



Board of Park Commissioners

Wednesday, July 19, 2023 at 6:00 p.m.

Bristol Parks, Recreation, Youth & Community Services – 51 High Street, Bristol CT

[https://bristolct-gov.zoom.us/j/86122067235?](https://bristolct-gov.zoom.us/j/86122067235?pwd=UW5acXUxQmY3d2VXUjFDQm1hazNxdz09)

[pwd=UW5acXUxQmY3d2VXUjFDQm1hazNxdz09](https://bristolct-gov.zoom.us/j/86122067235?pwd=UW5acXUxQmY3d2VXUjFDQm1hazNxdz09)

Regular Meeting Agenda

1. Call To Order
 - a. Attendance
2. Acceptance Of Meeting Minutes
 - a. May 24, 2023 Regular Meeting Minutes (Attachment A)

Documents:

[ATTACHMENT A.PDF](#)

3. Public Participation
4. Superintendent's Report
 - a. Monthly Division Updates (Attachment B)
 - b. Project Updates (Attachment C)
 - c. Department Financials (Attachment D)

Documents:

ATTACHMENT - B.PDF
ATTACHMENT C-1.PDF
ATTACHMENT C-2.PDF
ATTACHMENT C-3.PDF
ATTACHMENT D.PDF

5. Old Business
 - a. By Commissioners
6. New Business
 - a. Page Park Revitalization Project Update presentation by Weston and Sampson (Attachment E)
 - b. Park Data Analytics Software presentation by Placer Data (Attachment F)
 - c. Shared Bike Lane Plan (Attachment G)
 - d. Approval of Pickleball court use rules (Attachment H)
 - e. Committee Planning and Agenda setting (Attachment I)
 - f. Mellen St Bridge Construction (Attachment J)
 - g. By Commissioners

Documents:

ATTACHMENT E.PDF
ATTACHMENT F.PDF
ATTACHMENT G.PDF
ATTACHMENT H.PDF
ATTACHMENT I.PDF
ATTACHMENT J.PDF

7. Committee Reports
 - a. Fund Development Committee
 - b. Policy Committee
 - c. Finance Committee
 - d. City Council Liaison Updates

8. Adjourn

Respectfully submitted,

Jazzya Coakley

Recording Secretary

Board of Park Commissioners



PARKS, RECREATION, YOUTH AND COMMUNITY SERVICES

Board of Park Commissioners

Wednesday, May 24, 2023 at 6:00 p.m.

Bristol Parks, Recreation, Youth & Community Services – 51 High Street, Bristol CT

<https://bristolct-gov.zoom.us/j/86717821263?pwd=T2tldGNXREtkclBzNHYwTDRSYmRBUT09>

Regular Meeting Minutes

1. Call to order

- a. Vice Chair Fiorito called the meeting to order at 6:00 p.m.
- b. Attendance

Present: Mayor Jeffrey Caggiano, Chair
Robert Fiorito, Vice Chair
Sandra Bogdanski, Commissioner
Cynthia Donovan, Commissioner
Leonard Lamothe, Commissioner
Robert Lawson, Commissioner
Emily Michaud, Commissioner

Sarah Larson, Deputy Superintendent
Dr. Joshua Medeiros, Superintendent

Absent: Andrew Howe, City Council Liaison
Marie O'Brien, Board of Finance Liaison

2. Acceptance of meeting minutes

- a. **MOTION:** Made by Commissioner Donovan to accept the April 19, 2023 Regular Meeting Minutes.
Seconded by: Commissioner Lamothe, all in favor; motion carried.

3. Public participation: None.

4. Superintendent's Report

- a. Commissioners reviewed and discussed the Monthly Division Updates.
- b. Commissioners reviewed and discussed Project Updates.
- c. Commissioners reviewed and discussed Department Financials.

5. Old business

- a. **MOTION:** Made by Vice Chair Fiorito to approve the updated proposal for maintenance and management of BOE school fields.
Seconded by: Commissioner Bogdanski, all in favor; motion carried.
- b. By Commissioners:
 - i. Commissioner Lamothe inquired about updates regarding security guard services and camera surveillance at Rockwell Park; discussion followed.

6. New business

- a. **MOTION:** Made by Vice Chair Fiorito to approve the updated Indoor Pavilion fee schedule and alcohol process for Perry J. Spinelli Pavilion.
Seconded by: Commissioner Donovan, all in favor; motion carried.

- b. **MOTION:** Made by Commissioner Donovan to provide blanket approval for the utilization of beer/wine truck at the BAIMS field for Downtown Live productions.
Seconded by: Commissioner Bogdanski, all in favor; motion carried.
- c. **MOTION:** Made by Commissioner Bogdanski to deny the request from All Points Media for Dunkin' Summer Energy Punch sponsorship.
Seconded by: Vice Chair Fiorito, all in favor with the exception of Commissioner Lawson who voted not in favor; motion carried.
MOTION: Made by Vice Chair Fiorito to refer the development of the Sponsorship Program to Policy Committee.
Seconded by: Commissioner Donovan, all in favor; motion carried.
- d. **MOTION:** Made by Vice Chair Fiorito to approve the 2023-2025 contract award of E.G. Stocks Playground Food Concession Services to Steve Top Dog for the amount of \$12,300.00.
Seconded by: Commissioner Bogdanski, all in favor; motion carried.
- e. **MOTION:** Made by Commissioner Donovan to refer the discussion on Muzzy Field Concession next steps to Policy Committee.
Seconded by: Commissioner Bogdanski, all in favor; motion carried.
- f. **MOTION:** Made by Commissioner Bogdanski to refer the Strategic Planning for the Friends of Bristol Parks and Recreation Fund to Finance Committee.
Seconded by: Commissioner Donovan, all in favor; motion carried.
- g. **MOTION:** Made by Commissioner Donovan to approve a temporary construction easement and a permanent easement to the Connecticut Department of Transportation associated with the Veterans Memorial Boulevard East Street Bridge.
Seconded by: Vice Chair Fiorito, all in favor; motion carried.
- h. By Commissioners:
 - i. Commissioner Lamothe inquired about volunteers for 8:00 a.m. on May 25th, 2023 to place Memorial Day Flags at St. Joseph's Cemetery to honor veterans.

7. Committee reports

- a. Fund Development Committee:
 - i. Commissioners reviewed and discussed the Dinner on the Diamond Final Report.
MOTION: Made by Commissioner Bogdanski to refer Board feedback to the Fund Development Committee to take into consideration for the planning of the 3rd Annual Dinner on the Diamond Fundraiser event.
Seconded by: Vice Chair Fiorito, all in favor; motion carried.
- b. Policy Committee:
 - i. **MOTION:** Made by Vice Chair Fiorito to approve the updated Park Hours Policy.
Seconded by: Commissioner Donovan, all in favor; motion carried.
 - ii. **MOTION:** Made by Vice Chair Fiorito to approve the Parkland Acquisition Policy.
Seconded by: Commissioner Bogdanski, all in favor; motion carried.
 - iii. **MOTION:** Made by Vice Chair Fiorito to approve the Staff Acceptance of Gifts and Donations Policy.
Seconded by: Commissioner Bogdanski, all in favor; motion carried.
- c. Finance Committee: No updates.
- d. City Council Liaison updates: No updates.

8. Adjourn

- a. **MOTION:** Made by Vice Chair Fiorito to adjourn the meeting at 7:26 p.m.
Seconded by: Commissioner Bogdanski, all in favor; motion carried.

Respectfully submitted,
Jazzya Coakley
Recording Secretary
Board of Park Commissioners

DRAFT



Superintendent Report
Board of Park Commissioners
July 19, 2023

I. Parks, Grounds and Facilities Division Highlights

- The Parks Division is fully staffed with summer laborers, who have been excellent addition to the maintenance staff.
- The splash pads were officially opened Memorial Day weekend, and are actively visited by community members daily.
- Landscaping at Pine Lake Adventure Park has been completed and looks phenomenal.
- Landscape Gardener, Steven Schriver, has decorated Veterans Memorial Boulevard with beautiful planting baskets, which were well received during Memorial Day festivities.
- A shade structure for Muzzy Field is currently underway.
- Muzzy Field successfully hosted the CIAC tournament.

Parks Division Accucom Work Order System Data	June 2022	June 2023
Work Orders Submitted	N/A	40
June Work Orders Closed as of 7/3/23	N/A	21
June Work Orders Still Open as of 7/3/23	N/A	19

*Top 3 Parks: Rockwell (12); Page (9); Seymour (4)
Top 3 Tasks: Site Work (14); Playground (5); Landscaping (3)*

Vandalism Updates

Damage	Location/Date	Repair Progress/Update
Outdoor Bathrooms	Rockwell Park	Cleaned
Climbing Wall	Pine Lake Adventure Park	Repaired
Fence	Rockwell Pool	Repairs Underway

II. Recreation Division Highlights

- Summer Camp staff went through numerous trainings to prepare for our 7-week Summer Camp programs. Training presentations on the topics of QPR, Diversity, Equity, and Inclusion, Counselor Best Practices, and Active Shooters were reviewed this year.
- BPRYCS Summer Camp staff attended the CRPA's Camp College training at Southern Connecticut State University.
- Our Little Explorers, Summer Fun, and Teen Adventure Camps kicked off on June 26th. The camps saw over 280 kids in the first week.

- Pine Lake Adventure Park underwent a course and equipment inspection by Experiential Systems. The inspection report will help make determinations on what elements are suitable for use and what equipment need to be replaced.
- Recreation Supervisor, Amry Shelby, spoke at the grand opening of the new dedicated pickleball courts at Seymour Park.

Recreation & Event Measures	June 2022	June 2023
# of youth engaged in recreation programs	558	733*
# of adults engaged in recreation programs	128	210**
Total # of recreation programs running	22	33

**Includes Camp Before/After Care participants, new programming offerings, and increased program registrations.*

***This number is lower than the actual because for Slowpitch Softball and Thursday Night Volleyball, only the team captain registered is included in the figure.*

III. Aquatics Division Highlights

- The Aquatics Division is staffed for the summer season.
- The outdoor pools were successfully opened on June 24, 2023 and are well attended.
- Merchandise is now available at all pool locations.
- Whiz Kids Daycare has committed to a summer rental of Page Park Pool.
- Solar lighting at DMAC parking lights has been completed.

Aquatics Measures	June 2022	June 2023
# of visits to the Dennis Malone Aquatics Center	1055	1076
# of pool memberships sold	133	139
# program participants	863	936*

**Summer Splash and Weekday Learn to Swim Registration increased, the Water Excise Program and USA Swim Team have been extended into the summer season.*

IV. Outreach, Marketing, and Event Highlights

- Community Engagement Coordinator, Erica Benoit, hosted the 2023 Fall Program Planning meeting to discuss important dates, communication timeline(s), and upcoming programs and event information for September to December 2023.
- Community Engagement Coordinator Benoit hosted Constant Contacts (email software) training for new seasonal, part-time, and full-time staff.

- Community Engagement Coordinator Benoit and Superintendent Medeiros participated in a Placer demo to review new data tracking technology. The company uses cellular phone data to track and analyze attendance.
- BPRYCS hosted Ribbon Cuttings for:
 - Wilson Park: Newly Resurfaced Basketball Court
 - Seymour Park: Dedicated Pickleball Facility and Resurfaced Basketball Court
- BPRYCS sponsored and attended the Bristol Exchange Club's Honoring Heroes event to support the Bristol Police Department and the "Fund the First" fund.
- BPRYCS hosted the 1st Annual Cultural District Festival in partnership with the Arts and Culture Commission. The festival highlighted the distinctive character of Bristol through arts, culture, entertainment, museums, local eateries and artisan vendors, and more.

Outreach, Marketing, and Event Measures	June 2022	June 2023
Unique # of visits to the Parks Project Portal	N/A	75
Total # of e-mails sent	34	35
% of emails opened	44%	54%
Email click rate	3%	5%

Upcoming Special Events- Save the Date

Event Name	Date	Time	Location
4th Rockin' Out at Rockwell Summer Concert Series Soul Spirit Shaker (<i>Rock</i>)	July 18, 2023	6:00 – 8:00 PM	Rockwell Park - Amphitheater
5th Rockin' Out at Rockwell Summer Concert Series <i>Sideways (Country)</i>	July 25, 2023	6:00 – 8:00 PM	Rockwell Park – Amphitheater
4 th Annual Community Conversation on Mental Health <i>Featuring Key Note Speaker: Wes Woodson</i>	August 3, 2023	5:30 – 7:30 PM	Rockwell Park – Amphitheater
Neon Nights Float Night	August 4, 2023	6:00 – 9:00 PM	Rockwell Pool
Bristol Green Team	August 12, 2023	9:00 – 11:00 AM	Page Park
Mayor's Back to School Pencil Hunt	August 24, 2023	5:00 – 6:50 PM	Muzzy Field
Family Camp Out at Muzzy Field	September 9, 2023 – September 10, 2023	6:00 PM – 7:00 AM	Muzzy Field

Active Parks, Recreation, Youth and Community Services Capital Improvement Projects (Updated: 7/14/2023)

Project Name	Description	Status	Cost Estimates	Funding Source(s)	Target Completion
E.G. Stocks Playground/Casey Field Upgrades	Site enhancements including ADA, court lights, splash pad and field upgrades.	The splashpad was poured on June 29 th and excavations and pouring for the precast pole sections for the basketball lighting foundations have been completed. The underground conduit for the basketball court lighting and installation of the splashpad fixtures are expected to occur this week. The AquaFlex coating installation is tentatively scheduled for the week of July 24 th . We anticipate substantial completion of the project by the end of July with a grand opening event scheduled TBD August.	\$261,811 for playground, \$109,000 for design/bid/construction admin. \$609,250 for construction	\$1,025,000- CIP (3027004).	August 2023
Kern Park Planning & Improvements	Design and construction of site improvements	Construction documents have been completed (attached) and are slated to go out to bid this month. We anticipate construction starting towards the end of summer with the project completed by the end of 2023 pending weather.	\$300,000	\$300,000- ARPA	December 2023
Perry J. Spinelli-Phase 2	Phase 2 interior and exterior renovations with a vision of establishing a premier rental facility.	Renovations are nearing completion awaiting final delivery of light fixtures and chandelier estimated middle of July. Structural issues with the beams were identified in the exterior painting process and a structural engineer was hired to assess beam conditions (report attached). We are anticipating formal quotes for	\$73,600 for design/bid/construction admin. \$366,589 anticipated for construction	\$810,000-CIP (3027010-22C02 & 21L01)	Early Summer 2023

		shoring up the beams within the next few weeks.			
Page Park Revitalization	Utilize the Page Park master plan to fully renovate the park.	A formal presentation of the design and construction documents is scheduled for July. With commissioner endorsement we will proceed with permitting meetings to get the project ready for to go out to bid.	\$13.6 million (4yr phased approach)	\$2,000,000- CIP (3027010)	Winter 2024 (phase 1 construction)
Pine Lake Improvements (phase 2)	Renovations for the park including prefabricated bathroom and upgraded facilities/amenities.	Construction of the new climbing wall was completed and additional security measures are being implemented at the site in lieu of improper use issues. A final inspection meeting for the bathroom is scheduled for 7/19. We are planning for a grand opening of the park and adventure program in late 2023.	\$425,000 estimated for all upgrades	\$275,000- ARPA (3071032-22C23), \$150,000- CIP (3021032-20031)	Late Summer/Early Fall 2023
Upgrade your Play Campaign (Playground Upgrades)	Playground replacements for priority sites: Federal Hill Green, Seymour Park, Wilson's Field, and Peck Park	The Seymour Park Upgrade your Play Campaign was launched on Wednesday 7/5 and will continue through 7/21. To date there have been 1,461 unique visitors to the Park Projects Portal with 1,019 votes cast to date. We anticipate purchasing the community selected playground by early August.	\$136,496-\$172,838 (depending on playground selected/add features)	\$136,496-\$172,838- LOCIP (1347000-22L01) & Various equip (0017021-589100)	Summer/Fall 2023
Veterans Memorial Boulevard Enhancements	Removal of tennis courts, creation of urban garden, and a prefabricated bathroom.	The urban garden, Cris Radio QR monument audio tour and the bridge projects have been completed. The cannon is under restoration and is anticipated to be returned in November 2023. Planning is underway for phase 2 which includes ADA work/prefabricated bathroom.	\$37,000- removal/garden \$130,000- prefabricated bathroom estimates	\$37,000- CT Urban Forest Council Grant (1067021-22G47), \$300,000- ARPA (3077011-22C20)	TBD 2024

KERN PARK IMPROVEMENTS

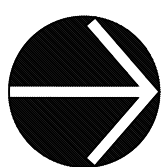
Primrose Lane

Bristol, Connecticut



Project Site

NTS



BID/CONSTRUCTION DOCUMENTS

7.05.2023

Prepared for The City of Bristol, Connecticut

Superintendent of Parks, Recreation, Youth, and Community Services
Director: Joshua Medeiros

CONTENTS

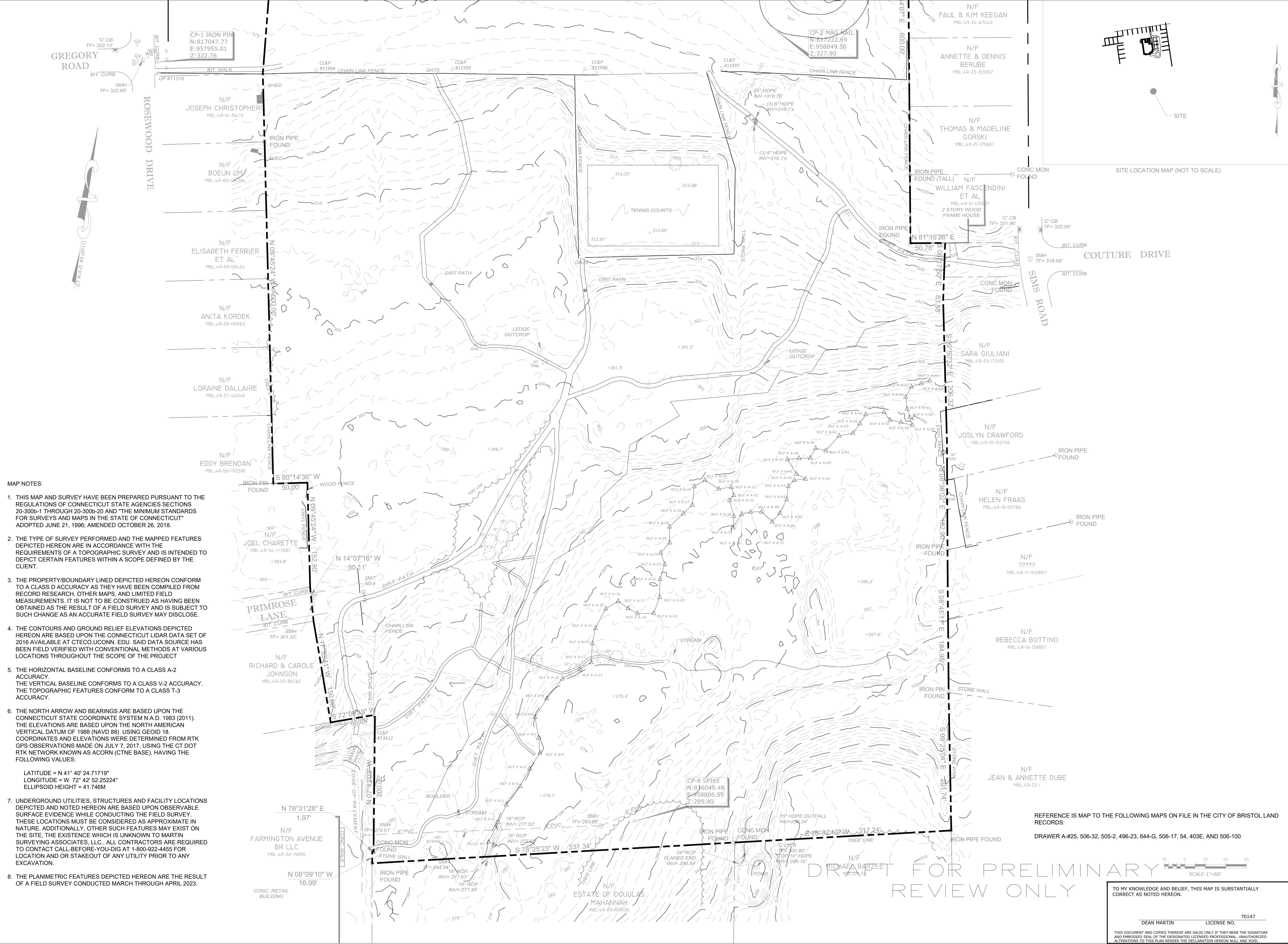
	Survey
L-0.0	Key Plan
L-1.0	Demolition Plan
L-2.0	Sims Road Entrance Site Plan
L-3.0	Pollinator Garden Layout Plan
L-3.1	Pollinator Garden Grading Plan
L-3.2	Pollinator Garden Planting Plan
L-4.0	
L-5.0	Details
L-5.1	Trail Details
ES-1	Erosion and Soil Sedimentation Control Notes and Details

Prepared by:



416 Asylum Street
Hartford, CT 06103
860-247-7200
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ENGAGE | DESIGN | ADVANCE



MAP NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED JUNE 21, 1996; AMENDED OCTOBER 26, 2018.
2. THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT CERTAIN FEATURES WITHIN A SCOPE DEFINED BY THE CLIENT.
3. THE PROPERTY/BOUNDARY LINED DEPICTED HEREON CONFORM TO A CLASS D ACCURACY AS THEY HAVE BEEN COMPILED FROM RECORD RESEARCH, OTHER MAPS, AND LIMITED FIELD MEASUREMENTS. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
4. THE CONTOURS AND GROUND RELIEF ELEVATIONS DEPICTED HEREON ARE BASED UPON THE CONNECTICUT LIDAR DATA SET OF 2016 AVAILABLE AT CTeco.UCONN. EDU. SAID DATA SOURCE HAS BEEN FIELD VERIFIED WITH CONVENTIONAL METHODS AT VARIOUS LOCATIONS THROUGHOUT THE SCOPE OF THE PROJECT
5. THE HORIZONTAL BASELINE CONFORMS TO A CLASS A-2 ACCURACY. THE VERTICAL BASELINE CONFORMS TO A CLASS V-2 ACCURACY. THE TOPOGRAPHIC FEATURES CONFORM TO A CLASS T-3 ACCURACY.
6. THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.D. 1983 (2011). THE ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) USING GEOID 18. COORDINATES AND ELEVATIONS WERE DETERMINED FROM RTK GPS OBSERVATIONS MADE ON JULY 7, 2017, USING THE CT DOT RTK NETWORK KNOWN AS ACORN (CTNE BASE), HAVING THE FOLLOWING VALUES:

LATITUDE = N 41° 40' 24.71719"
LONGITUDE = W 72° 42' 52.25224"
ELLIPSOID HEIGHT = 41.746M
7. UNDERGROUND UTILITIES, STRUCTURES AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON ARE BASED UPON OBSERVABLE SURFACE EVIDENCE WHILE CONDUCTING THE FIELD SURVEY. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE WHICH IS UNKNOWN TO MARTIN SURVEYING ASSOCIATES, LLC. ALL CONTRACTORS ARE REQUIRED TO CONTACT CALL-BEFORE-YOU-DIG AT 1-800-922-4455 FOR LOCATION AND OR STAKEOUT OF ANY UTILITY PRIOR TO ANY EXCAVATION.
8. THE PLANIMETRIC FEATURES DEPICTED HEREON ARE THE RESULT OF A FIELD SURVEY CONDUCTED MARCH THROUGH APRIL 2023.

