse (Mike O'Neill)

Mike O'Neill presented an overhead presentation of the next steps of the Friends of Stonington Crew. Mr. O'Neill said the Friends of Stonington Crew are still working through the numbers on moving the house, examining the possibilities of building the boathouse and looking for a cost model.

Mr. O'Neil shared the following schedule of the boathouse project:

1. Finalize Building utilization
2. Determine construction approach
3. Cost model for each concept
4. Complete agreement with town
5. Town approvals
6. Determine project responsibilities
7. Town finalize park plans
8. FOSC renew fundraising campaign

Mr. O'Neill discussed the future use of the Stonington Community Rowing Center saying it is expected the community rowing program will grow 4 to 5 times of the current team and the building will need to be built to accommodate the use. The Town of

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Stonington Human Service's Recreation Program has expressed interest in use of the boathouse as well so there will need to be an agreement developed between the town and the Friends of Stonington Crew on how the maintenance of the building will be funded.

Mike O'Neill shared with the committee, the different designs of boathouse buildings, the materials that could be used to build the buildings and the associated costs. Mike O'Neill spoke about the adaptive reuse of the house, its relocation, the need for a new foundation, restoration of the trim to SHPO's standards, new roofing and remediation. Mike O'Neill gave a cost estimate for the house to be \$650,000. Mike O'Neill said there is an 9-month construction timeline.

Mike O'Neil shared the Friends of Stonington Crew's next steps:

- | | |
|---|--|
| 1. Building schematic design | 8. Bid documentation |
| 2. Final building design development with town | 9. Bidding and contract review |
| 3. Zoning, fire, P&Z approvals | 10. Qualification and contractor award |
| 4. Geotechnical evaluation of building site | 11. Project buy-out |
| 5. Securing an architect to complete design for house and boathouse | 12. Construction management |
| 6. Construction documentation, engineering to Coastal AE flood requirements | 13. Building commissioning/turn over to town |
| 7. MEP design, fire protection design, and approvals | |

The group discussed the moving of the house and who was financially responsible for it. The group also discussed there are logistics to work out regarding the use of the boathouse and house by other entities and who would be responsible for the cost of the operations of the building.

Rob Simmons told the committee the authorizing document that was approved to create the Mystic River Boathouse River Park Implementation Committee states that, in addition of the nine members and three alternates, the three selectmen are ex-officio members so there could be a meeting of the Mystic River Boathouse Park Implementation Committee with the Board of Selectwomen (who could attend but couldn't vote) to discuss the details of the responsibilities of the park and the boathouse between the town and the Friends of Stonington Crew.

14. Comments from the Public

Chad Frost shared the Mystic Seaport Museum is moving forward with their project and, as the park shares a right-of-way, the committee might want to take notice of it.

Herb Holmstedt, Mystic, spoke of a meeting on Wednesday at the Mystic Seaport Museum saying the neighbors have been invited. Mr. Holmstedt also spoke of, on the Groton side, the Old Oral School is being made into a development.

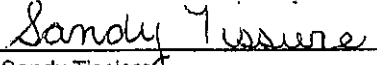
15. Comments from the Committee

Breck Perkins, shared there is a grant money available through the Thames River Association for Innovation which might be considered for application for use of the living shoreline. Breck Perkins said there is going to be a change in the navigation method in the Mystic River that may be prohibitive to rowing. Chad Frost said he will look into this as he thought this issue had been resolved.

16. Adjourn

Steve Planchon made a motion to adjourn the meeting at 7:50 p.m.
The vote was unanimous and the motion carried.

