

TOWN OF WILTON



**238 Danbury Road
Wilton, CT 06897**

The Town of Wilton, Connecticut is requesting submissions from qualified professionals to provide a concept plan as herein set out in the following document for the renovation of Merwin Meadows Park located at Lovers Lane and Schenck's Island located on River Road both in Wilton, CT.

Key Dates:

Notice of Intent to Respond	March 28, 2018
Last Date for Receipt of Questions/Requests	April 4, 2018
Date Responses to Questions/Requests To Be Provided	April 11, 2018
Submissions Due	May 4, 2018

REQUEST FOR QUALIFICATION (RFQ)
MERWIN MEADOWS & SCHENCK'S ISLAND RENOVATION

PROJECT OVERVIEW

The Town of Wilton, Connecticut ("Town") is requesting submissions from qualified professionals ("Respondent") to provide a concept plan as herein set out for the renovation of Merwin Meadows Park located at Lovers Lane and Schenck's Island on River Road, Wilton, CT 06897. The plan shall include a passive recreation plan for Schenck's Island and a renovation plan for active recreation at Merwin Meadows.

The desired goals of the renovation are to:

- Create spaces that are welcoming for all age groups and abilities.
- Improve park aesthetics.
- Improve existing physical structures.
- Maximize space and flow at entrances, in park areas, and between parks, using Wilton town center as a gateway.
- Create usable year round open spaces which encourage community gatherings, both Town sponsored and private, such as concerts, plays, BBQs, bonfires, and recreational activities.
- Incorporate Norwalk River Valley Trail (NRVT) as a through-path in both locations and also as a connector between them, through Wilton town center.
- Include Low-Impact Development (LID) strategies to reduce pollution to the Norwalk River.
- Preserve key features of existing landscaping and trees, including the meadow and riparian habitat of the Norwalk River. Address removal of invasive species where possible.
- Maintain a responsible balance between recreation and protection of the river habitat.
- Include river habitat educational opportunities and/or nature play that connects children/adults to nature. Consider natural play spaces (trails, mazes, "forts" and river access), particularly at Schenck's Island.

The above are intended to foster and drive these two macro-level goals:

- Enhance economic development in Wilton Center
- Promote and inspire long-term environmental stewardship within the Wilton community

SCHEDULE

RFQ will be publicly available on Town of Wilton website by March 16, 2018.

Interested respondents must email Mike Conklin at mike.conklin@wiltonct.org no later than March 28, 2018 indicating their intent to respond.

Questions/requests regarding RFQ must be directed via email to Mike Conklin (mike.conklin@wiltonct.org). Deadline for questions/requests submissions is April 4, 2018. Responses to questions/requests will be made available to all interested parties by April 11, 2018.

Submissions (three copies, all sealed) labeled Merwin Meadows & Schenck's Island Renovation must be submitted by May 4, 2018 via mail to Mike Conklin, Town of Wilton, Department of Environmental Affairs, 238 Danbury Road, Wilton, CT 06897.

BACKGROUND

Merwin Meadows Park, located north of Wilton town center and Schenck's Island Park, located at the south end of the town center are connected by the Norwalk River which travels south from Merwin Meadows through town center, to Schenck's Island. The Norwalk River Valley Trail (a work in progress) also runs through or next to both parks and through town center.

Merwin Meadows is a community park currently incorporating a swimming pond, beach, pavilion/grills, bathhouse, playground, athletic field, and maintenance barn. The pond, beach, pavilion/grills, and bathhouse are open from May through August; the other park areas are open year round. The park is open to residents and non-residents who are all required to obtain a daily or seasonal park pass.

Special events are held in the park during the summer months. The park can also be rented by organizations, community groups and individuals for events. The athletic field is primarily used by town soccer programs in the spring, summer, and fall.

Schenck's Island is an open space located in Wilton Center. The 14.33 acre site owned by the Town of Wilton abuts an additional 3 acres of open space preserved and owned by the Wilton Land Conservation Trust. It has been managed by the Conservation Commission and the Land Trust since 2004. In 2004, 6-7 acres of the land were cleared and planted as a meadow. The property is mowed annually and hand weeding of invasive species in the meadow has proven costly. The Parks & Recreation Department mows the walking paths and picnic areas and empties the garbage cans weekly. Invasive plant species continue to thrive along the Norwalk River and around the perimeter of the meadow. The area to be primarily considered for redesign is the section of meadow north of the stone wall, closest to the parking lot, though the trails along the river, hardened river access points, and the parking lot / picnic area may be in scope as well. Given its location, consensus is that Schenck's Island is underutilized, though significant development challenges exist given its floodway / floodplain location and current lack of utilities.

The Norwalk River connects Merwin Meadows from the north to Schenck's Island in the south. It supports a healthy population of wild brown trout and is regularly stocked by the CT DEP. The river has been a long-time focus of important conservation efforts to maintain and improve this cold-water resource.

DETAILS

A working group comprised of members of various Town commissions and affiliated organizations has discussed and done preliminary research on a wide variety of existing and potential features and amenities of the two parks. The working group has summarized its overall vision for Merwin Meadows and Schenck's Island in **Appendix A**.

While budgetary constraints or other logistical issues may preclude development or improvement of every line item, they have been included in **Appendix B and Appendix C** to provide context, scope and guidance. Many of the items have the potential to be done in phases and/or constrained in scope in order to make visible, usable, incremental progress while controlling budget. Respondent's concept plan (discussed below in Scope of Services) may opt to take a phased approach into account.

The parties engaged in this study and construction of this RFQ include:

- Conservation Commission
- Economic Development Commission
- Parks & Recreation Commission
- Planning & Zoning Commission

- Wilton Land Conservation Trust
- First Selectman's Office
- Trout Unlimited – Mianus River Chapter

Please note that Trout Unlimited is in the process of securing a grant to fund Norwalk River restoration, improved fish habitat, interpretive and educational opportunities along the riverbank and is working in close conjunction with us on this RFQ.

SCOPE OF SERVICES

The Town is seeking a qualified professional to develop a concept plan for the renovation of and connection between Merwin Meadows and Schenck's Island by October 31, 2018.

