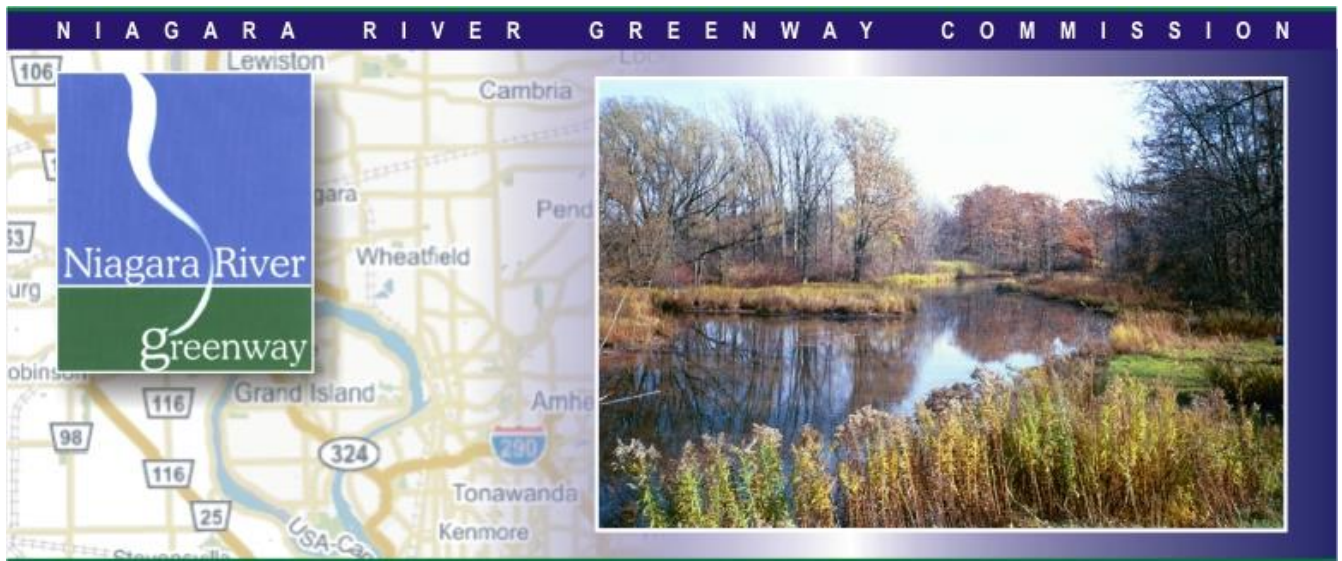


City of North Tonawanda Gratwick Riverside Park Improvements

Prepared for



Submitted by:
Arthur G. Pappas
Mayor
City of North Tonawanda
216 Payne Avenue
North Tonawanda, NY 14120

May 27, 2019

AUTHORIZED OFFICIAL

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PROJECT POINT OF CONTACT

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Project Narrative

1. Project Overview

Gratwick Riverside Park located on River Road and has been identified as a Destination Gateway within the Niagara River Greenway Plan. The park is located on the east section of the Niagara River where it divides into two channels as it splits around Grand Island, and as such, the park is situated on one of the only sections of the River where both shores are within the United States. The park has high visibility from both the river and from River Road, and consists of over fifty acres of prime waterfront open space.

Gratwick Riverside Park has become a venue for major events which include Thunder on the Niagara Boat Races, Brews and Wine on the Water, Thursday on the Waters Concert Series, and WNY Country Music Festival. Despite the amenities and events that take place at the location, this park is believed to have lots of untapped potential. With the vast amount of space the park offers, further improvements need to be made to provide additional reasons for people to want to come to the park.

With the number of activities and people drawn to this park for soccer games, lacrosse games, kite flying, concerts, etc. being able to accommodate the public with permanent bathroom facilities would be a welcome addition to the visitors of the park. Since the building of a permanent structure would not be feasible due to the complications with the site; an alternative option of purchasing state of the art portable restroom trailers would be the next best option.

We are proposing the addition of two 30 foot ADA Portable Restroom Trailers spaced strategically in the park to maximize their purpose and use by the participants. These bathroom trailers would be stationed on concrete pads and be available year round at the location. These trailers are equipped with a 225 gallon water tank and 900 gallon waste tank, allowing for the ability to have high quality bathroom facilities without the need to run water and sewage lines. These Restroom Trailers are widely used throughout the United States for weddings, special events, and even in national parks.

