



# Lighthouse View Landscape

Project area boundaries & designations



**REGINA S. LEONARD**  
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Wildlife Consultant



**SHAWN JALBERT**  
Native Plant Consultant



**KEY TO IMPROVEMENTS**

- A Information building with seating area
- B Entrance sign (relocated existing)
- C Relocated vendor area
- D Picnic tables (48" square shown)
- E Removed path; regraded and planted slope
- F Directional sign
- G New path connection with steps
- H Native meadow: Pollinators varieties
- I Native meadow: Pollinators varieties
- J Interpretive sign (suggested location, NIC)
- K Overlook with rustic stone seating
- L New bayberry colony











# LIGHTHOUSE VIEW

## SCHEMATIC PLAN

FORT WILLIAM PARK - CAPE ELIZABETH, MAINE



**KEY - SYMBOLS**

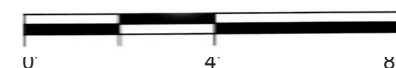
- walkway / path 
- water body 
- natural stone 
- shade tree 
- evergreen tree 
- shrub grouping 
- herbaceous planting 
- lawn area 

Prepared for:

Fort Williams Foundation  
 299 Ocean House Road  
 Cape Elizabeth, ME 04107

DATE: JAN. 10, 2014, Revised 1/11/14

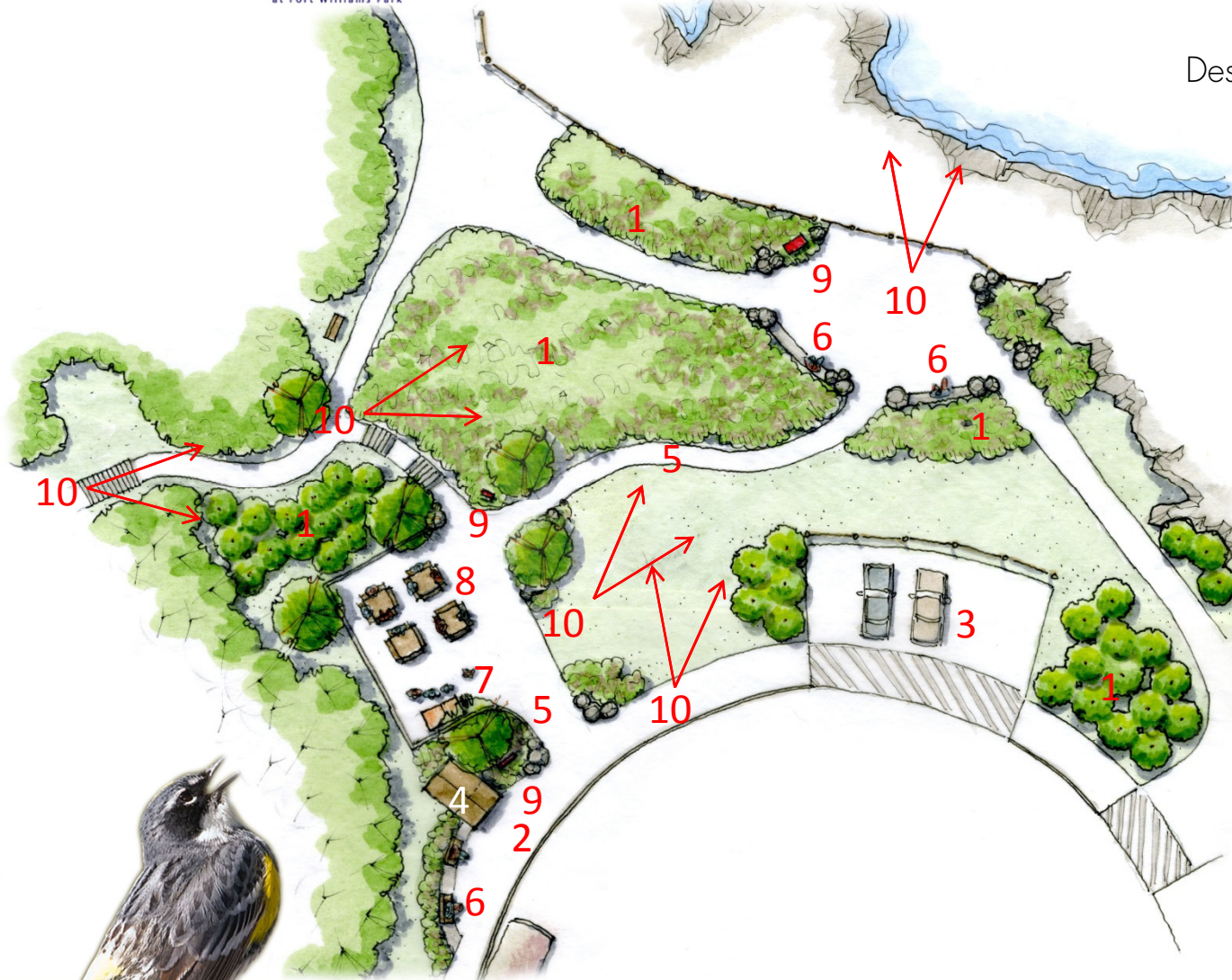
SCALE: 1"=20'