We expect the project would include at a minimum the following services:

- **Conduct Existing Conditions Analysis/Site Layout**
Gather mapping information of the site from Town of Wilton. Coordinate as necessary with town organizations including Director of Environmental Affairs (Mike Conklin, (203) 563-0180), Director of Public Works and Facilities (Chris Burney, (203) 563-0100), and Parks & Recreation Director (Steve Pierce, (203) 834-6234). Prepare report on existing conditions/site layout analysis.
- **Conduct Community Meetings**
Identify and meet with key stakeholders in one-on-one sessions and focus groups as needed to gather information/feedback on goals of park renovation. Prepare summary of feedback gathered. Use information gathered to define project goals and to develop concept plan.
- **Concept Plan**
Develop a 5 to 8 year concept plan with a total cost not to exceed \$1,000,000. Assume annual investments in the range of \$125,000-\$200,000.

Prepare diagrams and assessment reports to explain concept plan. Provide anticipated implementation timeline for concept plan.

* There are currently no public funds dedicated to fund the proposed project costs. It is anticipated that funds will be raised privately.

SUBMISSIONS

Submissions should be provided in letter format. Information should be organized and presented in the order listed below:

- Background information on the Respondent including: name of Respondent, address, contact person, phone number, fax number, email address, and internet address.
- List the professional and support positions and number of personnel in each position. List professional consultants outside of the Respondent's organization who would provide services not provided by Respondent. Provide specific information documenting their work on similar projects.
- Provide a general statement of qualifications with public park design including projects that involved renovation and enhancement of existing facilities.

- Provide a list of three park renovation projects the Respondent has completed or is currently working on and the status of each. For the last three projects, provide the following:
 - Name of project
 - Client contact, address, telephone number and e-mail address
 - Total initial budget
 - Total project cost
 - Date of bid
 - Scheduled completion date
 - Actual completion date

The Town reserves the right to contact the Respondent's disclosed clients regarding services performed. By making a submission, the Respondent will and does hereby authorize the Town to contact its clients.

- Summary of overall approach to project and detailed explanation of how the Respondent would provide services required.
- Timeline for completion of project.
- Provide estimated design fee required.

SUBMITTAL REQUIREMENTS

Acceptance of Conditions

Making a submission indicates acceptance by the Respondent of the conditions contained in this RFQ, unless clearly and specifically noted in the submission and confirmed in the contract between the Town and the selected Respondent.

Form of Contract

Respondents should include a proposed form of professional consulting services contract between the Town and the Respondent. The proposed form will be subject to review and approval by the Town's legal counsel. The proposed form shall not include a clause limiting the contractor's liability for personal injury and property damage or requiring the Town to indemnify or hold harmless the Respondent for personal injury or property damage, except for claims that may arise out of the presence of hazardous materials existing at the Town properties prior to the date of the contract.

Non-Discrimination

The contract between the Town and the successful Respondent must include a non-discrimination clause providing that no person shall be denied or subjected to discrimination on account of any services or activities resulting from the agreement on the grounds of sex, sexual orientation, gender identity or expression, race, color, creed, national origin, age (except minimum age and retirement provision), marital status, or the presence of any sensory, mental or physical handicap. Any violation of the provision shall be considered a violation of a material provision of the agreement and shall be grounds for cancellation, termination or suspension in whole or in part of the agreement with the Town and may result in ineligibility for further Town contracts. The selected Respondent shall at all times in the submission and contract process comply with all applicable municipal, state, and federal anti-discrimination laws, rules, regulations and requirements.

The successful Respondent shall provide a non-discrimination certification.

Oral Presentations

At the discretion of the Town or the review committee, Respondents making submissions may be requested to make oral presentations as part of the evaluation process.

Retention of Submissions / Use of Ideas

The Town of Wilton reserves the right to retain all submissions and to use any ideas submitted therein.

Compliance with Laws

The selected Respondent will be expected to comply with all applicable federal, state, and local laws and regulations.

Staffing

Respondents responding to this RFQ should be of adequate size and be sufficiently staffed to perform the scope of work described herein within reasonable time limits.

Inquiries

Questions regarding this Request for Qualification (RFQ) should be directed in writing to Mike Conklin, Town of Wilton, Department of Environmental Affairs, 238 Danbury Road, Wilton, CT 06897. Phone: (203) 563-0181.

Signature Requirements

Submissions must be signed by a representative of the Respondent having legal authority to contract on behalf of the Respondent. Submissions will be treated as bona fide offers and must remain open for a period of 90 days from the closing date for submissions.

Statements of Qualifications

Qualifications statements from consortia, joint ventures or teams will be accepted. In such cases, a lead firm must be identified for contracting purposes. A qualifications statement must be prepared for each member of the consortia, joint venture or team, and each qualifications statement should clearly identify the lead firm.

The lead firm should have sufficient experience and expertise to conduct or supervise all facets of the proposed project, and the lead firm will be legally responsible to the Town for performance of the contract.

Reservation of Rights

The Town reserves the right to reject any, or any part of or all submissions received in response to this RFQ for any reason; to waive informalities and technicalities; and to accept the submission which the Town deems to be in its best interest, whether or not it is the lowest cost submission. The Town reserves the right to review the submissions and reject all submissions or take no action or elect not to select any submission. The Town also reserves the right to cancel this RFQ at any time and to reissue this or a substitute RFQ at a later date. In its sole discretion and without prejudice, the Town will award the proposed contract to the Respondent it feels is best suited to complete the scope of services. The RFQ does not constitute a contract or offer of employment.

Property of Town

Responses become the property of the Town and may be used as the Town deems appropriate.

Non-conforming Submissions

Responses that do not materially conform to the requirements of the RFQ will not be considered.

Insurance Requirements

The successful Respondent shall purchase from and maintain, for the life of the contract, in a company or companies with an A.M. Best rating of A- (VII) or better, such insurance which will protect the Town from claims set forth below which may arise out of or result from the Respondent's obligation under the contract, whether such obligations are the Respondent's or a subcontractor or any person or entity directly or indirectly employed by said Respondent or by anyone for whose acts said Respondent may be liable.

