

2015 FWAC bleacher subcommittee work presented to

FWAC spring 2015

Sub Committee Work & Proposal re: renovation of Parade

Grounds:

Community gathering space/natural amphitheater at Fort

Williams Park

RATIONALE:

Community gathering place/natural amphitheater to replace deteriorating bleachers in Fort Williams Park

Purposes:

Provide an informal event area, attractive to both community and performers and provide enhanced income generation in the park in a locale that insulates neighboring properties, and provides respite from the large tourist concentrations for local events.

Allow enhanced educational and event locations in the park and even serve as a another place to picnic, or gather and sit in the park

Serve as an inviting gateway to the children's garden, pond and tennis court area

Connect to the walking trails and enhance the walking experience of the Fort.

Provide more versatile use of the space, more diversity of use, than the straight, linear mid parade ground location

Create/recreate the parade ground vantage point in an aesthetically attractive, but also centering way that allows focus on the performance(s).

Location allows view corridor from Children's garden council circle and ocean vista from parade ground seating and rather than the hillside of trees from vantage point of Plan A.

Be a more theater-like, more semi-circular, or centering like space (versus horizontal- linear space)

Allow groups of 300-500, with expanded plus expansion capabilities to field and hillside and opposite ends of the parade ground.

Handicapped, and easy access from the parking lot – incorporated in the plan, preserving the historic bank top straight walkway

Preserve the nature and straight line sighting of the history of use of these grounds, while allowing amphitheater type seating with an ocean view

Provide shade for those seated who wish it

Use historic elements of the park and mark them as such, commemorate the soldiers who marched there, granite slabs that were WWII era use.

Remove obstructions from view from the new Children's garden COUNCIL RING and integrated "bleacher" area with this lovely area which is within very close proximity

Provide enhance electrical and lighting capabilities to attract more lucrative type of events that the citizens and community can gather at this spot to enjoy

USES:

Predicted and potential uses :

Children's garden educational series

Beach to Beacon and centering area for other events and races

Award ceremonies – not only schools, sports organizations, and municipal but ALSO corporate (considered retractable cover/ covered space as add on)

Corporate retreats/team building,

Athletic Team meetings & training

Marimba/Jazz, marching bands, Portland brass quintet, High school orchestras, or portland wind ensemble....

Church and synagogue services

Weddings

Memorial services

Stand up comedians

Concerts – ex. with corporate sponsorship

Plays, High school, and local theater, other school performances

Mime

Silent movies

Family Fun Day

Talent shows

Trade organizations, and local craft shows

Unicycle troop

Girls scouts & Boy Scouts

Lectures/SMAA/OLLI, (senior programs)

Rally's

Community gathering , community services offerings,

Picnic lunch gathering

Book readings, local book stores Nonesuch

Boston Jazz

Feb-16

Children's garden educational series

Beach to Beacon and centering area for other events and races

Award ceremonies – not only schools, sports organizations, and municipal but ALSO corporate (considered retractable cover/covered space as add on)

Corporate retreats/team building,

Team meeting

Marimba bands

Church and synagogue services

Weddings

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Stand up comedians

Concerts

Plays, High school, and local theater

Mime

Family Fun Day

Talent shows

Trade organizations, and local craft shows

Unicycle troop

Girls scouts

& Boy Scouts

Lectures/Southern Maine Agency on Aging/Osher Life long learning institute/Maine Audubon, etc.

Rallies

Community gathering, community services,

Picnic lunch gathering

Book readings nonesuch

Boston Jazz

Portland Quintet

High school orchestras, choral groups (have expressed interest)

Chewonki foundation

Jazz festival,

LOCATION: on the west end of the parade grounds to facilitate use and enhance viewing vantage point, while preserving the linear parade ground history.

Create an attractive, focal point attraction to draw visitors from the more heavily used coastal areas of the park and serve as a GATEWAY, and integrated use area for the children's garden,

Provide shore/coastal vantage point from the top levels of the seating area, as opposed

Create an unobstructed, clear view corridor from the new children's garden Council circle for which many have donated.

Use natural slope and some existing stone steps and contour of the area proximal to the children's garden/tennis courts.

Minimize hard scape and retaining walls (there are two knee walls which would reuse the stones from existing "end" walls of the parade ground) and integrate edges

Allow some cut back into the slope at the west end for more centering stage /community experience adding intimacy to gathering space.

Remove eye sore shed and porta-potties to a more appropriate, serviceable location that can still serve activities at this location

Relocate the little league field and alternative storage(? to firehouse area.)

Allow hard scaping of the STEEPEST part of the current bleachers embankment and involve reconstruction of this steepest grade that in Plan A was not addressed.

Involve some additional cut bank in the bank to achieve semicircular feel, but note that Plan A also involves doing so

Granite steps:

Use historic Ship cove slabs of granite- repurposed for seating- which will allow more natural look, rather than uniform pieces from a quarry order and incorporate history into the new gathering space

"site visit above Ship Cove this morning with Skip Murray of L. P. Murray Excavation. He said it is very doable over a couple days using his large excavator w/thumbs and cables, and he and Kris will put together a quote for hauling the blocks out and up to the bleachers area (or wherever you want them stockpiled)". Tide was low this morning so we could see everything! There are approximately 58 blocks.

The Murray's have provided a lot of discounted/in-kind service for the Fort Williams Park Foundation and provided a discounted estimate in this case. \$3,500 estimate for retrieval. Possible \$3,000 contingency for handling and short transport.

He/I would have to meet with the local DEP office about the project, and might be required to apply for a Permit By Rule. Not a big deal since these blocks aren't actually doing anything to prevent erosion from the Shoreland zone. Only hang-up might be that Murray would have to create a temporary path across the beach for access. But the regular tides and storms are constantly shifting the floor of the beach as it is, so this would have no permanent impact on the beach.

CHECK with John, landscape architect and Skip Murray re the possibility of over fill of existing bleachers in place where appropriate, rather than demolishing- Done 5/19/15 – does not feel demolition in place and use for fill is feasible. One citizen present said knows of project where this type of procedure was used.

amphitheater designs .pdf. Consider design competition for final Amphitheater design – Goal – keep natural to match setting and historic significance of parade grounds. Maximize ocean view and access to pond, council circle and children's garden for integration into surrounding areas of Fort. (10,000 foot view- Integration of projects).

OTHER ASPECTS:

Seating

STONE WORK AND STEPS - LOWER LONG TERM COSTS

SOLID STAGE STONE, - GROUND LEVEL

SUBLE STEP LIGHTING - SOLAR

? EXCAVATION FOR CUT BACK AT TOP OF BANK FOR CONCAVE DESIGN

FILL NEEDED FOR OCEAN END OF THE AMPHITHEATER

POWER ALLOWING BETTER FACILITIES

TENTING ** MAKES REVENUE MORE DEFINITE - WORTH THE INVESTMENT

(?)

ADD ONS- future

COVERAGE FOR STAGING

COVERAGE FOR AUDIENCE

TOILETS (2-4) PRIVY VAULTS

(SOLAR FAN AND LIGHTS)

WALKWAYS - IMPROVE THE TOP OF BANK WALKWAY

AND BOTH HANDICAPPED AND PARKING LOT

IRRIGATION

SHADE TREES (? FOUNDATION CONTRIBUTION - personal contributions)

Recommendation for power upgrade would be a dedicated 200 amp 240/120V power or 150 amp 208V three phase if available for the performance area. Distribution would be dependent on needs. (50 V for lighting and sounds each (2nd event manager).

4/30 - Asked Bob Malley to get us an estimate or tell us who to ask.

=FOLSOM ELECTRIC 883-8025(Paul Steeves, electrician): His

recommendations: **The bleachers have a 200A single phase 120/240V service.**

This service is fed underground by the service pole by the maintenance shops.

(The service pole also serves a second 200A single phase 120/240V service to the gazebo.)

The bleacher panel provides power as follows:

- 1-20A OUTSIDE GFI OUTLET**
- 3-20A LIGHTING CIRCUITS**
- 8-20A GFI POWER OUTLET CIRCUITS**
- 2-30A 240V POWER OUTLET CIRCUITS**

The panel has space to add more circuits depending on what types of loads they are adding.

Most pond pumps require a 20A, 120V circuit. A larger pump would be 20A, 240V if they use heavy duty swimming pool pump.

Low voltage lighting transformers are usually a 120V to 12V step down transformer, if LED lighting is used this also would reduce the total load.

A conduit could be run from the bleacher panel and set a sub panel at the new location.

re: pond pump:

The 3 HP pump they intend to use requires a 230 volt/20 amp service. That would not appear to affect the demand of the service as it stands now. How it affects the demand with an additional load is unknown, without knowing the specific information on type of load being envisioned. I'm in no way qualified to answer that question.

If you want email or call Mr. Steeves directly that would be fine with me. His office number is 883-8025

From BOB Malley: **When the PSO was held in that area they would bring in an electrician to make the connections and/or add outlets as I recall, but I do not know specifically what they did. Joe at PSO may know this**

Let me know if June 2nd first thing in morning or 12 noon works best for you...

