



REGIONAL PLANNING BULLETIN

Bulletin 116 HOUSATONIC VALLEY COUNCIL OF ELECTED OFFICIALS OCTOBER 2005



New Fairfield Center Beautification Study

Prepared for the HVCEO by:
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NEW FAIRFIELD CENTER BEAUTIFICATION STUDY

SINCE THE NEW FAIRFIELD CENTER BEAUTIFICATION PLAN OF 1998, STEPS HAVE BEEN TAKEN TO IMPROVE NEW FAIRFIELD CENTER.

SHAWS SUPERMARKET HAS BEEN BUILT WITH SIDEWALKS EXTENDING FROM THE STORE TO ROUTE 37.

FLOWERS HAVE BEEN PLANTED BY THE NEW FAIRFIELD BEAUTIFICATION SOCIETY.

VETERANS GREEN HAS BEEN IMPROVED.

TREES HAVE BEEN PLANTED ALONG ROUTES 37 AND 39.


THE STREETScape ON ROUTE 39 AT TOWN HALL HAS BEEN IMPROVED.




THE PURPOSE OF THIS STUDY IS TO UPDATE THE 'NEW FAIRFIELD CENTER BEAUTIFICATION PLAN' OF 1998. THE ORIGINAL STUDY WILL CONTINUE TO GUIDE THE DEVELOPMENT OF NEW FAIRFIELD CENTER. THIS STUDY WILL ADD TO AND REFINE SOME ASPECTS OF THE ORIGINAL STUDY'S PROPOSALS. THE MOST NOTABLE CHANGE TO THE ORIGINAL STUDY IS THE REMOVAL OF THE PROPOSED ROUNDABOUT. THE NEW TRAFFIC LIGHT AT THE ENTRY TO SHAWS IS TOO CLOSE TO THE ROUTE 37 AND 39 INTERSECTION FOR THAT INTERSECTION TO BECOME A ROUNDABOUT.



NEW FAIRFIELD CENTER BEAUTIFICATION STUDY



WE BEGAN THIS STUDY BY REVISING THE PLAN DRAWING OF NEW FAIRFIELD FROM 1998, NOTING THE CHANGES THAT HAVE OCCURRED SINCE THEN. THIS UPDATED MAP WAS PRESENTED AT THE COMMUNITY WORKSHOP ON MAY 19, 2005 AT THE SENIOR CENTER IN NEW FAIRFIELD. THOSE INTERESTED IN CONTRIBUTING TO THE BEAUTIFICATION OF NEW FAIRFIELD CENTER ATTENDED. FOLLOWING ARE SOME OF THE RESULTS OF THE WORKSHOP:




CREATE A NETWORK OF SIDEWALKS AND TRAILS TO FACILITATE PEDESTRIAN ACTIVITY THROUGHOUT THE TOWN CENTER. RESIDENTS EXPRESSED AN INTEREST IN DRIVING TO NEW FAIRFIELD CENTER, PARKING ONCE, AND VISITING SEVERAL BUSINESSES, CIVIC BUILDINGS, AND PARKS ON FOOT.




FOCUS THE FUNDS FROM THE STEAP GRANT ON BEAUTIFYING THE INTERSECTION OF ROUTES 37 AND 39.



ESTABLISH GATEWAYS, AS DISCUSSED IN THE ORIGINAL STUDY. GATEWAYS ESTABLISH CLEAR ENTRIES AND EXITS FOR A TOWN CENTER. MOTORISTS AND PEDESTRIANS SHOULD BE ABLE TO EASILY IDENTIFY THE THRESHOLD THAT MARKS THE EDGE OF TOWN CENTER.



SOME EXPRESSED CONCERN THAT A NETWORK OF SIDEWALKS WOULD CAUSE A LARGE MAINTENANCE EXPENSE TO EITHER PROPERTY OWNERS OR THE TOWN DUE TO THE EXPENSE OF SNOW REMOVAL. WE EXPECT THAT THERE ARE FAR FEWER PEDESTRIANS DURING WINTER MONTHS. IF THE TOWN WERE ABLE TO PASS A THREE SEASON ORDINANCE THAT CLOSED THE SIDEWALKS DURING THE WINTER, OR POST 'WALK AT YOUR OWN RISK' SIGNS, THE RESPONSIBILITY OF SNOW REMOVAL COULD BE ALLEVIATED. SNOW COULD COLLECT ON THE SIDEWALKS DURING THE WINTER AND MELT OFF IN THE SPRING. WE RECOMMEND THE TOWN DO SOME LEGAL RESEARCH TO DETERMINE IF SUCH AN ORDINANCE COULD BE PASSED.



