

errol horner
ARCHITECT



ENERGY DESIGN
twentyfive maple street
chester, connecticut 06412
860 526 1137

To be read into the Record for: November 20, 2014
To The Board of Finance,

I believe it is premature for the Town to begin funding the Main Street Improvement Project as it is currently designed. My concerns are threefold:

First: Phasing Sequence

The current order of phase sequence seems illogical and unwise. Phase 1 deals almost exclusively with the installation of a continuous new sidewalk up the full length of Main Street to Rt. 154. A Residential Zone, not Commercial. The word used by the Town Hall to rationalize this Phase is the word "safety" and also, for the purpose of providing a new sidewalk to address the prospect of a future Municipal Project which remains unarticulated. In other words, an unknown entity happening at sometime in the future. Using the word "safety" as the standard, I walked the entire route in question, and did not observe any significant sidewalk maintenance concerns. My walk through the Downtown District provided a drastically different experience. I need not describe the pitiful condition of the sidewalks, only to say that if any Phase of the project be in need of priority attention, and in consideration for immediate fixing, that would be Phase #3. The Main Street piece.

Second: The Character of Chester

I believe the Design associated with all 4 Phases are inconsistent with the 2009 PCOD.

Chapter 1, Page 2 states:

" The primary goal of the 1995 Town Plan of Development can be stated as follows: To maintain the unique heritage and character of Chester by encouraging a strong sense of community and protecting natural and architectural features, while providing for sensitive development, growth and change that will preserve, enhance and strengthen our town". Recommendations in the 1995 Plan emphasized a modest approach to growth which is compatible with existing development."

In order to accommodate a new 48" concrete sidewalk, Phase 1 calls for the removal of all trees and vegetation, from School Lane and up to N. Quarter Park, which stand in the way, and the entire front yard of a residence will be eradicated which is sited too closely to the road. Our new viewscape for entering the Village will present an entirely new experience: the usual canned cookie-cutter look provided by the Municipal Street Project design paradigm. Can we honestly call this ".....a modest approach to growth which is compatible with existing development." ? Have the Town Officials and related Committee leaders really given the above quote from the PCOD the respect, attention and reflection it deserves?

The sidewalk can be built with the new Municipal Project..... when and if this ever happens.

Third: Hazards of Fast Tracking Complex Construction Projects.

Given the size, cost, complexities and uncertainties related the current design approach, I submit that his project is moving along much too quickly. Full construction costs for Phase 1 are not completed. The Bridge replacement start up date is not yet verified by the State. The Plan is over budget as designed, etc. I have been designing and building construction projects for over 30 years, and I would consider it irresponsible, foolhardy, and dangerous to embark on a \$1.5 million + dollar construction project without first being fully budgeted, having crystal clear specifications, signed bid documents, and a having a stipulated allowance set aside for cost overruns, which is critical to insure that the quality of the finished product is protected. What's the rush other than scrambling around after grants? We need to slow down and get this right.

Sincerely


Errol Horner

11/20/14
Read into the
Record

Sara Holmes AIA, LEED AP BD+C
7 School Lane ♦ Chester, CT 06412

November 20th, 2014

To the Chester Board of Finance,

Firstly, thank you to all members of the Board of Finance for all the work you do to make our beautiful town run!

Regarding the budget for the Main Street Project Committee improvement project, I ask you to not approve addition spending above what has already been approved. Last year we saw a jump in the Mill Rate of over 11% after two years of small increases. Please do not put us in the position of having to pay for this project with another Mill Rate increase or other sacrifices within the town budget.

Instead, please consider asking the Committee to revise the scope of the Main Street Improvement Project to stay within their allotted budget. Unfortunately, it appears in order to reduce costs, they are reducing the quality of work, such as eliminating new trees (a feature that was touted as responding to the public's concern over the loss of trees along Main Street) and downgrading the sidewalk curbing from granite (what is downtown now) to concrete (a utilitarian and lower quality product).

One approach would be to revisit the work on the east end of Main Street, specifically the treatment of the sidewalk(s) for which there is much public opposition. They propose building a new one on the north side of the street rather than repairing what already exists on the south side. Or better yet, wait until the North Quarter Park plan is finalized and approved. There's no sense in doing work in an area that could change, having to redo time- and money-intensive work. I think the initial focus should be on downtown; that's what needs it most.