1. Workers Compensation: Respondent shall provide workers compensation insurance required by law with employers liability limits for at least the amounts of liability for bodily injury by accident of \$500,000 each accident and bodily injury by disease of \$500,000, including a waiver of subrogation.

2. Commercial General Liability Insurance: Respondent shall provide commercial general liability insurance policy with an edition date of 1986 or later including products and completed operations. Limits should be at least: Bodily injury & property damage with an occurrence limit of \$1,000,000; Personal & advertising injury limit of \$1,000,000 per occurrence; General aggregate limit of \$2,000,000 (other than products and completed operations); Products and completed operations aggregate limit of \$2,000,000 per project. Coverage will continue three years after the completion of the work.

- The policy shall name the Town as an additional insured and include ISO Form CG 2010 (04/13) and CG 2037 (04/13).
- Such coverage will be provided on an occurrence basis and will be primary and shall not contribute in any way to any insurance or self-insured retention carried by the Town.
- The policy shall contain a waiver of subrogation in favor of the Town.
- Such coverage shall contain a broad form contractual liability endorsement or wording within the policy form to comply with the hold harmless and indemnity provision of the contract.
- Deductible and self-insured retentions shall be declared and are subject to the approval of the Town.

3. Commercial Automobile Insurance: Respondent shall provide commercial automobile insurance for any owned autos (symbol 1 or equivalent) in the amount of \$1,000,000 each accident covering bodily injury and property damage on a combined single limit basis. Such coverage shall also include hired and non-owned automobile coverage. Policy shall name the Town as an additional insured.

4. Errors & Omissions Insurance: Respondent shall provide errors & omissions insurance for liability resulting from the negligent performance of professional duties or operations. Such policy shall contain limits of liability in the amount of \$1,000,000 each claim and \$3,000,000 in the aggregate per project. The policy shall name the Town as an additional insured.

5. Umbrella Liability Insurance: Umbrella or excess liability policy in excess (without restriction or limitation) of those limits and coverages for commercial general liability and automobile insurance described above. Such policy shall contain limits of liability in the amount of \$5,000,000 each occurrence and \$5,000,000 in the aggregate.

As to the insurance required, the insurer(s) and/or their authorized agents shall provide the Town of Wilton certificates of insurance prior to execution of the contract.

Cost of Submission Preparation

All costs associated with any response to this RFQ, including the development of qualifications statements and participation in the selection process, are the sole responsibility of the respondent firms. The Town will not reimburse any firms for such costs nor will any successful firm be permitted to negotiate such costs as part of any contract or agreement with the Town.

Prohibited Interest

No member, officer or employee of the Town, or member of a local public agency having jurisdiction within the Town, during his or her tenure or one year thereafter, shall be permitted to share in, have interest in or benefit from, directly or indirectly, any contract or agreement resulting from this RFQ.

APPENDIX A

OVERALL VISION FOR MERWIN MEADOWS

Merwin Meadows is an active-use town park with the features and amenities listed earlier. We do not envision this changing and our overall theme for this park is largely one of upgrades, rethinking access to the playground without requiring a park pass, and the possible addition of a dog park. Upgrades and potential new amenities that we have considered are listed in **Appendix A**.

OVERALL VISION FOR SCHENCK'S ISLAND

We are envisioning a far more dramatic improvement to the “usability” and value of Schenck’s Island, while focusing strongly on maintaining its natural character and avoiding “development”, permanent man-made structures, and the like. Our general theme and vision is laid out here:

- Mow and replant the small section of the park just south of the parking lot to the rock wall and trees (approximately one acre), to make it a larger lawn for public gathering, concerts, plays, and natural play space. Leave the rest of the meadow largely intact, though perhaps re-route pathways, and certainly add natural play spaces and features throughout. Provide safe and well-marked access to the river at certain defined locations, enhance the riparian buffer throughout the park, and install education signage focused on all of: the river, meadows, forest and other highlights as appropriate. Bring in power to two specific locations (via underground trench, not overhead wires) to allow for staged events and related.
- The concept for the area beyond this new public grassed section is for a place of refuge, an opportunity to be in nature, a healing environment, separate from the activity planned from the parking lot to the first stone wall. As one progresses further into this area, it should become a soothing and therapeutic alternative to the visual and mental chaos of life outside and in the grassed meeting area. It could be more mysterious and “discoverable,” like a Japanese garden, with winding curved pathways, the view ahead at times hidden by a stand of trees, or shrubs, perhaps a berm, and at other times revealing. The pathways should incorporate views of, and access to the river at times, as well as different plantings, in addition to the mix of meadow plants currently there. Riparian buffers should be maintained and strengthened where needed. Hills and berms could frame a view or offer a commanding view of the landscape beyond. Rocks and benches could be positioned as resting spots and viewing platforms. Our vision is inspired by the topography and plantings at Storm King in New Windsor, NY. Mike Seaman, Director of Facilities and Conservation Specialist has shared a list of Storm King’s plant material, as well as their resources for organic seeds: Ernst Conservation Seeds in Meadville, PA, and has also provided assistance to help us develop our “nature play” theme for this park (see directly below.)
- In addition to this place for quiet contemplation and the appreciation of nature, play areas built with natural materials such as logs, rocks, ropes and berms for balancing, climbing, rolling down and swinging could be scattered from a hill in the public meeting area and radiate through about 4 acres of the contemplation meadow area. We have a number of photographs and ideas for these play areas, which could include a slide built into a hillside, rope climbing, log balancing, river play, etc. Please see **Appendix C** for examples. The play areas should radiate out from the public lawn with areas for the youngest near and incorporated into the lawn area, with the farthest areas – including river access – geared toward older, more independent children.
- This vision for Schenck’s Island is a rough concept, which requires the assistance of a landscape architect and an engineer to determine realistic possibilities and budget. We envision it as a multi-stage project for development and installation. A plan of management and control would also be required.