Lighting -subtle - edge of steps or access

FOLSOM ELECTRIC, INC.
 94 Ashswamp Road
 Scarborough, ME 04074

Estimate

Business No. -207-883-8025
Cell No. 207-671-2484

Date	Estimate #
5/20/2015	537

e-mail: jfolsom1@maine.rr.com

Name / Address
Dr. Terry Ann Sorlven

			Project
Description	Qty	Cost	Total
Re: Cape Elizabeth Garden at Fort Williams			
New 100 amp electrical service with 24 circuit panel tapped off existing 200 amp service up to 200 feet away. Also, a 20 amp GFI outlet by panel.			
Electrical Labor -2 men, 2 days	32	65.00	2,080.00
Materials	1	1,578.41	1,578.41
Earth work by others.			
Anything not listed above will be considered a change order and billed separately as time and material.			
		Total	\$3,658.41

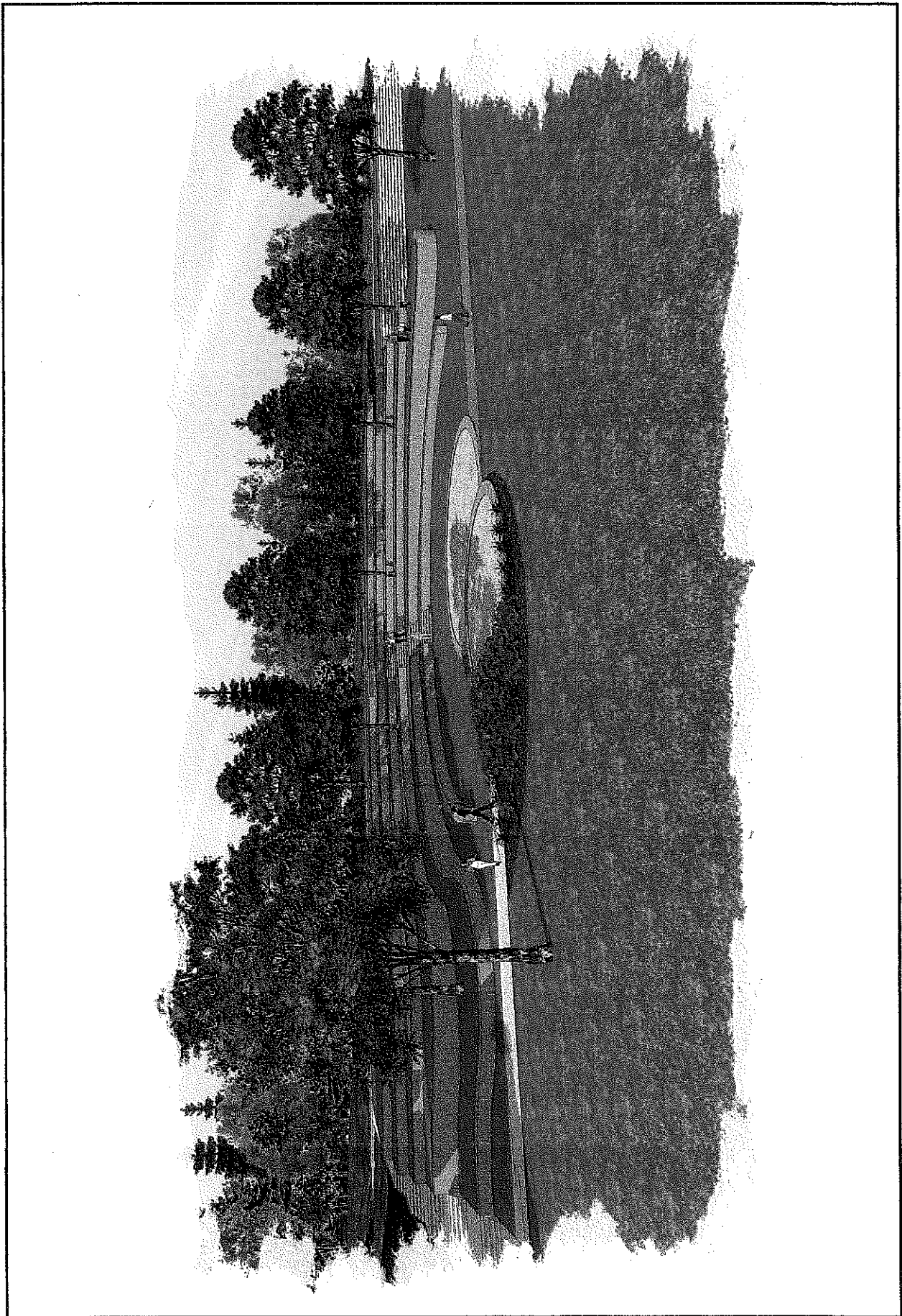
HARD STAGE performance surface – one circle in ground or slightly elevated – preferred to grass area.
 HAVE tent securing loops or structures in ground
 Possible flag pole stays/open receivers for poles in ground as well.

20 foot wide or less solid stage areas landscaped in (20 foot span for tents..) ..

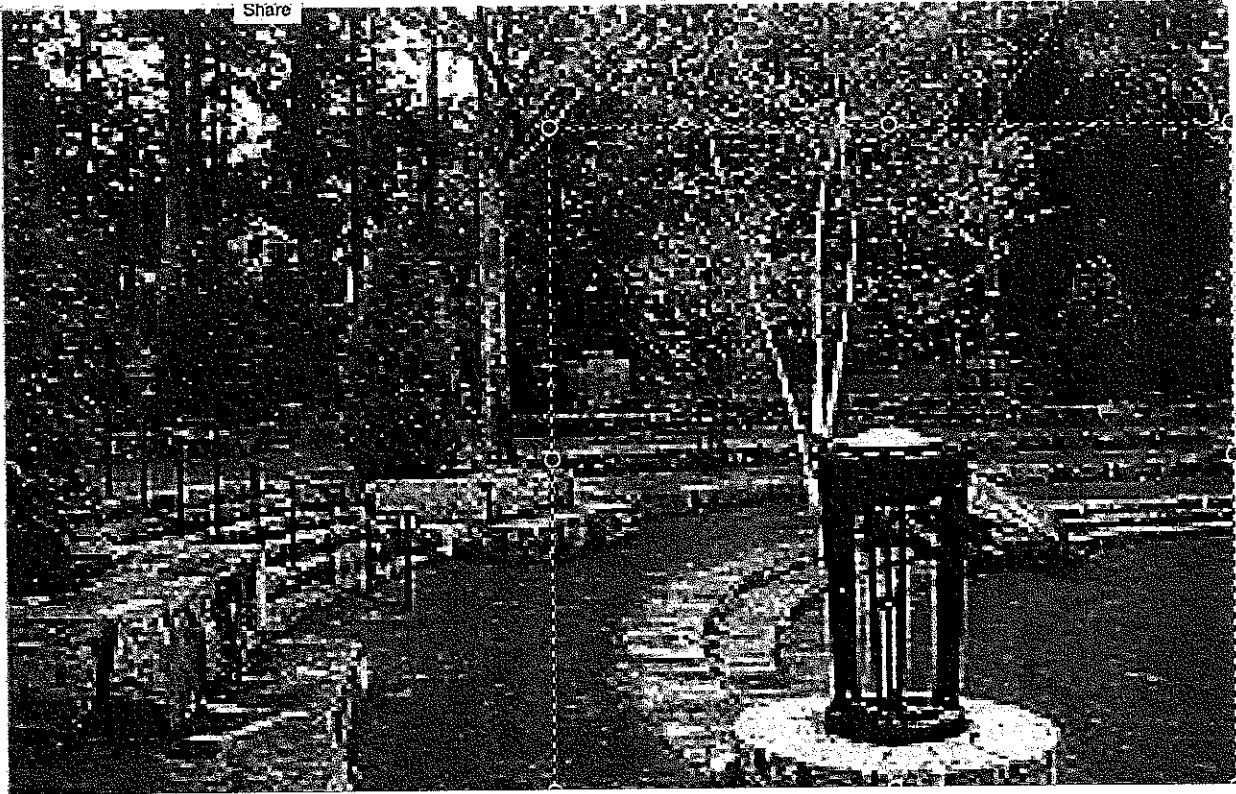
Covered STAGE- corporate or private foundation donation add-on – CHANGES the types of revenue generating events the area can attract and support. Retractable audience covering, or temporary stage/retractable coverage. Seating might look less continuous than this, and on a steeper slope, necessitating



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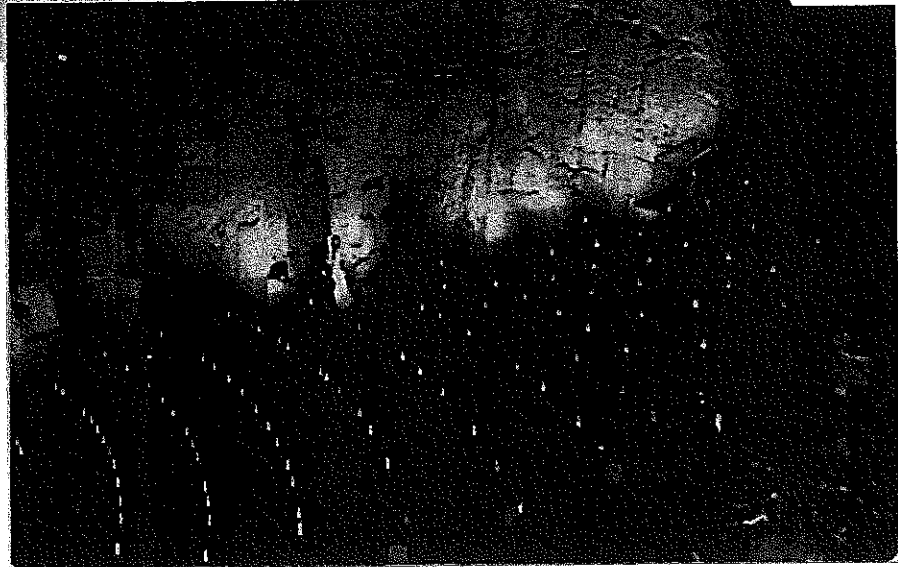
Share



Australia (Figure 6). It was constructed into the existing cliff using g
terraces to seat approximately 500 people.

