



# Boathouse and Hains Park Improvement Committee

Community Update

25 January 2016

# Committee Membership

- Paul Gianquinto Co-Chairman Gilbane, Senior Project Engineer
  - Paul Fuchs Co-Chairman Naval Architect, Rower, Coach
  - Brian Schuch Secretary Architect, Rower/Coach
  - Greg Hack President OLRA, Rower
  - John Parker Architect, Rower
  - Phil Carney Head Crew Coach, Wesleyan
  - Ken Biega O&G Industries, Assistant Vice President
- |                     |            |   |
|---------------------|------------|---|
| • Bob Dunn          |            | OL Parks and Recreation Commission Chair        |
| • Don Bugbee        |            | OL Parks and Recreation Director                |
| • John Flower       | Ex-Officio | OL Parks and Recreation and Building Department |
| • John Rhodes       | Ex-Officio | Region 18 Facilities Director                   |
| • Skip Sibley       | Ex-Officio | Old Lyme, Selectman                             |
| • Bonnie Reemsnyder | Ex-Officio | Old Lyme, First Selectwoman                     |

# The Boathouse Today



A cramped space inside and many boats without inside storage

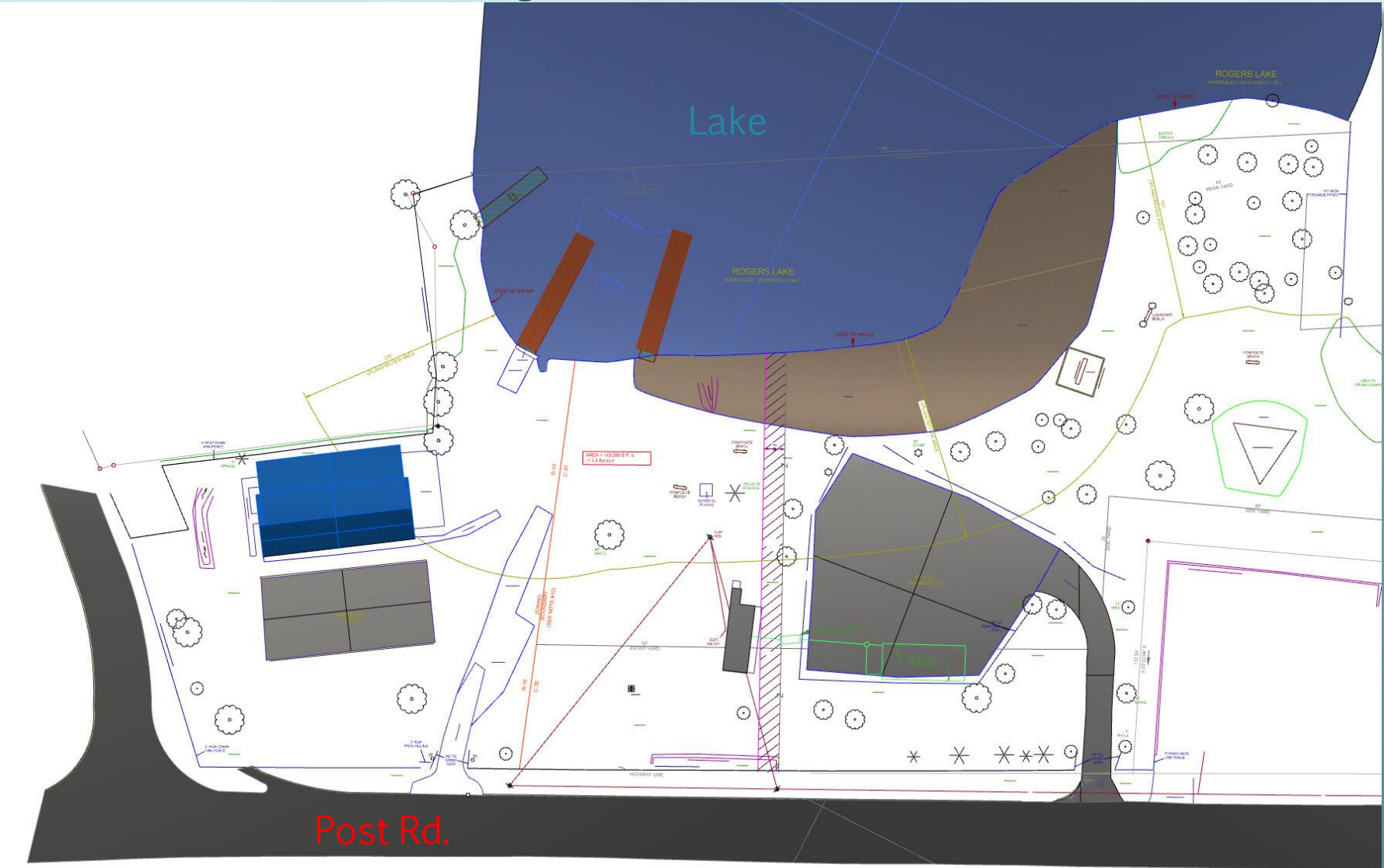


Basketball court is in poor condition and eroded ground around boathouse





# Hains Park Today



# Improvements to Original Design

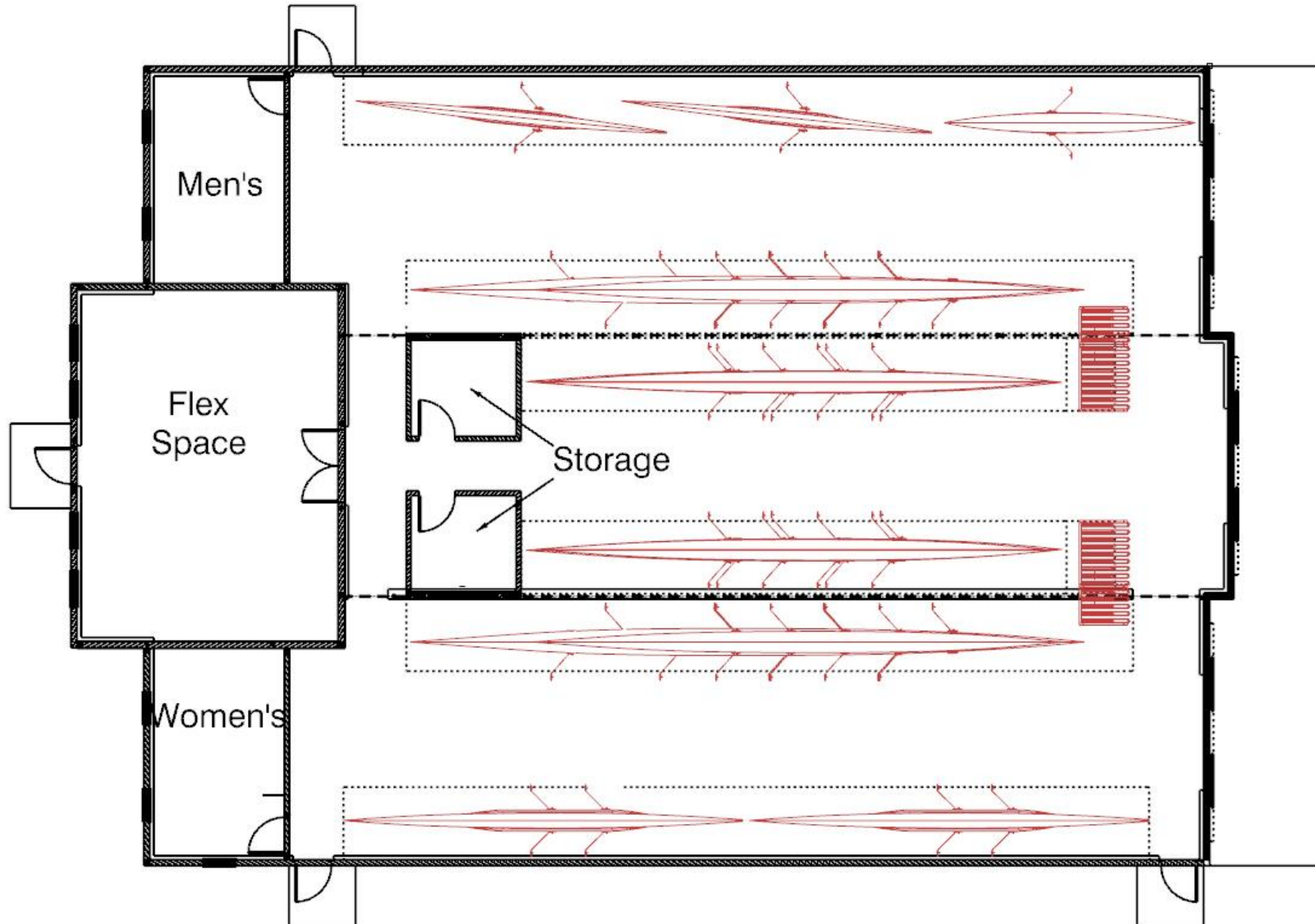
Approximate Reduction in Cost: \$270,500