Respectfully submitted


Sandy Tissiere
Recording Secretary

**MYSTIC BOATHOUSE PARK
PROJECT BUDGET (POST LAND PURCHASE)**

ATTACHMENT #1

FUND #41503

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LINE #	REVENUES	ORIGINAL BUDGET	BUDGET TRANSFERS/ADDITIONAL APPROP.	ADJUSTED BUDGET	LESS, YTD ACTUALS ENCUMBERED	BUDGET BALANCE 01/30/20
1	Bond Proceeds - Remaining funds	534,719.00		534,719.00	-	534,719.00
2	Brownfields Grant #1	200,000.00		200,000.00	165,620.00	34,380.00
3	Brownfields Grant #2	-		-	-	-
4	Donations	-		-	-	-
5	Third Party Fund Raising	-		-	-	-
6		-		-	-	-
7		-		-	-	-
8		-		-	-	-
9		-		-	-	-
10	Total Revenues	734,719.00		734,719.00	165,620.00	569,099.00
Design & Engineering-Master Plan (Kent & Frost)						
11	Task 1 -Kickoff	3,000.00	-	3,000.00	3,000.00	-
12	Task 2 - Site Analysis	6,000.00	-	6,000.00	6,000.00	-
13	Task 3A - ESA	35,800.00	-	35,800.00	35,799.60	0.40
14	Task 3B - RAP	12,000.00	-	12,000.00	1,073.71	10,926.29
15	Task 4 - Pre-Demo	7,600.00	-	7,600.00	6,058.19	1,541.81
16	Task 5 - Stakeholder Coordination	9,000.00	-	9,000.00	9,000.40	(0.40)
17	Task 6 - Conceptual Design	10,000.00	-	10,000.00	10,000.00	-
18	Task 7 - Design Development	7,000.00	-	7,000.00	7,000.00	-
19	Task 8 - Master Plan	16,600.00	-	16,600.00	16,600.00	-
20	Public Meeting - Reimbursables	3,000.00	-	3,000.00	1,049.98	1,950.02
21	Additional Services - K&F Supplemental Survey	1,980.00	-	1,980.00	1,980.00	-
22	Additional Services - K&F Supplemental Invest. Environ. Reme	13,640.00	-	13,640.00	12,887.68	752.32
23	Additional Services - K&F SHPO Extra Work	30,000.00	-	30,000.00	5,180.00	24,820.00
24	Additional Services - SHPO Consultant	10,000.00	-	10,000.00	6,609.30	3,390.70
25	Chad and Frost - Other Reimbursables	-	-	-	228.73	(228.73)
26	Chad and Frost - Obligated	-	-	-	42,812.62	(42,812.62)
27	Town Admin Costs	-	-	-	339.79	(339.79)
28	Total Design & Engineering	165,620.00	-	165,620.00	165,620.00	-
Design/Engineering/Soft Costs-Construction Phase						
29	Survey Staking	45,399.05	-	45,399.05	-	45,399.05
30	Mobilization	113,497.62	-	113,497.62	-	113,497.62
31	Design & Engineering	226,995.24	-	226,995.24	-	226,995.24
32	Construction Oversight	-	-	-	-	-
33	Permitting	68,098.57	-	68,098.57	-	68,098.57
34	Contingency	453,990.48	-	453,990.48	-	453,990.48
35		-	-	-	-	-
36	Total Design/Engineering/Soft Costs	907,980.96	-	907,980.96	-	907,980.96
Site Prep & Erosion Control						
37	E&S Controls	20,000.00	-	20,000.00	-	20,000.00
38	VOC Clean-up	40,000.00	-	40,000.00	-	40,000.00
39	Patroleum Hydrocarbon Cleanup	36,000.00	-	36,000.00	-	36,000.00
40	Contaminated soil on-site disposal	13,000.00	-	13,000.00	-	13,000.00
41	Clean Fill	150,850.00	-	150,850.00	-	150,850.00
42	Shoreline Restoration Grading Fill	49,385.00	-	49,385.00	-	49,385.00
43	Rip-Rap	4,125.00	-	4,125.00	-	4,125.00
44	Toe Protection - Coir log	7,620.00	-	7,620.00	-	7,620.00
45	Marsh creation fill	8,710.00	-	8,710.00	-	8,710.00
46	MiraFi S1600	20,615.50	-	20,615.50	-	20,615.50
47	Total Site Prep & Erosion Control	350,305.50	-	350,305.50	-	350,305.50
Site Demolition						
48	House Haz-Mat remediation	50,000.00	-	50,000.00	-	50,000.00
49	Demo House + Deck	25,000.00	-	25,000.00	-	25,000.00
50	Demo Garage	20,000.00	-	20,000.00	-	20,000.00
51	Demo Bituminous Pavement	846.64	-	846.64	-	846.64
52	Demo Concrete Curb	1,302.00	-	1,302.00	-	1,302.00
53	Demo Granite Curb	1,278.00	-	1,278.00	-	1,278.00
54	Demo Concrete Sidewalk	4,348.26	-	4,348.26	-	4,348.26
55	Demo Flagstone Walk	136.00	-	136.00	-	136.00

