

8 OCTOBER 2015

7:30 PM

REGULAR MEETING

MINUTES

Meeting Hall, Old Lyme Town Hall

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

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PG called the meeting to order at 7:33pm.

**#1 ADDITIONS TO THE AGENDA**

No additions.

PG shuffled the Agenda.

**#4 BUDGET UPDATE**

BD presented

EXHIBIT A: "Summary of BHPIC Project Funds..."

PF and NP arrived late.

**#2 DISCUSSIONS WITH ARCHITECT**

- Review of Scheme A, Scheme E and options
- Review of Toilet Building and Options
- Discussion of Pavilion Features
- Review Fee Proposals for Construction Documents

|    |    |   |
|----|----|---|
| PG |    | presented the latest cost estimates. A 20% contingency fund was factored in. The estimated cost for the Bath House is \$322,000. PG commented that 20% could be lowered to 7%.                                |
|    |    | EXHIBIT B: "Hains Park Bath House - by Professional Construction Services, Inc."  |
|    | BD | suggested to lower the cost by eliminating 1 fixture from the Women's Room. Parks and Rec would like the Changing Rooms to be located in the Bath House, in order to be utilized by non-Boathouse users.      |
| PF |    | stated that "Scheme A" is the option that best meets the program.   |
|    | NP | stated that the design reflects the programs she was provided. The budget should be adequate to build 2 buildings in Hains Park.  |
|    | GH | compared the current design to the status of the project 1 year prior. Good progress has been made.   |
|    | BD | yielded to Nancy Hutchinson to present  |
|    |    | EXHIBIT C: "Suggested Revisions to Scheme E"  |
|    |    | The Changing Rooms are moved to the Bath House, and the Erg Storage/ "Flex" Area remains in the Boathouse.  |
|    | NP | stated that her effort to create documents for the cost estimator required more time than she had originally budgeted. In order to provide the best documents for the cost estimate, she went out of pocket.  |
| PG |    | pointed out that the bays are only 16' and therefore single loaded.   |
| PF |    | stated the John Rhodes supports "Scheme A"  |
|    | BD | recalled "Scheme D", which had proposed the simplest addition, and compared it to the present options.  |
|    | NP | answered that "Scheme D" was unacceptable to her professional ethics.   |
|    | BR | expressed faith in NP and stated that Town Woods would be the standard for this project to be measured against. BR expects the new construction in Hains Park to be used more than Town Woods.                |
| PG |    | noted that the Bath House is a "prevailing wage" job, and described the Labor and Material breakdown of the cost estimate. If the project is to be funded with Town money, the cost of Labor will be reduced. |
| PF |    | suggested that the committee make a motion to move forward with the Boathouse with the STEAP funding. Other coordination, such as with the Tree Commission, needs to happen.                                  |
|    |    | The committee agreed to hold a Special Meeting 14 October (Wednesday) at 7:30pm.  |
|    | BS | commended NP on her drawings, which have resulted in a solid cost estimate, which has been very helpful to the committee. The Committee ought to address her gap in fee.                                      |
|    | NP | stated she laid out ~6k to complete the drawings, of which \$3200 was staff expense.  |
|    | BD | MOTION TO pay Nina Peck Architect \$3200 for services rendered.   |

|                               |   |
|-------------------------------|---|
| BS                            | SECOND<br>6-0-0   |
| BS                            | observed that the Emerson Boathouse and Basketball Court are presently in satisfactory condition, and the current project approach is to demolish both. Since the program for the Bath House has been demonstrated to fit within NP's 35'x24' footprint, these spaces could easily be accommodated by renovating the Emerson Boathouse to become the Emerson Bath House. A renovated Emerson would be spacious, and could potentially additionally accommodate the Changing Rooms. The new Boathouse, instead of being built on the site of the old boathouse, would be sited over where the existing block bathrooms are. By positioning the Boathouse away from its present location, the Zoning and Zoning Board of Appeals issues: A) Setback and B) Maximum Height may be dodged, protecting the project from regulatory delays. |
| PF                            | imagined that a boathouse size building in the center of the park would be too large.   |
| PF                            | NP agreed. Not interesting in paving paradise.<br>asked NP for an estimate for drawing Construction Documents for the Boathouse, and asked the committee members to return with comments and revisions at the next meeting.   |
|                               | SS commented on the light monitor and the value of natural light in the project.  |
| <b>#3 CORRESPONDENCE</b>      |   |
|                               | Tabled.   |
| <b>#5 OLD BUSINESS</b>        |   |
|                               | Tabled.   |
| <b>#6 NEW BUSINESS</b>        |   |
|                               | a. Discuss Project Schedule   |
|                               | Tabled.   |
| <b>#7 Approval of Minutes</b> |   |
|                               | a. 13 August 2015 Regular Meeting   |
|                               | Tabled.   |
| <b>#8 Public Comments</b>     |   |
|                               | Nancy Hutchinson thanked the committee for their efforts.   |
| <b>#9 Adjournment</b>         |   |
| BS                            | MOTION TO adjourn.  |
| PF                            | SECOND<br>6-0-0   |

