



Village of Saranac Lake
Community Development Department
39 Main Street
Saranac Lake, NY 12983
Phone (518) 891-4150
Fax (518) 891-1324
www.saranaclakeny.gov

**Village of Saranac Lake
Request for Proposals
Engineering Design Services and Construction Management
Parks, Streetscapes, and Connectivity Improvements**

Date of Issuance:
Proposal Deadline:

Introduction

The Village of Saranac Lake is seeking proposals from qualified consultants to prepare designs and manage construction for three projects that will advance the Downtown Revitalization Initiative: Create a Series of Linked Gateway Parks; Increase Connectivity between Downtown Destinations; and Enhance the Woodruff Street Streetscape. The Village has issued a Request for Proposals (RFP) to identify firms/team of firms with the interest, expertise and capacity to assist the Village with this exciting project. From the list of qualified firms, the Village will select the firm that is best suited to assist the Village in accordance with the Village of Saranac Lake Procurement Policy. The project is being funded by the New York State Department of State under the Downtown Revitalization Initiative.

Project Description

In July of 2018, the Village of Saranac Lake was selected as one of ten communities in New York State for Round Three of the Governor's Downtown Revitalization Initiative (DRI). Following the announcement, the Local Planning Committee (LPC) with input from the community recommended 19 projects for DRI investment and ultimately ten projects were approved by the state. Three of the projects fall within the category of Public Improvements and will be advanced by the Village of Saranac Lake:

1. *Create a Series of Linked Gateway Parks*

Enhance the pedestrian experience and safety with new amenities at Berkeley Green Park, Ward Plumadore Park, and William Morris Park, and complementary streetscape improvements adjacent to each public space. The new network of upgraded corridors and parks will reinforce the northern and central gateways to Saranac Lake and provide accessible and attractive open spaces downtown.

2. *Increase Connectivity between Downtown Destinations*

Transform downtown Saranac Lake into a vibrant, walkable community core by increasing connectivity between retail, recreation, and municipal amenities. Key components are the installation of landscape and safety features on Church Street; improvements to the Riverwalk; and expansion of the tree canopy along the Broadway and Main retail corridors.

3. *Enhance the Woodruff Street Streetscape*

Revamp the Woodruff Street corridor from Broadway to Bloomingdale Avenue as a walkable destination, facilitating its development as a retail and cultural hub. Improvements will include undergrounding utility lines and installing a two-way bicycle lane, new sidewalks, high-visibility crosswalks, trees, pedestrian-scale lighting, and a complementary decorative feature.

For additional project details, see **Attachment A** which contains the full project profiles as presented in the Village of Saranac Lake DRI Strategic Investment Plan. In addition, **Attachment B** contains detailed concept plans for Berkeley Green, Ward Plumadore Park, and William Morris Park. The concept plans are from the [Saranac Lake Park Vision Plan](#). The [Downtown Saranac Lake Strategic Investment Plan](#) and Saranac Lake [DRI Application](#) can be found on the [village website](#) (Projects > Downtown Revitalization Initiative) along with other applicable documents.

Project Goals

Urban Design

- Support placemaking by investing in public streetscapes and parks to promote an attractive, walkable, dynamic downtown.
- Implement public art projects that are consistent with Saranac Lake brand message
- Utilize green infrastructure and green building techniques to create a more sustainable downtown.

Connectivity

- Identify, prioritize and correct accessibility barriers within downtown.
- Ensure that bike and pedestrian routes link and connect neighborhoods, employment centers, amenities and attractions.
- Enhance visual and pedestrian connections to Upper Broadway and Depot area from the rest of downtown.
- Invest in streetscape improvements that will promote walkability and increase safety for all ages and abilities.

Livability

- Adopt and enforce policies that help improve downtown livability.

Destination

- Support existing signature community events and activities.
- Expand and enhance waterfront amenities that improve access to and enjoyment of the abundant water resources in downtown, including the Riverwalk and other public parks.

Scope of Work

This scope of work will require the consultant(s) to refer to the DRI Strategic Investment Plan, all DRI foundational documents and other village planning documents.

It is anticipated that the consultant team will provide, at a minimum, appropriate engineering, landscape architecture, street design, structural, geotechnical, general civil, stormwater and environmental expertise. Experience working with NYS DOT and National Grid is preferred.

For preparation and certification of final designs and construction documents, and for supervision of construction, a registered licensed professional engineer, architect, or landscape architect licensed to practice in New York State is required. All designs and documents provided to the Village will require a stamp from the appropriate licensed professional described above.

Proposals shall reflect the tasks and deliverables described below which outlines the minimum expectations for the project. The following tasks are required *for each of the 3 project components*: Create a Series of Linked Gateway Parks, Increase Connectivity between Downtown Destinations, and Enhance the Woodruff Street Streetscape. Products identified for each task (for each project component) must be submitted to the Village and DOS for review and approval.

Task 1: Project Kick-Off Meeting

- Identify and review design goals, schedule, scope of work, and expected deliverables
- Determine scope and frequency of coordination conference calls between consultant, Village, and project staff to discuss project progress

- Determine scope and frequency of progress reports and invoices to be prepared by the consultant to keep the project on schedule
- Site walk-through of the streets, parks, and riverfront for which designs will be rendered

Products: Brief meeting summary documenting agreements/understandings reached at the kick-off meeting, including frequency and method of project progress reports, coordination conference calls, and invoices.

Task 2: Draft Design

The consultant(s) shall prepare a draft design based upon the conceptual designs from Village of Saranac Lake's Downtown Revitalization Strategic Investment Plan. The consultant(s) will work with the Village's Project Advisory Committee (PAC) who will provide judicious advice, from a citizen perspective, regarding the project designs. The consultant(s) should plan to meet with the PAC (in-person or via video conference) several times during the design phase. The draft design shall include all required maps, tables, data, written discussions, and other information as identified in the contract and subcontract work plans. The draft design shall be provided to the Department of State (DOS) for review. DOS comments must be addressed to the satisfaction of DOS in subsequent revisions of the final design.

Products: Draft design and supporting materials.

Task 3: Public Input

The consultant(s) will develop and conduct one (1) public engagement session to gather input, feedback, and identify concerns regarding preliminary designs. The consultant must outline the method and scope of public engagement to achieve the above goal. The PAC will assist with public engagement.

Products: Summary of public input and if applicable, revision of draft designs based on public input.

Task 4: Environmental Quality Review

The consultant(s) shall prepare all documents necessary to comply with the State Environmental Quality Review Act (SEQRA) through determination of significance. If a positive declaration is made, a Draft Environmental Impact Statement shall be prepared.

Products: SEQRA documents and, if necessary, a Draft Environmental Impact Statement.

Task 5: Final Design and Construction Documents

The consultant(s) shall prepare the final design and construction drawings, plans, specifications, and cost estimates (including 15% contingency). The final design and construction documents shall be provided to DOS for review. Final design and construction documents are subject to approval by the DOS. These documents must be certified by a licensed professional engineer, architect, or landscape architect and the appropriate seal must be affixed to these documents.

Products: Final design and construction documents, certified by a licensed professional engineer, architect or landscape architect.

Task 6: Permits

The consultant(s) shall prepare the necessary permit or other approval applications and obtain the required permits or approvals. Prior to construction the consultant(s) shall also demonstrate that the project is in compliance with 6 NYCRR Part 502, "Floodplain Management Criteria for State Projects" by obtaining a

floodplain development permit, if local regulations establish such requirements, or by submitting a signed certification, by an official authorized to enforce local floodplain management regulations, that the project complies with the requirements of the statute.

Products: Copies of all required permits and approvals shall be submitted to the Village and DOS upon receipt.

Task 7: Bid Process and Selection of Construction Subcontractor

After the final design and construction documents have been approved by DOS, the consultant(s) shall prepare and distribute a bid invitation to select a construction subcontractor or subcontractors. Prior to distributing the bid invitation, the consultant(s) shall submit the bid invitation to DOS for review and comment.

The consultant(s) and Village staff shall select the construction subcontractor(s) from the bid respondents and shall prepare a draft contract or contract(s) to conduct the work with the selected construction subcontractor(s). The contract(s) shall contain a detailed work plan with adequate opportunity for review at appropriate stages of project completion, a payment schedule with payments tied to receipt of products/project milestones, and project costs. The Village and consultant(s) must certify to DOS that applicable public bidding procedures of General Municipal Law were followed for the selection of all construction or other subcontractors.

The Village shall submit the draft subcontract(s) to DOS for review and approval and shall incorporate any comments in the final subcontract(s). A copy of the final, executed subcontract(s) shall be submitted to the DOS.

Products: Executed construction subcontract(s). Written certification of procurement procedures.

Task 8: Project Signage

The consultant(s) shall install, or cause to be installed, a sign satisfactory to DOS identifying the State's funding of the project. The project sign shall remain in place for at least 60 days after completion of construction or initial occupancy, whichever duration is longer.

Products: DOS-approved sign design, and photo-documentation that sign is installed in project area.

Task 9: Construction, Construction Management and Site Inspection

After receipt of all necessary permits, the consultant(s) or its construction subcontractor(s) may begin construction work according to the final design and construction documents - including any site remediation as necessary to remove contaminated soil. The consultant(s) shall monitor and provide oversight of the selected construction contractor. The consultant(s) shall provide notification to the Village monthly (or more frequently) in writing of work progress, including any delays which have occurred. After 70% of the work is completed, the progress notification will include a punch list of any incomplete items and an estimated schedule for project completion.

Consultants must receive written authorization prior to committing time to revising any design plans for the deliverables detailed above. Any work completed without prior authorization from Village staff may not be eligible for payment.

The consultant(s) and/or the DOS shall verify progress and completion of the work through periodic site inspections. The consultant(s) shall submit to the Village written summaries of progress including photo documentation and identification of problems to be addressed based on periodic site inspections.

Products: Written summary of periodic site visits including photo-documentation and identification of any problems that need to be addressed. Punch list and construction completion estimates.

Task 10: Completion of Project

Following satisfaction of punch list items, the consultant(s) shall submit a statement that the work has been completed in accordance with the contract and subcontract(s), the final design and construction specifications, and all permit requirements. The completion statement must be prepared and/or certified by a licensed professional engineer, architect or landscape architect. Unless otherwise specified during project kick-off meeting, the consultant(s) shall submit two sets of as-built plans, certified by a licensed professional engineer, architect or landscape architect. When the Village is satisfied work is complete, it shall submit a final project report to DOS, including a copy of the completion statement and a copy of the certified as-built plans and photo-documentation in the form of digital images of the site prior to, during and upon completion of work. The consultant(s) shall not submit a final payment request to the Village until the Village concurs that the work is complete.

Products: Statement of completion, certified as-built plans, and final project report including photo-documentation.

Task 10: Project Reporting

a. MWBE Reporting

The consultant(s) shall be required to provide the Village with all information required by the New York State Contract System ("NYSCS") to record payments to subcontractors (including a breakdown of payments issued to state-certified MWBE firms) and otherwise report compliance with the provisions of Article 15-A of the Executive Law and regulations in relation to funds used pursuant to the Village Contract, which is available upon request.

b. Project Status Reports

The consultant(s) shall submit semi-annual (every June 30 and December 31) project status reports on the forms provided, including a description of the work accomplished, the status of all tasks in contract, schedule of completion of remaining tasks, and an explanation of any problems encountered.

c. Final Project Summary

The consultant(s) shall work with the Village to complete the Final Project Summary Report. Final payment shall not be authorized until this report has been completed and filed with project deliverables.

Products: Ongoing MWBE reporting during the life of the contract. Completed project status reports submitted to the Village during the life of the contract. Completed Final Project Summary Report submitted to DOS.

Task order above is not entirely indicative of a timeline or order in which deliverables will be requested.

The Village recognizes that there are different approaches that can lead to the desired outcomes that have been noted in this RFP. If, based on the consultant's knowledge and experience, the consultant believes the required scope of work should be changed in any way, the suggested changes should be outlined in their response. Respondents to the RFP are required to include a recommended project approach based on their expertise and experience with similar projects. The Village and NYSDOS reserve the right to modify the above-mentioned scope of services based on project approaches that may be recommended by respondents, and all RFP document holders shall be notified of such changes.

All documents requested as part of the deliverables, both draft and final products will be submitted to the Village with the following considerations:

** The consultant will be required to use American Institute of Architects (AIA) or Engineers Joint Contract Documents Committee (EJCDC) standard documents compliant with applicable regulatory municipal construction requirements, and must be otherwise acceptable to the NYS Department of State.*
**All designs are subject to the review, comment, and approval by the Village of Saranac Lake and NYS DOS*
**All designs should abide by and be consistent with adopted plans, including the Park Vision Plan, Bicycle and Pedestrian Trail Master Plan, and Downtown Strategic Investment Plan.*

Required Products

The consultant(s) must submit to the Village all required products, clearly labeled with the assigned NYS contract number (C1001616) and where applicable the related task number from the Contract Work Plan.

Unless otherwise specified by the Village, the consultant(s) shall submit products in the following formats:

- Draft products: one electronic copy of each product must be submitted in Adobe® Acrobat® Portable Document Format (PDF), created using 300 dpi scanning resolution and Microsoft Word, if applicable.
- Final products: one electronic copy of each product must be submitted in PDF, created using 300 dpi scanning resolution and Microsoft Word, if applicable. In addition, two paper copies of each final product (including reports, designs, maps, drawings, and plans) must be submitted.
- Electronic data for all Geographic Information System-based mapping products must be submitted in either ArcGIS format, or similar product acceptable to the Village, and comply with the requirements for NYS Contract GIS Products. Formal metadata must be provided with all digital GIS data which includes, at minimum, a file summary/abstract, intended use, data, source data, and author information.
- Electronic data for all designs, drawings, and plans must be submitted in the original software that they were created (such as CAD format or other similar product acceptable to the Village), as well as in JPG format.
- Photographs and images must be submitted in JPG format with a minimum resolution of 300 dpi and must be dated and captioned with the location and a brief description of the activity being documented and include any associated metadata (including the photo's GPS location where available).

All work produced for this project, preliminary and final, paper and electronic format shall be property of New York State and can be used by New York State agencies.

Budget

The maximum project budget available for all costs including but not limited to design/engineering, permitting, construction, construction oversight and inspection shall not exceed \$4,133,506.

It is anticipated that completion the deliverable associated with each task shall serve as the basis for payment. The consultant must submit a brief progress report with each invoice describing the progress on each task.