Deep River, whose improvements are referenced in discussions about Chester's project, uses granite curbs and brick sidewalks and what a difference it makes. It doesn't seem right to be welcomed to our beautiful little town with a lack of trees and unattractive materials.

I enthusiastically support the idea of improving to Main Street, but please do what you can to make sure they are done *well* to give our town the beautiful face-lift it deserves, even if more time is the answer.

Thank you for considering my request,



Sara Holmes AIA, LEED AP BD+C

11/20/14
Received into the
Council

Subject: Main Street, Phase I

From: Henry Krempel <krempel@chezhank.com>

Date: 11/18/2014 12:02 PM

To: Virginia Carmany <vcarmanyruiz@comcast.net>

To: The Board of Finance

I am writing today to urge the Board of Finance to refuse to release the funds for the premature and costly phase 1 plan for Main Street.

Premature because only 70% of the plan is in place, so the actual cost of the plan is not known.

Premature because the actual details of the plan were never approved by Chester voters.

Premature because heritage trees would need to be removed before their time.

and Premature because the expenditure is on a sidewalk that is not needed unless further unapproved expenditures for a Library go through. Without the Library, this park mainly serves children too small to walk on sidewalks alone, and thus arrive by car.

Costly because it spends all of the capital reserve built up over numerous years in the first and simplest phase of the project.

The plan necessitates the removal of heritage trees, costly in dollars to remove, and irreplaceable in many other ways. The trees removed are of a type that is no longer planted, too bothersome for today's planners. These trees have guarded the entrance of our town for nearly 100 years.

In my opinion this sidewalk plan violates the town's Plan of Conservation and Development's desire (and I quote) for "tree retention and landscaping that maintains the rural appearance from the highway". The plan does state a desire to reconnect North Quarter Park to the Village through (and I quote again) "the re-establishment of the old trolley line as a foot-path"

I ask the Board to join me in asking "what's the rush?" If in the future, Chester decides on a more heavily used North Quarter Park, a sidewalk can be put in then. There is little or no cost reduction gained in doing this now.

Thanks very much,

Henry Krempel
23 Prospect St

*11/20/14
Read into the
Record*

Subject: Please read this letter at Board of Finance meeting, Audience of Citizen letter 11-20-14,
attn: Virginia Carmany
From: Leif Nilsson <leif12@nilssonstudio.com>
Date: 11/19/2014 9:16 AM
To: Virginia Carmany <vcarmanyruiz@comcast.net>

I sincerely believe that we need to rethink our Main Street Project.

My concerns are esthetic. We need to be careful not to destroy the very essence of this town that is so attractive to it's inhabitants and visitors. Homogenizing the sidewalks and curbing would be a disaster and last forever. The beauty of this village is that it was created bit by bit by vernacular happenstance and not under a grand design. These curbing schemes are intended for towns that have lost their character or never had any to begin with. We simply don't need it and I don't want it.

No one has been able to tell me what is wrong with the Bridge. Fully loaded Concrete trucks, fire trucks and school busses cross it all the time.

I think we only need to repair what is broken and maintain and preserve the rest.

Leif Nilsson

leif12@nilssonstudio.com

One Spring Street
Chester, CT 06412
860-526-2077
<http://www.nilssonstudio.com>

*11/20/14
Read into the
record*

Subject: read at Board of Finance meeting, Audience of Citizen letter 11-20-14, attn: Virginia Carmany"

From: "Caryn B. Davis Photography" <caryn@carynbdavis.com>

Date: 11/19/2014 1:35 PM

To: <vcarmanyruiz@comcast.net>

I am opposed to the town spending money on a new sidewalk especially when they are already over budget on Phase I and especially when a new sidewalk is not necessary. I would like to see the existing sidewalk repaired. Could the town crew do this repair and thus save the taxpayers even more money? I rarely see anyone using this sidewalk so if the library does go in, I am certain parents and children will be driving to it as they do now in it's current location. I would also like to add how utterly disconcerting it is and continues to be to find any information on the Town website regarding this phase. We all thought it was a done deal.

