

# City of Stamford

## Facilities and Parks Maintenance Division

### FY 2021-202 Budget Presentation





# *Introduction*

**Facilities and Parks Maintenance Division consists of twelve programs (Administration, Government Center, Facilities Maintenance, Henry Street, Non-Managed City Leased Facilities, Stamford Police Department, Parks Maintenance, Marinas, Forestry, Old Town Hall, Lockwood Avenue and Beach & Park Enforcement). Our sole goal is to provide a safe and sanitary environment for all the City's employees, residents and visitors.**



# ***Significant Changes***

- **The Division which has been understaffed for several years is becoming more understaffed due to either not filling of vacancies from previous years or upcoming retirement. Such as:**
  - **Electrician**
  - **Landscape Specialist (in process of interviews)**
  - **Plumber**
  - **Parks Maintenance Worker**
- **The additional responsibility of City owned facilities and/or leased/non-managed leased facilities. Such as:**
  - **Lockwood Avenue**
  - **Stamford Police Department**
  - **Old Town Hall**
  - **Glenbrook Community Center**
  - **North Street**
  - **Boys & Girls Club**
  - **Historical Society**



# ***New or Expanded Services/Programs***

- The Parks Maintenance Department is planning on instituting or expanding the following services/programs to better enhance the overall proficiency and efficiency of the City as well as the department.
  - Instituting Park Attendants **(\$130,000)** to oversee the regulations and guidelines are being followed at all parks and beaches throughout the beach and park season.
  - Outsourcing the State Mandated soil testing **(\$145,000)** and specialized maintenance of Scofieldtown Park **(\$50,000)**
  - Providing services and maintenance for Veteran's Park **(\$20,000)**
  - Instituting a test pilot goose control program for all parks/beaches **(\$8,265)**
  - Expanding on the organic field program to provide a healthier environment **(\$5,000)**
  - Instituting a turf maintenance program to reduce the cost of repairs by having the turf fields obtaining the required preventative maintenance **(\$5,400)**



## ***New or Expanded Services/Programs***

- **The Facilities Maintenance Department is expanding with the added City owned buildings that they are required to maintain whether they are managed by the City or an outside agency.**
  - **For the first time being ran for the City the centralized Covid supply distribution center for all entities of the City of Stamford being handled by the Facilities Maintenance Department staff.**
  - **Effective July 1<sup>st</sup> the Old Town Hall will be reverted back to the City to oversee its daily operations **(\$431,582)** with outside revenue of **(\$331,999)**.**
  - **Stamford Police Department is due to hire a ½ time Engineer and building coming out of warranty **(\$71,788)**.**
  - **They are currently assisting with all Non-Managed Lease facilities (Glenbrook Community Center, North Street, Yerwood Center, Historical Society, and Kweskin) in their maintenance by instituting the use of City contracts to get better pricing as well as to rehabilitate them both in appearance and code compliance **(\$43,796)**.**



# *Abandoned or Curtailed Services Or Programs*

- **The Division did not in any way have to abandon or curtail any services per the Governor and/or Mayor Executive Orders.**



# ***Key Departmental Challenges or Changes***

- **The Division as a whole faced many difficult challenges and changes due mostly to Covid but they went above and beyond what was required by them. Such as:**
  - **Opening up a centralized supply distribution center**
  - **Providing all signage throughout the City to advise resident/visitors or the regulations per CDC guidelines or Executive Orders**
  - **Extra Cleaning throughout all City buildings, parks, beaches and fields**
  - **Constructing portable hand sanitizer stanchions for distribution and placement throughout the City**
  - **Ensuring that all residents/visitors were adhering to the regulations**
  - **Working in conjunction with other departments to ensure that the City was remaining safe during a very serious pandemic**



# ***Key Departmental Challenges or Changes***

- **The Division as a whole faced many difficult challenges and changes due mostly to Covid but they went above and beyond what was required by them. Such as:**
  - **Reorganization of yearly run programs due to the pandemic**
  - **Recovery from Storm lasaias where the City had roads closed for 10 days**
  - **Surveying damage after Storm lasaias and obtaining estimates to get the damage done to facilities and/or properties repaired**
  - **Working with the Grants Coordinator in submission of FEMA reimbursements claims for both Storm lasaias and Covid supplies, manpower and PPE**
  - **Converting the operation of the Old Town Hall to a City property**