CREATE A DIRECT PEDESTRIAN LINK FROM VETERANS GREEN TO MEMORIAL FIELD. A PRIVATELY OWNED LOT LIES BETWEEN THESE TWO SITES. IF THE PROPERTY OWNER WOULD ALLOW AN EASEMENT FOR A PUBLIC SIDEWALK OR TRAIL THIS CONNECTION COULD BE ACHIEVED.



CREATE A PEDESTRIAN CONNECTION TO CANDLEWOOD CORNERS.



NEW FAIRFIELD CENTER BEAUTIFICATION STUDY

USING THE PREVIOUS PLAN AND THE WORKSHOP AS GUIDES WE REFINED THE PLAN FOR NEW FAIRFIELD CENTER. THE PALETTE OF MATERIALS IS CONSISTENT WITH THE WORK THAT HAS ALREADY BEEN COMPLETED.



IMPRINTED CONCRETE WITH BRICK COLOR AND PATTERN, CURRENTLY USED AT THE TOWN HALL STREETSCAPE AS WELL AS AT SHAW'S AND VETERANS GREEN.



STREET LIGHTS, PREVIOUSLY INSTALLED AT TOWN HALL STREETSCAPE.



FLOWERS, WHICH ARE PLANTED BY THE NEW FAIRFIELD BEAUTIFICATION SOCIETY.

STONE WALLS, SEVERAL STONE WALLS EXIST AROUND NEW FAIRFIELD CENTER. NEW STONE WALLS FIT WELL INTO THE ORIGINAL STUDY'S GOAL OF REFLECTING THE RURAL NEW ENGLAND CHARACTER OF THE TOWN CENTER.




THE PROPOSED DESIGNS DEVELOPED DURING THIS STUDY ARE ILLUSTRATED IN THE PLAN OF TOWN CENTER AND IN FIVE PHOTO SIMULATIONS. FUTURE DEVELOPMENT AND IMPROVEMENT TO TOWN CENTER SHOULD KEEP TO THIS PALETTE OF MATERIALS AND RELATE TO IMPLEMENTED AND PROPOSED DESIGNS.



NEW FAIRFIELD CENTER BEAUTIFICATION STUDY

BEAUTIFICATION RECOMMENDATIONS



CREATE A FOCAL POINT AT INTERSECTION OF ROUTES 37 AND 39.
(SEE PHOTO SIMULATIONS #2, #3, AND #4)



RECOMMENDED PEDESTRIAN ROUTES WITHIN THE STUDY AREA:



SIDEWALK ALONG ROAD FROM TOWN HALL TO VETERANS GREEN.
(SEE PHOTO-SIMULATION #1)



SIDEWALK ALONG ROAD AND ACROSS EXISTING CROSSWALK FROM
BOARD OF EDUCATION TO HERITAGE PLAZA.



SIDEWALK AND NEW MID-BLOCK CROSSWALK FROM ROUTE 37 AND
39 INTERSECTION TO SAW MILL ROAD.



SIDEWALK FROM TOWN HALL WEST TO MEMORIAL FIELD PARKING.
(SEE PHOTO-SIMULATION #5)



RECOMMENDED GATEWAY IMPROVEMENTS:



IMPROVEMENTS TO BRIDGES OVER BALL POND BROOK ON ROUTES
37 AND 39 NORTH, PER PREVIOUS STUDY.



STONEWALL WITH PLANTING AT INTERSECTION OF ROUTE 37 AND
SAW MILL ROAD.



STONEWALL WITH PLANTING ON ROUTE 39 AT MEMORIAL FIELD
PARKING (SEE PHOTO-SIMULATION #5)



RECOMMENDED PEDESTRIAN ROUTES BEYOND STUDY AREA:



NORTH ON ROUTE 39 TO CANDLEWOOD CORNERS.



FROM SHAW'S GAZEBO CONNECT TO NEW FAIRFIELD LAND TRUST
TRAIL SYSTEM.



POSSIBLE DIRECT CONNECTION FROM MEMORIAL FIELD TO
VETERANS GREEN VIA EASEMENT THROUGH PRIVATE PROPERTY.



POSSIBLE DIRECT CONNECTION FROM VILLAGE GREEN SHOPPING
CENTER TO POSSIBLE NEW PUBLIC BUILDING ON DUNHAM ROAD.



ALONG SAW MILL ROAD FROM SENIOR HOUSING TO ROUTE 37.



