

26 March 2015

SPECIAL MEETING MINUTES
BOATHOUSE/HAINS PARK IMPROVEMENTS COMMITTEE

7:30 p.m., MEETING HALL, OLD LYME TOWN HALL

PRESENT

PG	Paul Gianquinto	Co-Chairman
PF	Paul Fuchs	Co-Chairman
KB	Ken Biega	
DB	Don Bugbee	
PC	Phil Carney	
RD	Bob Dunn	
GH	Greg Hack	
JP	John Parker	
JF	John Flower	Ex-Officio
BR	Bonnie A. Reemsnyder	Ex-Officio
JR	John Rhodes	Ex-Officio

ABSENT

BS	Brian Schuch	Secretary
RR	Rob Roach	
SS	Skip Sibley	Ex-Officio
GS	Gil Soucie	Ex-Officio
NP	Nina Peck	Architect
BJR	Brian Ross	Architect

PUBLIC

Steve Baranowski
Steve Dix
Ira Feinberg
Candace Fuchs
Nancy Hutchinson

CALL TO ORDER> PG 7:31 p.m.

#1 **APPROVAL OF MINUTES**

MOTION> PG (PF) To approve the 12 Mar 15 regular meeting minutes as submitted.

6-0-2.

#2 CORRESPONDENCE

DB requested that the OLRA send a representative to the next Rogers Lake Authority meeting to discuss complaints he received via letter (attached) about noise and traffic on the Lake and parking in and around the Park.

#3 OLD BUSINESS

a. Financial Review – **RD** distributed the attached spreadsheet showing all expenditures to date, updated with expenditure for the new dock gangways.

b. Dock Replacement - **PG** reported that the dock delivery and unloading went very smoothly thanks to the efforts of the Public Works Crew.

i. Ramps – **PG** reported that the gangways are currently scheduled for delivery at the end of April and that temporary accommodations will be necessary until then.

ii. Installation – Installation will be coordinated by the OLRA when weather improves.

d. Finalize Architectural Program to meet LOLHS & OLRA Requirements - **PF** distributed a hand-out entitled 'Architectural Program Requirements' (attached) with a list of functions the boathouse should accommodate to support the LOLHS and OLRA rowing programs for review and discussion. **RD** distributed hand-outs entitled:

'Academic Rowing Program Criteria',

'Summary of Current Boat Inventory and Status',

'Process for Selecting Conceptual Design for Revised BHPIC Plan Items that Have Been Discussed',

DRAFT Site Considerations/Constraints – for discussion'

'Potential Construction Options',

(all attached) for review and discussion.

i. Storage Requirements – **PF** and **GH** reviewed the OLRA projected boat storage requirements. Their projected increase of 35% in required boat storage **does not correspond** to a projected increase of 35% in the number of rowing program participants or a projected increase of 35% in the number of boats on the water.

ii. Region 18 Requirements - **JR** explained that the document entitled 'High School Crew Team Boat House Design Needs Regional School District 18' (attached) was developed to formalize what the LOLHS administration and staff consider desirable features of the boathouse. **RD** submitted his comments (attached) on Region 18's document.

iii. Code Requirements – **JF** had forwarded his document entitled 'Feedback on Code Considerations for Boathouse Project' (attached) which was distributed to the members earlier in the week.

MOTION> KB (PF) To forward the documents entitled ‘High School Crew Team Boat House Design Needs Regional School District 18’, ‘Architectural Program Requirements’ and ‘Potential Construction Options’ to Nina Peck for her review and comments. 7-0-1.

#4 PUBLIC COMMENTS

S. Dix submitted hand-outs (attached) and explained that rolling racks could be used in the existing 28’ bay to increase boat storage over a fixed storage rack system.

I. Feinberg expressed general support for the rowing program and the project and that the Committee should limit the boathouse options and features to stay within the approved budget.

S. Baranowski stated the rowing program should have all its facility requirements consolidated into one building similar to all the other LOLHS sports, and that stationary racks were preferred over rolling racks for protection of the equipment and safety of the students.

C. Fuchs stated that the Committee members have a tremendous amount of rowing operations, building design and construction expertise and that they should proceed with design of a new building rather than debate design criteria ad nauseum.