The second part of the proposal is adding two 30'x60x'10' pavilions to both the Northwest and Southeast ends of the park to provide additional areas for social and event gatherings, and would be an additional source of income to the City through pavilion rentals for family parties, special events, graduations, fundraisers, etc. The two pavilions would be identical to each other in size and style, with a steel painted metal roof, steel columns and a design structure similar to the attached design description. This would provide an additional revenue source of approximately \$1,500-\$2,000 annually for the rental of pavilions for events.

The proposed total for the project would be estimated at \$287,366 for the two portable bathroom trailers and two pavilions. Detailed specifications for the pavilions and bathroom units are attached as well as a site map for potential placement in the park.

2. Advancing the Niagara River Greenway Vision

The Gratwick Riverside Park Improvement project strives to meet and advance the vision, goals and objectives outlined in the Niagara River Greenway Plan. Specifically, the project is consistent with the following:

- Excellence – Gratwick Riverside Park continues to become a destination site drawing thousands of people for fishing, boating, biking, sporting events, concerts and special events. This project will further support the growing popularity of this park by providing an upgrade in bathroom facilities while additional pavilions will provide dynamic meeting areas as well as aid to the visual draw of the park to those passing by.
- Accessibility – Water access is the key feature to this park and this project will not reduce any of the public access to Niagara River. In addition, by bringing new amenities to the park, this project will attract a wider demographic of visitors and will specifically make the park more accessible for gatherings, special events, and recreational opportunities.
- Public Well-Being –The utilization of the proposed project will promote both active and passive recreation. New bathrooms will further enhance the experience of the public with clean usable, handicap accessible restroom areas that also provide room for changing stations for infants and toddlers which presently is not available with the current bathroom structure. Pavilion areas also provide shaded areas in a park that has little to no developed trees to provide natural shade areas for park users as well as designated areas for pre-planned parties and events.
- Restoration- This project would further aid to the reuse of this former brownfield site, into a well-developed park. The park has gone through remediation which was completed in 2001. This included installation of a barrier wall, shore line stabilization, soil cap, and pumping and treatment of groundwater. With that in mind, permanent bathroom facilities were not implemented into the park due to the implications of the soil cap creating an expensive project were the City to move forward with it. Having a formal, updated bathroom facility is a significant upgrade over portable toilets and further adds to the restoration of this park.
- Celebration –This project further promotes the social interactions and shared experiences of the public, as the pavilions provide them with additional designated spaces to gather for parties, events, etc; while the addition of the bathroom facilities make the area more attractive and accommodating to those using the park.

Goals

- Improve Access – The Project encourages a diverse group of residents and visitors to access and use the park. The project will not impede access to the river and actually will further encourage waterfront access and enhance the public experience at the park.
- Make Connections- The project promotes improved physical connections between the

assets of the Greenway as the addition of pavilions and bathrooms make this park an ideal resting/leisure station for people traveling along the Greenway Trail.

- Promote Long Term Sustainability –The additions of the bathroom and pavilion facilities will help ensure that the facilities at the park remain modern and functional, and that the park remains relevant for continued use by future generations. Lack of adequate bathroom facilities has always been a huge hindrance on families and individuals from maximizing their use of the park. These additions will increase park usage, and further spark a revitalization of this area’s use and further development.

Criteria

- Consistency with Principles – The City of North Tonawanda strives to make public improvements within the Greenway boundaries which are consistent with the vision, goals, and principles of the Greenway Master Plan. Continued development of recreation amenities at waterfront parks, such as the Gratwick Riverside Park Project, which encourage public access to the waterfront is consistent with the principles of the Greenway Master Plan.
- Priority Status – This Project significantly improves access to waterfront resources by bringing new opportunities for recreation and leisure usage at the park to further attract public to the location.
- Focus Area – This project is located directly on the Niagara River and central to the Greenway system.
- Environmental Soundness- This project takes into consideration the environmental impact of putting permanent water and sewage lines into the area which would negatively impact the waterway area. Instead, the implementation of the trailer bathrooms that utilize an above ground “in-house” water and sewage tank ensure that there will not be disruption of the ground or existing soil cap. It further aids to enhance a brownfield area into usable public space.
- Implementable – The City has the capacity to implement this project without significantly adding new operations or maintenance burden. Existing City departments have the expertise and capacity to assist in implementation of this project.
- Economic Viability – Revenue generated by the public rental of the new pavilions for parties and events, along with removal of the monthly rental cost of porta-potty restrooms stationed at the park will help to offset the yearly maintenance costs of the project.
- Local Sponsor or Partner – This project’s long term sponsor is the City of North Tonawanda.
- Matching Funds/Leveraging – Beyond the cost to purchase and install of pavilions and bathrooms (\$287,366.00) the City anticipates and is willing to provide site improvements

which include concrete surface for the bathroom trailer, picnic tables for the pavilions and electrical service to both the pavilions and bathrooms totaling \$34,500. In addition, the City will provide in-kind staff time to manage/complete the project valued at approximately \$5,000.