Proposal Submission Requirements

Responses to the RFP shall include the following components in sequential order:

1. An introductory Letter of Interest (2 pages max) – a short introduction and summary of the company/consultant and any subcontractors, including a single contact, telephone number, email address and a description of what disciplines are included within the firm/team.
2. Scope of Work (15 pages max) – include a detailed work program explaining how the consultant proposes to perform the Scope of Work that includes:
 - a. A discussion of the firm’s approach to the overall project
 - b. Each task to be completed and the firm’s approach to completing each task listed above
 - c. Timeline for each task
 - d. Schedule of work products
 - e. Proposed budget with:
 - i. Total project cost with a cost breakdown for each work task complete with proposed number of hours to complete each task, assigned staff member, and billing rates
 - ii. Not to exceed fee for services required to fulfill the deliverables described herein
3. Project Management/Communication (1-page max) – proposed method of project management and proposed, best means of communication with the Village of Saranac Lake about project progress, review, and conduct of public engagement.
4. Qualifications and References (10 pages max) – provide a firm profile that will include the following:
 - a. List of similar projects completed by firm with one (1) reference for each respective project
 - i. Current contact names and telephone numbers for references
 - ii. Summary of project(s)
 - iii. Public involvement in project(s)
 - b. Project team organizational chart
 - i. Resumes for each team member to be assigned to project
5. Work Sample: a representative work sample similar to the work being requested. Sample may be provided digitally as PDF or web link can be provided. One (1) sample is required.

Proposal Format

Submit **four (4) complete, hard-copies of the proposal and one (1) electronic copy** in a universally, accessible digital format (i.e. CD or flash drive). All submissions become property of the Village of Saranac Lake and New York State Department of State upon submission.

Submission of hard copies may be hand delivered or mailed to:

Community Development Department
Village of Saranac Lake
ATTN: Parks, Streetscapes, and Connectivity Improvements
39 Main Street, Suite 9
Saranac Lake, NY 12983

Electronic copy should be emailed to:

comdev@saranaclakeny.gov

Schedule

RFP Issued	Tuesday, July 28 th
Walkthrough of Project Area	August 10 th , 12 th and 13 th (if interested in attending a walkthrough of the project area, please email Cassandra Hopkins at comdevassistant@saranaclakeny.gov)
Deadline to Submit Questions	September 3 rd
RFP Responses Due	Friday September 11 th by 3:00PM
Evaluation of Proposals	September 14 th -October 2 nd
Consultant Selected and Notified	Monday October 5 th

**Note: All dates are tentative and subject to change*

Questions concerning responses to the RFP must be submitted by email to Jamie Konkoski, comdev@saranaclakeny.gov.

Answers to all questions will be posted on the Village webpage for [Doing Business with the Village](#).

Conditions Governing Responses

Only those proposals which contain complete information and are responsive to the RFP will be considered. The Village of Saranac Lake reserves the right to:

- Accept or reject any or all submissions associated with this work;
- Cancel the selection process or schedule at any time.
- Request qualified respondents to consider contracting for only certain elements of the project or to consider partnering with other qualified respondents;
- Require respondents to clarify aspects of their understanding of and approach to the project in person, by email or by telephone/video conference;
- Waive or modify minor irregularities in responses received;
- Negotiate with respondents to best serve the interests of the Village of Saranac Lake;
- Amend specifications after their release, with due notice given to all consultants to modify their proposals to reflect changed specifications;
- Award a contract for any or all parts of the project including award of specific project components to one or more qualified respondent.
- Reject any and all responses to this RFP and to seek new proposals when it is in the best interest of the Village to do so.
- Evaluate the proposals as to their veracity, substance and relevance to project and seek clarification or additional information from proposer and independent sources as it deems necessary to evaluation of the response, including evidence of the Proposer's financial status.
- Incorporate this RFP and the selected Proposer's response to this RFP as a part of any formal agreement between the Village and the Proposer.

Selection Procedure

Responses will be evaluated by a committee of Village staff. Respondents will be assessed against the following criteria:

Component	RFP Score
Responsiveness to the RFP	10 points
Understanding of Scope of Work	20 points
Proposed Schedules and Budgets	15 points
Past Performance on Similar Projects	15 points
Qualifications and Experience of Proposed Staff	15 points
Overall Strategy and Quality of Proposal	25 points
TOTAL	100 points

From the list of qualified firms, the Village will select the firm that is best suited to assist the Village in accordance with the Village of Saranac Lake Procurement Policy. Presentations may be required of qualified finalists. If required, presentations will be held at a time, date, and location chosen by the Village.

Proposals will be selected and judged based on the qualification and merit of the proposal. Total proposed cost will be used as a secondary consideration for firms that are ranked similarly.

The selection committee will conduct interviews of finalists and allow for in-person or video conference presentations between **September 21st-30th**.

Submission of responses by Minority and Women Owned Business Enterprises is strongly encouraged. The selection of the consultant shall be made without regard to race, color, sex, age, religion, national origin, or political affiliation.

The selected consultant shall comply with all applicable federal, state, and local laws and regulations in the performance of service.

Interview Guidelines

Interviews will be required to provide the Village an opportunity to obtain an understanding of:

- The consultant/firm's depth of knowledge of the subject matter of the RFP and understanding of the Village's needs
- The overall proposed work plan and approach to project
- The respondent's ability to pull together individuals with the necessary skills and expertise to contribute to the successful completion of the project
- The primary features and benefits of the proposal
- The public presentation skills of the proposers

Interview/presentation format is left to the discretion of the Village. Interviews will be limited to 1 hour, which includes time for questions.

Conditions to Request for Proposal

a. MBE/WBE Requirements

The Village and Department of State have established an overall goal of 30% for Minority and Women-Owned Business Enterprises ("MWBE"), comprised of specific goals of 15% for Minority-Owned Business Enterprises ("MBE") participation and 15% for Women-Owned Business Enterprises ("WBE") participation.

For purposes of providing meaningful participation by MWBEs and achieving the Contract Goals established, the selected consultant should reference the directory of New York State Certified MBWEs found at the following internet address:
<https://ny.newnycontracts.com/FrontEnd/VendorSearchPublic.asp>

Where MWBE goals have been established herein, the consultant must document "good faith efforts" to provide meaningful participation by MWBEs as subcontractors or suppliers in the performance of the Contract. In accordance with Section 316-a of Article 15-A and 5 NYCRR §142.13, the consultant acknowledges that if the consultant is found to have willfully and intentionally failed to comply with the MWBE participation goals set forth in the DOS contract, such a finding constitutes a breach of contract and the consultant shall be liable to the City for liquidated or other appropriate damages, as set forth herein.

b. Insurance Requirements

Proof of General Liability Insurance, Automobile Liability, Worker's Compensation and NYS Disability Insurance will be required from the consultant prior to commencing any work. Liability insurance coverage shall be in the amount of \$2,000,000 aggregate (combined single limit or equivalent), with the Village of Saranac Lake named as additional insured.

c. Modifications to the RFP

Any material clarifications or modifications to the RFP or the selection process will be made in writing and provided to all persons who submit proposals ("proposer"). It is the responsibility of the proposer teams, before submitting a response to the RFP, to ascertain if the Village has issued any notices, clarifications, addenda, or other communications to proposers. Oral explanations or instructions from Village staff, officials or consultants shall not be considered binding on the Village.

d. Public Information

All documents, conversations, correspondence, etc. between the Village and Proposers are public information subject to the laws and regulations concerning disclosure that govern the New York State municipalities, unless specifically identified otherwise.

Additional Considerations

- The Village is not responsible for responses that are not received or that do not arrive by the submission deadline.
- Expenses incurred in the preparation of responses shall be borne by the respondent(s) with the express understanding that the respondent(s) may not apply to the Village for reimbursement for these expenses.

- By submitting a response, the respondent agrees that it will not make any claim for or have any right to damages because of any lack of information or misinterpretation of the information provided in the response.
- If respondent provides material(s) of a confidential nature for disclosure to third parties, the respondent should clearly indicate the specific material(s) it considers confidential. Subject to the provisions of FOIL and any other applicable laws, the Village of Saranac Lake may agree to maintain confidentiality of such material(s) if requested. The Village of Saranac Lake assumes no responsibility for any loss or damage resulting out of any determination requiring disclosure of information pursuant to FOIL.
- The Village of Saranac Lake is not liable for any costs incurred by any individual or firm for work performed to prepare its response or for any travel and or other expenses incurred in the preparation and/or submission of its response or participation in subsequent interviews or presentations. Further, the Village of Saranac Lake is not liable for any costs incurred prior to approval of the contract.
- The New York State Department of State must approve all consultants and sub-contractors. The consultant must comply with all provisions in the Contract between the New York State Department of State and the Village of Saranac Lake, including all appendices and including MWBE requirements (30%). A copy of the contract is available upon request.

Notification of Award

The successful respondent will be notified by phone, followed by written confirmation. For those proposals that are not accepted, respondents will be notified in writing, via email.

The Village of Saranac Lake will authorize the award of a contract to the successful respondent. In the event a contract cannot be finalized 30 days of the award, the Village of Saranac Lake reserves the right to enter into negotiations with another respondent.

Inquiries

All inquiries should be directed to:

Jamie Konkoski
Village of Saranac Lake
39 Main Street, Suite 9
Saranac Lake, NY 12983
(518) 891-4150
comdev@saranaclakeny.gov

ATTACHMENT A

Project Profiles

1. Create a Series of Linked Gateway Parks



Project Title:

Saranac Lake Gateway Parks and Streetscape Project

DRI Funding Request:

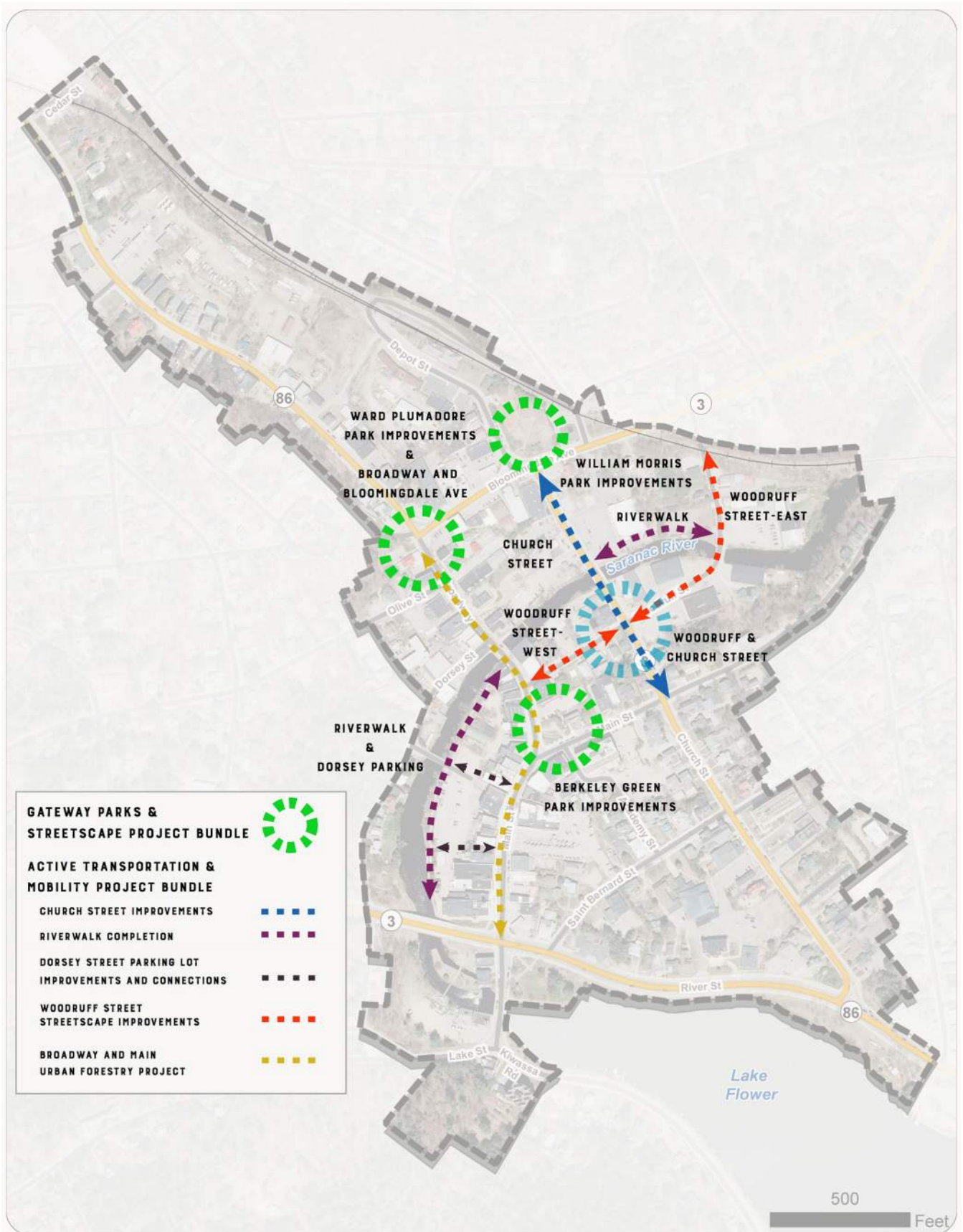
Total DRI Funds: \$1,077,769

Total Project Cost: \$1,077,769

Overall Project Description

The Gateway Parks and Streetscape Project Bundle is a group of three Village park improvement projects that reinforce the northern and central gateways to the Village. Each park is linked to streetscape improvements that increase access for visitors and residents to the unique open spaces the Village has to offer. The combination of enhanced pedestrian and public space improvements including iconic art installations surrounding the parks will help to bring the parks outside to the street and green the adjacent transportation corridors in the Village. These park and streetscape improvements are anticipated to calm traffic, increase pedestrian safety and support the uniqueness of the Village by enhancing active and passive outdoor destinations right Downtown.

Overall Project Location



Property Owner/Sponsor

The Village of Saranac Lake would be the contracting party responsible for managing the design and implementation phases of the project.

Capacity

With appropriate construction funding for the project, the Village of Saranac Lake has the capacity to contract for design and implement improvements.

Project Partners

- New York State Department of Transportation-Region 7
- Friends of the Adirondack Carousel
- A private contractor may be selected by the Village to carry out the proposed improvements

Strategies

The project aligns with the following Saranac Lake DRI strategies:

- **Urban Design** – Capitalize on downtown’s unique and attractive design by enhancing historic architecture and building scale, form, context, a mix of uses, the streetscape, parks and access to the Saranac River.
 - Support placemaking by investing in public streetscapes and parks to promote an attractive, walkable, dynamic downtown.
 - Implement public art projects that are consistent with Saranac Lake brand message.
 - Utilize green infrastructure and green building techniques to create a more sustainable downtown.
- **Connectivity** – Strengthen year-round multi-modal connections between downtown amenities and attractions to surrounding neighborhoods, natural areas and to other communities with high-quality infrastructure.
- Enhance visual and pedestrian connections to Upper Broadway and Depot area from the rest of downtown.

