Boathouse and Hains Park Improvement Committee

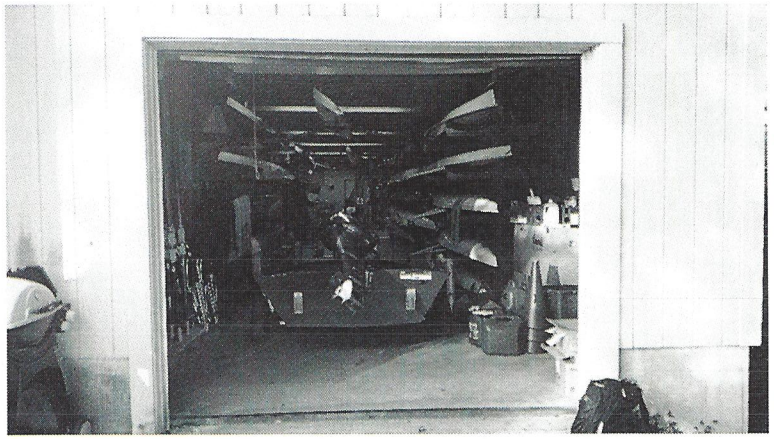
Information Meeting for Rogers Lake Authority

13 January 2016

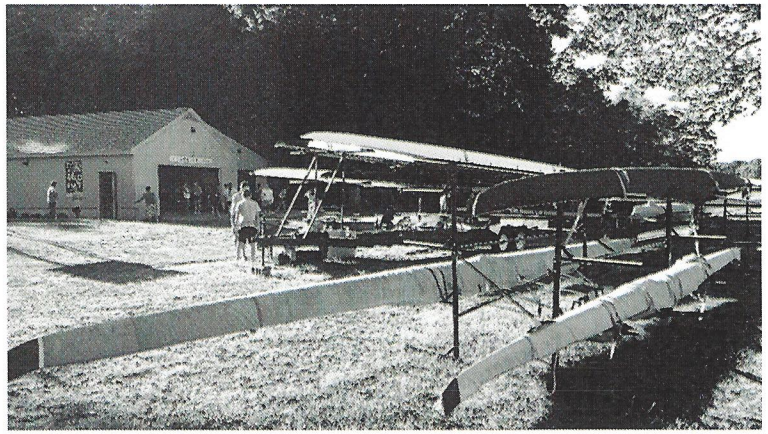
Committee Membership

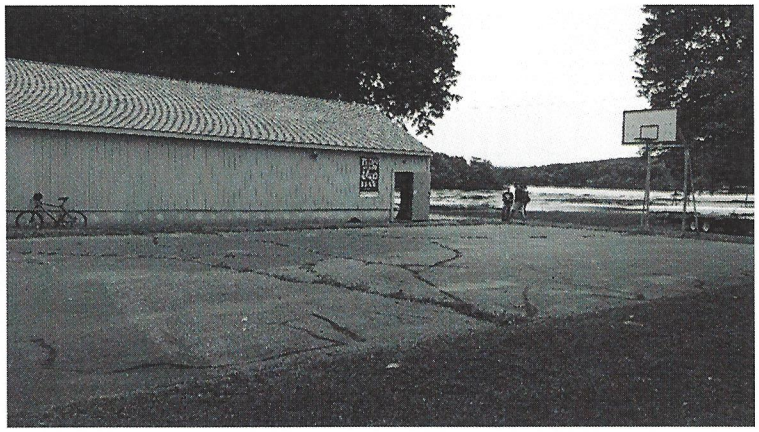
• Paul Gianquinto	Co-Chairman	Gilbane, Senior Project Engineer
• Paul Fuchs	Co-Chairman	Naval Architect, Rower, Coach
• Brian Schuch	Secretary	Architect, Rower/Coach
• Greg Hack		President OLRA, Rower
• John Parker		Architect, Rower
• Phil Carney		Head Crew Coach, Wesleyan
• Ken Biega		O&G Industries, Assistant Vice President
• Skip Sibley	Ex-Officio	Old Lyme, Selectman
• Bonnie Reemsnyder	Ex-Officio	Old Lyme, First Selectwoman
• 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

