

TOWN OF GRAY
GRAY TOWN COUNCIL
AGENDA • FEBRUARY 23, 2023

**Gray Town
Council Budget
Workshop**

Town Council Chambers
24 Main Street, Gray, ME 04039
<https://us06web.zoom.us/j/84974502811>
Phone 646-558-8656 / Meeting ID: 84974502811

4:00 PM

CALL TO ORDER

Roll Call

BUDGET WORKSHOP 4:00 PM - 6:00 PM

- Yarmouth Rd Project review

** The Town of Gray is an equal opportunity employer and complies with all applicable equal access to public accommodations law. If you are planning to attend a Town Council or Town committee or board meeting and need assistance with a physical disability, please contact the Town Manager's office at least 48 hours in advance of the meeting to have the Town assist you. 657-3339. TTY 657-3931.*

February 21, 2023

TO: Gray Town Council
Nate Rudy, Town Manager

FROM: Doug Webster, Planning

RE: Yarmouth Road/Rt. 115 Improvements
February 23, 2023 Council Workshop
Background information & Update

Introduction/Overview

In accordance with direction provided by the Town Council, Gorrill-Palmer (G-P) and town staff have developed a revised base project scope and initial cost estimates for the Council's consideration.

The base project scope has been adjusted based on input from the public workshop on 11-14-22, 1:1 meetings with property owners, input from the town's consulting engineer, and the Council workshop on 1-10-23.

Attachments

Attached to this memo please find the following supporting documents: (labeled in upper RH corner)

- A. Proposed village underground utility "central core" area
- B. Roadway project construction cost breakdown
- C. Water-main project construction cost breakdown
- D. Opinion of probable costs notes & summary
- E. Cost estimates for added project components
- F. Road construction cover sheet indexing detail sheets (G-P sheet #1)
- G. Typical road cross sections (G-P sheet #3)
- H. Yar Rd improvements Main to #9/14 (G-P sheet #12)
- I. Yar Rd improvements #9/14 to #15/20 (G-P sheet #13)
- J. Yar Rd improvements #15/20 to #29/36 (G-P sheet #14)
- K. Yar Rd improvements #29/36 to #41/46 (G-P sheet #15)
- L. Yar Rd improvements #41/46 to Hillcrest/#56 (G-P sheet #16)
- M. Yar Rd improvements Hillcrest/#56 to #64/project end (G-P sheet #17)
- N. Brown St & BeeHive details (G-P sheet #18)

Project Sections: As the discussions regarding the project scope continue, it may be helpful to stakeholders to divide the .6 mile/3,500' section being improved into the following five segments:

- (1) Main St. to Brown/Hancock
- (2) Brown/Hancock to Bee Hive (near #30)
- (3) Beehive (near #30) to Appletree (#40)
- (4) Appletree (#40) to Hillcrest
- (5) Hillcrest to #70/end

Utility options:

Town staff and G-P are making progress on fine-tuning the cost estimate for this component. Please see the attached map showing the proposed “central core” scope. Listed below are options for utilities:

- A-Necessary adjustments to maintain overhead w/improvements
- B-Alley-way/behind buildings
- C-Underground
- D-Hybrid

Revisions/changes to base project scope:

1. Signalized cross-walk: Hancock/Brown part of revised base scope with the footnote that there are outstanding questions regarding meeting applicable standards for this location. Per initial cost estimates, any additional signalized cross-walk is \$25K such as at/near #19 (BeeHive) and/or at Hillcrest with the same comment regarding meeting standards.
2. Sidewalks & pedestrian access: (a) section 1, moved to south side with 3’ esplanade, and (b) ensure ped access/sidewalk on north side at least to #19 (BeeHive)
3. Drainage changes:
 - (a) closed drainage on entirety of north side; curbing only. North side drainage has been designed to allow for future sidewalk/esplanade noting that additional ROW/easements likely necessary for this to occur
 - (b) 2x catch basins added at/near #9/#11 Yar Rd. & #12/#14 Yar Rd. to receive Brown St stormwater (necessitates stormwater easement at/near property line separating #12 and/or #14 Yar Rd.) If this is not done as part of Yar Rd, it will necessitate excavation of (then) new Yar Rd in near future.
 - (c) various lots including #43 & #45 have foundation drains daylighting in current ditch; these will seemingly need to be accommodated as part of the road drainage work (provided they are *only* perimeter foundation drains)

Miscellaneous items for Council information/consideration:

- Per prior communications, cost estimates do not include relocating the existing overhead utilities underground pending a policy decision
- Small number of Yar Rd properties appear to warrant reduced ROW width: #8, #9, #11, and # 30 due to proximity of the proposed 60’ ROW and the existing front door and/or front steps
- Adding sidewalk on north side likely to necessitate wider ROW and/or easements for some properties due to existing excessively steep backslope grades; *any* width of esplanade quite substantially exacerbates this. Esplanade for possible future sidewalk on this side likely not practicable. The drainage on the north side as part of the revised base scope has been designed to allow for a sidewalk on this side.
- Various catch basins on the steeper portions of Weeks’ Hill necessitate double-gates to maximize interception of stormwater volume where the curb interfaces with the road shoulder; these are contributing to the cost for closed drainage on both sides of the project area.

Budgetary information/considerations:

- G-P provided a revised estimate of \$8,165 for ground penetrating radar (GPR); recommend focusing on hill portion (approximately #30 to #50 Yar Rd)
- MeDOT tends to hold firm on \$625K match for MPI projects
- MeDOT has occasionally divided an MPI project into two parts to allow for 2x \$625K contributions
- Long-lead supply chain items (some up to a year) will likely necessitate \$400K to \$500K expenditure spring of 2023 in order to realize 2024 construction; GWD water mains are typically first to be installed. Examples of materials that have long lead times include culverts, catch basins, and GWD water mains in particular. Ductile iron water pipe is currently experiencing lead time delays of up to 50 weeks.
- Traffic control is an integral component of construction. The Council should be apprised that while the G-P figure includes an estimate for traffic control, it is noteworthy that there is the potential for significant costs for this component. With necessary input from MeDOT, it may be appropriate to consider temporarily closing portions of Yar Rd to allow for more efficient construction and to reduce traffic control costs. Nightwork is generally not desirable given the residential nature of this corridor.
- Construction oversight by an experienced professional is highly recommended given the extensive improvements. Given the several inter-related project scope components, one full-time experienced professional is advocated with the understanding that a second oversight person may be intermittently necessary depending upon the construction schedule. There are likely economies of scale to be realized to have the one inspector providing oversight for both the GWD components and other project elements such as drainage.
- The cost for construction administration/oversight is directly proportional to the time necessary to construct the project which will not be known until bids from contractors are received. The construction administration figure is the best estimate at this time.
- As a related FYI regarding a possible construction zone detour, the direct distance on Yar Rd/Rt. 115 from the intersection of Depot Road to the village is 1.6 miles. If traffic is routed via Depot/Mayall/Rt. 100, it is about 5.65 miles to get to the village.

Estimated probable costs: The costs for virtually all services, and especially materials, continues to increase. As detailed on the attachments, G-P has kept GWD components separate to the maximum extent practicable while recognizing the inter-relationship of many of the construction components.

The preliminary opinion of probable cost for the revised base scope is, clearly, above the initial base scope estimate. There are several reasons for this, including the following:

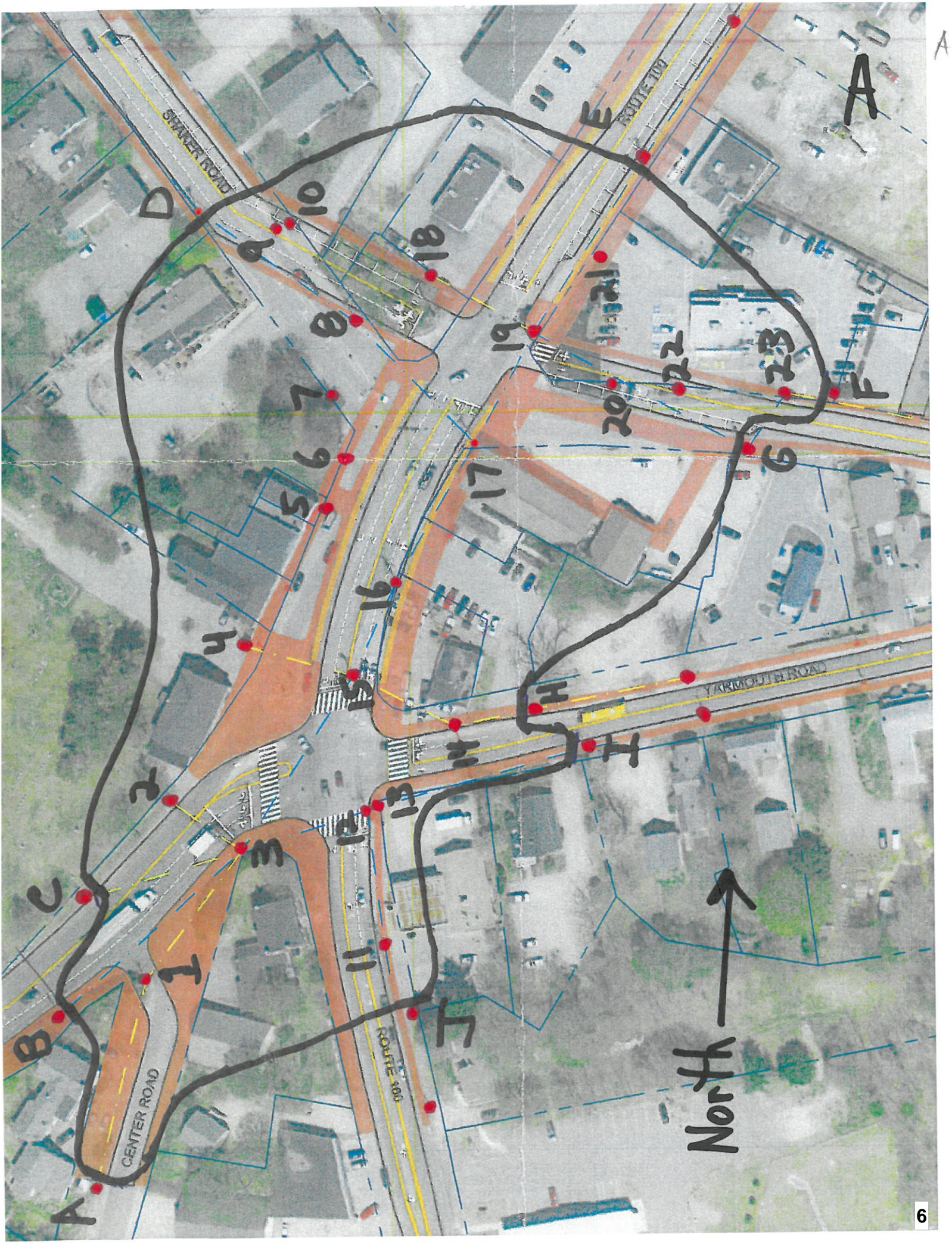
- The initial total cost was developed in late '21/early '22
- Increased costs for materials and construction
- Adding drainage to the north side of the project area
- Larger capacity grates/catch basins are necessary due to stormwater flows
- Increased traffic control (flaggers) due to expanded project scope

A summary of the elements and the associated preliminary opinion of probable cost is provided below:

<u>Project component</u>	<u>Cost estimate</u>
Roadway project	4,490,000
Watermain project	2,346,000
Land Acquisition	250,000
Engineering design-road	181,085
Engineering design-water	95,000
Constr. admin. Town & GWD	<u>335,000</u>
Estimated total project:	7,697,085

Council input requested on the following:

1. Does the Council have any comments and/or input regarding revised base project scope?
2. Does the Council wish to ask G-P to pursue the ground penetrating radar (\$8,165) to maximize a thorough understanding of existing field conditions to minimize unanticipated challenges once construction commences?
3. The Council may wish to discuss options to address anticipated cumulative project cost.
4. Does the Council have any initial input on willingness to temporarily close sections of Yar Rd to realize more efficient construction and reduced traffic control costs?
5. Does the Council have any input on possible add-ons including the following:
 - a. 1 or 2 additional crosswalks (\$25K each) at near #19 (BeeHive) and/or Hillcrest
 - b. Driver feedback speed sign: add 1x near Appletree (#40) for west-bound traffic
 - c. Pedestrian lighting options: (please see attached exhibit __)
 - d. Greenspace at/near Yarmouth/Brown: In accordance with Principle plan, ensure inclusion of salient elements for long-range vision for re-aligned Brown St. including from #9 Brown to #13 Yar Rd.