LEGEND:	
○ IRON PIN (FOUND)	△ SIGN
● Rebar/Drill Hole (To Be Set)	○ POST
□ MONUMENT (FOUND)	○ LIGHT POLE
○ MANHOLE	○ GUY ANCHOR
○ DRAINAGE MANHOLE	○ UTILITY POLE
○ SANITARY MANHOLE	○ WATER GATE
○ ELEC. MANHOLE	○ WATER METER
○ TELE. MANHOLE	○ GAS VALVE
○ "C" CATCH BASIN	○ GAS METER
○ "C-L" CATCH BASIN	○ TRANSFORMER
○ DECIDUOUS TREES	○ ELEC. METER
○ EVERGREEN TREES	○ MAIL BOX
○ SHRUB/BUSH	○ HAND HOLE
○ FLAG POLE	○ BUTTON BOX
○ TRAFFIC CONTROL BOX	○ A.C. UNIT
	○ TRAFFIC LIGHT POLE

---	BOUNDARY LINE
---	GUARD RAIL
---	UNDERGROUND PIPING (San., Stm.)
---	U/G GAS LINE
---	U/G ELEC. LINE
---	WATER LINE
---	OVERHEAD UTILITIES
---	U/G TELE. LINE
---	CHAIN LINK FENCE
---	TREE LINE



martin
Surveying Associates, LLC

201 CHRISTIAN LANE BERLIN, CT 06037
860-832-9328
WWW.MARTINSURVEY.COM

REVISIONS:

TOPOGRAPHIC SURVEY
"KERN PARK"
PORTION OF
MAP: 49 BLOCK: 8 LOT: 3
LAND OF
CITY OF BRISTOL
160 IVY DRIVE
BRISTOL, CONNECTICUT

REFERENCE IS MAP TO THE FOLLOWING MAPS ON FILE IN THE CITY OF BRISTOL LAND RECORDS:
DRAWER A-#25, 506-32, 505-2, 496-23, 644-G, 506-17, 54, 403E, AND 506-100

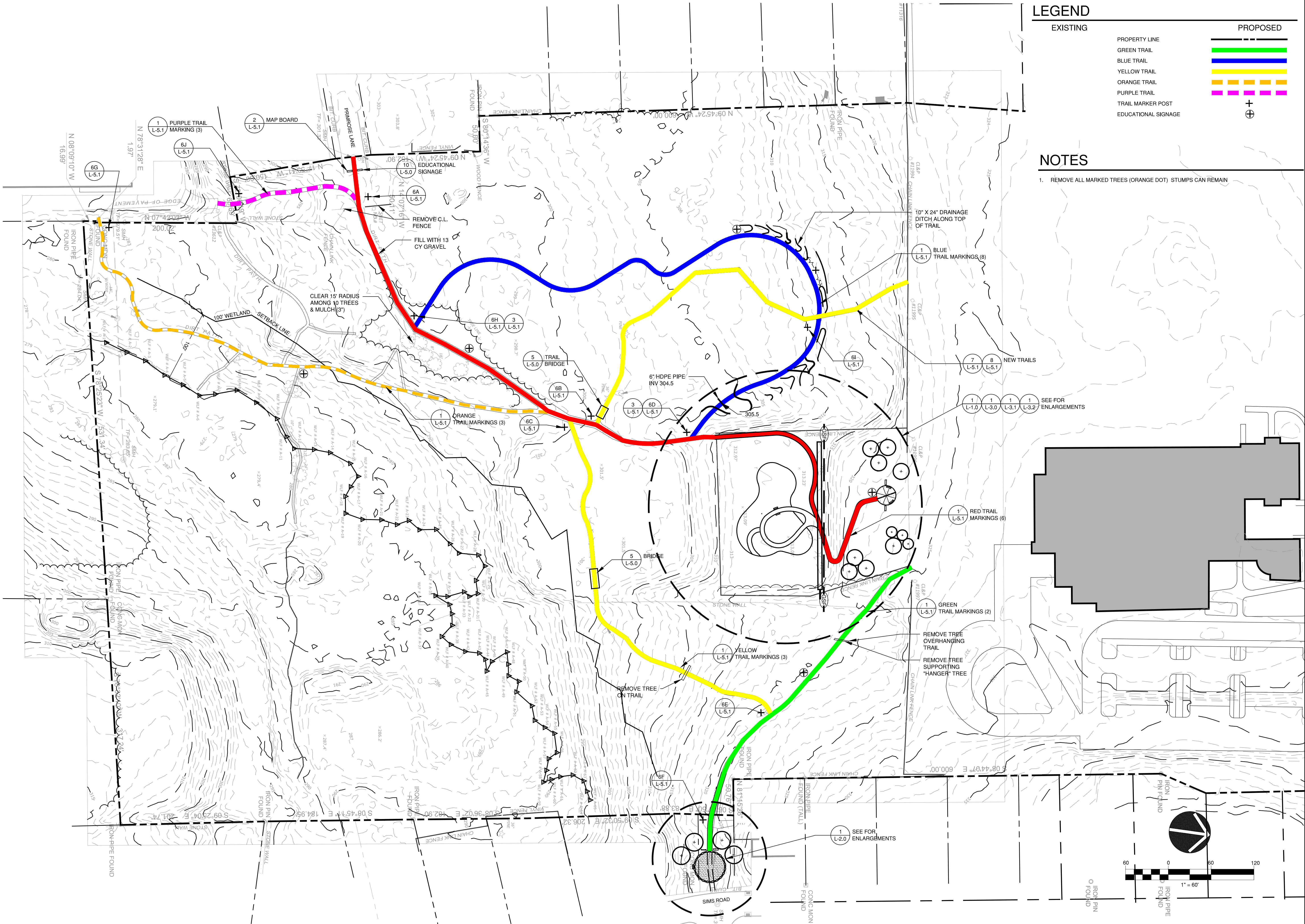
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

70147

DEAN MARTIN LICENSE NO.

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID.

C:\Users\Andy.Lau\FH Studio\1944- Design of Renovations and Improvements at Kern Park- General\Drawg1944- Site Plan.dwg 6/28/2023 11:40:24 AM Andy.Lau

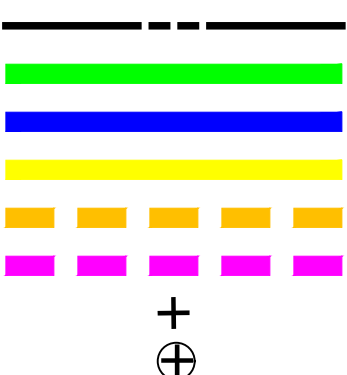


LEGEND

EXISTING

PROPOSED

PROPERTY LINE
GREEN TRAIL
BLUE TRAIL
YELLOW TRAIL
ORANGE TRAIL
PURPLE TRAIL
TRAIL MARKER POST
EDUCATIONAL SIGNAGE



NOTES

1. REMOVE ALL MARKED TREES (ORANGE DOT). STUMPS CAN REMAIN

FHI
studio

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Hartford, CT 06103
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ENGAGE | DESIGN | ADVANCE

Prepared For:

CITY OF
BRISTOL

Consultant

PROPOSED:
KERN PARK IMPROVEMENTS

BRISTOL, CT

PRIMROSE LANE

Sheet Description:

Trail Plan

Rev:

Issue Date:
JUNE 13, 2023

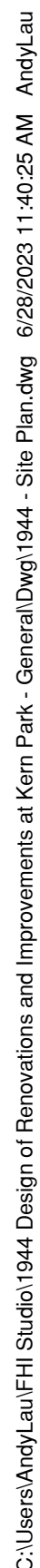
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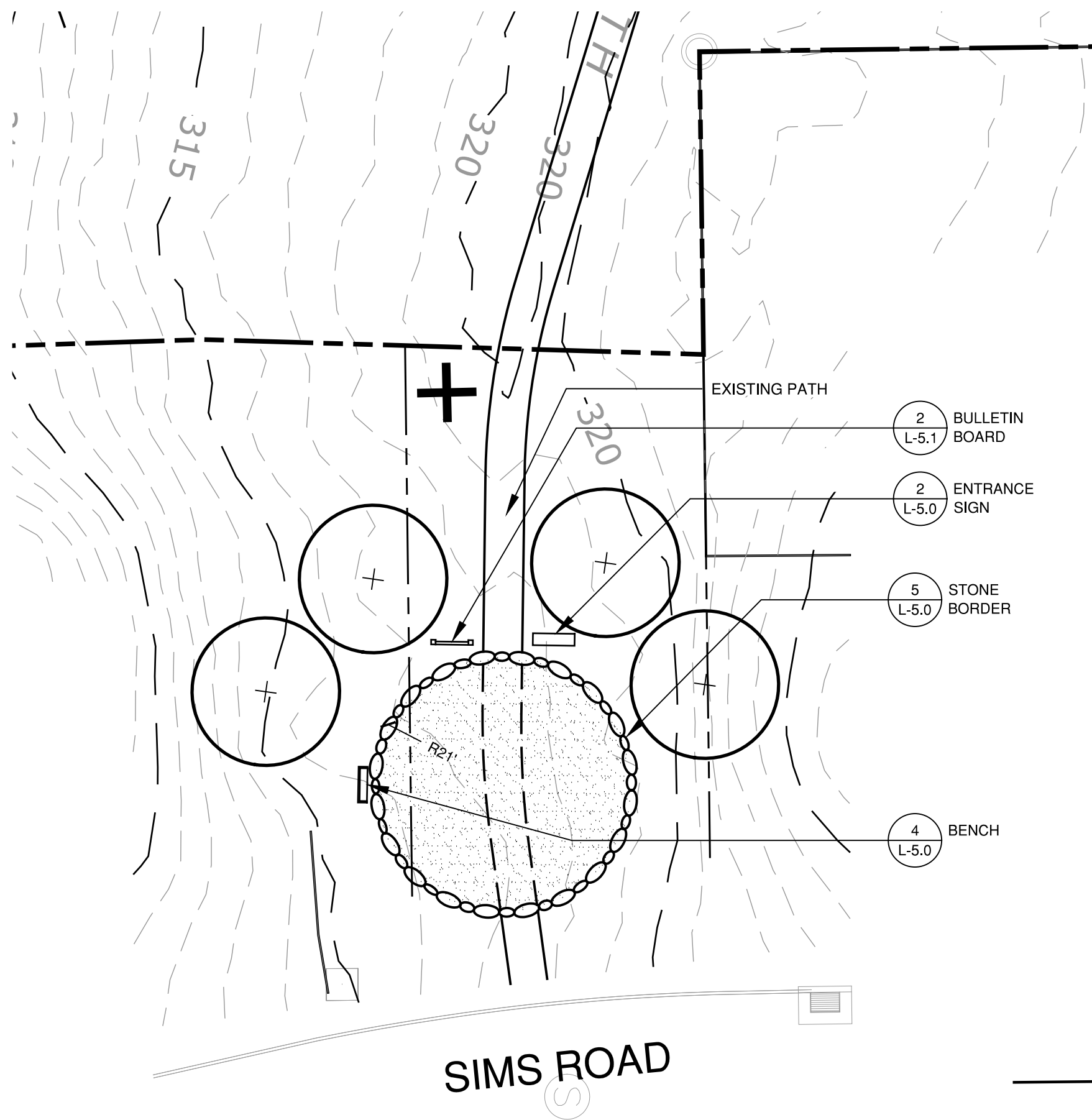
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Sheet #:

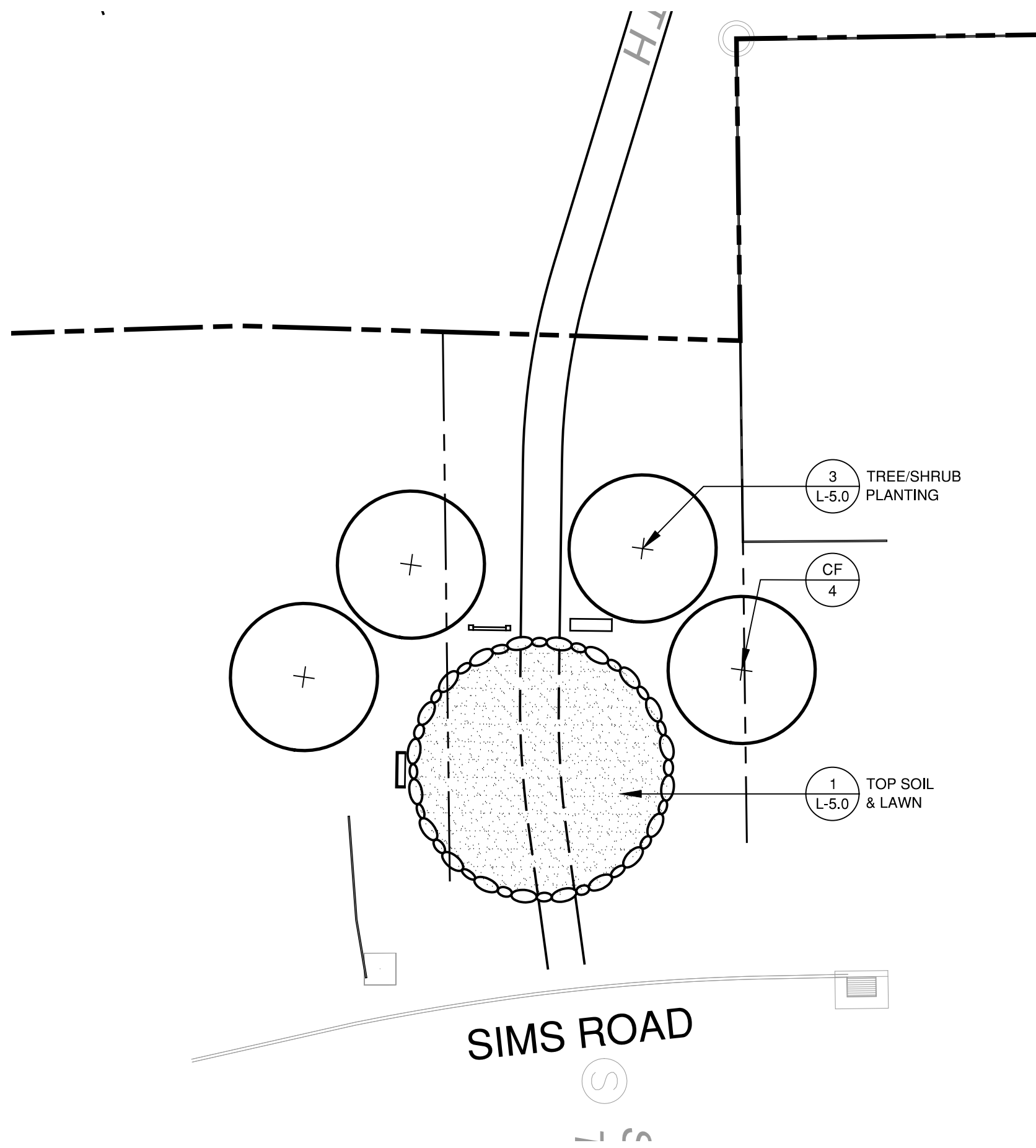
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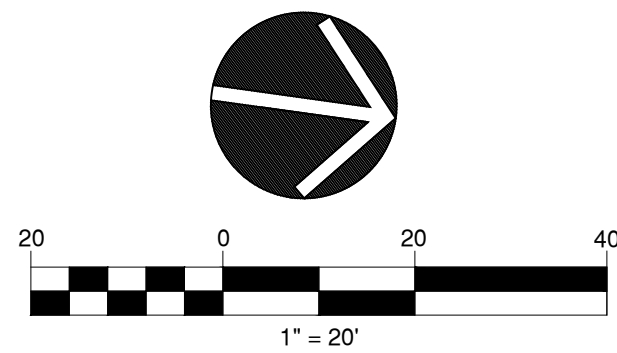


LAYOUT PLAN



PLANTING PLAN

PLANT SCHEDULE						
CATEGORY	SYM.	NO.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
DECIDUOUS TREES	CF	4	CORNUS FLORIDA DOGWOOD	FLOWERING DOGWOOD	24" - 30" HT.	CONTAINER



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ENGAGE | DESIGN | ADVANCE

Prepared For:
CITY OF
BRISTOL

Consultant

PROPOSED:
KERN PARK IMPROVEMENTS
PRIMROSE LANE BRISTOL, CT

Sheet Description:

Sims Rd
Entrance
Enlargement

Rev:

Issue Date:
JUNE 13, 2023

Scale:
AS NOTED

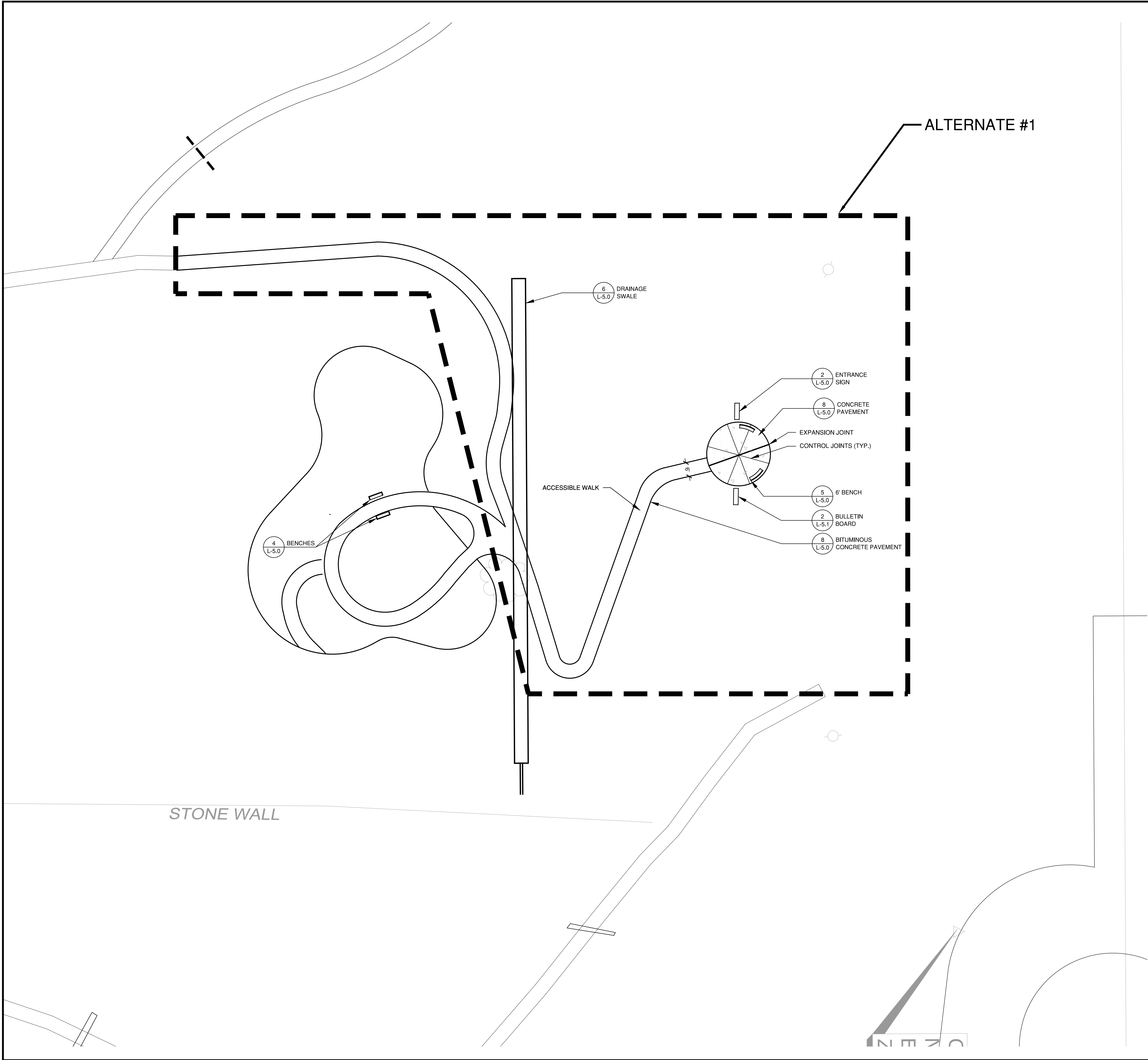
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AL

Project number:
1944

Sheet #:

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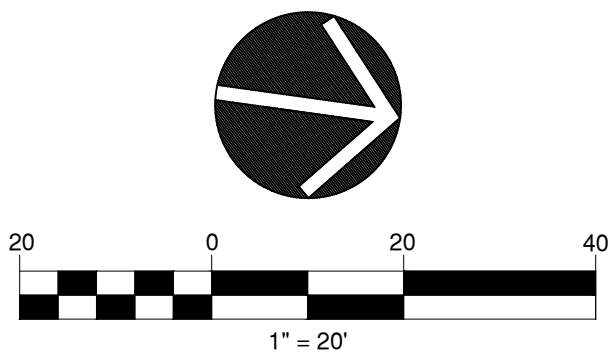


LEGEND

EXISTING	PROPOSED
PROPERTY LINE	CHAIN LINK FENCE
CHAIN LINK FENCE	ORNAMENTAL FENCE
ORNAMENTAL FENCE	BITUMINOUS PAVEMENT
BITUMINOUS PAVEMENT	CONCRETE PAVEMENT
CONCRETE PAVEMENT	SIGN
SIGN	BENCH
BENCH	DETAIL 1 SHEET L-5.0
DETAIL 1 SHEET L-5.0	DETAIL NAME

LAYOUT NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL REGULATIONS.
2. MATERIALS AND CONSTRUCTION PROCEDURES SHALL COMPLY WITH CT DOT FORM 816/817 AND THE CITY/TOWN OF ????????? SPECIFICATIONS.
3. CONTRACTOR TO SECURE ALL NECESSARY TRADE PERMITS.
4. NEW PAVEMENT TO MEET LINE & GRADE OF EXISTING PAVEMENTS.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES.
6. LOAM AND SEED ALL DISTURBED AREAS NOT COVERED BY OTHER IMPROVEMENTS.
7. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED.
8. ALL LOCATIONS WHERE EXISTING CURBING, BITUMINOUS CONCRETE ROADWAY OR CONCRETE ROADWAY OR CONCRETE SIDEWALK ABUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO PROVIDE A CLEAN, SMOOTH EDGE. TACK COAT EXPOSED EDGES OF EXISTING CONCRETE PRIOR TO PLACEMENT OF NEW BITUMINOUS CONCRETE PAVEMENT.
9. FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND APPROPRIATE MUNICIPAL OFFICIALS PRIOR TO CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL AND HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL CONTROL DUST CAUSED BY HIS OPERATIONS BY APPLYING WATER OR DUST PALLIATIVE, OTHER THAN CALCIUM CHLORIDE.
12. CONTRACTOR SHALL CONTROL NOISE TO AS GREAT AN EXTENT AS POSSIBLE. ALL POWER EQUIPMENT USED DURING CONSTRUCTION SHALL BE EQUIPPED WITH MUFFLERS.
13. MANUFACTURED ITEMS SHALL BE INSTALLED, CONNECTED AND CLEANED ACCORDING TO THE MANUFACTURERS DIRECTIONS.
14. PRIOR TO PROJECT CLOSE-OUT, CONTRACTOR SHALL REMOVE ALL DEBRIS AND EXCESS MATERIALS FROM SITE. ALSO, ANY DAMAGE TO FIELD OR FACTORY APPLIED FINISHES SHALL BE REPAIRED.
15. EXPANSION AND SCORE JOINTS FOR NEW CONCRETE WALKS SHALL BLEND TO MATCH EXISTING PATTERNS, CONTRACTOR TO ARRANGE TIMELY ON-SITE CONFERENCES WITH LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF JOINT PATTERNS.
16. PROVIDE EXPANSION JOINTS FOR NEW CONCRETE PAVING AT ALL CURBS, TREE GRATES, BUILDING WALLS, SITE WALLS, STAIRS, LIGHT POLE BASES, MANHOLES, GRATES/VAULTS, EXISTING CONCRETE PAVING, STOP LIGHTS, FIRE HYDRANTS AND ALL OTHER FIXED MATERIALS. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 25 FEET.
17. A DIGITAL CAD FILE CAN BE PROVIDED TO THE CONTRACTOR FOR THE LAYOUT OF SITE IMPROVEMENTS IN THE FIELD.



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ENGAGE | DESIGN | ADVANCE

Prepared For:

CITY OF
BRISTOL

Consultant

PROPOSED:
KERN PARK IMPROVEMENTS
PRIMROSE LANE BRISTOL, CT

Sheet Description:

**Pollinator
Garden Area
Layout Plan**

Rev:

Issue Date:
JUNE 13, 2023

Scale:
AS NOTED

Drawn by:
AL

Project number:
1944

Sheet #:

L-3.0

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LEGEND

EXISTING

101
105
+105.5

FLOW ARROW

FLUSH CONDITION

ACCESSIBLE ROUTE

YELLOW TRAIL

GREEN TRAIL

PURPLE TRAIL

PROPOSED

101
105
+105.5

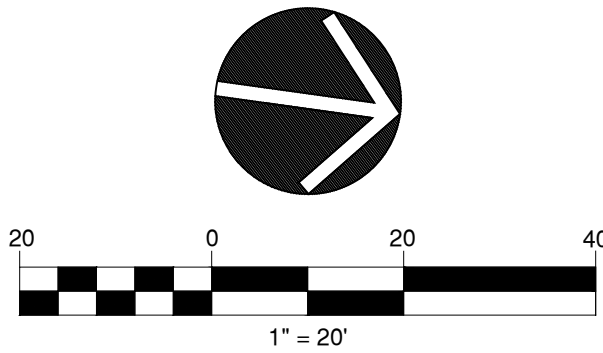
FLOW ARROW

FLUSH CONDITION

ACCESSIBLE ROUTE

GRADING AND UTILITY NOTES

1. PROPOSED GRADES INDICATE INTENT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS AS REQUIRED TO MEET FIELD CONDITIONS.
2. WHERE FIELD CONDITIONS CALL FOR ON-SITE ADJUSTMENTS OF FINISHED GRADES, THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION.
3. CONTRACTOR TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB AND BE RESPONSIBLE FOR THE SAME. NOTIFY SITE PLANNER OF DISCREPANCIES PRIOR TO BEGINNING WORK.
4. EROSION CONTROL FABRIC TO BE USED ON ALL SLOPES GREATER THEN 3:1.
5. STRIP AND STOCKPILE TOPSOIL FOR REUSE ON SITE.
6. PITCH ALL WALKS AT 2% CROSS SLOPE UNLESS OTHERWISE NOTED.
7. ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, GRATES, MANHOLE COVERS, VALVE BOXES, ETC. TO BE FLUSH WITH THE PROPOSED SURFACE.
8. ALL EXISTING UTILITY LINES TO BE ABANDONED SHALL BE ABANDONED ACCORDING TO UTILITY COMPANY REQUIREMENTS.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE STANDARDS.
10. ALL EXCESS MATERIAL, EXCEPT TOPSOIL, SHALL BE LEGALLY DISPOSED OF OUTSIDE THE PROJECT LIMITS.
11. REFERENCE IS MADE IN THESE DOCUMENTS TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION. FORM 816/817 AND SUPPLEMENTS THERETO.
12. DAMAGE TO EXISTING UTILITIES AS A RESULT OF THE CONTRACTOR'S OR ANY OF HIS SUBCONTRACTOR'S ACTIVITIES DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING DURING THE EXECUTION OF HIS WORK.
14. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS DEVELOPED FROM THE BEST AVAILABLE INFORMATION. THE ACTUAL LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF EXCAVATION ACTIVITIES.
15. ACCESS AND UTILITIES TO EXISTING FACILITIES MUST BE MAINTAINED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MUST MAINTAIN SUFFICIENT TRAVEL LANE(S), APPROVED BY THE OWNER, TO ENABLE ALL EMERGENCY VEHICLES TO ACCESS THE ENTIRE PROJECT SITE.
16. CONTRACTOR TO VERIFY THAT ALL EXISTING UTILITIES TO BE REUSED ARE FUNCTIONAL.