- Consideration of Other Planning Efforts – Enhancing Gratwick Riverside Park and attracting new recreation opportunities to the Niagara River waterfront is consistent with all of North Tonawanda’s planning documents, specifically the Local Waterfront Revitalization Program.
- Clear Benefits – This project will clearly benefit the public of North Tonawanda and the Niagara region who are looking for waterfront recreation choices. This project is a quality of life improvement for the citizens of North Tonawanda, giving them more waterfront recreation options and bringing more awareness to an underutilized waterfront asset in the City.

3. Budget and Schedule

The City of North Tonawanda expects this project's total cost to be \$321,866.00 with an approximate annual maintenance burden of \$8,000 for staffing and maintenance (daily opening/closing and cleaning), regular pump outs of the restroom trailer tanks and cleaning supply costs.

Gratwick Riverside Park Project

Planning	\$0
Construction	\$162,000
Acquisition	\$159,866
Administration	\$5,000
Operation & Maintenance / Year	\$8,000

The City of North Tonawanda is requesting \$287,366 from the Niagara River Greenway Ad Hoc Committee on Recreation and Tourism. Additional funding for the project, including in kind costs will be supplied by the City.

The breakdown for the project costs can be viewed below:

Item Description	Cost	QTY	Total Cost
Pavilion (60'x30'x10')	\$75,000.00	2	\$150,000.00
Portable Restroom	\$68,683.00	2	\$137,366.00
Concrete Slab 35x15	\$6,000.00	2	\$12,000.00
Picnic Tables	\$750.00	30	\$22,500.00
Electric Service to Pavilions & Restroom	Pending...		
			\$321,866.00

Pavilion construction would be contracted out, using the engineered specifications and drawings provided by the City Engineer. The City (Department of Public Works) would install two concrete slabs for the Portable Restrooms to be stationed on. 30 Picnic tables will be purchased to place under the new pavilions (15 tables per pavilion). The Electric Service to the Pavilions and bathrooms will be installed by the Department of Public Works. Estimated cost is pending.

Operation and maintenance of the facility will be handled exclusively by the City of North Tonawanda Parks & Recreation Department. Parks & Recreation staff is currently responsible for maintaining all City parks, playgrounds, and recreational areas and fields; and as such have the experience and capacity to operate and maintain pavilions and bathroom facilities as they currently do at other park locations.

The City of North Tonawanda has received a written quote for the proposed bathroom trailer as well as a verbal quote for the construction of the pavilions based on the specifications provided. Upon approval of funding, an RFP would be put out for construction of the pavilions with the

award going to the lowest responsible bid. Upon approval of funding, it is anticipated the pavilions and bathrooms could be implemented in the spring of 2020 and be ready for public use for the summer of 2020.

4. Community and Government Support

The development and implementation of parks and waterfront improvements projects in North Tonawanda is overseen by a multi-layered structure of municipal committees, departments, and staff. Overall direction and oversight is provided by the Mayor and City Common Council. Project management, grant management, implementation, and operations are handled by a working partnership between the City Engineering, Parks & Recreation, and Community Development offices.

- Mayor
- North Tonawanda Common Council
- City Engineer
- Community Development Director
- Director of Youth, Parks, and Recreation

The Gratwick Riverside Park Project is set to be reviewed by the North Tonawanda Common Council Workshop on June 11 and potentially be approved at a regular Common Council meeting on June 18, 2019.

The project is also consistent with North Tonawanda's recent revitalization plans. The City has completed three major planning documents within the past ten years and the Gratwick Riverside Park Project advances the vision and goals of each of these documents. These include the North Tonawanda Comprehensive Plan (2009), the North Tonawanda Local Waterfront Revitalization Plan (2011), and the North Tonawanda Brownfield Opportunity Area (2015).

This project is consistent with policy statements from these plans including: *“Provide enhanced family-friendly facilities to promote increased utilization of City-owned parks. (Comprehensive Plan).*

5. Existing Conditions and Project Implementation

The Gratwick Riverside Park site currently houses the following amenities:

- 6 soccer and lacrosse fields
- Boat Launch
- Handicap accessible fishing pier
- Pavilion shelter (80'x40')
- Playground
- Bike path with access to downtown NT
- Conservation & Environmental Area with walking path
- Marina

Location of placement of new pavilions and bathrooms are indicated on the attached site map and are placed strategically to aid in the flow and usage pattern of the park. Electrical wiring to the pavilions and bathrooms will be needed as part of the project, and be handled by the City's Department of Public Works.