NEW FAIRFIELD CENTER BEAUTIFICATION STUDY

PREPARED FOR: HOUSATONIC VALLEY COUNCIL OF ELECTED OFFICIALS

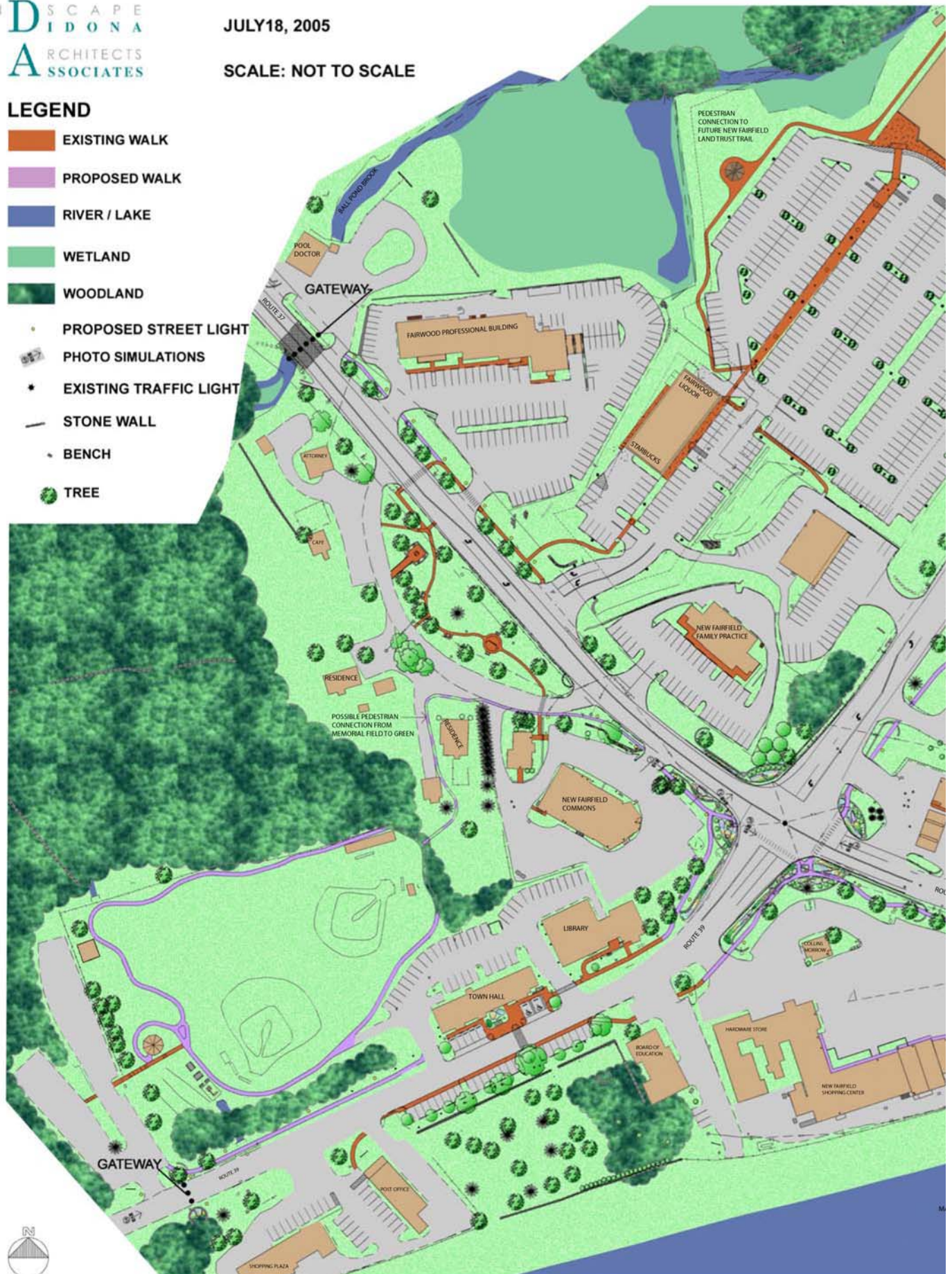
LANDSCAPE
DESIGN
ARCHITECTS
ASSOCIATES

JULY 18, 2005

SCALE: NOT TO SCALE

LEGEND

-  EXISTING WALK
-  PROPOSED WALK
-  RIVER / LAKE
-  WETLAND
-  WOODLAND
-  PROPOSED STREET LIGHT
-  PHOTO SIMULATIONS
-  EXISTING TRAFFIC LIGHT
-  STONE WALL
-  BENCH
-  TREE





NEW FAIRFIELD CENTER BEAUTIFICATION STUDY

PREPARED FOR: HOUSATONIC VALLEY COUNCIL OF ELECTED OFFICIALS

LANDSCAPE
DESIGN
ARCHITECTS
ASSOCIATES

PHOTO SIMULATION NUMBER 1



THE STROLL FROM VETERANS GREEN TO THE INTERSECTION WILL BE GREATLY ENHANCED BY ADDING SIDEWALKS, STONEWALLS, PLANT BEDS AND DECORATIVE LIGHTING.

THE STONEWALLS WILL SEPARATE PEDESTRIANS FROM THE ROAD. WHEN THEY CROSS THE STREET OR DRIVEWAY PEDESTRIANS WILL FOLLOW THE SIDEWALK THROUGH THE STONEWALLS. CROSSING THIS THRESHOLD CREATES A SENSE THAT THE SIDEWALK HAS ITS OWN SPACE INDEPENDENT OF THE ROAD, INVITING PEDESTRIANS TO RELAX.