The Boathouse Today



A cramped space inside and many boats without inside storage





Basketball court is in poor condition and eroded ground around boathouse

Five Schemes Defined for Study Based on Committee and Architect Comments

Scheme	Description	SQFT	Bays	Toilet	Flex	Changing	Storage	Office
A	Use existing foundations & slab, new framing, 22' wider.	6150	22-22-22	Y	Y	Y	Y	Y
B	Use existing foundations & slab, new framing, 30' wider.	6678	16-42-16	Y	Y	Y	Y	Y
C	Use existing foundations & slab, new framing, 29' wider.	5264	16-41-16	N	N	N	Y	Y
D	Use existing foundations, slab & framing, 22' addition.	5264	16-28-22	N	N	N	Y	Y
E	Use existing foundations & slab, new & existing framing, 22' wider.	5478	16-36-16	N	N	N	N	N

Two Schemes Chosen for Development and Estimating

Scheme	SQFT	Bays	Toilet	Flex	Changing	Storage	Office	Initial Estimate*		Adjusted Estimate**	
								Cost	$/SQFT	Cost	$/SQFT
A-Mod	6057	22-22-22	N	Y	Y	Y	Y	$602,000	$99.37	$465,000	**$76.78**
E	5280	16-36-16	N	N	N	N	N	$455,000	$86.14	$391,000	**$74.08**

*** Initial estimate includes 20% Contingency and roof monitor, clerestory windows, lockers and rubber flooring.**

**** Adjusted Estimate includes 7% Contingency and deletes roof monitor, clerestory windows, lockers and rubber flooring.**