Appendix B

Detailed listing of all features and amenities considered by the Town’s working group

Project / Feature / Amenity	Proposed Location	Value	Estimated Price	Notes	Issues	Links
Playground Upgrade	Merwin Meadows	High	\$250,000 (estimate from 2015 Playground Improvement Project study)	- Location of playground is important – make it accessible from town by parents/children on foot, and needs to be accessible without requiring a MM park pass. - Playground/natural play space needs to be contained/fenced in. - At Merwin, November 2015 survey of parents found 1) parents found Merwin playground is not suited to older children & they would like to see features for older children, 2) 11% of survey respondents said they would benefit from more accessible playground (wheelchair, balance) and developmental features (autism spectrum), 3) desire for advanced climbing features in new playground like ropes, rock climbing walls, & alternative features like rope/tire swings, and monkey bars/gymnastic equipment.	- Does it make sense to have two playground/playspaces (one at Merwin and one at Schenck's)? Consensus of committee is yes - a "traditional" playground at Merwin and natural / nature-integrated playspaces at Schenck's - Would having two playgrounds render one obsolete? Could they cater to different populations (e.g., one for ages 2-5 and one for older children?) - Consensus of committee is that the playgrounds / playspaces should have different use cases: "traditional" playground recreation versus nature exploration	These are vendors that Playground Improvement Project considered: Kompan: www.kompan.com Creative Recreation www.creativerec.com O'Brien and Sons www.obrienandsons.com
Bathhouse improvements	Merwin Meadows	High	TBD	Existing bathhouse is run down, does not have hot water, and in general needs sprucing up. One approach could tidy up using the existing footprint, while more elaborate expansion could also be envisioned, perhaps dovetailing with on-site food/concession	Any expansion of the footprint needs to take into account zoning, setback and wetland issues, given proximity to the river and pond.	
Snack bar	Merwin Meadows	High	Varies	There is no concession at Merwin Meadows currently. Options discussed range from building a facility to leasing parking areas for mobile food trucks. The latter is probably the way to start, and could be a small revenue generator for the town without requiring any real infrastructure.	Ensure permits and zoning allow	
Pavilion improvements	Merwin Meadows	High	TBD	Parks & Rec reports that the existing pavilion is of sufficient size but needs roof repairs and a new coat of paint.		http://www.fifthroom.com/CustomerGallery.aspx?CustomerGalleryID=10
Band shell / stage	Both	High	TBD	Concept: the ability to stage concerts, plays and related in either location. Best option is probably a portable tractor-trailer-sized stage that can be driven into either location. The town may not want to own it, but rather rent it as needed, depending on frequency of use.	- Power needed at Schenck's. - No permanent structures at Schenck's. But Schenck's as the preferred location, given the downtown draw.	
Handicap access	Both	High	TBD	While not all features, amenities and trails/paths are or would be handicap accessible, care should be given in planning accessways, paths and parking.	What are the legal requirements?	
Security	Both	High	TBD	With intended increased use, thought should be given to outfitting both parking areas and perhaps select other public areas or buildings with CCTV capable of being monitored by WPD	Power and connectivity at Schenck's	

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Natural Playspaces	Schenck's Island	High	See itemized list in next section below	- Possible natural play space features: giant boulders, slide built into hill, rock scramble – hill covered with rocks for climbing, water play using river, tree parts including stumps, balance log, notched post climb, teepee or cave, labyrinth, sundial, benches/tables, bridges. - See Appendix C for visual examples	- Are there different liability issues at natural playspace vs. playground?	https://www.nwf.org/What-We-Do/Kids-and-Nature/Programs/Nature-Play-Spaces.aspx (Research report published by National Wildlife Federation and the Natural Learning Institute at North Carolina State University) www.naturalelearning.org (Natural Learning Initiative/NC State)
Portable Ice Skating Rink	Schenck’s Island	High	\$25,000 - 150,000	- Vision: Community skating, bonfires, hot chocolate cart/truck - Refrigerated and natural systems exist	- Completely level surface available? Potential conflict with other landscaping envisioned	http://www.customicerinks.com/plan-FAQ.html
Movie screen / movie nights	Schenck's Island	High	TBD	Vision: a large temporary screen and speakers set up periodically for free community movie nights. Selection of Schenck's as location has the advantage of proximity to local restaurants for picnic food or snacks / coffee afterwards, and is another downtown draw.	Power requirements	
Utilities	Schenck's Island	High	TBD	Schenck's Island has no power or plumbing. It's not clear that permanent facilities are needed - portable toilets could be brought in relatively inexpensively for scheduled events. But having a power drop (buried rather than overhead lines) in the picnic area (near the existing kiosk?) and by the rock wall in the field would make many of the proposed features and amenities much easier to orchestrate: concerts, movies, etc. Generators are not a practical option due to noise, maintenance and constant fuel replenishment.		
Fire Ring	Schenck's Island	High	Minimal	Designate a permanent area for community bonfires. Ring it with small boulders, which could be done decoratively / in creative ways. Potentially install <i>some</i> natural seating (e.g., log sections, natural benches)		
Interpretative signage	Schenck's Island	High	TBD, but small	In keeping with the natural / educational theme, install consistent signage / interpretive kiosks where visitors can learn about the river, riparian buffer, meadows and grasslands, forest, and other notable natural features as appropriate. This can be done gradually, as long as a consistent design is maintained. Thought should be given to a design that is expandable to other locations around town where notable features exist (Merwin, Horseshoe, NRV, Twp Forest, etc.)		