**MYSTIC BOATHOUSE PARK
PROJECT BUDGET (POST LAND PURCHASE)
FUND #41503**

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LINE #	REVENUES	ORIGINAL BUDGET	BUDGET TRANSFERS/ADDITIONAL/APPROP.	ADJUSTED BUDGET	LESS: VTD ACTUALS ENCUMBERED	BUDGET BALANCE 01/30/20
56	Relocate / replace fire hydrant	10,000.00		10,000.00	-	10,000.00
57	Bituminous Cutting	1,380.30		1,380.30	-	1,380.30
58	Demo stone wall	1,780.00		1,780.00	-	1,780.00
59	Demo Wood fence	1,764.00		1,764.00	-	1,764.00
60	Misc Removal	10,000.00		10,000.00	-	10,000.00
61	Plant Removal	5,000.00		5,000.00	-	5,000.00
62						
63						
64	Total Site Demolition	132,835.20	-	132,835.20	-	132,835.20
	Site Furnishings					
65	Benches	5,000.00		5,000.00	-	5,000.00
66	Bike Rack	4,800.00		4,800.00	-	4,800.00
67	Trash Receptacle / Recycle	3,200.00		3,200.00	-	3,200.00
68						
69	Total Site Furnishings	13,000.00	-	13,000.00	-	13,000.00
	Site Utilities					
70	Decorative Lamp Posts	52,000.00		52,000.00	-	52,000.00
71	Site Lighting	40,000.00		40,000.00	-	40,000.00
72	Site Lighting & Electrical	20,000.00		20,000.00	-	20,000.00
73	Stormwater Drainage	18,000.00		18,000.00	-	18,000.00
74	Slot Drain	1,950.00		1,950.00	-	1,950.00
75						
76	Total Site Utilities	131,950.00	-	131,950.00	-	131,950.00
	Site Hardscape					
77	Bituminous Roadway Pavement	55,164.20		55,164.20	-	55,164.20
78	Pavement paint (historic land pattern)	316.50		316.50	-	316.50
79	Parking Striping - Stall	179.00		179.00	-	179.00
80	Parking Striping - HC Loading	57.50		57.50	-	57.50
81	Stone Retaining Wall - Decorative	2,800.00		2,800.00	-	2,800.00
82	Stone Retaining Wall	11,400.00		11,400.00	-	11,400.00
83	Boardwalk	684,825.00		684,825.00	-	684,825.00
84	Floating Dock - Crew	133,880.00		133,880.00	-	133,880.00
85	Floating Dock - Public	20,480.00		20,480.00	-	20,480.00
86	Dock Ramp - Crew	20,720.00		20,720.00	-	20,720.00
87	Dock Ramp - Public	12,160.00		12,160.00	-	12,160.00
88	Boat Ramp - articulated concrete block	25,550.00		25,550.00	-	25,550.00
89	Plaza pavers	263,160.00		263,160.00	-	263,160.00
90	Concrete Steps	8,760.00		8,760.00	-	8,760.00
91	Concrete Sidewalk	40,000.00		40,000.00	-	40,000.00
92	Parking island paving	16,750.00		16,750.00	-	16,750.00
93	Granite Paving bands (historic land pattern)	17,300.00		17,300.00	-	17,300.00
94	Granite Curb	28,600.00		28,600.00	-	28,600.00
95	Gravel Border					
96						
97	Total Site Hardscape	1,342,102.20	-	1,342,102.20	-	1,342,102.20
	Site Improvements					
98	Oyster Castles	72,750.00		72,750.00	-	72,750.00
99	Wood Screening Fence	11,000.00		11,000.00	-	11,000.00
100	Bollards	13,500.00		13,500.00	-	13,500.00
101						
102	Total Site Improvements	97,250.00	-	97,250.00	-	97,250.00
	Site Planting					
103	Topsoil & Placement - Planting Bed	32,270.00		32,270.00	-	32,270.00
104	Compost & Placement - Planting Bed	14,800.00		14,800.00	-	14,800.00
105	Topsoil & Placement - Lawn	4,900.00		4,900.00	-	4,900.00
106	Trees - Deciduous	16,000.00		16,000.00	-	16,000.00
107	Planting - Shoreline Restoration	72,861.00		72,861.00	-	72,861.00
108	Planting Bed - meadow	20,180.00		20,180.00	-	20,180.00
109	Planting Bed - low grasses	18,740.00		18,740.00	-	18,740.00
110	Planting Bed - Around Boathouse	17,070.00		17,070.00	-	17,070.00