Changes and Deletions from Original Project

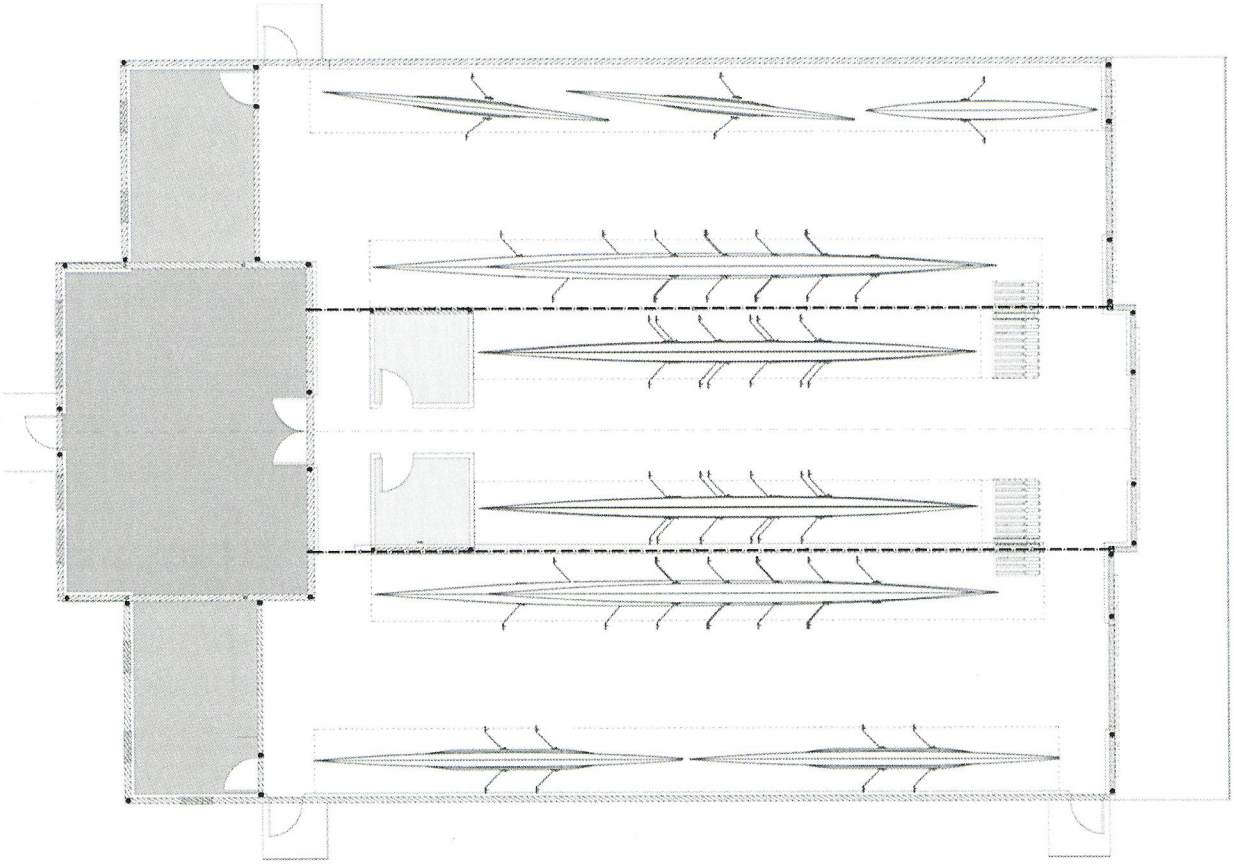
Approximate Reduction in Cost: $270,500

In the interest of reducing the cost of construction a number of items have been modified or eliminated.

- Deleted second floor and put Flex Space on grade
- Reutilize existing foundations and slab
- Received OSBI Code Modification
- Deleted Toilet Rooms and all indoor plumbing
- Deleted all thermal insulation and heat
- Deleted all septic system site work
- Changed siding and trim from cedar to vinyl and composites
- Deleted roof monitor with clerestory windows
- Deleted rubber flooring in Flex Space and Change Rooms
- Deleted lockers from Change Rooms

Boathouse Cost Estimate	SqFt	Building	Site	Total Trades	Net Savings
Oct '14	7908	$728,500	$104,000	$832,500	-
Aug '15	6057	$602,000	$62,000	$664,000	168,500
Jan '16	6057	$491,000	$71,000	$562,000	270,500

Boathouse Interior Layout

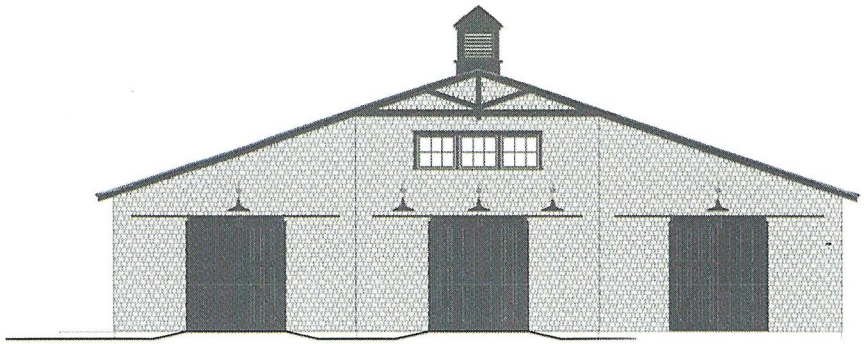


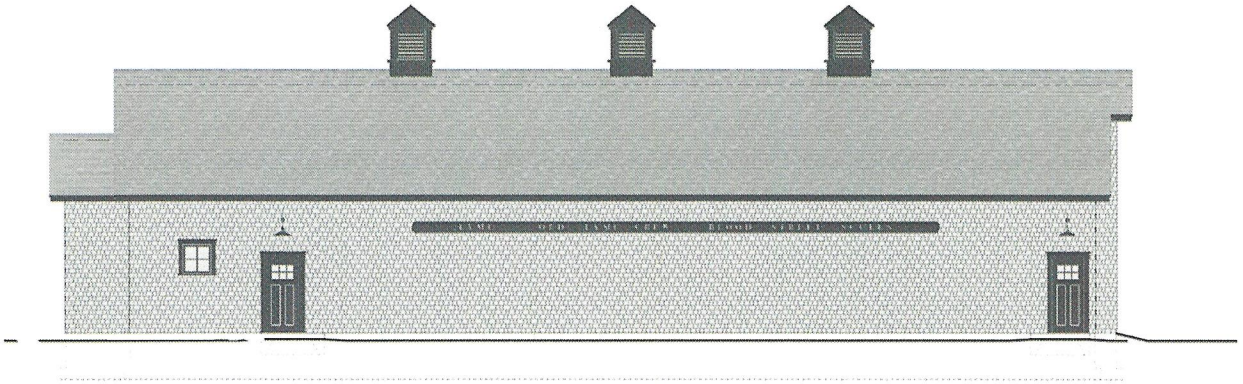
This layout allows for proper storage of all boats for the program.

