

14 OCTOBER 2015

7:30 PM

SPECIAL MEETING

MINUTES

Meeting Hall, Old Lyme Town Hall

PG	Co-Chairman	Paul Gianquinto
PF	Co-Chairman	Paul Fuchs
BS	Secretary	Brian Schuch
JP		John Parker
KB		Ken Biega
PC		Phil Carney (absent)
GH		Greg Hack
BD		Bob Dunn
DB		Don Bugbee
x		Rob Roach (resigned)
SS	Ex-Officio	Skip Sibley
x	Ex-Officio	Bonnie Reemsnyder (absent)
x	Ex-Officio	John Flower (absent)
x	Ex-Officio	John Rhodes (absent)
x	Ex-Officio	Gil Soucie (absent)
NP	Architect	Nina Peck
BRA	Architect	Brian Ross

PG called the meeting to order at 7:31pm.

#1 REVIEW OF "SCHEME A"

- a. Review of building features and materials
- b. Review estimates for building and site
- c. Review of fee proposals for construction documents

BD presented a conceptual design which met the 27 March program requirements. The Changing Rooms could be accommodated within the new Bath House building, and could be heated for year round use.

PF NP arrived late.

BD EXHIBIT A: "Scheme A - Condensed"

BRA observed that the code requirements for egress are not satisfied in BD's conceptual design.

NP stated that her design placed the Changing Rooms in the Boathouse.
BD stated that ~\$117,000 has been spent so far. Not including the docks, the number is ~\$77,000.

		BRA	commented that moving the Changing Rooms amounts to moving square footage from one building to another, the impact on cost will be a wash. Further, the current drawings do not meet energy code, and to provide year round access the design would have to meet energy code, which would amount to a cost increase.
PG			presented
			EXHIBIT B: "Summary of Estimates"
			and commented that by changing several line items, the cost could be reasonably brought down to ~\$555,000.
			EXHIBIT C: "Rough Cost Estimates for Scheme A - Condensed"
		NP	faulted BD's conceptual design for not integrating circulation and egress.
		BD	stated that there is not enough money in the budget to complete both buildings and related sitework.
		GH	stated that the cost of the Boathouse has been brought down from the design 1 year ago. This committee has made good progress and is moving in the right direction.
		BD	asked why NP's design has doorways between bays, and pointed out that the size of the building could be reduced if this circulation space was eliminated.
		NP	responded that any reduction to the front of the building would mostly eliminate open space and not expensive building elements.
		BRA	stated that 2 egress paths must be provided from the Middle Bay, and that the Flex Room could not be utilized as an egress path. The floors will meet Title 2 accessibility requirements. The portion of the Boathouse within 10'-0" of the property line will need to be fire rated.
		NP	suggested board and batten for exterior cladding.
		DB	noted that sand from the beach is reaching the dock.
	BS		suggested that the Boathouse elevation facing the woods could be clad with an alternate, cheap material, since it is out of sight.
PG			EXHIBIT E: "Draft Opinion of Probable Construction Costs"
		GH	noted that the gate should be widened.
			EXHIBIT F: "Scheme A Remaining Project Costs"
		KB	stated the 5% contingency is appropriate.
		BD	commented that the security system at Town Woods was expensive. In this project, the security system can be decided upon after the Boathouse is built.
#2 AUTHORIZE NINA PECK ARCHITECT TO PROCEED WITH CONSTRUCTION DOCUMENTS			
PG			MOTION TO authorize Nina Peck Architect to proceed with Construction Documents for Scheme A, for a fee of \$15,000.
	KB		SECOND
			5-0-2 (BD and DB abstain)
PF	GH		expressed disappointment that the vote was not unanimous.

BD calculated that the Boathouse phase will cost ~\$650,000, leaving only \$243,000 for all other improvements to Hains Park.

#3 ADJOURNMENT

PF

MOTION TO adjourn.

KB

SECOND

7-0-0 (9:49pm)