N. Hutchinson stated that all opinions should be respected.

#5 ADJOURNMENT

MOTION> PG (PF) 9:24 p.m. 8-0-0

The next meeting is a Regular Meeting scheduled for 9 Apr 15 at 7:30 p.m.

Director of Parks and Recreation
45 Lyme Street
Old Lyme, Ct. 06371

Dear Mr. Don Bugbee

Concerns have been brought to the attention of the Rogers Lake Authority board about the noise and boating violations of the rowing associations that utilize Rogers Lake. The board has received numerous complaints and has several meetings over the years with the Rowing Associations, addressing these issues, but there has not seen any lasting resolutions.

There are two areas of specific concern that must be addressed and resolved. Of the utmost concern is the loud voices (with or without amplification) by rowers and there coaches before 7:00 A.M. During the week and 8:00 A.M. On weekends. There is a noise ordinance prohibiting such activity. Tom Heinssen (Old Lyme Police) has meet with the RLA and it is clear that these activities are in violation of the noise ordinance.

The second issue is the excess speed (greater than 6 MPH) of the rowers chase boats. The State posted speed limit on the lake is a maximum of 6MPH before 10:00 A.M. During this early morning time period multiple activities occur on the lake that necessitate this 6 MPH be observed.

Additional concerns outside the RLA Authority is the parking situation when the rowing association conducts its regattas and meets. All cars parking in Hanes Park must have parking permits. In addition when there are regattas the local roads have illegally parked cars. There is to be no parking on the roads in West Shores Association, and two lanes must be maintained on US1 and Towns Woods Road at all times.

There must be a Marine Event Permit obtained from D.E.E.P. For all meets and regattas. This permit must be approved by the RLA, which has not been done for the past several years(Chapter 16.Authorities, 16-3. Powers and Duties). These events should be posted prior to the events to plan for traffic concerns and maintained by the local law enforcement.

We are bringing these issues to your attention as people utilizing the lake and people living in proximity to the lake are becoming disgruntled with the rowers and unannounced functions and feel further action is required.

Please advise the RLA on actions that will be taken to address and correct these issues prior to the start of spring rowing season.

Sincerely,

Richard J. Smith Sr., Chairman, Rogers Lake Authority

Architectural Program Requirements

Boat Storage:	2020 linear feet in proper configuration for (as an example): 12 Singles, 6 trainers, 8 eights, 10 fours, 6 quads, 12 double/pairs Extendable racks to protect boats
Oar Storage:	48 Sets of sculls, 128 Oars
Flex Space:	Space for 8-12 with coach to view video Space for 8 to use ergs Access to outdoors to move ergs outside when appropriate
Erg Storage:	Dedicated space for 24 ergs
Lockable Room/Office:	8 x 10' Coach gear, desk, computer
Bathrooms:	Men/Women per code OK
Changing Rooms:	Men/Women 10-15 in room at a time (approx. 200 ft2 or 80 chg in 15min)
Student Storage:	Unlocked bins or shelves for 80
Secure Parts Storage:	Cabinet/bins lockable
Charging Station:	Coxing equipment 12 units
Workbench:	with secure tool storage
Flammable Locker:	Gas (and propane?) storage
Boat Bag Storage:	Safety bags for launches –daily use
Safety:	Fire alarm, intrusion motion sensor, door keycards (hotel)

Other Important Items

Internet:	for office only (wired, no wi-fi)
Parent Equipment:	Storage for grill, tents, utensil bins, etc (accessible from outside?)
Extra Storage:	Loft or other
Options:	would be nice to see across all bays Flat, solid outdoor space near boathouse for erg, warm-up, etc Coach boats securely stored outside

Academic Rowing Program Criteria – for discussion/prioritization at March 26 BHPIC meeting

Proposed Priority Definitions (for discussion/agreement):

- | | |
|---|--|
| <p>#1 – Top</p> <p>#2 – High</p> <p>#3 – Medium</p> <p>#4 – Low</p> | <p>Primary driver of overall design, within context of Master Plan/site constraints.</p> <p>Incorporate where fits best. Try to maintain approximate space definitions.</p> <p>Ideally to be included, but if space constrained, adjust accordingly.</p> <p>Nice to have, if fits. May be incorporated into other spaces, or omitted.</p> |
|---|--|

