

Three-Year Master Plan

Town River Landing – 80 Spring St., Bridgewater, MA

(Prepared June 2025; Revised June 10, 2025)

Executive Summary

This master plan guides development through April 2028 in three sequential phases. Key objectives:

1. Deliver a fully code-compliant pavilion with modern power / data connectivity by mid-April 2026.
2. Enhance visitor comfort, safety, and aesthetics through surface repairs and comprehensive signage (2026-2027).
3. Introduce additional recreational assets and programmed activities while finalising long-term stewardship (2027-2028).

All phases respect existing parking capacity and river-edge conditions; no shoreline work or new parking construction is included.

Phase 1 – Pavilion & Utility Infrastructure

Completion target: 15 April 2026

Task	Detail	Responsible	Duration	Cost (USD)
1.1 Final design review & permits	Confirm drawings (PDF set dated 10/25/24) with Town officials; obtain building, electrical, and accessibility permits.	Owner / Architect	6 wks (Jul-Aug 2025)	\$3,500 fees
1.2 Site mobilisation & layout	Temporary fencing, erosion control (if required), staking, utility locating.	GC	2 wks	\$4,000
1.3 Foundation & slab	12 in Ø sonotubes on 30 in square	GC / Concrete sub	4 wks	\$32,000

	footings, 6-in slab w/ WWF, control joints, sealants.				
1.4 Structural framing	Cedar posts (6 × 6), beams (6 × 10 & 6 × 12), roof rafters (2 × 10 @16" O.C.), Simpson APT/APA accent connectors, hurricane clips.	Carpentry crew	6 wks		\$45,000
1.5 Roofing & cladding	5/8" plywood, synthetic underlayment, standing-seam metal roof; composite (Nichiha VintageWood) soffits & walls.	Roofing & Siding subs	3 wks		\$24,000
1.6 Electrical & low-voltage	<ul style="list-style-type: none"> • 200 A main service panel. • Conduits in stud walls for power, fiber, and Cat6 courtesy of Bridgewater Access Corp. • Recessed adjustable LED downlights (IC-rated, dimmable) × 16. • Two duplex GFCI receptacles per 	Licensed electrician / BAC	3 wks		\$18,000

	column (weather-resistant).			
1.7 Accessibility elements	Cast-in-place flush transitions, 5 ft turning clearances, tactile edging.	GC	1 wk	\$2,500
1.8 Inspection & close-out	Rough & final inspections; punch-list, as- built set, O&M manuals.	GC / Owner Rep	2 wks	\$2,000

Phase 1 Sub-Total: \$131,000 (20 % contingency = \$26,200) → Phase 1 Budget: \$157,200

Funding sources: \$20,000 in-kind materials already donated (applied to Task 1.4). Balance through municipal capital allocation & community fundraising.

Phase 2 – Surface Repairs, Landscape & Signage

Implementation: May 2026 – April 2027

Task	Detail	Cost
2.1 Asphalt rehabilitation	Mill & overlay 2,500 sy of existing drive lanes & parking bays; crack seal & line-striping (incl. 2 van-accessible stalls).	\$68,000
2.2 Furnishings	<ul style="list-style-type: none"> • 8 ADA-compliant picnic tables (thermoplastic-coated steel) • 12 benches • 6 trash + 6 recycling receptacles • 4 bike racks (8-bike capacity each) 	\$29,000

2.3 Landscape & tree planting	Native shade trees (caliper 2.5") × 18, ornamental understory × 26, hydroseeded lawn restoration; automatic drip irrigation zones at tree rings.	\$22,000
2.4 Way-finding & interpretive signage	<ul style="list-style-type: none"> • Main ID sign at Spring St. (externally lit). • Directional blade signs to pavilion, restrooms. • Three interpretive panels (history of Town River Landing, local ecology). 	\$17,000
2.5 Project administration & contingency (15 %)	—	\$20,500

Phase 2 Budget: \$156,500

Phase 3 – Program Expansion & Long-Term Stewardship

Implementation: May 2027 – April 2028

Task	Detail	Cost
3.1 Outdoor classroom / performance nook	Semi-circular cedar bench seating for 60; 16 ft × 12 ft raised composite stage, low-voltage lighting, conduit stub for AV equipment.	\$62,000
3.2 Small craft launch enhancement	Prefabricated aluminum kayak / canoe rack (10-slot) near existing launch; non-skid matting at ramp approach; paddle splash-down station with hose bib.	\$28,000
3.3 Interpretive & regulatory signage expansion	Additional panels on wildlife, water safety; update site rules signs; QR-	\$9,500

	code integration for online resources.	
3.4 Programming & partnerships	Seed funding for first-year events: summer concert series (4 shows), environmental workshops (3), local vendor market days (4).	\$15,000
3.5 Contingency & administration (15 %)	—	\$16,800

Phase 3 Budget: \$131,300

Combined Financial Outlook

Phase	Core Estimate	Contingency/Admin	Budget Ceiling
1	\$131,000	\$26,200	\$157,200
2	\$136,000	\$20,500	\$156,500
3	\$114,500	\$16,800	\$131,300
Total (3 yrs)	\$381,500	\$63,500	\$445,000

All amounts in 2025 dollars; assume 6 % annual escalation when forecasting beyond 12 months.

Implementation Schedule (Gantt Summary)

Phase 1: Jul 2025 → Apr 2026

Phase 2: May 2026 → Apr 2027

Phase 3: May 2027 → Apr 2028

Critical milestones:

- 15 Apr 2026 – Pavilion ribbon cutting
- 01 Jun 2027 – Asphalt repairs and site improvements complete
- 15 May 2028 – Launch of first full summer event season

Risk & Mitigation Highlights

Risk	Phase	Mitigation
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Utility connection delays	1	Coordinate early with Bridgewater Access Corp; include utility lead-time clause in GC contract.
Extreme winter conditions	1	Plan concrete work Jul-Sep 2025; slab cure prior to freeze.
Asphalt cost volatility	2	Lock unit prices 60 days before milling; carry 10 % asphalt escalator in contingency.
Program funding shortfall	3	Pursue MassTrails & DCR Partnerships grants; solicit local sponsors for event series.

Operations & Maintenance Snapshot

- Pavilion: semi-annual roof inspection; recommended clear-coat on cedar every 3 yrs (\$3 k).
- Lighting: LED fixtures rated 100,000 h; group relamp in 10 yrs.
- Asphalt: crack-seal in year 5; overlay in year 12 (funded via future capital planning).
- Signage: UV-laminated panels; replace/refresh graphics every 8-10 yrs.

Conclusion

This master plan delivers a phased, financially grounded roadmap that:

1. Provides a technologically equipped, weather-resilient pavilion by spring 2026.
2. Enhances accessibility, aesthetics, safety, and way-finding without altering existing parking or riverbank.
3. Expands recreational and educational value while securing resources for long-term upkeep.

With timely approvals and sustained community support, Town River Landing will emerge as a signature public asset supporting gatherings, learning, and outdoor enjoyment for decades to come.