

## Timeline:

Spring 2013 – Award of Grant  
Summer 2013 – Construction Documents  
Fall & Winter 2013 – Begin Construction  
Summer/Fall 2014 Construction Completion

## Phase 1 Improvements:

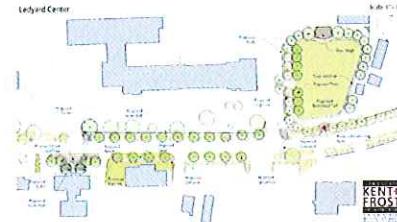
Phase One of the Gales Ferry Streetscape Improvements is targeted at enhancing the walkability and visibility of the core of the village. Sidewalks will be installed throughout the area with large concrete paver nodes at all of the intersections to provide safe areas with good visibility for crossing. Large street trees will be placed between the sidewalks and the street to reduce the visual scale of the roadway, slow traffic, and provide a comfortable separation for pedestrians. Stone walls are part of the fabric of Gales Ferry. New stone walls have been added where retention is necessary, as well as in prominent areas for visual character and the creation of space.

To create meaningful & memorable exterior spaces, the plan calls for the placement of historic "Fire Rings." These iconic objects are part of Gales Ferry's volunteer fire departments history. Each "ring" is a bright red 4' diameter metal ring that is suspended in the air. Before modern alarms, these rings were placed around the village and rung when help was needed. Gales Ferry is fortunate enough to have a few rings left, however they are not in prominent locations within the commercial district. The plan calls for additional rings to be placed in new community plazas and for the rings themselves to be used as design inspiration for the physical plazas.

When this project is complete the visual experience, walkability and identity of Gales Ferry will be greatly enhanced.

## Specific Improvements include:

New sidewalks (1400LF)  
Street trees  
Safe pedestrian crosswalks with nodes on corners  
(2) Community gathering plazas  
Historic fire rings at place making nodes  
Curbing & fill to enhance safety and aesthetics  
Stone walls  
Benches  
Pavement removal  
Landscaping & Improvements



## ATTACHMENT 5, 6, 7

### Project Costs

Ledyard, CT

MSIF Application

Gales Ferry Vision Plan

Kent + Frost  
Landscape Architecture

Phase 1 Cost Estimate 09.24.12

ZONE	ITEM	COST	UNIT	QTY.	COST	TOTAL	NOTE
1	<u>Southern Gateway</u>						

Not Included in Phase 1

ZONE	ITEM	COST	UNIT	QTY.	COST	TOTAL	NOTE
2	<u>CVS &amp; Stores Streetscape Improvements</u>						
<b>Site Preparation</b>							
Top Soil & Placement							
\$40.00 CY							
67							
Demo Existing Wall							
\$10.00 LF							
290							
Demo Stairs							
\$500.00 LS							
1							
Demo Trees							
\$750.00 LS							
1							
<b>Site Improvements</b>							
Stone Wall retaining							
\$30.00 SFF							
1651							
Stone Wall							
\$30.00 SFF							
216							
<b>Pavements</b>							
Concrete Pavers							
\$18.00 SF							
New Concrete Sidewalk Paving							
\$7.00 SF							
2083							
<b>Site Planting</b>							
Lawn							
\$0.33 SF							
3643							
Trees- LRG							
\$800.00 EA							
10							
Trees- MED							
\$600.00 EA							
3							
<b>Sub-Total</b>							
\$95,173.19							
15% Contingency							
\$14,275.98							
<b>Total Site Work</b>							
\$109,449.17							

