



# Northern Conomo Point Essex, MA

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## Phase I Master Plan

04.15.2015

- **PRESENT PHASE I MASTER PLAN PROGRAM**
- **PRESENT PHASE I MASTER PLAN COSTS**

# Northern Conomo Point    Essex, MA

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## Phase I Master Plan Program Goals

- **INCREASE PUBLIC ACCESS TO WATERFRONT BY CAR, BIKE, BOAT AND FOOT**
- **INCREASE PUBLIC ACCESSIBLE OPEN SPACE**
- **PROVIDE PUBLIC SERVICE AREAS**
- **PROVIDE PUBLIC ACCESSIBLE PARKING AREAS**







Site A — Essex River Park Phase I Improvement Area





**\$1,362,559**

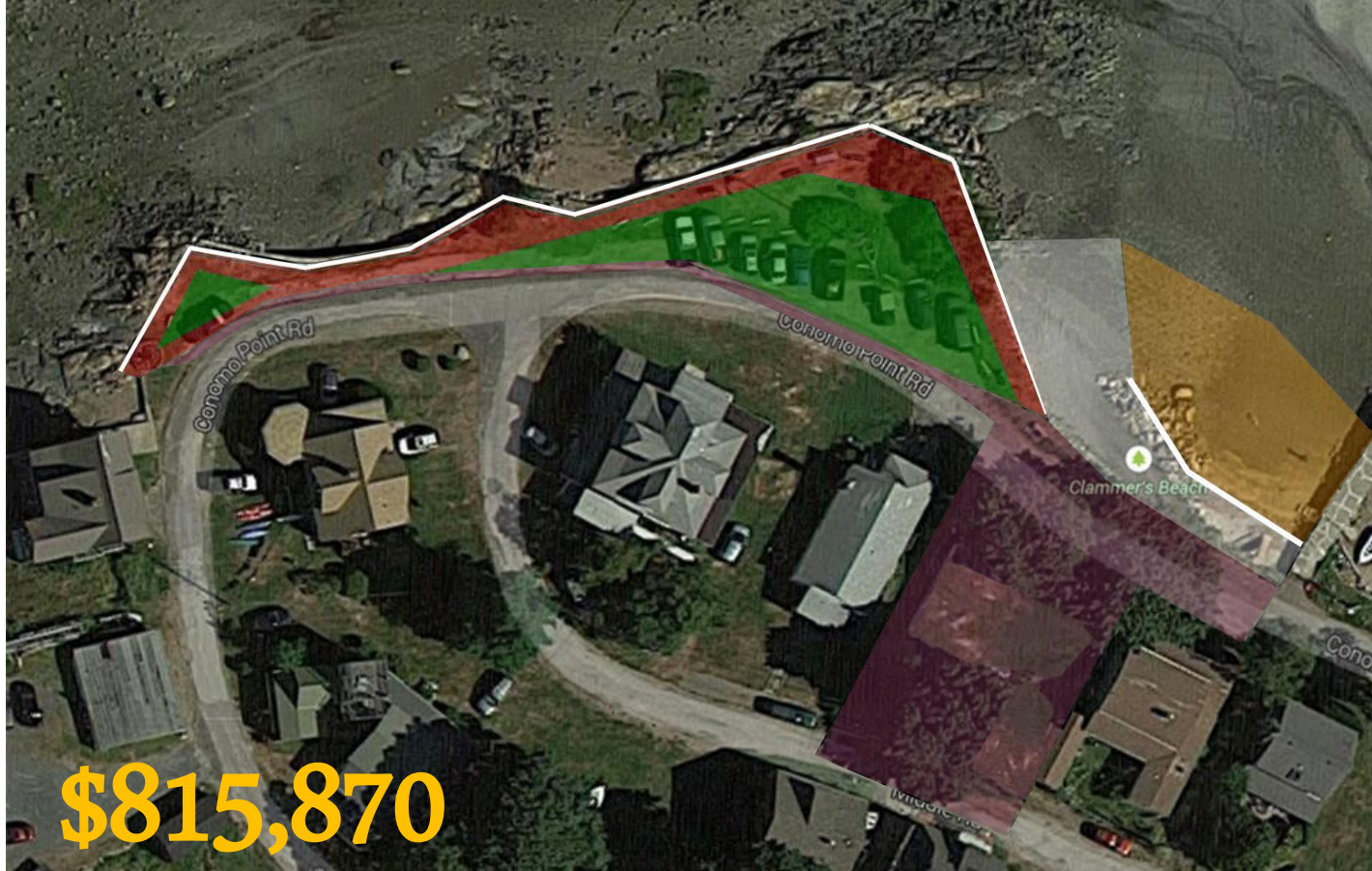
## **Site A — Essex River Park Phase I Primary Improvements**

- **Rebuild Seawall and Water Access Ramp for Kayaks/Canoes**
- **Provide Overlook and Event Area for Community Events**
- **Provide Public Facilities Building (Storage & Bathrooms)**
- **Expand Conomo Point Association Building, and Provide Parking**