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Consultant

PROPOSED:
KERN PARK IMPROVEMENTS

BRISTOL, CT

PRIMROSE LANE

Sheet Description:

**Pollinator
Garden Area
Grading Plan**

Rev:

Issue Date:
JUNE 13, 2023

Scale:
AS NOTED

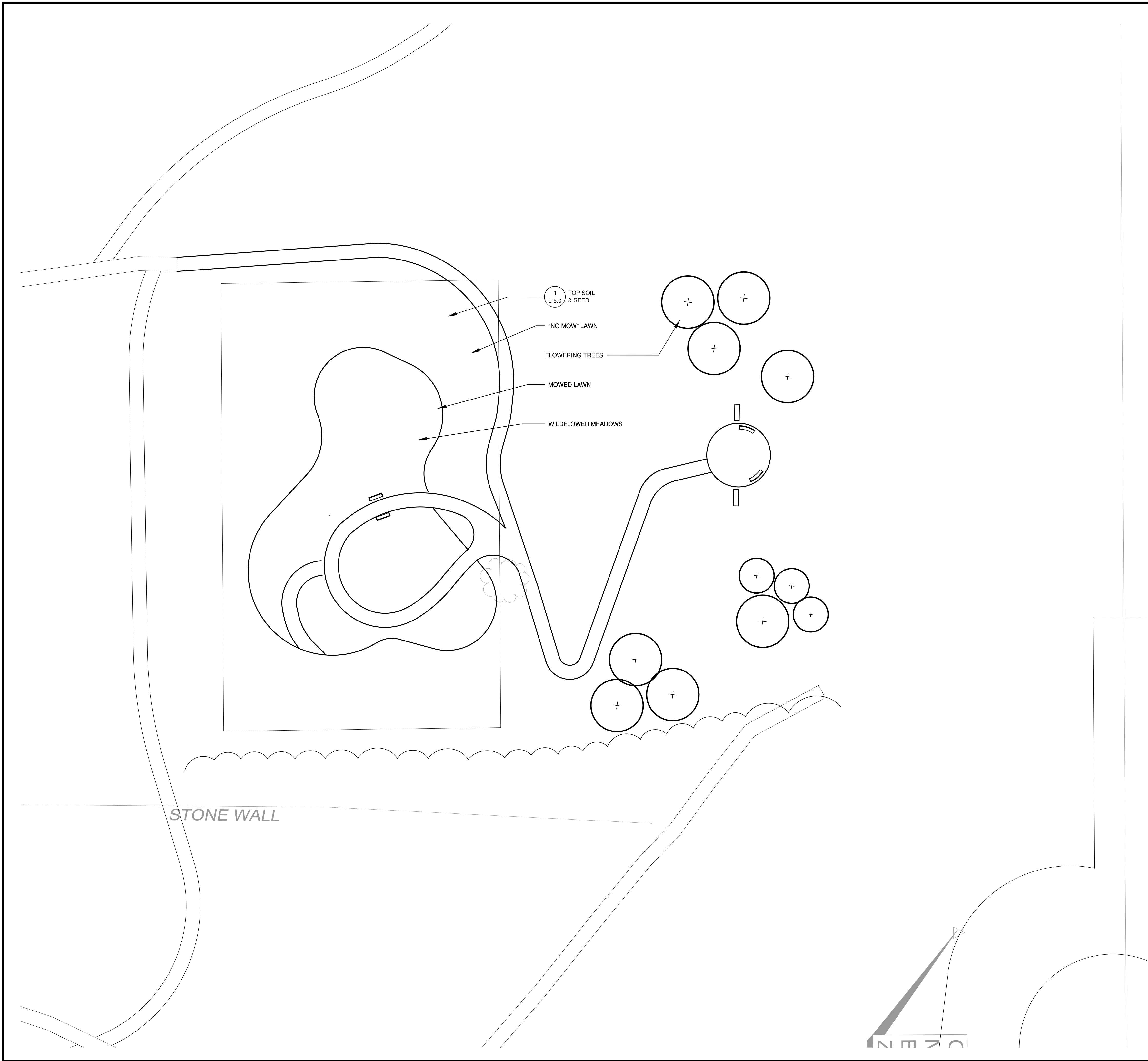
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AL

Project number:
1944

Sheet #:

L-3.1

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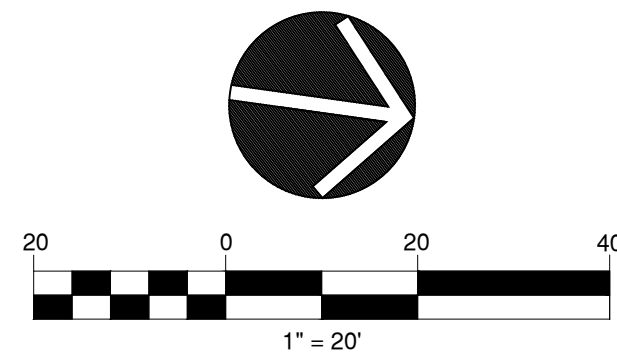


LEGEND

EXISTING		PROPOSED
	BUILDING	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	FLOWERING TREE	
	DECIDUOUS SHRUBS	
	EVERGREEN SHRUBS	
	LAWN	

PLANTING NOTES

- ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO APPLICABLE A.A.N. STANDARDS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
- ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND SHALL BE LOCATED AT THE GROWING SITE BY THE CONTRACTOR, FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE REMOVED, WILL BE DONE AT THE CONTRACTORS EXPENSE.
- PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
- ALL SHRUB AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGE, AT HIS OWN EXPENSE.
- ALL SHRUB AND GROUND COVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL, 18" DEEP.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
- PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND/OR LAWN SEEDING OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- SUBSTITUTIONS PERMITTED ONLY UPON WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- PLANT TAGS TO REMAIN ON ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE. CONTRACTOR TO THEN REMOVE ALL PLANT TAGS.
- WHERE A SIZE RANGE IS GIVEN IN THE PLANT SCHEDULE, AT LEAST 50% OF THE PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
- CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
- CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL UNTIL 60 DAYS AFTER FINAL ACCEPTANCE UNLESS NOTED OTHERWISE IN SPECS.
- TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND NOT COVERED BY OTHER SITE IMPROVEMENTS.



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PROPOSED:
KERN PARK IMPROVEMENTS
PRIMROSE LANE BRISTOL, CT

Sheet Description:

Planting Plan

Rev:

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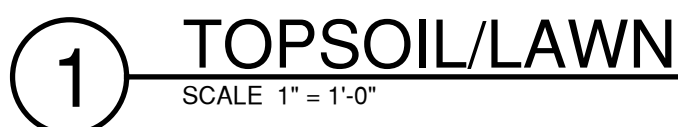
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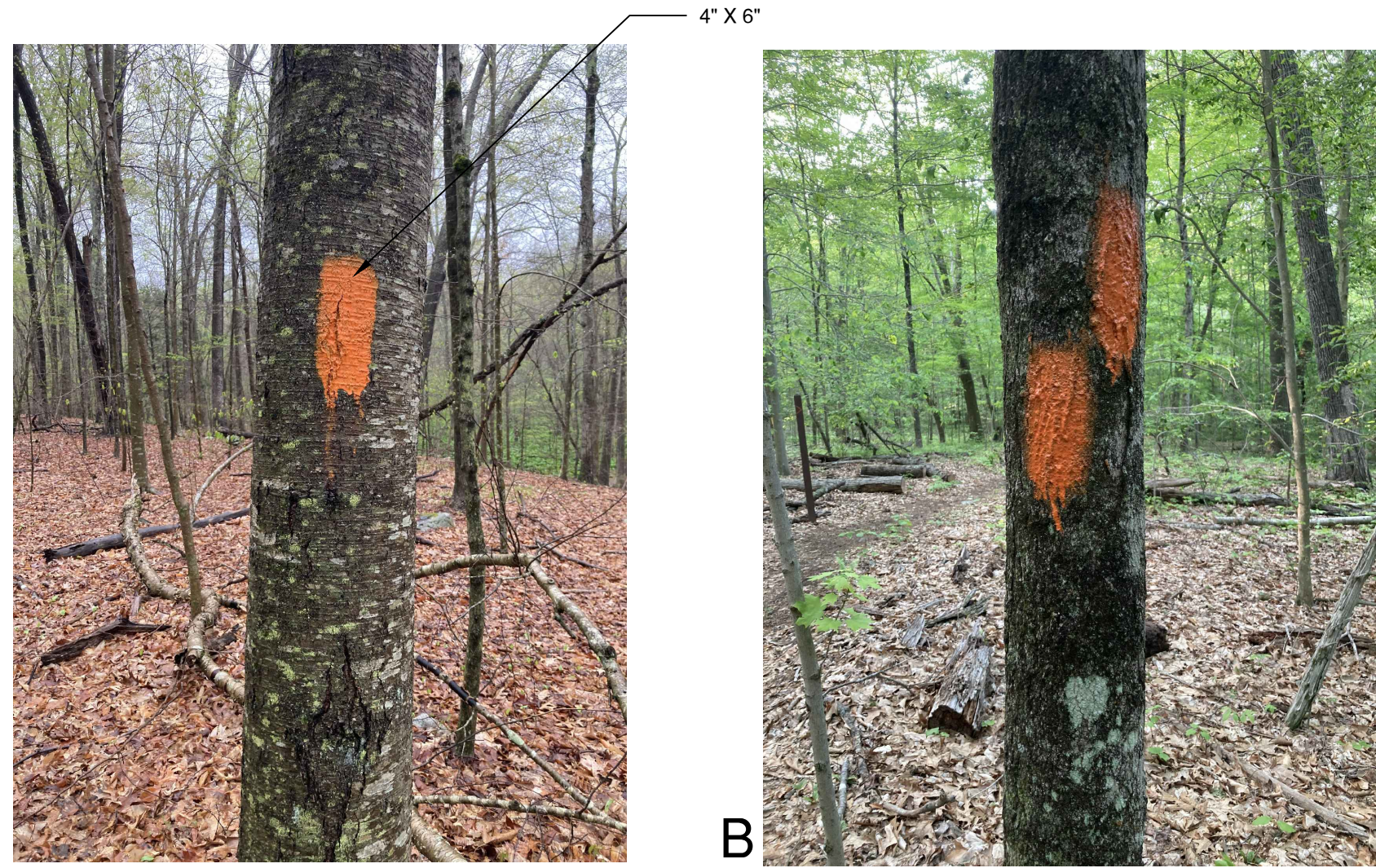
Project number:
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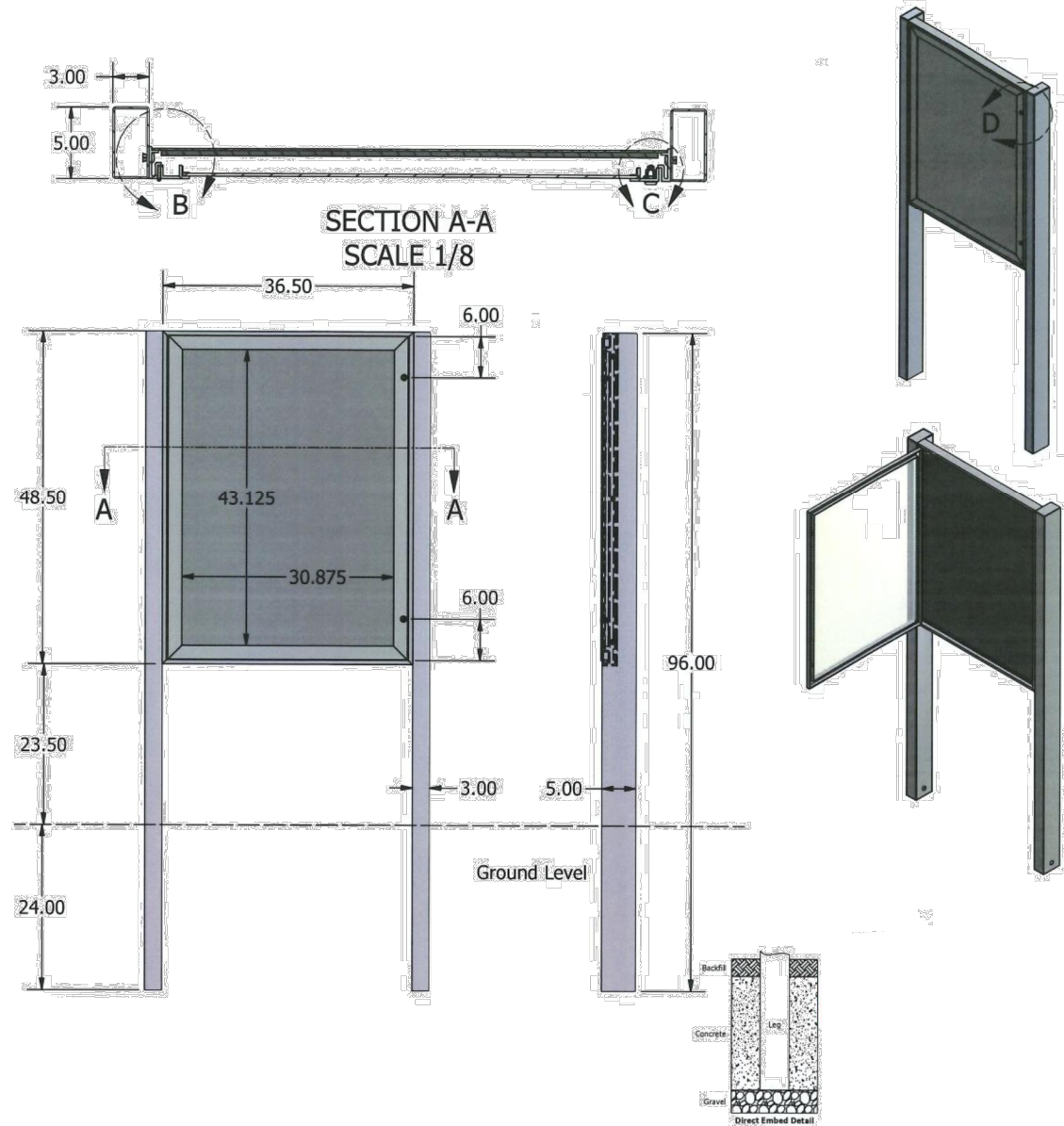
1 TRAIL MARKINGS
N.T.S.



4 CUSTOM CEDAR BENCH
N.T.S.



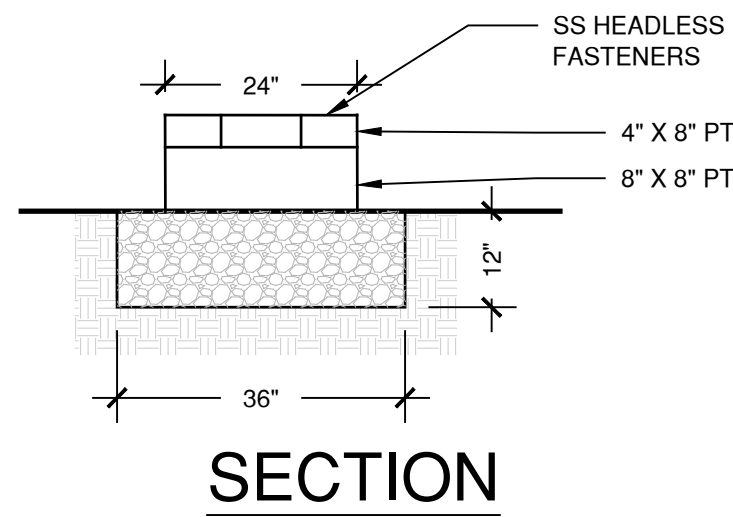
7 TYPICAL NEW TRAIL
N.T.S.



2 BULLETIN BOARD
N.T.S.



5 TRAIL BRIDGE
N.T.S.



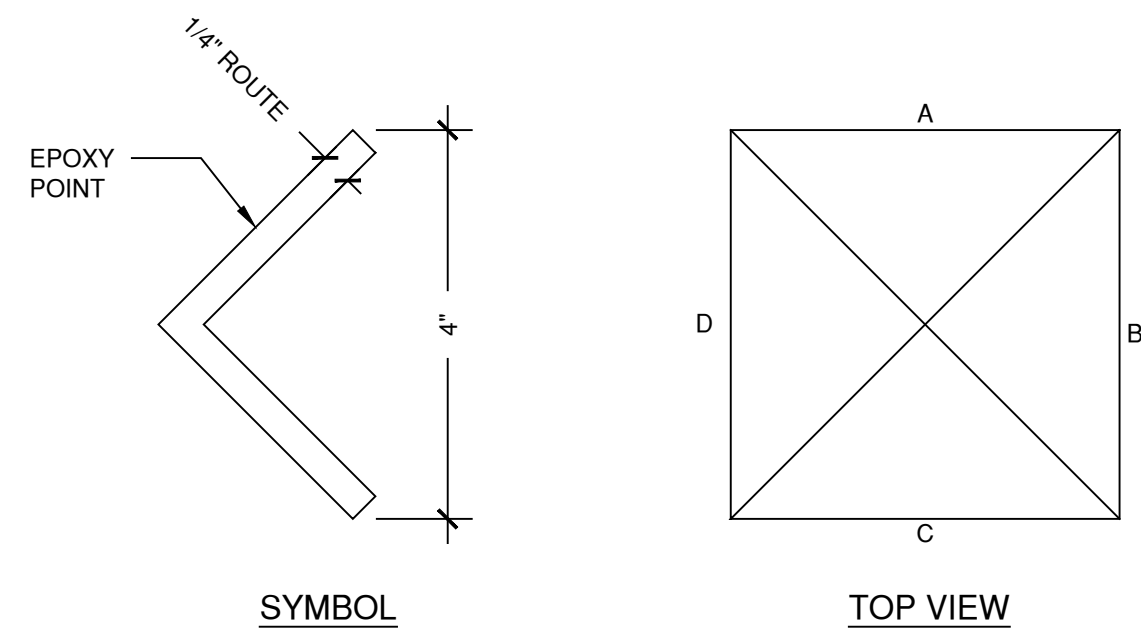
8 TYPICAL NEW TRAIL
N.T.S.



3 LOOP SIGN (2)
N.T.S.



6 DIRECTIONAL MARKER POST
N.T.S. (ALTERNATE #2)



9 DIRECTIONAL MARKER SYSTEM
N.T.S. (PART OF ALT. #2)

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SEDIMENTATION AND EROSION CONTROL

PER STATE OF CONNECTICUT PUBLIC ACT 83-388

All applicable practices recommended by the 2002 CT Guidelines for Soil Erosion & Sediment Control are included by reference.

1. DESCRIPTION

The project consists of road widening along an 1100 foot portion of Straits Turnpike and at the intersection of State Routes 63 and 64 in Middlebury. It also includes construction of a new driveway entrance on Park Road Extension in Middlebury.

2. SCHEDULE

The project is anticipated to be constructed in 2023.

3. DESIGN AND CRITERIA

Note: The Contractor shall name one individual as his Sediment and Erosion Control Supervisor whose primary responsibility will be the maintenance of all on-site erosion control measures. He will keep a daily log of his activities and an updated schedule of proposed construction activities. The log will be made available to inspectors.

A. **GEOTEXTILE SILT FENCE (GSF)** - Shall be non-woven material, minimum 36" high and fastened to wood stakes (see detail this sheet). Silt fence shall be installed with end runs turned up grade at 45 degrees for a distance of 10 feet.

B. TEMPORARY SEEDING (TS)

- Contractor shall scarify the soil to a depth of 2" before applying fertilizer, limestone and seed.
- Seed may be applied by hand or mechanically. Seed application shall be uniform. Seed rate shall be in accordance with the 2002 "Guidelines for Soil Erosion and Sediment Control" (increase seeding rates by 10% when hydroseeding, Limestone, fertilizer and seed may be applied in slurry.)
- Contractor shall mulch area (MS) immediately following seeding. (Note: In the event seeding operations are not feasible due to seasonal restrictions or extended inclement weather patterns, the Contractor shall install an Erosion Control Blanket over exposed soils.)

C. PERMANENT SEEDING (PS)

- Contractor shall apply topsoil and fine grade all areas before the application of permanent seed. Apply limestone and fertilizer as needed, in accordance with soil tests.
- Remove all surface stones ½ inch and larger. Remove all other debris and rake seed bed.
- Apply seed within 7 days after establishing final grades. See planting plan.

D. **HAY BALE BARRIER (HB)** - Shall be made of hay or straw with 40 pounds minimum weight and 120 pounds maximum weight, held together by twine or wire. (See detail this sheet.)

E. **CONSTRUCTION ENTRANCE (CE)** - Shall be an angular stone (DOT Standard Spec Section M.01.01 size #3) pad, a minimum of 12' wide and 50' long. (See detail this sheet.)

F. **EROSION CONTROL BLANKET (ECB)** - Erosion mat shall be placed on all exposed outfill slopes steeper than 3:1 (including swales & ditches) to protect against rainfall and hold moisture content to enhance vegetation growth in seeded areas. Mat (or blankets) shall be straw or straw/coconut fiber combination sewn together with lightweight netting. Use North American green BioNet 100% biodegradable blankets. Temporary hay mulch to be applied to areas less than 3:1 slope and all areas to be left barren over the winter, mulch rate to be 70 pounds/1000 s.f.

4. APPLICATION/GENERAL PROCEDURES

- A. Soil erosion and sediment control measures will be installed prior to any site disturbance, and development will proceed according to a specific construction sequence. The objective is to maximize the reduction of sediment-laden runoff through implementation of conventional soil sedimentation and erosion control practices currently recommended by the 2002 "CT Guidelines for Soil Erosion and Sediment Control".
- B. Earthwork will be scheduled for periods when soil saturation is low and Soil loss hazard is at a minimum.
- C. Suspend earthwork for major storm events and implement additional sedimentation and erosion control measures as necessary.
- D. There shall be no cuts or fill left exposed for longer than 30 days. The established procedure of temporarily seeding and/or cover with erosion protection (mat or hay) shall be followed to insure minimal soil loss.

5. MONITORING AND MAINTENANCE PROGRAM

- A. For the duration of the project construction, the Contractor shall maintain all sedimentation and erosion control devices to insure their efficient operation.
- B. The responsibility for performing periodic checks of the protection system in-place and to coordinate cleaning and repair operations shall be assigned to the General Contractor's project representative.
- C. All sedimentation and erosion control devices shall be checked for the adequacy of the control systems prior to severe storm weather forecasts. Inspect control system during and after storms to determine necessary repairs.
- D. Repairs to sedimentation control systems directed by the project representative shall be done within 24 hours of the directive or as soon as possible prior to storm warnings.
- E. Replacement materials for the devices utilized must be readily available for repairs.
- F. Clean sedimentation and erosion control devices as directed by the projects representative.
- G. Placement of temporary sedimentation and erosion control devices that are not shown on plans, but are required due to Contractor's operations, shall be placed at the direction of the projects representative.
- H. Dust control and off-site debris caused by the Contractor's earthwork operations shall be prevented, or cleaned-up in accordance with the standard state specification "Form 616".

6. SPECIFIC MAINTENANCE MEASURES SHALL BE AS FOLLOWS:

A. **GEOTEXTILE SILT FENCE (GSF)** - Inspect GSF at least once a week and within 24 hours of the end of any storm event of 0.5-inch or greater. Repair or replace the fence within 24-hours of observed failure.

B. **HAY BALE BARRIER (HB)** - Inspect HB at least once a week and within 24 hours of the end of any storm event of 0.5-inch or greater. Repair or replace the hay bales within 24-hours of observed failure.

C. **CONSTRUCTION ENTRANCE (CE)** - Maintain the entrance in a condition which will prevent tracking and washing of sediment onto paved surfaces. Provide periodic top dressing with additional stone or additional length as conditions demand. Repair any measures used to trap sediment as needed. Immediately remove all sediment spilled, dropped, washed or tracked onto paved surfaces. Roads adjacent to a construction site shall be left clean at the end of each day.