KScro
Tomorr

Willow
Tomorr





Good afternoon

Here is the quote requested for the granite seat blocks. I priced it with 2 options as we discussed; natural quarry blocks and a more finished seat block with a flat top. Both prices include delivery to Cape Elizabeth but you would need to have equipment on your end to unload the truck. Please let me know if you have any questions or need anything else priced.

Thank you,
Jeremy

Jeremy Walbridge
Westbrook Store Manager
Swenson Granite Works
Westbrook, ME.
207-797-4500



jwalbridge@swensongranite.com

58.00	WOODBURY GRAY GRANITE 6'0" +/- X 3'0" +/- X 2' 6" +/--NATURAL QUARRY BLOCKS == \$70,645.00
58.00	DRILLED AND SPLIT SURFACES BOTTOM OF BLOCK MAY BE SAWN 6'0" X 2'0" X 2'6" BLOCK THERMAL TOP, SAWN BOTTOM DRILLED AND SPLIT SIDES
\$118,625.00	PRICE IS DELIVERED DIRECT TO CAPE ELIZABETH CUSTOMER TO UNLOAD TRAILERS WITH PROPER EQUIPMENT

TIMING:

Winter 2015- June 2016 first phase

Second phase:/add-ons June 2017 depending on financing/fund raising.

JONH – landscape architect. (FWAC not interested in Design competition at this time).

Event Managers:

Impy Alznauer, email: ialtz@flavorsfestivals.com

OTHERS:

LP Murray and wife Chris

Various Citizens have expressed interest in project

Volunteers Pierce Atwood, Tom's of Maine, Martins Point, Idexx, MMC,

**Steve Bromage maine historical society -- diversity of
Citizen input
Mike Roy
Dick Gilbane
Kris Murray**

INFORMATION SOURCES: Events

**Gary Massey
VP Operations
Moonlighting Production Services LLC
470 Riverside Street
Portland, ME 04103
Phone 207.878.1990
Fax 207.878.1986
Email gary@moonlightingproduction.com
Web www.MoonlightingProduction.com**

**Electrician: Paul Steeves <spsteeves@securespeed.us> 883-8025
Fort Electrician Scarborough**

sally@seaglassevents.com

Hi

SO sorry for the delay in getting back to the subcommittee! A couple of thoughts:

Bathrooms?

Electricity- electrified bands need sound, lighting which use probably 50 amps each(sound & light) but an electrician would be able to better answer that- or is this just for bands that can be naturally amplified in the setting?

Ticketing/Entrance area- where to funnel people through and how to prevent people from coming in without tickets-

Handicap accessibility

Noise ordinances?

For funding- that's the hard part! Can a portion of Tourist dollars go towards this? Corporate donations in which they get automatic tickets to every event for their employees(like box seats)?

Partnering with State theater or Waterfront concerts for both infrastructure support and/or concert booking-

For design- the more natural looking tiered seating appeals to me but with ample room for blankets/chairs etc with maybe an option for renting chairs if needed?

Happy to talk through any of these thoughts with you- I'm in the midst of planning a bunch of events in June so I have limited availability but could definitely try for a phone call or brief meeting at the venue

Thanks!!

Best

Sally Newhall, event manager. s e a g l a s s e v e n t s

781.856.4805

One stop Party Shop Rentals: comments: Tents – need Friday and Monday take down/set up options and 20 feet or less non hardscape for staking.

Preliminary Expenses Discussion

Demolition and construction 400-600K

Plus add ons

Landscape design, Town Council has alloted \$10,000 towards this planning

\$3,500 slab recovery

\$ Electrical cost for upgrading,

Demolition- of bleachers (? Leave some in place and over cover)

Excavation of slope top for concavity

Possible blasting or redesign to avoid

Construction of seating/steps

Terracing of remaining slope.

Walkway renovation – top of bank

Handicapped winding path and broad steps for entry from T Ball parking lot

Stair lighting (Solar ?! or ...)

Tent tie down & Flag pole sets (Flag sets requested by High School)

Seeding

Irrigation.

Upgrade electricity(Foundation? – shared electrical resources for children's garden pump and bleacher project)

Plantings

TOILET add on

Excavation – 8.5x8.5x 5.4

Structure/foundation and building

Double toilet vault system (x 2).

Grading surrounding the building and new walkway

EVENT PROCEEDS DISCUSSION:

LOW END – 1,500 -5,000 per event. NUMBER OF EVENTS 8-20 year.
This committee felt that the events could be doubled, in this area of non-intense visitor/resident use which is remote from neighbors of the park as well. – An optimal position within the park, and added benefits from shared use during events in childrens garden (educational, lunches, presentations). Non profit and for profit, and cape resident discount pricing, as currently in place

This could be by hour or by event, with minimum price,

Need further discussion with full FWAC re Concessions – (?) –

Concessioner's contributions are a huge part of City of Portland's bottom line for events in public places (See Cape Resident Peter McFarland's comments)

FUNDRAISING

BENCHES – (stone was \$5,000) \$10,000 - \$15,000 (\$2,000 was park benches and these more attractive, more permanent and have historical connection, particularly) set high

Over 15 years --

Paver type idea for the stone or compass circle for performance area donations akin to p, (Children's garden pavers estim: were \$10,000 and \$5,000 large, and small ones \$350)

Stage area – for smaller donors.

Request FW FOUNDATION assistance for 20-30% of overall project cost and help with fundraising for benches and performance circle, and additional – artistic bent that is lacking from the arboretum donors

Dual donors – who express interest in BOTH the arboretum and other projects in the FORT (several families interviewed already)

A number of community members have inquired about naming possibilities in the fort.

Focus on the arts and humanities, AND NEW foundation/grant applications Greater Portland area arts opportunities for funding.

GRANTS for performance,

Estimate:

20,000 foundation grants

20,000 from the greater community

TREE donations- consider - - 8-10 trees --

New sources

Local and greater Portland area Folks, and corporations - not interested in arboretum – but interested in amphitheater and performance

Foundation grants -- RFPs

Corporate donations -- (Stage)

Toilet donation – (Skip Murray ---

Green/

Skip Murray donation...

Tree donation – in the amphitheater

TALK TO DEVELOPMENT FOLKS for fundraising ideas at Booth bay botanical gardens --

Details, supporting documents and notes & some citizen suggestions for full FWAC considerations.:

Granite SLAB/BENCHES engraving or plaque

Several people in the community including those who are arboretum folks and have bought pavers are interested in putting names on the benches 3,000-5,000 (include a historic plaque for the former fort and use of these granite slabs, as well as donation in kind from possible contractor

Response from one event planner who met with the Subcommittee:

"I love this idea!! We are so space starved in Greater Portland!! I think there would be a great interest in booking unique events like theater, music, corporate gatherings, and weddings in that space.

Some things to think about would be: Pricing, Weather contingencies (can you tent that space?) if not what would the cancellation/rain delay policy be?, Insurance (requiring a 1 mil liability naming FWAC the insured for all events), garbage collection, power, Noise/End times for events, just to name a few things.

I think it would compare and be better than SMCC's outdoor space that rents for \$1750.00 per event. You might be able to rent for \$2000.00 if you

include garbage removal of some sort, power, and you already have ample parking which is a huge bonus.

I would reach out to SMCC and ask for a rental agreement for their spring point spot and maybe get a rental agreement from Ocean Gateway (Rents for \$2250 for non-profits) - both are weather independent (spring point puts up a tent all summer I believe) so you may have to adjust your pricing based on whether that space can be tented or not.

I think it would be a big draw if you could figure out the weather policy or tenting suggestions-

Let me know if you have more questions and please keep me posted!"

Sally Newhall (TEDx) high school organizer

[Type text]

[Type text]

[Type text]

TOILET RESEARCH:

Repeated priority when Cape Elizabeth citizens are polled.

Summary: Subcommittee Research and Findings: Vault toilet system may best fit the needs. Recommendation : Consider piloting 4 in the area that services amphitheater, children's garden - proximity to these areas are important.

TOILET PILOT – FORT WILLIAMS – Parade Ground Amphitheater Community Gathering Space Sub Committee MAY 2015

Details: The Subcommittee investigated, in detail, the options for permanent restroom facilities – a top 3 priority named in the April 2015 FWAC meeting for capital improvements in the Park

Composting toilets and the cost of the current porta-potty set up were investigated by the subcommittee. After investigation, pricing, and review of other Northeastern public sites it was decided that the composting toilet idea was not tenable or acceptable, at least as present options exist. This is due to Maintenance, public health, and cost/sustainability concerns of the Clivus toilet options. Instead, after further research the subcommittee settled on and recommends a PRIVY (vault) TOILET set up.