A collaborative review of program and community needs resulted in revised scope and design at lower cost.

- Eliminated second floor and put Flex Space on grade
- Reutilize existing foundations and slab
- Secured Code Modification from Office of the State Building Official
  - Removed Restrooms and all indoor plumbing
  - Eliminated all thermal insulation and heat
  - Eliminated the need for septic system site work
- Changed siding and trim from cedar to vinyl and composites
- Eliminated roof monitor with clerestory windows
- Eliminated rubber flooring in Flex Space and Changing Rooms
- Eliminated lockers from Changing Rooms

	Square Feet	Building	Site	Total Cost	Net Savings
<b>Oct '14</b>	7908	\$728,500	\$104,000	\$832,500	-
<b>Aug '15</b>	6057	\$602,000	\$62,000	\$664,000	168,500
<b>Jan '16</b>	6057	\$491,000	\$71,000	\$562,000	270,500

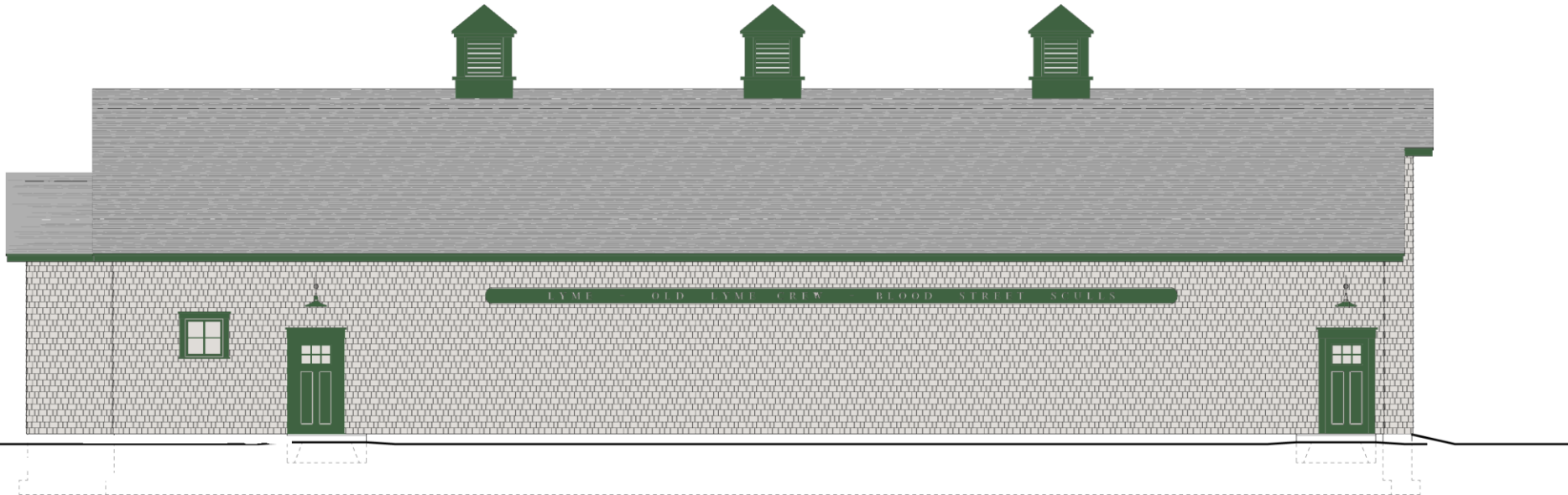
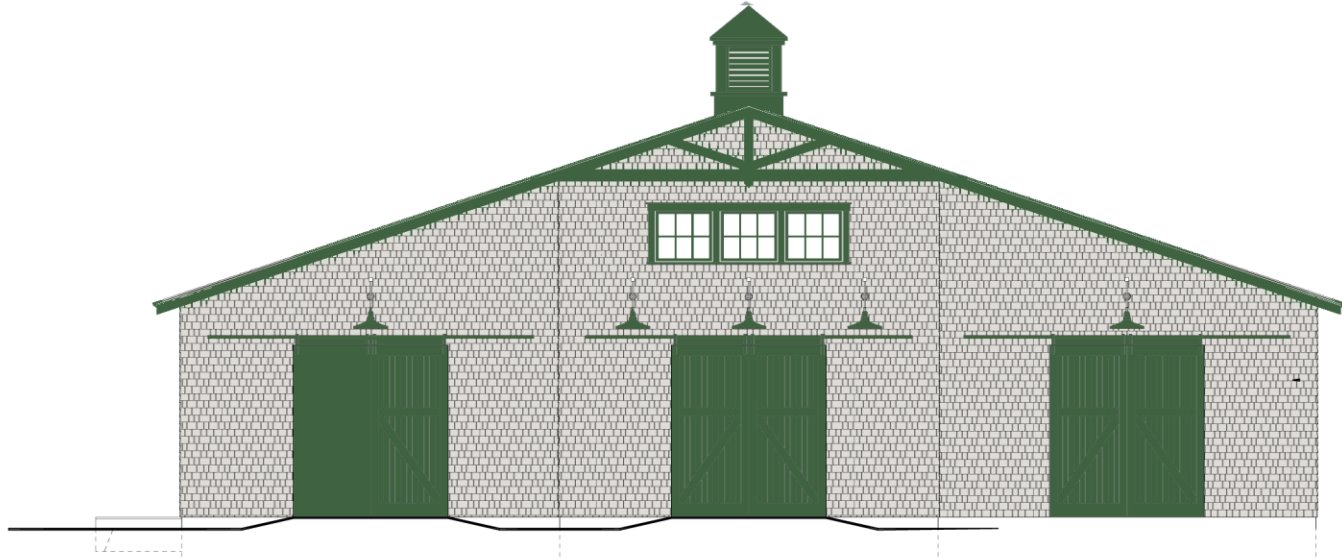
# Boathouse Interior Layout



This layout has:

- 3 Equal Bays
- Storage for all boats inside
- Flex space
- Two Changing Rooms
- Secure Storage