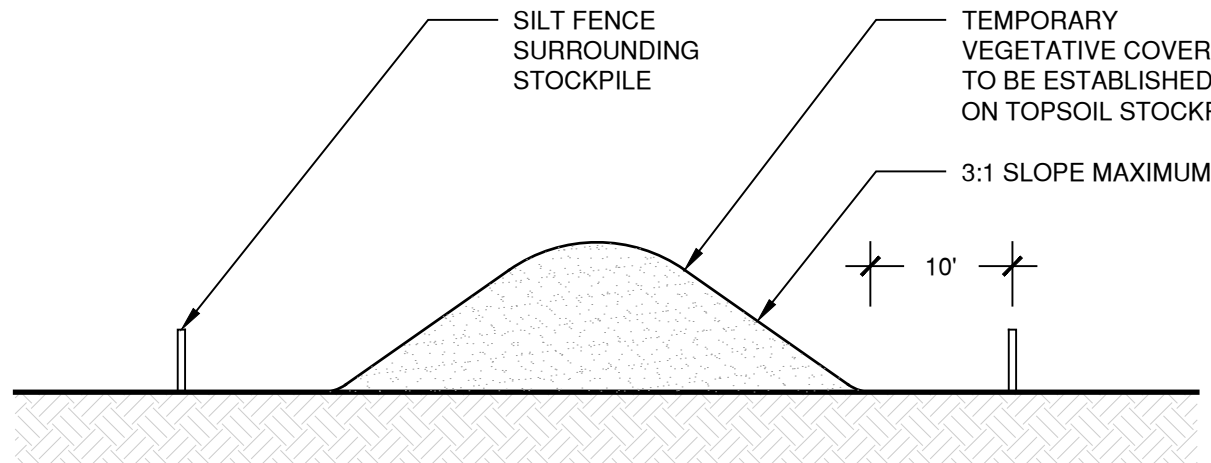
If the construction entrance is being properly maintained and the action of a vehicle traveling over the stone pad is not sufficient to remove the majority of the sediment, then either (1) increase the length of the construction entrance, (2) modify the construction access road surface, or (3) install washing racks and associated settling area or similar devices before the vehicle enters a paved surface.

D. SEEDING (TEMPORARY & PERMANENT)

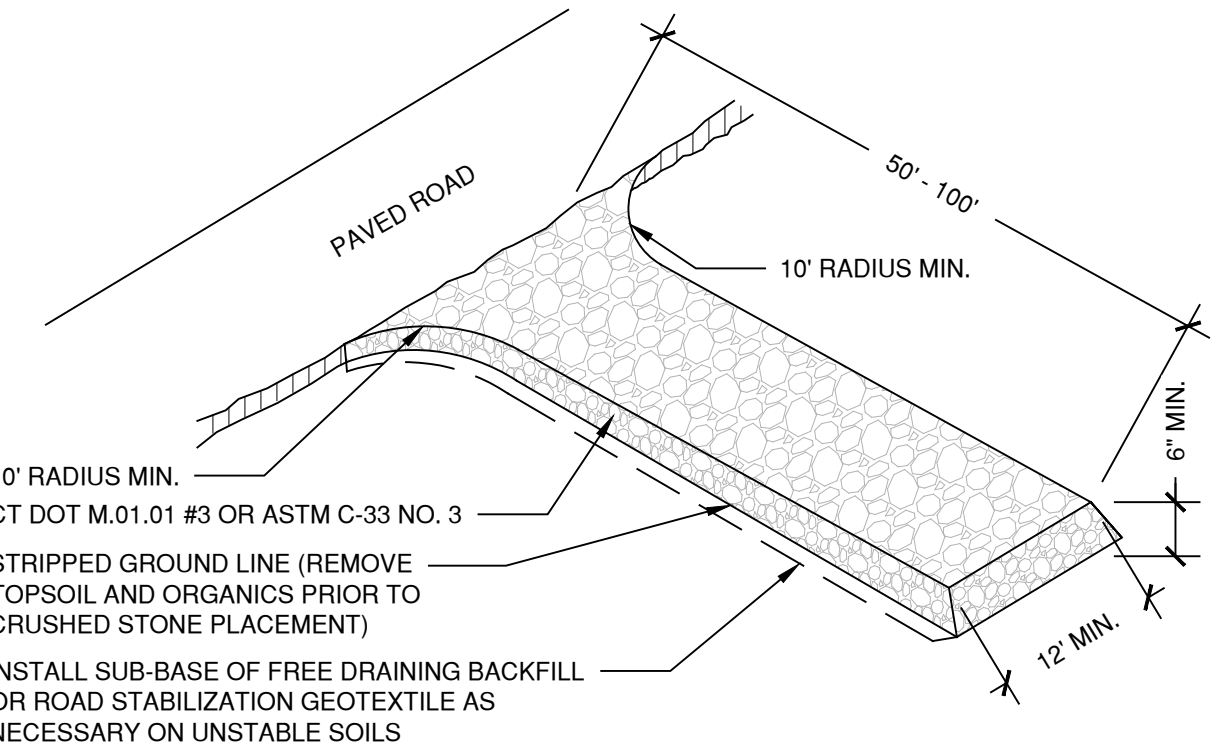
Inspect seeded area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion.

Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Bird feeding may be a problem if mulch was applied too thinly to protect seed. Re-seed and re-mulch. If movement was the result of wind, then repair erosion damage (if any), reapply seed and mulch and apply mulch anchoring. If failure was caused by concentrated runoff, install additional measures to control water and sediment movement, repair erosion damage, re-seed and re-apply mulch with anchoring or use Temporary Erosion Control Blanket measure.

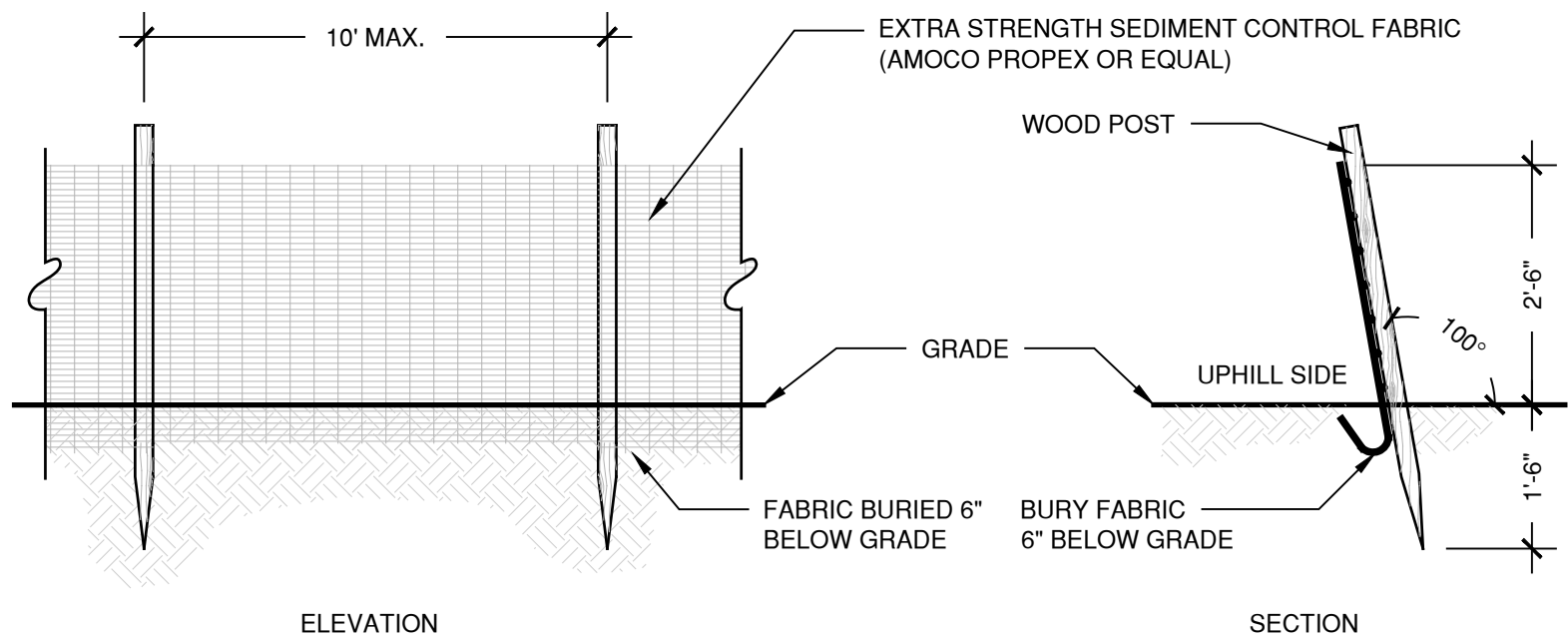
Continue inspections until the grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions (approximately 80% vegetative surface cover).



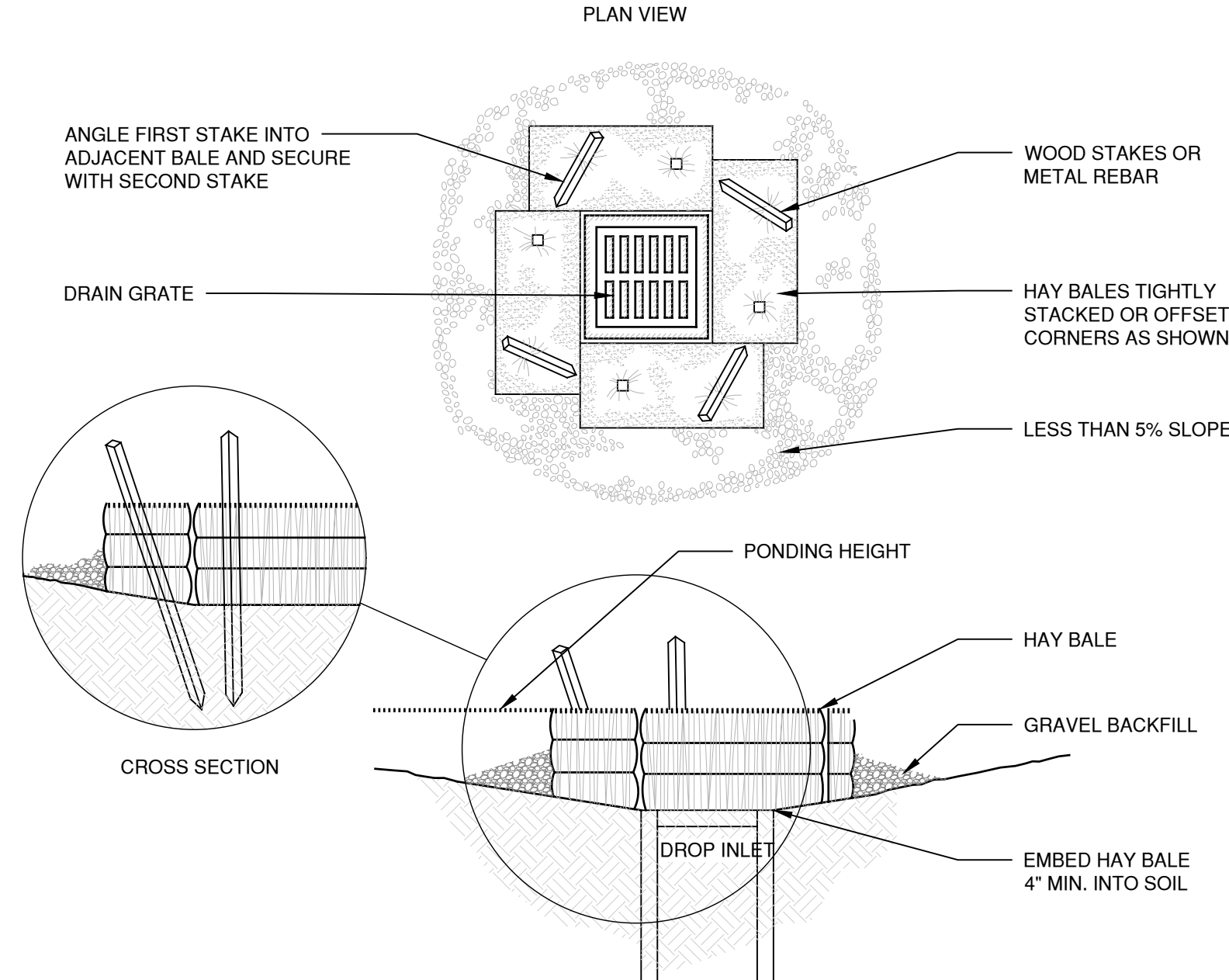
1. TOPSOIL STOCK PILE AREA
N.T.S.



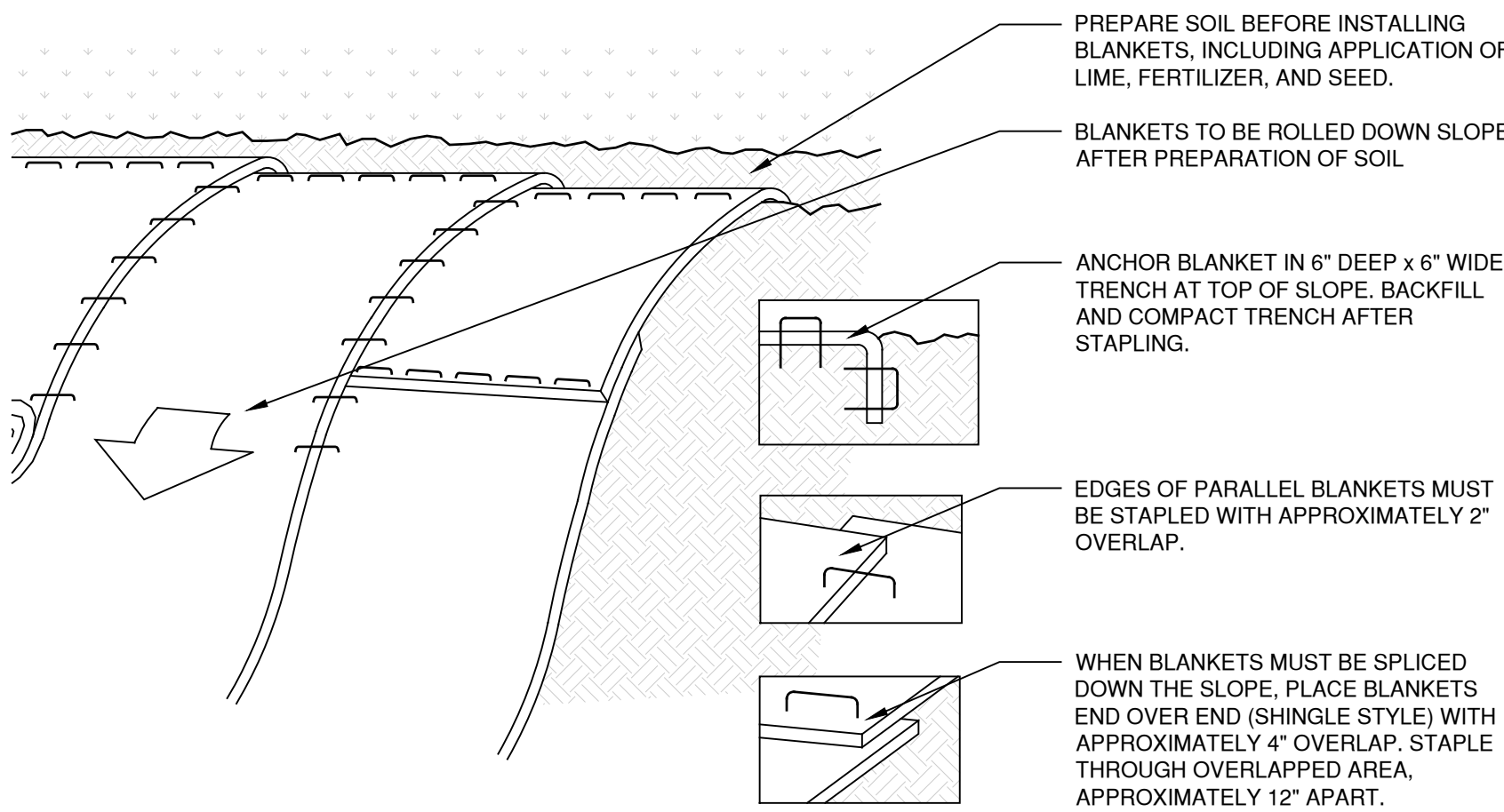
2. CONSTRUCTION ENTRANCE (CE)
N.T.S.



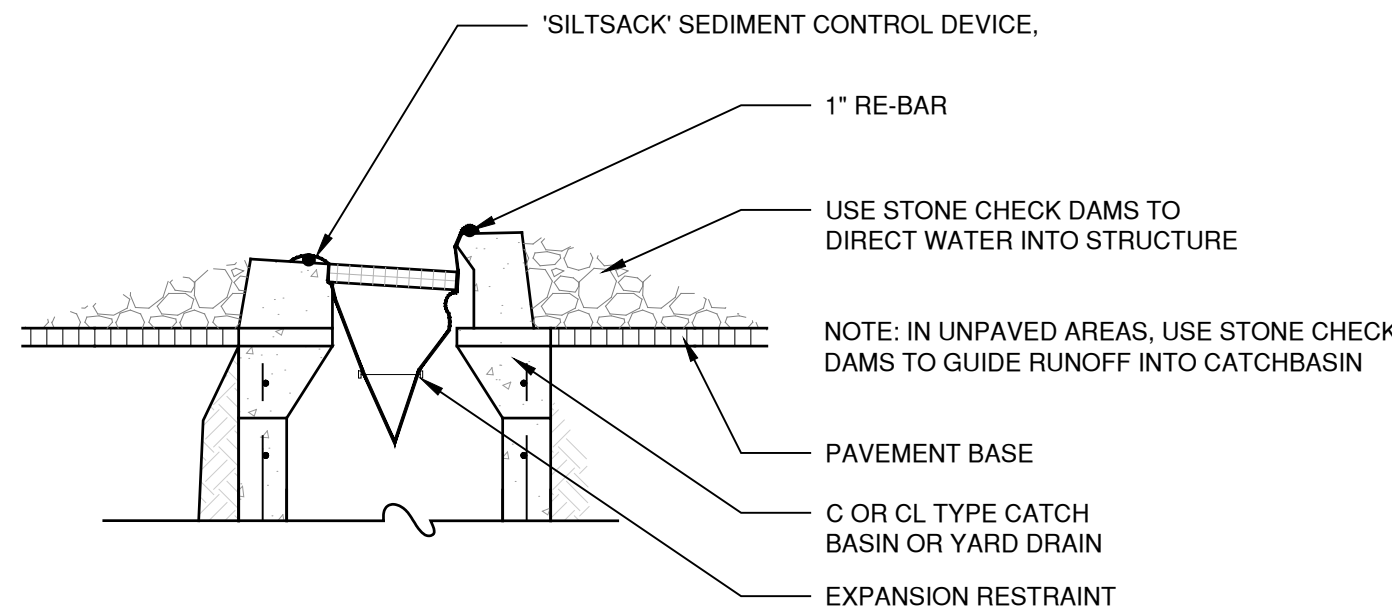
3. GEOTEXTILE SILT FENCE (GSF)
N.T.S.



4. HAY BALE BARRIER AT CATCHBASIN (HB)
N.T.S.



5. SLOPE STABILIZATION USING EROSION CONTROL BLANKET (ECB)
N.T.S.



6. SILT SACK (SS)
N.T.S.



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Prepared For:

CITY OF
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Consultant

PROPOSED:
KERN PARK IMPROVEMENTS
PRIMROSE LANE
BRISTOL, CT

Sheet Description:

Erosion and
Soil
Sedimentation
Control Notes
and Details

Rev:

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AL

Project number:
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Sheet #:

ES-1

June 30, 2023

Lindsay Brown, AIA, LEED AP
Architect
edm Studios
45 South Main Street
Unionville, CT 06085

Subject: Page Park Pavilion – Glue Laminated Roof Beams
IDEA Project No. EDM3187

Dear Lindsay:

IDEA was retained to perform an evaluation of existing glue laminated timber roof beams at Page Park Pavilion, located at 651 King Street in Bristol, CT. Currently the arched beams are supported outside of the enclosed pavilion structure with exposed steel brackets bolted to elevated concrete piers. During the course of existing construction activity at the site, it was observed that the exterior ends exhibited deterioration. The purpose of this study is to document the extent of deterioration at each beam end and provide recommendations for remediation.

Review of Existing Conditions:

Our site visit was made the morning of June 21, 2023. The existing pavilion is an enclosed structure with a pitched gable roof. There are four (4) main roof beam frame lines, with two (2) at the gable ends, and two (2) at the interior. The frame span is approximately 54-ft from exterior wall to exterior wall in the east-west direction. Frames are nominally 18'-6" on center. The exposed ends project approximately 8-ft from the face of the exterior wall and are supported on the elevated concrete piers via welded steel "shoe" assemblies. The interior of the pavilion features a cathedral ceiling. There is no structural ridge or steel tie members to resist the lateral thrust. The concrete piers at the exterior resist the lateral thrust as well as the vertical shear at each beam end. Existing grades vary at the pavilion, yielding varying pier heights.

Prior to our arrival, the existing sheet metal surrounds, which measure ± 4 -ft in length at each beam end, were removed by the Contractor, LRM Construction Services, LLC. With the surrounds removed, we observed each beam end in order to visually assess potential conditions and extent of deterioration. The beam ends that are closer to the lagoon (north elevation) are elevated above grade and require the use of a ladder for observations. Beam ends to the north are close to grade and do not require a ladder for access. Refer to Appendix A for a layout and naming convention used to reference the specific beam ends.

Each of the eight (8) beam ends exhibits deterioration at the exposed ends. The extent of deterioration for each end is described in the photographic documentation, located in Appendix A of the report. On average, top and side faces of the glue laminated beams have a depth of deterioration extending 3" to 5" below the surface. We estimated deterioration depths using a screwdriver and attempting to force the end of the tool into the wood by hand. Deterioration was found to be the most severe at the northerly beam ends on both sides (1E and 1W) along with beam end 3E. At 1E, the deterioration extends approximately 18" up past the edge of the eave. At 3E, the end of the beam near the shoe is almost completely deteriorated and daylight can be seen through holes in the sides. At 1W, uniform deterioration is extensive through the thickness of the member end.

We also used a digital moisture meter with pin-type probes to sample moisture content along the surface of the beam ends. Typical moisture readings of 20 to 25% were recorded, notably in the areas where sheet metal flashing was removed. In locations of significant deterioration, we observed readings of over 50%. It is evident that the sheet metal flashing trapped moisture below the surface of the metal, and contributed to the deterioration of each beam end.

Of note, it appears that the beam ends were treated with a resinous coating in the past, likely in an attempt to stabilize ongoing deterioration of the beams. This coating is delaminating from the surface of the beams, especially in the 4-ft section below the sheet metal.

At the end of each beam, a welded steel shoe assembly provides connection to the concrete piers. The shoes are in generally fair condition with signs of corrosion. Some of the $\frac{3}{4}$ " diameter through bolts are corroded and deformed due to ferrous oxide expansion. At one location we observed a missing bolt (3E) and a newer bolt was installed at the end of 1W. We were not able to determine if weep holes are present in the base of the steel shoes to allow for moisture or storm water runoff to exit the shoe. Due to the extent of deterioration observed at beam ends, it also appears that moisture is getting trapped in the crevices of the shoe between the surface of the glue laminated beam ends.

Structural Loading:

Snow and Wind Loads per 2021 CT Building Code:

Roof:	Ground Snow Load = 35 PSF; 30 PSF Minimum Roof Snow Load
Wind Velocity:	V_{ult} for Cat II = 116 MPH
Seismic:	Site Class D; $S_s = 0.188$; $S_1 = 0.054$
Dead Load:	25 PSF, based on typical construction of metal roofing, T&G roof deck (2" thickness assumed), self-weight of glue laminated framing elements and misc. HVAC and utilities.

Proposed Remediation:

Based on the deterioration observed in the field, we recommend that each beam end be modified in order to maintain the integrity of the roof structure. Modifications should be made as soon as possible to avoid potential failure, and we recommend temporary shoring be placed immediately for the short term. As the thrust in each frame is significant, temporary shoring measures will be required at both the exterior and interior in order to perform the necessary modifications. We propose to use the same detail at all eight (8) piers to provide a uniform look to the finished structure.

Temporary shoring may consist of shoring posts or shoring towers placed below the ridge of each interior frame. The gable end frames have glazed windows extending to the underside of the glue lams. Shoring posts would be placed at both sides of the frame and connected with through bolts. Alternatively, temporary steel cable ties can be used at the glue lam frames in lieu of shoring posts or towers. At the gable walls, cable ties would be needed on both the interior and exterior faces with eccentric, blocked connections. Additionally, the purlins located at the roof edge will also require temporary shoring each side of the glue lam in order to install the proposed modifications.

After the installation of temporary shoring, rectangular tube steel posts on new foundation piers are installed below each glue laminated beam, adjacent to the exterior wall. Concrete foundations are to be reinforced and extend to the local frost depth and/or match existing foundation depth at the exterior wall. Additional foundation probes are warranted unless existing construction document as-builts can be located. Due to grade differential at the perimeter of the structure, there will be variation in the height of steel columns and new foundation pier depth.

Referring to sheet SK-1 in Appendix A, the steel posts will connect to the solid ends of the glue laminated beams, located below the overhanging roof. A lateral brace consisting of a double steel angle will extend from the new tube steel posts down to the concrete piers. The brace will follow the slope of the existing glue lam beams. All steel will be hot dip galvanized after fabrication, including hardware.