The recommendation is to pilot installation of two double tank installations. This results in 4 above ground toilet seats. It will require pumping of what is essentially an enclosed 1,000 gallon septic tank twice a year. These 2 x 2 unit toilet systems would be placed in the Firehouse hill area that services amphitheater, children's garden, tennis courts, T ball, overflow parking activity areas , to supplement current portapottys in other locations in the park. If the privy tank system is liked, and has minimal problems in use over the next year, subsequent units could be placed around the park. FWAC could consider additional placements at Green/lighthouse or cliffwalk areas, and Beach, Little League (T ball field up above) and playground areas. This is less impactful and costly than flush toilets, is more environmentally friendly, and does not risk the public health/maintenance issues that composting toilets, originally envisioned for the Fort in early conversations, prior to the investigation of options by the subcommittee.

PRIVY VAULT TOILET PILOT in FORT WILLIAMS PARK and EVENT/Community gathering center – Parade Grounds/Firehouse Hill estimate:

Estimated cost – \$838.00 each, 1000-gallon tank (\$1674.00 for two double.). plus tax, includes delivery. The stainless steel risers and seat are \$207.00/each x 4 =828.00. Total toilet equipment cost= \$ 5,000

Excavation: 2,500.00 for TWO = 3,028 + 838 x 2, plus slab plus foundation and slab, - handicapped ramped /access

= \$5,000

Plus building – cheapest is cement slab open air roof with enclosures for each toilet seat.

Building (? Donation and building raising)

Building: ? Firehouse area , versus road by tennis courts. – Contractor donated materials, volunteer labor (Habitat) and contractor directed ----- or Building price: (? Model after gazebo type construction) – Could be open air except toilet stalls (with roof)

Maintenance would be to hire a septic truck to clean vault 2xyear (appx \$250 per clean).

Staff clean – surfaces/paper.

This would decrease the current expenditures on Porta-Potty by: X amount. \$_____. ½ of this \$5,500 costs could come from the Fort Williams Park 14,000.00 donation to current porta-potty fees.

- The town spends approximately \$31,500 a year on porta-toilet servicing at Fort Williams Park. This includes the placement/removal of the units. Out of the \$31,500, \$17,480 is paid for by the Portland Head Light Special Funds budget and the remainder (\$14,000) is paid for by the Fort Williams Park Operating Budget (645), not the Capital Fund Budget (865). To be determined: How many porta-potties are currently placed, and how 4 vault toilet units would impact that use. 2nd future question: How many total Vault toilets would accommodate basic needs of the everyday park visitors. (Additional

portapottys facilities would be brought in for large events). However community gatherings of 400 -600 could be served by 4 vault toilet units.

Estimated cost – \$838.00 each ,1000 gallon tank. plus tax, includes delivery. The stainless steel risers and seat are \$207.00/each x 4 =828.00

Excavation: 2,500.00 for TWO = 3,028 + 838 x 2, plus slab plus building (? Donation and building raising)

Notes on composting toilet investigation.
Suzanne McGinn. 4/23/15

Notes from Chewonki Foundation, Carob Arnold, Facilities director, Geoff Goodhue from Clivus and Bob Pourier from American Concrete

Chewonki installed 3 Clivus tanks, with 4 toilets per tank, 3-4 years ago. They have had less than optimal experience with the system that they maintain themselves in conjunction with Clivus rep Geoff Goodhue. Chewonki has a surging nature in its use of the system (boys summer camp). Heavy use in the summer and less use in the winter with the high school programs.

Piles have to be maintained. Raked down piles weekly. Add wood chips and a special bacterial solution weekly (solution is about \$300 per tank per season). He encourages access to water (lack of water would be an issue). They have had to take the material away at the end of every year, 3-4 front-end bucket loaders out of the tank because it was not fully decomposing. People drop all sorts of things into the tanks, feminine products, clothing, non-waste, etc.

Temperature is an issue. If material freezes, then there is no bacterial action happening breaking down the material.

They do not use this material as compost because it is human material. We could not use this material for a children's garden.

Chewonki is moving to a different system to help with decomposition. It is a system that Farm & Wilderness School uses in VT. They will plan to gather material in bushel baskets and remove it periodically during the summer, bring it to a remote compost basin, similar to a farm, and have a more controlled decomposition process. So basically they are changing the process from a cold to hot process by being able to add hay and grass clipping to the

material, turn it, etc...After the decomposition is complete, they will spread it into the woods away from human traffic.

Chewonki also has compost toilets at the Big Eddy campground, and currently they have to empty the material from the tank in 5 gallon buckets and bring it to a local farm where they add the material to the animal material. VERY labor intensive

Carob worked with Juniper Hill School in Alna to install a Privy Vault system outdoors. He suggested this system for us since we do not have water access. I spoke to Bob Pourier at American Concrete who installed this system. 784-1388

Privy vault system uses a 1000-gallon single piece construction with 2 stainless steel risers and a vent opening made with PVC pipe up through the roof. Tank is 5'4" w x 8' l x 5'4" tall. Delivered to the site. We'd need to hire excavators since tank sits 6" above grade and hire someone to make the house structure. Maintenance would be to hire a septic truck to clean vault 2xyear (appx \$250 per clean). Their customers include State of Maine, Baxter State Park, and often used at boat launches.

I also spoke to the Clivus NE maintenance rep Geoff Goodhue. 802-751-9757. I filled out a Clivus public facility site profile questionnaire on line and hopefully someone will be in touch, since no one returned my phone calls to date.

Clivus costs about \$12k for 2 toilettes plus tank. He told me to add another 8k for the building, which we would have to manage and install. So say \$20k for a 2-toilet system. Geoff maintains the systems and visits them about 3 times a year for about \$300/visit. We would still need to find someone to clean the stalls, rake the material weekly, and add the woodchips and bacterial solution weekly. He could come out and speak with us about it for \$300 and use that bill towards a system. I'm hoping a rep would do it for free (Joe Ducharme), but Geoff's the maintenance guy, so he knows the most. Clivus has installed systems at AMC, Rachel Carlson center, Maine hut and trails, Audubon Falmouth inside, Hermit Island.

FYI - Sun-Mar does not make an outdoor system to accommodate such heavy usage, at least that is what I found out on line. No one has returned my call as Sun Mar. I did speak to a local Sun Mar rep at Shelter Institute. Jennifer 442-7938. Small Point in Phippsburg has an outdoor Sun Mar toilet build with a wooden structure building, with a solar fan unit. It has a sun-mar Excel model \$1645, non-electric composting. I have not heard back from them with an estimate. Not sure I will, but I'll call again...

TANK excavation would need 8 feet by 5.4" feet and 5'4" deep, Can mound up to surface. But will need handicapped accessible.

Size of building.

ESTIMATE OF WORK FOR FORT WILLIAMS specific situation:

L.P. Murray & Sons, Inc.

PO Box 6257 • Cape Elizabeth, Maine 04107

Phone: 207-799-4216 • Fax: 207-799-7028

info@lpmurray.com

If the parks group had been putting the level of effort into the process that is described by the manufacturer then they would be getting the results that were advertised. However, the companies that produce these systems (clivus etc.) rarely have the ability to accurately predict how their equipment will be used and therefore have to give general use guidelines that may or may not work for every situation. We have found that our seasonal fluctuations are a challenge for the equipment we have. That does not mean that the system is faulty, it merely indicates that a higher level of interaction with the equipment is necessary (which I can't do) to make sure that what comes out in a year or two is sufficiently composted to be considered safe or benign.

To your other questions: Juniper hill has been using this system with 20+/- students for almost a full academic year and I don't think they have had to pump yet. One key component that I may have failed to mention is the need for a powered fan. I would strongly recommend installing a powered ventilation fan to remove odors. It can be the difference between "phew! outhouse!" and "oh nice, a normal toilet". Comfort and familiarity go a long way with the general public.

I do not have a solid connection with anyone at Farm and Wilderness. Their facility manager is named Jay but I do not remember his last name. Willard could probably help with this.

Attached are the details. The price for either single or double is \$838.00 plus tax, includes delivery. The stainless steel risers and seat are \$207.00/each

Please allow 1 to 2 weeks lead-time. We should coordinate the delivery with your excavation and we can set the tank into the hole, providing we can reach to set.

Let me know if we can be of service.