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# Lighthouse View Landscape



Design program elements:

- 1 Native landscape
- 2 Bus Drop-off
- 3 Parking
- 4 Information building
- 5 Pedestrian circulation
- 6 Seating
- 7 Hot dog vendor
- 8 Picnic tables
- 9 Signage
- 10 Views



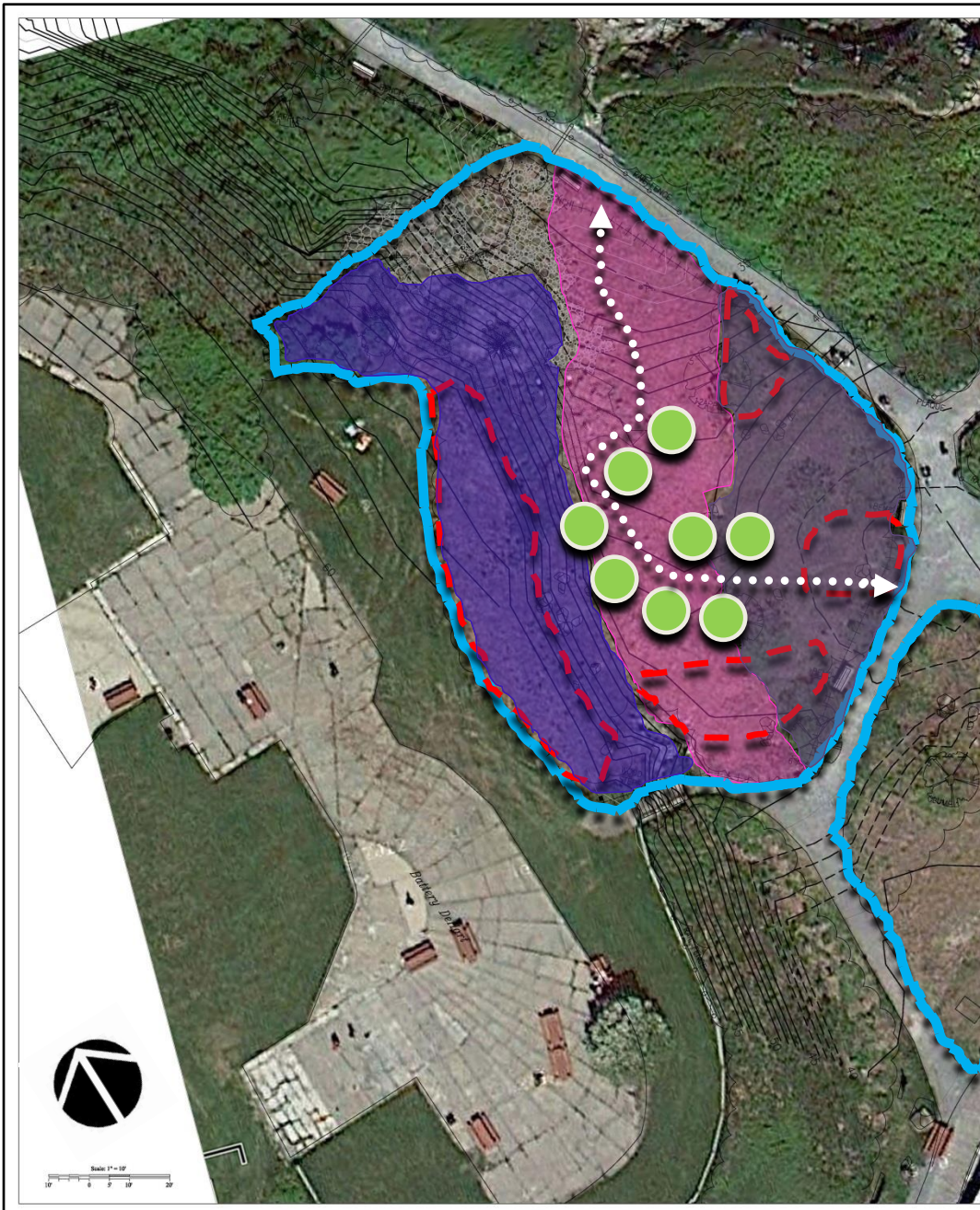
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## RESTORATION AREA