- Invest in streetscape improvements that will promote walkability and increase safety for all ages and abilities.
- **Livability** – Enhance and maintain downtown as a complete neighborhood where a range of services, amenities, and housing options provide a desirable lifestyle.
 - Adopt and enforce policies that help improve downtown livability.
- **Destination** – Make downtown a premier regional destination for entertainment, art, culture, shopping and dining for residents, workers and travelers.
 - Support existing signature community events and activities.

This project aligns with the following North Country REDC Strategies:

- Activate tourism as a driver to diversifying North Country economies
- Elevate Global Recognition of the region as one of the special places on the planet to visit, live, work and study
 - Create and manage a transformational regional “brand” which powerfully communicates the unique identity and resources of the people, places and products of the North Country region.

The project achieves the goals articulated in the following plans:

- The Village of Saranac Lake Bicycle and Pedestrian Trail Plan (NYSDOS) 2013
- The Village of Saranac Lake Parks Plan (NYSDOS) – 2018

Anticipated Revitalization Benefits

Short Term: The Gateway Parks and Streetscape Project will provide substantial improvements to public space amenities within Downtown. These improvements have the potential to strengthen the market for adjacent residential and commercial properties.

Medium Term: Enhancing the downtown experience through improved opportunities for active and passive recreation destinations downtown is expected to increase visitors and support a stronger consumer base for local retail and year around events.

Long Term: Increased access to unique walkable destinations throughout the downtown is expected to spur private and public investment in commercial, institutional and residential development.

Specifically, the redesign of Ward Plumadore would have a positive visual impact that would help to connect Upper Broadway (a priority area) to the rest of downtown. From a pedestrian standpoint, Upper Broadway is disconnected from the rest of downtown. The redesign of the park could potentially catalyze a public-private partnership with the adjacent business to activate or program the space. William Morris Park improvements will support proposed public and private projects in the area near Depot Street and connect with proposed Active Transportation and Mobility projects.

Public Support

The projects included in the Gateway Park and Streetscape Improvements Project were strongly supported at all public meetings and were discussed at all LPC meetings. This project was also recommended for consideration by the full LPC by the Public Space and Streetscape Working Group.

Jobs Created

There is a possibility of jobs being created from the implementation of the project through the private construction contractors. Long term jobs may be created from the increase in visitors to the Adirondack Carousel, band performances and maintenance staff for Berkeley Green Park.

Acquisition of Real Property

All project areas are located within Village owned public right-of-way.

Overall Project Budget and Funding Sources

Item	Cost	Source		
		Sponsor	DRI Request	DRI Request
Berkeley Green Park and Streetscape Improvements	\$629,271	-	-	\$629,271
Ward Plumadore Park Improvements	\$276,942	-	-	\$276,942
William Morris Park Improvements	\$171,556	-	-	\$171,556
Totals:	\$1,077,769	-	-	\$1,077,769

*Additional public funds that may support the project: CFA, NYS OPRHP, NYSDOT Transportation Alternative Program

Feasibility and Cost Justification

The proposed improvements include strategic investments in existing parks throughout the Downtown. The feasibility is high due to limited conflicts within the Parks. The streetscape improvements at Berkeley Green would be installed over recently replaced water and sewer lines. (need to confirm based on work group map)

Regulatory Requirements

The project will require the approval of the Village of Saranac Lake and the issuance of a building permit.

Since the project involves public spaces it will need to meet requirements of the Americans with Disabilities Act.

The project will require a Highway Work Permit from NYSDOT for minor work within State ROW. For full street reconstruction and changes to curb alignment, a design approval document will need to be prepared for NYSDOT review and approval. All design documentation would need to meet NYSDOT standards and specifications.

In addition, the project will adhere to the following design standards and guidelines:

- Village of Saranac Lake Complete Streets Policy
- NYS Stormwater Management Design Manual
- AASHTO Guide for the Planning, Design, and Operation of Pedestrian Facilities
- AASHTO Guide for the Development of Bicycle Facilities
- NACTO Urban Street Design Guide
- NACTO Urban Bikeway Design Guide
- NACTO Urban Street Stormwater Guide
- ITE Designing Walkable Urban Thoroughfares: A Context Sensitive Approach
- Dark Sky Friendly Technology
- Saranac Lake Brand Guidelines

Project Components with Cost Estimates and Images of Current and Proposed Conditions

Berkeley Green Park and Streetscape Improvements

Berkeley Green is an existing Village park located in the heart of Downtown Saranac Lake and is the centerpiece of downtown. It serves as a central meeting point for residents and visitors especially during the winter months when the Village fires up “Old Smokey,” the community fire pit. The essential improvements to the park include a neckdown at the parking lot entrance in addition to a new public restroom facility in the adjacent public parking lot, the addition of bike and pedestrian amenities at the entrance of the existing parking lot, a new stairwell to the neighboring pocket park, neckdowns at the parking lot entrance and overall landscaping. The proposal also includes a new community kiosk located within the park to serve as a community calendar for residents and visitors. The proposed improvements are intended to distinguish Berkeley Green as a hub for year-round community events.

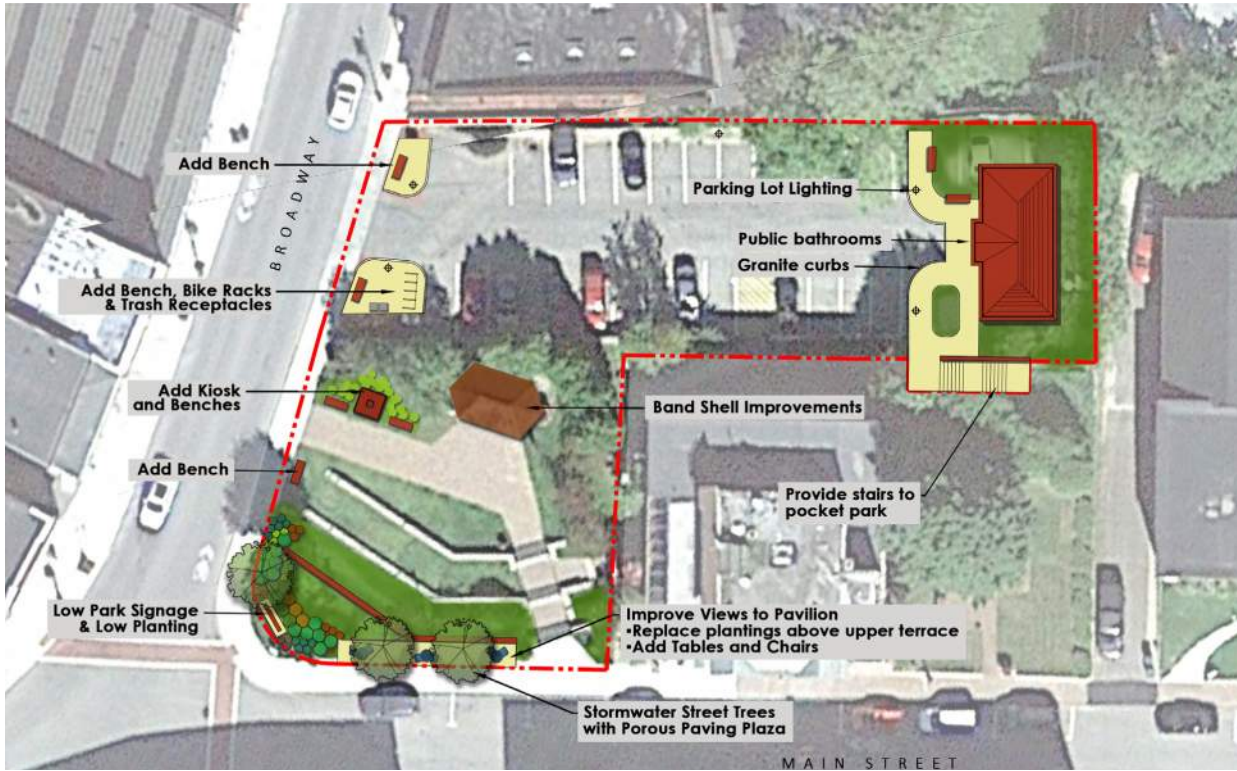
The intersection of Broadway and Main serves as the heart of the Village and is one of the busiest intersections

in the Downtown. The improvements at Broadway and Main will improve pedestrian safety and increase access to Berkeley Green. The proposal includes curb extensions (bump-outs) on the north and south eastern corners of the intersection to reduce the pedestrian crosswalk distances and increase visibility and new high-visibility crosswalks. The additional pedestrian space can bring Berkeley Green out into the streetscape and provide space for additional street trees and plantings.

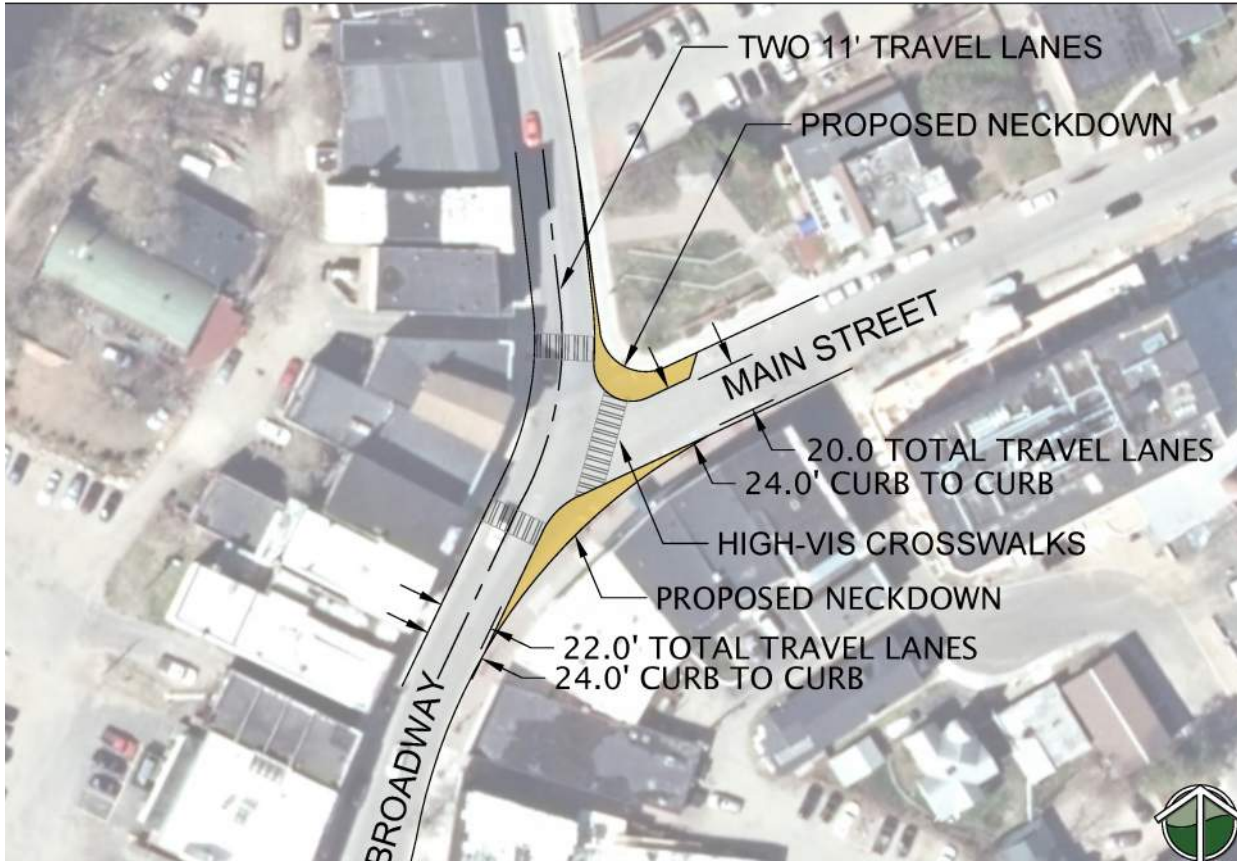
Berkeley Green Cost Estimate

Item	Cost	Source		
		Sponsor	DRI Request	DRI Request
Construction Costs	\$436,994	-	-	\$436,994
Contingency (20%)	\$87,399	-	-	\$87,399
Design & Permitting (15%)	\$65,549	-	-	\$65,549
Construction Oversight & Inspection	\$39,329	-	-	\$39,329
Totals:	\$629,271	-	-	\$629,271

Images of Current and Proposed Conditions



Berkeley Green Improvements - Proposed Plan (conceptual)



Berkeley Green Streetscape Improvements- Proposed Plan



Berkeley Green Park and Streetscape Improvements- Existing Condition



Berkeley Green Park and Streetscape Improvements – Proposed Condition (conceptual)

Ward Plumadore Park Improvements

The improvements to Ward Plumadore Park at the intersection of Broadway and Bloomingdale Ave will provide an exciting opportunity to transform a busy northern gateway into a walkable and passive recreation destination for the Downtown. The Village property is currently underdeveloped and is used by adjacent businesses as overflow parking. The new park will include two paved, terraced plazas with seating, landscape improvements and the foundations for new public art installations. The park will also provide the opportunity for future trail connections into the residential neighborhoods north of the park.

Ward Plumadore Park Cost Estimate

Item	Cost	Source		
		Sponsor	DRI Request	DRI Request
Construction Costs	\$192,321	-	-	\$192,321
Contingency (20%)	\$38,464	-	-	\$38,464
Design & Permitting (15%)	\$28,848	-	-	\$28,848
Construction Oversight & Inspection	\$17,309	-	-	\$17,309
Totals:	\$276,942	-	-	\$276,942

Images of Current and Proposed Conditions



Ward Plumadore Park Improvements- Existing Condition



Ward Plumadore Park Improvements- Existing Condition: Street View



Ward Plumadore Park Improvements- Proposed Plan (conceptual)



Ward Plumadore Park Improvements- Proposed Rendering (conceptual)

William Morris Park Improvements

William Morris Park is an existing park located in the northeastern area of Downtown. The main attraction of the Park is the recently constructed Adirondack Carousel which opened its doors in 2012. The proposed park improvements which include enhancement of the existing kiosk at the corner of Depot Street and Bloomingdale Ave will transform the entrance of the park and showcase the park as a key destination within the Downtown. Added amenities include the addition of a

new masonry columns to frame the main entrance to the Carousel, walkways, seating and new animal sculptures at the entrance to bring the Carousel theme out into the park and the Downtown. Additional improvements are scheduled to be completed by two of the project partners; NYSDOT and Friends of ADK Carousel in Spring 2019. Improvements include a new decorative fence, reconstruction of sidewalks along the park and roadside landscaping.

