

SPECIAL REVIEW

**Dutchess County Department of Public Works – Parks Division
Quiet Cove Riverfront Park**

An Accounting of Quiet Cove Capital and Operational Expenses

July 1, 2005- July 31, 2017

Organization and Background

Quiet Cove Riverfront Park is located in the Town of Poughkeepsie, north of Marist College, on the west side of Route 9. The property was formally a part of the Hudson River Psychiatric Center property. The park acreage totals 27, which includes 5 plus acres west of the rail line. New York State maintains ownership of the Park and Dutchess County through a cooperative partnership has agreed to make improvements to the property and operate it as a riverfront park. The contract agreement was entered into July of 2005. Park improvements were documented through the annual transaction reports.

Scope

The accounting of Quiet Cove includes the capital and appropriation funds utilized from 2005 to July 31, 2017. Our review consisted of reviewing financial records which included transactions designated for Quiet Cove. Information regarding the purpose of annual expenditures was prepared with the assistance of the Dutchess Department of Public Works Budget and Finance Director and the Dutchess County Parks Director.

Capital Expenditures

Capital Account	Resolution Number	Resolution Dates	Amount Allocated to Quiet Cove	Amount Spent as of 7/31/17
HO346	205026	2/14/2005	\$200,000	\$199,263
HO372	206327	12/6/2006	\$800,000	\$789,882
HO434	2011134 & 2014207	7/11/2011 & 8/11/2014	\$1,490,000	\$785,539
HO493	2016104	5/17/2016	\$80,100	\$4,566
		TOTAL CAPITAL	\$2,565,000	\$1,779,250

Resolution Descriptions related to Quiet Cove

H0346 - \$260,000 was originally allocated, however, \$60,000 was transferred to other projects within H0346. Of the \$200,000 a total of \$60,000 was allocated for studies required pursuant to SEQR and other State environmental and historic preservation, laws, testing and engineering design to begin the conversion of the former waterfront of the Hudson River Psychiatric Center into a State-owned, County developed and operated Riverfront Park. \$200,000 was originally anticipated to be used to begin the site improvements called for in the Concept Plan for the site, which is included in the intermunicipal agreement that created the Park.

H0372 - \$800,000 was allocated for Phase II which included additional funding for reconstruction, improvement projects and the completion of master plan/design development reports for Quiet Cove Park. This resolution documentation indicated some funding would be used for building renovations and demolition, landscaping, utility infrastructure, minor bulkhead repair.

H0434 - \$1,000,000 was allocated for Shoreline stabilization: which included funding totaling \$700,000 for Bulkhead construction and \$300,000 for Stone Armor for elimination of waterfront erosion. *(these two elements would require NYSDEC and USACOE permits)*

\$490,000 was authorized for the completion of construction work at Quiet Cove. The allocation made to a Building-reconstruction line stated additional funding was necessary to complete the remaining construction which included a proposed kayak launch and observation platform.

H0493 - \$80,100 is currently allocated. A total of \$75,000 was allocated to purchase and install security cameras at Quiet Cove Park. Currently, \$5,100 was allocated towards the Master Plan for the Quiet Cove portion for design and aerial photos.

Capital Activity and Expenditures by Year

	Total	H0346	H0372	H0434	H0493
2005					
Excavation of existing access road, existing parking lots and land clearing	\$32,811.44	\$32,811.44			
Plastic Drainage Pipe	\$569.60	\$569.60			
Installation of Guard Rails	\$11,207.96	\$11,207.96			
Chain Link Fencing	\$16,061.25	\$16,061.25			
Asbestos Testing	\$850.00	\$850.00			
Advertising of bids	\$100.87	\$100.87			
2006					
Landscaping	\$2,200.00	\$2,200.00			
Chain Link Fencing	\$6,795.00	\$6,795.00			
Construction materials for new Maintenance Shop in Wisconsin Boathouse	\$1,357.32	\$1,357.32			
2007					
Design fees for new Construction project	\$61,706.97	\$60,000.00	\$1,706.97		

2008					
Design fees for new Construction project (Bathroom addition, new roof, ADA accessible ramp for Navy barracks, replacement roof for brick storage building)	\$49,988.75		\$49,988.75		
2009					
Design fees for new Construction project (Bathroom addition, new roof, ADA accessible ramp for Navy barracks, replacement roof for brick storage building)	\$3,292.50		\$3,292.50		
Design, Installation and testing of new well for water for Park	\$12,335.00		\$12,335.00		
Shipping	\$19.44		\$19.44		
2010					
Design fees for new Construction project (Bathroom addition, new roof, ADA accessible ramp for Navy barracks, replacement roof for brick storage building)	\$92,492.46		\$92,492.46		
Testing for lead and asbestos in navy barracks kitchen and brick building existing roofing	\$1,447.87		\$1,447.87		
Advertising	\$165.97		\$165.97		
Asbestos abatement	\$5,558.00		\$5,558.00		
Construction of addition for restrooms, replacement roof for navy barracks building, replacement roof and trusses for Brick Storage building	\$520,344.10	\$62,337.71	\$458,006.39		
MTA permit	\$2,500.00		\$2,500.00		
Landscaping	\$2,961.00		\$2,961.00		