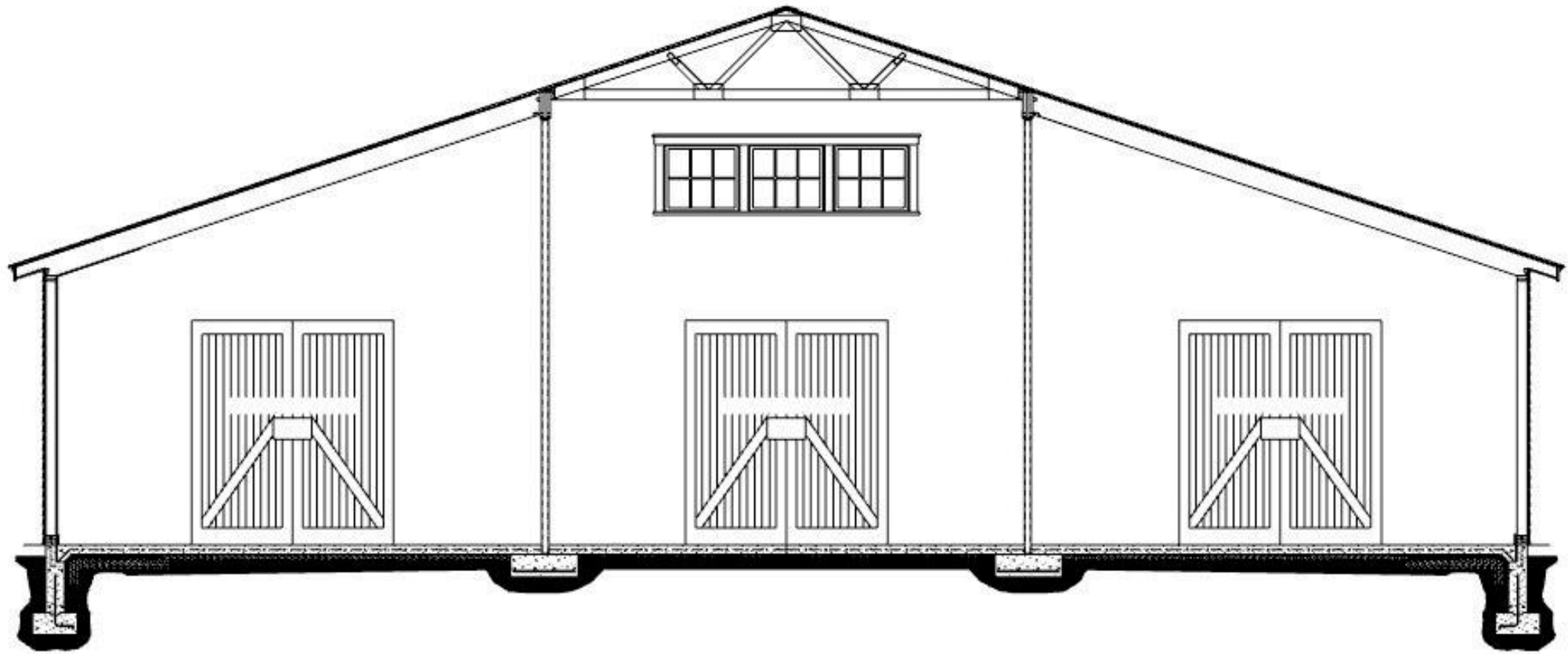
# The Boathouse Design



Front and Side Elevation Design by Nina Cuccio Peck Architects in keeping with design of other town recreation buildings

