

To: Fort Williams Park Committee Members

From: Robert C. Malley, Director of Public Works

Date: October 18, 2016

Re: Capital Projects for Consideration for FY 2018 – FY 2020

The Town Manager has requested that all departments and committees submit their capital needs by November 1<sup>st</sup>. Since your meeting is not until Thursday, November 17<sup>th</sup>, you have until then to finalize your capital fund budget proposal.

The Capital Fund balance is fairly healthy given that the Amphitheater proposal was placed on hold. Assuming that forecasted revenues are on track for the remainder of this fiscal year, I am estimating you have \$430,000 available on July 1, 2017, after projects are completed and expenses paid that were approved in the FY 2017 budget. This would leave approximately \$75,000 as undesignated surplus, which is a responsible amount in keeping with past practice if you choose to allocate that amount. You may also choose to propose a lesser amount depending on projects you may want to reserve funding for in the future.

In order to assist you with your planning efforts, Chairman Mark Russell suggested that I provide you list of possible projects for consideration. Some of these were included on the three-year prioritization document you submitted to the Town Manager earlier this year. Others are suggestions that Mike McGovern and I have come up with that are safety and circulation oriented that are consistent with goals and/or projects identified in the 2011 Master Plan Update. These are only suggestions and should not preclude you from considering others, such as preliminary planning for a restroom facility, Battery improvements and buffering along the Park borders.

Per your request, I have included an estimate for a handicap accessible walkway from the terminus of the Parade Field parking lot to the entrance of the Children's Garden. The projects are have organized by the need to address safety, pedestrian friendliness, circulation and parking

**Cliff Walk Safety Improvements - \$15,000 - \$100,000**

Addressing pedestrian safety on sections of the Cliff Walk was noted by several respondents in the survey that was done as part of the Master Plan Update in 2011. Cliff Walk safety was rated as a priority by the Committee when implementation of the plan began in 2013. It was recommended in the Master Plan that, "alternatives for aesthetically pleasing edge restraints or other safety options should be evaluated". Five previous railing projects have been approved by the Committee on various segments along the Cliff Walk.

After a recent inspection of the Cliff Walk, I observed that there are several areas along the walk where it might be advisable to install additional railing treatments. The total distance of all the segments is approximately 550'. At a cost of approximately \$180.00/ft., it would cost almost \$100,000 to complete this endeavor. This project could continue to be done in phases or completed in a more comprehensive fashion.

#### **Wheatley Road Guardrail - \$8,500**

There is a significant drop-off for about 230' on the northerly side of Wheatley Road, or the road that leads up to the overflow parking area by the former fire station. With the opening of Children's Garden, we are now directing Garden visitors to park in the overflow area, which has increased the amount of vehicles now transiting the roadway. A wooden guardrail (similar to that along the entrance road) should be installed to provide a safety barrier.

#### **Handicap Access to the Children's Garden from the Parade Field Lot - \$70,500 & \$99,500**

The Committee asked for an estimate to create an ADA-accessible walkway from the terminus of the Parade Field Lot to the entrance to the Children's Garden. The estimate obtained would be for a 5' wide bituminous walkway with a hand rail where needed to be ADA-compliant. A second estimate has been obtained that includes the walkway, handrail and the relocation of the ADA-accessible parking spaces in the Parade Field parking lot to the end by the cul-de-sac. This proposal would require site plan review by the Planning Board.

#### **Pedestrian & Parking Improvements – Picnic Shelter Parking Lot - \$116,000 & \$151,000**

There is a pressing need for a suitable pedestrian access from the parking lot to Kitty's Point and Battery Knoll. It was also noted in the Master Plan Update that the parking lot "lacks definition to maximize parking". The estimate also includes a sidewalk around the perimeter that would connect on to the Picnic Shelter walkway. Since this is the primary lot for users of the Picnic Shelter, Battery Knoll and the popular food concession site; the parking lot is in high demand. It was identified as "Priority #10" in the 2011 Master Plan Update. Two estimates have been obtained from a consultant. One is for an improved gravel surface and one is for the lot to be paved. Both estimates include a pedestrian walkway to Ocean Road.