BETWEEN THE INTERSECTION AND THE LIBRARY THERE IS ROOM FOR A SITTING AREA SET AMONG THE EXISTING TREES

ROUTE 37 TO
GREAT HOLLOW

ROUTE 39 TO
CANDLEWOOD CORNERS



PLAN VIEW OF INTERSECTION

EXISTING CONDITION



NEW FAIRFIELD CENTER BEAUTIFICATION STUDY

PREPARED FOR: HOUSATONIC VALLEY COUNCIL OF ELECTED OFFICIALS

LANDSCAPE
DESIGN
ARCHITECTS
ASSOCIATES

PHOTO SIMULATION NUMBER 2



DUE TO THE STEEP SLOPE FROM THE INTERSECTION DOWN TO THE PARKING LOT BELOW, IT HAS BEEN DIFFICULT TO MAKE IMPROVEMENTS TO THIS CORNER. THE OTHER THREE CORNERS OF THE INTERSECTION ARE PRESENTLY PLANTED WITH NEW FAIRFIELD'S CHARACTERISTIC FLOWERS. THE LACK OF ENHANCEMENT AT THIS CORNER STANDS IN STARK CONTRAST TO THE REST OF THE INTERSECTION.

THE PROPOSED RETAINING WALL WILL CREATE A LEVEL AREA ADJACENT TO THE INTERSECTION, PROVIDING SPACE FOR DECORATIVE PLANTING. THIS NEW SPACE WILL HELP TO ENCLOSE AND BEAUTIFY THE INTERSECTION, THE HEART OF NEW FAIRFIELD CENTER.

ROUTE 37 TO
GREAT HOLLOW

ROUTE 39 TO
CANDLEWOOD CORNERS



PLAN VIEW OF INTERSECTION

EXISTING CONDITION OF CORNER



NEW FAIRFIELD CENTER BEAUTIFICATION STUDY

PREPARED FOR: HOUSATONIC VALLEY COUNCIL OF ELECTED OFFICIALS

LANDSCAPE
DIDONA
ARCHITECTS
ASSOCIATES

PHOTO SIMULATION NUMBER 3



TWO EXISTING CROSSWALKS LEAD TO THIS CORNER, HOWEVER THERE IS NO SIDEWALK. THE NEW FAIRFIELD BEAUTIFICATION SOCIETY HAS DONE A WONDERFUL JOB OF PLANTING FLOWERS.

PROPOSED IMPROVEMENTS INCLUDE A SIDEWALK TO BRING PEDESTRIANS TO THE INTERSECTION AND A STONE WALL TO MAKE THE CORNER MORE INVITING TO PEDESTRIANS. THE BEAUTIFICATION SOCIETY WILL BE ABLE TO CONTINUE PLANTING THE CORNER WITH FLOWERS.

WITH THESE IMPROVEMENTS IN PLACE, PEDESTRIANS WILL BE MORE COMFORTABLE WALKING TO AND ACROSS THE INTERSECTION, MAKING NEW FAIRFIELD CENTER MORE PEDESTRIAN FRIENDLY.



ROUTE 37 TO
GREAT HOLLOW

ROUTE 39 TO
CANDLEWOOD CORNERS



PLAN VIEW OF INTERSECTION

EXISTING CONDITION OF CORNER



NEW FAIRFIELD CENTER BEAUTIFICATION STUDY

PREPARED FOR: HOUSATONIC VALLEY COUNCIL OF ELECTED OFFICIALS

LANDSCAPE
DESIGN
ARCHITECTS
ASSOCIATES

PHOTO SIMULATION NUMBER 4



MOTORISTS COMING FROM DANBURY ON ROUTE 37 WHO STOP AT THE RED LIGHT WILL SEE THESE IMPROVEMENTS TO THE INTERSECTION.

THE STRUCTURE OF NEW FAIRFIELD CENTER RELIES GREATLY ON ROUTES 37 AND 39. WHERE THE TWO MEET IS AN IMPORTANT PLACE FOR ALL OF NEW FAIRFIELD. ENHANCING THE IMAGE OF THIS IMPORTANT PLACE IN THE TOWN IS THE FOCAL POINT OF THIS STUDY.

THE NEW FAIRFIELD BEAUTIFICATION SOCIETY HAS USED FLOWERS TO ENHANCE THE IMAGE OF THE INTERSECTION. ADDING STONE WALLS AT EACH OF THE CORNERS CREATES A SENSE OF ENCLOSURE AND DEFINES THE SPACE. SIDEWALKS AT THREE OF THE CORNERS WILL BRING PEDESTRIANS THROUGH THE INTERSECTION. TOGETHER THESE ELEMENTS IMPROVE THE HEART OF NEW FAIRFIELD CENTER AND THE IMAGE OF THE ENTIRE TOWN.