Bob Poirier

American Concrete Inds

982 Minot Ave

Auburn, ME 04210

(phone (207) 784-1388 2fax (207) 783-4039

*email bob@americanconcrete.com

www.americanconcrete.com

cell# 207-514-6305

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RECENT SUBCOMMITTEE NOTES

Friday 4 24 2015 8 am on location subcommittee

Present: Joe Kozlowski, Suzanne McGinn, Terry Ann Scriven,

Citizen: Dick Gilbane

Design and location were reviewed. The Tennis court/back stop location of the proposed design, affords advantages over the mid slope mid filed location of Plan A. Advantages: intimacy, more possible to focus centrally (on a performance space, proximity to children's garden, tennis courts pond, for focused post events there education, lunches, sitting. Better vista/vantage park; integration with arrival to children's garden, Handicapped accessible educational space below, at speaker level easily; council circle proximity, concavity – ability to curve, make somewhat concave cut back into bank here, without disturbing historic nature of the linear parade ground bank – preserves that straight run to the sea appearance. Include handicapped ramp and wide entry steps from parking lot, and soldiers bank top walk revision, would provide much improved and handicapped accessible approach to children's garden. Bathroom facilities (see below)

Park priorities as per commission were reviewed – Walking experience – the above walk important given the investment in the children's garden and with poor state of the approach, makes including the walk renovation

Materials were reviewed. Use the existing granite slabs that can be recovered economically, - 58 slabs, and varying size. \$3,500 estimate from Skip Murray. To-dos: Joe find out how smoothing one side could be done on site and cost. Preserving the stone end walls. Comparative costs for plan A and this Plan B reviewed – likely similar slope excavation

Fort Williams Advisory Commission Parade Grounds Bleacher Subcommittee Meeting Minutes
April 17th 8 am Fort Williams Park on location

In Attendance: Suzanne McGinn, James McCain (Ft Williams Foundation), Terry Ann Scriven
Absent: Joe Kowloski, Chris Straw

The small group gathered to review the site and to continue on planning for an alternative, larger scale plan to be submitted to Town Council Fall 2015, in addition to John Mitchell's 250 seat Plan A, for Parade Grounds.

The group reflected on John Mitchell's opinions expressed at the preceding meeting, and on the discussion and direction from the FWAC committee members, and the charge to come up with an alternative plan to present to the full FWAC.

The proximity to elements of the children's garden, pond and tennis courts and mixed use of these and the proposed bleachers was discussed, as well as the importance of siting them in relationship to each other, and any restroom facilities that would serve all four activity areas. The educational use of bleachers for children's garden activities was discussed, as well as a desire for performance space and possibilities for portable or raised fixed small platform versus performers bringing in staging or performing on the grass. Power and water fountains in the area were discussed. It will be important to expand the electrical capacity if power for the stream demands much of the existing electrical box.

The existing bleachers, setting, topography, existing well preserved stone steps on either end of the bleacher expanse, the existing west retaining wall, storage structures, and the grade of the ground below and between bleachers and the council ring were reviewed.

The Commission's recommendation to keep the straight length of the historic parade grounds was taken into account. The committee concluded that upon further review, that an optimal placement of 400-600 seats would be from starting south 25 feet from the corner of the existing bleacher far NW corner --encompassing the corner—and extending to the first hand-railed section now existing. Some concavity, to focus the seats centrally on a performance area on the ground, or raised platform, was discussed.

Beyond that section the terraces would gradually be blended to the natural grass slope, and that slope would continue to run the length of the existing bleachers towards the ocean. Aesthetics would dictate wanting a gradual ramped, or wide shallow steps down to the parking lot at the far east end of the top of the bleacher area.

The Ball field, would be moved to the more eastern extent of the parade ground (or relocated to a different location all together, if the Commission decides to recommend this). There still would be terraced slope transitioning to pure grassy slope to sit on in that east parade ground existing bleacher location. The permanent back stop would be removed. It was mentioned the SW corner of the parade ground could have a small set of 4-5 steps curved in to reflect the corner bleacher design.

Consensus was that we do want to preserve the parade ground walkway above the bleachers – as a straight, resurface walk, and that this might provide excellent handicapped access to the Children's garden along with the wide ramp approach noted above. It was determined that a small amount of cut back into the top of the bank for more gradual, wider seating terraces would afford some concavity to the corner of the "natural amphitheater," and would not disturb the walk. This curved extension or cut back into the top of the bank could go from 15-20 feet from corner to 50-60 feet on/along the west end the long side of the bleachers. A water main was identified which would need to remain undisturbed. Bob Malley will be consulted regarding what this water main means for water fountains, and sink options. The idea of any other curves in the bleacher line was dismissed due to the newly emphasized FWAC desire to keep the straightness of the historic bleachers closer to shore $\frac{3}{4}$ of the parade grounds/bleacher area.

Electricity for audio equipment was brought up.

On the near end (near the council circle) it was recommended that the beautiful existing stone wall be preserved, and steps along the existing bleacher corner be the start of bleacher seating in that area, and that

foreshortening the bleacher seating along the west side -back to 25 feet from the corner would allow clear view corridor and better reveal of the council circle. Some careful grading could be done to better blend the council circle, to the bleacher steps, with care taken not to disturb tree roots – as per the horticulturist.

A suggestion was made to have any project also estimated in precast cement, in order to be able to present to the town council alternative pricing. It was felt that using such a material would not be as long lasting, but prior subcommittee input is that modern precast cement is much more durable than the beach sand bleachers previously in that location. Then the group reviewed the "historic" oblong granite blocks in shallow water at the beach. The merits of possibly using them for some of the seating stone in new natural amphitheater of grass and stone was discussed. Financial estimates for recovery , or donated barge/crane would be necessary to compare to purchase of new granite slabs– and it was determined we would look into this further. One present offered to look into this comparison.

FWACCommission members had expressed a strong interest in piloting composting toilets as part of this project and had given such toilets a high priority in the park in the FWAC meeting the night before. The subcommittee explored how we would incorporate this. . Two members were concerned re aesthetics re placing the toilets closer to the tennis courts/Children's garden. Possible sites and aesthetics/utility of those sites were discussed. A walking tour of the area was completed. The subcommittee felt that the proximity of the firehouse building was a positive, and that there would be good access from children's garden, tennis courts and parade grounds, as well as auxiliary parking. Siting within the building was reviewed. The right hand garage shed could be replaced by a door and windows and toilets placed inside as one possibility.

The meeting was adjourned at 9:45 am. the next Friday morning, April 24th at 8am on location, unless drenching rain occurred. Rain location (Community Services). At that time, specifics of next aspects of the projects that the subcommittee needs to outline will be discussed, as outlined by FWAC chair Lise Pratt.

5/5/2015 Event planner, impy, S.M., D.G.

Why don't we charge for ALL events in the park, even if it is a minimal amount?

Family Fun Day...charges the vendors say \$40 such as ROTC and lions club. How much does Family Fun Day and Arts Day cost our town/taxpayers????

CFA Strawberry Festival charges \$35/artisan and \$100/food vendors.

If we can install an amphitheater space, the best way to make money is for the town to hire and 'event producer' for Fort Williams. This position is paid by receiving a % of the event or a flat rate per event. Impy will provide a job description that we can include in our business plan.

We discussed the Proposal for the Newport Jazz Festival in 2008. We need to understand why the Fort did not accept this proposal.

Impy thinks that the B2B is an expense line item on the town budget = appx \$60k. Fort charges \$25k. If this is true, why are the taxpayers footing the \$35k bill? Does the town pay for the buses to transfer runners? Note : the B2B setup/take down is 7 days of use in the park.

The business model events use is the money is raised up front with business sponsorship \$\$\$. The day of event gate fee is gravy.

Another potential use for parade ground could be a farm to table event.

To predict potential revenue for the amphitheater, lets say events can be held mid-May thru mid October = 25 weekends = 75 days (Fri-Sun). At \$5k per event = \$375k. MAX. We need to provide a range. Often events are for 2-3 days to maximize the expense of tents, toilets, etc.

We should not expect the 4 privy toilets to be used by the amphitheater. Events should bring in own toilets.

Maine State Pier charges \$5k for a 3-day festival.

Fort would have to have succinct guidelines for set up, trash and damage deposits. It would be great to get a copy of these guidelines so we could include maybe more detailed guidelines in our business plan. Impy could provide guidelines.

How does the permitting work now for alcohol? We could have a charge for VIP tents.

Large Tents: does Cape's building inspector inspect large tents?

Impy thinks the built in stage is unnecessary. Events bring their own stages and they would just end up cover the built in stage.

She also thinks the seating should be 18" of stone for seating plus another 4' of grass, per level. She suggests sloping the straight area of the bleachers gradually so someone will be able to put their lawn chair on it.

What is the current power configuration by the bleachers? We should update power to service center area of amphitheater for passive lighting.

Power for rental should be at least 110 & 220. A big stage will use 100 amps.

Impy was going to ask John Woods how he deals with no water for Taste of the Nation event.

Impy will put together a list of potential comps to Newport Jazz Festival that could rent Fort space.

Why is the amphitheater better for events than a straight bleacher design?

Impy's thoughts...

Beautiful vista

Why are we not maximizing our space?

Space is not appealing today to rent

Intimate space

VIP seating would have view of the water.

Basic ?...Does our community want to have more events at the park, knowing it could increase revenue to the Fort?

Check out Blossom amphitheater in Cleveland.

We need to add the cost of inset lighting for the amphitheater levels...could be solar and incorporate it into a learning area for children's garden.

We could charge a profit and non-profit rate for the space.

Events are booked rain or shine. IF an event is cancelled due to weather, we still get payment but we could consider a partial rebate that would be credited to the next year's event.

LEARN FROM OTHER OUTDOOR/PARK NATURAL AMPHITHEATERS that the subcommittee explored:

AMPHITHEATER (much bigger) planning document: **The Quarry Amphitheatre Concept Master Plan Report - March 2013**

Consultation Methodology

City Council endorsement of the Quarry Amphitheatre Concept Master Plan at its meeting on 27 November 2012. Public consultation commenced on 4 December 2012 and closed on 15 February 2013.