**Site B – The Narrows Park Phase I Improvement Area**



## Site B – The Narrows Park Phase I Primary Improvements

- Rebuild and Raise Seawall
- Provide Accessible Surface at Overlook
- Enhance Public Space Between Road and Seawall
- Provide Parking, Rebuild Boat Access Ramp and Rebuild Beach





**Site C – Front Beach Phase I Improvement Area**





## Site C — Front Beach Phase I Primary Improvements

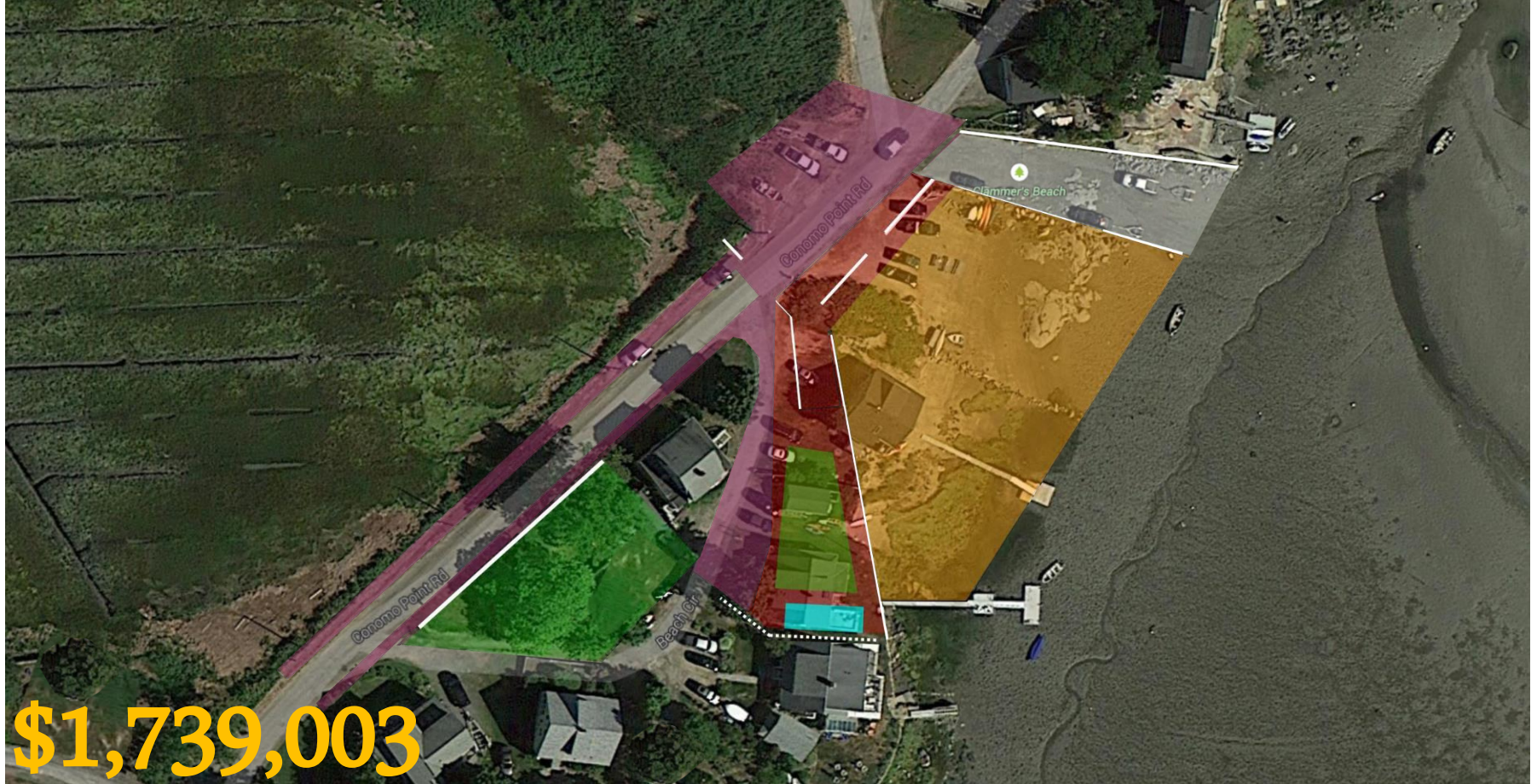
- Rebuild & Relocate Seawall; Rebuild and Expand Beach
- Improve Piers with Accessible Docks
- Widen and Enhance Public Space Between Road and Seawall





