



RoseKennedyGreenway.org

An aerial photograph of a busy city street, likely in Boston, showing a mix of pedestrians, cyclists, and vehicles. The image is overlaid with a semi-transparent green filter. A white van with 'NIM ROM' branding is visible on the right side of the street.

Capital Repairs Report

Fall 2016

Capital Repairs Inventory

- A capital repair is defined as a repair needed which exceeds \$5,000
- This inventory of items in need of repair on the Rose Kennedy Greenway was updated in Fall 2016.
- This report is not intended to capture anticipated future capital repair needs nor reflect the funding that would be necessary annually or over time.
- The ranged cost estimates for each item are very preliminary. Wide ranges are used in cases of significant uncertainty.
- The Rose Kennedy Greenway Conservancy does not currently have a capital reserve or sufficient funding necessary to address the vast majority of these items.
- This report does not include the following:
 - City Street Trees – Will be upgraded by MassDOT as part of State - City transfer
 - Parcels 2 – Not included in our lease temporarily
 - 6 and 12 – Undergoing MassDOT – BPDA community process

A photograph of a child riding a swan on a carousel, overlaid with a semi-transparent green filter. The child is smiling and holding onto the pole. The carousel is ornate with other swan figures and decorative elements. The text "Across The Greenway" is centered in white.

Across The Greenway

Replace Rusted Trash Barrels

- **Details:**

- Close to 30% of the barrels throughout the Greenway are in poor condition
- Only 29% of Greenway barrels include a recycling option
- Some of the worst barrels (Wharf District Park) are ungalvanized steel, which is an inappropriate material for outdoor use, and are rusting heavily
- This presents an aesthetic issue
- Priority Level: High

- **Repair Option:**

- Replace some or all with new barrels, include a recycling option at every location
- Sub out removal and installation

- **Cost Estimate:**

- Replace ALL barrels \$115,000 - \$150,000
- Replace worst (Wharf) barrels \$25,000 - \$55,000



Replace Unhealthy Greenway Trees

- **Details:**

- Periodically, trees throughout the Greenway fail for various reasons, including insect damage, irrigation failures, environmental stress, and vandalism/accidental damage.
- This presents an aesthetic and a safety issue
- Priority Level: High

- **Repair Option:**

- Replace trees with 3”-4” caliper replacements (standard replacement size due to ease of installation, cost, and ability to properly establish)

- **Cost Estimate:**

- \$28,000 – 11 PARK tree replacements



Replace/Repair Damaged Umbrellas

- **Details:**

- 9 umbrellas need to be replaced. There are currently 41 umbrellas across the Greenway, this is down from 48 in 2015.
- The umbrella canopies will begin to need replacing on a yearly basis as they reach the end of their lifespan (4-6 yrs)
- Some complete umbrellas will need replacing on a yearly basis due to general wear and tear
- This presents an aesthetic issue
- Priority Level: High

- **Repair Option:**

- Inspect and replace canopies and umbrellas on a yearly basis

- **Cost Estimate:**

- \$13,000 to replace 9 umbrellas and ¼ of the canopies for 2017



Replace Worn-out Tables & Chairs

- **Details:**

- 24 tables on P10, P15 & 16, and P22 are deteriorating. They now need to be refinished and repaired annually which is a strain on park ops. Even with these repairs, they remain unsteady and unsightly
- 28 old wire mesh chairs on P10 are also deteriorating
- This presents an aesthetic issue and negatively impacts park operations
- Priority Level: Low

- **Repair Option:**

- Replace tables and chairs with higher quality “standard” Greenway furniture

- **Cost Estimate: \$32,000**

- Chairs \$7,000
- Tables \$25,000



Repair Damaged Containers

- **Details:**

- Damage primarily incurred as a result of vandalism/accidents
- Approximately a dozen containers of various size and style need to be repaired
- This presents an aesthetic issue
- Priority Level: Medium

- **Repair Option:**

- Replacements for severe damage;
Contract out repair work

- **Cost Estimate:** \$6,000 – 12,000





North End Parks

Renovate P10 Boxwood Beds

- **Details:**
 - The Boxwood Beds on P10 are overrun with invasive Vetch, the Boxwoods are dying due to improper installation (overcrowding), and there is lack of diversified plant material here, resulting in only one season of horticultural interest
 - Renovations would be in line with the new boxwood design on Parcel 8, which was installed the summer of 2015
 - This problem is an aesthetic issue, negatively impacts park operations, and is getting worse
 - Priority level: High
- **Repair Option:**
 - Amend existing design in house, Contract out renovations
- **Cost Estimate:** \$275,000 – \$350,000