The blue areas are locker rooms, the purple is the flex space for indoor workout, stretching, video and meetings.

The green areas are office and storage space.

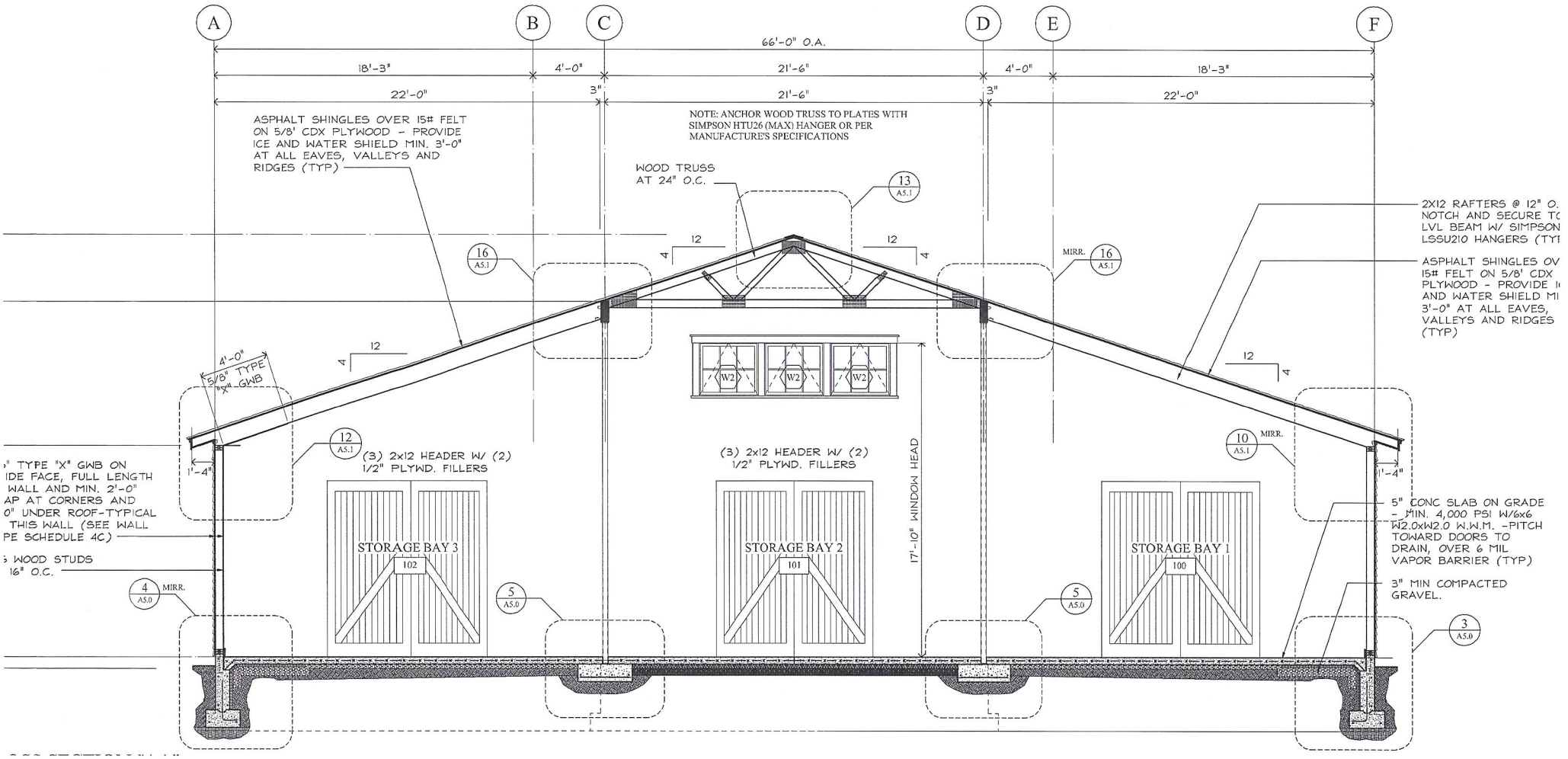