Once the steel is in place and anchored to the new and existing concrete, the deteriorated section of glue laminated timber can be removed at each pier. A new section of glue laminated timber will be installed, matching the dimensions of the existing. This element will be pressure treated and can be stained to match existing. This section will support the purlin located at the edge of the roof. However, it will not resist the original thrust. That force is transferred from the top of the new steel post through the double angle brace and into the pier.

Existing steel shoes and purlin connection angles shall be cleaned and prepared for repainting. Deteriorated bolts and anchors will be replaced in kind. New 1/4" diameter weep holes will be placed in the base of each shoe to provide a drainage path.

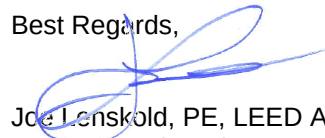
We reviewed the potential of using steel channels sistered to each side of the glue laminated beam ends, in lieu of the steel post, brace and foundation pier. This method would require a significant number of structural bolts in order to transfer the thrust, shear and moment at the splice location. The number of fasteners and amount of deterioration to the glue lam beams would have required the steel side members to extend through the exterior wall, into the main pavilion space. We did not feel this would be an acceptable condition, and it also creates waterproofing and thermal conductivity challenges at the envelope.

Summary:

IDEA has completed their review of the existing glue laminated roof beams at the Page Park Pavilion. The extent of deterioration to the exterior ends of the beams is significant and requires immediate attention. Remediation is proposed to consist of shoring and re-support of the existing roof beams with steel framing. Existing concrete buttresses are to remain in service and will be modified to accept new steel framing as shown on SK-1. We also propose new steel columns and bracing, installed adjacent to the exterior wall, which are included as part of the shoring and permanent load path. The columns will require new foundations to be installed.

Construction documents for the proposed repairs can be provided, if requested. The initial sketches and details herein can be used for general construction pricing. Final documents should be completed by a qualified design professional licensed for practice in the State of CT. If you have any questions or comments, please contact us.

Best Regards,

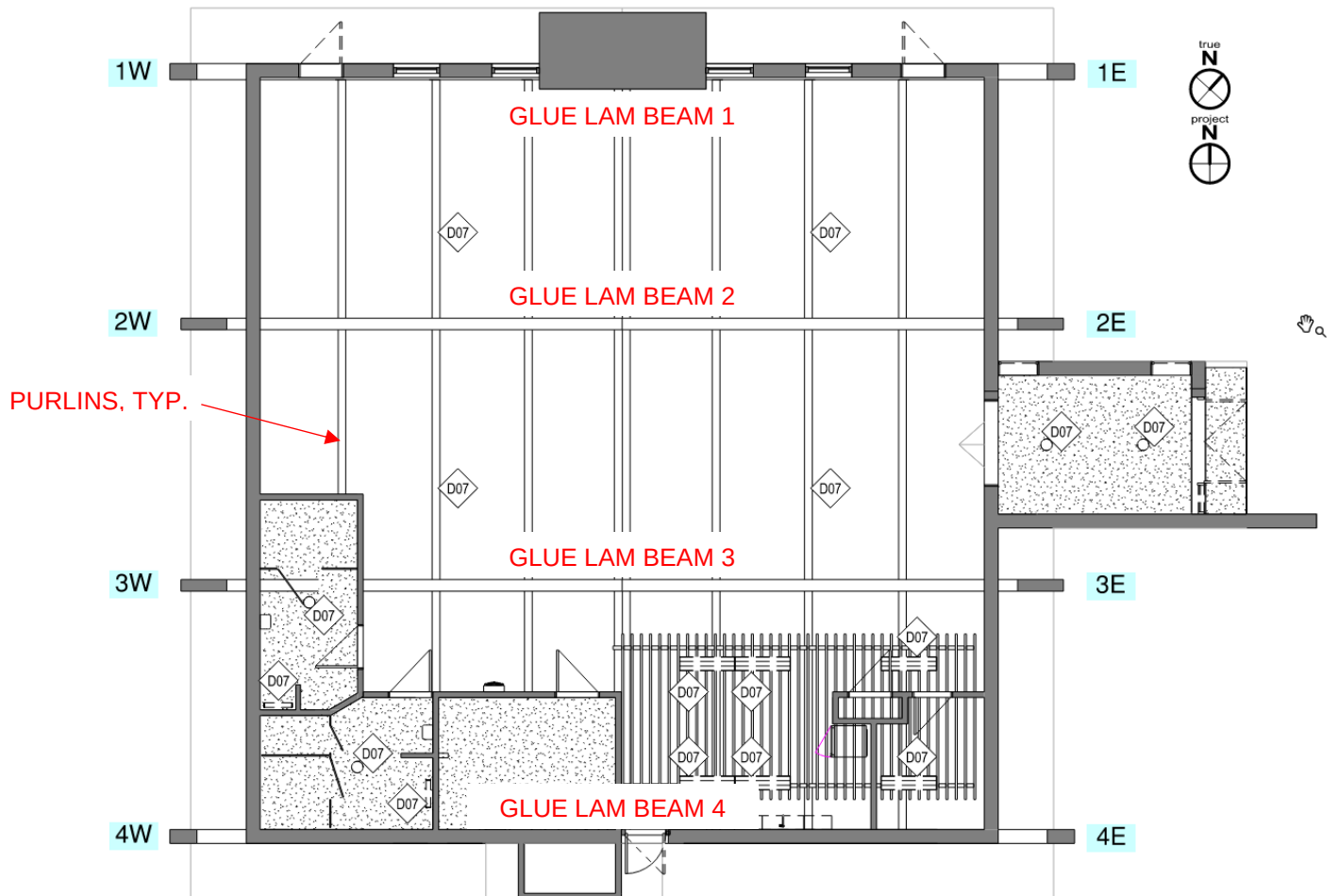


Joe Lenskold, PE, LEED AP
Sr. Structural Engineer

Appendix A

1. Plan View of Glue Laminated Beam Supports
2. Photographic Documentation
3. SK-1, Glue Lam Repair Detail

1. Plan View of Glue Laminated Beam Supports



2. Photographic Documentation



Photo No. 1

Overall view of the Page Park Pavilion as seen from the northeast. A total of eight (8) piers provide support for glue laminated timber beams, with four (4) per each side on the east and west elevations. The gable end shown is the northerly elevation.



Photo No. 2

View of the exterior end of the glue lam beam (GLB10.75x21.5 typical) and concrete pier at the northeast gable end. This beam exhibited significant deterioration. Refer to photo No. 6 for an additional view. This end has been numbered 1E for reference. The concrete pier is in generally fair condition.



Photo No. 3

Welded steel plate shoes provide support for glue laminated beam ends to the concrete piers. The beam ends are through-bolted with (3) rows of $\frac{3}{4}$ " diameter bolts, and (3) rows of $\frac{3}{4}$ " dia. anchor bolts to the piers (each side). The shoes are in overall fair condition with signs of corrosion. Some of the through bolts have been replaced.



Photo No. 4

We were not able to see the presence of any weep holes in the bottom of the welded steel shoes. Note that each beam end had sheet metal enclosures removed for our observations.



Photo No. 5

View of deterioration at the end of the northeast beam 1E, just above the shoe. The screwdriver easily penetrated 3" into the timber beam. We also observed evidence of prior repairs to the beam ends, and what appears to be a resinous coating to the top surface and sides.



Photo No. 6

The lower 4-ft of beam end 1E exhibits severe deterioration to the top half and side of the beam. After probing with a screwdriver, we observed that wood becomes solid over 18" up beyond the edge of the eave.



Photo No. 7

View of prior coating application on the beam at the northeast gable end. This portion of the beam is below the main roof and eave.



Photo No. 8

Northerly view of the second beam in from the northeast corner, adjacent to the entry vestibule. This is beam end 2E.



Photo No. 9

We observed deterioration to beam end 2E extending up to the eave. The top surface deterioration extends 4 to 5-inches in depth, and 3" on average at each side of the beam end.



Photo No. 10

View of southerly face of beam end 2E. Note the extent of deterioration. Prior repair coatings have delaminated below the sheet metal covering.



Photo No. 11

Moisture readings were taken at each of the eight (8) beam ends where the sheet metal was removed. We observed typical readings of 20 to 25%, with some values exceeding 50%.



Photo No. 12

View of the third beam end, 3E, on the east side of the structure. This beam had a plywood section previously installed to fill a gap left by deterioration of the top section.



Photo No. 13

View of beam end 3E after removal of the plywood section at top. The end of the beam where it meets the steel shoe exhibits extensive deterioration. See the following photo for a closeup.

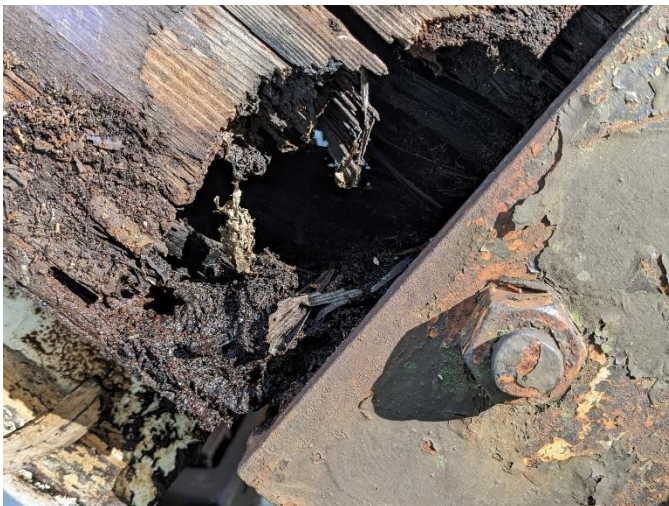


Photo No. 14

View of the deterioration at 3E just above the steel shoe, which was found to be significant. Daylight can be seen passing through the opposite side. There was also a bee's nest at this end of the beam.



Photo No. 15

View of beam end 4E at the southeast gable end. This beam is in better condition than the other three (3) easterly beam ends. Deterioration varied from 1" to 2" in depth around the perimeter of the cross section. The concrete pier is also close to grade with the base of the steel shoe extending just below grade line.



Photo No. 16

The center bolt is missing from the end of 4E.



Photo No. 17

View of beam end 4E, note the electric service mounted to the corner of the building wall.



Photo No. 18

View of beam ends at the west side. The foreground beam end is 4W. Beam end 4W is in similar condition to 4E with 1" to 2" in depth of deterioration all around up to the eave.



Photo No. 19

View of a typical steel angle that connects the edge purlin to the top of the glue lam beams. These angles are in fair condition and should be scraped and painted. New lag screws into the glue lams will be needed after repairs are made.



Photo No. 20

View of the northerly face of beam end 3W. Deterioration extends 3" to 5" at the top and sides of this beam end, up to the eave.



Photo No. 21

View of deterioration at the top of beam end 3W.



Photo No. 22

View of beam end 2W. Conditions at this beam end are similar to 3W with 3" to 5" depth of deterioration all around the cross section, up to the eave.



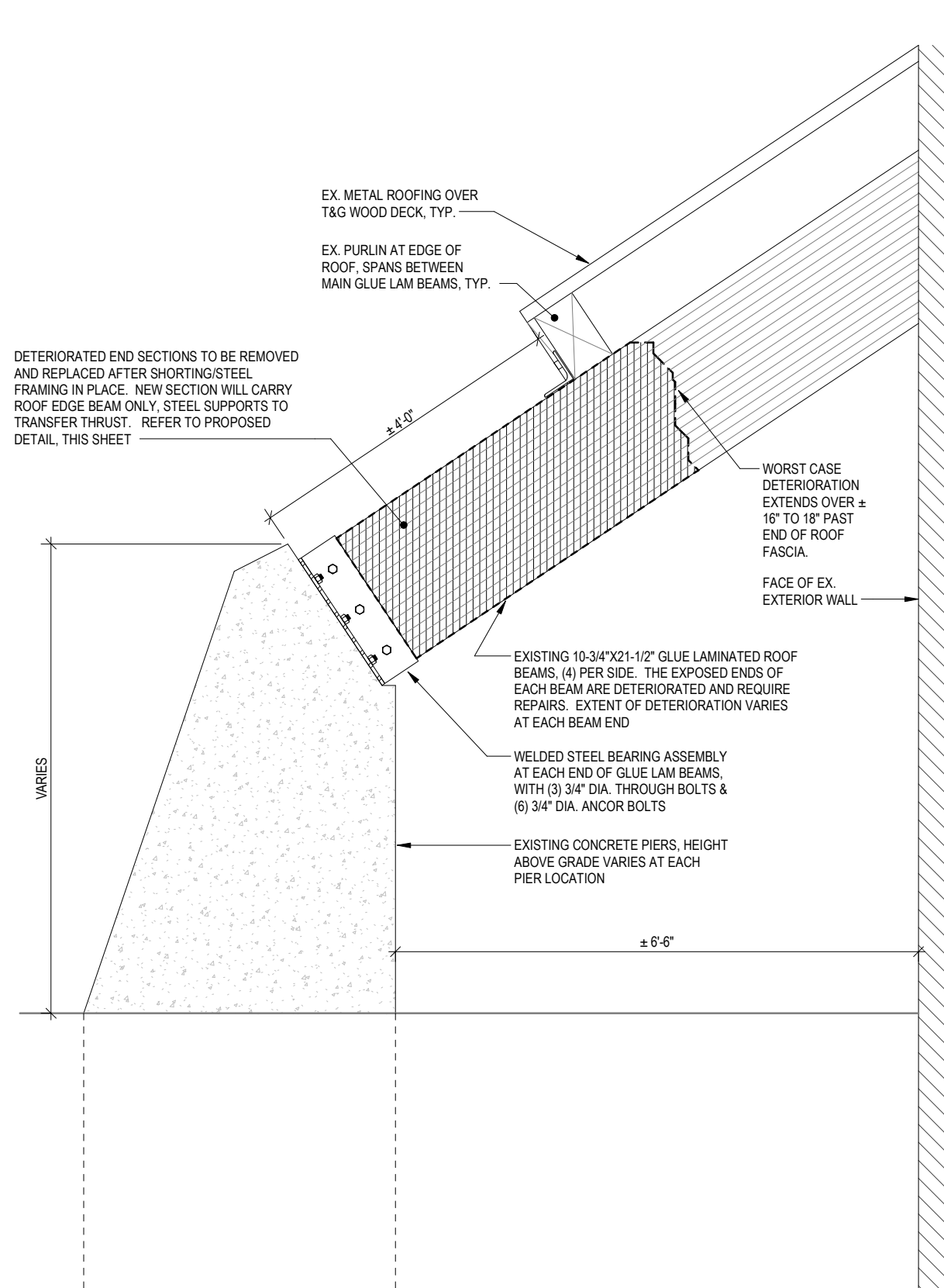
Photo No. 23

View of the end of the beam and the steel shoe at 2W. Note the extent of deterioration to the center portion of the beam, above the shoe.

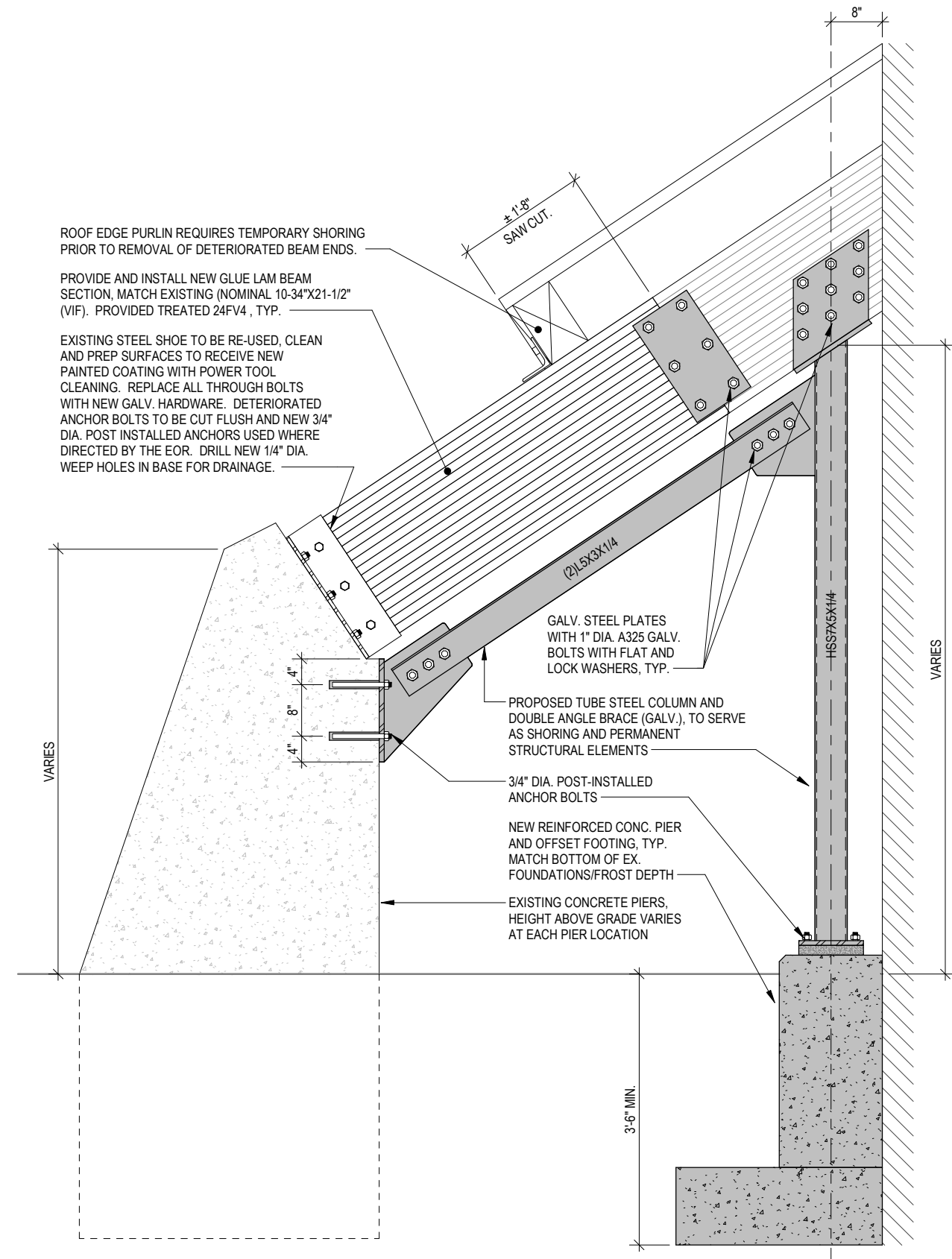


Photo No. 24

View of beam end 1W. This beam exhibits 4" to 5" depth of deterioration all around the cross section, up to the eave. The end above the shoe is in poor condition and we were able to easily drive a screwdriver to its full depth with little force.



EXISTING CONDITIONS SECTION



PROPOSED SECTION

YEAR-TO-DATE BUDGET REPORT

FOR 2024 13

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
001 GENERAL FUND							
0017021 PARKS ADMINISTRATION							
0017021 480003 PARK TRUST FUNDS	-400,000	0	-400,000	.00	.00	-400,000.00	.0%
0017021 480004 PARK TRUST GOODS	-23,330	0	-23,330	.00	.00	-23,330.00	.0%
0017021 514000 REGULAR WAGES &	401,460	0	401,460	.00	.00	401,460.00	.0%
0017021 515100 OVERTIME WAGES &	6,000	0	6,000	.00	.00	6,000.00	.0%
0017021 515200 PARTTIME WAGES &	41,385	0	41,385	.00	.00	41,385.00	.0%
0017021 531000 PROFESSIONAL FEE	28,080	0	28,080	.00	21,094.28	6,985.72	75.1%
0017021 541000 PUBLIC UTILITIES	11,000	0	11,000	.00	11,000.00	.00	100.0%
0017021 541100 WATER & SEWER CH	800	0	800	.00	800.00	.00	100.0%
0017021 543000 REPAIRS & MAINT	1,500	0	1,500	.00	1,700.00	-200.00	113.3%
0017021 552100 LIABILITY INSURA	73,000	0	73,000	66,412.35	13,999.10	-7,411.45	110.2%
0017021 553000 TELEPHONE	4,000	0	4,000	.00	4,000.00	.00	100.0%
0017021 553100 POSTAGE	600	0	600	.00	.00	600.00	.0%
0017021 557700 ADVERTISING	8,000	0	8,000	.00	1,000.00	7,000.00	12.5%
0017021 561800 PROGRAM SUPPLIES	2,500	0	2,500	.00	1,400.00	1,100.00	56.0%
0017021 562200 NATURAL GAS	3,200	0	3,200	.00	3,200.00	.00	100.0%
0017021 569000 OFFICE SUPPLIES	2,000	0	2,000	.00	1,500.00	500.00	75.0%
0017021 581120 CONFERENCES & ME	7,500	0	7,500	.00	600.00	6,900.00	8.0%
0017021 583120 ARTS & CULTURE C	15,000	0	15,000	.00	.00	15,000.00	.0%
TOTAL PARKS ADMINISTRATION	182,695	0	182,695	66,412.35	60,293.38	55,989.27	69.4%
TOTAL GENERAL FUND	182,695	0	182,695	66,412.35	60,293.38	55,989.27	69.4%
TOTAL REVENUES	-423,330	0	-423,330	.00	.00	-423,330.00	
TOTAL EXPENSES	606,025	0	606,025	66,412.35	60,293.38	479,319.27	
GRAND TOTAL	182,695	0	182,695	66,412.35	60,293.38	55,989.27	69.4%

** END OF REPORT - Generated by Jazzya Coakley **

YEAR-TO-DATE BUDGET REPORT

FOR 2024 13

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
001 GENERAL FUND							
0017022 PARKS GROUNDS & FACILITIES							
0017022 450311 MUZZY FIELD RENT	-30,000	0	-30,000	.00	.00	-30,000.00	.0%
0017022 450321 RENTALS	-20,700	0	-20,700	.00	.00	-20,700.00	.0%
0017022 450322 CONCESSION & MIS	-7,000	0	-7,000	.00	.00	-7,000.00	.0%
0017022 514000 REGULAR WAGES &	1,097,545	0	1,097,545	.00	.00	1,097,545.00	.0%
0017022 515100 OVERTIME WAGES &	120,000	0	120,000	.00	.00	120,000.00	.0%
0017022 515200 PARTTIME WAGES &	50,500	0	50,500	.00	.00	50,500.00	.0%
0017022 541000 PUBLIC UTILITIES	78,000	0	78,000	.00	78,000.00	.00	100.0%
0017022 541100 WATER & SEWER CH	45,000	0	45,000	.00	45,000.00	.00	100.0%
0017022 542140 REFUSE	16,000	0	16,000	.00	8,000.00	8,000.00	50.0%
0017022 543000 REPAIRS & MAINT	60,000	0	60,000	.00	32,755.00	27,245.00	54.6%
0017022 543100 MOTOR VEHICLE SE	11,000	0	11,000	.00	6,800.00	4,200.00	61.8%
0017022 561400 MAINT SUPPLIES &	95,000	0	95,000	.00	91,110.00	3,890.00	95.9%
0017022 562100 HEATING OIL	18,000	0	18,000	.00	18,000.00	.00	100.0%
0017022 562600 MOTOR FUELS	37,000	0	37,000	.00	500.00	36,500.00	1.4%
0017022 563000 MOTOR VEHICLE PA	21,000	0	21,000	.00	14,000.00	7,000.00	66.7%
0017022 563100 TIRES	3,500	0	3,500	.00	3,500.00	.00	100.0%
0017022 570905 SMALL EQUIPMENT	10,000	0	10,000	.00	5,500.00	4,500.00	55.0%
0017022 581120 CONFERENCES & ME	4,000	0	4,000	.00	1,725.00	2,275.00	43.1%
0017022 581200 VANDALISM	4,000	0	4,000	.00	550.00	3,450.00	13.8%
TOTAL PARKS GROUNDS & FACILITIES	1,612,845	0	1,612,845	.00	305,440.00	1,307,405.00	18.9%
TOTAL GENERAL FUND	1,612,845	0	1,612,845	.00	305,440.00	1,307,405.00	18.9%
TOTAL REVENUES	-57,700	0	-57,700	.00	.00	-57,700.00	
TOTAL EXPENSES	1,670,545	0	1,670,545	.00	305,440.00	1,365,105.00	
GRAND TOTAL	1,612,845	0	1,612,845	.00	305,440.00	1,307,405.00	18.9%

** END OF REPORT - Generated by Jazzya Coakley **

YEAR-TO-DATE BUDGET REPORT

FOR 2024 13

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
001 GENERAL FUND							
0017023 RECREATION							
0017023 450105 PROGRAM FEES	-293,000	0	-293,000	-23,236.00	.00	-269,764.00	7.9%
0017023 514000 REGULAR WAGES &	137,280	0	137,280	.00	.00	137,280.00	.0%
0017023 515100 OVERTIME WAGES &	500	0	500	.00	.00	500.00	.0%
0017023 515200 PARTTIME WAGES &	342,000	0	342,000	.00	.00	342,000.00	.0%
0017023 531000 PROFESSIONAL FEE	125,000	0	125,000	.00	76,270.62	48,729.38	61.0%
0017023 561800 PROGRAM SUPPLIES	32,000	0	32,000	.00	15,400.00	16,600.00	48.1%
0017023 581120 CONFERENCES & ME	1,250	0	1,250	.00	.00	1,250.00	.0%
TOTAL RECREATION	345,030	0	345,030	-23,236.00	91,670.62	276,595.38	19.8%
TOTAL GENERAL FUND	345,030	0	345,030	-23,236.00	91,670.62	276,595.38	19.8%
TOTAL REVENUES	-293,000	0	-293,000	-23,236.00	.00	-269,764.00	
TOTAL EXPENSES	638,030	0	638,030	.00	91,670.62	546,359.38	
GRAND TOTAL	345,030	0	345,030	-23,236.00	91,670.62	276,595.38	19.8%