# ***Highlights, Efficiencies and Service Improvements for 2020-2021***

- **The Division as a whole made several changes during this past year to provide better service and efficiency to the City and budgetary requirements.**
  - **The implementation of the Covid Supply Centralized Center which was able to obtain supplies for the entire City to ensure that needs were met for all entities of the City at a cost savings**
  - **Implementing several preventative maintenance programs in facilities, beaches, fields and parks to prevent costly repairs**
  - **Dealing with the daily changing needs per Executive Orders in a timely manner**
  - **The Division working together to ensure that all requirements and requests were handled in a timely manner and met**
  - **The Division took on tasks that are not normally their responsibility to ensure that the City stayed operational due to the City being shut down for a good portion of the last year**



# Capital Expense Requests

- **Inspection and assessment of City Property** – Request \$150,000 provide an assessment and property condition reports to determine deficiencies, immediate repairs and create a replacement reserve table. Reports will project Capital submissions.
- **ADA Compliance – City Facilities CP7019** – Request \$200,000 Continuation of ADA upgrades within City Facilities – remaining budget and will address the Government Center bathrooms floors 6 through 9 and other facilities.
- **Government Center Renovations CP3038** – Request \$1,900,000 – domestic boiler upgrade, \$20,000, parking garage concrete repairs \$50,000, parking garage door upgrades \$20,000, concrete and slate upgrade (front patio) \$50,000, 7<sup>th</sup> floor reconfiguration \$1,150,000 for all operation areas.
- **Roof Replacement CP6908** – Request \$680,000 Vehicle Maintenance building upgrade/replacement is needed balance-Project estimated at \$1,000,000
- **Citywide Electrical System Upgrade CP0234** – Request \$50,000 Citywide electrical upgrades that are beyond their life cycle (Cove Island Concession Pavilion and 426 Shippan Parks Department Building
- **Yerwood Center Renovations CP9238** – Request \$985,000 Roof and HVAC system upgrades
- **Sterling Farms Barn/Theatre Complex C46053** – Request \$50,000 upgrade renovations of barn infrastructure



# *Capital Expense Requests*

- **Playground Rehabilitation C56139** - Request \$225,000 - The 2018 cost estimate for rebuilding the Courtland Park playground is approximately \$300,000. We will have to update the cost estimate for 2021 pricing. The plan includes updating the current play equipment and the swings with poured-in-place rubber safety surfacing, walkways, and fencing. Parking adjacent to the playground must be established as well. The legacy of the DOT Courtland Ave. widening is a remnant driveway section, in poor condition, as the playground access. There are no formalized parking spots.

The Barrett Park playground is in need of upgrading. We have an estimate of \$10,000 to develop a conceptual plan with public input, and with cost estimates.

# Capital Expense Requests

- **Implementation of Phase 1 of Master Plan Cummings/West Beach CP6810** - Request \$500,000 - Working on phased final design of the Cummings beachfront in order to maximize our flexibility with available capital funding. Currently, there is \$615,000 available, with which we can do the renovated entrance circle and food truck court this fall. If we receive additional funding, we can include the renovation of the eastern parking lot, including modifications to separate park visitors further from residents on Carter Drive.
- **John Boccuzzi Park @ Southfield CP8701** - Request \$700,000 - This funding is essential not only to moving construction of Phase One forward, but also to the building of the SoundWater's Harbor Education Center. By the terms of the City's lease with SoundWaters, the City is obligated to provide utility connections for the building included in Phase One, which also includes parking relocated out of the floodplain, a safer entrance location across from Congress St. waterfront improvements, and a dune environment adjacent to the water's edge. The two projects are fully integrated, and the Harbor Education Center cannot operate without a completed Phase One. Funds from a SoundWaters NFWF grant will contribute \$272,000 to the dune environment. In addition, there is \$700,000 dedicated to park improvements from the Baypointe development – a condition of their Zoning Permit