**MYSTIC BOATHOUSE PARK
PROJECT BUDGET (POST LAND PURCHASE)
FUND #41503**

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LINE #	REVENUES	ORIGINAL BUDGET	BUDGET TRANSFERS/ADDITIONAL APPROPRIATION	ADJUSTED BUDGET	LESS: YTD ACTUAL OR ENCUMBERED	BUDGET BALANCE 01/30/20
111	Lawn - seed	5,688.50		5,688.50	-	5,688.50
112		-		-	-	-
113	Total Site Planting	202,509.50	-	202,509.50	-	202,509.50
	Parking Area Adjacent to Boathouse					
114	Bituminous Roadway Pavement	5,395.18		5,395.18	-	5,395.18
115	Parking Striping - Stall	54.00		54.00	-	54.00
116	Granite Curb	4,240.00		4,240.00	-	4,240.00
117	Pavement paint (historic land pattern)	124.50		124.50	-	124.50
118		-		-	-	-
119	Total Parking Adjacent to Boathouse	9,813.68	-	9,813.68	-	9,813.68
120	Voluntary Remediation Program					
121	Environmental Condition Assessment Form	6,000.00		6,000.00	-	6,000.00
122	Remedial Action Plan & Engineered Control Variance Request	20,000.00		20,000.00	-	20,000.00
123	Hazardous Material Abatement Report & Remedial Action Report	10,000.00		10,000.00	-	10,000.00
124	Environmental Land Use Restriction	20,000.00		20,000.00	-	20,000.00
125	Monitoring Well Installation & Groundwater Monitoring	40,000.00		40,000.00	-	40,000.00
126	LEP Verification Report & LEP Verification	12,000.00		12,000.00	-	12,000.00
127		-		-	-	-
128	Total Voluntary Remediation Program	108,000.00	-	108,000.00	-	108,000.00
129	TOTAL ESTIMATED CONSTRUCTION COSTS	3,295,747.04	-	3,295,747.04	-	3,295,747.04
139	TOTAL BUDGETED EXPENDITURES	3,461,367.04	-	3,461,367.04	165,620.00	3,295,747.04
140	NET BUDGET POSITION YTD	(2,726,648.04)	-	(2,726,648.04)	-	(2,726,648.04)
141	FUTURE CONSTRUCTION EXPENDITURES					(3,295,747.04)
142	CASH ON HAND					534,719.00
143	GRANT FUNDS AVAILABLE					34,380.00
144	PROJECT BALANCE (DEFICIT)					(2,726,648.04)
145	Total Available Funds Including Approved Grants	3,461,367.04	-	3,461,367.04	-	569,099.00