## Site D – Clammer's Beach Phase I Improvement Area





## Site D – Clammer’s Beach Phase I Primary Improvements

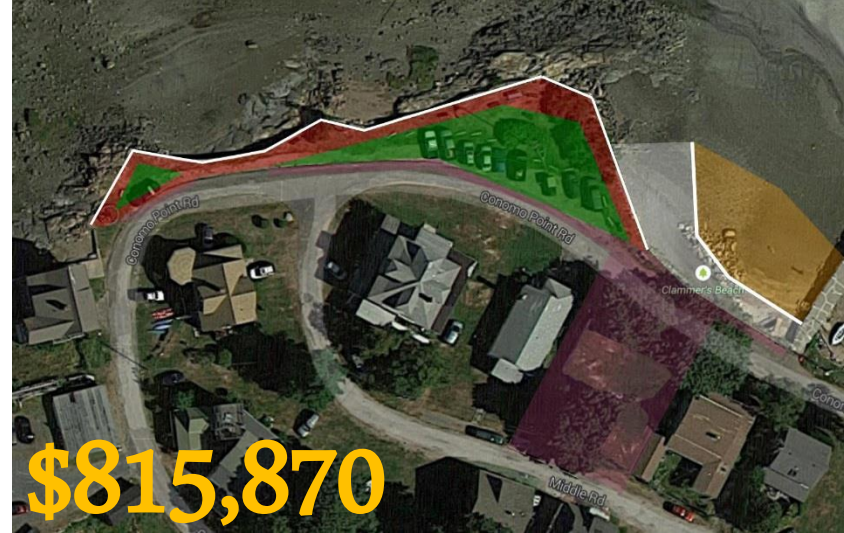
- Rebuild Boat Access Ramp and Seawalls
- Rebuild Enlarge and Define Beach
- Provide Public Facilities Building and Public Overlook
- Provide Accessible Public Parking; Create Green Park





**\$1,362,559**

**Site A — Essex River Park**



**\$815,870**

**Site B — The Narrows Park**



**\$789,203**

**Site C — Front Beach**



**\$1,739,003**

**Site D — Clammer's Beach**

**Total Phase I Improvements = \$4,706,634**





## NORTHERN CONOMO POINT MASTER PLAN PHASE I

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### Phase I 2015 Master Plan Existing Conditions Inventory

OPEN SPACE	1.16 ac
GREEN SPACE	.28 ac

TOTAL 1.44 ac

ESSEX RIVER

FRONT BEACH

ESSEX BAY



<span style="color: red;">■</span>	DWELLINGS/STRUCTURES REMOVED	
<span style="color: lightgreen;">■</span>	OPEN SPACE	1.70 ac
<span style="color: green;">■</span>	GREEN SPACE	1.85 ac
TOTAL		3.55 ac