Respectfully,

Caryn B. Davis

11/20/14

BACK-UP MATERIALS - Handled out

Main Street East Reconstruction Project Phase I 70% Plan Design Cost Estimate Reviewed at MSPC Meeting 10-28-2014

Available Funds for Project Construction Start Spring 2015:

\$200,000 2009 STEAP Grant (Maybe Used for Both Design and Construction)
\$333,088 2011 STEAP Grant Reallocation (Middlesex Ave. Water Main)
\$450,000 2014 STEAP Grant
\$374,425 CIP Main Street Project Account
\$1,357,513 Total Project Budget

Estimated Project Soft Costs: 10-14-2014

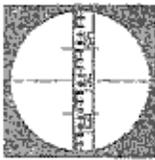
\$111,500 Kent + Frost and Stadia Engineers (Wetti Soil Borings & NQP Survey)
\$14,800 Stadia Engineers Construction Observations - Task 6
\$50,000 Resident Project Representation Estimate
\$176,300 Project Design and Construction Management Costs

Estimated Project Construction Costs: 10-14-2014

\$1,352,400 Based on 70% Construction Design (See Attached)

TOTAL ESTIMATED PROJECT SOFT AND CONSTRUCTION COSTS: \$1,528,700

\$1,528,700 minus \$1,357,513 = - \$171,187 deficit



**STADIA
ENGINEERING
ASSOCIATES, INC**

Memorandum

Date: October 27, 2014

To: Ed Meehan

From: Gary Giroux

Subject: Bid Alternate Options – Main Street East

The following are five (5) bid deduct alternates for the Main street project. These deducts will be applied to reduce project costs as needed to keep the project within the Town's budget. Presently the project as shown on the 70% plans is estimated at \$1,352,400.

Deduct Alternate No. 1

This Deduct is for the removal of Item 0969062 – Construction Field Office (Medium) – A field office is typically for the on-sight inspection crew under Town contract. Discussions to date have determine that a part-time inspector /clerk of the works will be provided by the Town and that person can work out of Town Hall if space is needed to assemble / coordinate project related material and or hold occasional meetings with the contractor.

COST SAVINGS –approximately \$17,600.

Deduct Alternate No. 2

This deduct will remove repair to the Chesterfield wall from the project. This work will leave the entire upper wall as is to be completed at a later date. Presently the work as detailed on the 70% plans calls for repointing the exiting wall, removing the brick cap and replacing it with a precast concrete cap, infilling the stairs at Chesterfield and repairing the pillars. The Lower wall opposite School Lane however will have to be repaired because of its close proximity to the road.

COST SAVINGS –approximately \$49,400.

Deduct Alternate No. 3

This deduct will remove the sidewalk on the north side of Main Street from School Lane to NQP. Removing this section of sidewalk however will require the installation of the sidewalk ramp on the east side of School Lane and a cross walk to the south side of Main Street. Also required will be reconstructing the sidewalk from the point of this sidewalk ramp to the Chesterfield Drive (lowering the sidewalk and eliminating the 18" stone/brick curb) and some minor reconstruction of the lower wall at the southside crosswalk landing.

COST SAVINGS –approximately \$22,000.

Deduct Alternate No. 4

This deduct replaces the granite stone curbing throughout the project with precast concrete curbing.

COST SAVINGS –approximately \$61,350.

Deduct Alternate No. 5

This deduct removes all work within Laurel Hill Cemetery with the exception of drainage through the lot from the Main Street drainage, the outlet swale and the installation of conduit from the street to the location of the control box. Also not included in the deduct are the improvements at the entrance (up to the stone pillars).

COST SAVINGS –approximately \$65,050.

TOTAL OF ALL DEDUCTS - \$215,400.