William Morris Park Cost Estimate

Item	Cost	Source		
		Sponsor	DRI Request	DRI Request
Construction Costs	\$119,136	-	-	\$119,136
Contingency (20%)	\$23,827	-	-	\$23,827
Design & Permitting (15%)	\$17,870	-	-	\$17,870
Construction Oversight & Inspection	\$10,722	-	-	\$10,722
Totals:	\$171,556	-	-	\$171,556

Images of Current and Proposed Conditions



William Morris Park Improvements – Existing Conditions



William Morris Park Improvements – Existing Conditions



William Morris Park Improvements - Proposed Conditions (conceptual)



William Morris Park Improvements - Proposed Conditions

Overall Project Timeframe for Implementation and Project Readiness – Gateway Parks and Streetscapes Projects

Immediate Steps (0 – 3 months)

- Formation of Project Advisory Committee: The primary purpose of the advisory committee is to provide judicious advice, from a citizen perspective, to the village elected policy-making body. The advisory committee shall be composed of members from existing village advisory boards and the DRI LPC.
- Village to assign Project Manager: The village will require a project manager to ensure its goals are implemented during the construction of the project.

Short-Term Steps (3-12 months):

- Design and Construction Documents RFP: Village will release an RFP for Design, Permitting and Engineering of Proposed Improvements.
- Design consultant selection: Village will select and execute a contract with a design consultant to prepare designs, permit applications, and construction documents.
- The design consultant will commence preparation of the design, permitting and construction documents.
- Public Art RFP: Village will release Public Art Design RFP for Signature Artwork to be incorporated into design plans.
- Artist Selection: Village will select and execute a contract with an artist to prepare signature artwork to be incorporated into design plans.

Medium-Term Steps (12-36 months):

- Village will bid the project and secure a construction contractor.
- The construction contractor will commence implementation of improvements.

Long-Term Steps: (3 – 5 years)

- Construction and Implementation.

Project Reporting

This project should be monitored for progress and adherence to the proposed scope, budget and timeline outlined above. This project will work in unison with proposed public improvements to increase activity in the Downtown. Project success can be measured indirectly through:

- Number of Visitors
- Adjacent Property Values
- Increased Retail Business

2. Increase Connectivity between Downtown Destinations



Project Title:

Downtown Saranac Lake Active Transportation and Mobility Project

DRI Funding Request:

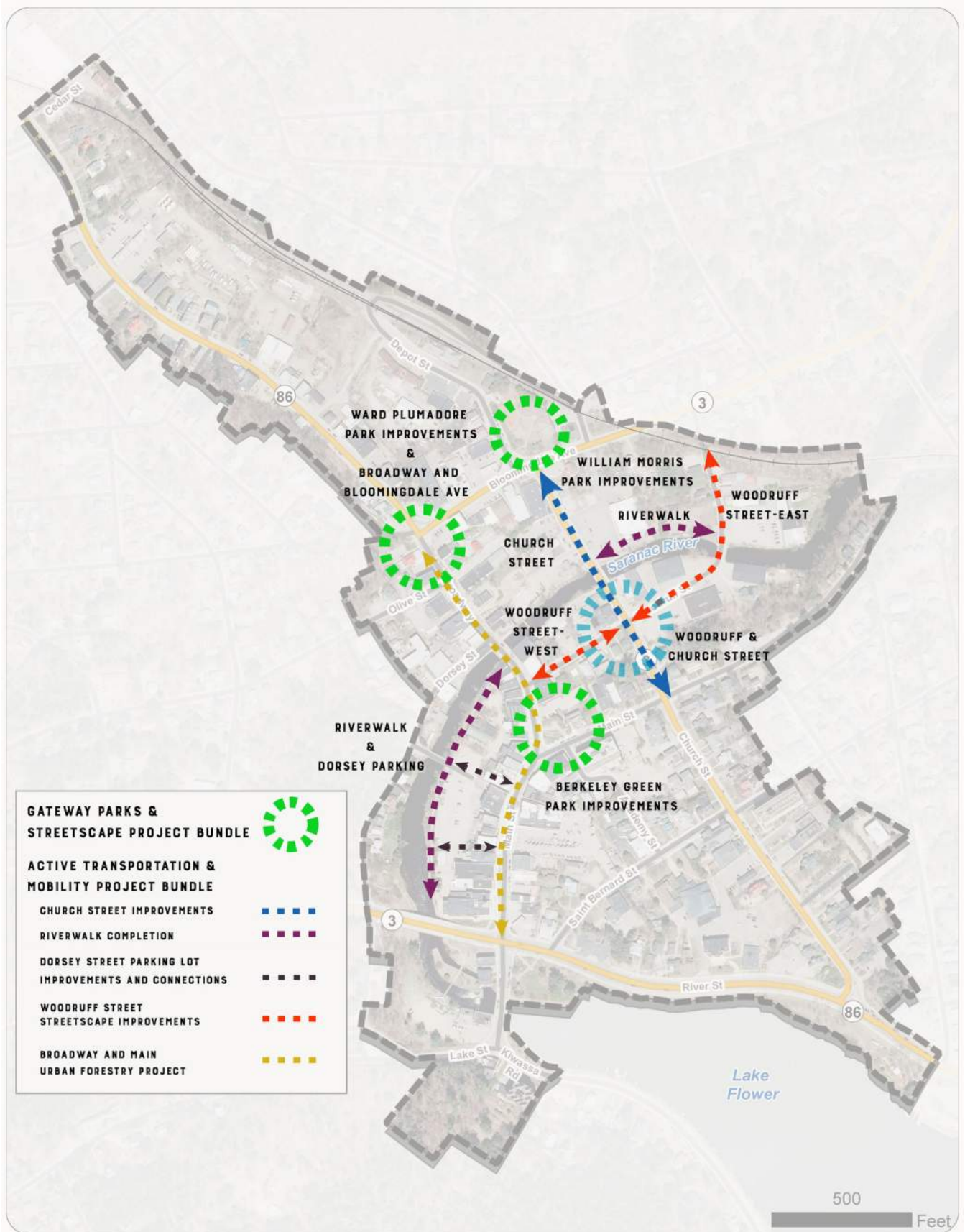
Total DRI Funds: \$1,062,073

Total Project Cost:

Overall Project Description

The Active Transportation and Mobility Project Bundle is a group of four key projects within the Downtown that build upon the existing transportation corridors of the Village of Saranac Lake. Each project fills a critical gap in the existing network Downtown and will link retail, recreation and municipal destinations throughout the Village. The combined projects will transform the Downtown into a vibrant, healthy and walkable destination for residents and visitors where one can access all the amenities the Village has to offer by foot or bike. The proposed streetscape and Riverwalk improvements will reconfigure existing roadways and public rights-of-ways into pedestrian and bike priority corridors that feature expanded sidewalks, seating, bike infrastructure, porous paving and new street trees. These improvements are anticipated to calm traffic, increase pedestrian safety and support economic development in the Downtown.

Overall Project Location



Property Owner/Sponsor

Village of Saranac Lake

Capacity

With appropriate funding the Village of Saranac Lake has the capacity to contract for design and implement improvements.

Project Partners

- New York State Department of Transportation-Region 7
- Franklin and Essex County Department of Public Works (Bridge Coordination)
- Private contractor may be selected by the Village to carry out the proposed improvements.
- Private property owners along Woodruff Street where overhead utilities will be placed underground. Coordination and funding will be needed to connect private utilities to public utilities underground.
- The former Dew Drop Inn where a segment of the Riverwalk is proposed adjacent to the existing structure.

Strategies

The project aligns with the following Saranac Lake DRI Goals & Strategies:

- **Urban Design** – Capitalize on downtown’s unique and attractive design by enhancing historic architecture and building scale, form, context, a mix of uses, the streetscape, parks and access to the Saranac River.
 - Support placemaking by investing in public streetscapes and parks to promote an attractive, walkable, dynamic downtown.
 - Utilize green infrastructure and green building techniques to create a more sustainable downtown.

- **Connectivity** – Strengthen year-round multi-modal connections between downtown amenities and attractions to surrounding neighborhoods, natural areas and to other communities with high-quality infrastructure.
 - Identify, prioritize and correct accessibility barriers within downtown.
 - Ensure that bike and pedestrian routes link and connect neighborhoods, employment centers, amenities and attractions.
 - Enhance visual and pedestrian connections to Upper Broadway and Depot area from the rest of downtown.
 - Invest in streetscape improvements that will promote walkability and increase safety for all ages and abilities.
- **Livability** – Enhance and maintain downtown as a complete neighborhood where a range of services, amenities, and housing options provide a desirable lifestyle.
 - Adopt and enforce policies that help improve downtown livability.
- **Destination** – Make downtown a premier regional destination for entertainment, art, culture, shopping and dining for residents, workers and travelers.

- Support existing signature community events and activities.
- Expand and enhance waterfront amenities that improve access to and enjoyment of the abundant water resources in downtown, including the Riverwalk and other public parks.

This project aligns with the following North Country REDC Strategies:

- Activate tourism as a driver to diversifying North Country economies
 - Put in place tools to attract private investment which will drive demand to revitalize and diversify communities and create a climate which allows entrepreneurs to flourish.

- Elevate Global Recognition of the region as one of the special places on the planet to visit, live, work and study
 - Create and manage a transformational regional “brand” which powerfully communicates the unique identity and resources of the people, places and products of the North Country region.

The project achieves the goals articulated in the following plans:

- The Village of Saranac Lake Bicycle and Pedestrian Trail Plan (NYS DOS) 2013
- The Village of Saranac Lake Parks Plan (NYS DOS) 2018
- The Saranac Riverwalk 1992
- Saranac Lake Vision Concepts 2007
- Local Waterfront Revitalization Plan - 2004

Anticipated Revitalization Benefits

Short Term: The Active Transportation and Mobility Project will provide substantial improvements to public transportation corridors within Downtown. These improvements have the potential to strengthen the market for adjacent residential and commercial investment.

Medium Term: Supporting active, healthy transportation routes within the downtown that allow visitors and residents to access downtown destinations by foot or bike is aimed at increasing accessibility for residents and visitors Downtown, supporting a stronger consumer base for local retail business.

Long Term: Transformation of the streetscape throughout Downtown into a cohesive neighborhood with its own identity will raise Saranac Lake as a regional destination to live, work and visit strengthening the local Downtown market and attracting new businesses.

Specifically, the Dorsey Street Parking Lot Redesign is located within a Priority Area for Redevelopment and the proposed improvements will catalyze private investments

in the rear facades of buildings along Main Street. The vision of this area is to create a space that transitions from the buildings through the safe, accessible parking lot to the Riverwalk and Saranac River. This combination of public improvements to the parking lot and private improvements to the buildings will be transformational in this location.

The Church Street Streetscape Improvements are also located within a priority area and the streetscape enhancements combined with the planned private improvements at Nori’s, Tops and the new Pendragon Theatre would transform this area into a more pedestrian-friendly corridor, creating a node of activity, culture and basic services.

Completion of the Riverwalk is key to activating the waterfront and connecting businesses and people to the Saranac River. The two proposed segments described below are located in priority areas and the Woodruff Street segment would provide a linkage to the proposed rail trail, which in turn would connect pedestrians to the Depot Street area.

Public Support

The projects included in the Active Transportation and Mobility Project were strongly supported at all public meetings and were discussed at all LPC meetings. This project was also recommended for consideration by the full LPC by the Public Space and Streetscape Working Group.

Jobs Created

There is a possibility of jobs being created from the implementation of the project through the private construction contractors. Long term jobs may be created from the revitalized and expanded business district along Woodruff Street.

Acquisition of Real Property

The majority of the project areas are located within Village owned public right-of-way. The Riverwalk Completion Project is the only project that may require coordination with the property owner adjacent to the proposed path (Parcel 447.69-8-2).

Overall Project Budget and Funding Sources

Item	Cost	Source		
		Sponsor	DRI Request	DRI Request
Church Street Streetscape Improvements	\$754,816	-	-	\$754,816
		-	-	
Riverwalk Completion	\$904,414	\$150,000*	-	\$754,414
Broadway Main Urban Forestry Project	\$56,843	-	-	\$56,843
Totals:	\$ 2,292,702	\$ 150,000*	-	

* NYSDOS LWRP Grant (Secured)

**Additional public funds that may support the project: CFA, NYS OPRHP, NYSDOT Transportation Alternative Program

Feasibility and Cost Justification

In coordination with on-going public infrastructure (sewer and water) improvements the projects together are feasible and will provide the much-needed surface improvements for critical public rights-of-way in the Downtown. The combined benefit of a cohesive streetscape will spur investment at key locations downtown including the relocation of the Pendragon Theatre, Nori's Market expansion and commercial businesses along Woodruff Street.

Regulatory Requirements

The project will require the approval of the Village of Saranac Lake and the issuance of a building permit. Since the project involves public spaces it will need to meet requirements of the Americans with Disabilities Act. The project will require a Highway Work Permit from NYSDOT for minor work within State ROW. For full street reconstruction and changes to curb alignment, a design approval document will need to be prepared for NYSDOT review and approval. All design documentation would need to meet NYSDOT standards and specifications. Work along the Saranac River below Ordinary High Water or within Waters of the United States will require the project

sponsor to apply for permits with the Army Corps of Engineers and the Adirondack Park Agency. Depending on the alignment of the Riverwalk Trail, coordination with NYSDEC and possibly a permit may be required.

In addition, the project will adhere to the following design standards and guidelines:

- Village of Saranac Lake Complete Streets Policy
- NYS Stormwater Management Design Manual
- AASHTO Guide for the Planning, Design, and Operation of Pedestrian Facilities
- AASHTO Guide for the Development of Bicycle Facilities
- NACTO Urban Street Design Guide
- NACTO Urban Bikeway Design Guide
- NACTO Urban Street Stormwater Guide
- ITE Designing Walkable Urban Thoroughfares: A Context Sensitive Approach
- Dark Sky Friendly Technology
- Saranac Lake Brand Guidelines

Project Components with Cost Estimates and Images of Current and Proposed Conditions

Church Street Streetscape Improvements

The Church Street Corridor serves as a critical pedestrian and vehicular link between River Street to the south and Bloomingdale Ave to the north. Essential components of the Church Street streetscape improvements include high visibility crosswalks, intersection improvements to Woodruff and Church Street (a priority intersection for the Village), reconstructed concrete sidewalks, pedestrian scale lighting, and landscape enhancements. Landscape improvements will include the installation of street trees along the corridor to create a continuous natural viewshed within the downtown. At the intersection of Woodruff and Church, improvements will include new traffic controls to facilitate safe pedestrian crossings,

curb extensions (bump-outs) to reduce the pedestrian crossing distances and improve overall visibility. These improvements are expected to transform Church Street from a car-centric corridor into a walkable pedestrian-focused corridor. As a key connector between multiple destinations downtown, pedestrian accessibility, comfort and safety is important. Additionally, an attractive streetscape is not only functional, but can help to spur downtown economic activity.