ESSEX RIVER



## 2015 Phase I Master Plan Northern Conomo Point Proposed Open Space 17





CONCRETE SEAWALL



STONE SEAWALL



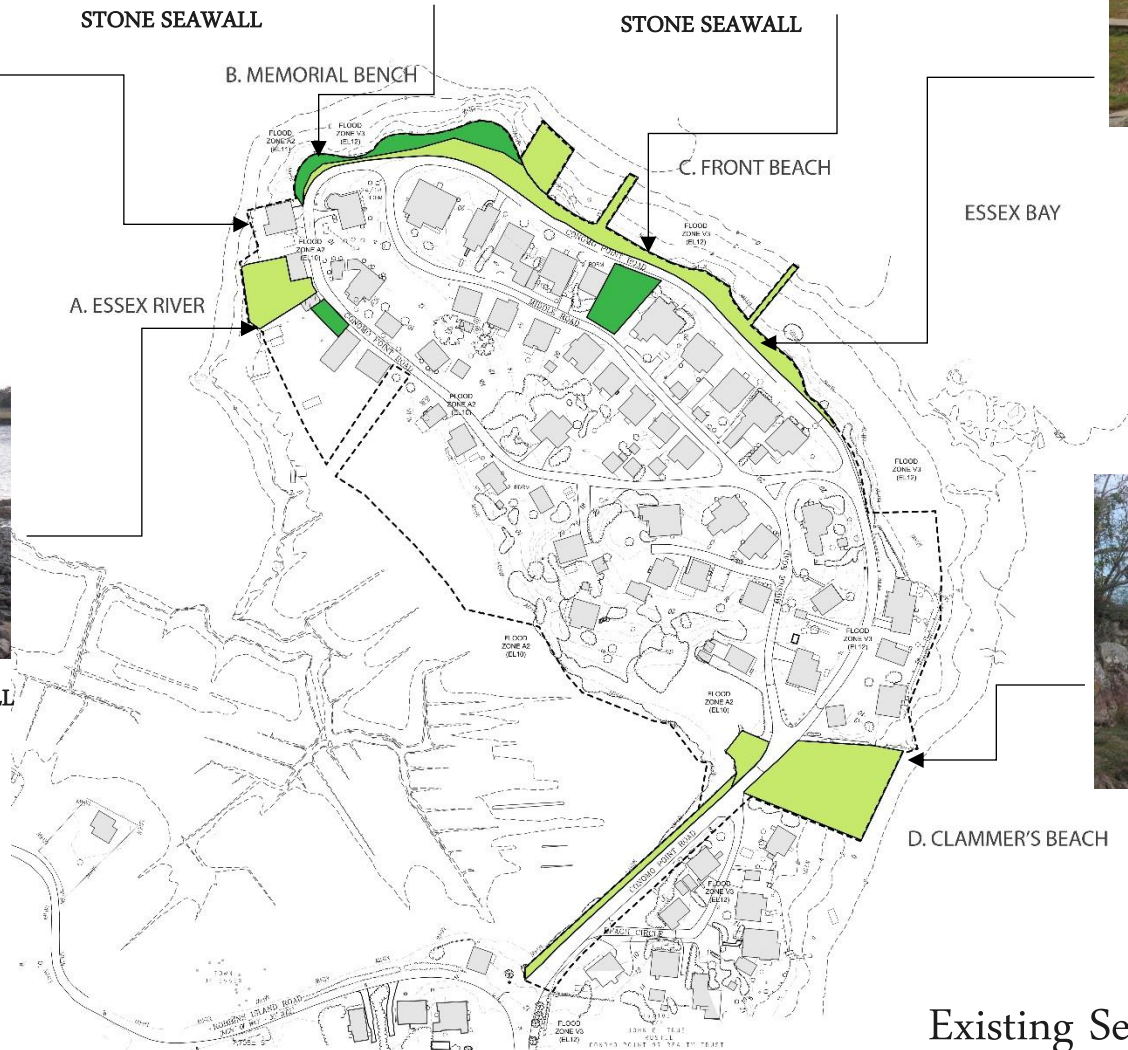
STONE SEAWALL



STONE SEAWALL



STONE SEAWALL



STONE SEAWALL

## Existing Seawall Inventory 18





OVERLOOK AREA BUILDINGS



BOAT RAMP



STONE PIER & BEACHES



INACCESSIBLE PIER



CPA BUILDING



PROMENADE



STORAGE BUILDINGS



REBUILD BOAT RAMP

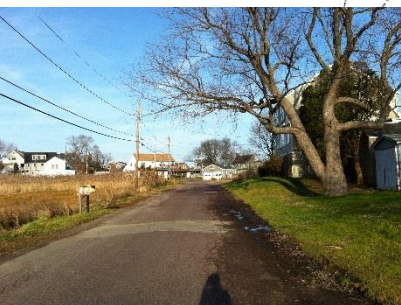


PARKING

D. CLAMMER'S BEACH



BEACH AREA



ENTRANCE ROAD