Landscaping, blacktop and site work	\$116,882.00		\$116,882.00		
Clove Excavators	\$1,850.00	\$360.34	\$1,489.66		
Paint for parking lot	\$24.12		\$24.12		
Gravel, sand and topsoil	\$22,864.07	\$1,270.66	\$21,593.41		
Well hookup parts	\$3,588.25		\$3,588.25		
Well testing	\$135.00		\$135.00		
Supplies for water	\$396.55		\$396.55		
Sign	\$3,340.80	\$3,340.80			
2011					
Install water filter system	\$13,093.03		\$13,093.03		
Water Meter for Quiet Cove	\$406.10		\$406.10		
2012					
Final payment to IQ landscaping	\$1,800.00		\$1,800.00		
Design fee for Waterfront reconstruction project	\$53,803.23			\$53,803.23	
2013					
Design fee for Waterfront project	\$10,318.12			\$10,318.12	
Design fee for Waterfront project	\$41,850.01			\$41,850.01	
2014					
Project Management Waterfront Project	\$36,374.86			\$36,374.86	
Construction costs for waterfront renewal project	\$317,573.60			\$317,573.60	
Advertising	\$69.66			\$69.66	
2015					
Project Management Waterfront Project	\$25,736.16			\$25,736.16	

Construction costs for waterfront renewal project	\$218,547.50			\$218,547.50	
Temporary Fencing	\$3,146.00			\$3,146.00	
Design fees	\$1,000.00			\$1,000.00	
Miscellaneous expenses (Fencing, ad)	\$1,137.53			\$1,137.53	
2016					
Redesign Fees	\$53,291.02			\$53,291.02	
Temporary Fencing	\$1,758.00			\$1,758.00	
Miscellaneous expense	\$55.87			\$55.87	
Surveying Services	\$4,566.41				\$4,566.41
2017					
Redesign Fees	\$2,877.90			\$2,877.90	
Steel Bulk Dock -2015 invoice	\$18,000.00			\$18,000.00	
TOTAL CAPITAL EXPENDITURES	\$1,779,251.29	\$199,262.95	\$789,882.47	\$785,539.46	\$4,566.41

Operational Expenditures

Operational expenses were reported in the appropriation accounts. A1620 (DPW Buildings) were typically building related expenses. A1910 (Unallocated Insurance) were legal costs associated with the litigation for the Waterfront construction vendor and A7110 (DPW Parks) expenditures were for the daily operational expenses incurred.

	Total	A1620	A1910	A7110
2006				
Porta-potty, fencing, water/sewer, electric	\$9,081.78			\$9,081.78
2007				
Porta-potty, electric	\$1,405.49			\$1,405.49
2008				
Water, sanitation, electricity, maintenance	\$1,869.23			\$1,869.23
2009				
Water, sanitation, electricity, maintenance	\$1,145.99			\$1,145.99

2010				
Additions & Alterations -remainder of contract	\$9,500.00	\$9,500.00		
Water, sanitation, electricity, maintenance	\$2,145.16			\$2,145.16
2011				
Water, sewer, sanitation, electricity, security, maintenance, road work	\$10,992.88			\$10,992.88
2012				
Water, sewer, sanitation, electricity, security, maintenance	\$3,583.16			\$3,583.16
2013				
Water, sewer, sanitation, electricity, security, maintenance	\$5,738.49			\$5,738.49
2014				
Permits, security, minor maintenance	\$983.20	\$983.20		
Water, sewer, sanitation, electricity, security, maintenance	\$7,202.10			\$7,202.10
2015				
Permits, security, minor maintenance	\$931.16	\$931.16		
Water, sewer, sanitation, electricity, security, maintenance	\$9,550.95			\$9,550.95
2016				
Legal Costs - Construction vendor	\$15,382.83		\$15,382.83	
Security, minor maintenance	\$733.43	\$733.43		
Water, sewer, sanitation, electricity, security, maintenance	\$6,212.58			\$6,212.58
2017				
Legal Costs - Construction vendor	\$13,947.99		\$13,947.99	
Permit	\$120.00	\$120.00		
Water, sewer, sanitation, electricity, security, maintenance	\$2,924.25			\$2,924.25
TOTAL OPERATING EXPENSES	\$103,450.67	\$12,267.79	\$29,330.82	\$61,852.06