CENTER ROAD

SPARKER ROAD

ROUTE 100

YARMOUTH ROAD

ROUTE 10

North



Project: **Yarmouth Road Reconstruction**
 Job Number: **2344.150**
 Project Location: **Gray, Maine**
 Comments:
 Date: 2/14/2023
 References: Unit pricing based on Depot Street, Windham bid results x 25% bump up
 Calculated By: ZSF
 Checked By: BBS

- Notes:
1. Opinion of cost does not include engineering or construction inspection costs.
 2. Opinion of cost does not include right of way, environmental or utility costs.
 3. Unit pricing obtained from MaineDOT, but modifications were made to reflect typical municipal unit prices and recent bid prices.
 4. In providing opinions of probable construction cost, the client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's opinions of probable construction costs are made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's opinion of probable construction cost.
 5. Opinion of cost does not include costs associated with utility relocation (water main, utility poles, etc.)
 6. Opinion of cost assumes a road build up of 2" - 12.5mm HMA Surface, 3" - 19mm HMA Base, 3" - Gravel Type A, 21" - Gravel Type D.
 7. Opinion of cost assumes 5' wide sidewalks build up: 2" - 9.5mm HMA, 12" Gravel Type D.
 8. Opinion of cost assumes Residential Driveways: 2" - 9.5mm HMA, 12" Gravel Type D; Commercial Driveways: 3" - 9.5mm HMA, 12" - Gravel Type D.
 9. Opinion of cost includes new sidewalk with esplanade on the south side from Main Street to Hillcrest Drive.
 10. Opinion of cost includes new sidewalk without esplanade on the north side from Brown Street to Beehive Drive.
 11. Opinion of cost includes curb and enclosed storm drain from Sta. 17+00 to 42+00 on both sides of Yarmouth Road.
 12. Opinion of cost does not include costs associated with a "pocket park" or similar at the Brown Street intersection.
 13. Opinion of cost does not include costs associated with the church septic.
 14. Opinion of cost does not include costs associated with right of way acquisition.

Item	Item Description	Unit	Unit Price	Quantity	Amount
201.11	CLEARING	LS	\$ 25,000.00	1	\$ 25,000.00
201.235	REMOVE TREE AND STUMP, 1 FOOT DIAMETER OR GREATER	EA	\$ 2,000.00	20	\$ 40,000.00
201.235	REMOVE TREE AND STUMP, LESS THAN 1 FOOT DIAMETER	EA	\$ 1,000.00	60	\$ 60,000.00
202.15	REMOVE EXISTING MANHOLE	EA	\$ 1,750.00	1	\$ 1,750.00
202.195	REMOVE EXISTING PIPE	LF	\$ 70.00	750	\$ 52,500.00
202.20	REMOVE BITUMINOUS CONCRETE PAVEMENT	SY	\$ 5.00	13600	\$ 68,000.00
203.20	COMMON EXCAVATION	CY	\$ 20.00	11400	\$ 228,000.00
203.24	COMMON BORROW	CY	\$ 25.00	1600	\$ 40,000.00
203.25	GRANULAR BORROW	CY	\$ 40.00	350	\$ 14,000.00
203.35	CRUSHED STONE (OVERDEPTH)	CY	\$ 70.00	350	\$ 24,500.00
206.07	STRUCTURAL ROCK EXCAVATION - DRAINAGE & MINOR STRUCTURES	CY	\$ 250.00	500	\$ 125,000.00
304.10	AGGREGATE SUBBASE COURSE - TYPE D GRAVEL	CY	\$ 40.00	8150	\$ 326,000.00
304.14	AGGREGATE BASE COURSE - TYPE A GRAVEL	CY	\$ 50.00	1350	\$ 67,500.00
403.207	HOT MIX ASPHALT 19.0 MM NOMINAL MAXIMUM SIZE	T	\$ 150.00	1950	\$ 292,500.00
403.209	HOT MIX ASPHALT 9.5 MM NOMINAL MAXIMUM SIZE (INCIDENTAL)	T	\$ 225.00	500	\$ 112,500.00
403.213	HOT MIX ASPHALT 12.5 MM NOMINAL MAXIMUM SIZE	T	\$ 175.00	1300	\$ 227,500.00
502.495	STRUCTURAL CONCRETE SIDEWALK	SY	\$ 150.00	70	\$ 10,500.00
603.055	4/6 INCH PVC PIPE	LF	\$ 100.00	150	\$ 15,000.00
603.159	12 INCH CULVERT PIPE OPTION III	LF	\$ 120.00	1500	\$ 180,000.00
603.169	15 INCH CULVERT PIPE OPTION III	LF	\$ 125.00	450	\$ 56,250.00
603.179	18 INCH CULVERT PIPE OPTION III	LF	\$ 150.00	870	\$ 130,500.00
603.199	24 INCH CULVERT PIPE OPTION III	LF	\$ 175.00	140	\$ 24,500.00
603.209	30 INCH CULVERT PIPE OPTION III	LF	\$ 200.00	70	\$ 14,000.00
603.99	TRENCH DAM AND UNDERDRAIN	EA	\$ 3,000.00	10	\$ 30,000.00
604.13	4 FOOT DIAMETER CATCH BASIN	EA	\$ 6,500.00	20	\$ 130,000.00
604.132	6 FOOT DIAMETER CATCH BASIN	EA	\$ 8,400.00	24	\$ 201,600.00
604.15	4 FOOT DIAMETER MANHOLE	EA	\$ 6,500.00	1	\$ 6,500.00
604.25	CATCH BASIN TYPE F6	EA	\$ 2,500.00	15	\$ 37,500.00
607.45	WOOD STOCKADE FENCE - 6 FOOT TALL	LF	\$ 50.00	100	\$ 5,000.00
608.26	CURB RAMP DETECTABLE WARNING FIELD	SF	\$ 100.00	90	\$ 9,000.00
608.52	REMOVE & RESET MAILBOX	EA	\$ 250.00	55	\$ 13,750.00
609.11	VERTICAL CURB - TYPE I	LF	\$ 50.00	3950	\$ 197,500.00
609.12	VERTICAL CURB - TYPE I CIRCULAR	LF	\$ 60.00	175	\$ 10,500.00
609.234	TERMINAL CURB TYPE I - 4 FOOT	EA	\$ 250.00	82	\$ 20,500.00
609.2341	TERMINAL CURB TYPE I - 4 FOOT CIRCULAR	EA	\$ 300.00	4	\$ 1,200.00
609.237	TERMINAL CURB TYPE I - 7 FOOT	EA	\$ 450.00	12	\$ 5,400.00
609.2371	TERMINAL CURB TYPE I - 7 FOOT CIRCULAR	EA	\$ 550.00	4	\$ 2,200.00
610.08	PLAIN RIPRAP	CY	\$ 150.00	50	\$ 7,500.00
615.07	LOAM, SEED, MULCH	SY	\$ 15.00	6390	\$ 95,850.00
623.01	RESET PROPERTY PIN	EA	\$ 2,000.00	10	\$ 20,000.00
627.733	4 INCH WHITE OR YELLOW PAINTED PAVEMENT MARKING LINE	LF	\$ 1.00	13800	\$ 13,800.00
627.75	WHITE OR YELLOW PAVEMENT MARKING	SF	\$ 3.00	500	\$ 1,500.00
629.05	HAND LABOR, STRAIGHT TIME	HR	\$ 65.00	40	\$ 2,600.00
631.1200	ALL PURPOSE EXCAVATOR (INCLUDING OPERATOR)	HR	\$ 235.00	40	\$ 9,400.00
631.130	BULLDOZER (INCLUDING OPERATOR)	HR	\$ 215.00	40	\$ 8,600.00
631.150	ROLLER, EARTH AND BASE (INCLUDING OPERATOR)	HR	\$ 140.00	40	\$ 5,600.00
631.172	TRUCK, LARGE (INCLUDING OPERATOR)	HR	\$ 115.00	40	\$ 4,600.00
643.60	FLASHING BEACONS AT BROWN STREET	LS	\$ 20,000.00	1	\$ 20,000.00
645.11	REMOVE AND RESET SIGNS	EA	\$ 100.00	30	\$ 3,000.00
652.39	WORK ZONE TRAFFIC CONTROL	LS	\$ 650,000.00	1	\$ 650,000.00
656.75	TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL	LS	\$ 75,000.00	1	\$ 75,000.00
659.10	MOBILIZATION	LS	\$ 350,000.00	1	\$ 350,000.00
672.10	PRECAST CONCRETE BLOCK GRAVITY WALL	SF	\$ 25.00	300	\$ 7,500.00

SUB-TOTAL	\$ 4,081,100.00
CONSTRUCTION CONTINGENCY (10%)	\$ 408,110.00
ROUNDED TOTAL	\$ 4,490,000.00



Job Number: 303.41 - Gray Water District
 Project Location: Yarmouth Road, Gray, Maine
 Comments:
 Date: 2/8/2023
 References: Yarmouth Road Water Main Reconstruction Plan Set dated 1-18-2023



Calculated By: JWA
 Checked By: HWH

- Assumptions:
1. Temporary Service is Incidental.
 2. 6" Water is for Hydrants. Hydrant Assembly includes swivel tee, valve, valve box, Hydrant.
 3. Assume Main Street Buildup = 2" 12.5 mm HMA, 3" 19 mm HMA, 3" Type A, 21" Type D
 4. Assume Traffic Control in roadway contract.
 5. Gravel Borrow is assumed for 6" below pipe in rock cuts. Rock excavation is for rock removal to 6" below base of trench.
 6. Pavement, base, and subbase for Main Street trench cap
 7. Spare parts are as required by the Gray Water District Specification. Cost is assumed purchase price only, no installation.

- Notes:
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 2. Opinion of cost does not include the remediation or removal of any special or hazardous materials such as Asbestos, PCB's, etc.
 3. Opinion of cost does not include Legal or Engineering Costs.
 4. Opinion of cost does not include cost associated with right-of-way.
 5. Opinion of cost does not include utility relocations.