## Existing Conditions Inventory 19



## NORTHERN CONOMO POINT MASTER PLAN PHASE I

### Phase I 2015 Master Plan Program Improvements



COMMUNITY LAWN



DECK OVERLOOK



SEAWALL REPAIR



RIP-RAP REPAIR



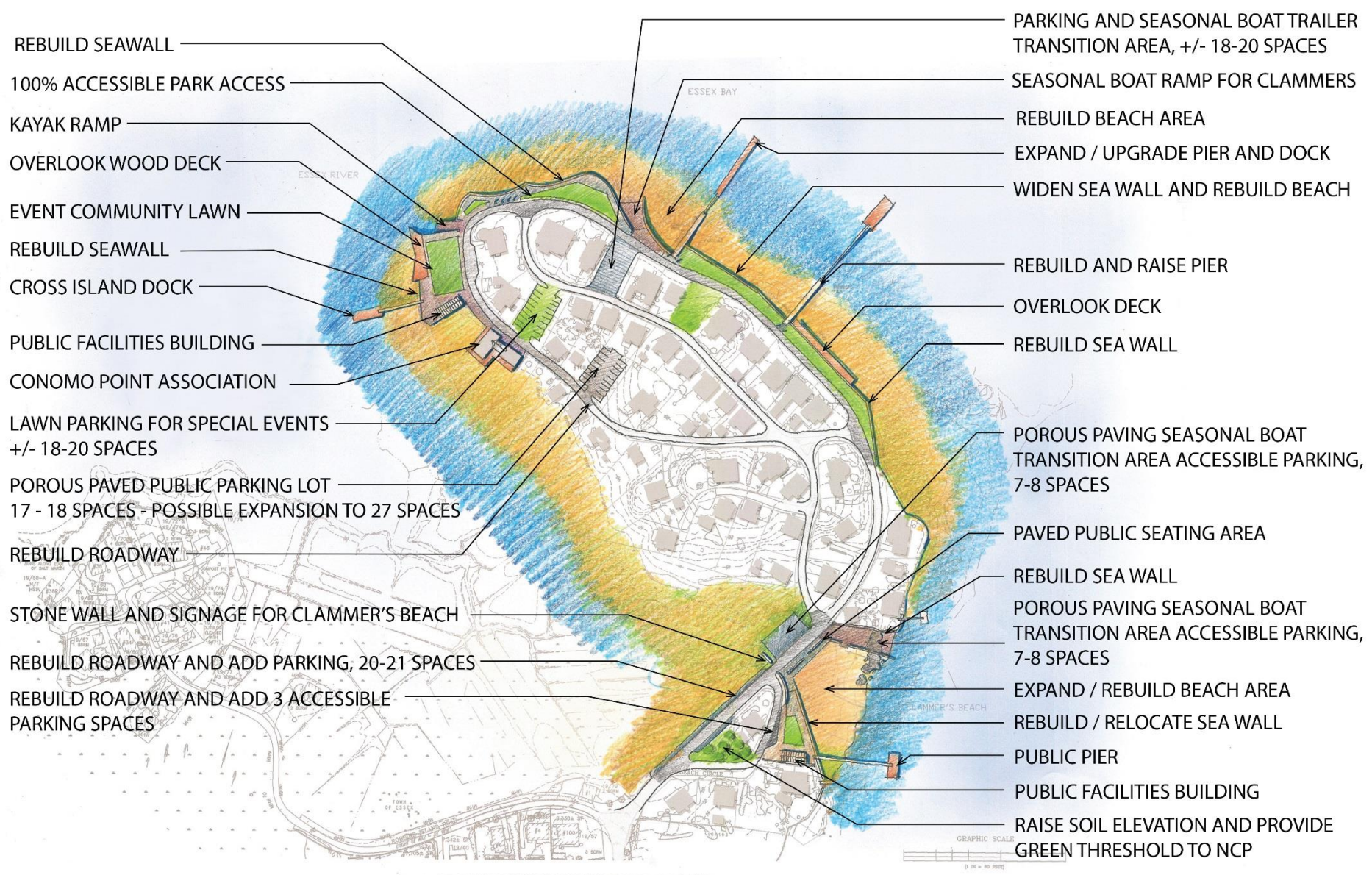
BOAT RAMP



BOULDER EDGE



PUBLIC FACILITY

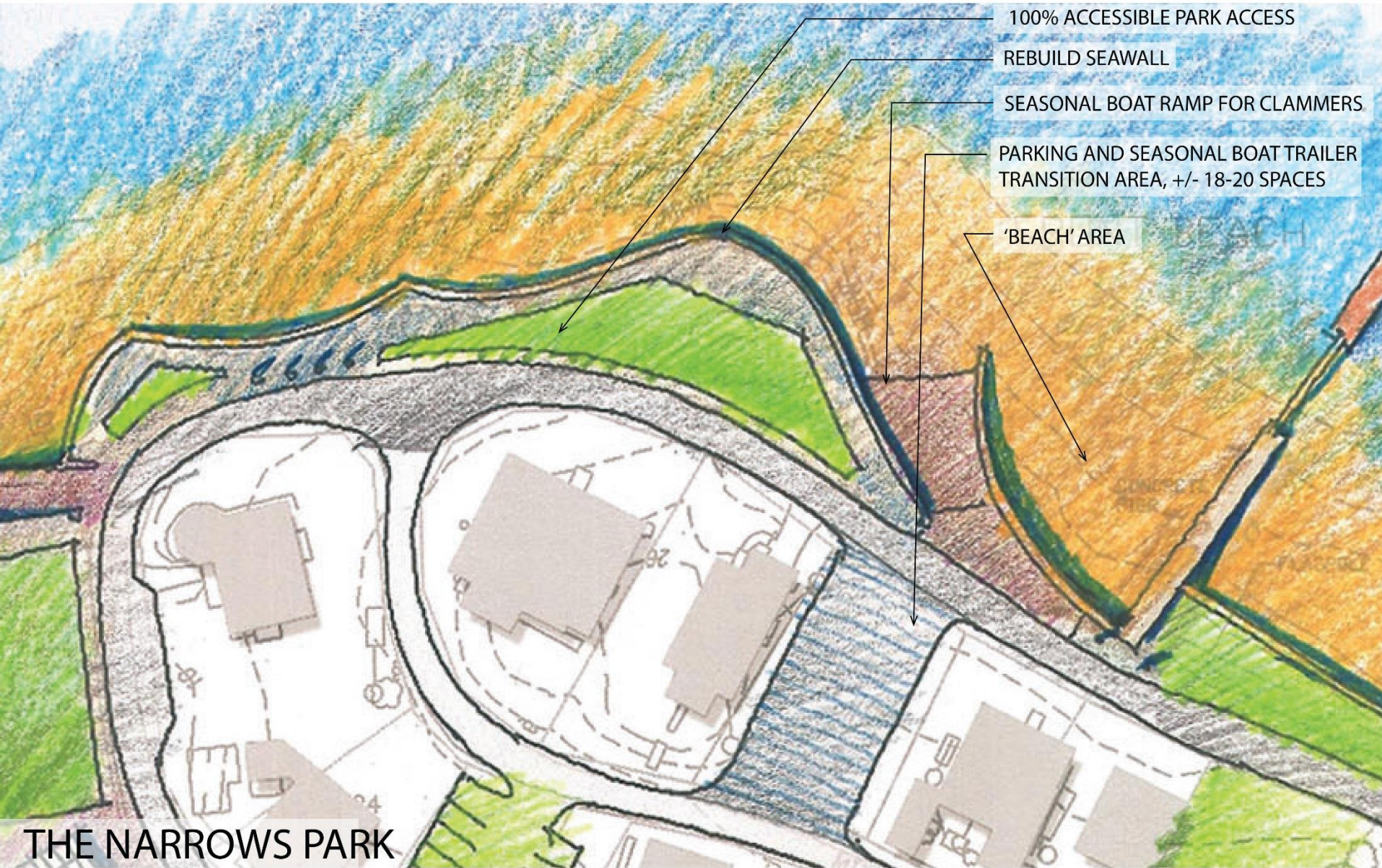


## Northern Conomo Point Proposed Master Plan Program 21

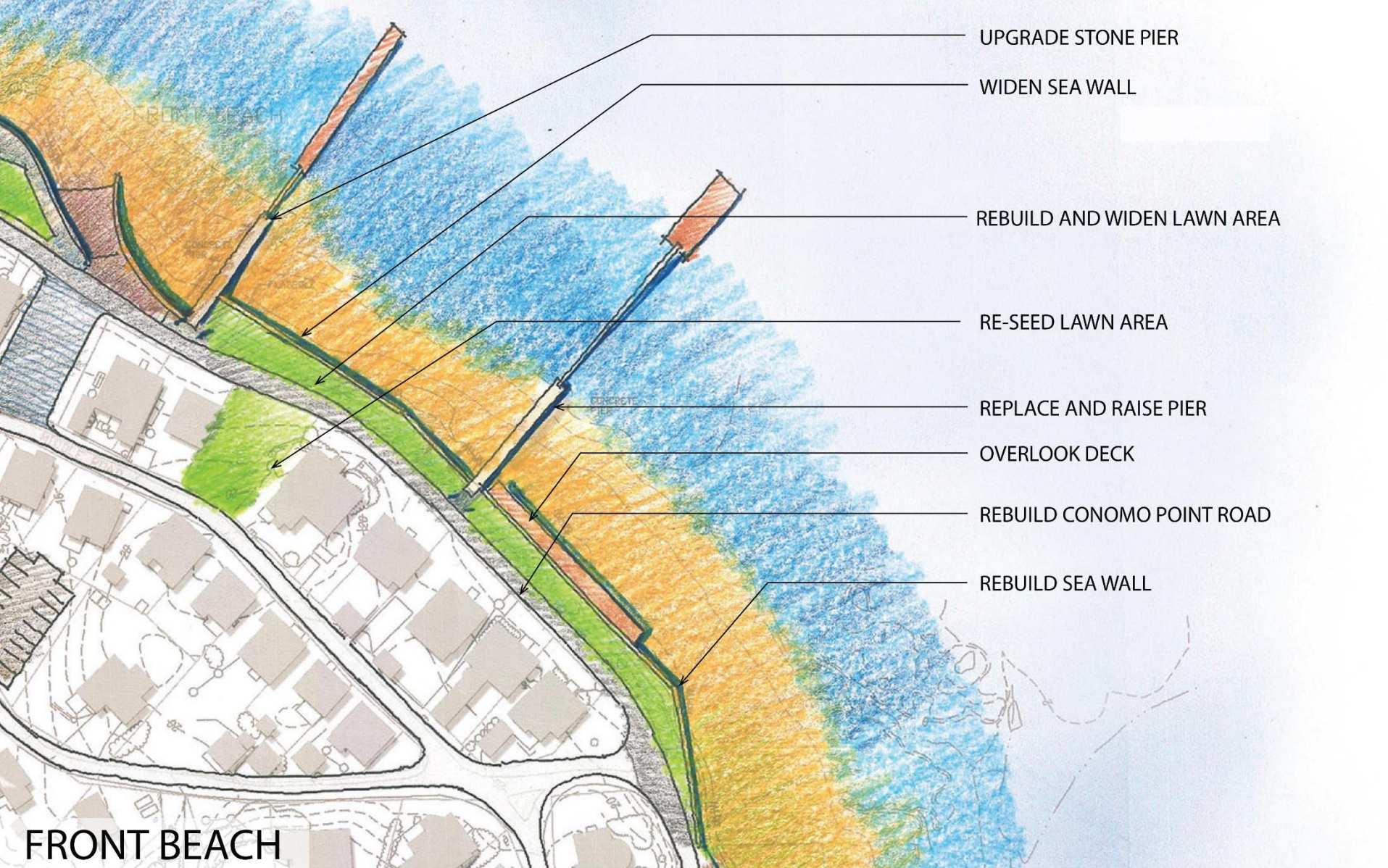






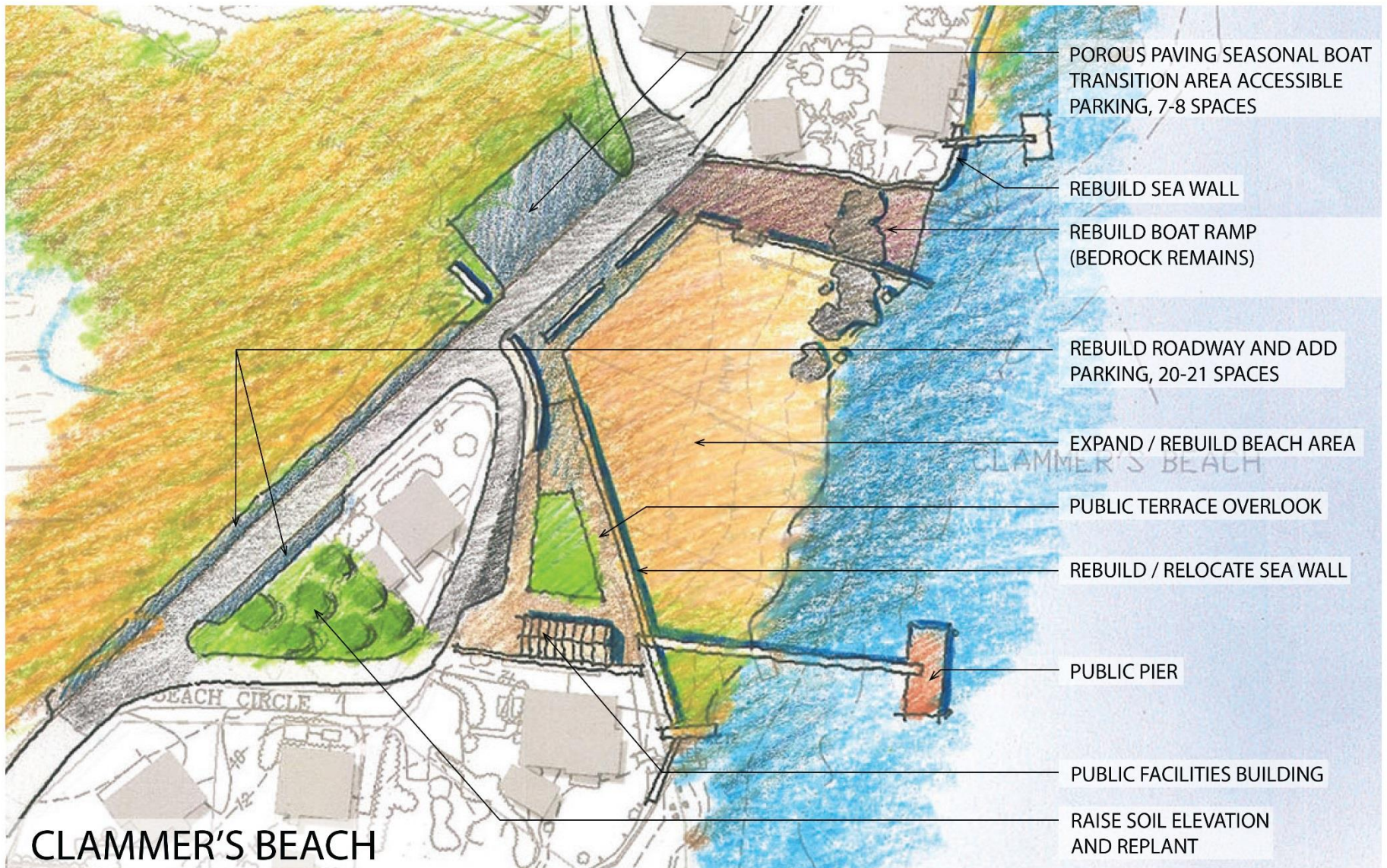






Site C – Front Beach Proposed Program 24





Site D – Clammer's Beach Proposed Program 25