ROUTE 37 TO
GREAT HOLLOW

ROUTE 39 TO
CANDLEWOOD CORNERS



PLAN VIEW OF INTERSECTION

EXISTING CONDITION



NEW FAIRFIELD CENTER BEAUTIFICATION STUDY

PREPARED FOR: HOUSATONIC VALLEY COUNCIL OF ELECTED OFFICIALS

LANDSCAPE
DESIGN
ARCHITECTS
ASSOCIATES

PHOTO SIMULATION NUMBER 5



A GATEWAY IS CREATED USING STONE WALLS, FLOWERS, AND STREET LIGHTS. EXTENDING THE SIDEWALK FROM TOWN HALL TO THE PARKING LOT PROVIDES PEDESTRIAN ACCESS AS WELL AS SIGNALING TO MOTORISTS THAT THEY ARE ENTERING A PEDESTRIAN AREA.



EXISTING CONDITION



MOTORISTS DESCENDING THIS HILL PASS THE MEMORIAL FIELD PARKING LOT, THE DRIVEWAY FOR THE POST OFFICE AND SHOPPING CENTER, THEN THE RECENTLY IMPROVED STREET SCAPE AT TOWN HALL. SOMEWHERE ALONG THIS ROUTE THE MOTORIST ENTERS NEW FAIRFIELD CENTER.

CREATING A GATEWAY THAT CLEARLY DEFINES WHERE THIS ENTRY IS WILL MORE EFFECTIVELY SIGNAL TO MOTORISTS THAT THEY ARE ENTERING TOWN CENTER. WHEN MOTORISTS EXPERIENCE THIS SENSE OF ENTRY THEY WILL SLOW DOWN AND BE MORE AWARE OF THE PEDESTRIANS, BUSINESSES AND CIVIC BUILDING ADJACENT TO THE ROAD.