### TWO YEAR PLAN:

1. Initiate pod patrol program in early July 2014
2. Cut and mulch invasive vines under existing Sumac grove & significant shrub areas (areas outlined in red dashed lines)
3. Set up and monitor test plots
4. Cooperative with local university or cooperative extension service
5. Plant colonizing shrubs in amended soils on upland; monitor for success
6. FINAL:
  - Publish findings (cooperative project)
  - Weigh test plot approaches and any new treatment options
  - Revisit herbicide use if necessary
  - Implement Long-Range Plan

## **Estimate of Costs: LIGHTHOUSE VIEW LANDSCAPE & RECLAMATION**

Arboretum at Fort Williams Park - Cape Elizabeth, Maine

Date: 1/15/14

**Note:** This estimate is for the improvement recommendations identified on the Schematic Plan for improvements associated with the Lighthouse View Landscape. Estimated costs do not reflect volunteer labor and/or donated materials, which may result in significant cost savings.

### **LIGHTHOUSE VIEW SURVEY & DESIGN:**

<b>Surveys</b>	\$ 4,500.00
<b>Design</b>	\$ 11,500.00
<b>Total Survey &amp; Design:</b>	<b>\$ 16,000.00</b>

### **LIGHTHOUSE VIEW LANDSCAPE:**

<b>Demolition and Site Preparation</b>	\$ 2,738.00
<b>Excavation and Infrastructure Improvements</b>	\$ 26,620.00
<b>Landscape Improvements</b>	\$ 27,227.00
<b>Utility Improvements</b>	\$ 1,500.00
<b>Site amenities</b>	\$ 8,350.00
<b>Subtotal Installation:</b>	<b>\$ 66,435.00</b>
<b>Contingency (20%)</b>	\$ 13,287.00
<b>Total Installation:</b>	<b>\$ 79,722.00</b>

### **LIGHTHOUSE VIEW RECLAMATION (costs over 2 years):**

<b>Materials for Setup</b>	\$ 4,000.00
<b>Stipend for researcher</b>	\$ 4,000.00
<b>Labor to maintain path</b>	\$ 1,200.00
<b>Site Management</b>	\$ 6,150.00
<b>Restoration Plantings (Phase One)</b>	\$ 1,500.00
<b>Subtotal Reclamation:</b>	<b>\$ 16,850.00</b>
<b>Contingency (15%)</b>	\$ 2,428.00
<b>Total Reclamation:</b>	<b>\$ 19,278.00</b>