JUST CONSTRUCTION FUNDS

Total Construction Costs	3,295,747.04
Costs Eligible for Remediation Funds	(2,744,553.16)
Costs for Crew Docks	(154,600.00)
Potential Construction Costs to the Town	396,593.88

ATTACHMENT #2
Mystic River Boathouse Park
Opinion of Probable Costs - Based on Master Plan
 January 7, 2020

Kent + Frost
 Landscape Architecture

Site Landscape Improvements

ITEM	COST	UNIT	QTY.	ITEM COST	NOTE
Site Preparation & Erosion Control					
E&S Controls	\$20,000.00	LS	1	\$20,000.00	
VOC Clean-up	\$200.00	TON	200	\$40,000.00	
Patrolium Hydrocarbon Cleanup	\$60.00	TON	600	\$36,000.00	
Contaminated soil on-site disposal	\$65.00	CY	200	\$13,000.00	
Clean Fill	\$35.00	CY	4310	\$150,850.00	24" across whole site
Shoreline Restoration Grading Fill	\$35.00	CY	1411	\$49,375.00	Living Shorelines
Rip-Rap	\$25.00	CY	165	\$4,125.00	Living Shorelines
Toe Protection - Coir log	\$12.00	LF	635	\$7,620.00	(2) 12" diameter, oak stakes spaced at 24" o.c.
Marsh creation fill	\$65.00	CY	134	\$8,710.00	12" fill South side only
MiraFI S1600	\$0.25	SF	82462	\$20,615.50	Separation fabric below the 24" clean fill
Site Demolition					
House Haz-Mat remediation	\$50,000.00	LS	1	\$50,000.00	
House Re-location	\$40,000.00	LS	1	\$40,000.00	
Demo Garage	\$20,000.00	LS	1	\$20,000.00	
Demo Bituminous Pavement	\$11.14	SY	76	\$846.64	
Demo Concrete Curb	\$6.00	LF	217	\$1,302.00	
Demo Granite Curb	\$6.00	LF	213	\$1,278.00	
Demo Concrete Sidewalk	\$18.27	SY	238	\$4,348.26	
Demo Flagstone Walk	\$2.00	SF	68	\$136.00	
Relocate / replace fire hydrant	\$10,000.00	EA	1	\$10,000.00	
Bituminous Cutting	\$3.21	LF	430	\$1,380.30	
Demo stone wall	\$20.00	LF	89	\$1,780.00	
Demo Wood fence	\$3.00	LF	588	\$1,764.00	
Misc Removal	\$10,000.00	LS	1	\$10,000.00	
Plant Removal	\$5,000.00	LS	1	\$5,000.00	
Site Furnishings					
Benches	\$2,500.00	EA	2	\$5,000.00	
Bike Rack	\$1,200.00	EA	4	\$4,800.00	
Trash Receptacle / Recycle	\$800.00	EA	4	\$3,200.00	
Site Utilities					
Decorative Lamp Posts	\$6,500.00	EA	8	\$52,000.00	Budget estimate
Site Lighting	\$40,000.00	LS	1	\$40,000.00	Budget estimate
Site Lighting & Electrical	\$20,000.00	LS	1	\$20,000.00	Budget estimate
Stormwater Drainage	\$18,000.00	LS	1	\$18,000.00	Budget estimate
Slot Drain	\$150.00	LF	13	\$1,950.00	
Site Hardscape					
Bituminous Roadway Pavement	\$4.33	SF	12740	\$55,164.20	12" subbase, 4" Processed, 3" Bit, Grading
Pavement paint (historic land pattern)	\$1.50	LF	211	\$316.50	
Parking Striping - Stall	\$0.50	LF	358	\$179.00	4" white lines on pavement
Parking Striping - HC Loading	\$0.50	LF	115	\$57.50	4" white lines on pavement
Stone Retaining Wall - Decorative	\$50.00	SFF	56	\$2,800.00	stone retaining wall at back deck
Stone Retaining Wall	\$60.00	SFF	190	\$11,400.00	Extension of sea wall
Boardwalk	\$75.00	SF	9131	\$684,825.00	20' wide
Floating Dock - Crew	\$40.00	SF	3347	\$133,880.00	Polystyrene flotation
Floating Dock - Public	\$40.00	SF	512	\$20,480.00	Polystyrene flotation
Dock Ramp - Crew	\$40.00	SF	518	\$20,720.00	Wood ramp connecting to dock
Dock Ramp - Public	\$40.00	SF	304	\$12,160.00	Wood ramp connecting to dock
Boat Ramp - articulated concrete block	\$25.00	SF	1022	\$25,550.00	Pre-cast Concrete, 4000 psi
Plaza pavers	\$30.00	SF	8772	\$263,160.00	Permeable Pavers.
Concrete Steps	\$60.00	LF	146	\$8,760.00	15" tread, 6" rise
Concrete Sidewalk	\$10.00	SF	4000	\$40,000.00	4,000 psi, WWM
Parking Island paving	\$25.00	SF	670	\$16,750.00	???
Granite Paving bands (historic land pattern)	\$25.00	LF	692	\$17,300.00	
Granite Curb	\$40.00	LF	715	\$28,600.00	5" Granite, Concrete Encased
Gravel Border	\$3.00	SF	0	\$0.00	Around Building