Church Street Streetscape Cost Estimate*

Item	Cost	Source		
		Sponsor	DRI Request	DRI Request
Construction Costs	\$524,178	-	-	\$524,178
Contingency (20%)	\$104,836	-	-	\$104,836
Design & Permitting (15%)	\$78,627	-	-	\$78,627
Construction Oversight & Inspection	\$47,176	-	-	\$47,176
Totals:	\$754,816	-	-	\$754,816

*PROJECT BUDGET NEEDS TO BE REVISED

Images of Current and Proposed Conditions



Church Street Streetscape Improvements-Existing Condition at Woodruff and Church Street



Church Street Streetscape Improvements-Proposed Condition at Woodruff and Church Street

Dorsey Street Parking Lot Redesign

The existing Dorsey Street Parking Lot currently serves as the primary parking facility for the Downtown. In conjunction with grant opportunities to improve the rear facades of the businesses along Broadway, the parking facility has the potential to serve as a key connector between the scenic Riverwalk and business along Main Street and Broadway. Currently the parking lot has no defined pedestrian connection to the businesses above and no formal parking delineation. Essential elements

of the project include three new landscape islands, sidewalks with raised curbs, bioswales, a bus stop, signage, and an pedestrian walkways connecting the Riverwalk to the rear facades. The project will repave the existing parking facility and delineate pedestrian ways up to the Main St & Broadway business district. Improvements will also include street trees and green infrastructure throughout.

Dorsey Street Parking Lot Cost Estimate

Item	Cost	Source		
		Sponsor	DRI Request	DRI Request
Construction Costs	\$400,437	-	-	\$400,437
Contingency (20%)	\$80,087	-	-	\$80,087
Design & Permitting (15%)	\$60,066	-	-	\$60,066
Construction Oversight & Inspection	\$36,039	-	-	\$36,039
Totals:	\$576,629	-	-	\$576,629

NOT FUNDED

Images of Current and Proposed Conditions



Dorsey Street Parking Improvements-Existing Condition



Dorsey Street Parking Improvements-Proposed Condition (conceptual)

Riverwalk Completion

The Saranac Riverwalk is a very important asset within the Village of Saranac Lake. It serves to provide access to the river while also connecting parklands, neighborhoods and the commercial core in a manner that is unique to this Adirondack village. Since its construction in the late 1990s, it has experienced notable use and is cherished by residents and visitors. Completion of the Saranac Riverwalk is important to connect this asset to Main Street and Broadway businesses, and plans have been prepared to extend the Riverwalk beyond its current configuration. Essential

improvements include pedestrian lighting from Tops to Woodruff Street, artwork installations and landscaping within the existing Riverwalk sections and the completion of the two final segments of the Riverwalk at the former Dew Drop Inn and from Tops to Woodruff Street. The completion of these trail segments will allow future connection from the Riverwalk to the proposed Rail Trail running along the northern edge of Downtown.

Riverwalk Completion Cost Estimate*

Item	Cost	Source		
		Sponsor	DRI Request	DRI Request
Construction Costs	\$628,065	\$150,000*	-	\$478,065
Contingency (20%)	\$125,613	-	-	\$125,613
Design & Permitting (15%)	\$94,210	-	-	\$94,210
Construction Oversight & Inspection	\$56,526	-	-	\$56,526
Totals:	\$904,414	\$150,000*	-	\$754,414

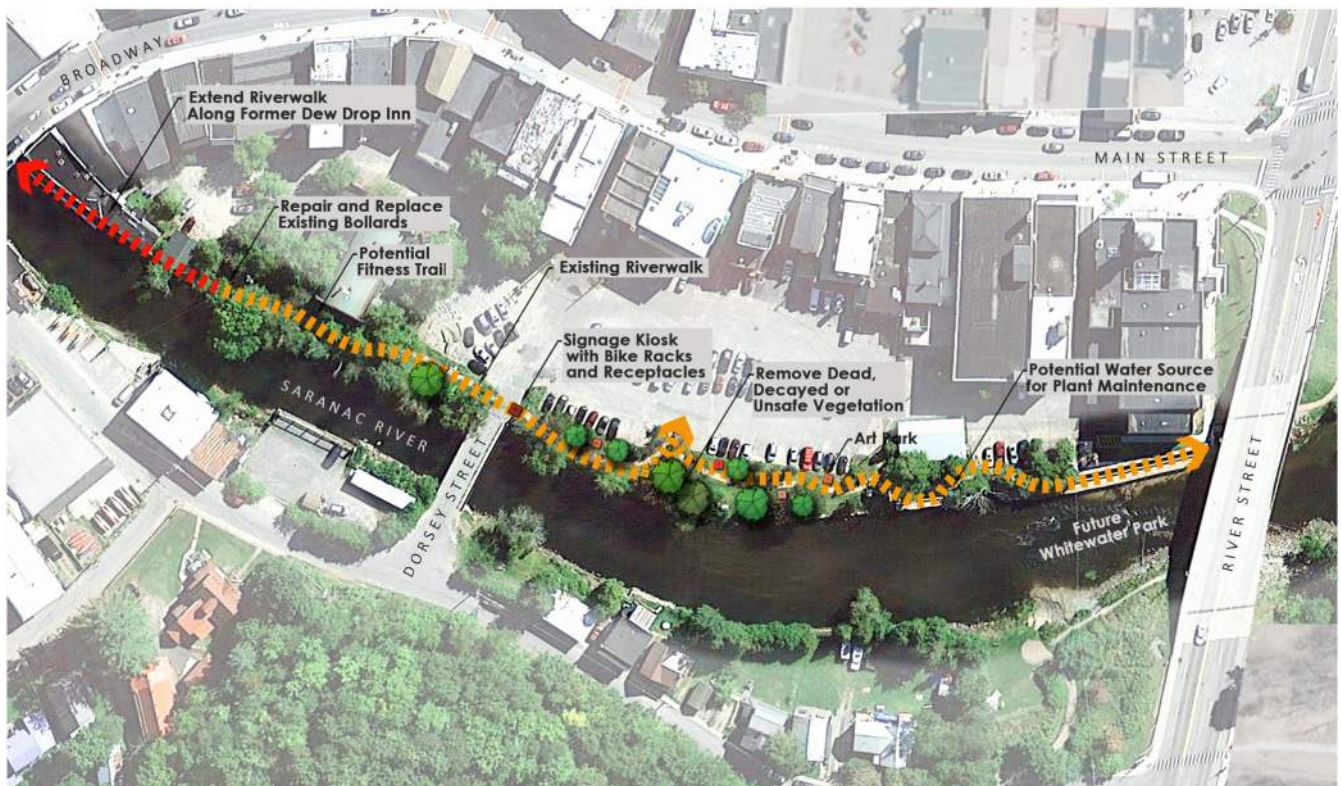
*LWRP Grant (Secured)

***PROJECT BUDGET NEEDS TO BE REVISED**

Images of Current and Proposed Conditions



Riverwalk Completion—Existing Condition



Riverwalk Completion—Proposed Improvements for Existing Riverwalk



Riverwalk Completion-Proposed Improvements for New Riverwalk Connections Tops to Woodruff Street

Broadway and Main Urban Forestry Project

The Broadway and Main corridors serve as the principal retail corridors within the Village of Saranac Lake. Currently the corridors lack presence of resilient street trees. Over the years the trees that have been installed have not thrived due to the absence of root space and nutrients. The tree program will target locations throughout the existing sidewalk corridors that can accommodate new trees. The existing sidewalk will be removed, and new structural soil will be installed below the sidewalk to allow for expanded root growth. The new tree will include a porous tree surround that will provide a maintenance-free traversable surface that allows for water and nutrients to feed the tree. The addition of these trees will create a consistent urban tree canopy in Downtown Saranac Lake.

Broadway and Main Urban Forestry Project Cost Estimate*

Item	Cost	Source		
		Sponsor	DRI Request	DRI Request
Construction Costs	\$39,474	-	-	\$39,474
Contingency (20%)	\$7,895	-	-	\$7,895
Design & Permitting (15%)	\$5,921	-	-	\$5,921
Construction Oversight & Inspection	\$3,553	-	-	\$3,553
Totals:	\$56,843	-	-	\$56,843

*PROJECT BUDGET NEEDS TO BE REVISED

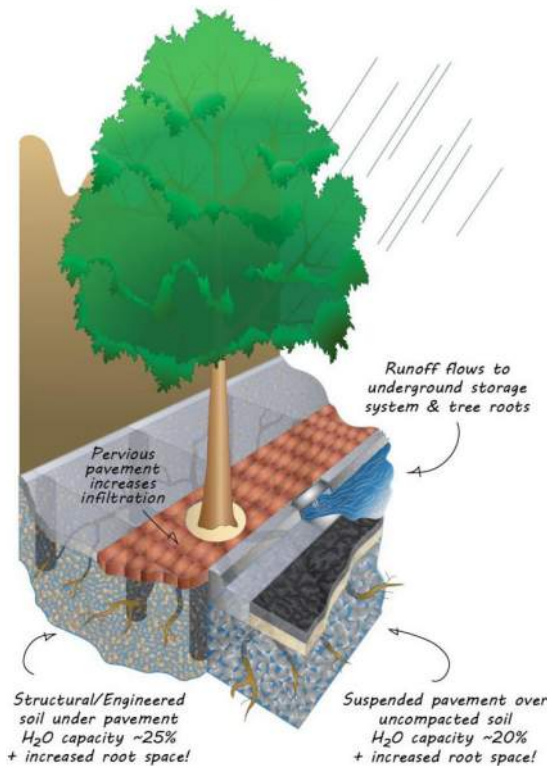
Images of Current and Proposed Conditions



Broadway and Main Urban Forestry Project- Existing Condition



Broadway and Main Urban Forestry Project- Proposed Stormwater Street Trees



Overall Project Timeframe for Implementation and Project Readiness – Active Transportation and Mobility Project

Immediate Steps (0- 3 months)

- Formation of Project Advisory Committee: The primary purpose of the advisory committee is to provide judicious advice, from a citizen perspective, to the village elected policy-making body. The advisory committee shall be composed of members from existing village advisory boards and the DRI LPC.
- Village to assign Project Manager: The village will require a project manager to ensure its goals are implemented during the design construction of the project.

Short-Term Steps (3-12 months):

- Where feasible, the transportation components of the project will utilize a “pilot to permanent” strategy that deploys temporary on-road pavement markings and barriers to test out the proposed geometries. This will allow the Village to build support for the upcoming projects while the final design and engineering take place in the background. This also provides the community with immediate change and opportunities to occupy the new pedestrian space in the Downtown with temporary art installations and events. The design and engineering will be able to respond to the temporary space and ensure that the permanent improvements account for lessons learned while the temporary space is deployed.

Medium-Term Steps (1 – 3 years):

- Village to Secure Design Consultant: The village will require a project manager to ensure its goals are implemented during the construction of the project.
- Complete Design of Project Components
- Village to Secure Design Contractor
- Secure NYSDOT Design Approval and PS&E Approval
- Secure Army Corps and APA permits for work along Saranac River

Long-Term Steps: (3 – 5 years)

- Construction

Project Reporting

This project should be monitored for progress and adherence to the proposed scope, budget and timeline outlined above. This project will work in unison with proposed public improvements to increase activity in the Downtown. Project success can be measured indirectly through:

- Number of Visitors
- Adjacent Property Values
- Increased Retail Business
- Street Tree Vitality

3. Enhance the Woodruff Street Streetscape



Project Title:

Woodruff Street Urban Design and Streetscape Improvement Project

DRI Funding Request:

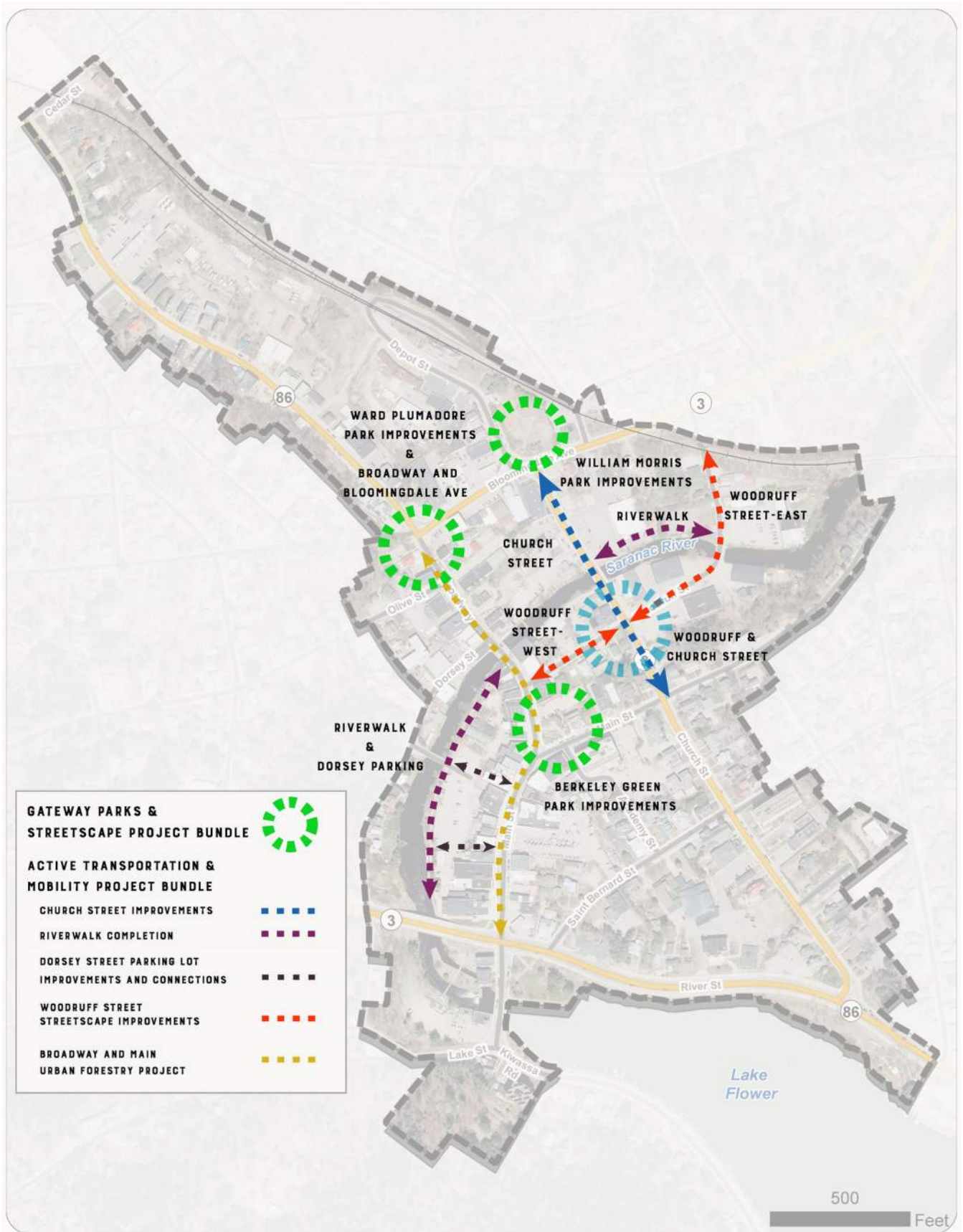
Total DRI Funds: \$1,993,664

Total Project Cost: \$2,568,664

Overall Project Description

The transformation of the Woodruff Street corridor from Broadway to Bloomingdale Ave is an incredible opportunity for the Village of Saranac Lake to expand their Downtown to the east and connect into the future Rail Trail running on the northern edge of Downtown. Within the last five years, the corridor has seen substantial private sector investment with the introduction of Nori's Health Food Store at the corner of Woodruff and Church Street and the potential relocation of the Pendragon Theatre. The Village, along with private investors, seeks to develop the corridor into a retail and cultural destination for the Downtown. This project will facilitate the development and investment into the corridor through the redesign of the streetscape into a walkable destination for the Downtown. Essential improvements include undergrounding overhead utility lines, installing a new two-way cycle track, new sidewalks, on-street parking, high-visibility crosswalks, street trees, pedestrian scale lighting and an attractive visual feature (archway or string lights).