70% PLANS
10-14-14
MSPC

ESTIMATE
Roadway

Project #: 13-126

Width: 24'

Depth: 14" 4" Bit - 12" subbase

Type: HMA

(Reclaim)

From Sta: 2+08

To Sta: 21+00

A length of 1,820 Feet as shown on the plans

Item	Est. Quant.	Unit	Unit Price*	Total
0202000	Earth Excavation	50	CY	\$16.80 \$ 840.00
0202100	Rock Excavation	10	CY	\$40.00 \$ 400.00
0202200	Channel Excavation	120	CY	\$24.20 \$ 2,904.00
0202218 A	Excavation and reuse of Existing Channel Bottom Material	17	CY	\$46.20 \$ 762.30
0202503 A	Removal of Stone Curbing	760	LF	\$3.00 \$ 2,280.00
0202529	Cut Bituminous Pavement	295	LF	\$1.80 \$ 531.00
0203000	Structure Excavation - Earth Complete	185	CY	\$25.00 \$ 4,625.00
0204151 A	Handling Water	1	LS	\$15,000.00 \$ 15,000.00
0205003	Trench Excavation 0-10' Deep	2,175	CY	\$13.25 \$ 28,818.75
0205004	Rock in Trench Excavation 0-10' Deep	100	CY	\$54.00 \$ 5,400.00
0207000	Borrow	162	CY	\$13.00 \$ 2,106.00
0209001	Formation of Subgrade	5,150	SY	\$2.40 \$ 12,360.00
0210116	Stone Check Dam	3	EA	\$35.00 \$ 105.00
0213100	Granular Fill	100	CY	\$29.40 \$ 2,940.00
0216000 A	Pervious Structure Backfill	225	CY	\$42.80 \$ 9,630.00
0218001	Sedimentation Control Bales	100	LF	\$5.20 \$ 520.00
0219001	Sedimentation Control System	521	LF	\$4.40 \$ 2,292.40
0219011 A	Sedimentation Control System at Catch Basin	32	EA	\$127.20 \$ 4,070.40
0304002	Processed Aggregate Base	400	CY	\$40.00 \$ 16,000.00
0401441	1/2" Prefomed Expansion Joint Filler	45	SF	\$8.00 \$ 360.00
0403005 A	12" Full-Depth Pavement Reclamation	5,150	SY	\$2.80 \$ 14,420.00
0406160 A	HMA Leveling /Shim course	18	TON	\$95.00 \$ 1,710.00
0406172	HMA S0.325	1,140	TON	\$107.00 \$ 121,980.00
0406236	Material for Tack Coat	525	GAL	\$2.00 \$ 1,050.00
0406267 A	Milling of HMA (0 to 4")	500	SY	\$2.20 \$ 1,100.00
0506001	Concrete for Steps and Coping	33	CY	\$350.00 \$ 11,550.00
0507001	Type "C" Catch Basin	29	EA	\$3,500.00 \$ 101,500.00
0507126	Offset Type "C" Catch Basin	1	EA	\$5,500.00 \$ 5,500.00
0507201	Type "C-L" Catch Basin	2	EA	\$3,500.00 \$ 7,000.00
0507801	Manhole	1	EA	\$2,775.00 \$ 2,775.00
0601109 A	Precast Concrete Walls	1	LS	\$12,000.00 \$ 12,000.00
0601174 A	5'X4' Precast Concrete Box Culvert	50	LF	\$325.00 \$ 16,250.00
0606001	Cement Rubble Masonry	60	CY	\$300.00 \$ 18,000.00
0609001	Repointed Masonry	150	SY	\$200.00 \$ 30,000.00
0651001	Bedding Material	205	CY	\$30.00 \$ 6,150.00
0651657	15" High Density Polyethelene Pipe	872	LF	\$24.00 \$ 20,928.00
0651659	24" High Density Polyethelene Pipe	151	LF	\$38.00 \$ 5,738.00
0651658	18" High Density Polyethelene Pipe	1,227	LF	\$32.00 \$ 39,264.00
0652011	18" RC Culvert End	1	EA	\$930.00 \$ 930.00
0703012	Modified RipRap	46	CY	\$70.00 \$ 3,220.00
0707001	Membrane Waterproofing (woven glass fabric)	5	SY	\$31.60 \$ 158.00
0751900	6" Edgedrain	655	LF	\$31.40 \$ 20,567.00
0813012	5"x18" Granite Stone Curbing	3,775	LF	\$32.80 \$ 123,820.00
0813013	5"x18" Granite Curved Stone Curbing	70	LF	\$45.60 \$ 3,192.00
0815001	Bituminous Concrete Lip Curbing	515	LF	\$4.80 \$ 2,472.00
905010	Reset Existing Fence	185	LF	\$23.00 \$ 4,255.00
0910052	Merrit Parkway Guidrail	70	LF	\$45.80 \$ 3,206.00
0921001	Concrete Sidewalk - 5"	8,680	SF	\$9.40 \$ 81,592.00
0921002	Concrete Sidewalk - 8"	1,200	SF	\$11.00 \$ 13,200.00
0921005	Concrete Sidewalk Ramp	400	SF	\$13.80 \$ 5,520.00
0922501 A	Bituminous Concrete Driveway	1,520	SY	\$34.80 \$ 52,896.00
0924004 A	Concrete Driveway Ramp	135	SY	\$93.80 \$ 12,663.00
0942001	Calcium Chloride for Dust Control	25	TON	\$188.60 \$ 4,715.00
0943001	Water for Dust Control	3,000	MGAL	\$1.80 \$ 5,400.00
0944000	Furnishing and Placing Topsoil	2,035	SY	\$7.20 \$ 14,652.00
0949000	Wood Chip Mulch	2,035	SY	\$6.40 \$ 13,024.00
0950019 A	Turf Establishment	2,035	SY	\$1.00 \$ 2,035.00
0950032	Erosion Control Matting	210	SY	\$2.80 \$ 588.00