Yarmouth Road Water Main Reconstruction

Water Supply	Unit	Quantity	Unit Price	Amount
6" WATER MAIN	LF	125	\$ 200.00	\$ 25,000.00
12" WATER MAIN	LF	1205	\$ 300.00	\$ 361,500.00
16" WATER MAIN	LF	2335	\$ 350.00	\$ 817,250.00
6" GATE VALVE	EA	1	\$ 2,000.00	\$ 2,000.00
8" GATE VALVE	EA	1	\$ 3,000.00	\$ 3,000.00
12" GATE VALVE	EA	3	\$ 4,000.00	\$ 12,000.00
16" GATE VALVE	EA	3	\$ 13,000.00	\$ 39,000.00
12" INSERTION VALVE	EA	2	\$ 12,000.00	\$ 24,000.00
SPARE 4" GATE VALVE	EA	1	\$ 500.00	\$ 500.00
SPARE 6" GATE VALVE	EA	1	\$ 1,000.00	\$ 1,000.00
SPARE 8" GATE VALVE	EA	1	\$ 1,500.00	\$ 1,500.00
SPARE 12" GATE VALVE	EA	1	\$ 2,000.00	\$ 2,000.00
SPARE 16" GATE VALVE	EA	1	\$ 7,000.00	\$ 7,000.00
AIR RELEASE VALVE	EA	4	\$ 2,000.00	\$ 8,000.00
HYDRANT ASSEMBLY	EA	7	\$ 10,000.00	\$ 70,000.00
HYDRANT SPARE/TRAFFIC REPAIR KIT/GASKET AND O-RING REPAIR KIT	EA	1	\$ 5,000.00	\$ 5,000.00
12"x12" TEE	EA	1	\$ 3,000.00	\$ 3,000.00
16"x6" TEE	EA	1	\$ 3,000.00	\$ 3,000.00
16"x8" TEE	EA	1	\$ 3,200.00	\$ 3,200.00
16"x12" TEE	EA	1	\$ 3,500.00	\$ 3,500.00
16"x16" TEE	EA	2	\$ 4,000.00	\$ 8,000.00
4" BENDS/FITTINGS	EA	1	\$ 1,000.00	\$ 1,000.00
6" BENDS/FITTINGS	EA	3	\$ 1,500.00	\$ 4,500.00
8" BENDS/FITTINGS	EA	1	\$ 2,000.00	\$ 2,000.00
12" BENDS/FITTINGS	EA	7	\$ 3,000.00	\$ 21,000.00
16" BENDS/FITTINGS	EA	3	\$ 3,500.00	\$ 10,500.00
16" OFFSET	EA	2	\$ 15,000.00	\$ 30,000.00
SHORT SIDE SERVICE	EA	24	\$ 2,500.00	\$ 60,000.00
LONG SIDE SERVICE	EA	21	\$ 4,500.00	\$ 94,500.00
GRAVEL BORROW	CY	70	\$ 30.00	\$ 2,100.00
ROCK EXCAVATION	CY	90	\$ 300.00	\$ 27,000.00
TEST PIT	VF	48	\$ 600.00	\$ 28,800.00
12.5 mm HMA	T	7	\$ 200.00	\$ 1,300.00
19 mm HMA	T	10	\$ 200.00	\$ 1,900.00
AGGREGATE BASE GRAVEL MDOT 703.06 TYPE A	CY	5	\$ 90.00	\$ 450.00
AGGREGATE SUBBASE GRAVEL MDOT 703.06 TYPE D	CY	33	\$ 45.00	\$ 1,485.00
FOREMAN	HR	20	\$ 120.00	\$ 2,400.00
LABORER	HR	20	\$ 80.00	\$ 1,600.00
EXCAVATOR W/OPERATOR	HR	20	\$ 200.00	\$ 4,000.00
LOADER W/OPERATOR	HR	20	\$ 170.00	\$ 3,400.00
DUMP TRUCK W/DRIVER	HR	20	\$ 120.00	\$ 2,400.00
MOBILIZATION	LS	1	\$ 340,000.00	\$ 340,000.00
CONSTRUCTION SUB-TOTAL				\$ 2,039,785.00
CONSTRUCTION 15% CONTINGENCY				\$ 305,970.00
CONSTRUCTION TOTAL COST				\$ 2,345,755.00



Yarmouth Road Reconstruction Total Project Cost Breakdown

JN: 2344.150

Date: 2/20/2023

Notes:

1. In providing opinions of probable construction cost, the client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's opinions of probable construction cost are made on the basis of the Consultant's professional judgement and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's opinion of probable construction cost.
2. Land acquisition cost = 52 properties x \$4,800 = \$249,600 and rounded to \$250,000.
3. Construction phase services includes construction administration and approximately 10.5 months of construction from 2024 and into 2025.

Description	Cost
Road Reconstruction/Drainage/Sidewalk (Base Scope)	\$ 4,490,000
Water Main Construction	\$ 2,346,000
Land Acquisition	\$ 250,000
Engineering Design - Roadway	\$ 181,085
Engineering Design - Water	\$ 95,000
Constr. Phase Services (Town & GWD)	\$ 335,000
Total Cost	\$ 7,697,085

Gorrill-Palmer Consulting Engineers Inc.
 Preliminary Opinion of Probable Construction Cost

Project: **Yarmouth Road Reconstruction**
 Job Number: **2344.150**
 Project Location: **Gray, Maine**
 Comments: **Add On Cost Options**
 Date: 2/14/2023
 References: Unit pricing based on Depot Street, Windham bid results x 25% bump up
 Calculated By: ZSF
 Checked By: BBS

Included in revised base scope

Section	Add On Description	Length	Estimated Cost
Sidewalk Options			
(1) Main to Brown/Hancock	Sidewalk North NO esplanade	650'	\$ 36,700.00
	Sidewalk South WITH 3' esplanade	650'	\$ 52,700.00
(2) Brown/Hancock to Beehive	Sidewalk North NO esplanade	750'	\$ 26,000.00
	Sidewalk North WITH 3' esplanade	750'	\$ 37,400.00
(3) Beehive to Appletree	Sidewalk North NO esplanade	650'	\$ 28,600.00
	Sidewalk North WITH 3' esplanade	650'	\$ 34,400.00
(4) Appletree to Hillcrest	Sidewalk North NO esplanade	950'	\$ 38,600.00
	Sidewalk North WITH 3' esplanade	950'	\$ 46,100.00
(5) Hillcrest to End of Project	Sidewalk South NO esplanade	650'	\$ 26,200.00
	Sidewalk South WITH 3' esplanade	650'	\$ 32,000.00
Crosswalk Options			
Beehive Crosswalk	Rapid Flashing Beacons (x2), sidewalk ramps, painted crosswalk lines	-	\$ 25,000.00
Hillcrest Crosswalk	Rapid Flashing Beacons (x2), sidewalk ramps, painted crosswalk lines	-	\$ 25,000.00
Pedestrian Lighting Options			
(1) Main to Brown/Hancock	Pedestrian Lighting - South	650'	\$ 65,000.00
(2) Brown/Hancock to Beehive	Pedestrian Lighting - North & South	750'	\$ 135,000.00
(3) Beehive to Appletree	Pedestrian Lighting - South	650'	\$ 65,000.00
(4) Appletree to Hillcrest	Pedestrian Lighting - South	950'	\$ 95,000.00
(5) Hillcrest to End of Project	Pedestrian Lighting - South	650'	\$ 65,000.00



CONVENTIONAL SYMBOLS			
EXISTING	PROPOSED	EXISTING	PROPOSED

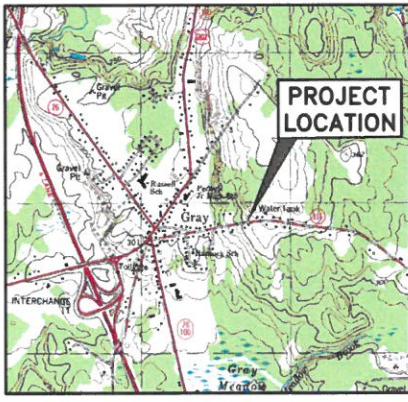
YARMOUTH ROAD RECONSTRUCTION AND SIDEWALKS

TOWN OF GRAY, MAINE

CUMBERLAND COUNTY

PROJECT LENGTH: 0.66 MILES
FEBRUARY 2023

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	TYPICAL SECTIONS
4-5	DETAILS
6-8	EXISTING CONDITIONS PLAN
9-11	DEMOLITION PLAN
12-17	YARMOUTH ROAD PLAN AND PROFILE
18	BROWN STREET PLAN AND PROFILE



LOCATION MAP
N.T.S.

NOTE:
* MAINTENANCE OF TRAFFIC PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD 2009 EDITION).
* CONTRACTOR SHALL USE THE B.M.P. (BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL) AS A MINIMUM STANDARD.

NOTE:
ALL WORK COMPLETED UNDER THIS CONTRACT SHALL BE GOVERNED BY AND BE IN CONFORMITY WITH THE MAINEDOT STANDARD SPECIFICATIONS (REVISION OF MARCH 2020), AND THE STANDARD DETAILS (REVISION OF MARCH 2020) EXCEPT AS MODIFIED BY THE PLANS OR SPECIFICATION SPECIAL PROVISIONS AND ANY AND ALL CORRECTIONS, REVISIONS OR ADDITIONS ISSUED BY MAINEDOT.