Storage Criteria				
Program Use	Priority	Criteria	Location	Notes
Region 18 Boat Storage	#X	<ul style="list-style-type: none"> Max 3 Bays –due to site constraints Target ~10-20% increase in boat inventory (see projections - tbd) Racks for projected inventory Boats stored maximum 5-6 high Minimum 10 ft clearance to load boats onto sliding arm racks 	Boathouse	<p>Discuss current INVENTORY, Estimated In-Use/Owned:</p> <ul style="list-style-type: none"> 4-5 Trainers -21 ft 8-10 Singles -26-28 ft 5-6 Doubles -35 ft 12-14 Quads - 45 ft 4-5 Eights – 60 ft <p>Total: ~33-40?</p>
Oar Storage	#X	<ul style="list-style-type: none"> Target 10-20% increase? 48 scull sets, 128 oars, ~100 rowers Area for storage in each bay? 	Boathouse	<p>Current Inventory:</p> <ul style="list-style-type: none"> X Sets for sculls Y Sweep Oars
Launch Storage	#X	<ul style="list-style-type: none"> Add # launches and dimensions e.g.: 6 X 12-14 ft on dollies. 	Boathouse	<ul style="list-style-type: none"> Daily Use* Stackable for winter?
Locked Storage	#X	<ul style="list-style-type: none"> Secure area for coach gear, coach table/desk & chair, files, computer Charging Station and lockable cabinet for ~12 Coxing 	Boathouse	<ul style="list-style-type: none"> Include a coach closet ? Not for student use
Parts/Tools Storage	#X	<ul style="list-style-type: none"> Space for lockable cabinet/bin. (what size?, On workbench?) 	Boathouse	<ul style="list-style-type: none"> Locate in Locked storage area or Open Area/Loft?
Student Storage	#X	<ul style="list-style-type: none"> Open bins/cubbies/shelves Capacity: ~60-80 bags/backpacks 	Boathouse	<ul style="list-style-type: none"> 1 per individual not required
Erg Storage	#X	<ul style="list-style-type: none"> ~20-24 Ergs (add dimensions) Store near external hard surface (e.g. Basketball court) 	Boathouse	<ul style="list-style-type: none"> Direct external access desirable Current inventory: Z
Safety Bags, Workbench	#X	<ul style="list-style-type: none"> Use of open area OK? Designated space not required 	Boathouse	<ul style="list-style-type: none"> Safety bags used daily Workbench movable?
Loft Storage	#X	<ul style="list-style-type: none"> Extra equipment/parts/other? Workbench/tools/parts storage? 	Boathouse	<ul style="list-style-type: none"> Stair access preferred? Winter storage also
Parent/Regatta Equipment	#X, Out of scope?	<ul style="list-style-type: none"> Grill, tents, utensil bins, etc., for Regattas, home and away. Region 18 perspective? 	???	<ul style="list-style-type: none"> No public access to Region 18-leased space? Separate external access?
Boat Trailers	Out of Scope	<ul style="list-style-type: none"> stored off-site 	Not applicable	<ul style="list-style-type: none"> Visiting trailers parked at Town Woods Park

* Explore ability to securely store Coach boats (launches?) outside (at dock?)

Academic Rowing Program Criteria – for discussion/prioritization at March 26 BHPIC meeting

Non-Storage Criteria				
Program Use	Priority	Criteria	Location	Notes
3-Season Toilets	#X	<ul style="list-style-type: none"> Men's and Women's ADA compliant Planned capacity? 	Boathouse or Public Facility	<ul style="list-style-type: none"> In Boathouse per code, if Boathouse designated "Educational" due to inclusion of other uses. In Public Facility, if Boathouse remains coded S2 Storage. Region 18 requirements?
Changing Areas	#X	<ul style="list-style-type: none"> Men's and Women's changing rooms, or unisex changing stalls ADA-compliant Capacity? - ~15 men and women to change at same time?? Can students change at school before bus, like other teams? 	Boathouse or Public Facility	<ul style="list-style-type: none"> In Boathouse, or separated by Firewall, if prevents code change, or use of changing stalls Add changing stalls/area to Public Facility Region 18 requirements?
"Flex-space"	#X	<ul style="list-style-type: none"> Space for ~8-12 to view videos. Use TV-arm to allow outside viewing near bay door, in addition to covered viewing in Pavilion? Space for ~6-8 Erg use, for students who can't go out rowing ADA-compliant 	Boathouse or Public Facility	<ul style="list-style-type: none"> Compare conceptual designs, w/related code and ADA requirements for both options. If weather so bad it prevents rowing or use of covered pavilion, should students stay at school?
Flammable cabinet	Out of Scope	<ul style="list-style-type: none"> Allow space for this in site plan Needed to store gasoline outside 	External Only	<ul style="list-style-type: none"> Cabinet is "equipment" owned by Region18/OLRA.