0969062	A	Constructin Field Office (medium)	8	MO	\$2,200.00	\$ 17,600.00
0976002		Barricade Warning Lights-High Intensity	2,400	DAY	\$1.00	\$ 2,400.00
0978002		Traffic Drum	50	EA	\$67.00	\$ 3,350.00
0979003	A	Construction Barricade - Type III	8	EA	\$132.00	\$ 1,056.00
0981100		42" Traffic Cone	100	EA	\$35.00	\$ 3,500.00
1002110		Decorative Light Pole Foundation	4	EA	\$700.00	\$ 2,800.00
1003587		Decorative Light & Pole	4	EA	\$3,700.00	\$ 14,800.00
1008126		1-1/2" PVC Conduit	210	LF	\$5.00	\$ 1,050.00
1008129		3" PVC Conduit	140	LF	\$10.25	\$ 1,435.00
1008467		3" Rigid Metal Conduit	40	LF	\$25.00	\$ 1,000.00
1012010		No. 10 Single Conductor	1,560	LF	\$0.80	\$ 1,248.00
1017014		Decorative Light Control Cabinet	1	EA	\$5,000.00	\$ 5,000.00
1206090		Relocate Sign	10	EA	\$250.00	\$ 2,500.00
1208928		Sign Face - Sheet Aluminum (Type III Reflective Sheeting)	25	SF	\$32.00	\$ 800.00
1210101		4" White Epoxy Resin Pavement Markings	3,770	LF	\$0.20	\$ 754.00
1210102		4" Yellow Epoxy Resin Pavement Markings	1,830	LF	\$0.20	\$ 366.00
1210106		12" White Epoxy Resin Pavement Markings	1,072	LF	\$3.40	\$ 3,644.80
1302060		Adjust Gate Box (Water)	13	EA	\$170.00	\$ 2,210.00
1401239		4" Ductile Iron Pipe (Sanitary Sewer)	50	LF	\$25.00	\$ 1,250.00
1400102		8" PVC Pipe (Sanitary Sewer)	80	LF	\$62.00	\$ 4,960.00
1403001		Manhole (Sanitary Sewer)	1	EA	\$3,995.00	\$ 3,995.00
1403010		Manhole Frame & Cover (Sanitary Sewer)	14	EA	\$840.00	\$ 11,760.00
1403501	A	Reset Manhole (Sanitary Sewer)	12	EA	\$525.00	\$ 6,300.00
1403505		Rebuild Manhole (sanitary Sewer)	1	EA	\$1,400.00	\$ 1,400.00
						\$
		Landscaping	1	LS	\$28,375.00	\$ 28,375.00
		131 Main Street	1	LS	\$2,500.00	\$ 2,500.00
		137 Main Street	1	LS	\$9,800.00	\$ 9,800.00
						\$
Contract Items					SUBTOTAL	\$1,032,800
0201001		Clearing and Grubbing (0.1-10% Avg 3%)		1%		\$10,300
0971001		M & P of Traffic (0.2-25% Avg 4%)		4%		\$41,300
0970006		Trafficperson (state or town officer @ \$75/hr)	\$ 75.00		200.00	\$15,000
0975002		Mobilization (0.3-20% Avg 7%)		7%		\$72,300
0969062		Construction Staking (1%)		1%		\$10,300
		Minor Items (5-10%)		5%		\$51,600
		Contingencies (10-20%)		10%		\$103,300
		Inflation Factor (3% per year)		2%		\$15,500
CONSTRUCTION TOTALS						\$1,352,400
UTILITIES						
PRELIMINARY ENGINEERING AND ENVIRONMENTAL						
RIGHTS OF WAY						
RAILROAD FORCE ACCOUNT						
Estimated By GJG					TOTAL ESTIMATED COST \$1,352,400	
Checked By:			70% PLANS 10-14-14			
Date of Estimate:						