Overall Project Location



Property Owner/Sponsor

Village of Saranac Lake

Capacity

With appropriate funding the Village of Saranac Lake has the capacity to contract for design and implement improvements.

Project Partners

- New York State Department of Transportation-Region 7
- Franklin and Essex County Department of Public Works (Bridge Coordination)
- Private contractor may be selected by the Village to carry out the proposed improvements.
- Private property owners along Woodruff Street where overhead utilities will be placed underground. Coordination and funding will be needed to connect private utilities to public utilities underground.

Strategies

The project aligns with the following Saranac Lake DRI Goals & Strategies:

- **Urban Design** – Capitalize on downtown’s unique and attractive design by enhancing historic architecture and building scale, form, context, a mix of uses, the streetscape, parks and access to the Saranac River.
 - Support placemaking by investing in public streetscapes and parks to promote an attractive, walkable, dynamic downtown.
 - Utilize green infrastructure and green building techniques to create a more sustainable downtown.
- **Connectivity** – Strengthen year-round multi-modal connections between downtown amenities and attractions to surrounding neighborhoods, natural areas and to other communities with high-quality infrastructure.
 - Identify, prioritize and correct accessibility barriers within downtown.

- Ensure that bike and pedestrian routes link and connect neighborhoods, employment centers, amenities and attractions.
- Invest in streetscape improvements that will promote walkability and increase safety for all ages and abilities.
- **Livability** – Enhance and maintain downtown as a complete neighborhood where a range of services, amenities, and housing options provide a desirable lifestyle.
 - Adopt and enforce policies that help improve downtown livability.
- **Destination** – Make downtown a premier regional destination for entertainment, art, culture, shopping and dining for residents, workers and travelers.
 - Support existing signature community events and activities.
 - Expand and enhance waterfront amenities that improve access to and enjoyment of the abundant water resources in downtown, including the Riverwalk and other public parks.

This project aligns with the following North Country REDC Strategies:

- Activate tourism as a driver to diversifying North Country economies
 - Put in place tools to attract private investment which will drive demand to revitalize and diversify communities and create a climate which allows entrepreneurs to flourish.
- Elevate Global Recognition of the region as one of the special places on the planet to visit, live, work and study
 - Create and manage a transformational regional “brand” which powerfully communicates the unique identity and resources of the people, places and products of the North Country region.

The project achieves the goals articulated in the following plans:

- The Village of Saranac Lake Bicycle and Pedestrian Trail Plan (NYSDOS) 2013
- The Village of Saranac Lake Parks Plan (NYSDOS) 2018
- The Saranac Riverwalk 1992
- Saranac Lake Vision Concepts 2007

Anticipated Revitalization Benefits

Short Term: Woodruff Street Urban Design and Streetscape Improvement Project will provide substantial improvements to public transportation corridors within Downtown. These improvements have the potential to strengthen the market for adjacent residential and commercial investment.

Medium Term: Supporting active, healthy transportation routes within the downtown that allow visitors and residents to access downtown destinations by foot or bike is aimed at increasing accessibility for residents and visitors Downtown, supporting a stronger consumer base for local retail business.

Long Term: Transformation of the streetscape along Woodruff into a cohesive neighborhood with its own

identity will raise Saranac Lake as a regional destination to live, work and visit strengthening the local Downtown market and attracting new businesses.

Public Support

Woodruff Street Urban Design and Streetscape Improvement Project is a priority project of the Mayor and Local Planning Committee. It is strongly supported at all public meetings and was discussed at all LPC meetings. This project was also recommended for consideration by the full LPC by the Public Space and Streetscape Working Group.

Jobs Created

There is a possibility of jobs being created from the implementation of the project through the private construction contractors. Long term jobs may be created from the revitalized and expanded business district along Woodruff Street.

Acquisition of Real Property

The entirety of the project area is located within Village owned public right-of-way. Coordination with new development within Segment 2 will be critical for continuity of the overall streetscape vision.

Overall Project Budgets and Funding Sources

Item	Cost	Source		
		Sponsor	Other Contribution	DRI Request
Woodruff Street- Segment 1- Broadway to Church Street	\$2,164,168	\$575,000	-	\$1,589,168
Woodruff Street- Segment 2- Church Street to Bloomingdale Ave	\$404,496	-	-	\$404,496
Totals:	\$ 2,568,664	\$ 575,000	-	\$ 1,993,664

*Additional public funds that may support the project: CFA, NYSDOT Transportation Alternative Program

Feasibility and Cost Justification

In coordination with on-going public infrastructure (sewer and water) improvements the projects together are feasible and will provide the much-needed surface improvements for critical public rights-of-way in the Downtown. The combined benefit of a cohesive streetscape will spur investment at key locations downtown including the relocation of the Pendragon Theatre, Nori's Market expansion and commercial businesses along Woodruff Street.

Regulatory Requirements

The project will require the approval of the Village of Saranac Lake and the issuance of a building permit. Since the project involves public spaces it will need to meet requirements of the Americans with Disabilities Act. The project will require a Highway Work Permit from NYSDOT for minor work within State ROW at Church Street (NYS Route 3). For full street reconstruction and changes to curb alignment, a design approval document will need to be prepared for NYSDOT review and approval. All design documentation would need to meet NYSDOT standards and specifications.

In addition, the project will adhere to the following design standards and guidelines:

- Village of Saranac Lake Complete Streets Policy
- NYS Stormwater Management Design Manual
- AASHTO Guide for the Planning, Design, and Operation of Pedestrian Facilities
- AASHTO Guide for the Development of Bicycle Facilities
- NACTO Urban Street Design Guide
- NACTO Urban Bikeway Design Guide
- NACTO Urban Street Stormwater Guide
- ITE Designing Walkable Urban Thoroughfares: A Context Sensitive Approach
- Dark Sky Friendly Technology
- Saranac Lake Brand Guidelines

Project Components with Cost Estimates and Images of Current and Proposed Conditions

Woodruff Street West- Project Overview

The essential improvements to Woodruff Street from Broadway to Church Street include a new two-way cycle track and the undergrounding of overhead utilities. Other components of the project include a new ADA compliant sidewalk on the north side of Woodruff Street, reconstructed driveway aprons, on-street parking, a shortened pedestrian crosswalk at Broadway and Woodruff Street and new pedestrian scale lighting. The work will also include new storm and sanitary sewers.

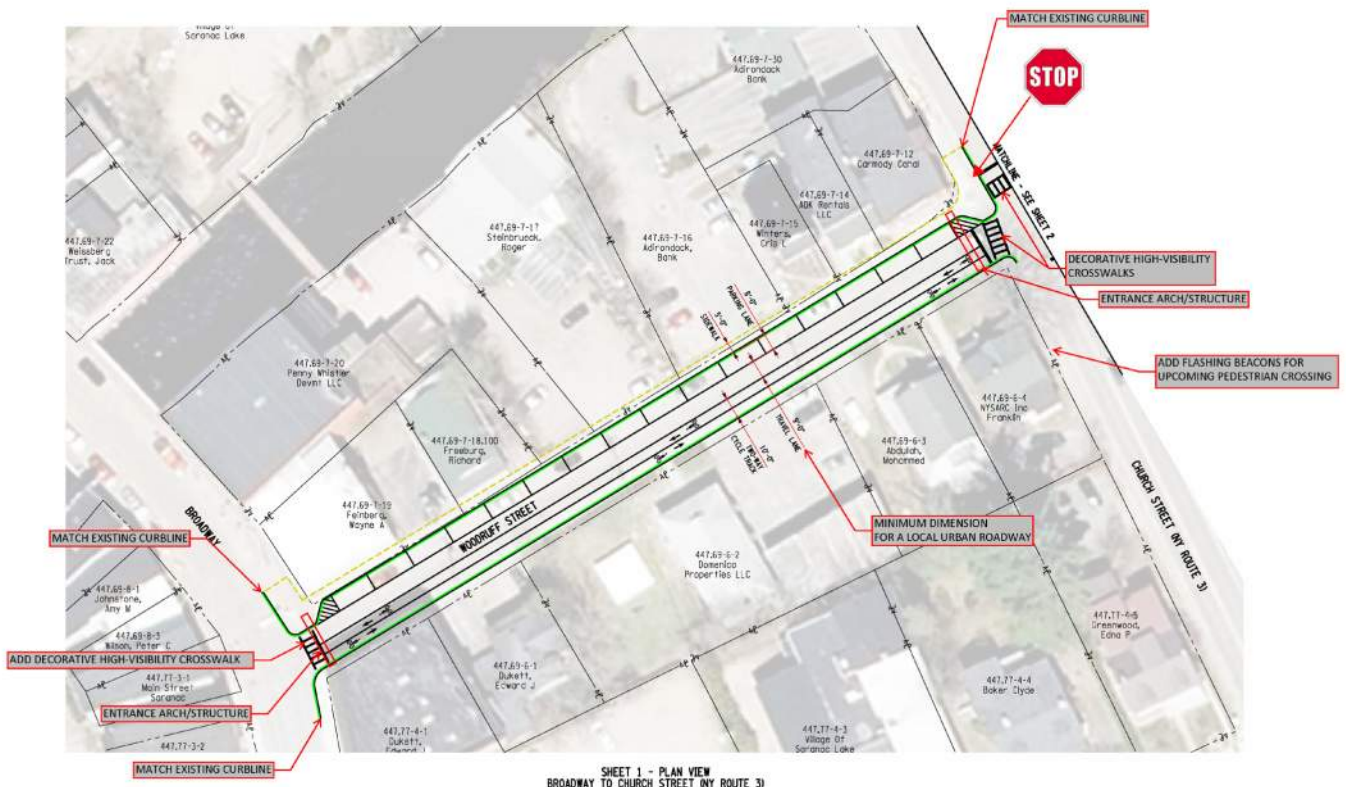
Woodruff Street West- Cost Estimate

Item	Cost	Source		
		Sponsor	DRI Request	DRI Request
Construction Costs	\$1,678,589	\$575,000	-	\$1,103,589
Contingency (20%)	\$220,718	-	-	\$220,718
Design & Permitting (15%)	\$165,538	-	-	\$165,538
Construction Oversight & Inspection	\$99,323	-	-	\$99,323
Totals:	\$2,164,168	\$575,000	-	\$1,589,168

Images of Current and Proposed Conditions



Woodruff Street West-Existing Condition



Woodruff Street West-Proposed Plan (conceptual)



Woodruff Street West—Proposed Condition

Woodruff Street East- Project Overview

Woodruff Street East improvements include reducing curb cut widths, expanding pedestrian space at the corner of Woodruff and Church Street, new ADA compliant sidewalks, improved pedestrian connections to businesses, on-street parking, improved driveway aprons and an on-road shared bicycle path to the Riverwalk and future Rail Trail.

Woodruff Street East Cost Estimate

Item	Cost	Source		
		Sponsor	DRI Request	DRI Request
Construction Costs	\$281,245	-	-	\$281,245
Contingency (20%)	\$56,249	-	-	\$56,249
Design & Permitting (15%)	\$42,187	-	-	\$42,187
Construction Oversight & Inspection	\$24,816	-	-	\$24,816
Totals:	\$404,496	-	-	\$404,496

Images of Current and Proposed Conditions



Woodruff Street East-Existing Condition



Woodruff Street East-Proposed Plan (conceptual)

Overall Project Timeframe for Implementation and Project Readiness

Immediate Steps (0 - 3 months)

- Formation of Project Advisory Committee: The primary purpose of the advisory committee is to provide judicious advice, from a citizen perspective, to the village elected policy-making body. The advisory committee shall be composed of members from existing village advisory boards and the DRI LPC.
- Village to assign Project Manager: The village will require a project manager to ensure its goals are implemented during the construction of the project.

Short-Term Steps (3-12 months):

- Design and Construction Documents RFP: Village will release an RFP for Design, Permitting and Engineering of Proposed Improvements.
- Design consultant selection: Village will select and execute a contract with a design consultant to prepare designs, permit applications, and construction documents.
- The design consultant will commence preparation of the design, permitting and construction documents.
- Where feasible, the transportation components of the project will utilize a “pilot to permanent” strategy that deploys temporary on-road pavement markings and barriers to test out the proposed geometries. This will allow the Village to build support for the upcoming projects while the final design and engineering take place in the background. This also provides the community with immediate change and opportunities to occupy the new pedestrian space in the Downtown with temporary art installations and events. The design and engineering will be able to respond to the temporary space and ensure that the permanent improvements account for lessons learned while the temporary space is deployed.

Medium-Term Steps (1 - 3 years):

- Complete Design of Project Components
- Secure NYSDOT Design Approval and PS&E Approval
- Village will bid the project and secure a construction contractor.
- The construction contractor will commence implementation of improvements.