Repair North End Engravings

- **Details:**
 - Details of historical map on southwest corner are wearing and chipping
 - Engraving near the northeast corner of the park is fading
 - This presents an aesthetic issue
 - Priority Level: Low
- **Repair Options:**
 - Repair damaged map features and paint with lithichrome paint
 - Contract out
- **Cost Estimate:** \$5,000 - \$9,000



Reset Fountain Slabs

- **Details:**
 - 7 slabs in the fountains need to be reset due to frost heaving
 - This presents an aesthetic and a safety issue
 - Priority Level: Medium
- **Repair Option:**
 - Contract out work
- **Cost Estimate:** \$12,000 - \$14,000



Reset Granite Pavers

- **Details:**
 - 14 slabs need to be reset due to frost heaving
 - Pavers need to be recaulked
 - This presents an aesthetic and a safety issue
 - Priority Level: Medium
- **Repair Option:**
 - Contract out
- **Cost Estimate:** \$25,000 – 30,000



Reset/Replace Granite Caps & Pavers

- **Details:**

- The bases of the fountain railings were not installed properly allowing moisture to seep through the spaces between the stones. Freezing conditions put stress on the joints, causing 6 stone caps and adjacent granite pavers to crack
- This presents an aesthetic issue; as it continues to deteriorate, repair costs may rise
- Priority Level: Low

- **Repair Option:**

- All of the 6 caps need to be reset, some replaced (labor only), but those on the north side of Parcel 10 and south side of Parcel 8 are priorities
- In-house repair or contract out

- **Cost Estimate:** \$20,000 – 30,000



Repair Bent Pergola

- **Details:**
 - The southern purlin on P8 is bent due to damage from a car accident
 - *The expectation is that the drivers insurance will cover this repair*
 - This presents an aesthetic and a structural issue
 - Priority Level: High
- **Repair Options:**
 - Contractor to repair damaged purlin
- **Cost Estimate:**
 - *Insurance adjuster is currently investigating cost and coverage*



Wharf District Parks

Prevent Further Skateboard Damage

- **Details:**

- Skateboarders are damaging park features
- This presents an aesthetic issue; as it continues to deteriorate, repair costs may rise
- Priority Level: Medium