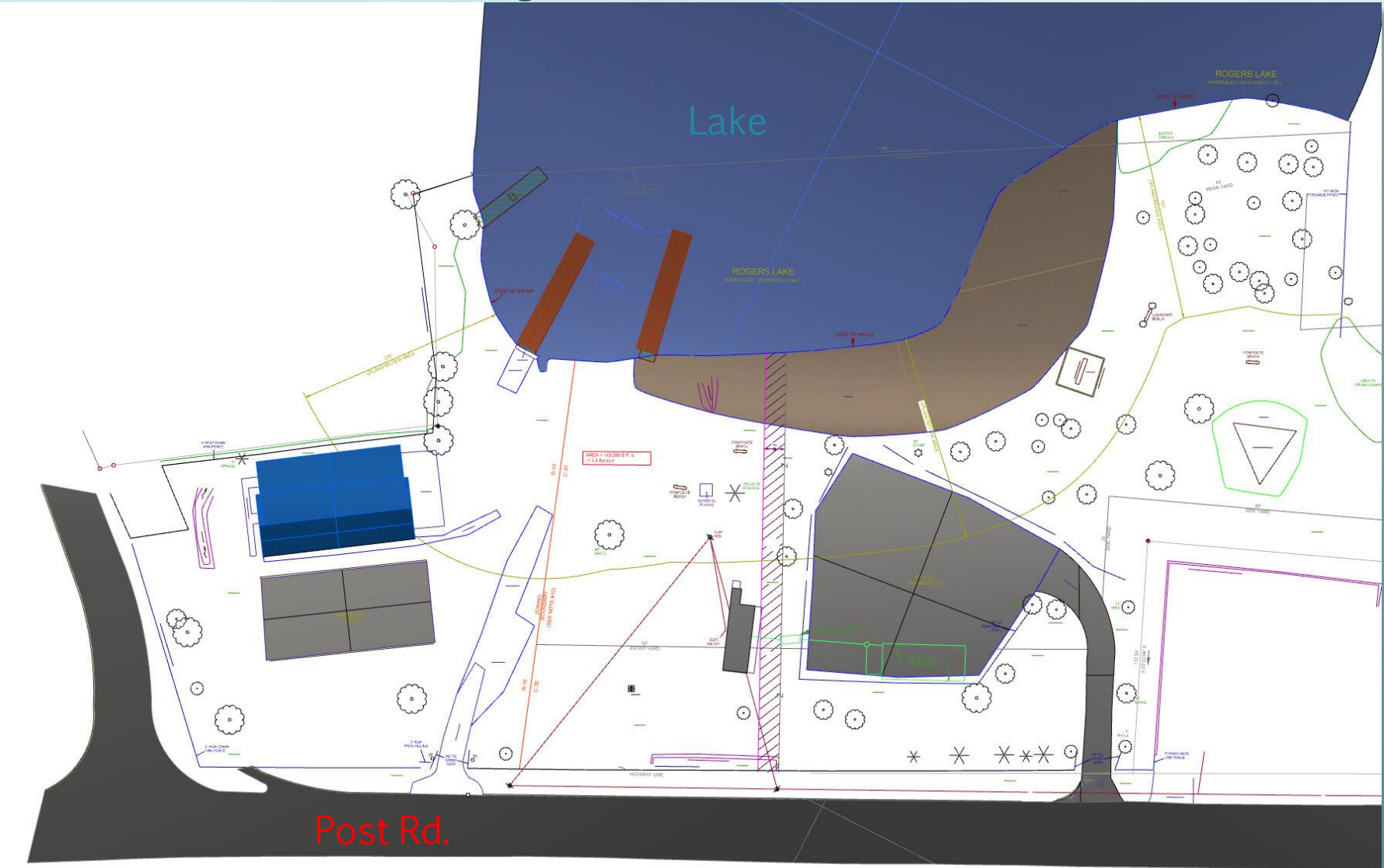


# Boathouse Cross-Section

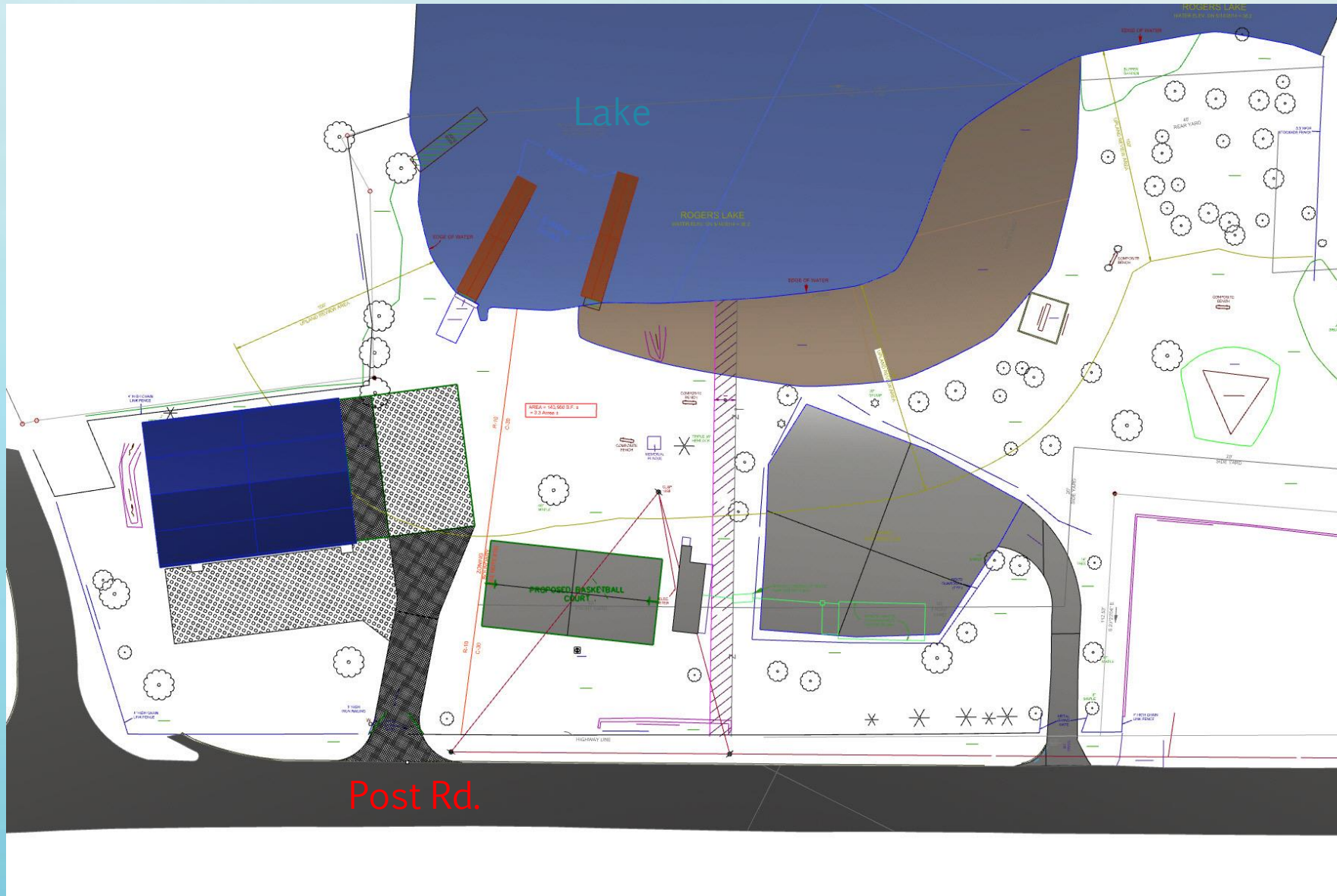




# Hains Park Today



# Hains Park New Layout





# Hains Park New Docks

Installed Spring 2015



# Restroom Upgrade

Integral to the project is an upgrade of the restroom facilities. We believe that the most cost effective solution is to build on the existing slab. There is consideration to make the facility useable year around.

At right is the existing facility.

This is intended to be a separate project within the BHPIC plan so that construction could be done at a lower cost.





# Potential Park Pavilion

As a further enhancement of the park a pavilion is being considered. The size, design and placement must be reviewed in the context of the park plan.

The photo on the right is only a concept.



# Project Funding Sources

State of Connecticut	\$478,000
Town of Old Lyme	\$405,000
Boathouse Fundraising Committee	\$ 50,800
Available Funding	\$933,800

