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
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 lithochrome 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
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<thead>
<tr>
<th>ITEM</th>
<th>PARK</th>
<th>PRIORITY</th>
<th>LOW ESTIMATE</th>
<th>HIGH ESTIMATE</th>
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<td>Renovate Beach St Beds</td>
<td>Chinatown</td>
<td>High</td>
<td>$15,000</td>
<td>$20,000</td>
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<tr>
<td>Renovate East Bed</td>
<td>Chinatown</td>
<td>Medium</td>
<td>$25,000</td>
<td>$35,000</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td>$1,072,500</td>
<td>$1,619,500</td>
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## Items Completed Since Last Report

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