Long-Term Steps (3 - 5 years):

- Construction and implementation

Project Reporting

This project should be monitored for progress and adherence to the proposed scope, budget and timeline outlined above. This project will work in unison with proposed public improvements to increase activity in the Downtown. Project success can be measured indirectly through:

- Number of Visitors
- Adjacent Property Values
- Increased Retail Business
- Street Tree Vitality

ATTACHMENT B

Concept Plans for Parks

SARANAC LAKE

Park Vision Plan

March 30th, 2018





BERKELEY GREEN PARK

BERKELEY GREEN PARK | Overview

NAME: Berkeley Green
LOCATION: Downtown at the intersection of Main Street and Broadway
PARK'S PURPOSE: The site serves as an urban hub that hosts music events in the summer and special events year-round

Berkeley Green serves an important role in the downtown core of the Village of Saranac Lake. It's prominent position at the intersection of Main Street and Broadway, along with its visible proximity to many of the Village's primary commercial, retail, and culinary assets establishes this public space as a key aesthetic resource and serves as a functional gathering place. The site provides a small pavilion which houses the Saranac Lake 6er finish line bell. Sidewalks provide access to the site and terraced amphitheater seating provides event seating. The site is well maintained and used by residents and visitors throughout the year.

EXISTING AMENITIES:

The green is used for various music and performance events and provides a pavilion, terraced amphitheater seating, lawn areas, and streetscape amenities including sidewalks, street lights, seating, and waste receptacles. Electrical service is provided.

POTENTIAL ADDITIONAL AMENITIES:

- Festive lighting could be added within the interior of the green.
- Consider a unique sculptural installation that uniquely celebrates the Village.
- The landscape should be improved and better maintained to promote a visually appealing setting. This could be accomplished by removing some of the larger plantings, replacing plants with lower evergreen species and opening views through the site. The site should provide open and spacious views for large public events.
- Consider public bathrooms at the east end of the parking lot, including a retaining wall and appropriate connection to the adjacent pocket park.
- Provide modest and/or non-interfering features for children including portable games.
- Consider adding additional programmed events like outdoor movies, recreational and cultural activities.
- Add water fountain, pet waste station, and benches along Main Street and Broadway.

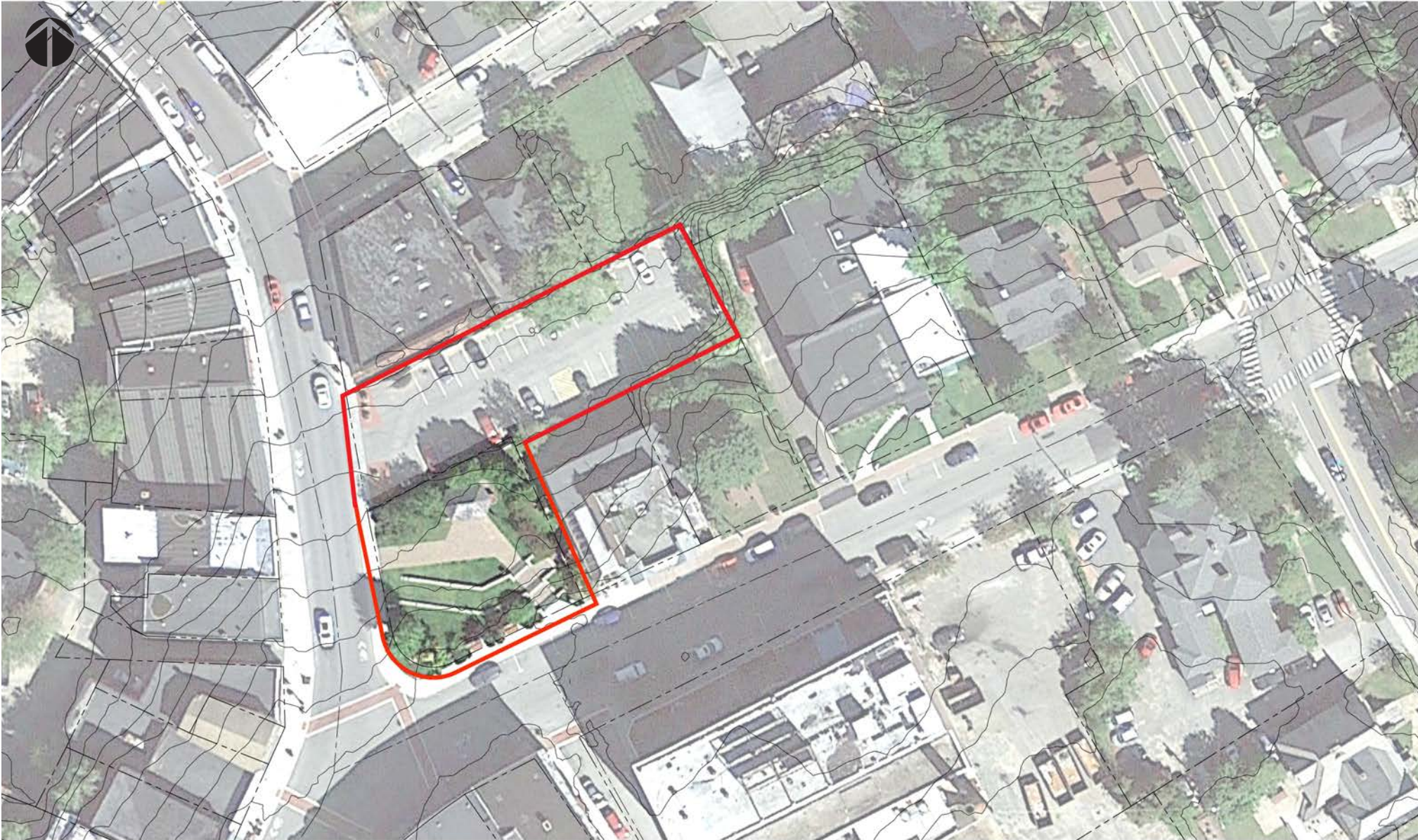
CURRENT MAINTENANCE TOPICS:

- Landscape enhancements could improve the aesthetic appeal of the park.
- Screen the electrical transformers.

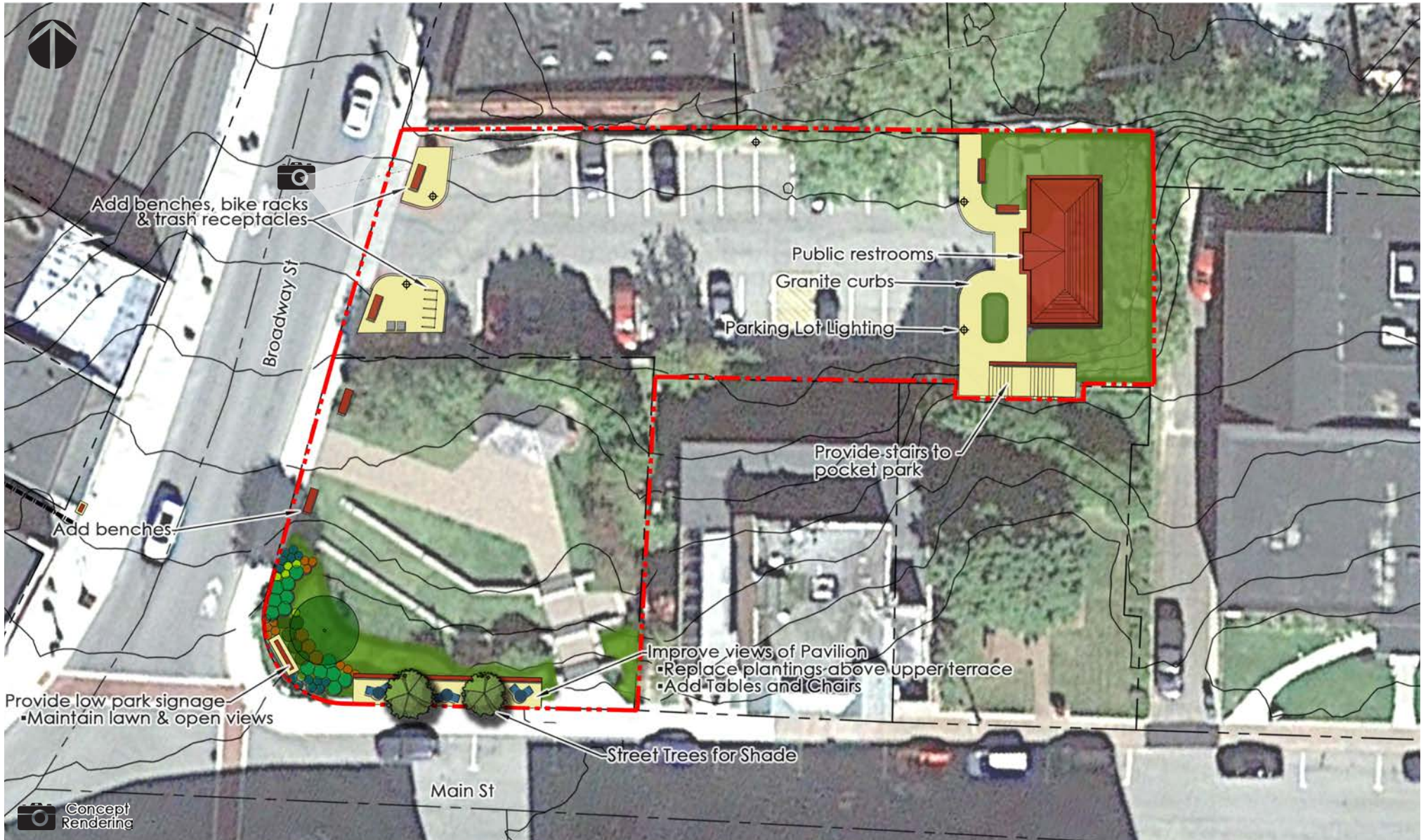
BERKELEY GREEN PARK | Priority Projects

- Provide a public bathroom at the east end of the parking lot including an integrated replacement of the existing retaining wall, new stairs to the Pocket Park and lighting.
- Improve the entrance of the parking area by removing a few spaces and implementing small plaza/islands for a bike rack, waste and recycle containers and a pet waste station.
- Improve the small plaza along Main Street with new paving, benches and/or fixed tables and chairs. Improve the landscape plantings along Main Street to provide open views of the pavilion and to promote safety along the park edges. Consider replacing the evergreen shrubs with shade trees and tree grates to expand the plaza area.
- Remove large shrubs in the upper terrace of the amphitheater and replace with lawn to improve event seating and to open views.
- Improve overall landscape maintenance.
- Improve walkway connections to the adjacent business on the east side of the green.
- Provide benches on the sidewalk along Broadway.
- Low park signage to maintain views into park.

BERKELEY GREEN PARK | Existing Conditions



BERKELEY GREEN PARK | Concept Plan



BERKELEY GREEN PARK | Concept Rendering



BERKELEY GREEN PARK | Preliminary Opinion of Probable Cost

ITEM	UNITS	QUANTITY	COST PER UNIT	TOTAL
<u>Proposed Structures</u>				
1,250 SF New Public Restroom (Allowance)	LS	1	\$ 250,000.00	\$250,000
			Proposed Structures Subtotal	\$250,000
<u>Signage & Wayfinding</u>				
Entrance Sign	EA	1	\$ 2,500.00	\$2,500
Parking Sign	EA	1	\$ 350.00	\$350
			Signage & Wayfinding Subtotal	\$2,850
<u>Site Preparation</u>				
Remove Asphalt at Parking Area Ends	SF	2,600	\$ 3.00	\$7,800
Remove Plantings at Upper Terrace	LS	1	\$ 1,200.00	\$1,200
			Site Preparation Subtotal	\$9,000
<u>Site Improvements</u>				
Proposed parking Lot Entry Bump outs	LS	1	\$ 15,000.00	\$15,000
Proposed Concrete Bathroom Entry (4" W/ 5" Subbase)	SF	800	\$ 10.00	\$8,000
Proposed Concrete Stairs to Pocket Park	LS	1	\$ 30,000.00	\$30,000
Improve Plaza at Upper Terrace	LS	1	\$ 15,000.00	\$15,000
Granite Curbs	LF	125	\$ 65.00	\$8,125
			Site Improvements Subtotal	\$76,125
<u>Plantings & Landscaping</u>				
Trees (3" Caliper)	EA	4	\$ 750.00	\$3,000
Shrub & Perennial Beds	SF	750	\$ 15.00	\$11,250
			Plantings & Landscaping Subtotal	\$14,250
<u>Site Accessories</u>				
Benches	EA	6	\$ 1,800.00	\$10,800
Bicycle Racks	EA	1	\$ 1,200.00	\$1,200
Trash Receptacles	EA	2	\$ 1,000.00	\$2,000
			Site Accessories Subtotal	\$14,000
<u>Erosion and Sediment Control Measures</u>				
Silt Fence & Inlet Protection (1-2% of Total Cost)	LS	1	\$ 8,000.00	\$8,000
			Erosion and Sediment Control Measures Subtotal	\$8,000
Cost Estimate Subtotal (rounded)				\$374,000
20% Contingency				\$74,800
15% Design & Permitting				\$56,100
Total Preliminary Estimate of Cost				\$505,000



WARD-PLUMADORE PARK

WARD-PLUMADORE PARK | Overview

NAME: Ward-Plumadore Park
LOCATION: Intersection of Bloomingdale Avenue and Broadway.
PARK'S PURPOSE: Two park benches.

Ward-Plumadore Park is a small 0.3-acre parcel located at a central intersection in the Village of Saranac Lake. Due to its lack of facilities, it is used very little as a park space. However, given its notable and highly visible location it could be better designed to serve as a community gateway feature. The park connects with a utility easement and former Terrace Street R.O.W. that could be improved as a trail for improved Village access.

EXISTING AMENITIES:

Two park benches, lawn area, minimal landscaping and a retaining wall with stairs.

POTENTIAL ADDITIONAL AMENITIES:

- A new vision is needed for this park that will capitalize on this prominent location. The topography should be utilized to create a unique landscape setting.
- The Terrace Street R.O.W. should be considered as a potential trail route.
- Consider introducing tables and chairs to bring people into park.
- Install local art/sculpture to enhance park.
- Consider potential public/private partnerships and uses that compliment Bitters & Bones.

CURRENT MAINTENANCE TOPICS:

- The mural on adjacent parking lot wall needs to be repaired. Maintenance could be funded by a "Generous Act" grant.

POTENTIAL USE CONFLICTS:

- There are no known use issues.