- **Repair Option:**

- Add new skate deterrents
- Contract out

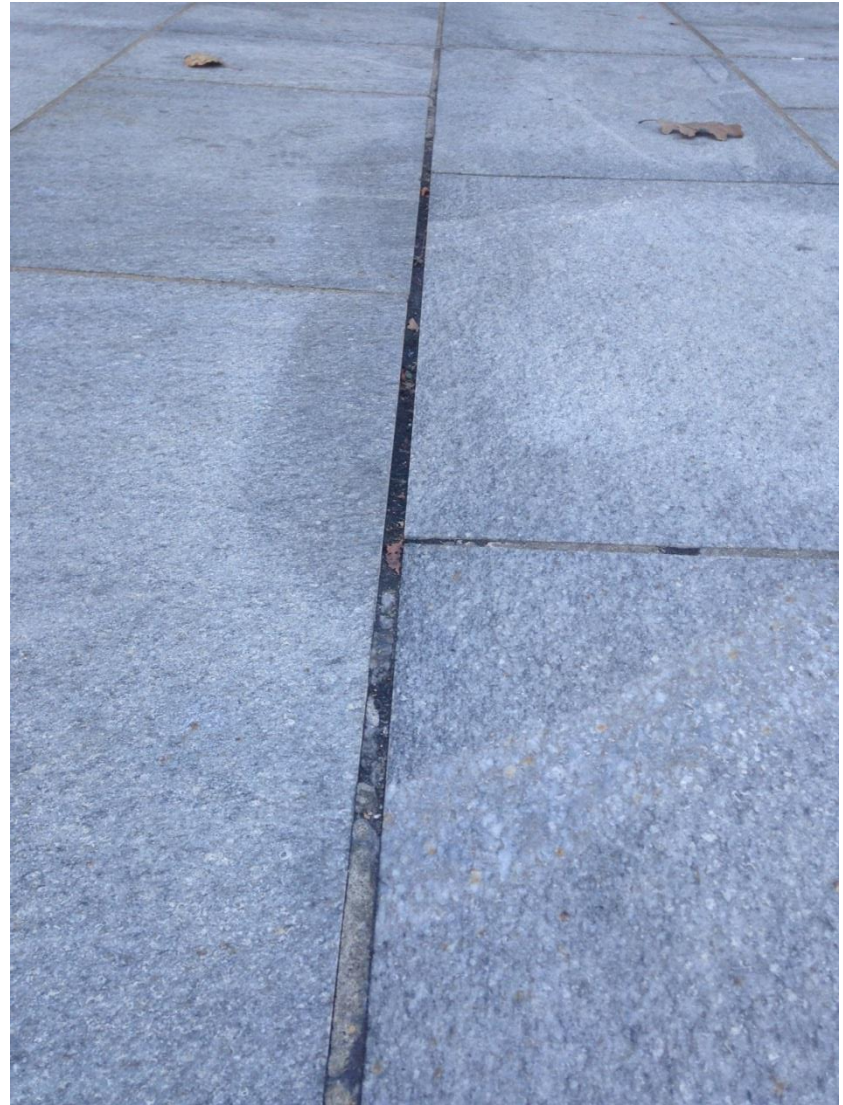
- **Cost Estimate:**

- \$50,000 – 70,000



Repair Park Masonry

- **Details:**
 - Remove and reset 600sf of granite pavers (High priority)
 - Remove and reset concrete pavers at promenade (Medium priority)
 - Remove and reset pavers around light pull boxes (Low priority)
 - Stone veneer and curb repairs (Low priority)
 - Repoint and reseal joints in granite pavement
- **Repair Option:**
 - Contract out
- **Cost Estimate:** \$60,000 – \$100,000



Replace Rings Fountain Step Lights

- **Details:**
 - All of the 29 lights embedded in the steps adjacent to the Rings Fountain do not function
 - This presents an aesthetic issue
 - Priority Level: Low
- **Repair Option:**
 - Install new light fixtures
- **Cost Estimate:** \$12,000 – 15,000



Repair Rings Fountain Fog

- **Details:**
 - There is a leak in the high pressure stainless steel pipe that supplies water to the fog manifolds. These pipes are imbedded in the concrete fountain basin making it costly to repair.
 - Priority Level: Medium
- **Repair Option:**
 - Requires further investigation
 - Contract out
- **Cost Estimate:** \$50,000 - \$100,000



Refinish Lightblades, Pole Lights, Utility Boxes

- **Details:**
 - 19 pencil light fixtures , 12 light blades, 6 bike racks, and 8 electrical cabinets throughout Wharf District need to be refinished
 - This presents an aesthetic issue
 - Priority Level: Medium
- **Repair Option:**
 - On-site work, Contract out
- **Cost Estimate:** \$10,000 - 14,000



Replace P17 lightpole

- **Details:**
 - This lightpole has been hit by a food truck that parks adjacent to it
 - *The expectation is that the trucks insurance will cover this repair*
 - Priority Level: Medium
- **Repair Option:**
 - Contractor to install new lightpole
- **Cost Estimate:** \$7,500 – \$12,500



Convert River Birch Beds Irrigation

- **Details:**

- The drip irrigation system is insufficient for watering the river birch beds
- The turf is dying as a result, and the birch trees receive inadequate irrigation during the summer
- This presents an aesthetic issue and negatively impacts park operations
- Priority Level: Low