ZONE	ITEM	COST	UNIT	QTY.	COST	TOTAL	NOTE
3	<u>Streetscape Improvements (Church)</u>						
Not Included in Phase 1							
4	<u>Job Lot Entrance/Dunkin Donuts</u>						
<b>Site Preparation</b>							
Top Soil & Placement							
\$40.00 CY							
84							
Demo Curb/soil							
\$2.00 SF							
106							
Demo Bituminous Pavement							
\$1.30 SF							
3374							
Bituminous Cutting							
\$1.43 LF							
600							
Remove existing parking lot lights							
\$500.00 EA							
0							
Demo Job Lot Sign							
\$2,500.00 LS							
0							
<b>Pavements</b>							
Bituminous Paving							
\$1.70 SF							
106							
\$180.20							
Crosswalk							
\$95.00 EA							
3							
\$285.00							
New Concrete Sidewalk Paving							
\$7.00 SF							
1422							
\$9,954.00							
Concrete Pavers							
\$18.00 SF							
564							
\$10,152.00							
Bituminous Curb							
\$3.00 LF							
919							
\$2,757.00							
Parking stripes							
\$10.30 EA							
0							
Replace Bituminous Cutting Pavement							
\$1.70 SF							
4705							
\$7,998.50							
<b>Site Improvements</b>							
Stone Wall							
\$30.00 SFF							
160							
\$4,800.00							
Replace Job Lot Sign							
\$10,000.00 LS							
0							
<b>Site Planting</b>							
Trees- MED							
\$600.00 EA							
0							
Trees- LRG							
\$800.00 EA							
6							
\$4,800.00							
Shrubs							
\$5.00 SF							
1206							
\$6,030.00							
Lawn							
\$0.33 SF							
1883							
\$621.39							
<b>Sub-Total</b>							
\$56,394.29							
15% Contingency							
\$8,459.14							
<b>Total Site Work</b>							
\$64,853.43							

ZONE	ITEM	COST	UNIT	QTY.	COST	TOTAL	NOTE
5							

Bituminous Curb	\$3.00 LF	4087	\$12,261.00	
New Concrete Sidewalk Paving	\$7.00 SF	150	\$1,050.00	
Parking stripes	\$10.30 EA	287	\$2,956.10	9x18' parking stall
<b>Site Planting</b>				
Island Planting Trees	\$600.00 EA	47	\$28,200.00	
Lawn	\$0.33 SF	15947	\$5,262.51	
			<b>Sub-Total</b>	<b>\$107,039.22</b>
			10% Contingency	\$10,703.92
<b>Total Site Work</b>				<b>\$117,743.14</b>

ZONE	ITEM	COST	UNIT	QTY.	COST	TOTAL	NOTE
<b>6 Citizens Bank Shopping Plaza Streetscape Improvements</b>							
	<b>Site Preparation</b>						
	Soil Fill	\$20.00 CY		2100	\$42,000.00		
	Drainage Collection Concrete Pipe	\$20.00 LF		445	\$8,900.00		
	Top Soil & Placement	\$40.00 CY		400	\$16,000.00		
	Demo Bituminous Pavement	\$1.30 SF		2200	\$2,860.00		
	Bituminous Cutting	\$1.43 LF		820	\$1,172.60		
	Relocate Signs	EA		1			
	<b>Pavements</b>						
	Cross Walk	\$200.00 EA		2	\$400.00		8' wide
	Crosswalk	\$95.00 EA		1	\$95.00		6' wide
	Concrete Pavers	\$18.00 SF		1142	\$20,556.00		
	Concrete Curb	\$32.00 LF		47	\$1,504.00		
	Bituminous Curb	\$3.00 LF		730	\$2,190.00		
	New Concrete Sidewalk Paving	\$7.00 SF		3669	\$25,683.00		
	New Concrete Patio Paving	\$7.00 SF		0	\$0.00		
	Replace Bituminous Cutting Pavement	\$1.70 SF		1344	\$2,284.80		Replace 18" of Bituminous Paving From Cutting
	<b>Site Improvements</b>						
	Stone Walls	\$30.00 SFF		806	\$24,180.00		18" Wide, 30" tall, no backfill
	Benches	\$1,500.00 EA		4	\$6,000.00		
	<b>Site Planting</b>						
	Perennials	\$6.00 SF		328	\$1,968.00		
	Shrubs	\$5.00 SF		1437	\$7,185.00		
	Trees- MED-Street	\$600.00 EA		2	\$1,200.00		
	Trees- LRG-Street	\$800.00 EA		11	\$8,800.00		
	Lawn	\$0.33 SF		19835	\$6,545.55		
					<b>Total</b>	<b>\$179,523.95</b>	
	<b>Add Alternates</b>						
	Trees-MED-In Median	\$600.00 EA		0	\$0.00		
	Demo Bituminous Pavement	\$1.30 SF		0	\$0.00		
	Bituminous Cutting	\$1.43 LF		0	\$0.00		
	Replace Bituminous Cutting Pavement	\$1.70 SF		0	\$0.00		
	Shrubs- In Median	\$5.00 SF		0	\$0.00		
	Granite Curb	\$30.00 LF		0	\$0.00		
	Top Soil & Placement	\$40.00 CY		0	\$0.00		
					<b>Total</b>	<b>\$0.00</b>	
					<b>Sub-Total</b>	<b>\$179,523.95</b>	
					15% Contingency	\$26,928.59	
	<b>Total Site Work</b>					<b>\$206,452.54</b>	