### **TOTAL SURVEY, DESIGN, INSTALLATION & RECLAMATION:**

<b>\$ 115,000.00</b>	
<b>Maintenance &amp; Sustainability (20%)</b>	\$ 23,000.00
<b>Project Management (5%)</b>	\$ 5,750.00
<b>Administration (6%)</b>	\$ 6,900.00
<b>TOTAL PROJECT COSTS:</b>	<b>\$ 150,650.00</b>

LIGHTHOUSE VIEW LANDSCAPE		Note: This estimate is for the improvement recommendations identified on the Schematic Plan for improvements associated with the Lighthouse View Landscape. Estimated costs do not reflect volunteer labor and/or donated materials, which may result in significant cost savings.				
Fort Williams Park - Cape Elizabeth, Maine						
Estimate of Probable Construction Costs						
Date: 1/15/14						
Category	Item	Material	Quantity	Unit	Unit Cost	Subtotal
<b>PROJECT – LIGHTHOUSE VIEW LANDSCAPE IMPROVEMENTS</b>						
<b>1. Maintenance - Annual Costs</b>						
	Lawn mowing	Assumed by Town	1	l.s.	\$0.00	\$0.00
	Watering as required	Allowance;2x20days/season	1	l.s.	\$500.00	\$500.00
	Weed native meadow, beds	Allowance:2 day/mo/season	1	l.s.	\$1,200.00	\$1,200.00
	Re-application of mulch	Rake beds, top w/new mulch	18	c.y.	\$50.00	\$900.00
	General landscaping	As required; 32 hrs/season	1	l.s.	\$400.00	\$400.00
	Stone dust re-application	As required:	10	c.y.	\$25.00	\$250.00
	Soil amendments	As required	1	l.s.	\$500.00	\$500.00
	Aerate lawn area	Each fall; Approx, 3,300 sf	1	l.s.	\$500.00	\$500.00
						\$4,250.00
	<b>Subtotal</b>					<b>\$4,250.00</b>
	Contingency		7.00%			\$297.50
	<b>Total</b>					<b>\$4,547.50</b>
<b>2. Maintenance - Sustainability Fund Cost</b>						
Project Cost	Annual Maintenance Cost	Endowment Pd. (Yrs.)	Adjusted	PCT	Sustain. Fund	
\$76,400.25	\$4,547.50	2	\$9,095.00	0.12	<b>\$9,095.00</b>	

**WORK PLAN & SCHEDULE**

LIGHTHOUSE VIEW LANDSCAPE <b>BID DOCUMENTS &amp; BIDDING</b>	Jan-14 <i>Week of</i>				Feb-14 <i>Week of</i>				Mar-14 <i>Week of</i>					Apr-14 <i>Week of</i>			
	5	12	19	26	2	9	16	23	2	9	16	23	30	6	13	20	27
I. BID DOCUMENTS																	
II. BID INVITATIONS ISSUED																	
III. BIDDING																	
IV. SELECTION																	
V. CONTRACT NEGOTIATIONS																	

LIGHTHOUSE VIEW LANDSCAPE <b>CONSTRUCTION SCHEDULE</b>	Apr-14 <i>Week of</i>				May-14 <i>Week of</i>				Jun-14 <i>Week of</i>					Jul-14 <i>Week of</i>			
	6	13	20	27	4	11	18	25	1	8	15	22	29	6	13	20	27
I. SITE PREPARATION & GRADING																	
II. INFRASTRUCTURE IMPROVEMENTS																	
III. NATIVE MEADOW AREAS																	
IV. LANDSCAPING IMPROVEMENTS																	
V. FOLLOW-UP / PUNCH LIST																	

RESTORATION AREA <b>WORK SCHEDULE</b>	Apr-14 <i>Week of</i>				May-14 <i>Week of</i>				Jun-14 <i>Week of</i>					Jul-14 <i>Week of</i>			
	6	13	20	27	4	11	18	25	1	8	15	22	29	6	13	20	27
I. SITE PREPARATION/ TEST PLOT SET-UP																	
II. TEMPORARY PATHS INSTALLATION																	
III. MULCHING																	
IV. TEST PLOTS STUDY (Through frost; 2 years)																	