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Project / Feature / Amenity	Proposed Location	Value	Estimated Price	Notes	Issues	Links
Dog Park	Merwin Meadows	Medium	TBD	Vision: Wilton has no official fenced dog park, unlike all of our neighboring towns. Proposed location is the overflow parking lot / P&R storage area across the small bridge between Merwin Meadows and the train station. The area could be cleaned up and fenced on three sides, leaving the rear side open to the river. The adjacent NRVT is highly trafficked with dog walkers and easy access exists from both the MM and train station parking lots as well. A dog park should be centrally located from an economic and "center" development perspective, rather than in a remote location. This proposed location is preferable to Schenck's since it's central yet semi-isolated, and a dog park is not in keeping with the more natural vision for Schenck's.	- Relocation of P&R storage / dumping area. - Possible flooding due to high river levels in a severe storm.	
Vehicular access	Schenck's Island	Medium	Minimal	Concept: the ability to bring in a portable stage (see above) and/or food trucks for select events. Least disruptive option would probably be to construct parking lot fencing with sufficient gaps, and keep the intended "lawn area" mowed and flat, or if eventually terraced, clearly delineate an outer circle and "stage" area where trucks can navigate onto the grass.		
Merwin Meadows P&R Storage Barn	Merwin Meadows	Medium	TBD	P&R currently stores equipment at the Merwin Meadows barn as well as a garage at Sackett Preserve, and an overflow space at the high school stadium. The size of current barn is ok but there is a need for more covered space (currently, some equipment is stored outdoors thus exposed to elements). Location at Merwin is nice as it’s central and easy for crews to get to the fields/high school complex. Needed repairs on barn are: shore up back side of barn (cost estimate \$6,500), needs new roof, and paint.		

Appendix B

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Project / Feature / Amenity	Proposed Location	Value	Estimated Price	Notes	Issues	Links
Pond Improvements	Merwin Meadows	Medium	Water Trampoline: Rent for \$450+ per day; \$2000+ to purchase. If purchase, need storage location (need to verify w/P&R). Inflatable Slide: Rent for \$450+ per day; \$2000+ to purchase. If purchase, need storage location (need to verify w/P&R). Splash Pad: \$125,000-\$175,000 Cost of additional seasonal staff to supervise above features.	- Consider adding water features including splash pad, water trampoline, inflatable dock, or inflatable slide. - Addition of water features creates safety issues and as such additional seasonal staff will be required to monitor (e.g., lifeguards). - There was a dock in pond at one time. It was removed for safety reasons. - Splash Pad. Requires surface, plumbing, water tank, and water features. Are there issues with splash pad being located in a flood plain or way? (e.g., need wetland approval/permit – is this feasible? what of possible damage to splash pad by flood?).		
Grill upgrades	Merwin Meadows	Medium	\$150 - 250 per grill + installation	- Upgrade and possible addition of charcoal grills. - Weatherproof, designed for long-term use at parks / facilities		https://www.theparkcatalog.com/grills?utm_source=bing&utm_medium=cpc&utm_campaign=Park%20Grills%20and%20Fire%20Rings&utm_term=%2Bpark%20%2Bgrills&utm_content=Park%20Grills
Volleyball court upgrade	Merwin Meadows	Medium	TBD	There is one existing sand volleyball court at MM. It may be sufficient, depending on demand, and may just require upkeep and perhaps more leveling.		https://content.ces.ncsu.edu/cost-analysis-for-improving-park-facilities-to-promote-park-based-physical-activity
Bocce Court	Merwin Meadows (or Town Green?)	Medium	\$1,500 per	Roughly 10’x60’ space needed. At a recent meeting, the committee discussed that the Town Green could be an ideal location for this amenity, given the social draw and novelty.		http://www.boccemon.com/material_list.shtml http://www.popularmechanics.com/home/how-to-plans/a16485/how-to-build-a-backyard-bocce-ball-court/
Add irrigation to playing field	Merwin Meadows	Medium	\$35,000	- Consider adding adding irrigation to the field, which would allow for more frequent seeding and maintenance. - Playing field size is adequate for current needs. Limited as to enlarging field due to wetlands along Route 33 and Route 7 sides of field.		

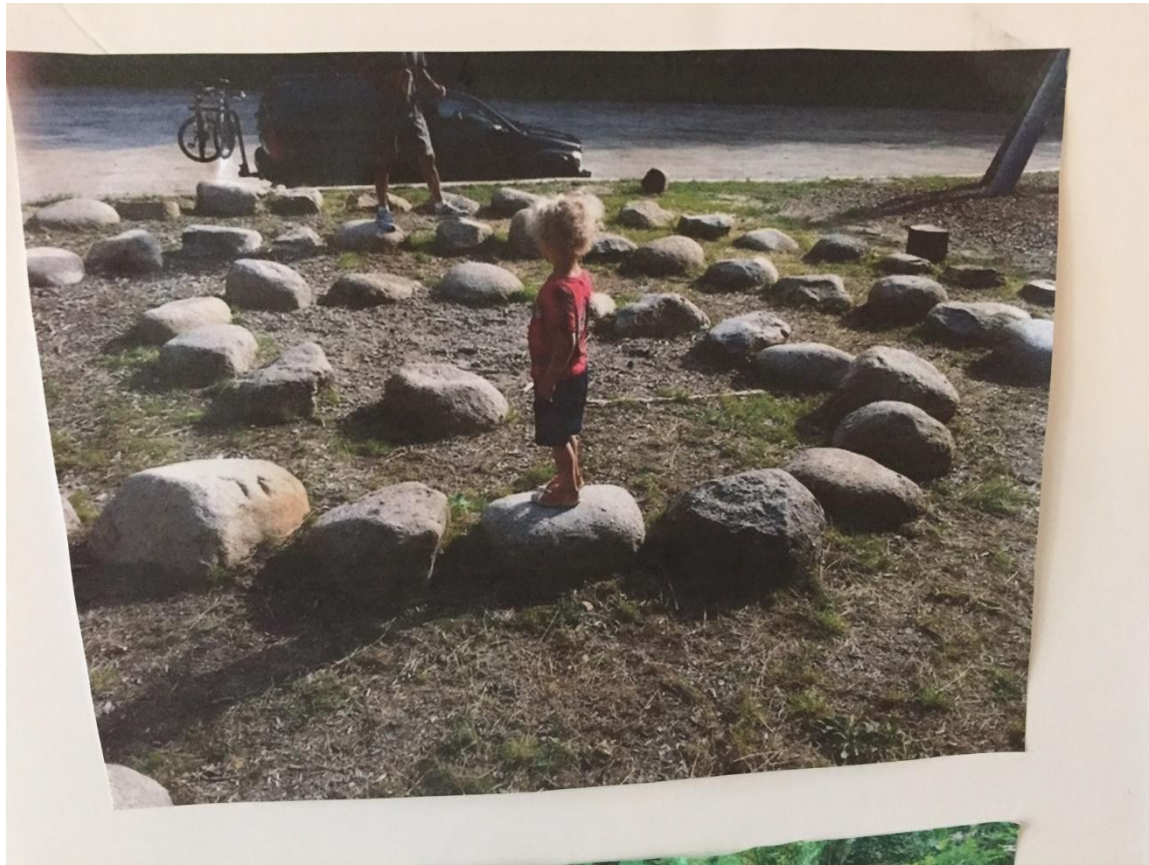
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Gate House	Merwin Meadows	Low	TBD	- Currently, patrons show park pass at a picnic table at walk in entrance that is staffed by seasonal workers. - Would it be more effective to have a gatehouse at bottom of Lovers Lane at entrance to Merwin Meadows parking lot? Cars show pass upon driving into park. Pros: Single, controlled access point. Staff provided with shelter, office space to work. Cons: You currently don't need a MM pass to park there and use the trails. - Note: There are no plans to accept payment for park day/seasonal passes at park (all transactions are made at Comstock Community Center). - Note: a gate house would largely be for appearance, rather than function. In the future, access to the park may be largely smartphone app-based, so a "gate house" or even a small truck / trailer (as at a carnival) could just be for show and/or shelter for staff.	It would be nice to add access control on field side entrance (people who walk in from Portofino via NRVt path bypassing pass checker stationed at parking lot entrance).	
Mini Golf	Merwin Meadows	Low	\$75,000 +/- based on size	- Land area needed – less than ¼ acre... dependent on size of course - Possible revenue generator?	- Staffing required - Usually best close to food / ice cream - Committee is not enthusiastic about this amenity - this is typically an independent commercial enterprise	http://www.castlegolf.com/minigolf_helpubuild.html a site that targets help-to-build http://www.horwathgolf.com/testimonials.php http://holestogo.com/business-opportunities/ interesting option-portable mini golf