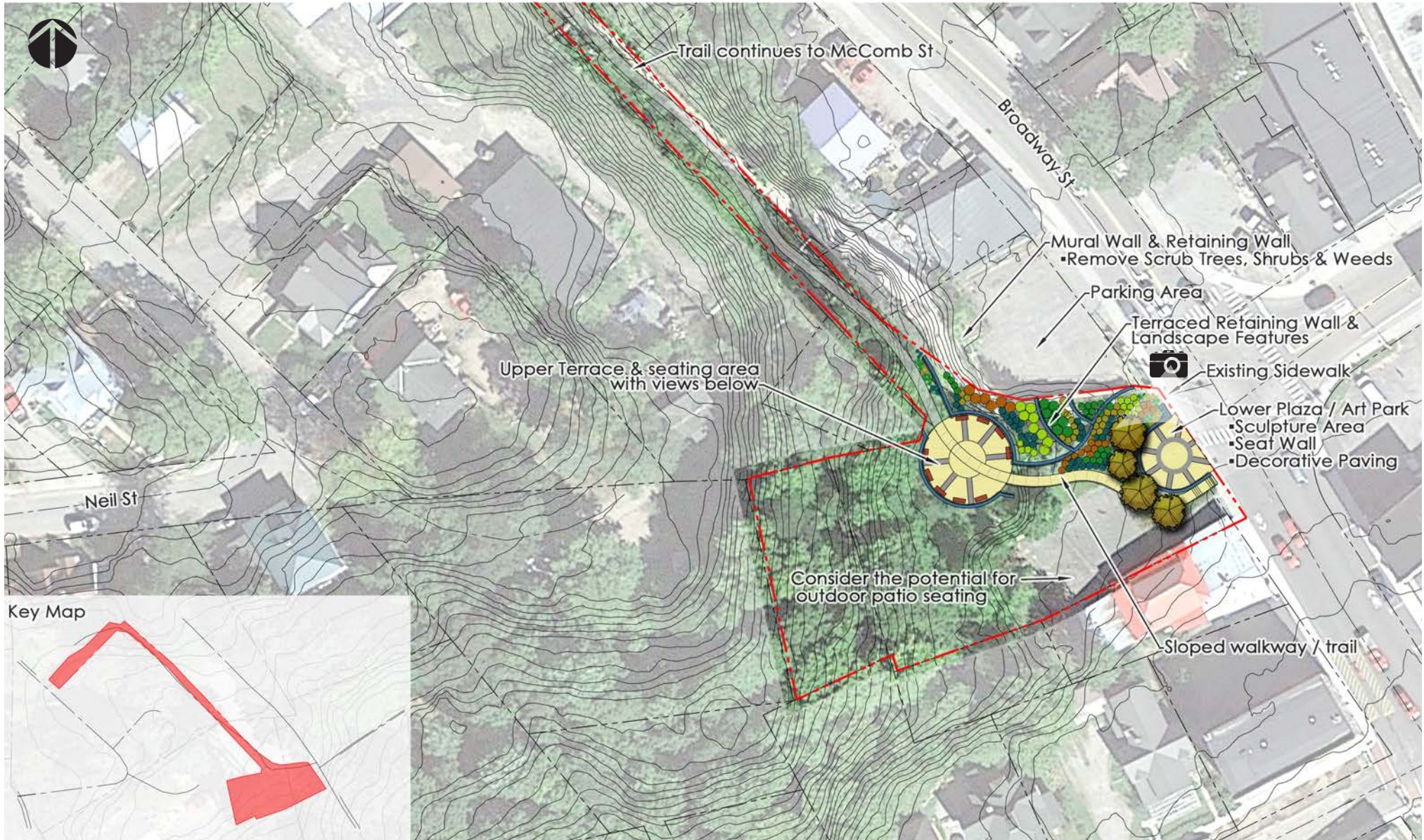
WARD-PLUMADORE PARK | Priority Projects

- Develop a plan that utilizes this highly visible park and create an art installation, access, and terraced seating areas.
- Explore seating opportunities with Bitters & Bones.
- Provide a pedestrian connection that utilizes the Terrace Street R.O.W. and topography.
- Better maintain the mural wall and the landscape vegetation. (Remove trees and weeds)

WARD-PLUMADORE PARK | Existing Conditions



WARD-PLUMADORE PARK | Concept Plan



WARD-PLUMADORE PARK | Concept Rendering



WARD-PLUMADORE PARK | Preliminary Opinion of Probable Cost

ITEM	UNITS	QUANTITY	COST PER UNIT	TOTAL
<u>Signage & Wayfinding</u>				
Entrance Sign	EA	1	\$ 2,500.00	\$2,500
Parking Sign	EA	1	\$ 350.00	\$350
			Signage & Wayfinding Subtotal	\$2,500
<u>Site Preparation</u>				
Tree Removal	EA	3	\$ 500.00	\$1,500
Removal of Existing Hardscape and Structures	LS	1	\$ 35,000.00	\$35,000
Grading and Earthwork	LS	1	\$ 60,000.00	\$60,000
Trail Clearing And Grubbing	SF	3,550	\$ 2.50	\$8,875
Trail General Earthwork / Subbase Preparation	SF	3,550	\$ 3.00	\$10,650
			Site Preparation Subtotal	\$116,025
<u>Site Improvements</u>				
Proposed Concrete Sidewalks (4" W/ 5" Subbase)	SF	650	\$ 10.00	\$6,500
Decorative Paving Lower Terrace (4" W/ 5" Subbase)	SF	850	\$ 20.00	\$17,000
Decorative Paving Upper Terrace (4" W/ 5" Subbase)	SF	1,650	\$ 20.00	\$33,000
Seat Walls Both Terraces (250 LF)	LS	1	\$ 65,000.00	\$65,000
Terrace Walls (140 LF)	LS	1	\$ 25,000.00	\$25,000
Trail (700 LF Stone Dust)	SF	3,500	\$ 8.00	\$28,000
Art Installation	LS	1	TBD	TBD
			Site Improvements Subtotal	\$174,500
<u>Plantings & Landscaping</u>				
Trees (3" Caliper)	EA	6	\$ 750.00	\$4,500
Proposed Landscape Beautification-Shrubs & Perennials	SF	1,500	\$ 15.00	\$22,500
			Plantings & Landscaping Subtotal	\$27,000
<u>Site Accessories</u>				
Benches	EA	2	\$ 1,800.00	\$3,600
Trash Receptacles	EA	1	\$ 1,000.00	\$1,000
			Site Accessories Subtotal	\$4,600
<u>Erosion and Sediment Control Measures</u>				
Silt Fence & Inlet Protection (1-2% of Total Cost)	LS	1	\$ 6,000.00	\$6,000
			Erosion and Sediment Control Measures Subtotal	\$6,000
Cost Estimate Subtotal (rounded)				\$331,000
20% Contingency				\$66,200
15% Design & Permitting				\$47,995
Total Preliminary Estimate of Cost				\$445,000



WILLIAM MORRIS PARK

WILLIAM MORRIS PARK | Overview

NAME: William Morris Park
LOCATION: Corner of Depot Street and Bloomingdale Avenue.
PARK'S PURPOSE: The Park is centered around the Adirondack Carousel, but is primarily a young children's park with a modern playground set and outdoor play areas.

William Morris Park is a multi-purpose recreational facility in the Village of Saranac Lake and serves as a hub of activity for local families and visitors. The Adirondack Carousel is in the main structure in the park, and serves as a tourist destination showcasing hand carved animals and original artwork. The site is used by patrons of all age groups but is primarily utilized for children's activities.

EXISTING AMENITIES:

The Adirondack Carousel, playground equipment, bathrooms, walkways and lawn are provided in this park. It is universally accessible and provides internet access. A prominent pavilion stands at the main entrance to this park and provides an iconic architectural feature that is reflective of this Adirondack village.

POTENTIAL ADDITIONAL AMENITIES:

- Enhance and maintain the existing play equipment.
- Provide more playground equipment, benches and picnic tables. Additional play equipment could include climbing equipment for up to 30 children, springing ADK animals, swings, slides, and musical play equipment. Other potential play features include interpretive wayfinding/play features, boulders and natural play features, water-play, and low semi-enclosed spaces.
- There is a desire to enhance and beautify the main entrance to this park and improve carousel visibility. This may be accomplished by replacing and relocating the fence near the entrance kiosk. Other eye-catching features could include representative "carved" carousel animal sculptures behind the pavilion.
- Shaded seating/pergola
- Lighting could be provided.

CURRENT MAINTENANCE TOPICS:

- The park is in very good and well-maintained condition.

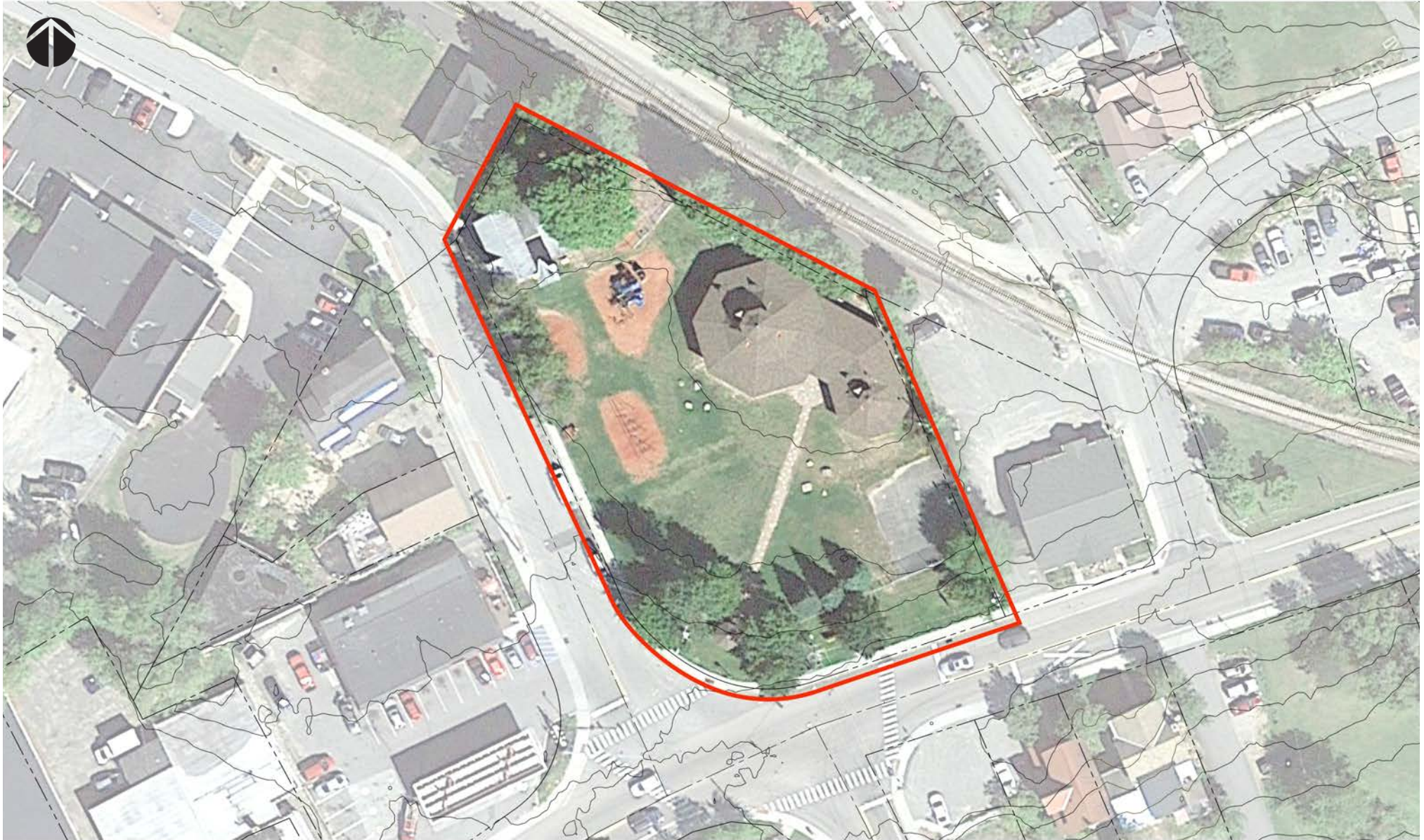
POTENTIAL USE CONFLICTS:

- There are no known use conflicts at this park

WILLIAM MORRIS PARK | Priority Projects

- Improve the park entrance walkway at the intersection by adding a new entrance plaza, new walkways, decorative fencing, benches and native buffer plantings. Landscape improvements may require the removal of an evergreen tree. The final landscape plan should address the highly visible roadway signage and electric lines.
- Provide additional play features and universally accessible play equipment.
- Maintain open lawn area for flexible play.
- Remove the existing building in the northwest corner of the park.
- Provide a bike rack, seating, waste and recycle containers and a pet waste station.
- Provide park signage

WILLIAM MORRIS PARK | Existing Conditions



WILLIAM MORRIS PARK | Concept Plan



WILLIAM MORRIS PARK | Concept Rendering



WILLIAM MORRIS PARK | Preliminary Opinion of Probable Cost

ITEM	UNITS	QUANTITY	COST PER UNIT	TOTAL
<u>Proposed Structure Changes</u>				
Paint Pavilion	LS	1	\$ 3,000.00	\$3,000
Proposed Structures Subtotal				\$3,000
<u>Signage & Wayfinding</u>				
Entrance Sign	EA	1	\$ 2,500.00	\$2,500
Signage & Wayfinding Subtotal				\$2,500
<u>Site Preparation</u>				
Remove Existing Walk (Road side)	LS	1	\$ 3,000.00	\$3,000
Remove Existing Fence (Road side)	LS	1	\$ 2,500.00	\$2,500
Site Preparation Subtotal				\$5,500
<u>Site Improvements</u>				
Decorative Fence with Masonry Stone Columns	LF	200	\$ 90.00	\$18,000
Concrete walk	SF	1,500	\$ 10.00	\$15,000
Proposed Carousel Animal Sculptures	EA	4	\$ -	TBD
Proposed Carousel Animal Sculptures Concrete Pads	EA	4	\$ 2,000.00	\$8,000
New Play Equipment	LS	1	\$ 20,000.00	\$20,000
Site Improvements Subtotal				\$61,000
<u>Plantings & Landscaping</u>				
Shrub & Perennial Beds	SF	600	\$ 15.00	\$9,000
Trees (3" Caliper)	EA	6	\$ 750.00	\$4,500
Plantings & Landscaping Subtotal				\$13,500
<u>Site Accessories</u>				
Benches	EA	6	\$ 1,800.00	\$10,800
Trash Receptacles	EA	2	\$ 1,000.00	\$2,000
Site Accessories Subtotal				\$12,800
<u>Erosion and Sediment Control Measures</u>				
Silt Fence & Inlet Protection (1-2% of Total Cost)	LS	1	\$ 2,000.00	\$2,000
Erosion and Sediment Control Measures Subtotal				\$2,000
Cost Estimate Subtotal (rounded)				\$100,000
20% Contingency				\$20,000
15% Design & Permitting				\$15,000
Total Preliminary Estimate of Cost				\$135,000