STEAP has been continually updated and the service contract was updated in December to reflect the current project scope. The project is up to date and in compliance with the STEAP Grant.

A fundraising group was organized to raise funds for the boathouse and Hains Park. All are encouraged to participate.

# The Cost

Explanation of Two Phases:

## STEAP Phase

Uses all of the STEAP Grant funding and is subject to prevailing wage.

## Non-STEAP Phase

Uses Town funds and is not subject to prevailing wage; reduces cost.

The start and end of the two phases are independent of each other.

<b>Available Funding</b>	
State of Connecticut STEAP Grant	\$ 478,000
Town of Old Lyme Appropriation	\$ 405,000
Private Donations	\$ 50,800
<b>Total Project Funding Available</b>	<b>\$ 933,800</b>
<b>STEAP Grant Phase</b>	
Inspection/Survey/Legal	\$16,724
Design/Engineering Fees	\$51,000
Docks	\$40,718
Boatracks	\$39,100
Construction	\$533,900
Contingency	\$28,100
<b>Total Cost STEAP Phase</b>	<b>\$709,542</b>
<b>Non-STEAP Phase</b>	
Design/Estimate Fees to date	\$4,270
<b>Funds Available for Non-STEAP Phase</b>	<b>\$219,988</b>
Restroom Improvements	
Pavilion	