** END OF REPORT - Generated by Jazzya Coakley **

YEAR-TO-DATE BUDGET REPORT

FOR 2024 13

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
132 PINE LAKE ADVENTURE PARK FUND							
1321032 PINE LAKE ADVENTURE PARK							
1321032 422004 CHALLENGE COURSE	-60,195	0	-60,195	.00	.00	-60,195.00	.0%
1321032 515300 SEASONAL WAGES	37,395	0	37,395	.00	.00	37,395.00	.0%
1321032 531000 PROFESSIONAL FEE	15,000	0	15,000	.00	.00	15,000.00	.0%
1321032 553100 POSTAGE	400	0	400	.00	.00	400.00	.0%
1321032 557700 ADVERTISING	3,000	0	3,000	.00	.00	3,000.00	.0%
1321032 561400 MAINT SUPPLIES &	1,350	0	1,350	.00	.00	1,350.00	.0%
1321032 561800 PROGRAM SUPPLIES	950	0	950	.00	.00	950.00	.0%
1321032 581120 CONFERENCES & ME	2,100	0	2,100	.00	.00	2,100.00	.0%
TOTAL PINE LAKE ADVENTURE PARK	0	0	0	.00	.00	.00	.0%
TOTAL PINE LAKE ADVENTURE PARK FUND	0	0	0	.00	.00	.00	.0%
TOTAL REVENUES	-60,195	0	-60,195	.00	.00	-60,195.00	
TOTAL EXPENSES	60,195	0	60,195	.00	.00	60,195.00	
GRAND TOTAL	0	0	0	.00	.00	.00	.0%

** END OF REPORT - Generated by Jazzya Coakley **

YEAR-TO-DATE BUDGET REPORT

FOR 2024 13

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
001 GENERAL FUND							
0017024 AQUATICS							
0017024 450103 POOL CHARGES	-203,500	0	-203,500	.00	.00	-203,500.00	.0%
0017024 514000 REGULAR WAGES &	224,655	0	224,655	.00	.00	224,655.00	.0%
0017024 515100 OVERTIME WAGES &	5,000	0	5,000	.00	.00	5,000.00	.0%
0017024 515200 PARTTIME WAGES &	475,000	0	475,000	.00	.00	475,000.00	.0%
0017024 531000 PROFESSIONAL FEE	8,500	0	8,500	.00	5,600.00	2,900.00	65.9%
0017024 541000 PUBLIC UTILITIES	45,000	0	45,000	.00	45,000.00	.00	100.0%
0017024 541100 WATER & SEWER CH	18,000	0	18,000	.00	18,000.00	.00	100.0%
0017024 543000 REPAIRS & MAINT	30,000	0	30,000	.00	7,815.00	22,185.00	26.1%
0017024 561400 MAINT SUPPLIES &	20,000	0	20,000	.00	35,550.00	-15,550.00	177.8%
0017024 561800 PROGRAM SUPPLIES	15,000	0	15,000	.00	10,950.00	4,050.00	73.0%
0017024 562100 HEATING OIL	6,000	0	6,000	.00	6,000.00	.00	100.0%
0017024 562200 NATURAL GAS	37,000	0	37,000	.00	37,000.00	.00	100.0%
0017024 581120 CONFERENCES & ME	2,500	0	2,500	.00	.00	2,500.00	.0%
TOTAL AQUATICS	683,155	0	683,155	.00	165,915.00	517,240.00	24.3%
TOTAL GENERAL FUND	683,155	0	683,155	.00	165,915.00	517,240.00	24.3%
TOTAL REVENUES	-203,500	0	-203,500	.00	.00	-203,500.00	
TOTAL EXPENSES	886,655	0	886,655	.00	165,915.00	720,740.00	
GRAND TOTAL	683,155	0	683,155	.00	165,915.00	517,240.00	24.3%
** END OF REPORT - Generated by Jazzya Coakley **							

Design of Renovations & Improvements at Page Park



Board of Park Commissioners | July 19, 2023

PAGE PARK Agenda

- Schematic Design Review
 - CT DEEP Pre-Application
 - Public Outreach
- Contract Amendment
- Design Development
 - What have we been doing?
- Project Timeline
- Discussion



PAGE PARK Schematic Design Review



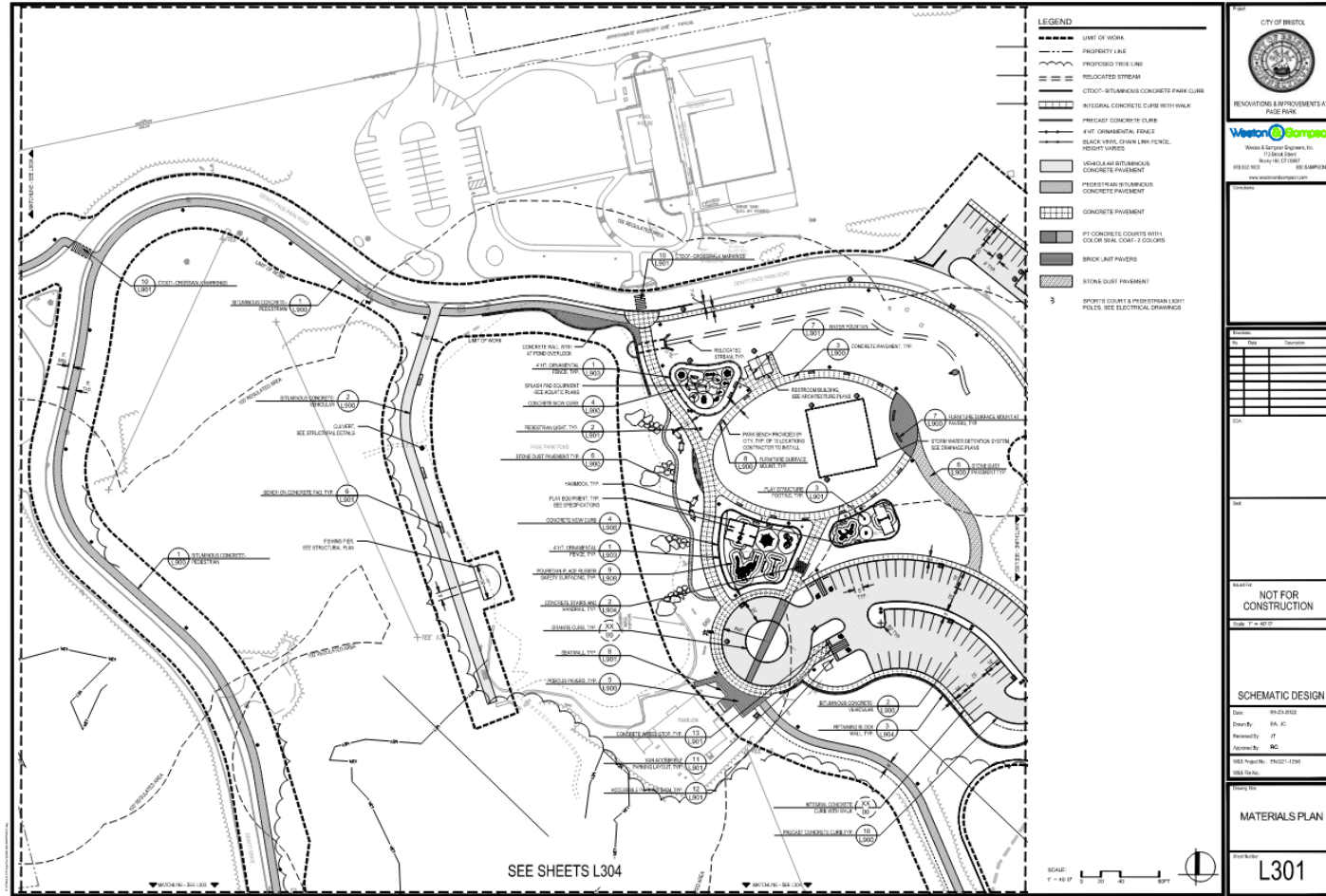
PAGE PARK Schematic Design Review



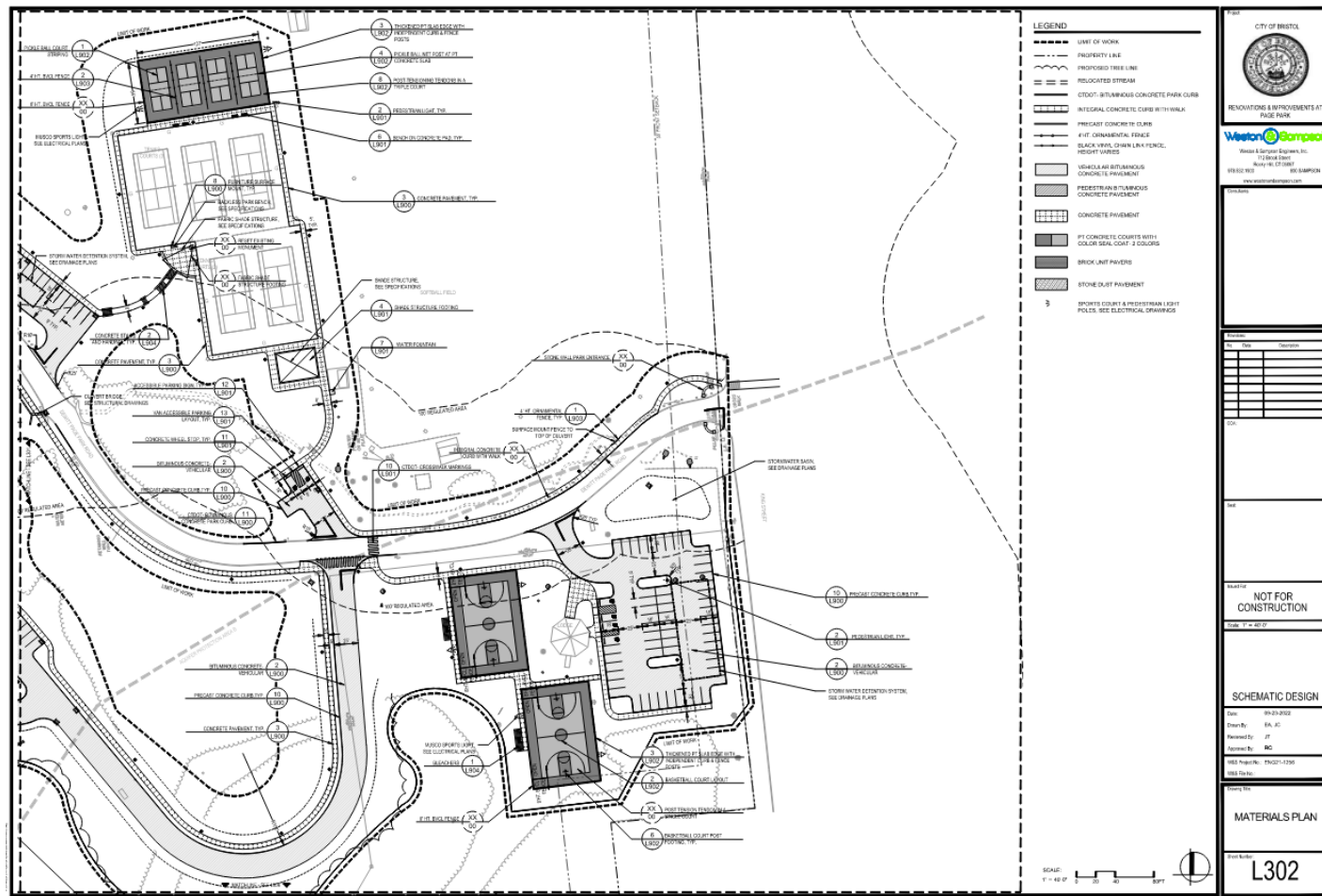
- What have we been doing?
 - Site Investigation
 - Geotech Borings/Test Pits
 - Pond Bathymetry
 - Hydrology Model
 - Advancing the drawing set
 - Stonework/Pavilion/Bathroom
 - Play Area/Splash Pad



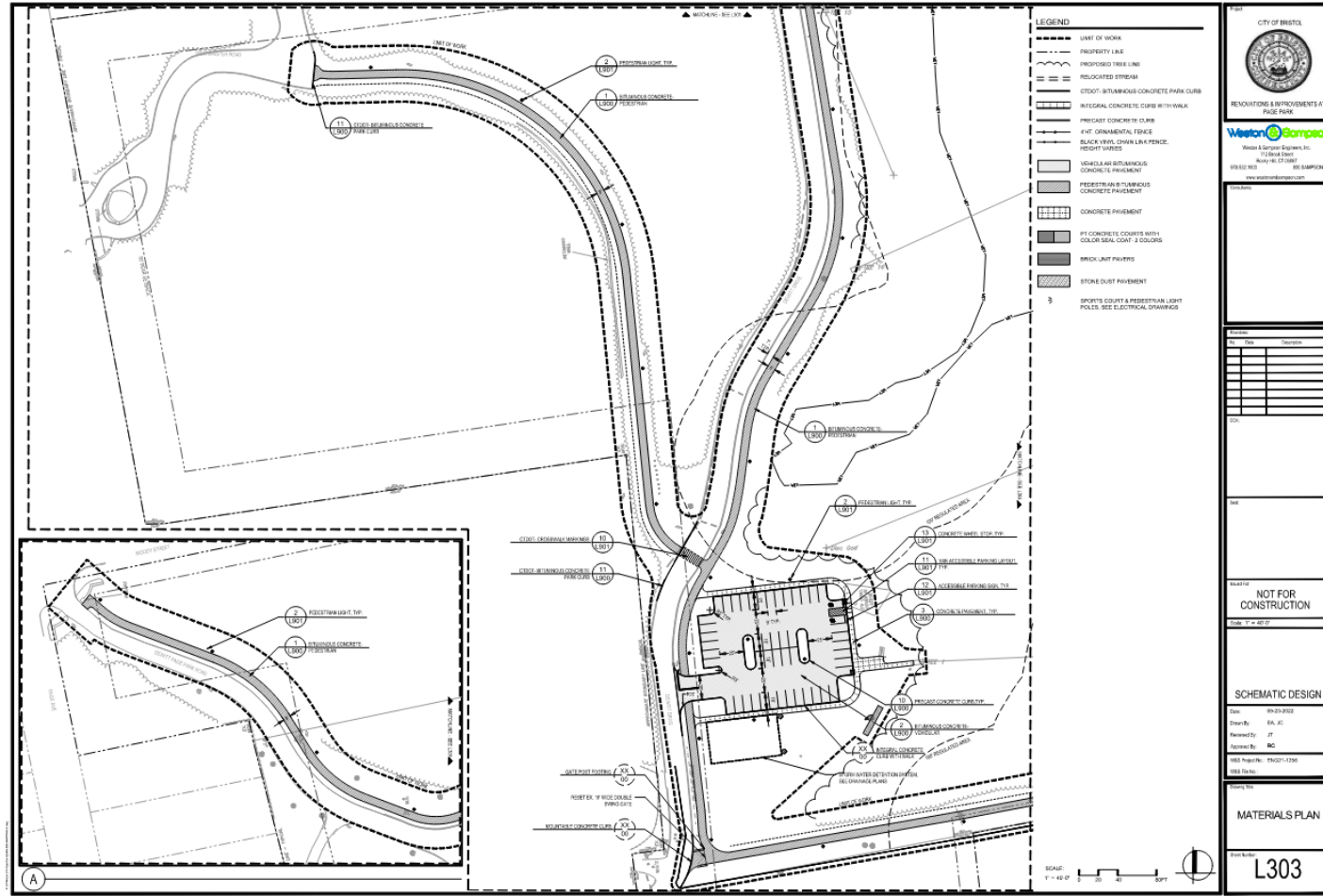
PAGE PARK Design Development



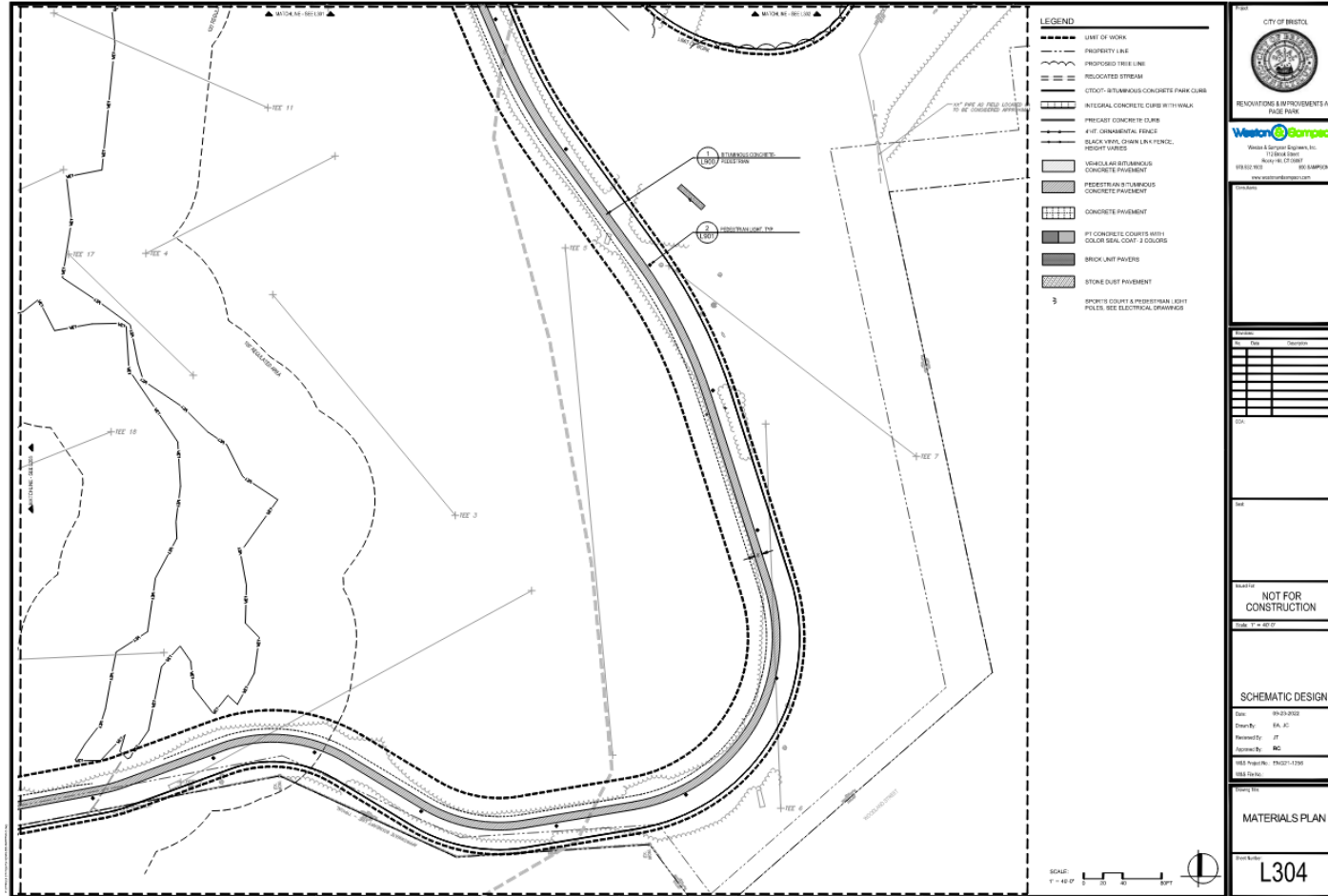
PAGE PARK Design Development



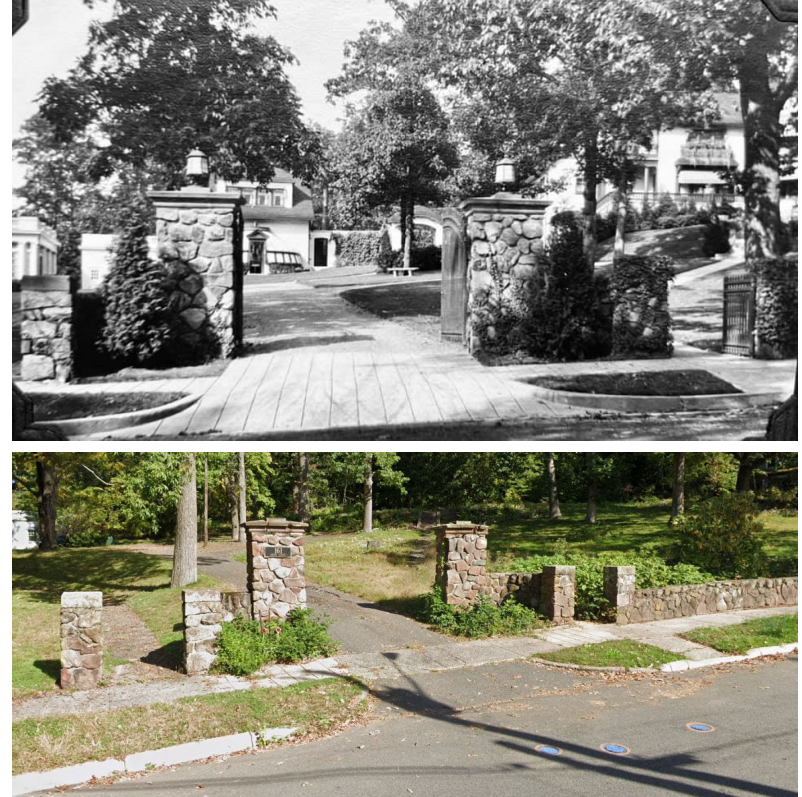
PAGE PARK Design Development



PAGE PARK Design Development



PAGE PARK Design Development



DeWitt Page and Mae Rockwell Page Property, 181 Grove Street; 1933 Gifted the Park to the City

PAGE PARK Design Development









PAGE PARK Basic Project Timeline

PAGE PARK | BASIC PROJECT TIMELINE

Task	Approximate Timeframe
Contract Negotiation	Complete
1 Data Collection and Site Investigation	Dec 2021 - Jan 2022
2 Preliminary Design	Jan 2022 – July 2022
3 Schematic Design (25%)	July 2022 – August 2022
4 Design Development (60%-75%)	August 2022 - Nov 2022
5 Permitting & Site Plan Review	Nov 2022 – Feb 2023
PHASE I ONLY	
6 Final Design/ Contract Documents (100%)	Jan 2023 - Mar 2023
7 Bid Assistance	Apr 2023
8 Construction-Phase Services (Phase I Only)	May 2023 – Nov 2023
FUTURE PHASES	
Final Design/ CD's/Bidding/Construction Phases	TBD Based on available funding

PAGE PARK | BASIC PROJECT TIMELINE REVISED

Task	Approximate Timeframe
Contract Negotiation	Complete
1 Data Collection and Site Investigation	Complete
2 Preliminary Design	Complete
3 Schematic Design (25%)	Complete
4 Design Development (60%-75%)	Almost Complete
5 Permitting & Site Plan Review	July 2023 – February 2024
6 Final Design/ Contract Documents (100%)	August 2023 – April 2024
7 Bid Assistance	May 2024
FUTURE PHASES	
Construction Phase Services	TBD Based on available funding

Discussion



Civic Solutions



Placer.ai

Over 175 Civic Clients

Cities, Counties, BIDs, Economic Development Organizations, Travel and Tourism DMOs, Chambers of Commerce, Downtowns, Conference Centers, etc.



How Civic Leaders Use Placer Data



Retail Recruitment

Leakage Report and Void Analysis to Target best retailers. Drive revenue while supporting Local Businesses

Event Analysis

Optimize Marketing
Increase Sponsors and Vendors
Measure Performance

COVID Recovery | ARPA

Identify Economic Impacts
Measure Performance of Efforts
Report on Efficacy of ARPA

Sales Tax Estimation

Correlate Visitation with Sales
Estimate based on history going back to 2017.

Public Realm and Infrastructure

Identify investment opportunities, and measure performance of investments over time.

Marketing & Comms

Attract more people to the District.
Optimize and Measure ROI of Marketing Efforts.

Reports and Data

Monthly reports
Leakage / Void Analysis
Tourism Analysis
Event Analysis

Travel and Tourism

Know Prime Origin Markets
Know Visitor Preferences
Look at Competitor Locations

Support Local Business

Provide Insights for Marketing
Know the True Trade Area
Get the Right Retail Mix

Attract the Best Fit Retailers

“True Trade Area” showed that customers to businesses had higher incomes than nearby residents, enabling them to tell a more attractive story to developers.



Solution: Retail Analysis and Recruitment Strategy

- ❖ **Leakage Analysis** (STI Gap analysis)
- ❖ **Favorite Places** for every retail category.
- ❖ **Void Analysis:** Property
- ❖ **Void Analysis:** Area (coming soon!)
- ❖ **Trade Area** Demographics
- ❖ **Traffic volume**
- ❖ **Virtual Pin** expands market profile with commuters and visitors.