The Boathouse Design



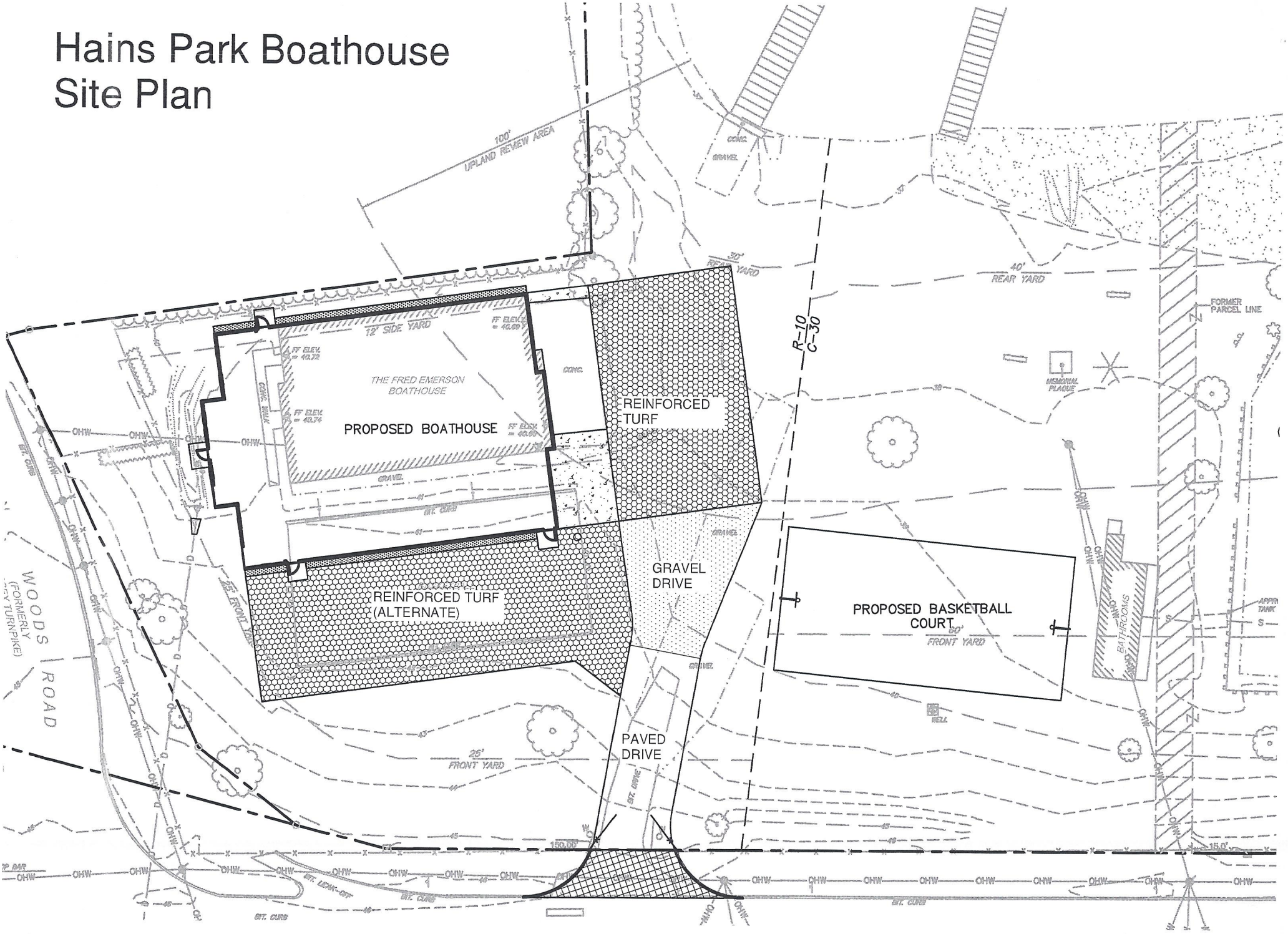


Front and Side Elevation Design by Nina Cuccio Peck Architects in keeping with design of other town recreation buildings