Record by Ed, many

A BIT MORE HISTORY - MAIN STREET PROJECT evolves into Main Street East Project Phase One

\$224,425	2007	Town agreed to start funding a MAIN STREET PROJECT (net accumulation thru 2012 less expenditures)
\$200,000	2009	Town Received a Steap Grant of \$200,000 for THE MAIN STREET PROJECT Main Street Project was estimated to be in the \$1.2M range - still on website
	2010-12	Expansion and Phasing of Project Developed - now several phases
\$333,088	2010	Middlesex /Denlar Drive Water Main Grant monies were not used in full and unused monies were reallocated to the Main Street Project
\$450,000	2014	Another STEAP Grant was awarded to the Town
\$150,000	2013 & 2014	Additional monies were added to Capital- Main Street Project line \$75k each yr
<u>\$1,357,513</u>		Total Dollars available
\$1,352,400		Budget per Stadia Engineers Unit Cost Document @ 70%
\$ 1,528,700		Revised Cost Estimate at 70% Plan Design per Stadia
-\$171,187		Variance *

* Main Street Project Committee is also interested in using monies from LoCip Grant and or Road/Sidewalk capital line item as well as Bid alternates to close the gap - Ed noted Tom Marsh used \$125k LoCip monies to do Straits and Maple roads (Local Capital Improvement Program funded by the State)

BIG PICTURE - TOTAL MAIN STREET PROJECT - preliminary cost estimates - NO TIMELINE HAS BEEN PUBLISHED

Phase 1	\$	1.4 M	Main Street East
Bridge Replacement has \$3M of State Funds allocated - State is Funding 100% - No Town monies			
Phase 2a	\$	1.3 M	West Main Street and High Street
Phase 2b	\$	0.8 M	Water Street and Water Street Parking Lot
Phase 3	\$	1.2 M	Downtown
Phase 4	\$	0.8 M	Maple Street
	<u>\$</u>	<u>5.4 M</u>	

POTENTIAL FINANCIAL IMPACT ITEMS:

- * No monies remaining for any Phase One overages - contingency is only \$103k - not even 10%
- * Capital reserve requirements of approx. 20% of Budgeted Items must be put aside to receive Grants \$5.4 M requires \$1 M to be put aside - the future requirements might be \$700K or more
- * Bridge replacement Project \$3M - no Town monies will be available if needed to tie the bridge in with the rest of the street scape
- * Library - projected cost approx. \$5M with a \$1 M Grant plus \$1M for landscaping etc. = probable cost \$6M
 - * Bob Gorman do you have better numbers?
 - * timing per Ed maybe up to 5 or 6 years away - possibility of Bonding
- * Declining Enrollment Issue - it has not gone away - Ed do you have any new information?
- * Are there Townwide energy saving projects the Board could be considering for funding and eventual savings?
- * An expected request next yr for monies to evaluate the Town's Retirement Pension Fund
- * Inevitable unknown increases to cover new Operating Expenses e.g.operating and maintenance of new fire hydrant, new energy cost for additional lighting fixtures, maintenance of new sidewalks and snow removal, emptying trash receptacles, possible new Road Crew staff, etc.

