

Memo

To: Mike Tetreau, First Selectman
Paul Hiller, Fiscal Officer

From: Richard White, Director Public Works

Date: January 30, 2012

Re: Acceptance of \$400,000 STEAP Grant for Improvements to Penfield Pavilion Parking Lot and adjacent sidewalks

1. **Background** – in a letter dated 1-4-12 the Governor’s Office announced that the Town had received a \$400,000 grant through the Small Town Economic Assistance Program (STEAP) to reconstruct Penfield Pavilion’s parking lot and construct additional adjacent sidewalks.

In 2008 we received a \$400,000 STEAP grant to help offset the cost of replacing the east wing of the Pavilion. The west wing was completed this summer. In order to keep the west wing project’s cost down we used DPW employees to demolish / dispose of the old building and construct the foundation consisting of over 100 concrete piers. Finally, we included \$182,000 in the project for paving and material costs to reconstruct the parking lot, again with the use of DPW labor. When the opportunity came up to apply for a STEAP grant we decided to include the parking lot project because of the following benefits;

- (a) It frees up DPW labor to use in the spring to catch up on delayed projects especially due to the extensive clean-up effort required by Hurricane Irene and Storm Alfred (the October snow storm).
- (b) It frees up the \$182,000 budgeted for the lot in the Penfield Project Budget to be used to construct a bulkhead around the perimeter of the Pavilion to better protect the building and significantly decrease tidal surge flooding from affecting the adjacent neighborhoods.
- (c) It allows us to construct additional sidewalks for pedestrians from the immediate neighborhoods to safely access this popular facility.

To be more aesthetically pleasing and environmentally beneficial, only the aisles of the lot where the cars travel will be traditional paving. The spaces where the car park will consist of concrete pavers with open spaces that allow the stormwater from the lot to drain directly into the ground, which is significantly better than having all the stormwater flow across the lot while picking up

numerous contaminants and flowing directly into the local catch basins and then directly into the Sound. When the stormwater infiltrates into the ground the pollutants break down naturally by microbial action. The pervious pavers also decrease run-off from the lot that contributes to local flooding, although this is a very minor contribution.

2. **Purpose & Justification** – The purpose is to accept the \$400,000 STEAP grant to construct a new environmentally beneficial and aesthetically pleasing parking lot at the Pavilion and additional connecting sidewalks.

It is justified because the existing lot is in poor shape due to its age and disruption from recent construction (numerous trenches etc.). Additional sidewalks will provide safer access to this very popular site from the adjacent neighborhoods.

3. **Detailed Description of Proposal** – The Pavilion parking lot is approximately 58,000 ft² (1.3 acres). The aisles where the vehicles travel, (enter, exit and approach a parking space) will be asphalt paved. The actual parking spaces will be made up of one foot square concrete pavers that have spaces that are filled with sand and or gravel and allow the stormwater to infiltrate directly into a crushed stone sub-base.

Aisle – Paved Area	=	32,000 ft ²	(55%)
Porous Pavers	=	<u>26,000 ft²</u>	(45%)
Total	=	<u>58,000 ft²</u>	

Approximately 2,120 linear feet of 5 feet wide sidewalk will be constructed leading to the Pavilion along Fairfield Beach Road from Beach Rd on the south side of Fairfield Beach Road. .

Project Cost Breakdown

A. Parking Lot

(a) Porous Pavers

• Porous pavers = \$2.40/ft ² x 26,000 ft ² =	\$ 62,400
• Crushed stone and gravel for base =	40,000
• Filter fabric \$4/ yd ² x 2,900/ yd ² =	11,700
• Contract labor =	<u>125,000</u>

Sub Total Pavers = \$239,100

(b) Paving of travel Aisles

• 3,555 yd ³ x \$15.51/ yd ³ =	55,140
• Additional base material =	<u>40,000</u>

Sub Total Paving= \$ 95,140

Sub Total Parking Lot = \$334,240

B. Sidewalks Leading to Penfield
 (a) 5' wide asphalt walk = 2,120 ft x \$13,75/ft = \$ 29,150

Subtotal Project Cost	\$363,390
Plus 10% contingency	<u>36,339</u>
Total =	<u><u>\$399,729</u></u>

4. **Reliability of Estimated Costs** – The cost estimate is made up of known prices for materials and estimates for the labor component.

5. **Increased Efficiency or Productivity** – These terms don't directly apply to this type of project but there are advantages.
 - (a) A new lot will be more convenient and safer for patrons.
 - (b) The pavers in the lot decrease the amount of stormwater that goes into the catch basins thus decreasing run-off and pollution
 - (c) The sidewalk will provide safer access to the Pavilion from the adjacent neighborhoods.

6. **Additional Long Range Costs** – None except for the obvious ones associated with maintaining or a parking lot and sidewalks.

7. **Additional Use or Demand on Existing Facilities** This will not increase the demand or use but simply better serve the existing patrons

8. **Alternatives to this request** If we don't accept the grant we would go back to our original plan of using DPW employees instead of contractors to do labor on the project. This will delay their work on other projects. The sidewalk will not be funded.

9. **Safety & Loss Control** – Repaving the lot decreases the chances for tripping accidents.

10. **Environmental Considerations** – The use of pavers for the parking spaces increases the pervious area of the lot by 45%, significantly decreasing the run-off from the lot that contains pollutants that would normally flow directly into the Sound via the catch basins and stormwater pipes. When the stormwater infiltrates into the ground the pollutants naturally break down by microbial action. This is similar to what occurs in the leaching fields of a septic system.

11. **Insurance** – Any contractors used will have to carry insurance coverage required in the bid documents.

12. **Financing** – The project will be funded by the \$400,000 STEAP grant.

13. **Other Considerations** – None

14. **Other Approvals**

Board of Selectman	-	2/1/2012
Board of Finance	-	2/7/2012
RTM	-	2/27/2012

RJW:pal