Project implementation will be led by the North Tonawanda Director of Youth, Parks, and Recreation. Any construction related oversight, including the electrical upgrades, will be handled by the City Engineer and Department of Public Works Supervisor. Grant management of the requested Greenway funds will be handled by the Community Development office. The City of North Tonawanda will be Lead Agency for the SEQR process and it is not anticipated that any other local, State, or Federal agency will be involved in the project.

Aerial Site Map Gratwick Riverside Park





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Aurora, IL 60506
Office: 877-727-3621 ext 101
Fax: 847-574-7600
Email: tony@nationalrestroomtrailers.com

CKMO8JAN19

4/5/19

RESTROOM, SHOWER, COMBINATION AND SPECIALTY TRAILER SALES

City of North Tonawanda Parks and Rec Dept.

SHIP TO:

Name: Alex Domaradzki
Address:
City, State: Tonawanda, NY

Zip:
Phone: 716 695-8520
Fax:
Email: alexd@northtonawanda.org

Name: Same
Address:
City, State:
Contact:
Phone:

GSA -2019 30ft WB 9 station ADA Restroom Trailer with a 900 gallon waste tank

Interior Color Basic Interior Package (White FRP) Exterior Color White customer choice

Quantity 1
Price Each \$41,109.00

BASE PRICE
\$41,109.00

STANDARD ITEMS

- A/C (13,500 BTU) and Heat Strip (5,600 BTU)
- Heavy Duty Fold-up Alum. Steps & Handle
- Timed Faucets
- Oversized Structural Steel Beams
- Steel Construction (No Wood Framing)
- HD Tube Framed Doors & Hydraulic Closures
- Poly Insulation
- Smooth Aluminum Exterior Siding
- One Piece Aluminum Seamless Roof
- FRP (fiberglass wall panels)
- Scissor Jack Levelers
- Dexter (ITS) Independent Torsion Axles
- Battery Powered Trailer Runaway Protection
- Keyed alike Locks
- Premium LED Trailer Lighting
- Commercial PEX Water Lines
- E-Z Lube Hubs
- LPG on Demand water heater - shower trailers
- Electric Brakes
- 2- 5/16" Trailer Receiver
- Chip Resistant Undercoating
- Waste Tank Sight Gauge
- Vinyl sheet flooring



See the next page for Optional Items

OPTIONAL ITEMS, DELIVERY, AND TOTAL COSTS

1	Options listed on page 2		\$26,404.00	\$ 26,404.00
585	Delivery Charge per mile	\$	2.00	\$ 1,170.00
Sub Total:				\$68,683.00
Sales Tax (when applicable) State:				\$ -
Tax Rate:				\$ -

FINAL PRICE
\$68,683.00

	50% or PO Due upon order	\$ 34,341.50
	50% Due Upon Completion	\$ 34,341.50

OPTIONAL ITEMS (some items may increase lead time)

Qty	Option	\$/ea	Total \$
	Interior upgrade to laminated two tone walls from FRP panels (per trailer foot)	\$70	\$0
	Interior upgrade to custom Laminate walls with Barnwood accent wall	\$90	\$0
	Interior upgrade to laminate walls with wainscoting from FRP panels (per trailer foot)	\$110	\$0
	Upgrade to 6 panel oak doors from high privacy metal partition doors (per door)	\$300	\$0
30	Wash down package (aluminum interior trim caulked along bottom so walls can be scrubbed) per trailer foot (FRP Basic Interior)	\$30	\$900
	Generator mount on tongue of trailer with diamond plate encasement	\$1,000	\$0
	Custom vinyl wrap of exterior of trailer (Customer to supply graphics for wrapping) (per sq. ft.)	\$20	\$0
	Upgrade to Non Stock Aluminum (Stock Aluminum : White, Pewter, Charcoal)	\$250	\$0
	Upgrade to Non Stock Laminate (Stock Laminate : Linen, Chocolate, Wedding Cake, Feather Grey)	\$250	\$0
	Upgrade to Non Stock Partition Color (Stock Partition : Sahara, Slate)	\$250	\$0
	Remote Monitoring Application (Deep Cycle Battery Required)	\$850	\$0
	Solar Panel Charging (per solar panel)	\$700	\$0
1	Deep Cycle Battery (per battery)	\$250	\$250
30	12 volt Package with LED Interior Lighting and Pumps (per trailer foot)	\$50	\$1,500
	Aluminum diamond plate fold up ramp (to be utilized with the drop box units)	\$3,300	\$0
	Lowering Trailer with fold up Ramp on Rear (Removal of Tires and Bulldog Jacks)	\$3,800	\$0
	Aluminum sectional ramp with 5' platform & railing (for wheel Chair access) Quick Easy Setup	\$5,600	\$0
	Lowering trailer with fold up ramp on rear (Wheelchair access) One Button Execution	\$7,800	\$0
1	Lowering ADA box with fold up ramp on rear. Wheelchair access, hydraulic lowering	\$9,800	\$9,800
	10,000 WATT Honda EB 10000 Generator	\$5,500	\$0
			\$0
			\$0