Value Propositions

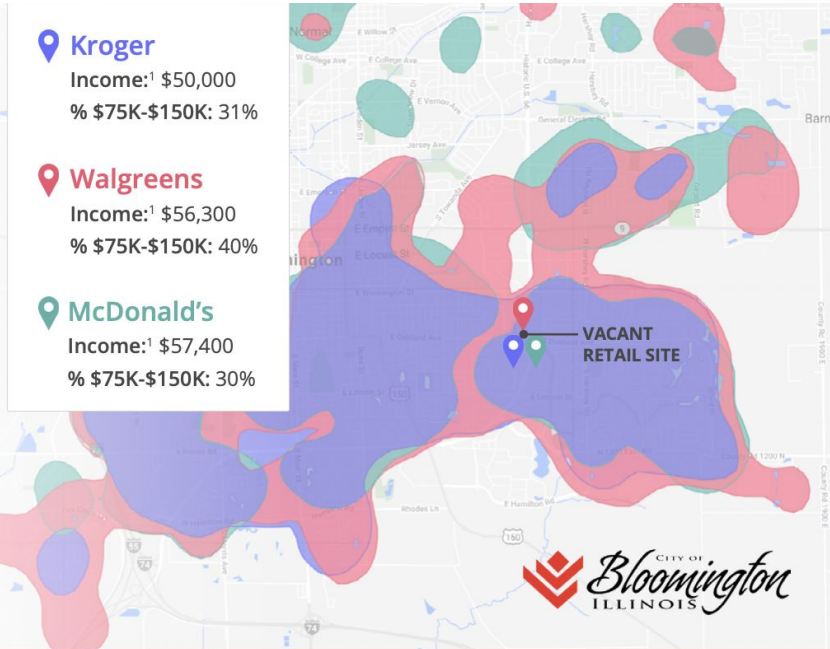
- **Identify** best fit retailer for city or district.
- **Maximize** sales revenue, reduce leakage.
- **Minimize** cannibalization to Support local businesses
- **Drive** cross-shopping to increase overall visitation.
- **Share** data with prospective retailers, tenants, developers.
- **Inform** property and business owners of best options.
- **Inform** economic incentives.
- **Optimize** retail recruitment efforts with real-time data.

Match The Best Retail Sites For Customers

The City of Bloomington, IL leveraged Placer.ai to assist a broker with the leasing of a vacant site. Placer.ai showed that the incomes¹ of a majority of customers to the major retail “anchors” surrounding the vacant site live in neighborhoods² with higher incomes than citywide visitors, residents, and employees, and have high percentages of people earning \$75K to \$150K.

	Visitors	Residents	Employees
Citywide Incomes ¹	\$51,430	\$51,000	\$50,240

Median household income .1
Feb 11, 2020 - Aug 11, 2020, by home location at 70% traffic volume .2



“The City of Bloomington successfully leverages Placer.ai’s real-time data to support retail leasing and drive conversations with prospective tenants.”

Austin Grammer, Economic Development Coordinator

Reveal Effectiveness of Marketing Efforts



Showed effectiveness of Marketing Efforts to attract visitors from further distances, driving Sales Tax in Downtown.

DOWN AUSTINTOWN ALLIANCE

SOLUTION: Visitor Analysis, Marketing Strategy

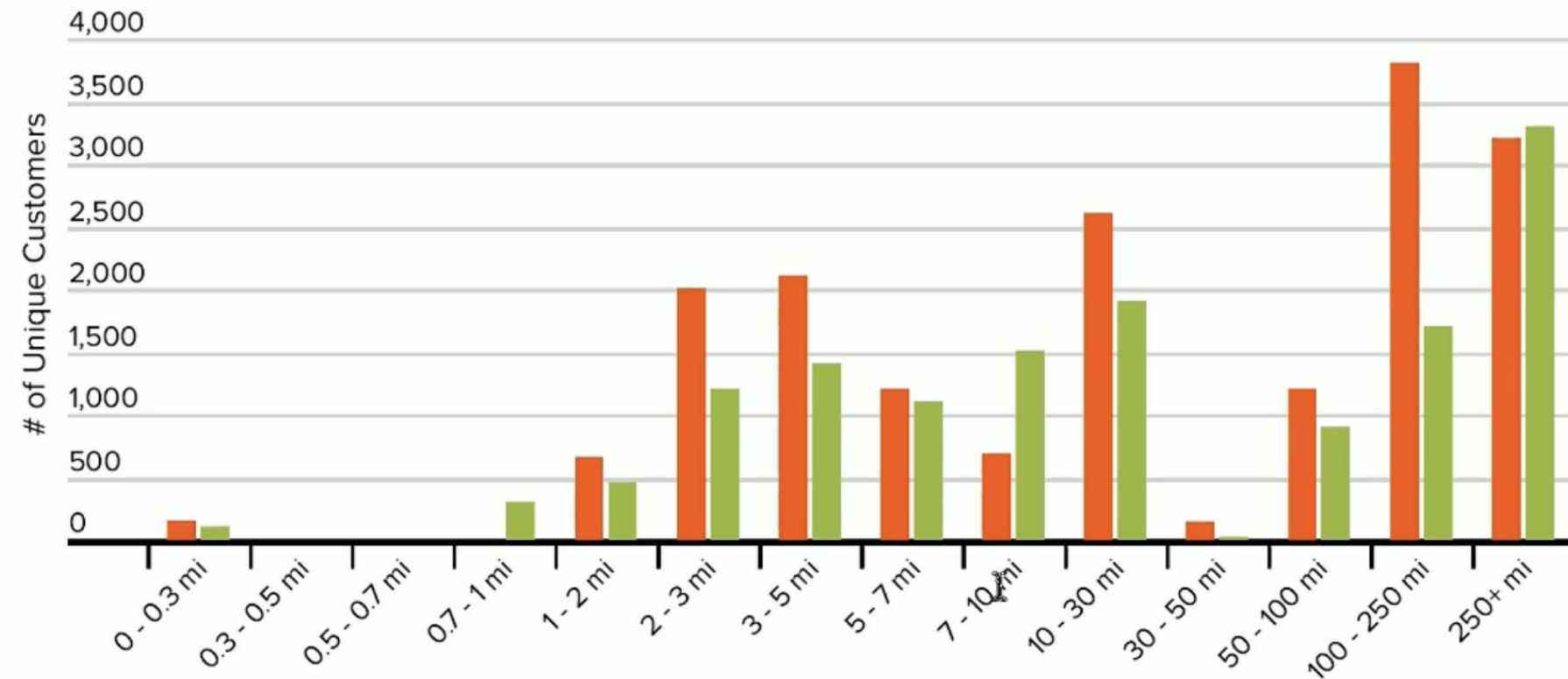
- ❖ **True Trade Area** reveals home locations for visitors to any location on any day.
- ❖ **Visitation** metrics for day of week, dwell time, and peak visit hours.
- ❖ **Variance** shows visitation week over week, month over month, year over year.

Value Proposition

- **Measured** weekday vs. weekend visitation.
- **Optimized** marketing to zips with strong weekend traffic, inviting them to weekday events (parks, galleries, events).
- **Measured** resulting increase to weekday visitation.
- **Correlated** increase in weekday visitors with increased sales tax to reveal efficacy of marketing efforts.

Friday Nights on Red River - June 2021 v. 2019

Miles From District to Home ● 2021 ● 2019



Source Downtown Austin Alliance

Reveal true value of local attractions.



Lone Tree Arts Center showed itself to be a Regional Destination drawing more than 10% of visitors from 'home locations' in 5 different States.



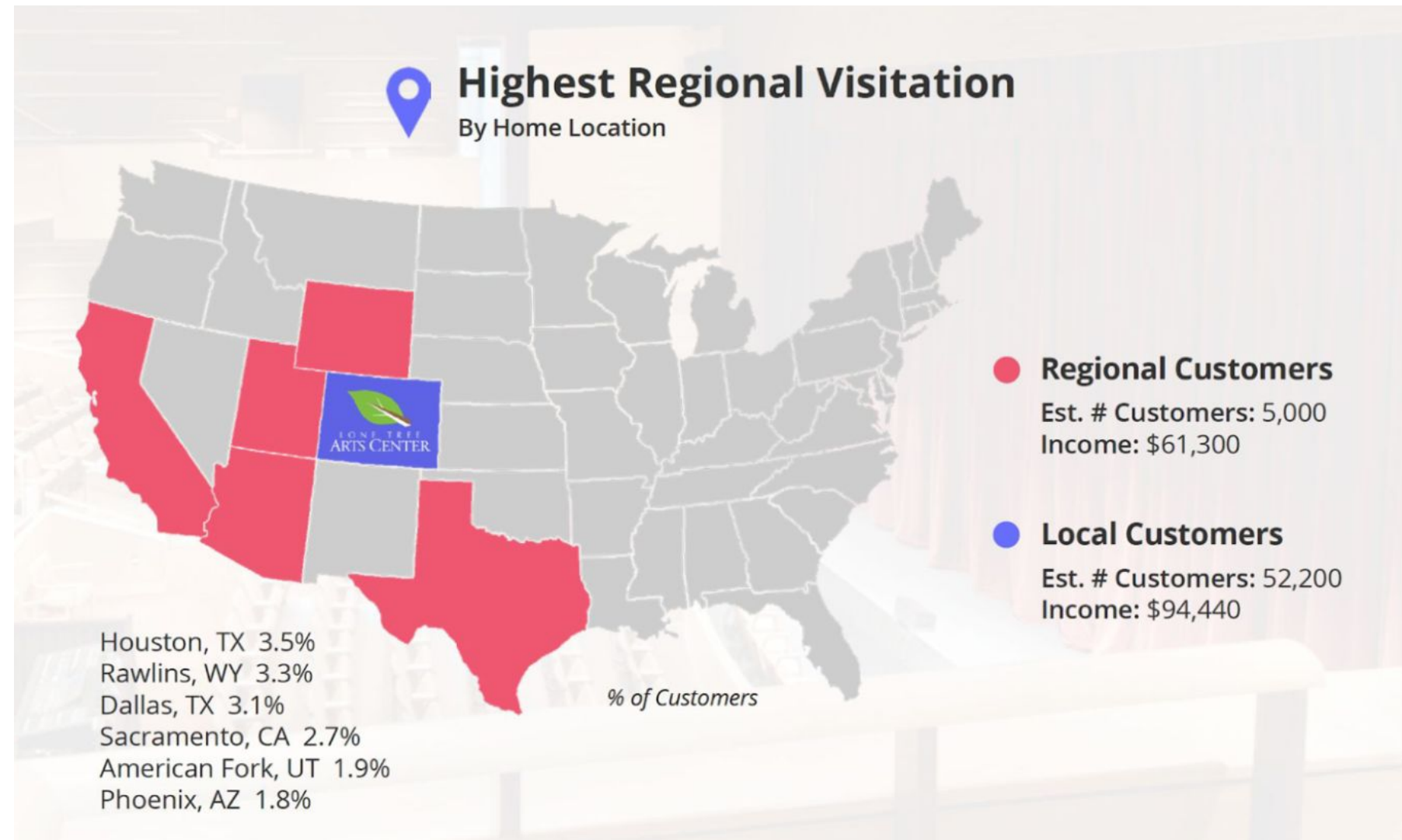
The Lone Tree Arts Center proved that it is a regional destination and boon for the city, as more than 10% of its visitors originate from home distances more than 60 miles away and span 5 states.

SOLUTION: Point of Interest Market Analysis

- ❖ Visitation metrics
- ❖ True Trade Area

Value Propositions

- **Revealed** that 10% of visitors come from cities in Texas, Utah, Wyoming, Arizona, and California.
- **Illustrated** value of Arts Center to local businesses and hotels.
- **Optimized ROI of Marketing Efforts** with insights into local and regional visitors.



Optimize and Measure Local Events

Measure turn out, reveal demographics, attract sponsors and vendors, support local businesses, measure economic impact.



SOLUTION: Event Analysis

- ❖ **Visitation metrics** number of visitors, peak times, home locations. Month over month. Dwell time.
- ❖ **Visitor demographics** Home locations, HHI, brand affinities, consumer preferences.
- ❖ **Visitor Journey** routes, parking areas.
- ❖ **Favorite Places** other locations visited.

Value Propositions

- **Boost Turnout** with Targeted Marketing - with data going back to 2017.
- **Reveal Attendee Preferences** for retail, dining, apparel etc.
- **Attract Sponsors and Vendors** with data about visitor preferences, income levels.
- **Support Local Businesses** by sharing data about visitor timing, brand preferences, interests.
- **Measure Economic Impact:** Reveal attendee visits to local retailers, restaurants, hotels etc.
- **Share Data:** With business and property owners, government officials, stakeholders etc.

Example



18K
Visitors

Halloween
Event
Oct 26, 2019

Conduct Post-Event Analysis

Show how your event performed relative to average days of the week, and measure visitation performance – down to the hour!



Length of Stay
80 Minutes



Peak Time
2:00PM – 3:00PM



Income¹
\$65,000

1. Median household income.

Discover changes to city or district over time

Changes to residents, visitors, and employees. Align economic development efforts.



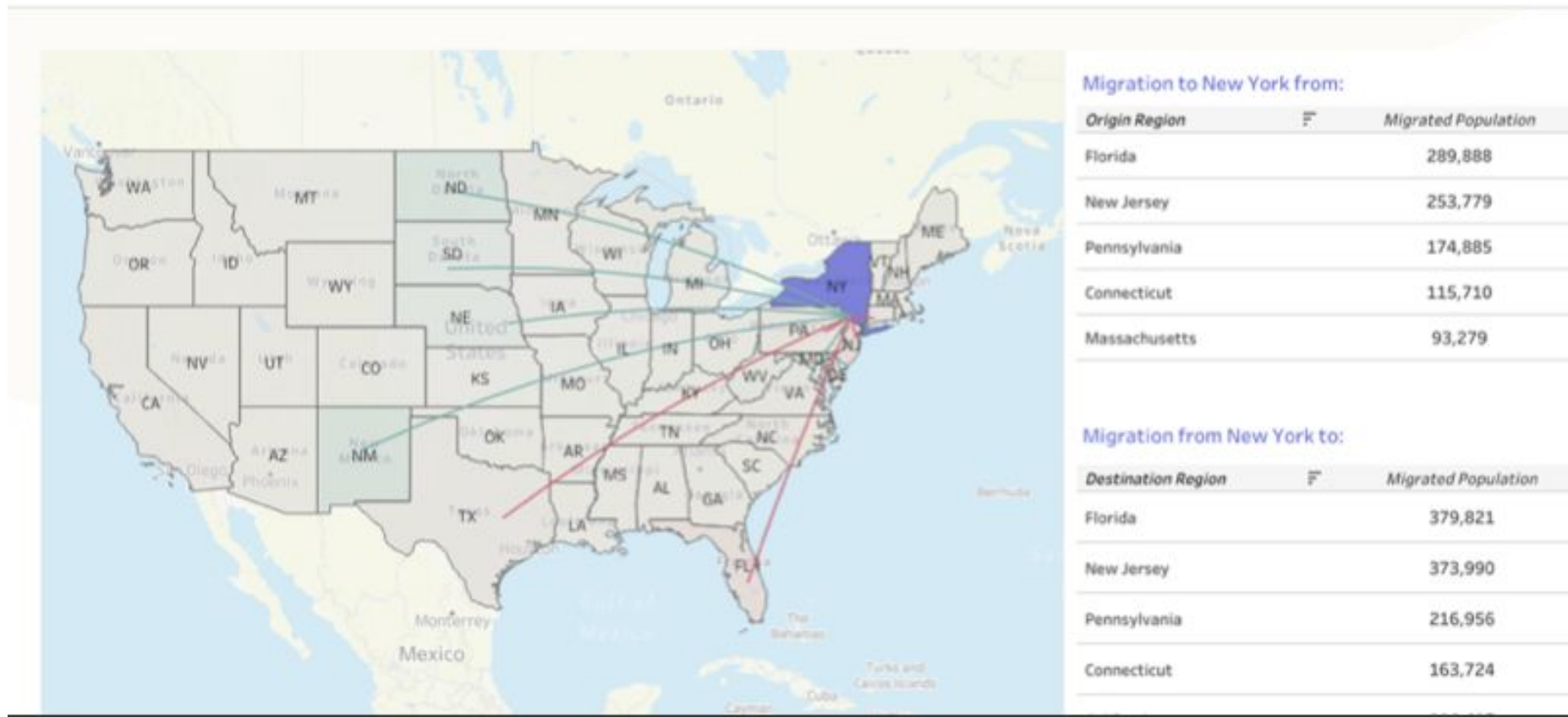
SOLUTION: District Analysis

- ❖ **Movement of Residents, Visitors, and Employees:** origin location to destination based on time frame.
- ❖ **Demographics and Psychographics**, HHI, brand preferences, favorite places, work locations, home locations, age, ethnicity, race, psychographics.

Value Propositions

- **Get ahead** of changes to retail demand and workforce.
- **Business and Retail recruitment.** Tell the best story to attract employers and retailers.
- **Inform** BID / TIF formation
- **Inform** political districting.
- **Optimize** resource allocation (community benefits, security, transportation etc.)
- **Reveal** the True Market Profile for any district, neighborhood, city, or region.

Migration Trends by State, January 2021



Leakage Analysis (favorite places outside a city or district)

Learn where Residents, Visitors, and Employees shop *outside* your City or District Boundary.
Tell a data driven story to prospective retailers; inform economic strategies.



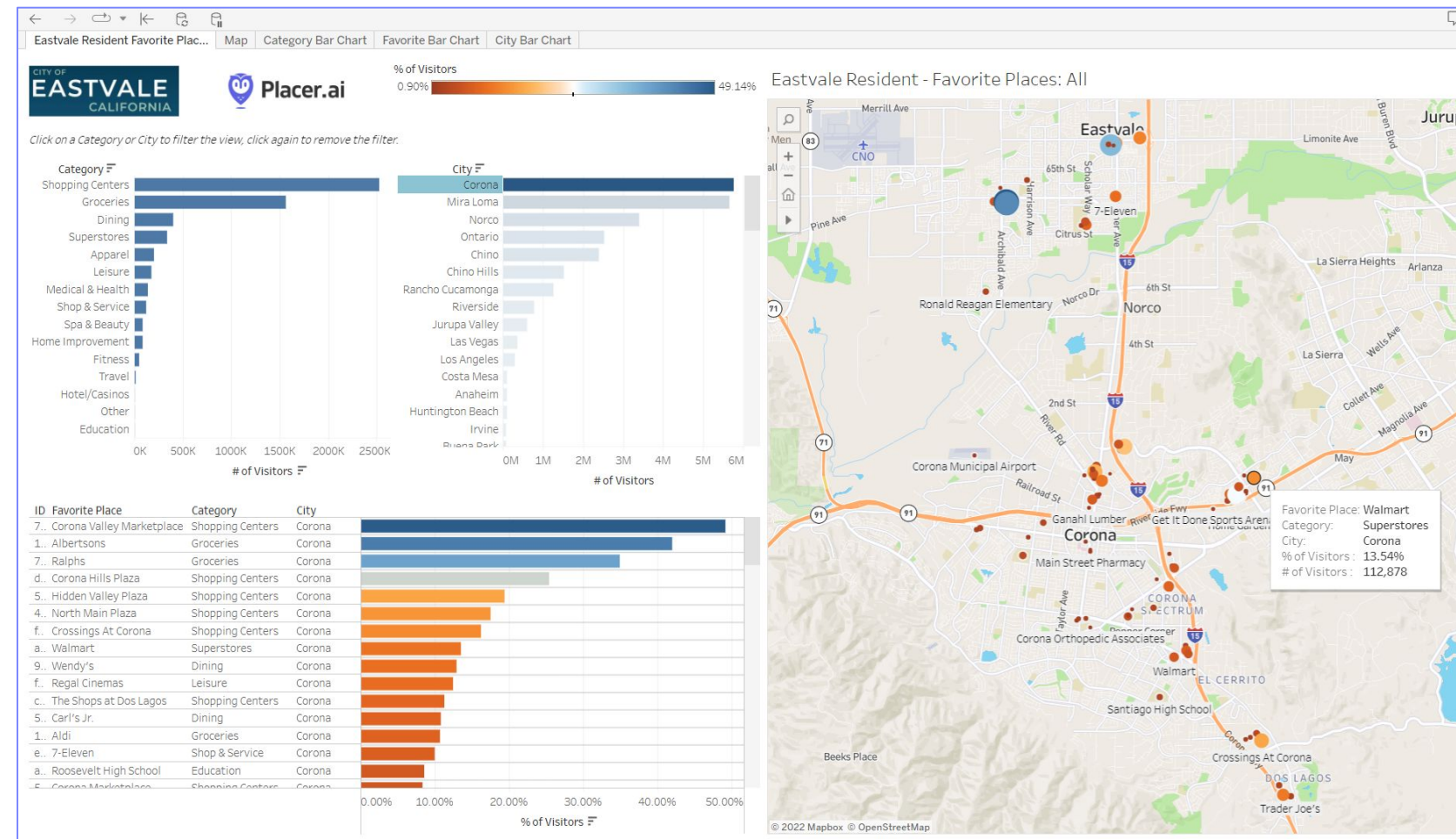
CITY OF EASTVALE

SOLUTION: Leakage Analysis & Recruitment Strategy

- ❖ **Gap Analysis** total leakage amount for every retail category.
- ❖ **Favorite Places:** Top locations *outside the district/city* visited by residents, employees, and visitors..
- ❖ **Visitation metrics** for retail category plus travel and hotel.
- ❖ **Average ticket size** for chain locations.

Value Propositions

- **Learn** which retail categories contribute to leakage.
- **Discover** top venues in other cities visited by residents, visitors, and employees.
- **Estimate** lost sales revenue and tax.
- **Reveal** best fit retailers, restaurants, groceries to recruit to your city/district.
- **Expand your Market Profile** to include buying power of commuters and visitors in your recruitment strategy.



Public Realm



Reveal how changes to streets, parks and open spaces benefit the community, assess ROI and Equity.

Bloomberg Philanthropies

SOLUTION: Public Realm Analysis

- ❖ **Visitation Metrics** before and after intervention: total visits, peak visit times, dwell time, prior and post locations, distance traveled to destination.
- ❖ **True Trade Area** reveals home and work location for visitors.
- ❖ **Favorite Places** reveals locally visited businesses.
- ❖ **Variance** compares month over month and year over year.

Value Propositions

- **Discover** increases to visitation, changes to pedestrian behavior, dwell time etc.
- **Heat maps** illustrate where pedestrians congregate.
- **Measure economic impact** through uptick in visitation to local businesses.
- **Measure equity and access:** Discover home locations, ethnicity, race, gender and distance traveled by visitors.



	Est. # of Visitors	Est. # of Visits
Before:	53.4K	77.5K
After:	68K	97.2K



Analyzing Public Investments (Equity and ROI)



Tell the story of *who* uses public assets, and who benefits from public improvements.

CENTRO
SAN ANTONIO

City of San Antonio was considering a bond measure to raise a few million dollars to upgrade a downtown Park. Debate centered on *who* would benefit from additional investment in downtown.

SOLUTION: Park / Open Space Analysis

- ❖ **True Trade Area:** home and work locations of visitors.
- ❖ **Visitor Journey:** Popular routes. Post and Prior locations.
- ❖ **Visitor Metrics:** Day of week, time of day, peak time, and overall dwell time for venue.

Value Propositions

- **Revealed** visitors to the park came from many neighborhoods throughout city, notably, many lower income districts underserved for parks and tot lots.
- **Heat map** showed weekend usage primarily near tot lots.
- **Discovered** home locations imply that many families with children visit downtown park on weekends.
- **Informed** investment strategy through equity lens.



Optimize Resources, Define the District, Justify Assessments

Predict the best way to allocate resources for marketing, cleaning, safety, and district promotion.



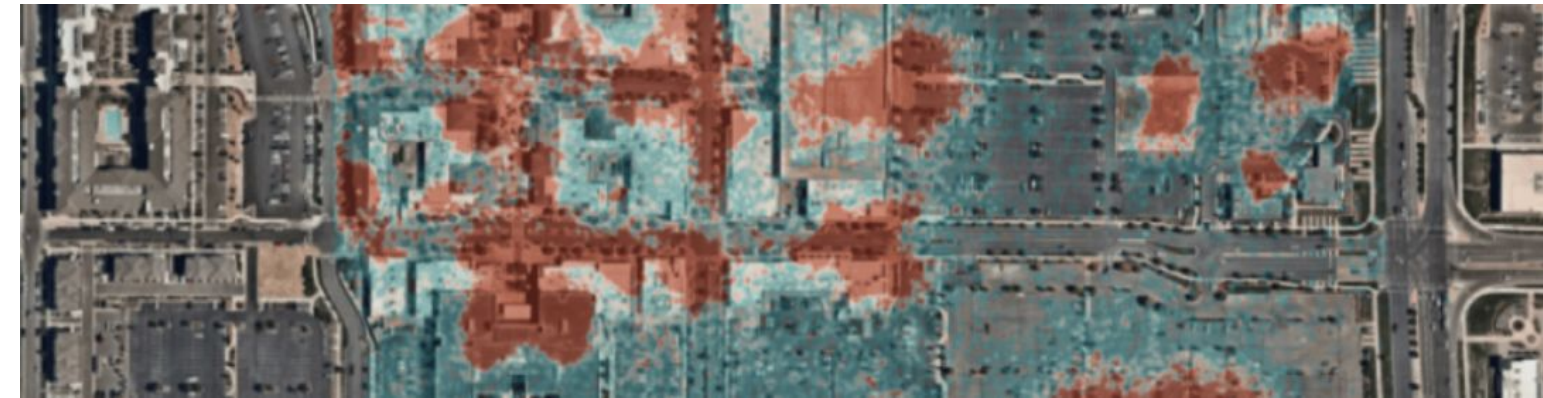
During the peak of COVID in 2020, stakeholders voted to 'end' the assessment for the Tourism Overlay Zone. By Mid 2021, Staff was able to show that visitation was trending toward pre-pandemic numbers, **and the Board re-authorized the assessment to fund increased tourism operations.**

SOLUTION: District Analysis

- ❖ **Visitor metrics** - when is it used? by whom? for how long?
- ❖ **TTA home** and work locations for visitors
- ❖ **Distance** traveled by visitors
- ❖ **Origination by Market XTRA report** reveals home locations of visitors staying overnight in the district.