## NORTHERN CONOMO POINT NEAR TERM IMPROVEMENTS PLAN

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### Phase I 2015 Master Plan – Cost Estimate

# PHASE I MASTER PLAN – COST ESTIMATE – AREA A – ESSEX RIVER PARK

<b>Site A - ESSEX RIVER PARK</b>				
ITEM	QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
General Site Demolition	38,290	SF	\$1.00	\$38,290.00
Remove Existing Structures (6)	5,118	SF	\$5.00	\$25,590.00
Deck overlook	1,300	SF	\$27.00	\$35,100.00
Concrete Paving	3,500	SF	\$8.00	\$28,000.00
Sloped Granite Curb	920	LF	\$35.00	\$32,200.00
Seawall - Repair Concrete Wall	400	LF	\$225.00	\$90,000.00
Seawall - Repair Stone Wall	500	LF	\$275.00	\$137,500.00
Public Facilities Building*	1	EA	\$75,000.00	\$75,000.00
Conomo Point Association	1	EA	\$100,000.00	\$100,000.00
Structured Lawn - Event Parking	7,200	SF	\$13.00	\$93,600.00
Permeable Paved Parking Area*	9,275	SF	\$18.00	\$166,950.00
Rebuild Boat (Kayak) Ramp	500	SF	\$25.00	\$12,500.00
New Lawn	5,000	SF	\$5.00	\$25,000.00
*Does not include survey, drainage substructures or utility hookups				
			Sub Total	\$859,730
			15% Contingency	\$128,960
			**Permitting	\$250,000
			10% Design	\$123,869
Site A Essex River Park - Total				<b>\$1,362,559</b>