Qty	Option	\$/EA	Total \$
30	Coin Rubber Floor (per trailer foot)	\$70	\$2,100
	6 Lug Aluminum Wheels (each)	\$110	\$0
2	Increase Trailer by 1ft	\$750	\$1,500
	Non-Powered Vent/Skylight (each)	\$120	\$0
	Powered Vent/Skylight (each)	\$170	\$0
	Vent Cover, keeps rain out (each)	\$60	\$0
	Exterior Light (each)	\$185	\$0
3	Exterior Light (each) LED	\$210	\$630
1	Transformer for LED Lights	\$125	\$125
	Diamond Plate rock guard	\$400	\$0
	Spare tire mounted	\$350	\$0
1	Utility Room w/ door	\$550	\$550
1	Vacant/Occupied LED Indicators	\$125	\$125
	Water tank/pump, 105/135 gallons (Lowering/Normal)	\$780	\$0
1	Water tank/pump, 225 gallons	\$890	\$890
	Water tank/pump, 300 gallons	\$1,250	\$0
	Water tank & pump, 400 gallons	\$1,350	\$0
1	Hot Water Heater (cabinet/utility)	\$275	\$275
5	Wall heaters (each)	\$210	\$1,050
	Winter Package (per trailer foot)	\$50	\$0
30	Arctic Package (per trailer foot)	\$100	\$3,000
	Upgrade to fiberglass subfloor (per trailer foot)	\$50	\$0
	Outlets-GFI protected	\$120	\$0
	Replace LPG tankless with electric	\$240	\$0
	Dual 40# propane tanks mounted on tongue	\$500	\$0
			\$0
			\$0
			\$0

Qty	Option	\$/ea	Total \$
	Upgrade to Std Residential Toilet	\$380	\$0
1	Upgrade to ADA toilet	\$500	\$500
	Add Toilet	\$450	\$0
	Add Urinal	\$450	\$0
	Corian Style Countertop (per Sink)	\$150	\$0
	Single sink to Single Cabinet	\$350	\$0
2	Single Sink to Double Sink Solid	\$975	\$1,950
7	Double Roll Toilet Paper Dispenser	\$22	\$154
	Stainless Steel C-Fold Paper Dispenser	\$60	\$0
1	Enmotion Hands Free Paper Towel Dispenser	\$120	\$120
4	Foaming or Liquid Soap Dispensers	\$40	\$160
1	Hands Free GoJo Soap Dispensers	\$80	\$80
3	Stainless Steel Garbage Can (each)	\$90	\$270
4	Sanitary Napkin Disposal SS (each)	\$50	\$200
1	Baby Changing Station	\$275	\$275
	Music Amp w/ 2 speakers and USB/ SD Card Player	\$550	\$0
	Electric Hand Dryer	\$650	\$0
	Single Framed Mirror(fit over dbl. vanity)	\$190	\$0
	Double Framed Mirror	\$280	\$0
	Fold Down Seat (15")	\$205	\$0
	Extra sink (where available)	\$475	\$0
	Upgrade to vessel sink (per sink)	\$150	\$0
	Single sink to single cabinet (custom)	\$600	\$0
	Single sink to double sink solid (custom)	\$1,200	\$0
	Hands free chrome faucet	\$650	\$0
			\$0
			\$0
			\$0

Options highlighted in yellow are considered open market items

OPTIONS PRICE
\$26,404.00

GRATWICK RIVERSIDE PARK PAVILION DESIGN DESCRIPTION
Estimated Cost: \$75,000

- 30'x60'x10' Pavilion
- Steel Columns (shown in Picture 2)
- Painted Metal Roofing (similar design to roof in Picture 1)
- Concrete Flooring
- See additional specs (attached)

Picture 1



Picture 2