Consultation comprised of the following:

- To all key stakeholders (WAB; PCB; Lloyd Events; WASAP) including a copy of the Concept Master Plan
- To all other stakeholders (Mellen Events, Lions Club of Cambridge; Cambridge Rotary Club; Kapin Dance, Hampton SHS, Perth Modern School, PLC, Trinity College, Perth Concert Band, Make a Difference Perth Bone & Tissue Bank, St Timothy Foundation) including excerpts from the Concept Master Plan

- To the State Heritage Office including a copy of the Concept Master Plan.

- To the Cambridge website page including background information, download link to full master plan report, link to fact sheet, site plans and 3D images of concept plans (Stages 1, 1a and 2), and an on-line presentation.

- Articles in the Post newspaper and the Western Suburbs Weekly,

- WA Ballet (Cox Architects, 10 January 2013)

- Workshop held on Saturday, 2 February 2013

Throughout the month of November 2013 prior to the commencement of the public consultation period, the Town Council undertook separate consultation meetings with the following key users:

- Australian Ballet (Jon Buswell, Technical Director)

- Ballet Workshop (Diana Waldron, Director and Patrick Cornish, Media Advisor)

- Ballet Workshop (Michael Lloyd)

- Lions Club (Anita Shurlock)

- Cambridge Rotary Club (Roger Veary)

- Perth Modern School (Mark Taylor)

In addition, on 15 November 2012 the design team gave a presentation to Diana Waldron and Patrick Cornish, committee members of the Ballet Workshop Inc.

Feedback Received

Questionnaires

Received 8 on-line questionnaires from the website page. Responses can be broadly divided into:

	Town of Cambridge Residents	Non- Residents	Total
Request for support with minor changes	1	0	1
Request to change certain aspects of the design	4	0	4
	2	0	2

or support omment	0	0	0	0
o certain e master plan	4	1	5	10
o the entire	0	3	8	11
	4	4	13	21

Issues raised via the submissions were:

- acuity
- figuration
- of the Northern Wall
- renovate the Existing Facility
- id Walkways
- Power Upgrade

- orage
- erage and Water Upgrades
- Access Road
- ment
- tation
- ibility/ Affordability
- tenance

Note: Two late submissions were received after the closing date of the public comment period.

	User Groups/ Stakeholders	Town of Cambridge Residents	Non- Residents	Total
or support omment	0	0	0	0
o certain e master plan	0	0	1	1
o the entire	0	1	0	1
	0	1	1	2

Issues in the late submissions included:

- of the Northern Wall
- the Northern Wall

figuration Issues raised in the late submissions have been included in the analysis. A full summary

wn of Cambridge retain the Quarry Amphitheatre and its environs as established when it was built. The facilities be refurbished to current standards with a budget of \$2million."

ent from the petition received what the scope of works proposed is, at the cost of \$2 million.

Summary of Issues

	Details	Comment/ Response
<p>Seating Comments</p>	<p>No support for fixed seating in Stage 2 of the Master Plan. The general sentiment is that it will ruin the natural ambience of the venue and prevent picnicking in seats, a characteristic feature of the Quarry experience. The preference is for more grassed terraces and flexible seating options. <input type="checkbox"/></p> <p>The concept for expanding the seating capacity outlined in the MP will spoil the ambience of the venue. The beauty of this theatre is its size, acoustic, uniqueness and harmony with natural elements. <input type="checkbox"/></p> <p>Installation of fixed seating in stage 2 (and removal of the northern wall) could allow noise to intrude into the amphitheatre. <input type="checkbox"/></p>	<p>• Noted.</p> <p><i>Action:</i> CH+BW to review the seating proposal alternative option for expansion to 700-750 seats. a) retains the northern wall/ edge/ ambience of the amphitheatre; b) enables picnicking in seats. <input type="checkbox"/></p> <p><i>Action:</i> investigate options for flexible seating.</p>
<p>Capacity Comments</p>	<p>Increasing the seating on the northern side (and removing the northern wall) will destroy the amphitheatre and expose the venue to northerly winds. <input type="checkbox"/></p> <p>No support for significantly increasing the seating capacity. <input type="checkbox"/></p> <p>The proposed new seating in Stage 2 of the Master Plan is viewed as unwarranted, expensive and unattractive. <input type="checkbox"/></p> <p>WAB's preference is for the capacity to be increased to 700 - 750 seats. <input type="checkbox"/></p> <p>Query the need to expand seating capacity. Need to explore flexible seating arrangements to achieve greater capacity. <input type="checkbox"/></p>	<p>The current capacity is 556. <input type="checkbox"/></p> <p>The 2011 Hames Sharley report recommends an increase <input type="checkbox"/> in seating capacity to 1050. The current CH+BW Master Plan provides for 1000 patrons. <input type="checkbox"/></p> <p><i>Action:</i> see comment above.</p>
	Details	Comment/ Response
		<p>Further investigation required to substantiate concerns regarding increased exposure to wind and noise.</p>

<p>ility written 11%) 1182</p>	<p>upgrading. <input type="checkbox"/> Strong support to refurbish/ renovate the existing <input type="checkbox"/> facilities to bring them up to current standards. <input type="checkbox"/></p>	<p>• A large portion of the remedial and de included in Stage 1 and 1A is associated renovating/ upgrading the existing fac stage surface, improved lighting and po stage storage, improved access from ca new front of house facilities, new contr improved disabled access and increase toilets).</p>
	<p>Details</p>	<p>Comment/ Response</p>
<p>written 8%)</p>	<p>The State Heritage Office (SHO) suggests the Town contract a qualified heritage professional to draft a Heritage Impact Statement to evaluate how the proposed works will affect the significance of the place. <input type="checkbox"/> SHO also recommends a Conservation Management Plan be prepared to provide a policy framework for future conservation works. <input type="checkbox"/> The SHO is continuing its assessment to determine if the Quarry Amphitheatre should be included in the Register of Heritage Places. <input type="checkbox"/> Some concern by non-residents that upgrade works should be put on hold until the SHO completes their assessment. <input type="checkbox"/></p>	<p>Noted. <input type="checkbox"/> The Quarry Amphitheatre was construct the <input type="checkbox"/> old limestone quarry in Bold Park is listed on <input type="checkbox"/> the Towns' Municipal Herit <input type="checkbox"/> In February 2012 the Heritage Council's <input type="checkbox"/> Committee placed the Quarry Amphit Assessment Program for future conside in the State Register of Heritage Places to be advised of the outcome of the ass Priority items proposed for the first stag (i.e. new stage surface, improved lighti supply) are associated with improving/ existing facility and would not have any heritage value of the facility. <input type="checkbox"/> Action: given to commissioning a heritage prof architect to establish heritage and cons of the project and prepare a Heritage Ir for the final master plan. <input type="checkbox"/></p>
<p>on written 4%)</p>	<p>Support for replacing the stage surface. <input type="checkbox"/> Reorientation of the stage only required if Stage 2 seating is approved. Not supported in first <input type="checkbox"/> stage of construction. <input type="checkbox"/> Query regarding the provision of a permanent <input type="checkbox"/> stage cover <input type="checkbox"/> Query regarding the potential of the substructure <input type="checkbox"/> of the stage to be repaired and <input type="checkbox"/></p>	<p>The replacement of the exiting stage is and is proposed for the first stage of co (1 & 1A). <input type="checkbox"/> The reorientation of the stage is linked seating. <input type="checkbox"/> The provision of a permanent stage cov investigated in December 2011 followin receiving the Hames Sharley feasibility permanent stage cover was not support stakeholders. Instead a clear roof marq be erected during the off peak season v has since been purchased. <input type="checkbox"/></p>

4%)	<p>construction and changing Scenic Drive to a 2-way access. <input type="checkbox"/></p> <p>Some concern over car park provision and narrow access road. <input type="checkbox"/></p> <p>Rear access road requires upgrade to ease heavy vehicle movements. <input type="checkbox"/></p>	<p>original 645 venue capacity.</p> <p><i>Action:</i> Undertake further planning of car access roads when ultimate seating capacity (645 seats) is confirmed.</p>
and written 4%)	<p>Some opposition to clearing bush/ vegetation for parking. <input type="checkbox"/></p> <p>BGPA support retention of significant local trees on the site, underground boring of services and bushland restoration activities (i.e. weed control, planting of native species). <input type="checkbox"/></p>	<ul style="list-style-type: none"> • Noted.
ce of written 4%)	<ul style="list-style-type: none"> • There is a need for good maintenance and regular upgrading of technical equipment. • Regular facility maintenance is required and should be funded separately from major works. 	<p>Noted. <input type="checkbox"/></p> <p>An annual programme of maintenance for the facility <input type="checkbox"/> maintenance is undertaken throughout the year to ensure <input type="checkbox"/> statutory maintenance requirements met. <input type="checkbox"/></p> <p>As part of the Town's asset management process <input type="checkbox"/> and future proofing requirements an independent assessment of all Town buildings at the Quarry Amphitheatre, was undertaken in 2010 by CT Management Group. From this a report was <input type="checkbox"/></p>
	<p>Details</p>	<p>Comment/ Response</p>
		<p>compiled comprising of a schedule of facility maintenance & CAPEX requirements for 5 years together with associated costs.</p> <ul style="list-style-type: none"> • Major capital asset management works budgeted for in 2013/2014.
written 3%)	<p>Support for the proposed pathways linking the venue to Bold Park. <input type="checkbox"/></p> <p>Botanic Gardens and Parks Authority (BGPA) requested consultation prior to further developing pathway plans. <input type="checkbox"/></p> <p>Interest in the interface between the Quarry Amphitheatre and Bold Park. Support for improved access and connectivity within the amphitheatre and to the surrounds. <input type="checkbox"/></p>	<ul style="list-style-type: none"> • The proposed paths and walkways are to improve disabled access; b) improve access to the café to the stage area; c) promote public external areas of the auditorium through existing paths within Bold Park; and d) opportunity to enhance and engage with the community. <p><i>Action:</i> Undertake further consultation and design development of pathway plans and explore possible funding sources.</p>