- **Repair Option:**

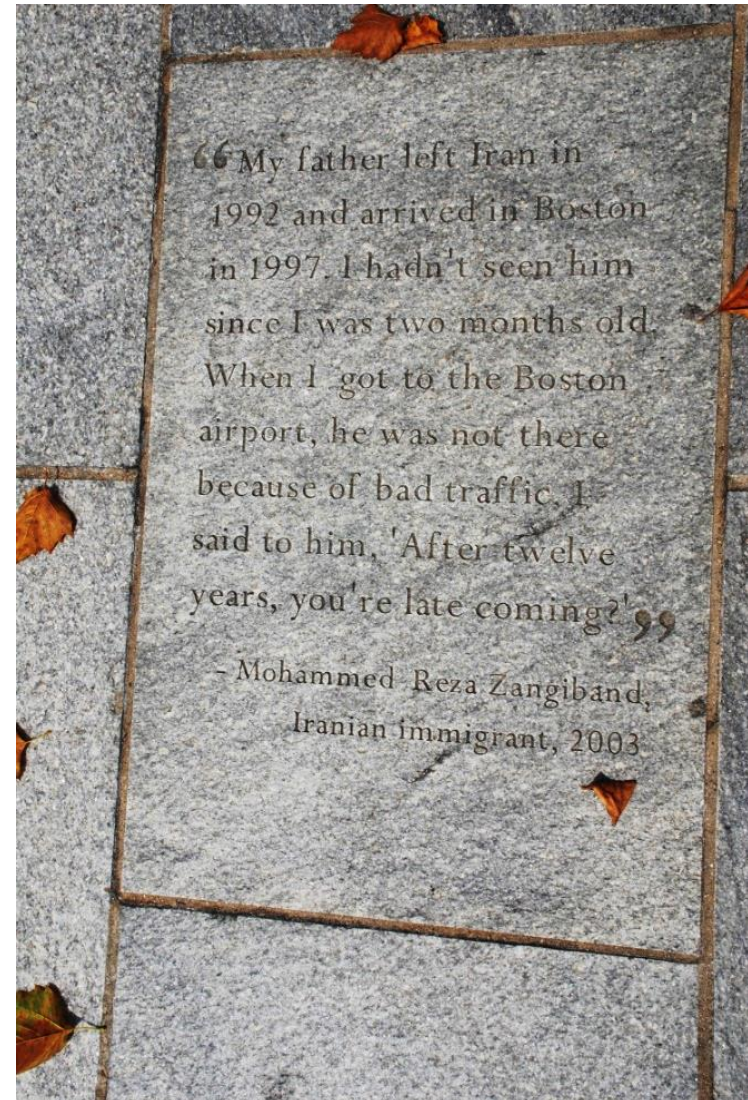
- Convert the existing drip zone into a spray zone by capping drip lines and installing new pipping with 35 -40 spray heads
- Contract out

- **Cost Estimate:** \$7,000 – \$10,000



Touch-up Engravings

- **Details:**
 - Hardscape engravings in the Wharf District, including the Immigrant Letters engravings, are fading
 - This presents an aesthetic issue
 - Priority Level: Low
- **Repair Options:**
 - Paint with lithichrome paint
 - contract out
- **Cost Estimate:** \$9,000





