

# Town Woods Park Phase II



## Town Woods Park

The Town of Old Lyme purchased 49.8 acres of land off Town Woods Rd. in 1963 and 1968. It was known as the soccer fields for many years. When the concept of a Senior Center was developed about twelve years ago, it was decided to carve out a four-acre parcel near Town Woods Rd. on which the 5,400 square foot Senior Center would be built. The towns of Lyme (L) and Old Lyme (OL) agreed that they would share ownership of the four acres of land and building in the ratio 25% (L) and 75% (OL). The Lymes' Senior Center opened in March of 1996.

Because the towns of Lyme and Old Lyme did not have any municipal soccer or lacrosse fields, the Lyme-Old Lyme Soccer and Lacrosse Clubs began discussing the need for these fields with the Parks and Recreation Commissions of both towns. After considerable discussions, in the spring of 2001 the Old Lyme Board of Selectmen and Board of Finance set aside some funding for the athletic fields. Officials representing Old Lyme recommended that an engineering plan be formulated to use the property as an athletic facility. In July of 2002, Vollmer Associates, LLP were contracted to prepare a two-phase plan that provided for three soccer/lacrosse fields, along with irrigation and parking (Phase I), and two baseball/softball fields for youth under 12 years of age (Phase II).

Also during the summer of 2002, talks commenced between town officials in Lyme and Old Lyme exploring a partnership for the development of athletic fields on the Town Woods Road property. In September of 2002, the First Selectmen from Lyme and Old Lyme applied for State funding in the form of Small Town Economic Assistance Program (STEAP) grants in the amount of \$950,000 for the Phase I project. Pending notification of receiving the STEAP grants, town officials from the towns decided the balance of the 49.8 acres should be owned by the two towns on a 75% (OL) / 25% (L) ratio. STEAP grants totaling \$950,000 were granted to the towns on October 29, 2002.

In early January of 2003, the Boards of Selectmen in Lyme and Old Lyme appointed members of their towns to the Town Woods Building Committee for the purpose of refining the plan and developing a cost estimate for Phase I. Town officials also agreed that the balance of expenditures above the STEAP grants (\$950,000) would be funded 75% (OL) / (25%) (L). The final plan was approved by the various boards and commissions. The voters of Old Lyme and Lyme voted to appropriate \$1,400,000 in January and February of 2003, respectively.

Construction of Phase I began in June of 2003 and was completed in October of 2003. After allowing the grass to mature for a year, the fields officially opened for the enjoyment of the citizens of Lyme and Old Lyme on September 19, 2004.

In May of 2004, the voters of Lyme and Old Lyme approved funding for a Field House (restrooms, concession, and storage) in the amount of \$315,000. The Field House opened on June 18, 2005. Both projects (\$1,715,000) were completed on time and \$150,520 (8.78%) under budget (see Phase I - Budget versus Actual).

In addition, a Volunteer Playground Committee raised all funds to install a beautiful playground near the Field House, which opened in November of 2005.

<b>Towns of Lyme &amp; Old Lyme</b>					
<b>Town Woods Recreational Facility</b>					
<b>Phase I - Budget versus Actual</b>					
13-Dec-06					
<b>Sources:</b>	<b>Description</b>	<b>Budget</b>	<b>Actual</b>	<b>Variance</b>	<b>%</b>
	<b>STEAP Grants</b>	\$950,000	\$950,000	\$0	0
	<b>Lyme</b>				
	25% of \$765,000	\$191,250	\$153,620	\$37,630	19.68%
	<b>Old Lyme</b>				
	75% of \$765,000	\$573,750	\$460,860	\$112,890	19.68%
		\$1,715,000	\$1,564,480	\$150,520	8.78%
<b>Uses:</b>					
	Phase I Construction	\$1,400,000	\$1,264,147	\$135,853	9.70%
	Field House	\$315,000	\$300,333	\$14,667	4.66%
		\$1,715,000	\$1,564,480	\$150,520	8.78%

**Towns of Lyme & Old Lyme**  
**Town Woods Recreational Facility**  
**Phase II Estimate**

30-Jan-07			
<b>Sources:</b>	<b>Description</b>	<b>Amount</b>	<b>Total</b>
	<b>STEAP Grants -Lyme &amp; O. Lyme</b>	\$650,000 *	
	<b>Lyme</b>		
	25% of \$135,000	\$33,750	
	<b>Old Lyme</b>		
	75% of \$135,000	\$101,250	<b>\$785,000</b>
	* Grant is 82.8% of Total Cost		
<b>Uses:</b>			
1	Cost of Construction (1)		\$700,000
2	Vollmer - Engineering Svcs (2)	\$22,000	
3	Clerk of the Works	\$3,500	
4	Attorney Garcia Review	\$2,000	
5	Legal Notices - Ly & OL	\$1,000	
6	Testing	\$1,000	
7	Portable Outfield Fence	\$6,500	
8	New Dug Well	\$18,000	
9	New Well Piping, Valves, ETC.	\$7,500	
10	Construction Fencing	\$3,000	
11	15% Contingency (Items 2-10)	\$9,675	\$74,175
	<b>Total</b>		\$774,175
	Purchase of Trees		\$10,000
			\$784,175
		<b>Say</b>	<b>\$785,000</b>
	Less STEAP Grants		\$650,000
	Net Cost to Towns		\$135,000
	Lyme Share		\$33,750
	Old Lyme Share		\$101,250
	Total Towns		\$135,000
<b>Notes</b>			
(1)	Cost of const. Includes a 15% contingency		
(2)	\$ 4,000 for engineering needed for town approvals		
	\$18,000 for bid evaluation & 16 week const oversight		

In October 2006, the towns were granted \$625,000 in STEAP grants for the proposed TW Park Phase II project, consisting of two baseball/softball fields for youth under 12 years of age. The proposed budget for this project is \$785,000 (see Phase II Estimate).

An information meeting will be held in the Middle School Auditorium on February 8th at 7:30 PM. Town Meetings are tentatively scheduled in Lyme on February 23<sup>rd</sup> and in Old Lyme on March 12<sup>th</sup> to seek approval to proceed with this project.



Fall 2006 at Town Woods Park, l-r:  
Bob Dunn (Chair, Town Woods Building Committee), former Lyme First Selectman Bill Koch, State Rep. Marilyn Giuliano (R, 23rd), Old Lyme First Selectman Tim Griswold, Old Lyme Selectwoman Bonnie Reemsnyder, Old Lyme Selectman Skip Sibley