APPENDIX C

Below are some visual examples which convey the sorts of natural play spaces and related landscape ideas which could be installed at Schenck's Island.









Tara Frederickson saved to Kids outdoor play area ideas
Great idea for a playground musical instrument! One thing to know - for this to work well you need to remove the internal nodes in the bamboo so that it's a hollow cylinder. It will also work best if the rod that goes through the bamboo is at ~22% of the total length of the bamboo. (Measure the total length, then measure in 22% of that length from each end of the bamboo and drill your holes at those points). Sealing around the hole with Silastic or an equivalent silicone sealer helps too

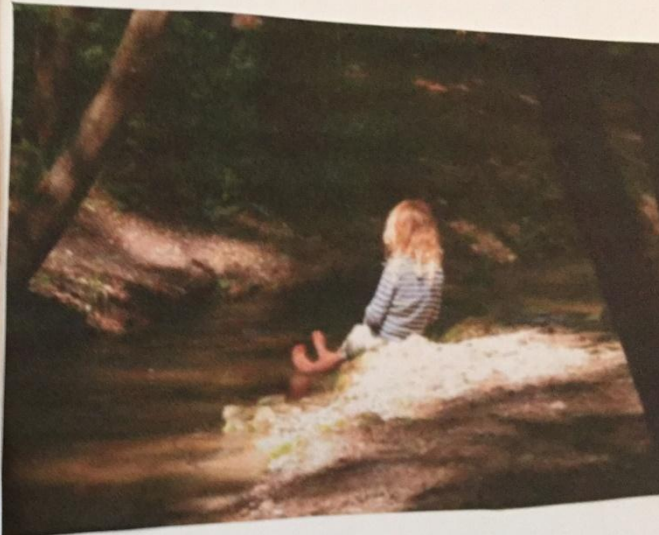




Someone sealer helps too





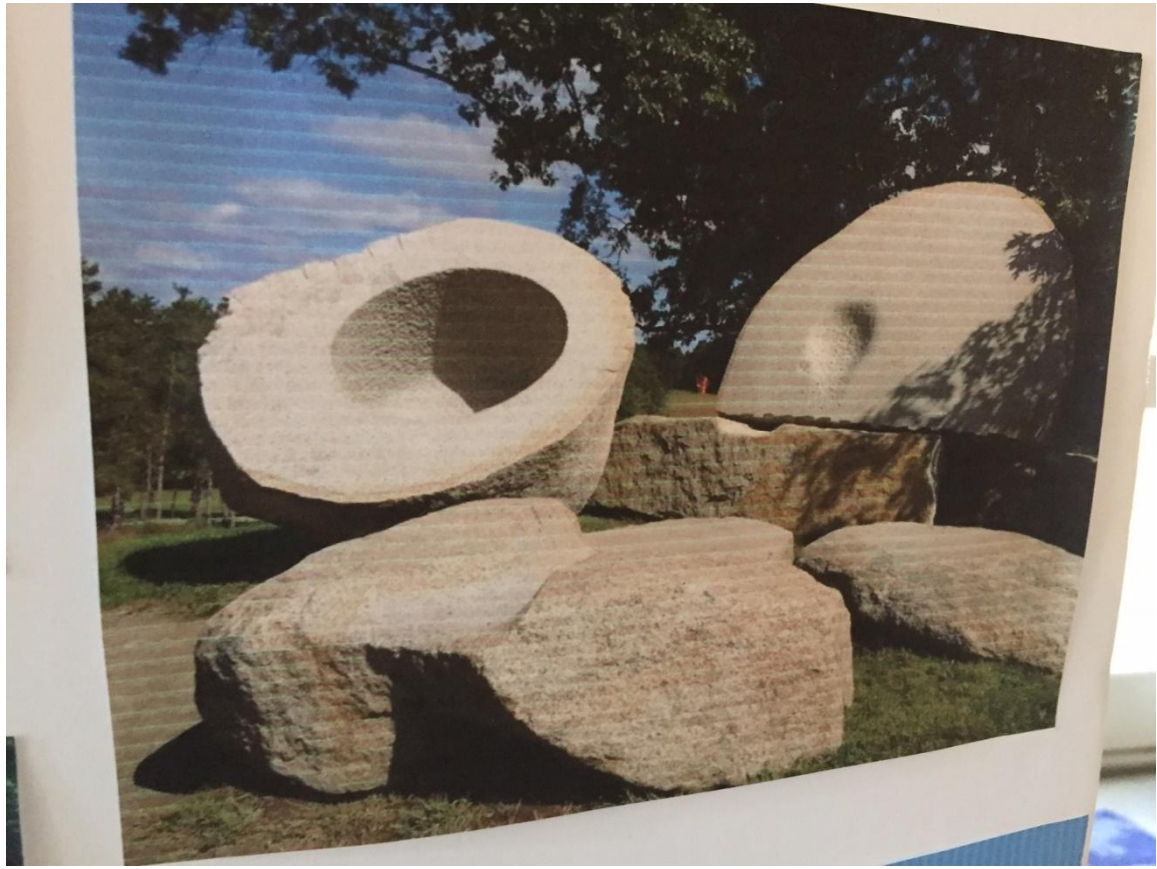




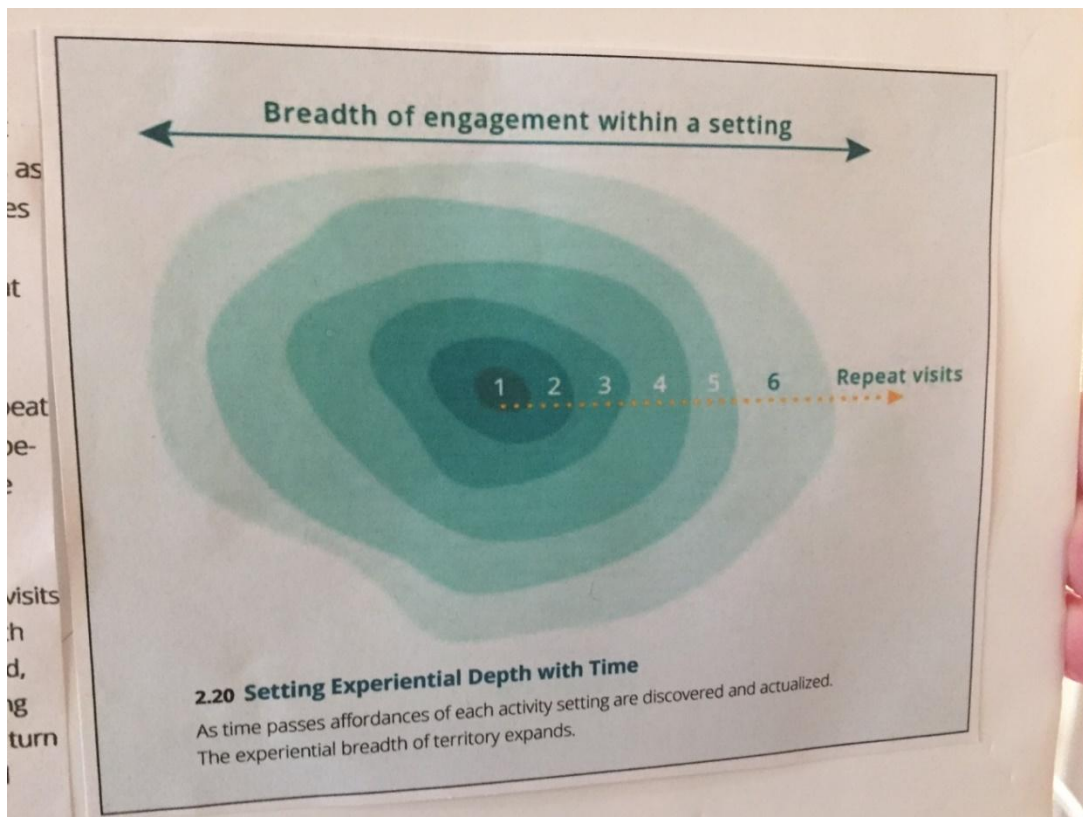
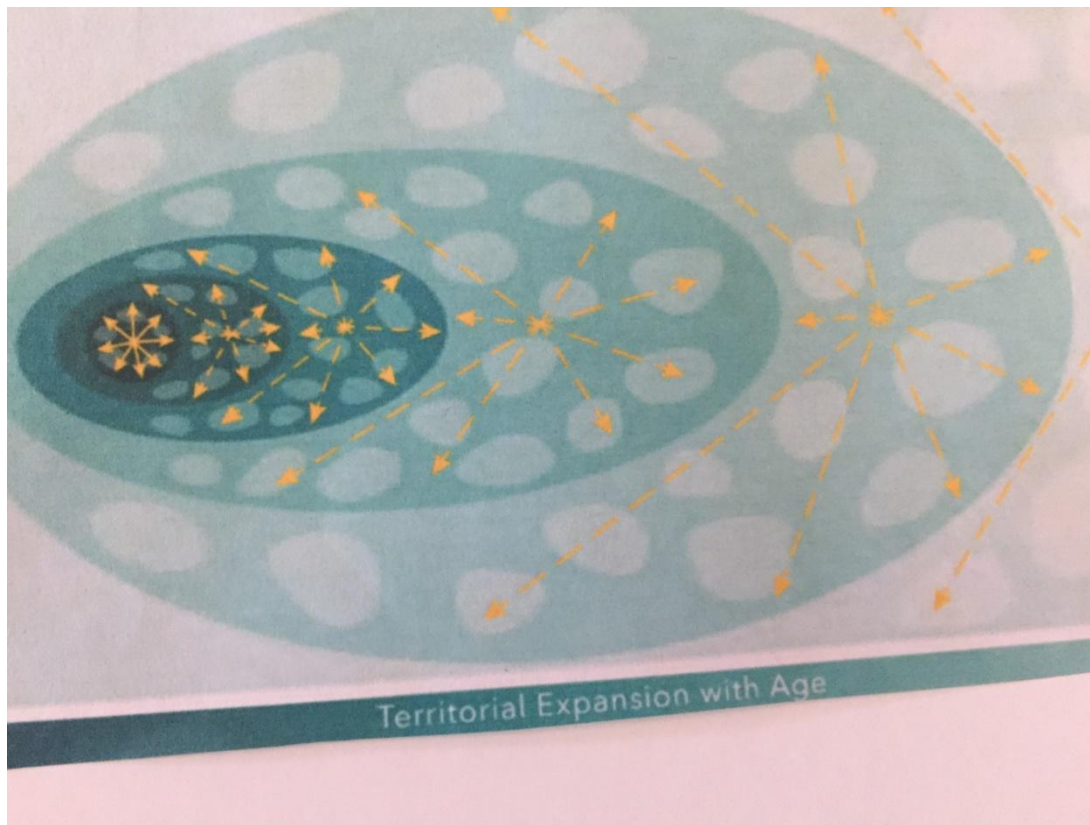
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...Notice