Hains Park Boathouse
Typical Section

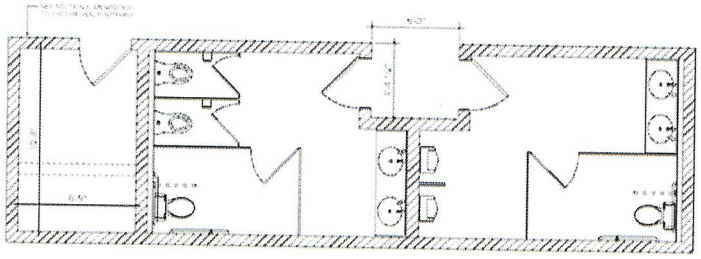


Hains Park Boathouse
Site Plan

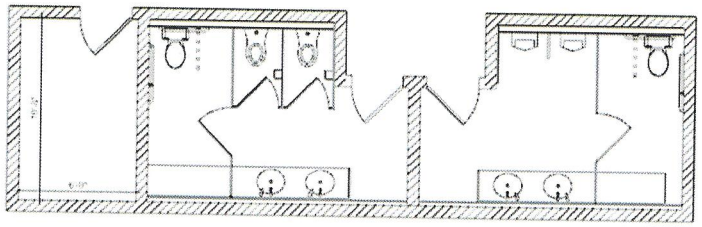


Restroom Upgrade

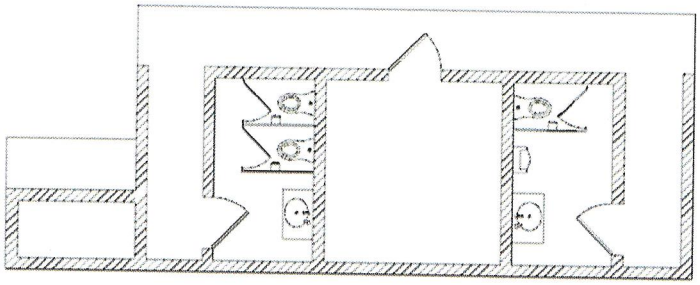
Integral to the project is an upgrade of the restroom facilities. It is believed that the most cost effective solution is to build on the same footprint. We have yet to receive confirmation that this is possible.
At right is the existing facility on the bottom and two possible modifications that could be considered, above.
This could be a separate project within the BHPIC plan so that construction could be done at a lower cost.



VERSION A
SCALE 1 : 72



VERSION D
SCALE 1 : 72



SCALE 1 : 72

Addition of a 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	$ 50,000

A fundraising group has been organized to raise funds for boathouse and the area around it, initially raising $50,000.

The group plans to re-start as soon as the building contract is awarded.

All are encouraged to participate.

The Cost

Phase Category	Boathouse -Phase 1 Total	Toilet Bldg - Phase 2 Total	Project Total
Septic Inspection	**420**	-	420
NCP Architects/BSC Group	**51,000**	3,360	54,360
A2/T2 Survey	**6,000**	-	6,000
Estimator	**4,896**	910	5,806
Legal Review of Bid Docs	2,500	-	2,500
Legal Ads	1,734	-	1,734
Printing	1,174	-	1,174
Docks	**40,718**	-	40,718
Boat Racks	**39,100**	-	39,100
Construction Contract	533,900	-	533,900
Contingency	28,100	-	28,100
Pavilion	-	-	-
Security System	-	6,000	6,000
Subtotals	708,493	10,270	719,813

Note: Bold items are final costs.

Project Funding Available	933,800
Less Total of Estimated Items	(719,813)
Funding Available for Phase 2	213,987