#### **Accessibility Improvements to Kitty's Point - \$60,000**

In 2008, illustrative display panels were installed at Kitty's Point, which is located across from Battery Knoll. Kitty's Point was named for Katherine Davis, who was a long-time resident and member of the Cape Elizabeth Garden Club. She spent many hours in the Park, having resided on Old Fort Road.

The current access to Kitty's Point from Battery Knoll and the Picnic Shelter Parking Lot is challenging. Pedestrians must traverse over a steep incline with embedded rocks to access the interpretative display panels. A second phase of the project recommended creating a pedestrian path from Battery Knoll and the Parade Field to safely access the Point was noted in the 2011 Master Plan Update.

### **Circulation & Parking Improvements - Park Maintenance Buildings - \$140,000**

This project was identified as “Priority #8” in the 2011 Master Plan Update. The project would reconfigure circulation and parking areas in the vicinity of the maintenance buildings to provide usable parking and maintain access to the maintenance facilities.

### **Upper Tennis/Basketball Court Improvements - \$50,000 - \$150,000?**

The pavement condition on the basketball portion of the complex is in poor condition. There are several cracks that could pose a safety issue to anyone using the courts. There is also a problem with the perimeter fencing being too close to the playing area of the tennis courts. Though this is desirable to novice players, it poses a challenge for more experience players who need more space on the periphery of the court.

Initially, it was proposed to reconstruct the basketball court portion. This would involve removing the existing pavement, replacing the base gravel as needed and then re-paving the court. Once re-paved, the court could be converted to a tennis court and a half-court basketball court could be located somewhere else in the Park. It could also accommodate lines for “Pickelball”. There have also been some discussions that the courts could be widened, which adds considerable cost to the original scope (\$50,000).

### **Parade Field Sidewalk Replacement - \$16,000 - \$35,000**

The sidewalk that runs from Wheatley Road to Harrison Road is in poor condition. It is concrete that was paved over at some point. A portion of the walk, especially the section that bisects the Parade Field is in the worse condition. Like other projects, the walk could be undertaken in phases or replaced all at once.

### **Replacement of Perimeter Fencing - \$35,000**

Much of the wire fabric perimeter fencing along Shore Road has been replaced with a fabricated aluminum fence. It is more aesthetically pleasing and has enhanced the Park’s appearance, especially at the main entrance. It is proposed to continue the replacement from the current terminus just north of the main entrance to the rear of the Surf Road properties. The funds proposed would also replace the two gates at the Chapel Road entrance.

### **Multi-Purpose Field Fencing – \$24,500**

The multi-purpose field is located within the off-leash go walking area. A temporary seasonal fence has been installed for the past two years, but permanent fence should be installed to keep dogs off the field. This estimate provides for a 5’ high galvanized fence with green vinyl-coated fabric fence wire and five gates.

### **Old Main Gate Parking Improvements - \$125,000**

The recent completion of the Children’s Garden has increased the demand on the limited parking in front of the former main entrance. This is also a popular area for pedestrians and dog-walkers to park. Prior to the concept of the Children’s Garden, this area was identified in

the 2011 Master Plan Update (Project 7.1). A conceptual half-circle design was shown depicting additional parking spaces along with an “island” in the middle. The conceptual design adds 6 more parking spaces and improves circulation and safety.

**Entrance Road Guardrail Replacement – \$21,000**

The wooden guardrail along the entrance road is starting to succumb to the elements. Several of the posts and rails are showing signs of rot. A majority of the guardrail was installed in 1998, followed by an extension of 100’ in 2011 on the easterly (or main entrance end). The Committee should program the replacement of the original section (approximately 600’) in the next two to three years.

**Misc. Projects TBD by the FWAC - \$15,000**

It is recommended to propose this account in each budget submittal to fund small projects and/or opportunities that are unknown at the time of the budget submittal. There are several small improvement projects that were proposed in the 2011 Master Plan Update.