DRAFT

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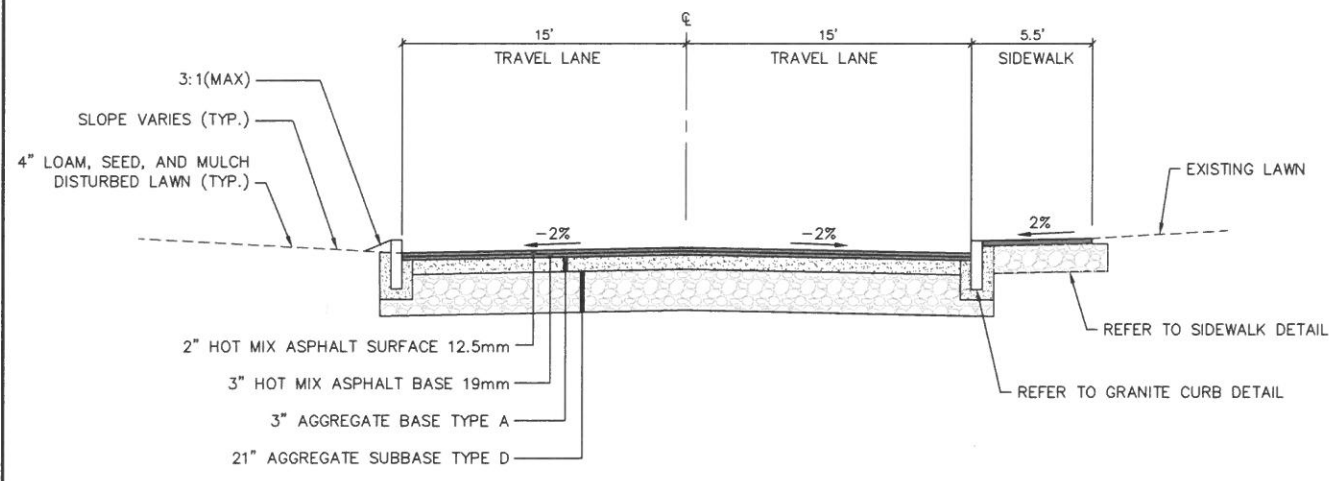
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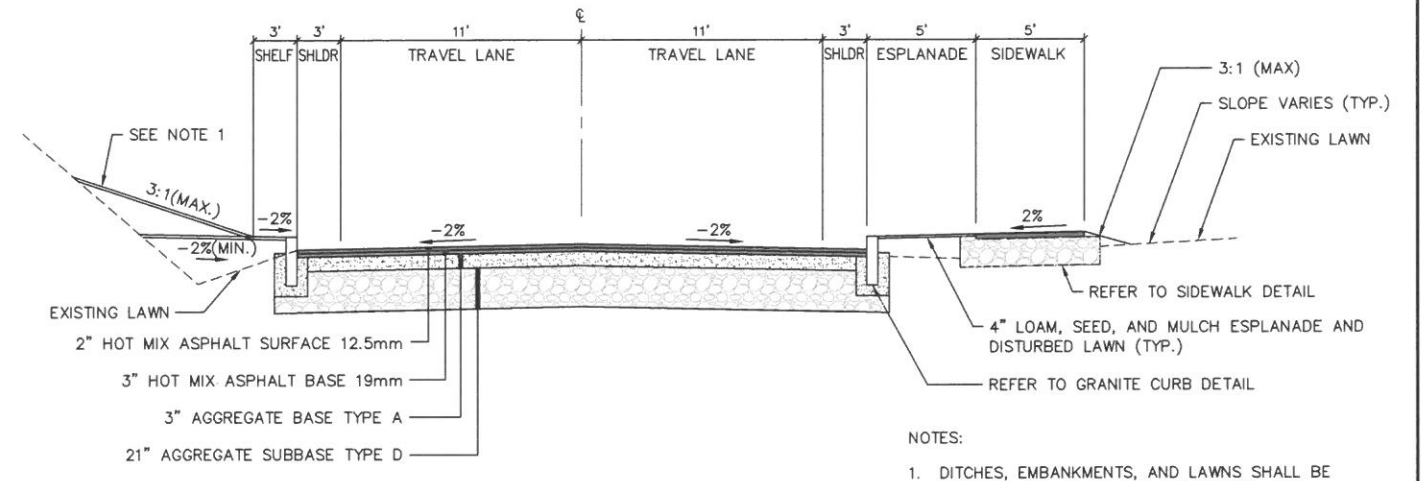
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Drawing Name:	COVER SHEET
Project:	Yarmouth Road Reconstruction & Sidewalks Gray, Maine
Client:	Town of Gray 24 Main Street, Gray, ME 04039

Drawing No.
1

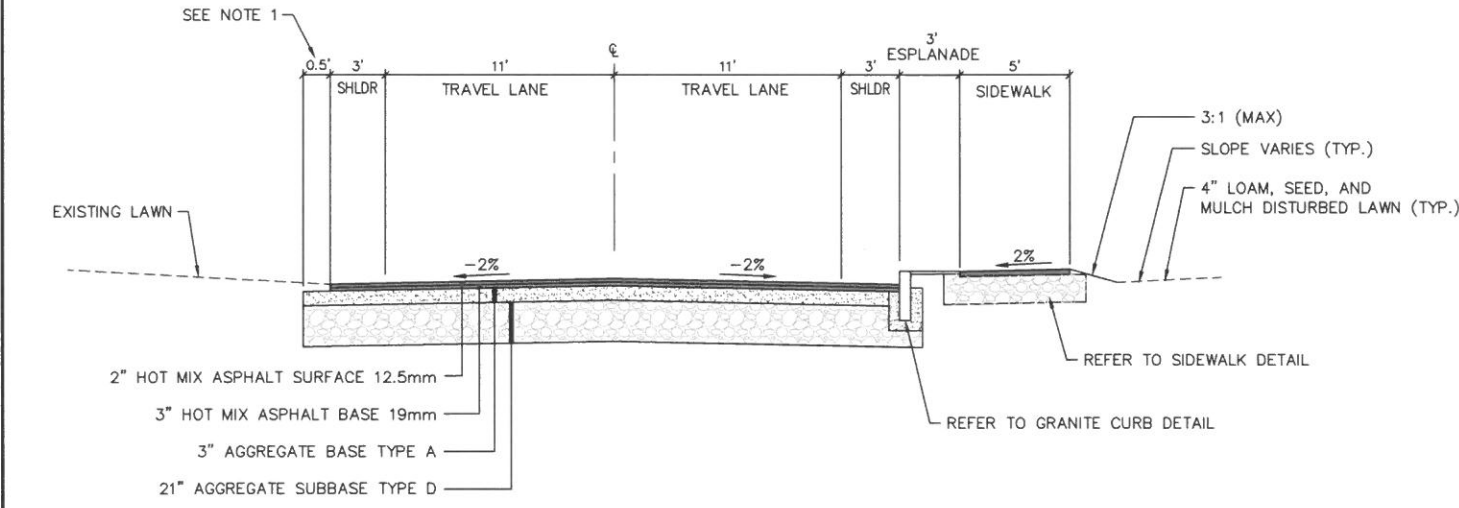


BROWN STREET - TYPICAL SECTION 1
NOT TO SCALE



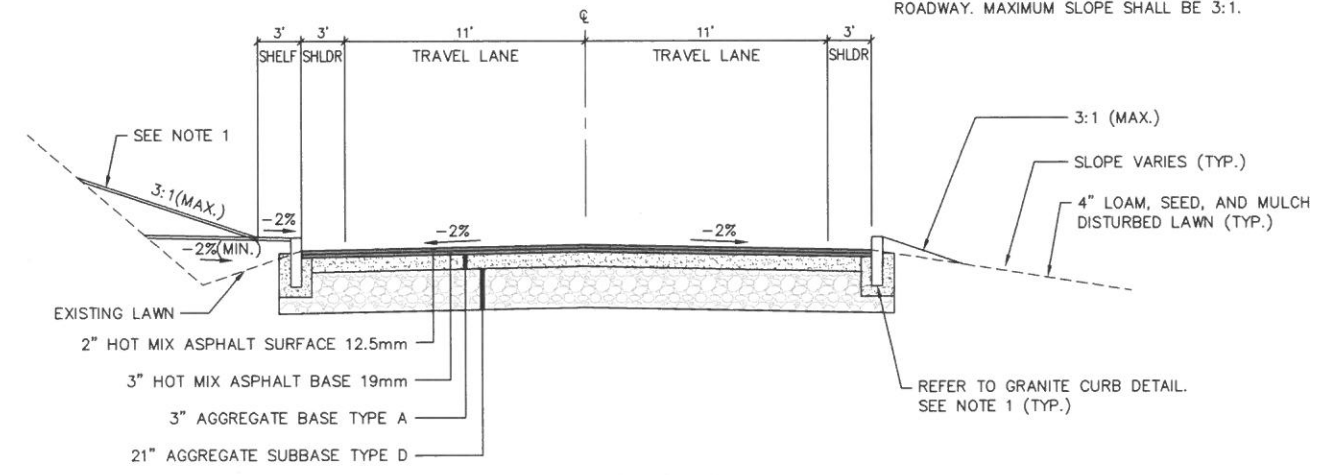
YARMOUTH ROAD - TYPICAL SECTION 2
STA. 17+00 TO STA. 39+00
NOT TO SCALE

- NOTES:
- DITCHES, EMBANKMENTS, AND LAWNS SHALL BE GRUBBED 6"± TO REMOVE VEGETATION AND FILL WITH COMMON BORROW AS NECESSARY TO PROVIDE POSITIVE DRAINAGE TOWARDS THE ROAD OR FIELD INLETS. THE MAXIMUM SLOPE SHALL BE 3:1 AND THE MINIM SLOPE SHALL BE 2%.
 - AREAS WHERE THE PROPOSED EMBANKMENTS WILL SLOPE AWAY FROM THE ROAD TO DRAIN TO STORM DRAIN INFRASTRUCTURES ARE AS FOLLOWS:
 - STA.



YARMOUTH ROAD - TYPICAL SECTION 1
STA. 10+50 TO STA. 17+00
NOT TO SCALE

- NOTES:
- ROAD GRAVELS SHALL EXTEND 0.5' BEYOND THE PROPOSED EDGE OF PAVEMENT



YARMOUTH ROAD - TYPICAL SECTION 3
STA. 39+00 TO 45+00
NOT TO SCALE

- NOTES:
- GRANITE CURB SHALL NOT BE INSTALLED ON EITHER SIDE OF YARMOUTH ROAD FROM APPROXIMATELY STA. 43+00 TO STA. 45+00, AS SHOWN ON THE PLANS, WITH ROADWAY GRAVELS EXTENDING 0.5' BEYOND THE PROPOSED EDGE OF PAVEMENT, AS SHOWN IN THE YARMOUTH ROAD - TYPICAL SECTION 1.
 - DITCHES SHALL BE GRUBBED TO REMOVE GROWTH (±6") AND FILLED TO PROVIDE POSITIVE SLOPE TOWARDS THE ROADWAY. MAXIMUM SLOPE SHALL BE 3:1.

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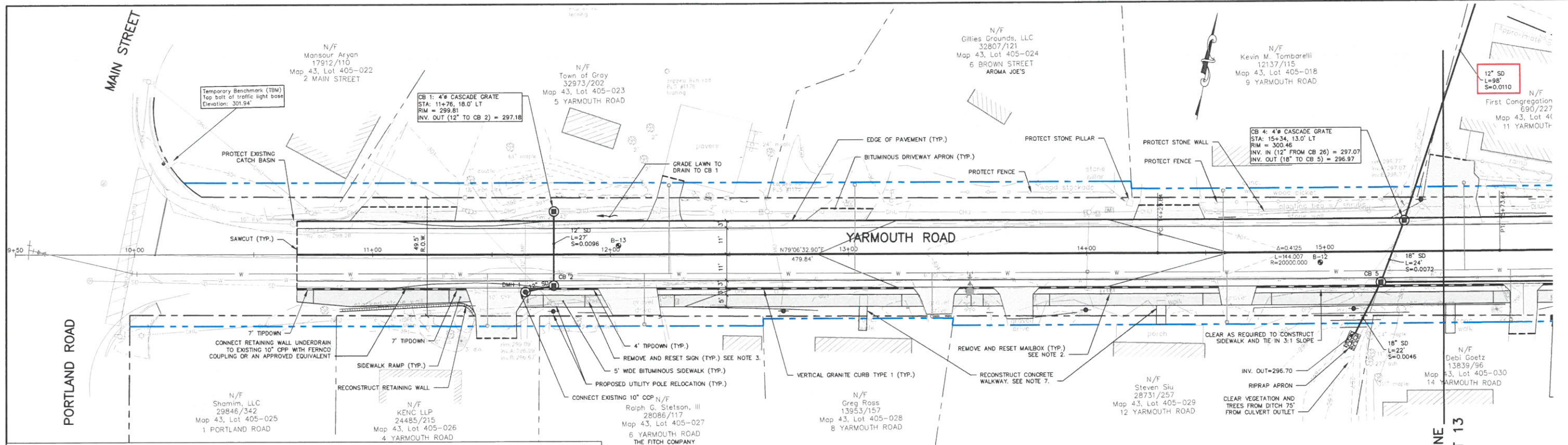
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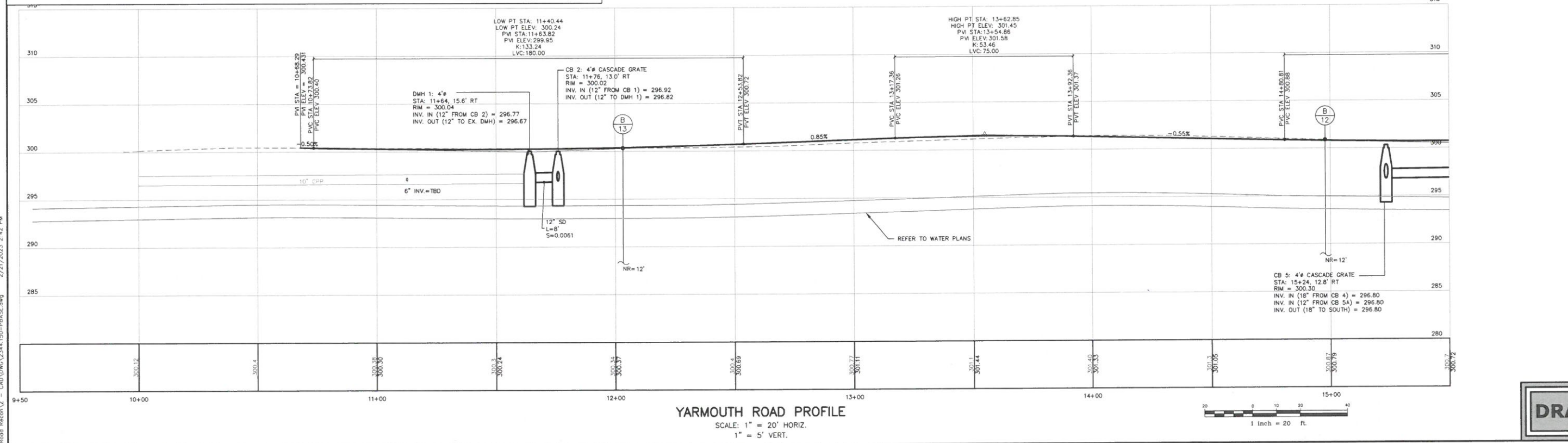
Drawing Name:	TYPICAL SECTIONS
Project:	Yarmouth Road Reconstruction & Sidewalks Gray, Maine
Client:	Town of Gray 24 Main Street, Gray, ME 04039