Value Propositions

- **Revealed** uptick in tourists to the TDOZ in mid 2021, beginning to resemble pre-COVID 2019 numbers.
- **Presented** data to TDOZ property owners
- **Board re-Authorized Assessment** for TDOZ, providing additional money for marketing, security.



Domestic Tourism Recovery: Hollywood Entertainment District, Los Angeles, California

Dec, 2021 Compared To Dec, 2019

Weekly

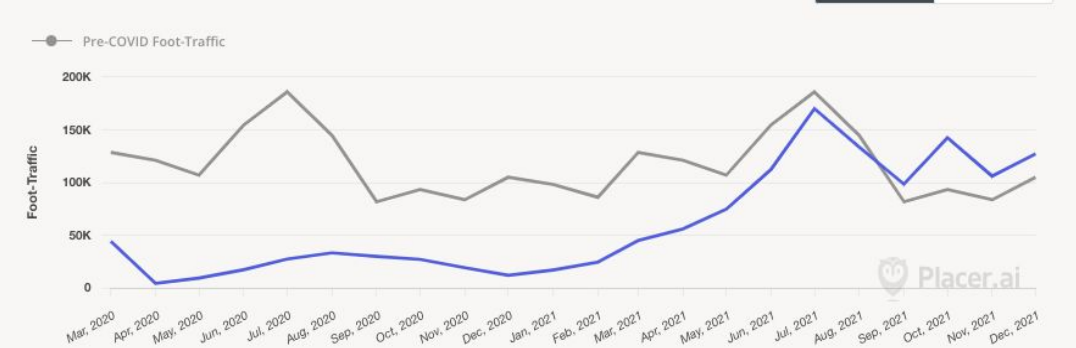
Monthly



Tourism Recovery



Tourism Visits Recovery Over Time



“Bottom line, we had the analytics to demonstrate the compelling case that Board members needed in order to make the difficult decision to re-start the assessment.”

COVID Recovery

Retail and Tourism Recovery for *every* city, county, state, and business district.

SOLUTION: [COVID Recovery Dashboard](#)

- ❖ **Retail and Tourism Recovery score** for every city, county, state and district.
- ❖ **Retail score** by category and Zipcode.
- ❖ **Domestic Tourism** recovery score.

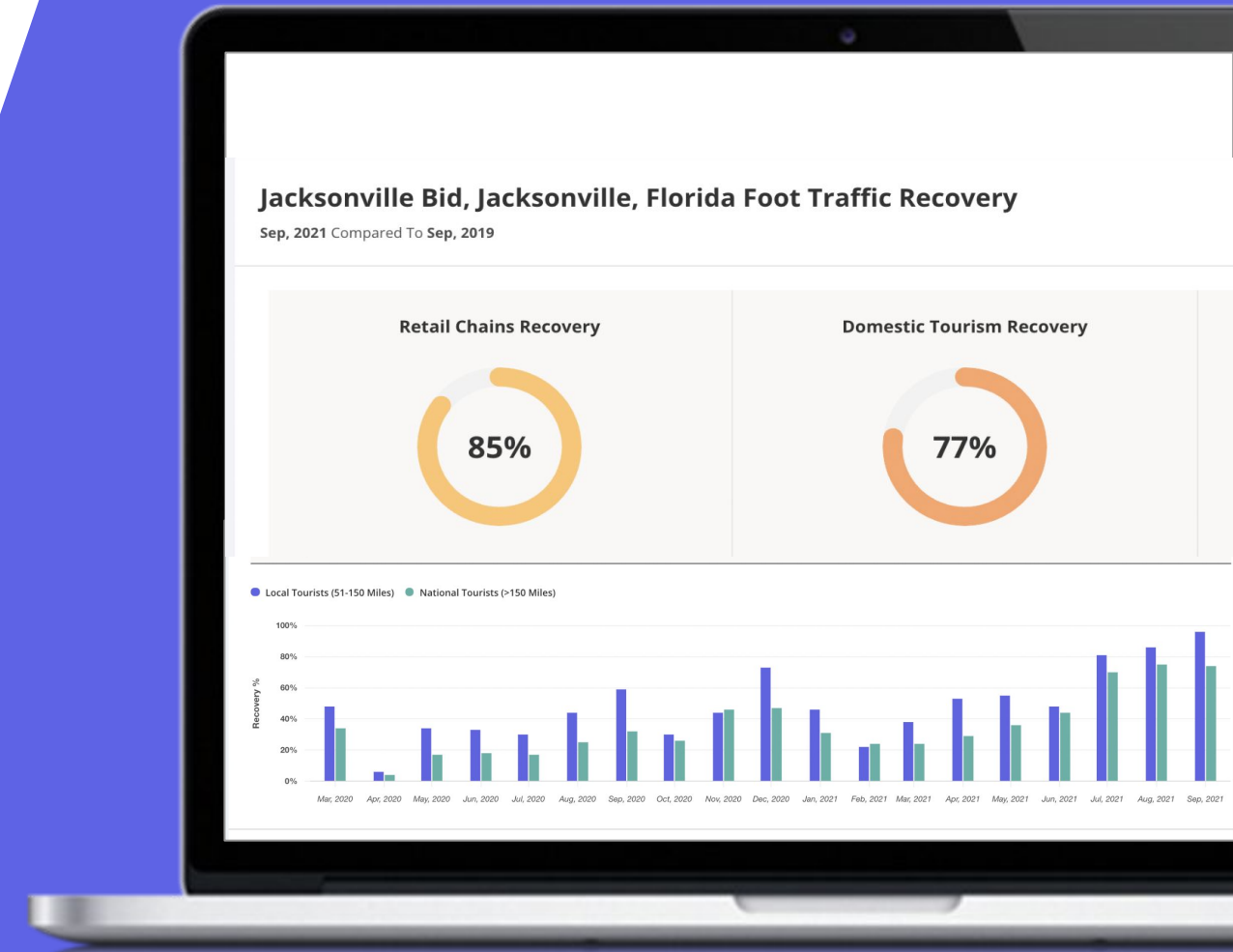
Value Propositions

- **Benchmark** your local economy to 2019 performance.
- **Reveal** which categories are performing well and which continue to struggle.
- **Compare** your score with any other district, city, or county.
- **Reveal Recovery Trends** week over week, month over month, year over year.
- **Share data** with local leaders, board members, stakeholders.
- **Estimate revenue** based on visitation in past quarters and years.

ARPA Compliance

- **Identify** areas of economic impact based on changes to visitation.
- **Support** local businesses, business districts, and tourism efforts.
- **Measure** performance of your investments.
- **Report** the evidence and outcomes resulting from your efforts.

[Access the Placer.ai COVID Recovery Dashboard](#)



Monthly Reports

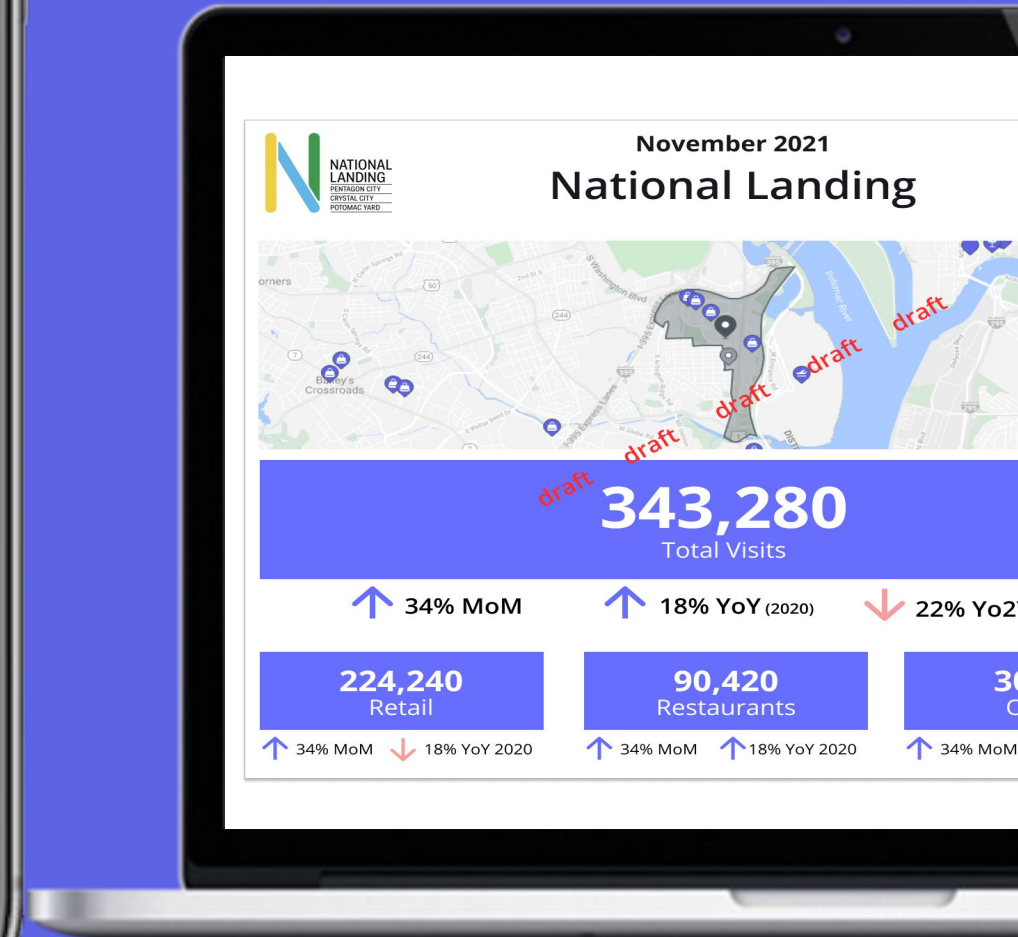
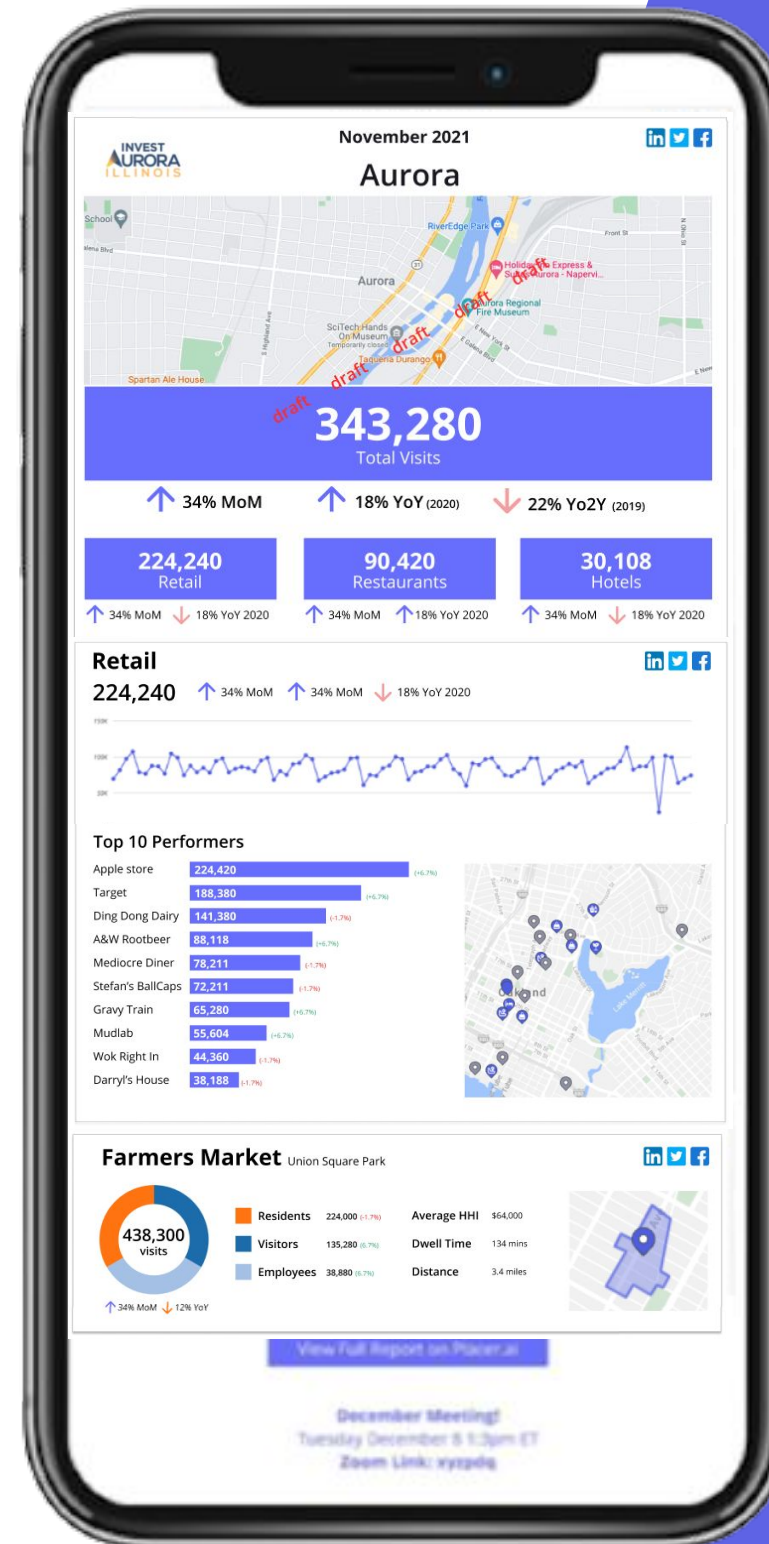
Snapshot of City, County, or District performance *delivered* to your inbox.

SOLUTION: Monthly Report

- ❖ **Overall Metrics** for primary point of interest (could be entire city, district, or venue(s)).
- ❖ **Category Trends** for retail, office, restaurants, hotels.
- ❖ **POI Widget** for any venue, open space, district, group, reveals visitation and trends, week over week, month over month, year over year, and benchmark 2019.

Value Propositions

- **Receive** monthly reports in your inbox.
- **Share data** with local leaders, business and property owners, stakeholders,, real estate professionals, granting agencies, etc.
- **Reveal** top performing retailers, venues, tourist attractions etc.
- **Discover** visitation trends for any location.
- **Customize** monthly report to provide desired data.
- **Promote** content via email, social media, and websites.





Thank you!

sign up for free at placer.ai



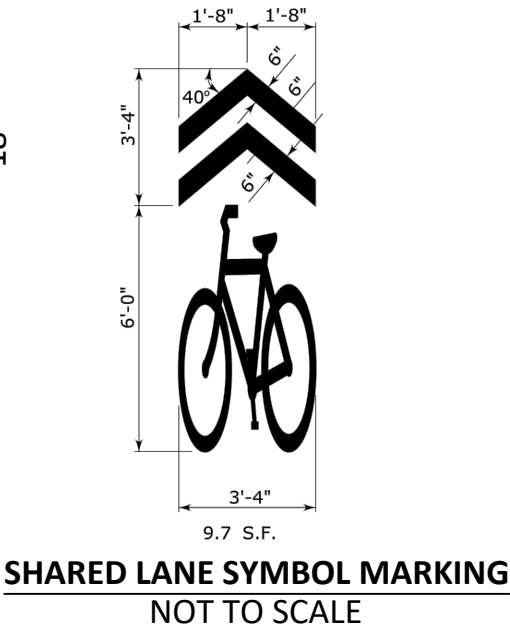
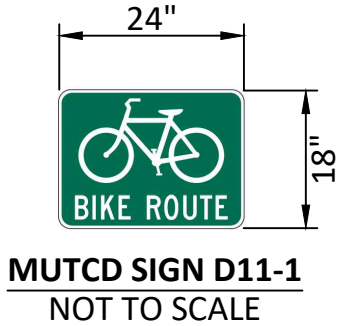
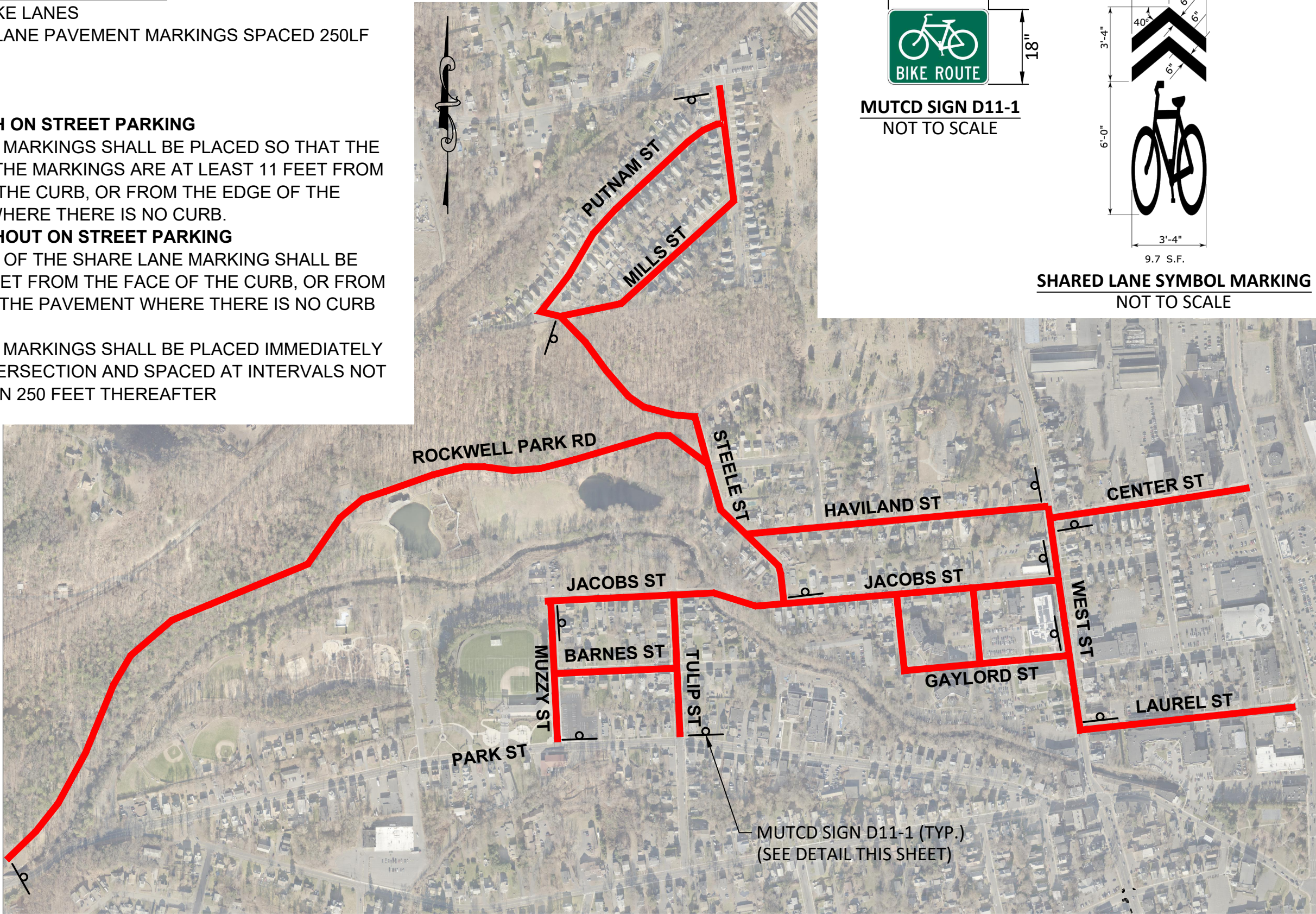
Placer.ai

STREETS SHARED LANE

-17,500 LF OF BIKE LANES
-83 SHARE THE LANE PAVEMENT MARKINGS SPACED 250LF APART.

NOTES:

- **STREETS WITH ON STREET PARKING**
SHARED LANE MARKINGS SHALL BE PLACED SO THAT THE CENTERS OF THE MARKINGS ARE AT LEAST 11 FEET FROM THE FACE OF THE CURB, OR FROM THE EDGE OF THE PLACEMENT WHERE THERE IS NO CURB.
- **STREETS WITHOUT ON STREET PARKING**
THE CENTERS OF THE SHARE LANE MARKING SHALL BE AT LEAST 4 FEET FROM THE FACE OF THE CURB, OR FROM THE EDGE OF THE PAVEMENT WHERE THERE IS NO CURB
- **SEPARATION**
SHARED LANE MARKINGS SHALL BE PLACED IMMEDIATELY AFTER AN INTERSECTION AND SPACED AT INTERVALS NOT GREATER THAN 250 FEET THEREAFTER





City of Bristol
Department of Public Works
111 North Main Street
Bristol, Connecticut 06010
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Fax 860-584-3838
ci.bristol.ct.us

DESIGN BY: WRS
DRAFTED BY: WRS
CHECKED BY: ---
SCALE: 1" = 500'
DATE: JULY 3, 2023
PROJECT No.: 0170-3513

COMMUNITY
CONNECTIVITY PROGRAM
Bristol, Connecticut
BIKE ROUTE

DRAWING NO.:
PLN-25

No.	DATE	COMMENTS:



Pickleball Court Use Rules

General Use Rules

1. Proper court etiquette and sportsmanship expected
2. Non-marking shoe required
3. Animals prohibited on the courts
4. Skateboards, scooters, rollerblades, skates and bicycles prohibited on the courts
5. All other applicable park rules and city ordinances apply

Peak Use Rules

In the event the pickleball courts are busy and all courts are occupied the following rotation policies have been established:

1. Waiting players place paddles in designated area in groups of four
2. When a game is complete, next four waiting rotate onto the court
3. Next four waiting move up to be next in line
4. If players wish to continue play, they go to the end of the line
5. Waiting players continue to move up the line as games finish
6. Court use is limited to standard game scoring format, first to 11 points, winning teams must win by 2

Reservations

Courts are available on a first-come, first-served basis for public use. The Bristol Parks, Recreation, Youth and Community Services Department offers 2-hour rentals for a court on a limited basis subject to fees established by the Board of Park Commissioners. Individuals with reservations shall present a reservation permit issued by the department in the event of a dispute. *The BPRYCS department reserves the right to reserves courts for recreational programming at its discretion.*

Did you know?

The City of Bristol Parks, Recreation, Youth and Community Services Department also has pickleball courts at Page Park (King St) and Peck Park (Daley St)!



Board of Park Commissioners 2023-2024 Committees

Finance Committee: General Duties include: Reviews financials on a monthly basis, provides input into the Superintendent's proposed annual operating and capital improvement budget, reviews and recommends modifications to the park use fee schedules as appropriate, reviews trust fund reports and evaluates requests to utilize select trust funds for qualifying capital improvement projects, and provides input into department Business Plans as needed. May provide input into other financial issues throughout the year as needed.

➤ **Anticipated Work Priorities for 2023-2024:**

- Develop strategy around the long-term use of the Friends of Bristol Parks and Recreation Fund
- Continued to improve upon the annual Internal Budget Process
- Part-Time/Seasonal Employee Compensation Study and wage chart review
- Establish and adopt a phased 3-year plan for fee increases

Fund Development & Advocacy Committee: General Duties include: Partners with staff to institutionalize philanthropic processes, provides input and approves the annual fundraising strategy and goals, cultivates partnerships and community relationships, assists with securing sponsorships and donations, provides input on and assists with fundraising events or initiatives as appropriate.

➤ **Anticipated Work Priorities for 2023-2024:**

- Dinner on the Diamond 2024 fundraising, outreach, and donor cultivation
- Coordination of a Silent Auction at Dinner on the Diamond
- Partner with Finance Committee to establish strategy around the long-term use of the Friends of Bristol Parks and Recreation Fund

Policy & Strategy Committee: General Duties include: Annually reviews and approves the Policy Manual, reviews Superintendent's policy change recommendations, introduces new policies for staff to develop, assists with conduct of research regarding policies under consideration by the board, assists with review and approvals of CAPRA accreditation reports, and may review and make policy determination on special projects, requests or initiatives, and provides guidance on the department's strategic plan.

➤ **Anticipated Work Priorities for 2023-2024:**

- Assisting in the development of new policies aligned with the strategic plan and CAPRA
- Complete policy priorities including Muzzy Field Concessions and Sponsorship/Advertising in the Parks
- Establish the approach for the 2025-2027 Strategic Plan with work launching January 2024; a year in advance of the current strategic plan ending
- Evaluate the success of the BOE school fields maintenance and management plan and establish recommendations for year 2 with budgetary items being referred to Finance Committee