ZONE	ITEM	COST	UNIT	QTY.	COST	TOTAL	NOTE
<b>7 Ocean State Joblot Frontage/Park Streetscape</b>							
	<b>Site Preparation</b>						
	Top Soil & Placement	\$40.00 CY		276	\$11,040.00		
	Bituminous Cutting	\$1.43 LF		306	\$437.58		
	Demo Bituminous Pavement	\$1.30 SF		13677	\$17,780.10		
	remove existing parking lot lights	\$500.00 EA		0	\$0.00		
	<b>Pavements</b>						
	Bituminous Curb	\$3.00 LF		306	\$918.00		
	New Concrete Sidewalk Paving	\$7.00 SF		1484	\$10,388.00		
	Replace Bituminous Cutting Pavement	\$1.70 SF		460	\$782.00		Replace 18" of Bituminous Paving From Cutting
	Concrete Pavers	\$18.00 SF		1145	\$20,610.00		
	<b>Site Improvements</b>						
	Stone Walls	\$30.00 SFF		528.25	\$15,847.50		18" Wide, 30" tall, no backfill
	Benches	\$1,500.00 EA		3	\$4,500.00		
	Fire Ring	\$3,000.00 EA		1	\$3,000.00		To Match Existing Fire Rings In Town
	Flag Pole	\$5,000.00 EA		0	\$0.00		For center of plaza space
	Bus Shelter	\$12,000.00 EA		0	\$0.00		Stone to match existing in town
	<b>Site Planting</b>						
	Trees- LRG-Street	\$800.00 EA		8	\$6,400.00		
	Trees- LRG	\$800.00 EA		0	\$0.00		
	Trees- MED	\$600.00 EA		4	\$2,400.00		
	Lawn	\$0.33 SF		13990	\$4,616.70		

Shrubs	\$5.00 SF	910	\$4,550.00
Perennials	\$6.00 SF	927	\$5,562.00
<b>Site Lighting</b>			
Light Posts	\$4,500.00 EA	0	\$0.00
		<b>Sub-Total</b>	<b>\$108,831.88</b>
		15% Contingency	\$16,324.78
<b>Total Site Work</b>			<b>\$125,156.66</b>

ZONE	ITEM	COST	UNIT	QTY.	COST	TOTAL	NOTE
8	<u><i>Northern Gateway</i></u>						
	Not Included in Phase 1						
9	<u><i>Military Road/Hurlbutt Road and Intersection</i></u>						
	Not Included in Phase 1						
<b><u>Gales Ferry Phase 1 Grand Total:</u></b>						<b>\$505,911.81</b>	