REASON GIVEN TO DO PHASE ONE - FUTURE ABILITY TO ATTRACT ADDITIONAL FUNDING

Based on Steap Grants we need to provide our own funding - approx. 20% of project costs - per M. Joplin

			20%	
Phase 1	\$1.37	M	\$ 0.27	M
Phase 2a	\$1.30	M	\$ 0.26	M
Phase 2b	\$0.80	M	\$ 0.16	M
Phase 3	\$1.21	M	\$ 0.24	M
Phase 4	\$0.76	M	\$ 0.15	M
			\$ 1.09	M

though this phase is asking to use \$375K
Capital Improvement Funds

Time to save funds at \$100K a year = 10 years
Remove \$300k and might be 7-8 years.

INCIDENTAL INFORMATION

Town Records show the following are authorized expenditures to date

\$40,000	Authorized 5/15/12 to be expended from Capital 20-00-31-0000-046 and used to pay invoices
\$26,030	Authorized 8/29/12 to be expended from Capital 20-00-31-0000-046 and used to pay invoices
\$4,000	Authorized 5/21/13 to be expended from Capital 20-00-31-0000-046 and used to pay invoices
\$81,141	Expended from 27-00-52-0000-346 - a fund controlled by the First Selectman
\$20,000	Requested for North Quarter Park Master Plan
\$20,000	Library drawings requested by Library Building Committee
\$191,171	Approx. dollars expended to date (give or take variance budgeted to actual expenses)

Note: a \$108,500 contract was signed at with Kent & Frost

\$1,352,400	70% Estimated
\$171,187	Documented Overages
\$191,171	Dollars expended to date
-\$111,500	Budget for Kent and Frost (remove double count)
\$1,603,258	Estimated Total

MAIN STREET PROJECT - PHASE ONE - MAIN STREET EAST - item estimates

Stadia Bid
Alternates

a	Construction Field Office		<u>\$ 17,600</u>	#1
a	Chesterfield Wall - upper wall		<u>\$ 49,400</u>	#2
a	School Lane to Rt 154 - North side sidewalk			
	Tree removal	\$ 9,500		
	137 Main St. Landscaping new sidewalk to front door/new trees	\$ 9,800		
	131 Main St. Landscaping	\$ 2,500		
	misc.	\$ 200		
	rebuild of corner for ADA compliance	\$?		
	sidewalk & curbing at these two homes	\$?		
	sidewalk & curbing North Quarter Park thru A Style Above	\$?	<u>\$ 22,000</u>	#3
a	Net curbing full length of project (instead of granite - precast concrete) (1)		<u>\$ 61,350</u>	#4
a	Granite curbing original total \$130,600 - so balance to item above		<u>\$ 69,250</u>	
a	Laurel Hill Cemetery Parking		<u>\$ 65,050</u>	#5
a	Sidewalks - full length of project (1)		<u>\$ 94,795</u>	
a	Cut driveways for continuous sidewalks thru private property		<u>\$ 52,896</u>	
a	new drainage in several areas - catch basins (32) currently approx. 10		<u>\$ 114,000</u>	
a	4 decorative lights and poles		<u>\$ 17,600</u>	
a	Landscaping needed in several areas		<u>\$ 28,375</u>	
a	Concrete for steps and coping		<u>\$ 11,550</u>	
b	Culvert between Jacobson and Stark Agency		<u>\$ 25,000</u>	
b	Road Paving		<u>\$ 171,845</u>	
	Laurel Hill drainage and road move at Jacobson's (not broken out)		<u>?</u>	
	Above items and everthing else		<u>\$232,089</u>	
			<u>\$ 1,032,800</u>	<u>\$ 1,032,800</u>
a	Contract Items			\$ 319,600
		Total Budget		<u>\$ 1,352,400</u>
		Current Estimate @ 70%		\$ 1,528,700
		Overage		\$ (171,187)
a	Source: Stadia Engineering Unit Cost and Bid Alternate Options Document dated 10/28/14			
	#1-5 - Total of Bid Alternate Options \$215,400			
b	Source: Main Street Master Plan - Phase 1 - Main Street East - Preliminary Cost Document			

(1) The full project is 1800 linear feet. For discussion purposes the linear feet from School Lane to 154 maybe about 450 ft. It will be on both sides we can use 25% of costs as a guide for North side sidewalk costs: \$22 + 50k = \$72k