PLAN VIEW OF ROUTE 39



NEW FAIRFIELD CENTER BEAUTIFICATION STUDY

PREPARED FOR: HOUSATONIC VALLEY COUNCIL OF ELECTED OFFICIALS

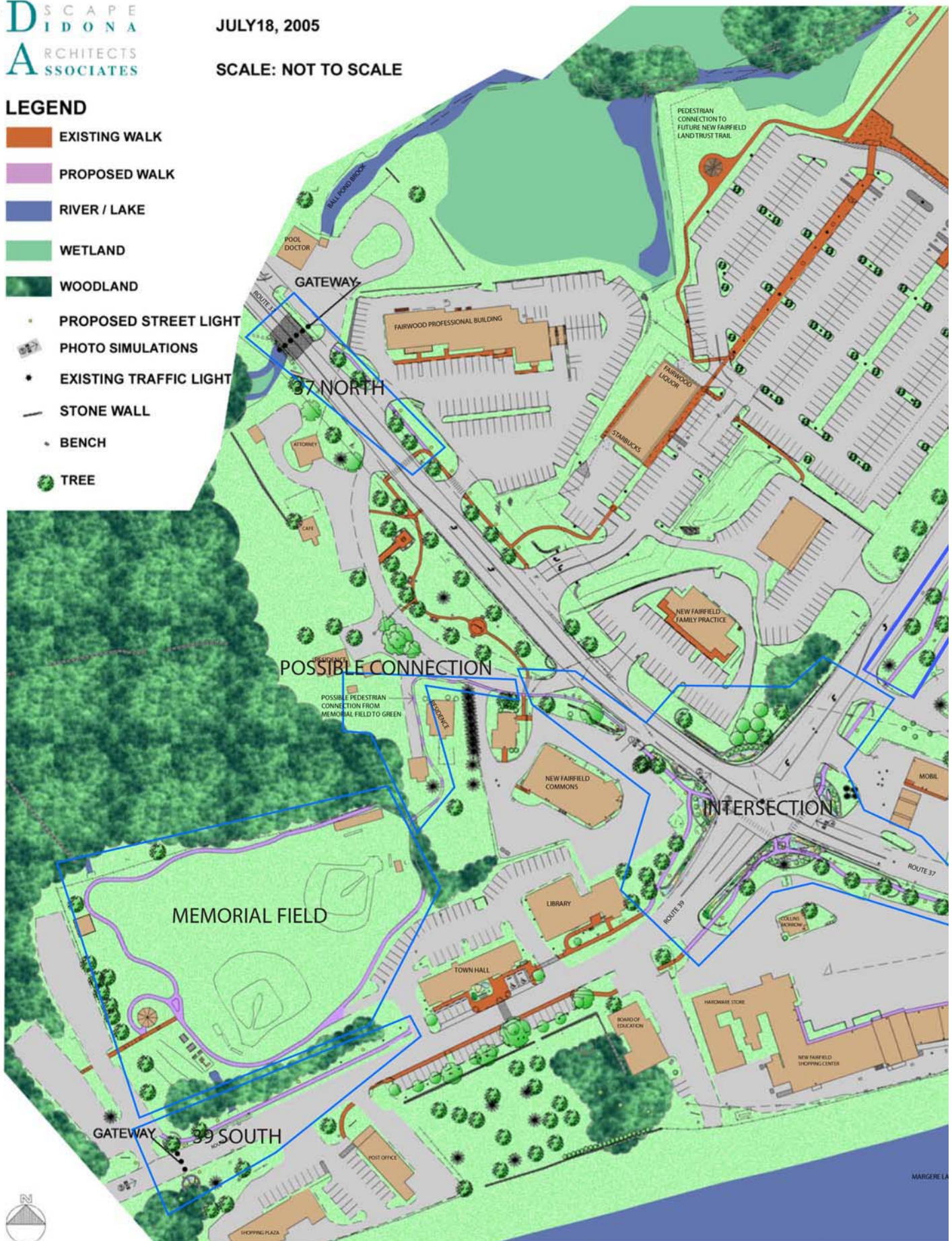
LANDSCAPE
DIDONA
ARCHITECTS
ASSOCIATES

JULY 18, 2005

SCALE: NOT TO SCALE

LEGEND

-  EXISTING WALK
-  PROPOSED WALK
-  RIVER / LAKE
-  WETLAND
-  WOODLAND
-  PROPOSED STREET LIGHT
-  PHOTO SIMULATIONS
-  EXISTING TRAFFIC LIGHT
-  STONE WALL
-  BENCH
-  TREE





PHASING ESTIMATE

PROJECT: NEW FAIRFIELD CENTER BEAUTIFICATION STUDY

PHASE: Intersection

DATE: AUGUST 2005

GENERAL CONDITIONS

	ITEM	UNIT	COST/UNIT	COST
1	General conditions	LS	\$25,515.50 LS	\$25,515.50

SITE EARTHWORK

	ITEM	UNIT	COST/UNIT	COST
3	Earthwork	200 CY	\$15.00 / CY	\$3,000.00
SUBTOTAL				\$3,000.00

SITE DEMOLITION

	ITEM	UNIT	COST/UNIT	COST
11	Tree protection	LS	LS	\$1,000.00
SUBTOTAL				\$1,000.00

SITE IMPROVEMENT

	ITEM	UNIT	COST/UNIT	COST
10	New walk	4870 SF	\$13.50 / SF	\$65,745.00
16	New round end walls	8 EA	\$1,000.00 / EA	\$8,000.00
18	New site lights -poles	13 EA	\$4,000.00 / EA	\$52,000.00
21	New retaining walls	160 LF	\$150.00 / LF	\$24,000.00
22	New Stone Walls	635 LF	\$100.00 / LF	\$63,500.00
SUBTOTAL				\$213,245.00

SITE PLANTING

	ITEM	UNIT	COST/UNIT	COST
1	Erosion Control Blanket	900 SF	\$0.10 / SF	\$90.00
2	Mulch	55 CY	\$44.00 / CY	\$2,420.00
3	Replace existing topsoil	75 CY	\$60.00 / CY	\$4,500.00
4	Seeded lawn	1800 SF	\$0.50 / SF	\$900.00
5	Planting		Budget	\$30,000.00
SUBTOTAL				\$37,910.00

PHASING ESTIMATE

PROJECT: NEW FAIRFIELD CENTER BEAUTIFICATION STUDY

PHASE: 39 South

DATE: AUGUST 2005

GENERAL CONDITIONS

	ITEM	UNIT	COST/UNIT	COST
1	General conditions	LS	\$5,393.20 LS	\$5,393.20

SITE IMPROVEMENT

	ITEM	UNIT	COST/UNIT	COST
10	New walk	1676 SF	\$13.50 / SF	\$22,626.00
16	New round end walls	2 EA	\$1,000.00 / EA	\$2,000.00
18	New site lights -poles	2 EA	\$4,000.00 / EA	\$8,000.00
22	New Stone Walls	100 LF	\$100.00 / LF	\$10,000.00
SUBTOTAL				\$42,626.00

SITE PLANTING

	ITEM	UNIT	COST/UNIT	COST
2	Mulch	4 CY	\$44.00 / CY	\$176.00
3	Replace existing topsoil	13 CY	\$60.00 / CY	\$780.00
4	Seeded lawn	700 SF	\$0.50 / SF	\$350.00
5	Planting		Budget	\$10,000.00
SUBTOTAL				\$11,306.00

EXCLUSIONS: Fuel surcharges, construction documents.

NOTES: Costs are based on Landscape Architect's knowledge of current market prices and do not represent final bid prices. Expect volatility in the cost of construction materials.