Drawing No.
3



- NOTES:**
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 - COORDINATE REMOVAL AND RESETTING OF PROPERTY PINS WITH A STATE OF MAINE LICENSED LAND SURVEYOR.
 - CONTRACTOR SHALL CONNECT RETAINING WALL DRAIN TO EXISTING 10" CPP WITH INSERT-A-TEE OR AN APPROVED EQUIVALENT. THE CONTRACTOR SHALL UTILIZE BENDS AS NECESSARY. ELEVATION AND LOCATION OF THE EXISTING 10" CPP IS APPROXIMATE. EXACT LOCATION AND ELEVATION SHALL BE CONFIRMED IN THE FIELD AT NO ADDITIONAL COST.
 - RECONSTRUCT CONCRETE WALKWAY TO TIE IN WITH THE PROPOSED SIDEWALK. THE MAX. GRADE SHALL BE 8.3% AND SHALL BE REVIEWED WITH THE ENGINEER PRIOR TO RECONSTRUCTION.

YARMOUTH ROAD PLAN
SCALE: 1" = 20'



YARMOUTH ROAD PROFILE
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

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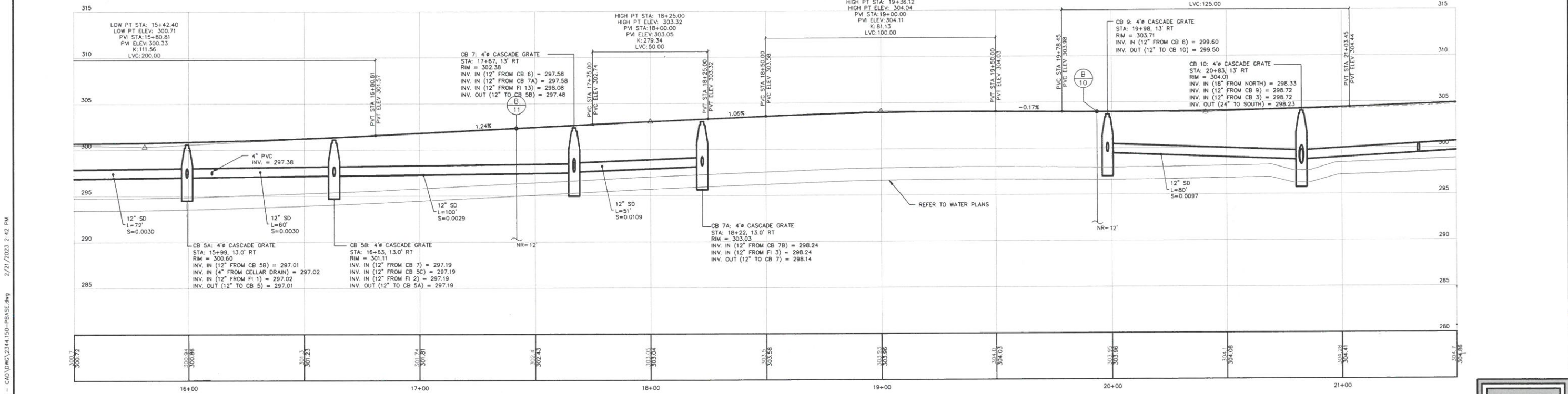
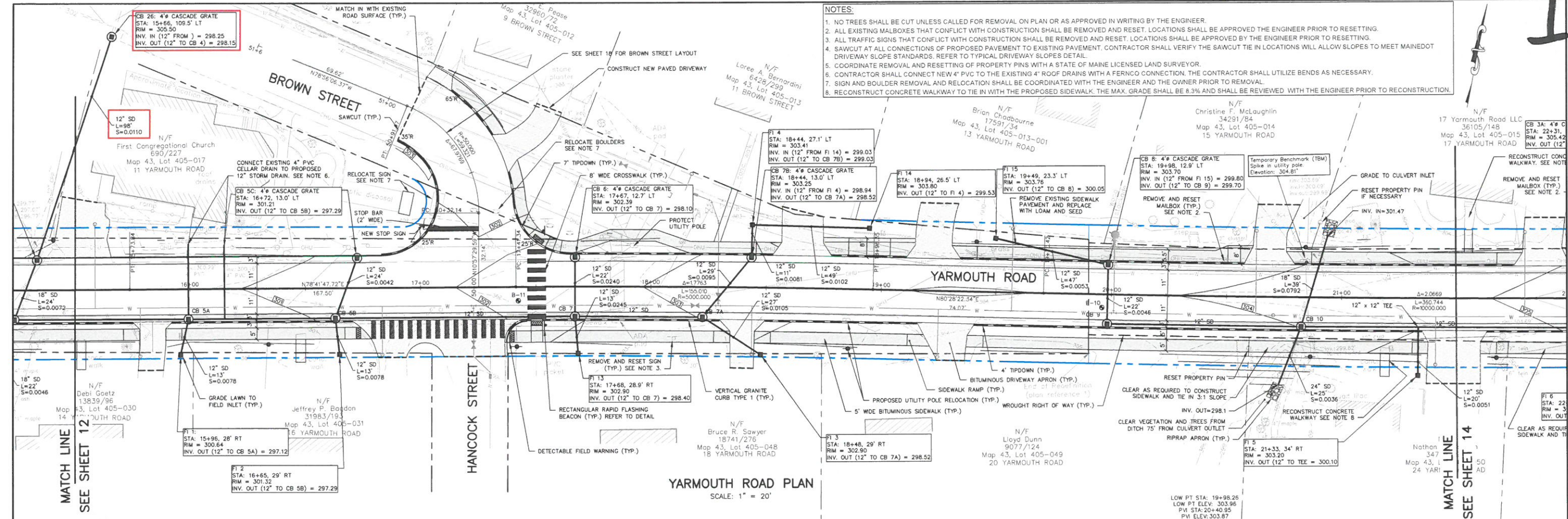
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Drawing Name: **YARMOUTH ROAD - PLAN & PROFILE**
 Project: **Yarmouth Road Reconstruction & Sidewalks**
 Gray, Maine
 Client: **Town of Gray**
 24 Main Street, Gray, ME 04039

Drawing No. **12**



YARMOUTH ROAD PROFILE
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

Rev.	Date	Revision

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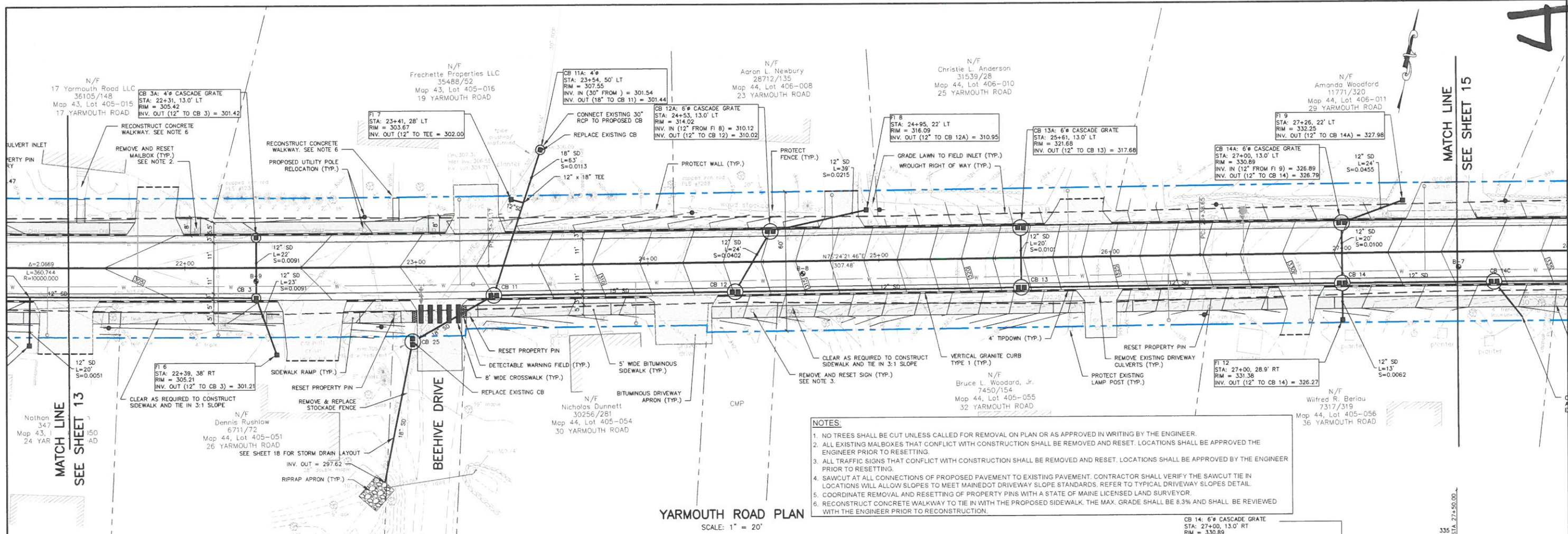
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Project:	Yarmouth Road Reconstruction & Sidewalks Gray, Maine
Client:	Town of Gray 24 Main Street, Gray, ME 04039