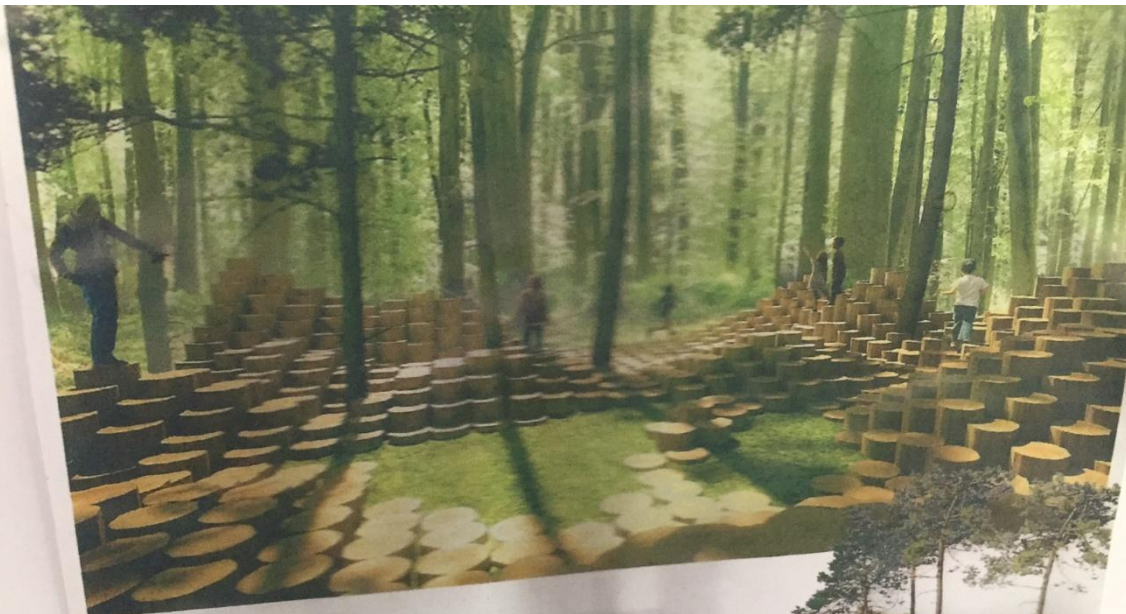










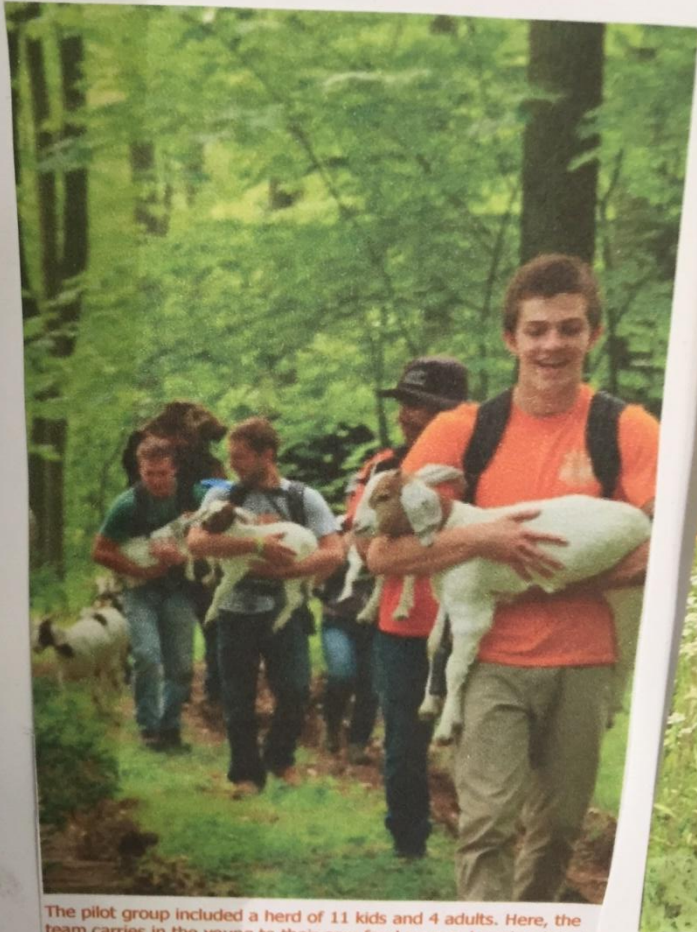


FESTIVAL

Playful designs

This month sees the opening of the 18th edition of the International Garden Festival at Jardins de Métis, Quebec, Canada. Six new designs on the theme of Playspaces – spaces that encourage children to play outdoors – were selected from more than 360 entries. Winning designs include The Woodstock (above), a playground made up of giant wooden stepping stones by the French team Atelier Yok-Yok, and La Chrysalide, a chrysalid-shaped shelter with seating on three levels by Canadian landscape architects Gabriel Lacombe and Virginie Roy-Mazoyer. Until 1 October. refordgardens.com





The pilot group included a herd of 11 kids and 4 adults. Here, the team carries in the young to their new food source, invasive Asian stiltgrass. Photo by Laura Weishaupt



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2.7 Literally getting "into" nature early in life. Being comfortable and unafraid (child and parents) is obviously a key first step towards becoming an environmentally literate citizen. Here, the picture speaks for itself through the joyful expression on the child's face. Nature Museum, Cincinnati Nature Center, OH, (Case Study 6)

