

**Potential Construction Options:**

March 26, 2015 - For Discussion

1. All new construction
2. Use existing foundation, with new building construction
3. Use existing foundation and building, with new addition
4. Use existing foundation and building, with separate new building

**Construction Options that do not support further evaluation:**

Option	Use Existing Foundation	Use Existing Building	Area of New Construction	Reasons not to pursue at this time:
1	No	No	All New	<ul style="list-style-type: none"> <li>• Rationale for new foundation was linked to inclusion of a second floor, which has been eliminated due to ADA elevator requirements</li> <li>• All new foundation would significantly increase costs.</li> </ul>
4	Yes	Yes	Separate Building	<ul style="list-style-type: none"> <li>• Site constraints limit space for separate, new building in close proximity of existing Boathouse</li> <li>• Master plan does not support location elsewhere</li> </ul>

**Construction Options that support further evaluation:**

Option	Use Existing Foundation	Use Existing Building	Area of New Construction	Reasons to Pursue	Flex-space* Location
2	Yes	No	Building Only	<ul style="list-style-type: none"> <li>• Existing foundation in excellent condition. Without second floor, possible to re-use all or part of foundation</li> <li>• Reduced costs vs all New Construction option</li> <li>• A 66 ft. wide new building appears to fit in preferred site location, even with many site constraints</li> </ul>	2a - In Boathouse
					2b - In Public Facility
3	Yes	Yes	Addition only	<ul style="list-style-type: none"> <li>• Foundation, walls and roof in excellent/good condition</li> <li>• Ability to re-use all or part of existing foundation and structure would further reduce costs</li> <li>• A 66 ft. wide renovated building appears to fit in preferred site location, even with many site constraints</li> </ul>	3a - In Boathouse
					3b - In Public Facility

\* **Flex-space:** Uses that would trigger a Boathouse code change from "S2 Storage" to "Educational", with all necessary Code/ADA requirements.

Exploring these Design Concepts, with/without Flex-space, will support an informed cost/benefit analysis for future decision-making.

## Feedback on Code Considerations for Boathouse Project

John Flower, Old Lyme Building Official - March 2015

### Applicable Codes are determined by the intended use of the building/space:

- If the Boathouse were to remain "S2 Storage", then toilet requirements are met by the nearby public toilets.
- If activities are included in the Boathouse that would trigger a Code change (e.g.: "S2 Storage" to "Educational"), then there would be multiple changes to the applicable Fire Code, Building Code and ADA requirements. These would include, but are not limited to, a requirement for toilets in the Boathouse.
- If a non-"S2" use was attached to the Boathouse, but separated from the remainder of the Boathouse by a firewall, then the Boathouse would remain S2.

### With respect to individual Region 18/OLRA uses:

- Boat and Equipment Storage: Acceptable S2 use.
- Coach "Office": The term "Office", for Code purposes, is primarily for a "Business Office", where individuals working full- or part-time conduct activities to support a business. The OLRA uses described (secure area for files, coaching equipment, computer, charging station, etc.), could be described as "secure" or "locked" storage. These are acceptable S2 uses.
- Repair Area/Workbench: Acceptable S2 use.
- Video Review: Inclusion of a video review room/area inside the Boathouse would trigger a Code change from S2 to Educational.
- Changing Areas/Rooms: The full Code implications of including Changing areas/rooms in the Boathouse, versus attached to the Boathouse and separated by a fire wall, need to be checked. It is likely that Code changes would be triggered.
- Storage Bins/Shelves/Cubbies: Acceptable S2 use
- Showers: Would require a code change from S2. The Old Lyme Sanitarian would need to determine whether the existing well and septic system could support the addition of showers.
- Workout Room/Area: Inclusion of this space would trigger a change in Code from S2 to Educational.

### Responses to General Code Questions:

- The planned use of any internal Boathouse space for student assembly/education would trigger a change in code from S2 Storage to Educational. The use of external open spaces next to Boathouse would not.
- A Bathhouse/Pavilion for use by students would also be coded Educational. However, due to the open nature of the space, and the accompanying toilets, the additional code requirements would be minimal - assuming the facility is upgraded to meet ADA requirements. *(Need to check any Region 18 requirements. For example: what is their policy on external toilet entrances? And sharing facilities with the public? )*

### Response to questions about Boathouse Foundation:

- The existing Boathouse foundation is in excellent condition. It should be possible to use all or part of the existing foundation in any single-story Boathouse design.

**Summary of Boathouse Code Implications of Individual Rowing Program Uses**

<b>Function</b>	<b>Acceptable S2 Use</b>	<b>Triggers Code Change</b>	<b>Toilets Required</b>
Boat & Equipment Storage	X		
Secure/Locked Storage	X		
Workbench & Repair Space	X		
Video Review Area, "Flex-space"		X	X
Changing/Locker Rooms		X	X
<i>Showers</i>		X	X
<i>Workout Room/Area</i>		X	X

**Comments on “Region 18 High School Crew Team Boat House Design Needs” document – March 26, 2015**

I thank those responsible for overseeing the Region 18 High School Crew Team for sharing their ideal scenario, and agree that any facilities that we design should be safe and secure for use by everyone in the community, including students.

However, please remember the “Boathouse Hains Park Improvement Project” is NOT a school project, is NOT being built on school property, is NOT for use by only students, and is NOT being paid for by Region 18 and/or CT Dept. of Education funds!

In contrast, I refer the committee to our charge: “to oversee the expansion of the Boathouse and Hains Park Improvements as supported by the recent STEAP grant award,” which includes abiding by the requirements of the STEAP grant.