Drawing No.
13

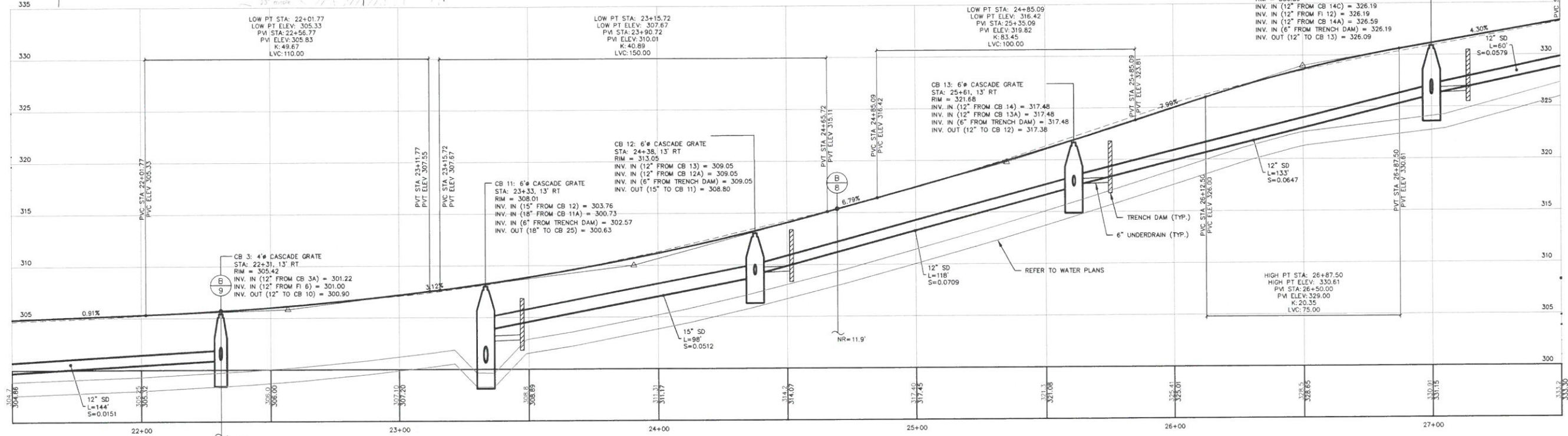
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YARMOUTH ROAD PLAN
SCALE: 1" = 20'



YARMOUTH ROAD PROFILE
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

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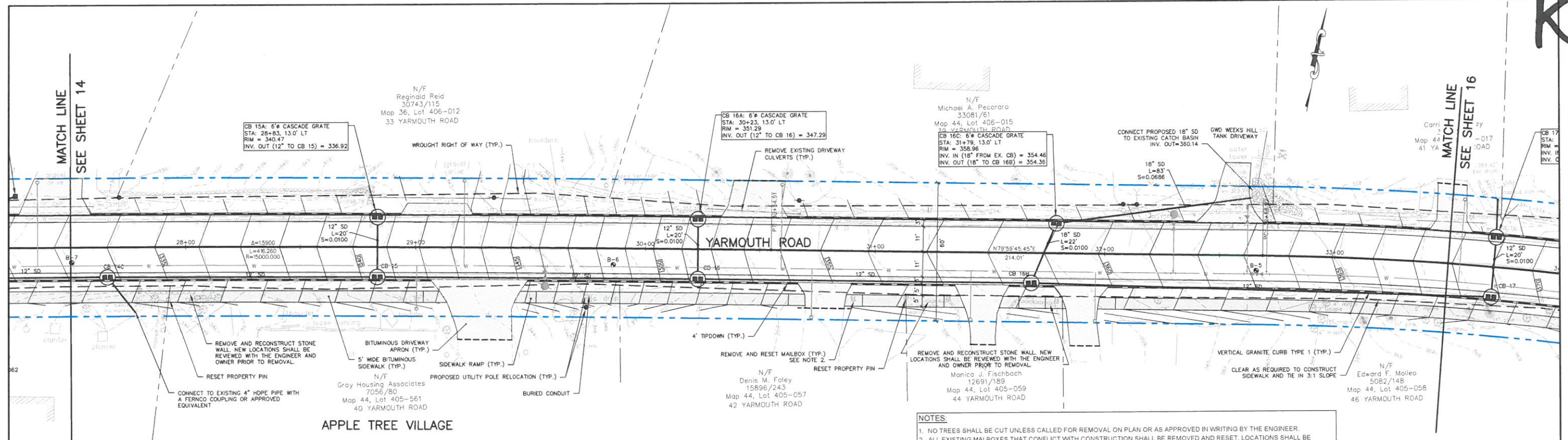


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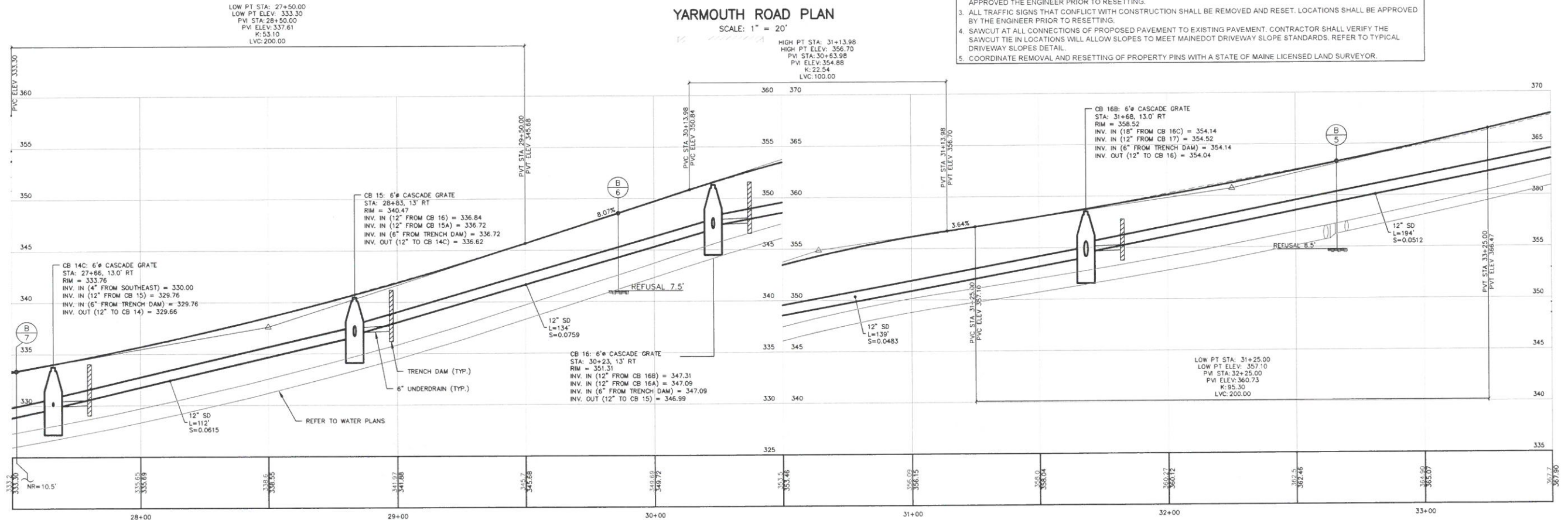
Drawing Name:	YARMOUTH ROAD - PLAN & PROFILE
Project:	Yarmouth Road Reconstruction & Sidewalks Gray, Maine
Client:	Town of Gray 24 Main Street, Gray, ME 04039

Drawing No.
14

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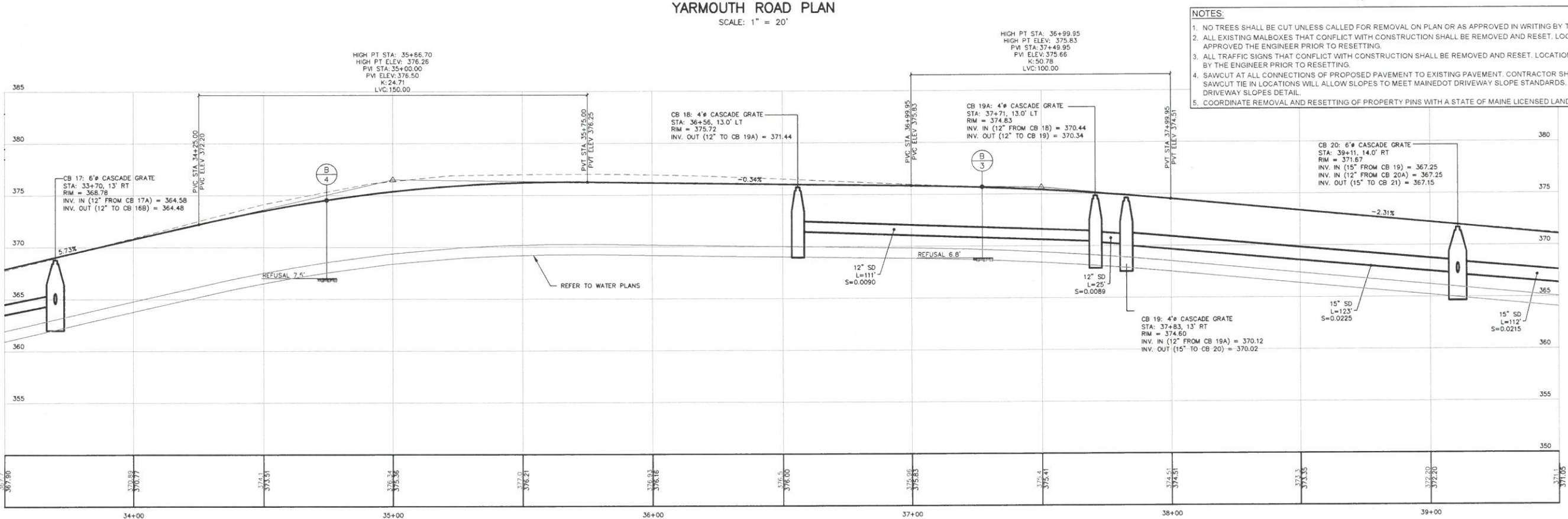
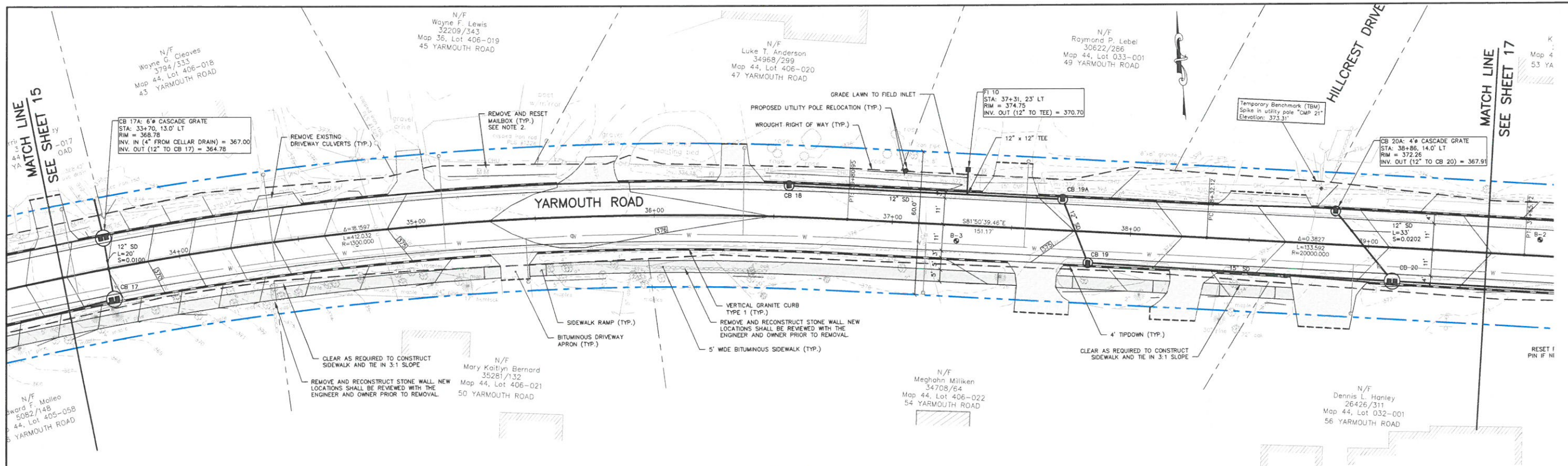
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 Client: **Town of Gray**
 24 Main Street, Gray, ME 04039