Fort Point Channel Parks

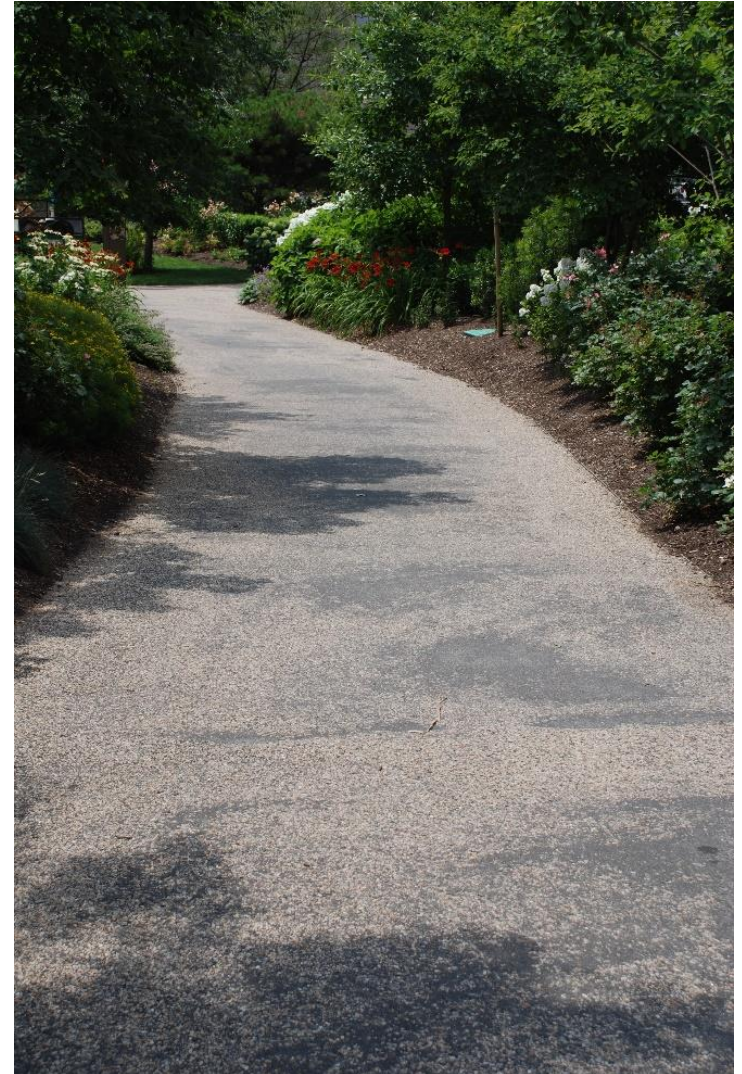
Rebuild P19 Pathways

- **Details:**
 - Stone dust paths do not stand up well to high-intensity use or plowing
 - There is considerable erosion on the paths, which can cause uneven walking surfaces. This requires frequent maintenance to address.
 - Lighting on these paths is insufficient.
 - This presents an aesthetic and a safety issue and negatively impacts park operations
 - Priority Level: Low
- **Repair Option:**
 - Install a more durable material, such as asphalt, chipseal, concrete or recycled rubber
 - Light pathways with either pole lights or bollard lights
- **Cost Estimate: \$275,000 – \$425,000**
 - Pathway resurfacing \$125,000 - \$175,000
 - Pathway lighting \$150,000 - \$250,000



Restore Chipseal Path

- **Details:**
 - Path was installed incorrectly, creating aesthetic flaws
 - Most of the pebbles that were supposed to adhere to the asphalt base layer are gone
 - This presents an aesthetic issue
 - Priority Level: Low
- **Repair Options:**
 - Reinstall the path with chipseal or other surface
 - Contract out
- **Cost Estimate:** \$25,000 – 40,000





Dewey Square

Regrade Gravel Access Road

- **Details:**

- The road on Dewey has become uneven, and the number of ruts are increasing
- The steel edging on the lawn side of the road is bent and protruding at seams, creating a safety hazard
- The gravel road requires periodic regrading as result of frequent use
- This presents an aesthetic and a safety issue, and it negatively impacts park operations
- Priority Level: High

- **Repair Option:**

- Regrade the road, replace lawn side steel edging
- Contract out

- **Cost Estimate:** \$7,500 – \$8,500



Reset Cobbles

- **Details:**
 - Natural settling of the cobbles is causing an uneven surface
 - This is a safety and an aesthetic issue
 - Priority Level: Low
- **Repair Option:**
 - Reset the cobbles that have settled the most
 - Contract out
- **Cost Estimate:** \$6,000 – \$15,000





Chinatown & Mary Soo Hoo Parks

Repair Plaza At Water Line Repair Site

- **Details:**

- Two areas in the plaza need to be repaired – one is an asphalt patch where BWSC repaired a water line; the other a depression in the plaza – cause unknown.
- This is an aesthetic issue
- Priority Level: Medium