	Details	Comment/ Response
<p>ty written 3%)</p>	<p>Concern that improvements will result in increased hire fees reducing affordability for non- profit users/ community groups. <input type="checkbox"/> Scepticism regarding the potential for increased venue use and financial return on investment. <input type="checkbox"/></p>	<p>• Noted and further work required to su redevelopment.</p>
<p>written 1%)</p>	<ul style="list-style-type: none"> • Concern that the proposed storage block will affect sightlines. • Preference for a scissor lift. 	<p>Noted. <input type="checkbox"/> The proposed off stage-storage facility designed <input type="checkbox"/>to: a) provide secure equipr with direct access to the stage; b) enab equipment to be moved between the st Cavern using a lift. The lift will also assi access between the rear car park and c auditorium. <input type="checkbox"/>Action: Undertake further alternative ways to provide off-stage st transportation of equipment that doesn sightlines. <input type="checkbox"/></p>
<p>and ade written 1%)</p>	<ul style="list-style-type: none"> • Strong support for additional toilets and upgrade of sewerage and water infrastructure. 	<p>• Noted.</p>
<p>tion written 0%)</p>	<ul style="list-style-type: none"> • Increased use of the amphitheatre could result in greater amplified sound disturbance/ noise pollution. 	<ul style="list-style-type: none"> • All events are restricted under the To Terms & Conditions by EPA noise regula Noise leakage monitoring conforms to [recommendations and is undertaken dy events. Town staff have authority unde (reduce) noise levels.

[Type text]

[Type text]

[Type text]

Subcommittee RESOURCES

Gary Massey

VP Operations

Moonlighting Production Services LLC

470 Riverside Street

Portland, ME 04103

Phone 207.878.1990

Fax 207.878.1986

Email gary@moonlightingproduction.com

Web www.MoonlightingProduction.com

IMPY event planner

PSO – experience

SKIP and KRIS MURRAY

5/1/2015 meeting

- 1.
- 2.
- 3.
- 4.

A.

Date	Organization	Venue(s)/Area
2012		
Mid-April thru July	Little League	Bleachers/Parade Gr
June thru Sept	Cliffside Yoga	
Wed-Fri, June 6-8	Graduation - marching practice	
Sun, June 10	Graduation	
Sat, June 16	Family Fun Day	Bleachers/Parade
Sat/Sun, June 23-24	Amateur Wireless Club	Southwest Corne
Sat, June 30	ME Historical Soc, 19th Cent Baseball	
Tues-Fri, July 31-Aug 3	Beach to Beacon Set-up & Kids Race	The Green/Batt
Sat, Aug 4	Beach to Beacon	The Gree
Sun, Sept 2	CEFD Engine One Labor Day Art Show	G
		Vehicles parked on Firel
Mon, Sept 3	CEFD Art Show Rain Date	G
		Vehicles parked on Firel
Thurs, Sept 13	National Troopers Coalition Picnic	
		Vehicles parked on Firehouse Hill. Time: Tent was set up on Friday and taken down on Mor
2013		
Mid-April thru July	Little League	Bleachers/Parade Gr
Wed-Fri, June 5-7	Graduation - marching practice	
Sun, June 9	Graduation	
Sat, June 15	Family Fun Day	Bleachers/Parade
Tues-Fri, July 30-Aug 2	Beach to Beacon Set-up & Kids Race	The Green/Batt
Sat, Aug 3	Beach to Beacon	The Gree
Sun, Sept 1	CEFD Engine One Labor Day Art Show	G
		Vehicles parked on Firel
Mon, Sept 2	CEFD Art Show Rain Date	G
		Vehicles parked on Firel

Sun, Oct 20 Making Strides Cancer Walk Parade Grounds/Farnsworth Road/Harrison
Vehicles park on Firehouse Hill. T

2014

Mid-April thru July Little League Bleachers/Parade Gr
 Wed-Fri, June 4-6 Graduation - marching practice
 Sun, June 8 Graduation
 Sat, June 14 Family Fun Day Bleachers/Parade
 Sun, June 22 St. Alban's Centennial Celebration Firehouse Hill - Set up tent on Sund
 Sun, June 29 Taste of the Nation Firehouse Hill/Parade Grounds - Set up Friday and t
 Tues-Fri, July 29-Aug 1 Beach to Beacon Set-up & Kids Race Vehicles parker
 Sat, Aug 2 Beach to Beacon The Green/Batt
 Sun, Aug 31 CEFD Engine One Labor Day Art Show G
 Mon, Sept 1 CEFD Art Show Rain Date G
 Sat, Oct 19 Lucy Fund 5K Run Vehicles parked on Firel
 Farnsworth Road/Harrison

Vehicles parked in Central Parking Lot and Pi

Sun, Oct 20 Making Strides Cancer Walk Parade Grounds/Farnsworth Road/Harrison
Vehicles park on Firehouse Hill. Time: 7:00 - 12:00

2015

Mid-April thru July Little League Bleachers/Parade Gr
 Wed-Fri, June 3-5 Graduation - marching practice
 Sun, June 7 Graduation
 Sat, June 13 Family Fun Day Bleachers/Parade
 Sun, June 28 Taste of the Nation Firehouse Hill - Set up Friday and take down on
 Fri, July 24 250th Night VIP Reception Vehicles parker
 Sat, July 25 250th Night at the Light (PSO) Battery Knoll (?) Time(?)

Parking on Firehouse Hill, Parade Field,

Tues-Fri, July 28-31	Beach to Beacon Set-up & Kids Race	The Green/Batt
Sat, Aug 1	Beach to Beacon	
Sun, Sept 6	CEFD Engine One Labor Day Art Show	G Vehicles parked on Firel
Mon, Sept 7	CEFD Art Show Rain Date	G Vehicles parked on Firel
Thurs, Sept 10	National Troopers Coalition Picnic	Vehicles to be parked on Firehouse Hill. Time: 1 Tent
Sat, Oct 17	Lucy Fund 5K Run	Farnsworth Road/Harrison Vehicles parked in Central Parking Lot and Pi
Sun, Oct 18	Making Strides Cancer Walk	Parade Grounds/Farnsworth Road/Harrison Vehicles park on Firehouse Hill. T

July 17, 2008

Introduction:

The Fort Williams Charitable Foundation is seeking permission to sponsor a Cape Elizabeth Summer Jazz Festival at Fort Williams Park on Saturday & Sunday, August 8 & 9, 2009, put on by The Festival Network (festivalnetwork.com).

The stated purpose of the Fort Williams Charitable Foundation is primarily to provide funding to promote park, recreational & cultural uses of Fort Williams Park, which enhance & are compatible with the Park's unique qualities. A summer jazz festival of the type we propose will provide the following benefits:

A share of the proceeds from the Festival will be used exclusively to benefit Fort Williams Park improvements.

A Jazz Festival fits the intended cultural uses of the Park.

An event put on by an internationally recognized & experienced organization such as the Festival Network has the ability to provide well-known performers that will draw significant public interest both from residents of Cape Elizabeth and the greater Portland region and summer visitors to Maine.

There is significant interest in jazz as evidenced by the participation level and quality jazz programs in middle and high schools in Cape Elizabeth and in the state. There have been a large number of jazz groups from Maine that participate in the highly successful eight month program at the Portland Museum of Art Sunday Jazz Breakfasts.

The Festival Network plans, sets up, and manages jazz and folk festivals held around the world including the Newport Jazz Festival that has taken place every year since 1954. Venues this year also include Saratoga Springs,

NY; Hampton, VA; Jackson Hole, WY; Chicago, IL; Concord, CA; Los Angeles, CA; Miami, FL; New York, NY; Paris, France; Rotterdam, Netherlands; Martha's Vineyard, MA; Monte Carlo, Monaco; San Francisco, CA; Whistler, BC, Canada. And they will be putting on a festival in Beijing during the Olympics in August. They are a privately held company, headquartered in California and with offices in New York.

JVC is the major sponsor and has been doing so since 1984. JVC is a manufacturer of audio and consumer electronics begun in 1927.

We have gathered preliminary information, had a conference call and talked with people from Newport and Martha's Vineyard. Chris Shields of the Festival Network has visited the Park and said it "indeed a beautiful location; just the type of rare and special spot that we here at FN find there is magic created with the appropriate festival presentation and programming".