Drawing No. **15**



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Drawing Name: **YARMOUTH ROAD - PLAN & PROFILE**

Project: **Yarmouth Road Reconstruction & Sidewalks**
Gray, Maine

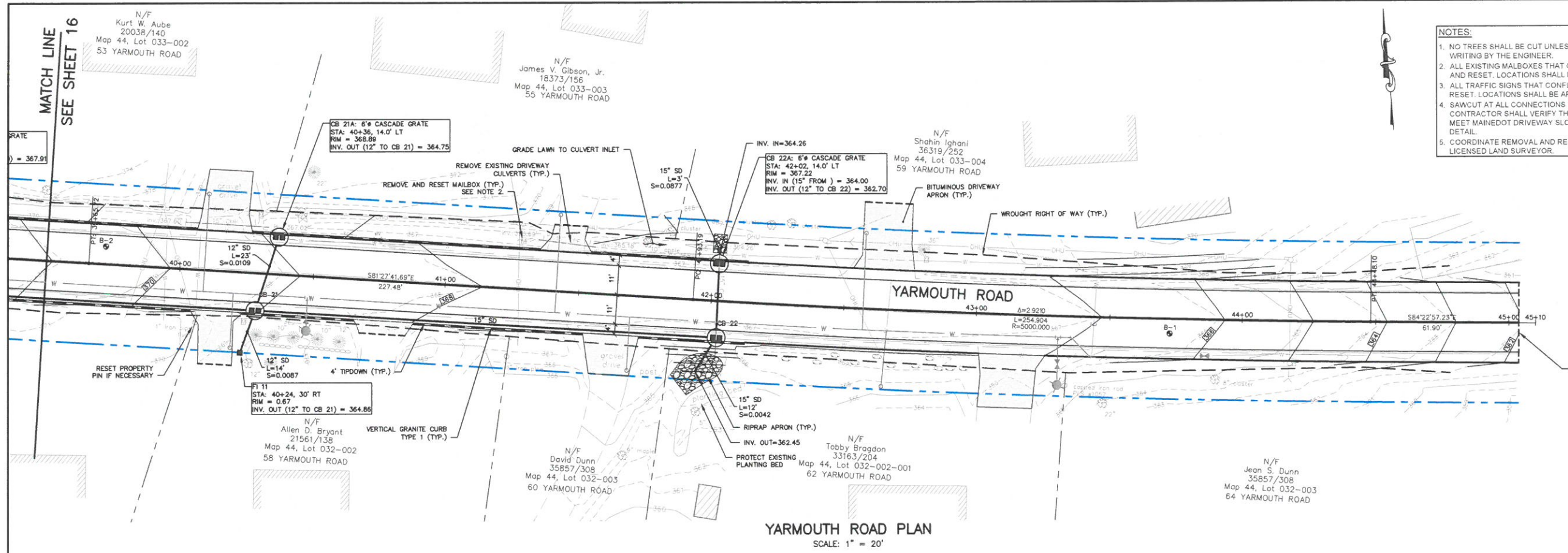
Client: **Town of Gray**
24 Main Street, Gray, ME 04039

Drawing No. **16**

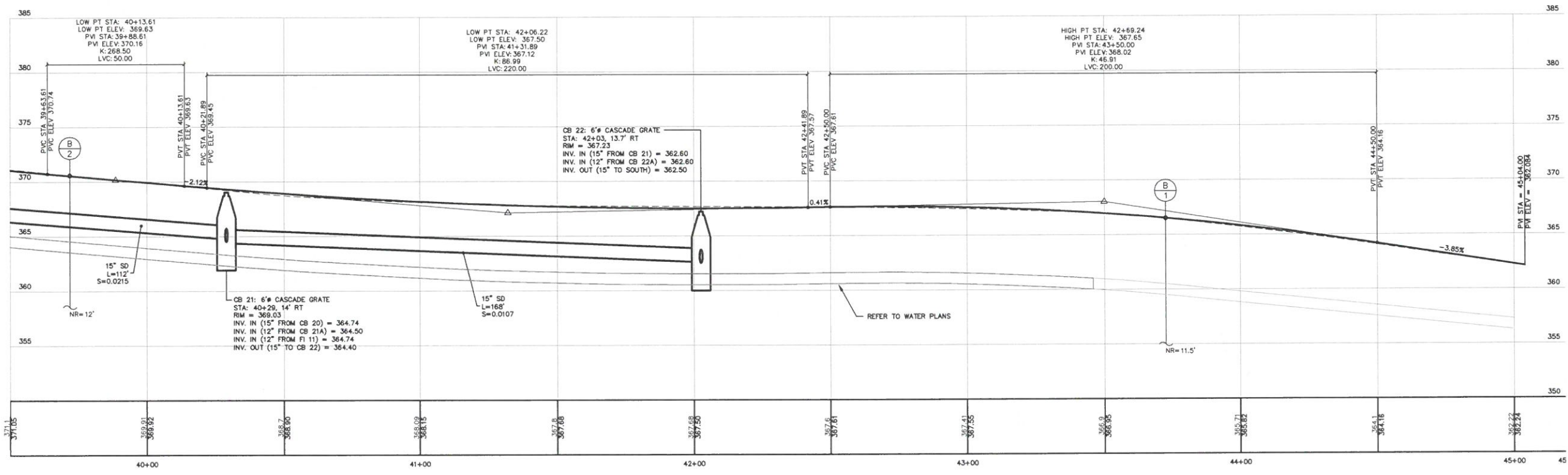
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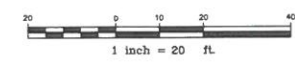
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YARMOUTH ROAD PLAN
SCALE: 1" = 20'



YARMOUTH ROAD PROFILE
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.



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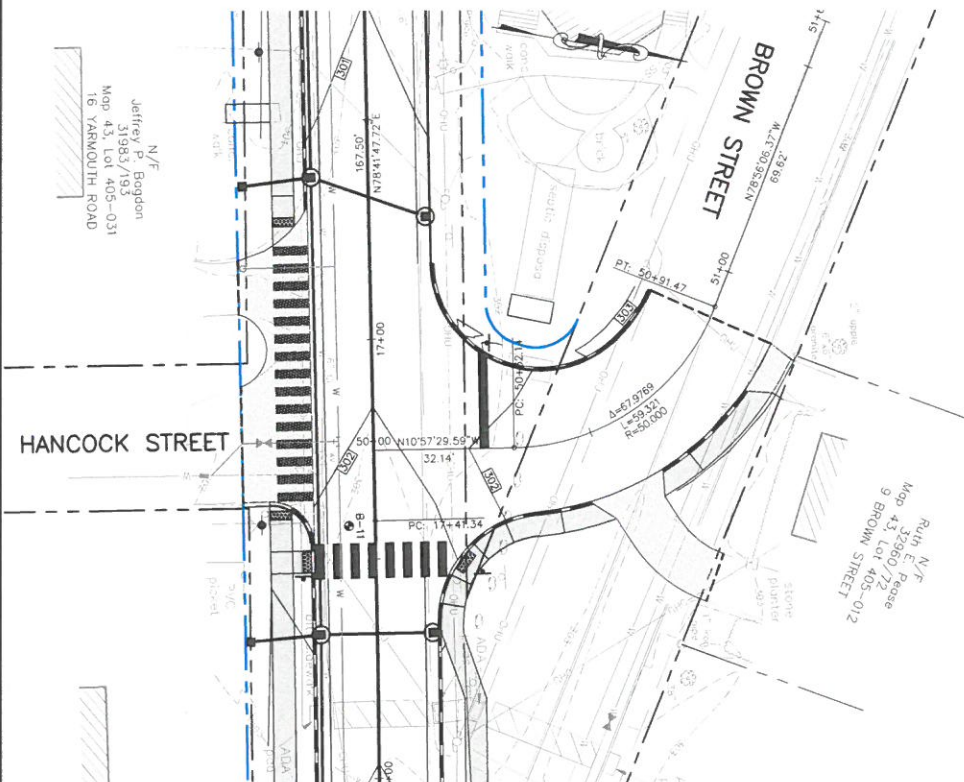
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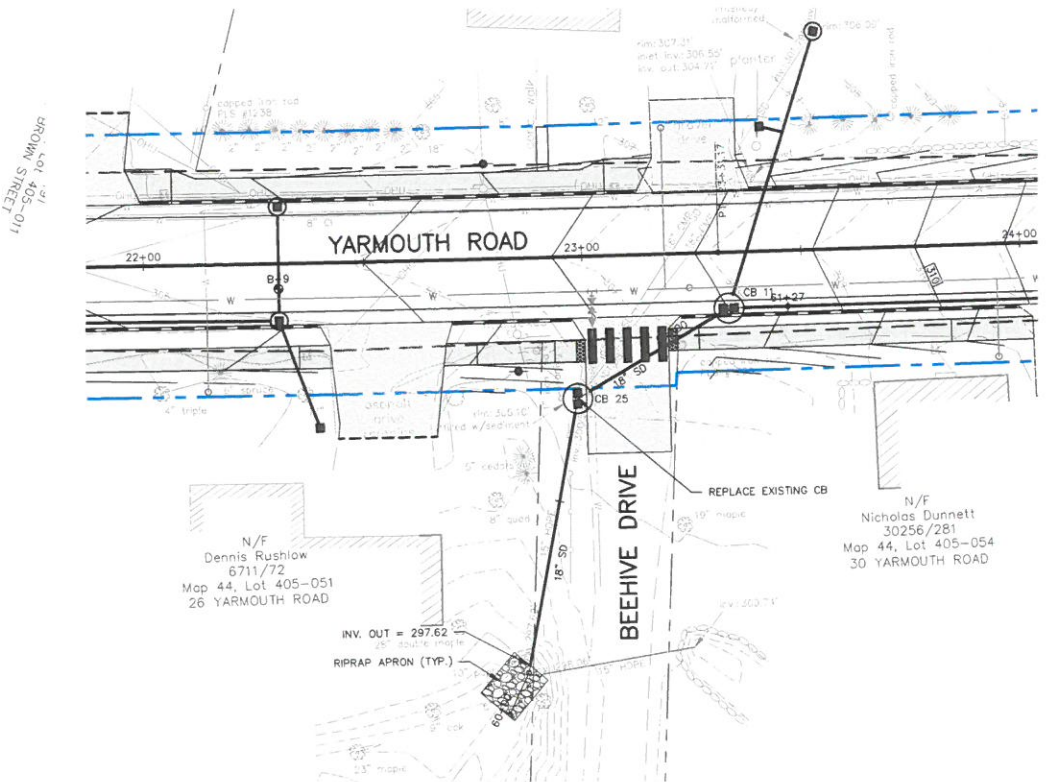
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Project:	Yarmouth Road Reconstruction & Sidewalks Gray, Maine
Client:	Town of Gray 24 Main Street, Gray, ME 04039