- **Repair Options :**

- Contract out

- **Cost Estimate: \$54,000**



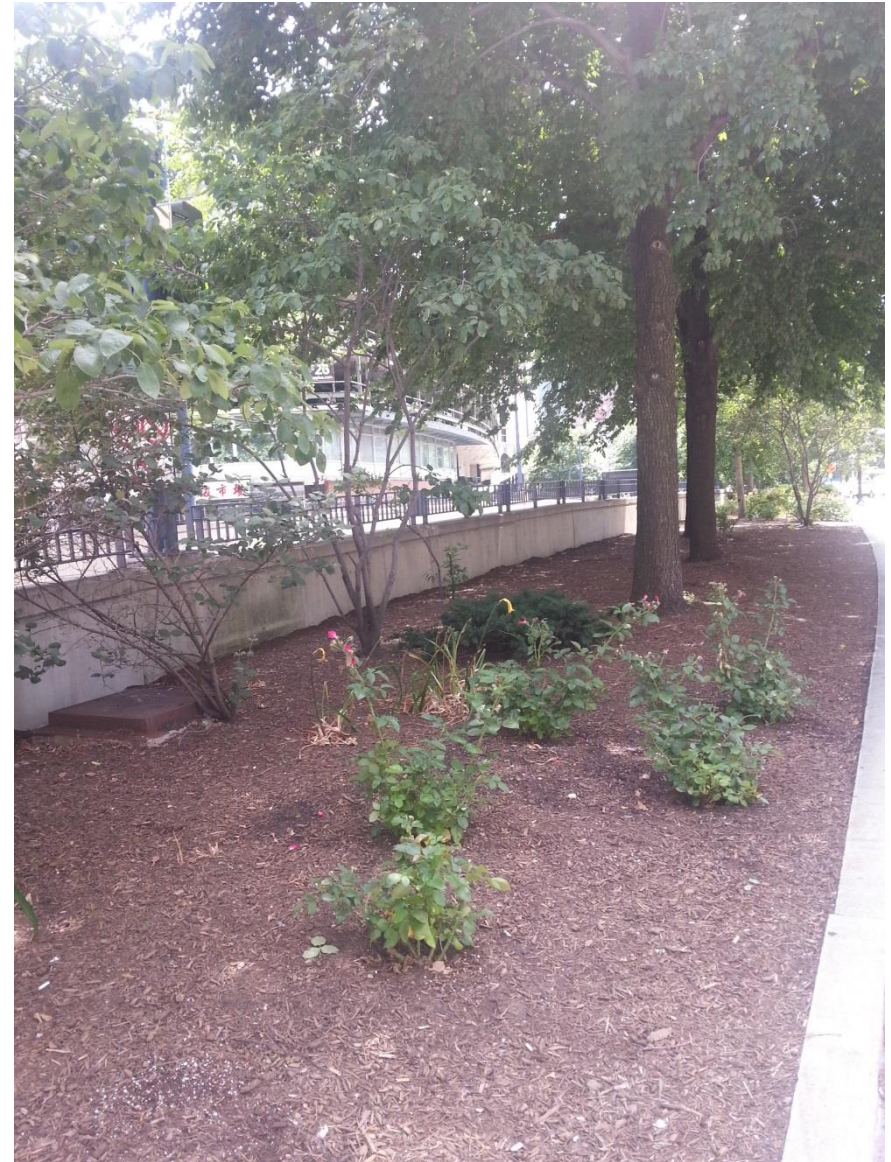
Renovate Beach St Beds

- **Details:**
 - The understory plantings at the 2 triangular beds that flank the Beach Street entrance to Chinatown Park have dyed out almost completely due to competition from the elm trees, lack of proper irrigation, and human feet in the beds.
 - This is an aesthetic issue
 - Priority Level: High
- **Repair Options :**
 - Repair irrigation and plant a resilient understory landscape
- **Cost estimate:** \$15,000 - \$20,000



Renovate East Bed

- **Details:**
 - The bed to the east of Chinatown park is lacking robust plant material and is not up to Greenway horticultural standards
 - Much of the original plant material has died due to a combination of being trampled by homeless camps and lack of proper irrigation
 - This is an aesthetic issue
 - Priority Level: Medium
- **Repair Options :**
 - Repair irrigation and replant the bed with site appropriate plantings
 - Contract out
- **Cost Estimate:** \$25,000 - \$35,000



Replace Park Benches

- **Details:**
 - Benches are in bad condition and are beyond cost-effective repair
 - This is an aesthetic issue
 - Priority Level: Medium
- **Repair Options :**
 - Replace benches
- **Cost Estimate:** \$8,500