PRIOR PROPOSAL FOR JAZZ FESTIVAL WITH estimates/details (2008)

Jazz Festival at Fort Williams Park
Proposal 7/17/08

Preliminary

Sponsor: Fort Williams Charitable Foundation

2-day event: Saturday and Sunday, August 8 & 9, 2009

Hours Park Open: Sun up to approximately 11:00 am, Aug. 8 & 9

Hours Park Closed for attendees: approximately 11:00am-8:00pm Aug. 8 & 9

The Festival Network would be responsible for programming, planning, set up and clean up, selling tickets, providing security, managing parking, toilets, etc. For a two-day concert, they will start setting up on the prior Monday and clean up (including ground repair) the following Monday & Tuesday. The Park would be open to visitors during setup and clean up. They propose to use volunteers for passing out programs, etc.

A Main Stage is proposed for the Green by the lighthouse with possibly 3 other stages and a food vending area near the picnic shelter. Wine and beer could be sold and limited to a designated area. Some of the festival locations

do not allow certain items to be brought to the festival premises by festival goers, such as containers, bottles, coolers, picnic baskets, food or beverages, illegal substances.

The audience is not anticipated to be more than 6,000 people per day of the event. It is possible that some premium level parking could be provided within the Park but most parking would be off site such as the school complex with people transported by shuttle bus.

Potential for Raising Money for FWCF and Fort Williams Park:

\$1 or 2 per ticket.

Doing an opening benefit. Premium tickets could be sold that allow donor to attend a catered event, possibly at a nearby residence, premium up front seats

Selling ads in the program to local businesses.

Obtaining local sponsors with a portion going to the Park.

The Festival Network will need to know by September 2008 if we intend to host a Jazz Festival in August, 2009 in order to plan, market and line up talent.

13. Assuming available funding, should the Town consider the following improvements to the park?

	Yes	No	Response Count
Construct or Convert an Existing Building into a Visitor Center	50.2% (149)	49.8% (148)	297
Make a Facility Available for Function Use	71.0% (213)	29.0% (87)	300
Create Permanent Restrooms	69.6% (217)	30.4% (95)	312
Preserve Fortifications (Batteries)	82.0% (241)	18.0% (53)	294
Preserve the Goddard Mansion	69.7% (209)	30.3% (91)	300
Restore the Garden Pond	78.5% (227)	21.5% (62)	289
Restore the Parade Ground Bleachers	72.7% (213)	27.3% (80)	293
		Other (please specify)	56
		answered question	337
		skipped question	58

14. Should renting of designated open areas and facilities be limited to regular established hours?

		Response Percent	Response Count
Yes	<input type="checkbox"/>	63.0%	206
No	<input type="checkbox"/>	37.0%	121
		Comments	58
		answered question	327
		skipped question	68

Page 6, Q24. The Park is an important part of the community fabric for residents and visitors alike. Your opinion and comments are very important to maintaining the vitality of the park. Some key issues to consider are: maintenance, access, user needs, means of funding and financing maintenance of the park, e...



use. The Museum would make a great visitors center.

- | | | |
|----|---|-----------------------|
| 22 | see above | Jul 6, 2011 4:13 PM |
| 23 | <p>One topic that gnaws at me is the continued whining about the cost of maintaining the park while opportunities to significantly defray those costs have been turned away. I'm thinking about the proposal to construct cell and radio communications towers at the park. The idea was dismissed as "not in keeping with the rural nature of the place." Please!! The park was originally a military installation, not a sylvan glen. Communications towers don't have to stick out like sore thumbs and there are at least two areas where towers could be constructed and where they'd go unnoticed for the most part--in the woods near the north gate and in the woods behind the BOQ near the southern boundary of the park. Besides, if you spend much time walking along Shore Road near the park entrance, it becomes quite clear that Cape Elizabeth is anything but rural. Cars, trucks, busses, motorcycles, construction equipment, etc. make so much noise you couldn't hear a bird sing if your life depended upon it. We need to ditch the notion that Cape is a quiet farming community and recognize it for what it is and get about our business.</p> | Jul 6, 2011 3:48 PM |
| 24 | <p>See my previous comment. To avoid yearly discussions about charging admission to the park, the master plan should slowly add new revenue streams with an eye towards reducing the town's payment to the general fund by 5% or so a year. Eventually the plan should have the park almost self-sustaining although still free to the general public.</p> | Jul 6, 2011 1:27 PM |
| 25 | <p>Maintenance of the grounds and lighthouse, access for all residents and guests, tour bus user fees to help with financing are my priorities. I would not like to see formal gardens, parking meters, resident usage fees unless they were collected along with town taxes.</p> | Jul 5, 2011 4:50 PM |
| 26 | <p>See comments/responses throughout survey.</p> | Jul 5, 2011 11:33 AM |
| 27 | <p>I would support charging admission to non-residents to maintain the park, preserve the historic landmarks, and Expand access for residents. I would NOT support tax increases or municipal bonds as a funding source.</p> | Jul 5, 2011 6:30 AM |
| 28 | <p>charge tour bus allow for "bigger" events (like B2B, etc) -but charge for them. Several cities and towns with scenic vista's charge for use.</p> | Jul 4, 2011 8:54 PM |
| 29 | <p>I love the park the way it is. I think the regular groundskeepers are terrific. I find the Arb changes a bit overwhelming. I agree that bittersweet has to go, but not all the plants holding onto soil. I wish there were a crosswalk at the main gate so cars wouldn't run us down every time we walk from northwest Shore Rd. to main gate. (The sidewalk ends...)</p> | Jul 4, 2011 8:02 AM |
| 30 | <p>I would like to see the park collect more revenue to better maintain it and offer a few more family friendly activities. Also, saving and updating existing structures</p> | Jul 1, 2011 11:19 AM |
| 31 | <p>No additional comments</p> | Jun 30, 2011 3:11 PM |
| 32 | <p>It is important to establish some type of revenue. Those that use the park on the weekend are not usually Cape Residents, I would have a sticker for the Cape Residents, and place parking meters for those cars that park on the weekends.</p> | Jun 30, 2011 12:22 PM |

Page 6, Q24. The Park is an important part of the community fabric for residents and visitors alike. Your opinion and comments are very important to maintaining the vitality of the park. Some key issues to consider are: maintenance, access, user needs, means of funding and financing maintenance of the park, e...

- When renting the park for weddings and such, charge accordingly, ocean view at the Fort is still the least expensive when it comes to weddings. Charge more. I dont think we charge enough.
- 33 I don't want to see the park become to commercial. I would much rather see entrance fees charged than to make money via vendors/banquets/weddings. Jun 30, 2011 11:31 AM
- 34 It is important not to charge an entrance fee. I'd prefer that nothing change and the park be maintained as it is but i understand that there are cost to cover maintainance. The best way to get money for the park is to ask for it. Please consider a corporate progarm and educate people to include the park in their planned giving. Jun 30, 2011 9:35 AM
- 35 I believe that it's important to always remember that the Fort belongs to the citizens of Cape Elizabeth. Keeping the bleachers maintained for graduations; the playing fields maintained for Cape children; and the tennis courts maintained for citizens is a priority. Jun 30, 2011 9:07 AM
- 36 Again, I'd like to see careful, slow changes to make maintenance possible and to find a source of revenue for the town. This can be done in such a way to maintain F.W. as a beautiful resource, and without making it too commercial. I'm confident there exists similar parks throughout the country that would be good "models" for how that is done. We should be able to command a good market rate, for example, for using the park for a limited number of weddings. Jun 30, 2011 8:26 AM
- 37 My impression is that park use is up in the summer. I believe the park needs more of a security/enforcement presence then. The town has done a great job with the resources it does have - but I sense that it is not sustainable. Fee for use is a great concept for a scarce resource. Also, if fee-for-use isn't implemented, I would like to donate money to the town for the Fort's upkeep. Last time I checked out the Fort Williams Foundation's fundraising materials, I didn't support their projects - mainly the very expensive arboretum project. I'd rather fund the old guys that ride around in the carts and enforce the rules and fund basic maintenance! Jun 30, 2011 7:15 AM
- 38 At the very least it should be maintained as it was my favorite place to go growig up there. Jun 30, 2011 6:02 AM
- 39 The park is a real treasure. Creativly raise revenues by building function hall or restaurant yet keep the open access for all Jun 29, 2011 10:22 PM
- 40 I would like to see it kept in the manner that it has been for the most part. It is a wonderful place to go to connect with the sea and all that surrounds it. I am a native and I must admit I don't like a lot of change as far as natural habitat is concerned. Jun 29, 2011 8:18 PM
- 41 I have no problem with charging bus loads of vtourists, and out of state or even out of town visitors in their own cars to park and use the Fort. A small fee of of \$2-3 per car would probably cover many costs, including a person to sit at the gate for the season of May-Oct. After oct and before May it should be free to all. Jun 29, 2011 4:30 PM
- 42 I think that donations, volunteers and taxpayers money should be sufficient to maintain Fort Williams Park and the lighthouse. Jun 29, 2011 3:50 PM

19. Would you support Volunteer Days to help provide general maintenance and cleanup of the park to help defray maintenance costs?

		Response Percent	Response Count
Yes		91.8%	301
No		8.2%	27

Comments 48

answered question 328

skipped question 67

20. What would you like to see remain unchanged about the park?

Response Count

211

answered question 211

skipped question 184

21. What is the single most important change that you would like to see at the park?

Response Count

231

answered question 231

skipped question 164