# PHASE I MASTER PLAN – COST ESTIMATE – SITE B – THE NARROWS PARK

SITE B - THE NARROWS PARK				
ITEM	QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
General Site Demolition	37,020	SF	\$1.00	\$37,020.00
Concrete Paving	5,250	SF	\$8.00	\$42,000.00
Sloped Granite Curb	405	LF	\$35.00	\$14,175.00
Seawall - Rebuild and Raise Stone Wall	175	LF	\$400.00	\$70,000.00
Seawall - Rebuild Stone Wall	388	LF	\$275.00	\$106,700.00
Replenish Beach	330	CY	\$16.00	\$5,280.00
Permeable Paved Parking Area*	5,980	SF	\$18.00	\$107,640.00
Rebuild Seasonal Boat Ramp	950	SF	\$25.00	\$23,750.00
New Lawn	4,200	SF	\$5.00	\$21,000.00
*Does not include survey, drainage substructures, or utility hookups				
			Sub Total	\$427,565
			15% Contingency	\$64,135
			**Permitting	\$250,000
			10% Design	\$74,170
Site B The Narrows Park - Total				<b>\$815,870</b>
			Sites A-B Sub-Total	\$1,287,295
			15% Contingency	\$193,094
Sites A-B Phase I Improvements - Total				\$1,480,389

# PHASE I MASTER PLAN – COST ESTIMATE – SITE C – FRONT BEACH

SITE C - FRONT BEACH				
ITEM	QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
General Site Demolition	23,719	SF	\$1.00	\$23,719.00
Deck overlook	1,200	SF	\$27.00	\$32,400.00
Concrete Paving	350	SF	\$8.00	\$2,800.00
Sloped Granite Curb	480	LF	\$35.00	\$16,800.00
Seawall - Widen and Rebuild Stone Wall	230	LF	\$425.00	\$97,750.00
Seawall - Repair Stone Wall	250	LF	\$275.00	\$68,750.00
Rebuild Stone Pier	950	SF	\$95.00	\$90,250.00
Replace Stone (Farnsworth) Pier with Wood Pier	1,245	SF	\$27.00	\$33,615.00
Re-seed Lawn - Between Lots 130 & 134	4,800	SF	\$1.00	\$4,800.00
New Lawn	7,200	SF	\$4.00	\$28,800.00
Replenish Beach	425	CY	\$16.00	\$6,800.00
*Does not include survey, drainage substructures or utility hookups				
			Sub Total	\$406,484
			15% Contingency	\$60,973
			**Permitting	\$250,000
			10% Design	\$71,746
Site C Front Beach - Total				<b>\$789,203</b>
			Site A-C Subtotal	\$1,693,779
			15% Contingency	\$254,067
Sites A-C Phase I Improvements - Total				<b>\$1,947,846</b>



# PHASE I MASTER PLAN – COST ESTIMATE – SITE D – CLAMMER’S BEACH

SITE D - CLAMMER'S BEACH				
ITEM	QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
General Site Demolition	56,300	SF	\$1.00	\$56,300.00
Remove Existing Structures (3)	2,825	SF	\$5.00	\$14,125.00
Concrete Paving - Exposed Aggregate	8,800	SF	\$12.00	\$105,600.00
Sloped Granite Curb	920	LF	\$35.00	\$32,200.00
Seawall - Rebuild Stone Wall	270	LF	\$275.00	\$74,250.00
Seawall - New Stone Wall	110	LF	\$500.00	\$55,000.00
New Stone Seat Walls	270	LF	\$225.00	\$60,750.00
Public Facilities Building*	1	EA	\$100,000.00	\$100,000.00
New Lawn	1,200	SF	\$10.00	\$12,000.00
Bituminous Concrete Parking Area	1,650	SF	\$15.00	\$24,750.00
Rebuild Boat Ramp	5,425	SF	\$25.00	\$135,625.00
Replenish & Expand Beach	13,150	CY	\$16.00	\$210,400.00
Permeable Paving at Conomo Point Road*	6,530	SF	\$18.00	\$117,540.00
Green Park at Beach Circle	6,050	SF	\$18.00	\$108,900.00
Public Pier and Ramp	850	SF	\$35.00	\$29,750.00
Screen Buffer Cedar Fence	115	LF	\$175.00	\$20,125.00
*Does not include survey, drainage substructures or utility hookups				
			Sub Total	\$1,157,315
			15% Contingency	\$173,597
			**Permitting	\$250,000
			10% Design	\$158,091
Site D Clammer's Beach - Total				<b>\$1,739,003</b>
			Sites A-D Sub-Total	\$2,851,094
			15% Contingency	\$427,664
			**Permitting	\$1,000,000
			10% Design	\$427,876
Sites A-D Phase I Improvements - Total				<b>\$4,706,634</b>
**Permitting costs are shown as a place holder and will likely be less				