Relocate and Extend Red Fence

- **Details:**

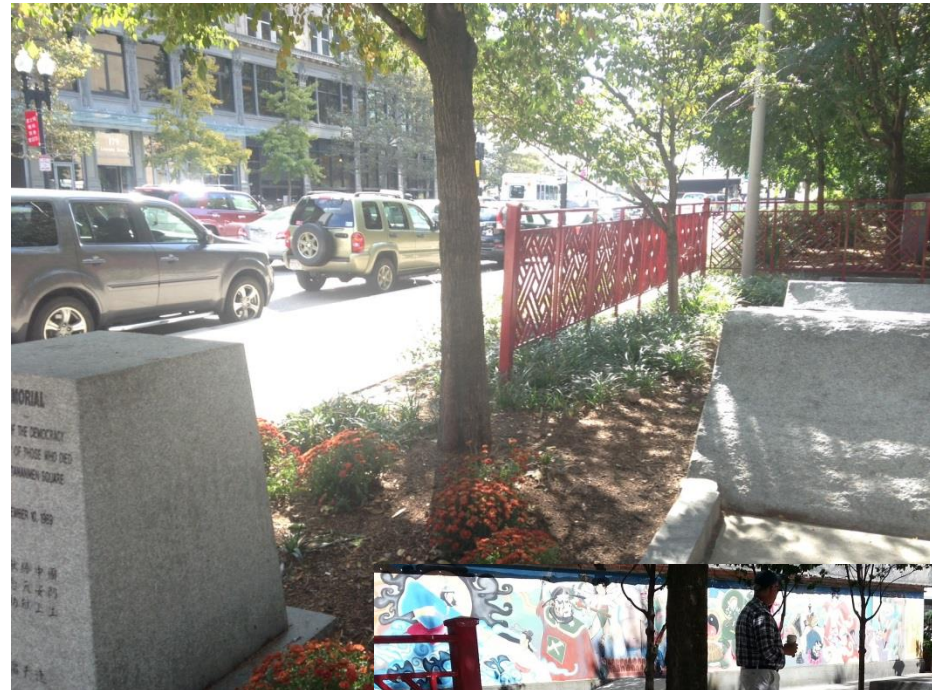
- The red fence along the eastern edge of Mary Soo Hoo Park ends prematurely causing a cut-through through the planting bed.
- The plants on the interior side of this fence are trampled due to people sitting on the concrete mound facing the street with their feet in the bed
- This is an aesthetic issue
- Priority Level: Medium

- **Repair Options :**

- Set the fence back to the interior edge of the plant bed and extend it an additional 9' to block the cut-through.

- **Cost Estimate:**

- \$10,000 - \$15,000



Totals by Category

ITEM	PARK	PRIORITY	LOW ESTIAMTE	HIGH ESTIMATE
<i>FURNISHINGS/FIXTURES \$104,500 - \$244,500</i>				
Replace Trash barrels	Greenway	High	\$25,000	\$150,000
Replace Umbrellas	Greenway	High	\$13,000	\$13,000
Replace Tables & chairs	Greenway	Low	\$32,000	\$32,000
Repair Container damage	Greenway	Medium	\$6,000	\$12,000
Refinish lightblades, poles, boxes	Wharf	Medium	\$10,000	\$14,000
Replace benches	Chinatown	Medium	\$8,500	\$8,500
Relocate and extend red fence	Mary Soo Hoo	Medium	\$10,000	\$15,000
<i>HORTICULTURE \$350,000 - \$443,000</i>				
Replace Park Trees	Greenway	High	\$28,000	\$28,000
Renovate P10 Boxwood beds	North End	High	\$275,000	\$350,000
Convert river birch bed irrigation	Wharf	Low	\$7,000	\$10,000
Renovate Beach St Beds	Chinatown	High	\$15,000	\$20,000
Renovate East Bed	Chinatown	Medium	\$25,000	\$35,000
<i>MASONRY/HARDSCAPE \$548,500 - \$804,500</i>				
Replace granite caps at railing	North End	Low	\$20,000	\$30,000
Reset granite pavers	North End	Medium	\$25,000	\$30,000
Reset fountain slabs	North End	Medium	\$12,000	\$14,000
Repair engravings	North End	Low	\$5,000	\$9,000
Skateboard deterrents	Wharf	Medium	\$50,000	\$70,000
Masonry work	Wharf	Varies	\$60,000	\$100,000
Touch up engravings	Wharf	Low	\$9,000	\$9,000
Rebuild stone dust pathways	Ft Point Channel	Low	\$275,000	\$425,000
Resurface chipseal path	Ft Point Channel	Low	\$25,000	\$40,000
Regrade gravel road	Dewey	High	\$7,500	\$8,500
Reset cobbles	Dewey	Low	\$6,000	\$15,000
Repair plaza	Chinatown	Medium	\$54,000	\$54,000
<i>FOUNTAINS \$50,000 - \$100,000</i>				
Repair Rings Fountain fog	Wharf	Medium	\$50,000	\$100,000
<i>LIGHTING \$19,500 - \$27,500</i>				
Replace Rings fountain step lights	Wharf	Low	\$12,000	\$15,000
Replace P17 lightpole	Wharf	Medium	\$7,500	\$12,500
TOTAL			\$1,072,500	\$1,619,500