Site Improvements-

Oyster Castles	\$150.00	LF	485	\$72,750.00
Wood Screening Fence	\$100.00	LF	110	\$11,000.00
Bollards	\$1,500.00	EA	9	\$13,500.00

8' tall solid wood fence

Site Planting

Topsoil & Placement - Planting Bed	\$35.00	CY	922	\$32,770.00
Compost & Placement - Planting Bed	\$80.00	CY	185	\$14,800.00
Topsoil & Placement - Lawn	\$35.00	CY	140	\$4,900.00
Trees - Deciduous	\$2,000.00	EA	8	\$16,000.00
Planting - Shoreline Restoration	\$3.00	SF	24287	\$72,861.00
Planting Bed - meadow	\$10.00	SF	2018	\$20,180.00
Planting Bed - low grasses	\$10.00	SF	1874	\$18,740.00
Planting Bed - Around Boathouse	\$10.00	SF	1707	\$17,070.00
Lawn - seed	\$0.50	SF	11377	\$5,688.50

10" Depth

2" Depth

4" Depth

Living Shoreline Planting

EX sesleria, At street and parking lot
Around Boathouse

Parking Area adjacent to Boathouse Park

Bituminous Roadway Pavement	\$4.33	SF	1246	\$5,395.18
Parking Striping - Stall	\$0.50	LF	108	\$54.00
Granite Curb	\$40.00	LF	106	\$4,240.00
Pavement paint (historic land pattern)	\$1.50	LF	83	\$124.50

12" subbase, 4" Processed, 3" Blt, Grading
4" white lines on pavement
5" Granite, Concrete Encased

Voluntary Remediation Program

Environmental Condition Assessment Form	\$6,000.00
Remedial Action Plan & Engineered Control Variance Request	\$20,000.00
Hazardous Material Abatement Report & Remedial Action Report	\$10,000.00
Environmental Land Use Restriction	\$20,000.00
Monitoring Well Installation & Groundwater Monitoring	\$20,000.00
LEP Verification Report & LEP Verification	\$2,000.00

Design / Engineering / Soft Costs

Survey Staking	2%	\$3,669.09
Mobilization	5%	\$1,834.54
Design & Engineering	12%	\$7,997.29
Construction Oversight	0%	\$0.00
Permitting	3%	\$1,834.54
Contingency	20%	\$5,669.09

Sub-Total \$3,362,446.09

Costs Eligible for Remediation Funds \$2,800,526.71

Costs for Crew Docks \$154,600.00

Potential Cost to Town of Stonington \$407,217.38

* Costs reflect 2018 market values