Drawing No.
17

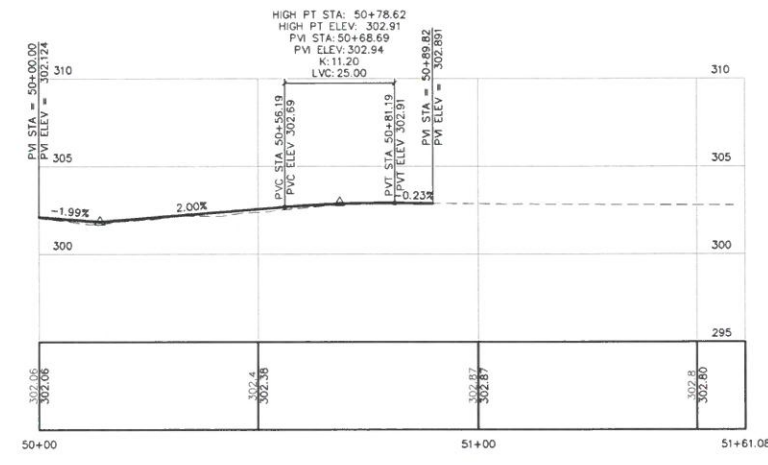
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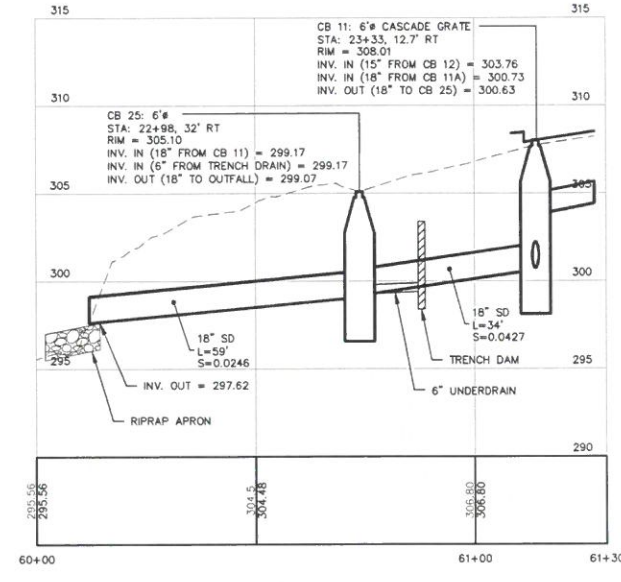
BROWN STREET PLAN
SCALE: 1" = 20'



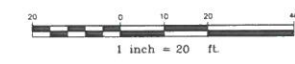
OUTFALL TO CB11 PLAN
SCALE: 1" = 20'



BROWN STREET PROFILE
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.



OUTFALL TO CB11 PROFILE
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.



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Drawing Name: **BROWN STREET - PLAN & PROFILE**
 Project: **Yarmouth Road Reconstruction & Sidewalks**
 Gray, Maine
 Client: **Town of Gray**
 24 Main Street, Gray, ME 04039

Drawing No.
18

Tues – Jan 10th - 4:30-6:30pm:

-Council Items:

- Cumberland County Sheriff Services –
- Yarmouth Rd/Route 115 Project update & discussion

Tues – Jan 17th – 5:30-6:55pm:

- Auditing Services RFP
- Scholarships (Charles Baker & Grange 41)
- Education reimbursement funds

Mon – Feb 2nd – 4-6pm:

- Code Enforcement – staffing proposal
- Senior Tax Stabilization (LD290) & local Senior Tax Assistance program
- Planning Board stipend
- Council training/legal fees/stipend
- Sick time fund status & projection
- ARPA funds status

Tues – Feb 7th – 6:00-6:55pm (prior to TC meeting):

- Review of current bonds & discussion of bond buckets

Thurs – Feb 16th – 4-6:30pm:

-Public Safety Dept: (4-5pm)

- Operations / 2nd year in new contract / staffing status
- Emergency Operations Contingency fund
- Radio Tower/hardware status - \$225,000 ARPA funds pending
- Pumper/engine truck status / CIP

-Buildings & Grounds Dept: (5-6:30pm)

- Operations
- Contingency Fund status
- Libby Hill Trails
- Boat Ramp status – ADA portion
- Cemetery needs/budget request
- Gray Historical Society – reimbursement fund/designated fund (under community)
- CIP
 - Facilities Study proposed changes update
 - Science Building – childcare option?
 - Pennell septic system/footprint master plan update
 - Electric Charging Stations
 - Electric Vehicle conversion plan
 - Skateboard Park
 - Basketball Court – relocation, lights, refurbishment
 - Fencing update – adding to CIP

(TC meeting – Tues – Feb 21st)

Thurs – Feb 23rd – 4-6:00pm:

-Yarmouth Rd Project review

Mon – Feb 27th – 4-6:30pm:

-Presentation of initial budget: (4-4:15pm)

-Assessing: (4:15-4:45pm))

-Highest use/LD 1129 act related to the valuation of improved real property impacts

-Senior Tax Assistance (under Community)

-Administration Review: (4:45-6:30pm)

-Health insurance increase

-Utilities – Solar Array discussion

-Elections

-Manager’s contingency fund

-Staff reorganizations – HR Director, Asst to Town Manager, Clerks

-COLA/merit/salary adjustments

-Retirement benefits review

Follow-up:

-What is the total in the basketball court lights’ fund?

-What is the total in the skateboard park fund?

-Updated ARPA spreadsheet to reflect 2/2 workshop discussion

Budget Updates: (1) \$1,600 Charles Baker Scholarship Fund – add under Committees (2) GPCOG fee increase to \$2.10 per capita (3) \$2,900 Educational reimbursement fund (4) Council personnel development review by Jon \$1,000 correct? (5) Council stipend increased to \$10,500 for Chair (6) Sick/Vaca buckets separated with \$25,000 in each – figures added, but account not split (7) Add \$1,000 to GPCOG to cover discrimination comment contract (8) Update CIP with Chief’s proposal for pumper truck replacement (9) 02-500 under Buildings mileage should be \$25 for last year’s (10) Add or print out DMS Committee balance under Committees (11) Remove \$75,000 from Buildings CIP for Transfer Station overhang (12) 02-150 Public Safety personnel development should be \$10k for last year

Thurs – Mar 2nd – 4-6pm:

-Transfer Station: (4-4:30pm)

-Operations

-Fee increases – Ecomaine/others

-LD1467 – packaging law status

-Gatekeeper / sticker price discussion

-CIP – review buildings & grounds recommendations for Transfer station

-Recreation Dept: (4:30-5:15pm)

-Operations/Staffing

-Childcare program update/Science Building discussion

-Enterprise/Sub D funds status

-Transportation – discuss RTP service proposal

-CIP - \$180k Maintenance Building upgrades – usage plans

-Addt’l program fees appendix?

-Communications/Information Dept: (5:15-5:45)

- Status franchise fees/contract renewal
- Town Brands
- Community TV metrics
- Website status
- Town Seal
- Tracking Workbook transition
- Chatbot
- CIP requests

-Library: (5:45-6pm)

- Operations / usage with New Gloucester
- CIP – \$100k Library buildout – usage plans

Tues – Mar 7th – 5:30-6:55pm (prior to TC meeting):

-Committees/boards: (5:30-5:45pm)

- Community Economic Development
- Open Space
- Wild Blueberry Festival
- ZBA / PB – make sure personnel development reflected here instead of Community Development
- PB stipend increased to \$3,500
- Standardized form for budget proposals

-Code Enforcement: (5:45-6pm)

- Operations – update on PT transition

-Community Development/Planning: (6-6:55pm)

- Operations – update on new organization structure
- Watershed work / revolving loan for residential upgrades
- Douglas Field Relocation
- General Assistance program
- CIP fund for engineering services
- VALT Trail extension grant status / Pocket park grant status
- Stormwater modeling status
- Yellow Book Appraisal – carryforward / status

Additional March Workshop – non-budget items: Poll sent – 10th, 13th, 14th, 15th?

Thurs – Mar 16th – 4-6pm:

-Public Works: (4-5:15pm)

- Operations / Director-Engineer / Asst to Director reorganization – driveway inspections
- Winter/Summer Roads/addt'l Garage – changes only
- Striping status/budget (testing options for Mayberry/other, bridge striping, etc.)
- HOA options to join bids
- Main St/Yarmouth Rd corner – emergency stormwater fix status
- Paving
- Libby Hill Rd project status
- Existing sidewalks maintenance funding

2023 Budget Agendas:

Amended: 02/16/2023

- Speed signs/traffic calming
- CIP – equipment
 - Route 100 South stormwater status
 - Stream crossings
 - New sidewalks
- Community Service: (5:15-5:30pm)
 - Lake requests
 - Club/Organization donations
 - Verify agreed upon GHS/Senior Tax assistance included
- Law Enforcement: (5:30-5:45pm)
 - Status of figures – union negotiations
 - Vehicle for School Resource Officer
- County / School Budget: (5:45-6pm)

- Follow-up:
 - Grange 41 scholarship fund status – budget implications?

(TC meeting – Tues – Mar 21st)

Thurs – Mar 23rd – 4-6pm

- Final follow-up review:
- TIF discussions
 - Route 100 South / Yarmouth Road projections – final projected numbers/borrowing strategy
 - Northbrook – move available to active for Yarmouth Rd project
 - Village – money available / amount to move to active
- State revenue sharing projections & Town revenue projections
- Certified ratio discussion
- Bonding options
 - Debt level comparison/interest rates/terms
 - Buckets discussion (CIP, land acquisition, projects, etc) /costs / draft numbers
- (1) CIP Bucket
 - Pennell Footprint Plan – \$400,000 phase 1 + \$92,000 minus b-ball lights fund phase 2
- Final CIP discussion/Misc leftover CIP
 - ARPA funds spreadsheet – \$282,000 available - updated & final allocations
 - CIP Payment
- Council recommendations for changes
 - Do we stay at \$50,000 for sick/vaca fund or reduce?
- MIL Rate discussion
- LD1 discussion
- Budget Flyer – identify items

Mon – Mar 27th – 4-6pm- possibly use some of this WS space for Comprehensive Plan Coordinator discussion?

- Updated final budget – review/discuss/straw poll
- Budget presentation draft – review/due in packet – 3/28
- Separate Questions for Warrant

2023 Budget Agendas:

Amended: 02/16/2023

- Budget Flyer - discussion
- Tax bill insert – discussion

Tues – April 4th – (TC Meeting) – 7pm – Budget Presentation & Public Hearing – feedback from residents

- Discuss any feedback from residents
- Finalize Warrant article wording

Tues – April 18th – (TC Meeting) – 7pm – appr Warrant Articles

Tues – May 2nd – (TC Meeting) – 7pm – appr Municipal Warrant