Totals by Location

ITEM	CATEGORY	PRIORITY	LOW ESTIAMTE	HIGH ESTIMATE
GREENWAY-WIDE \$104,000 - \$235,000				
Replace Trash barrels	Furnishings	High	\$25,000	\$150,000
Replace Park Trees	Horticulture	High	\$28,000	\$28,000
Replace Umbrellas	Furnishings	High	\$13,000	\$13,000
Replace Tables & chairs	Furnishings	Low	\$32,000	\$32,000
Repair Container damage	Furnishings	Medium	\$6,000	\$12,000
NORTH END PARKS \$337,000 - \$433,000				
Renovate P10 Boxwood beds	Horticulture	High	\$275,000	\$350,000
Repair engravings	Masonry/Hardscape	Low	\$5,000	\$9,000
Reset fountain slabs	Masonry/Hardscape	Medium	\$12,000	\$14,000
Reset granite pavers	Masonry/Hardscape	Medium	\$25,000	\$30,000
Replace granite caps at railing	Masonry/Hardscape	Low	\$20,000	\$30,000
WHARF DISTRICT PARKS \$205,500 - \$330,500				
Skateboard deterrents	Masonry/Hardscape	Medium	\$50,000	\$70,000
Masonry work	Masonry/Hardscape	Varies	\$60,000	\$100,000
Replace Rings fountain step lights	Lighting	Low	\$12,000	\$15,000
Refinish lightblades, poles, boxes	Furnishings/Fixtures	Medium	\$10,000	\$14,000
Convert river birch bed irrigation	Horticulture	Low	\$7,000	\$10,000
Replace P17 lightpole	Wharf	Medium	\$7,500	\$12,500
Repair Rings Fountain fog	Wharf	Medium	\$50,000	\$100,000
Touch up engravings	Masonry/Hardscape	Low	\$9,000	\$9,000
FORT POINT CHANNEL PARKS \$300,000 - \$465,000				
Rebuild stone dust pathways	Masonry/Hardscape	Low	\$275,000	\$425,000
Resurface chipseal path	Masonry/Hardscape	Low	\$25,000	\$40,000
DEWEY SQUARE PARK \$13,500 - \$23,500				
Regrade gravel road	Masonry/Hardscape	High	\$7,500	\$8,500
Reset cobbles	Masonry/Hardscape	Low	\$6,000	\$15,000
CHINATOWN & MSH PARK \$112,500 - \$132,500				
Repair plaza	Masonry/Hardscape	Medium	\$54,000	\$54,000
Replace benches	Furnishings	Medium	\$8,500	\$8,500
Relocate and extend red fence	Mary Soo Hoo	Medium	\$10,000	\$15,000
Renovate Beach St Beds	Chinatown	High	\$15,000	\$20,000
Renovate East Bed	Chinatown	Medium	\$25,000	\$35,000
TOTAL			\$1,072,500	\$1,619,500

Items Completed Since Last Report

ITEM	CATEGORY	STATUS
<i>GREENWAY-WIDE</i>		
WiFi	Technology	Ongoing
Tree replacements/removals	Horticulture	Ongoing
<i>NORTH END PARKS</i>		
Repair fountain leak	Fountains	complete
Re-grout granite pavers	Hardscape	In Progress
<i>WHARF DISTRICT PARKS</i>		
P16 harborside bed renovations	Horticulture	Complete
Replace Promenade London Plane Trees	Horticulture	In Progress
Harbor Fog fountain repair	Fountains	Complete
Re-grout pavers	Hardscape	In Progress
Bench repair	Furnishings	Complete
<i>DEWEY SQUARE PARK</i>		
Replace leaning light pole	Lighting	In Progress
<i>CHINATOWN & MSH PARK</i>		
Fountain repair	Fountains	Ongoing
LED light upgrade	Lighting	Upgraded
Bed lights repair	Lighting	Complete