SUBTOTAL	\$59,325.20
CONTINGENCY - 10%	\$5,932.52
TOTAL	\$65,257.72

PHASING ESTIMATE

PROJECT: NEW FAIRFIELD CENTER BEAUTIFICATION STUDY

PHASE: 39 North
DATE: AUGUST 2005

GENERAL CONDITIONS

	ITEM	UNIT	COST/UNIT	COST
1	General conditions	LS	\$7,826.90 LS	\$7,826.90

SITE IMPROVEMENT

	ITEM	UNIT	COST/UNIT	COST
10	New walk	2874 SF	\$13.50 / SF	\$38,799.00
18	New site lights -poles	7 EA	\$4,000.00 / EA	\$28,000.00
SUBTOTAL				\$66,799.00

SITE PLANTING

	ITEM	UNIT	COST/UNIT	COST
3	Replace existing topsoil	17 CY	\$60.00 / CY	\$1,020.00
4	Seeded lawn	900 SF	\$0.50 / SF	\$450.00
6	Planting		Budget	\$10,000.00
SUBTOTAL				\$11,470.00

EXCLUSIONS: Fuel surcharges, construction documents.

NOTES: Costs are based on Landscape Architect's knowledge of current market prices and do not represent final bid prices. Expect volatility in the cost of construction materials.

SUBTOTAL	\$86,095.90
CONTINGENCY - 10%	\$8,609.59
TOTAL	\$94,705.49

PHASING ESTIMATE

PROJECT: NEW FAIRFIELD CENTER BEAUTIFICATION STUDY

PHASE: 37 North

DATE: AUGUST 2005

GENERAL CONDITIONS

	ITEM	UNIT	COST/UNIT	COST
1	General conditions	LS	\$6,613.50 LS	\$6,613.50

SITE IMPROVEMENT

	ITEM	UNIT	COST/UNIT	COST
10	New walk	610 SF	\$13.50 / SF	\$8,235.00
11	Streetprint on Bridge	1800 SF	\$18.50 / SF	\$33,300.00
18	New site lights -poles	4 EA	\$4,000.00 / EA	\$16,000.00
SUBTOTAL				\$57,535.00

SITE PLANTING

	ITEM	UNIT	COST/UNIT	COST
3	Replace existing topsoil	7 CY	\$60.00 / CY	\$420.00
4	Seeded lawn	360 SF	\$0.50 / SF	\$180.00
6	Planting		Budget	\$8,000.00
SUBTOTAL				\$8,600.00

EXCLUSIONS: Fuel surcharges, construction documents.

NOTES: Costs are based on Landscape Architect's knowledge of current market prices and do not represent final bid prices. Expect volatility in the cost of construction materials.

SUBTOTAL	\$72,748.50
CONTINGENCY - 10%	\$7,274.85
TOTAL	\$80,023.35

PHASING ESTIMATE

PROJECT: NEW FAIRFIELD CENTER BEAUTIFICATION STUDY

PHASE: 37 South

DATE: AUGUST 2005

GENERAL CONDITIONS

	ITEM	UNIT	COST/UNIT	COST
1	General conditions	LS	\$13,036.80 LS	\$13,036.80

SITE IMPROVEMENT

	ITEM	UNIT	COST/UNIT	COST
10	New walk	4680 SF	\$13.50 / SF	\$63,180.00
16	New round end walls	2 EA	\$1,000.00 / EA	\$2,000.00
18	New site lights -poles	12 EA	\$4,000.00 / EA	\$48,000.00
22	New Stone Walls	25 LF	\$100.00 / LF	\$2,500.00
SUBTOTAL				\$115,680.00

SITE PLANTING

	ITEM	UNIT	COST/UNIT	COST
2	Mulch	2 CY	\$44.00 / CY	\$88.00
3	Replace existing topsoil	30 CY	\$60.00 / CY	\$1,800.00
4	Seeded lawn	1600 SF	\$0.50 / SF	\$800.00
6	Planting		Budget	\$12,000.00
SUBTOTAL				\$14,688.00

EXCLUSIONS: Fuel surcharges, construction documents.

NOTES: Costs are based on Landscape Architect's knowledge of current market prices and do not represent final bid prices. Expect volatility in the cost of construction materials.