As such, we are responsible for overseeing the building of a public recreational facility, in a town park, using DEEP STEAP and Town funds. **Importantly, the cost of meeting all Educational Building Code, Fire Code and ADA requirements in a shared public facility (keeping the Boathouse S2 Storage) is likely to be significantly less than combining all uses into a single, large building,** thereby changing the Boathouse from “S2 Storage” to “Educational” code.

Of course, as Region 18 owns the current boathouse and equipment, the BHPIC and OL P&RC should consider Region 18 requests, and determine if they are feasible (due to site constraints), have a reasonable cost:benefit (including benefit to the broader community), and allows the Town to remain compliant with our STEAP requirements.

It is worth noting that High School Rowing program currently does not have many of the Region 18 “needs” proposed to “maximize safety, security, and supervision”. As the BHPIC and OL P&RC are committed to delivering a project that meets all applicable Fire/Building Codes (including “Educational”), ADA requirements, as well as guidance for designing safe public facilities (whether in one or two buildings), the outcome will be much safer and more secure than the current facility, and a win-win for the both community and the Region 18 High School Crew Team.

If the school feels that they would like to increase supervision of students using these renovated, much safer and more secure public facilities (assuming students continue to share facilities with the public, **as they do now**), then that is Region 18’s decision to make. The cost of Region 18 adding a staff member to increase supervision of the shared public facility for the few hours a day during the spring season when Region 18 HS students participate in the Crew Program at Hains Park would be significantly less than the cost to Region 18 of renovating the Boathouse with their own funds to their own specifications.

In fact, it would be inappropriate for the BHPIC and OL P&RC to make decisions that significantly increase combined Town and STEAP fund expenditures primarily for the purpose of reducing Region 18 supervision costs for the limited time that Region 18 students will use the facilities.

**Finally, we need to get written confirmation from the State DEEP that changes intended to meet Region 18 athletic program needs would not jeopardize the STEAP funds.** If the Town does not fully abide by all STEAP requirements, it may not be reimbursed \$478,000 by DEEP, and Old Lyme taxpayers would be responsible for the full project costs.

Would Region 18 be willing to commit to reimbursing the Town of Old Lyme any STEAP funds not reimbursed due to Region 18 requested changes? Would Region 18 be willing to commit to pay any incremental increase in costs to implement their proposal, over and above the costs to build a public rowing facility alone?

P&RC will definitely require a cost-benefit analysis comparison of any proposed conceptual designs, and as we have discussed previously, these options are to include – at a minimum – a comparison of the costs:benefit of including the Educational-Code-triggering activities within an enlarged Boathouse or within a separate public facility.

Hains Park site constraints may also limit the design options, and the BHPIC and OL P&RC will need to consider those constraints as well, as we evaluate which conceptual designs to pursue.

Bob Dunn

Member, BHPIC and  
Chair, Old Lyme Parks & Recreation Commission

# Process for Selecting Conceptual Design for Revised BHPIC Plan

## Items that Have Been Discussed

DRAFT - for BHPIC Discussion – March 2015

### Define Program Criteria

- |   | <u>BHPIC Meeting</u>           |
|---|--------------------------------|
| • <b>Master Plan and P&amp;RC Criteria</b>                                |                                |
| ○ Boathouse location unchanged  | 1/29/15                        |
| ○ Centrally located public toilets to be maintained                       | 1/29/15                        |
| ○ Best Basketball Court location near Boathouse                           | 3/12/15                        |
| ○ Site Limitations and Constraints  | 3/12/15                        |
| ○ P&RC recommendations for public facility criteria                       | 3/12/15                        |
| • <b>Region 18 Criteria</b>   |                                |
| ○ If code changed to Educational, all applicable requirements must be met | 2/12/15                        |
| ○ Priority is boat and equipment storage                                  | 2/12/15                        |
| ○ Prefer all educational activities to occur at school                    | 2/12/15                        |
| ○ No "General Public" to Boathouse (only OLRA members)                    | 2/12/15                        |
| ○ No need for showers   | 2/12/15                        |
| ○ No unsupervised "work-out" room   | 2/12/15                        |
| ○ Important that students are adequately supervised                       | 3/12/15                        |
| ○ Request Fire Alarm, and consider internal motion detectors              | 3/12/15                        |
| • <b>Academic Rowing Program Criteria</b>                                 |                                |
| ○ Code Implications of proposed uses                                      | 2/12/15                        |
| ○ Initial discussion of Academic Rowing Program criteria                  | 3/12/15                        |
| ○ <b>Projected growth/changes in Boat Inventory vs current</b>            | <b>3/26/15</b> - not addressed |
| ○ <b>Prioritization of Storage and Non-Storage Criteria</b>               | <b>3/26/15</b> - not addressed |

### Confirm Key Conceptual Designs to Be Evaluated

2/12/15 and 3/26/15 agreed

- E.g.: Use existing foundation with new construction AND Use existing building, with new addition
- Each option to consider code-changing "Flex-spaces" either in Boathouse or in Public Facility

### Meet with Architect to Discuss "Architect Instructions" (once documents finalized)

date?

- Each option to address design and cost implications of changes to Code/ADA requirements
- Conceptual Designs to allow meaningful Cost:Benefit comparisons among options
- Include Public Facility in design when "Flex-space" not included in Boathouse

### Architect Develops Conceptual Designs

timeline TBD

### Review Conceptual Design Concepts and Select Final Design Option for Detailed Planning

- Develop Preliminary Cost Estimates
- Perform a Cost-Benefit Analysis on each Conceptual Design
- Make Recommendation for final Conceptual Design
- Present to P&RC for review/endorsement, and then present to Board of Selectmen