SUBTOTAL			\$143,404.80
CONTINGENCY - 10%			\$14,340.48
TOTAL			\$157,745.28

PHASING ESTIMATE

PROJECT: NEW FAIRFIELD CENTER BEAUTIFICATION STUDY

PHASE: Possible New Post Office

DATE: AUGUST 2005

GENERAL CONDITIONS

	ITEM	UNIT	COST/UNIT	COST
1	General conditions	LS	\$6,611.90 LS	\$6,611.90

SITE IMPROVEMENT

	ITEM	UNIT	COST/UNIT	COST
10	New walk	2474 SF	\$13.50 / SF	\$33,399.00
18	New site lights -poles	3 EA	\$4,000.00 / EA	\$12,000.00
21	New retaining walls	80 LF	\$150.00 / LF	\$12,000.00
SUBTOTAL				\$57,399.00

SITE PLANTING

	ITEM	UNIT	COST/UNIT	COST
1	Erosion Control Blanket	1000 SF	\$0.10 / SF	\$100.00
3	Replace existing topsoil	7 CY	\$60.00 / CY	\$420.00
4	Seeded lawn	400 SF	\$0.50 / SF	\$200.00
6	Planting		Budget	\$8,000.00
SUBTOTAL				\$8,720.00

EXCLUSIONS: Fuel surcharges, construction documents.

NOTES: Costs are based on Landscape Architect's knowledge of current market prices and do not represent final bid prices. Expect volatility in the cost of construction materials.

SUBTOTAL	\$72,730.90
CONTINGENCY - 10%	\$7,273.09
TOTAL	\$80,003.99

PHASING ESTIMATE

PROJECT: NEW FAIRFIELD CENTER BEAUTIFICATION STUDY

PHASE: Memorial Field

DATE: AUGUST 2005

GENERAL CONDITIONS

	ITEM	UNIT	COST/UNIT	COST
1	General conditions	LS	\$9,867.10 LS	\$9,867.10

SITE IMPROVEMENT

	ITEM	UNIT	COST/UNIT	COST
10	New walk	7020 SF	\$13.50 / SF	\$94,770.00
SUBTOTAL				\$94,770.00

SITE PLANTING

	ITEM	UNIT	COST/UNIT	COST
3	Replace existing topsoil	45 CY	\$60.00 / CY	\$2,700.00
4	Seeded lawn	2400 SF	\$0.50 / SF	\$1,200.00
6	Planting		Budget	\$1.00
SUBTOTAL				\$3,901.00

EXCLUSIONS: Fuel surcharges, construction documents.

NOTES: Costs are based on Landscape Architect's knowledge of current market prices and do not represent final bid prices. Expect volatility in the cost of construction materials.

SUBTOTAL			\$108,538.10
CONTINGENCY - 10%			\$10,853.81
TOTAL			\$119,391.91

PHASING ESTIMATE

PROJECT: NEW FAIRFIELD CENTER BEAUTIFICATION STUDY

PHASE: Possible Connection

DATE: AUGUST 2005

GENERAL CONDITIONS

	ITEM	UNIT	COST/UNIT	COST
1	General conditions	LS	\$1,484.35 LS	\$1,484.35

SITE IMPROVEMENT

	ITEM	UNIT	COST/UNIT	COST
10	New walk	1041 SF	\$13.50 / SF	\$14,053.50
SUBTOTAL				\$14,053.50

SITE PLANTING

	ITEM	UNIT	COST/UNIT	COST
3	Replace existing topsoil	9 CY	\$60.00 / CY	\$540.00
4	Seeded lawn	500 SF	\$0.50 / SF	\$250.00
SUBTOTAL				\$790.00

EXCLUSIONS: Fuel surcharges, construction documents.

NOTES: Costs are based on Landscape Architect's knowledge of current market prices and do not represent final bid prices. Expect volatility in the cost of construction materials.

SUBTOTAL			\$16,327.85
CONTINGENCY - 10%			\$1,632.79
TOTAL			\$17,960.64

PHASING ESTIMATE

PROJECT: NEW FAIRFIELD CENTER BEAUTIFICATION STUDY

PHASE: 39 North SHAWS

DATE: AUGUST 2005

GENERAL CONDITIONS

	ITEM	UNIT	COST/UNIT	COST
1	General conditions	LS	\$7,158.00 LS	\$7,158.00

SITE IMPROVEMENT

	ITEM	UNIT	COST/UNIT	COST
11	Streetprint on Bridge	880 SF	\$18.50 / SF	\$16,280.00
10	New walk	1420 SF	\$13.50 / SF	\$19,170.00
	Pedestrian Bridge		Budget	\$25,000.00
	SUBTOTAL			\$60,450.00

SITE PLANTING

	ITEM	UNIT	COST/UNIT	COST
3	Replace existing topsoil	13 CY	\$60.00 / CY	\$780.00
4	Seeded lawn	700 SF	\$0.50 / SF	\$350.00
6	Planting		Budget	\$10,000.00
	SUBTOTAL			\$11,130.00

EXCLUSIONS: Fuel surcharges, construction documents.

NOTES: Costs are based on Landscape Architect's knowledge of current market prices and do not represent final bid prices. Expect volatility in the cost of construction materials.

SUBTOTAL	\$78,738.00
CONTINGENCY - 10%	\$7,873.80
TOTAL	\$86,611.80