Other considerations:

- Desire for flat, solid outdoor space near Boathouse for erg, warm-up, etc. (e.g.: Basketball court)
- Security Cameras to be installed at multiple locations in park, including Boathouse.
- Add Fire Alarm to Boathouse, and consider internal motion detectors (Region 18 request).
- Preference for coaches to be able to "hear/see" across bays (boats being banged, etc). Add cross-bay wall openings/vents. Maintain ability to limit access to individual bays?
- Internet – hardwired to locked storage/coach area, if being installed for other purposes (e.g.: Security cameras).

Summary of Current Boat Inventory and Status

March 22, 2015

Approx. Length (ft)	OLRA List no.	Description	Status	# Owned	# In-Use?	Replace or Retire?
21	31	Single Maas Aero		1	1	
21	32	Single Maas Aero		2	2	
21	33	Single Maas Aero		3	3	
21	36	Single Maas Aero		4	4	
-21	40	Single Smallcraft	Not on Ins. List?	5	?	?
28	26	Single Hudson '08		1	1	
28	27	Single Vespoli '09		2	2	
28	28	Single Hudson '03		3	3	
28	29	Single Hudson '05		4	4	
28	34	Single Vespoli '99		5	5	
28	35	Single Vespoli '99		6	6	
28	37	Single Garofalo		7	7	
28	39	Single Carbocraft		8	8	
-28	30	Single Levator '01	Replace/refurb?	9	?	?
-28	38	Single Pocock '90	Replace/refurb?	10	?	?
35	1	Double Vespoli '07		1	1	
35	2	Double Hudson '05		2	2	
35	3	Double Filippi '03		3	3	
35	5	Double Hudson '07		4	4	
35	6	Double Vespoli '98		5	5	
-35	4	Double Garofalo '80	Wood, Replace?	6	?	?
45	12	Four + Hudson '14		1	1	
45	13	Four + Vespoli '13		2	2	
45	14	Four + Hudson '09		3	3	
45	15	Four + Vespoli '08		4	4	
45	16	Four + Vespoli '06		5	5	
45	17	Four + Vespoli '05		6	6	
45	18	Four + Vespoli '03		7	7	
45	19	Four + Vespoli '01		8	8	
45	20	Four + Vespoli '96		9	9	
45	22	Quad Hudson '04		10	10	
45	23	Quad Vespoli '00		11	11	
45	24	Quad Vespoli '01		12	12	
-45	21	Four + Pocock '85	Replace?	13	?	?
-45	25	Quad Pocock '77	Wood, Replace?	14	?	?
60	7	Eight Vespoli '10		1	1	
60	8	Eight Hudson '09		2	2	
60	9	Eight Vespoli '04		3	3	
60	10	Eight Vespoli '99		4	4	
-60	11	Eight Garafalo '77	Wood, Replace?	5	?	?
Total				40	33	

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> |
|---|-----------------------------|
| • Master Plan and P&RC Criteria | |
| ○ 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 |
| • Region 18 Criteria | |
| ○ 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 |
| • Academic Rowing Program Criteria | |
| ○ Code Implications of proposed uses | 2/12/15 |
| ○ Initial discussion of Academic Rowing Program criteria | 3/12/15 |
| ○ <i>Projected growth/changes in Boat Inventory vs current</i> | 3/26/15 |
| ○ <i>Prioritization of Storage and Non-Storage Criteria</i> | 3/26/15 |

Confirm Key Conceptual Designs to Be Evaluated

2/12/15 and 3/26/15

- *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*

Key Site Considerations/Constraints:

- Basketball Court Relocation
 - P&RC Master Plan Location Option#1: between Renovated Boathouse and Rt 1.
 - This location also provides flat, solid outdoor space for erg-use/warm-ups for rowers.
 - Size: 40 ft wide by 70-80 feet long (existing 40 X 80 ft)
- R-10 Residential Zone
 - Zoning Limits: 24 ft Height, 1-1/2 Stories, 25 ft Front setback (from Rt 1 and Town Woods Rd), 12 ft Side setback, 25% total floor area, 25% building coverage, and 30% Lot coverage.
 - Boathouse size should not overwhelm park or neighborhood
- 100' Upland Review Area
 - Front of existing Boathouse extends into 100 ft review area from lake
 - Dock area in Flood Plain
- Well Location:
 - Limits construction in center of park - 25 foot diameter
- Tree Commission
 - Keep existing large trees
- CL&P Poles and Overhead Wires
 - CL&P pole and overhead wires spanning center of park.
 - CL&P pole near Boathouse park entrance
- Septic Capacity
 - Past approval of size-suitability, assumed no increase in Boathouse use due to renovation
 - May need recalculation based on revised plan, projected program growth
- Site Erosion and Run-off into Lake
 - Limits hard surfaces
- Hains Park and Rogers Lake are Shared Old Lyme Community Resources
 - Be sensitive to other community uses (P&RC, RLA, etc.)
 - Concern that rowing program(s) at/near capacity for size of park/lake

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"> Rationale for new foundation was linked to inclusion of a second floor, which has been eliminated due to ADA elevator requirements All new foundation would significantly increase costs.
4	Yes	Yes	Separate Building	<ul style="list-style-type: none"> Site constraints limit space for separate, new building in close proximity of existing Boathouse Master plan does not support location elsewhere

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"> Existing foundation in excellent condition. Without second floor, possible to re-use all or part of foundation Reduced costs vs all New Construction option A 66 ft. wide new building appears to fit in preferred site location, even with many site constraints 	2a - In Boathouse
					2b - In Public Facility
3	Yes	Yes	Addition only	<ul style="list-style-type: none"> Foundation, walls and roof in excellent/good condition Ability to re-use all or part of existing foundation and structure would further reduce costs A 66 ft. wide renovated building appears to fit in preferred site location, even with many site constraints 	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.

High School Crew Team Boat House Design Needs

Regional School District 18

Developed by:

Ian Neviasser – Superintendent

James Wygonik – High School Principal

William Buscetto – Athletic Director

Louis Zubek – Men's varsity coach

Stephen Baranoski – Women's varsity coach

In attendance:

Paul Fuchs – Old Lyme Rowing Association

John Rhodes – Director of Facilities and Technology

Design Needs – maximize safety, security and supervision

- One building to enable centralized student supervision and safety,
- Boat house internal configuration which maximizes line of sight or audible supervision of students,
- 80 Lockable 'back pack' lockers utilizing personal locks outside of locker rooms to protect student and staff possessions during practices,
- Changing rooms that can accommodate 20 athletes of each gender in audible range of the boats so both areas can be managed simultaneously. 20 athletes of each gender minimize time to transition to practice. This also accommodates bad weather and visiting teams.
- Student bathroom accessible from inside supervised areas only and in audible range of the boats. Spectators and visitors to Roger's Lake need to be separated from high school students.
- All building areas (bathrooms, changing rooms and all crew shells) need to be locked and unlocked by coaches.
- Inside space to train in bad weather that accommodates 24 ergs and 24 circuit training (yoga mats) locations.
- Sufficient space to shelter 200 occupants (includes visiting teams) during lightning storms, shelter in place or lockdown incidents.
- Need to use video during bad weather. Video projection requires ambient lighting control.
- Bathrooms design that can accommodate access starting the third weekend in March each year.

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

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

Function	Acceptable S2 Use	Triggers Code Change	Toilets Required
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

Potential Boat Inventory and Placement

For Existing Boathouse + NEW 22 ft x 86 ft Bay

Boat Type	Length (ft)	Inventory by 2019	BAY			TOTAL by TYPE	Linear Feet
			NEW	Center	Small		
Trainers	21	4		5		5	105
Singles	28	10			8	8	224
Double/pair	35	7	12			12	420
Fours	45	16	12	5		17	765
Eights	60	6		5	1	6	360
TOTAL BY BAY		43	24	15	9	48	1874

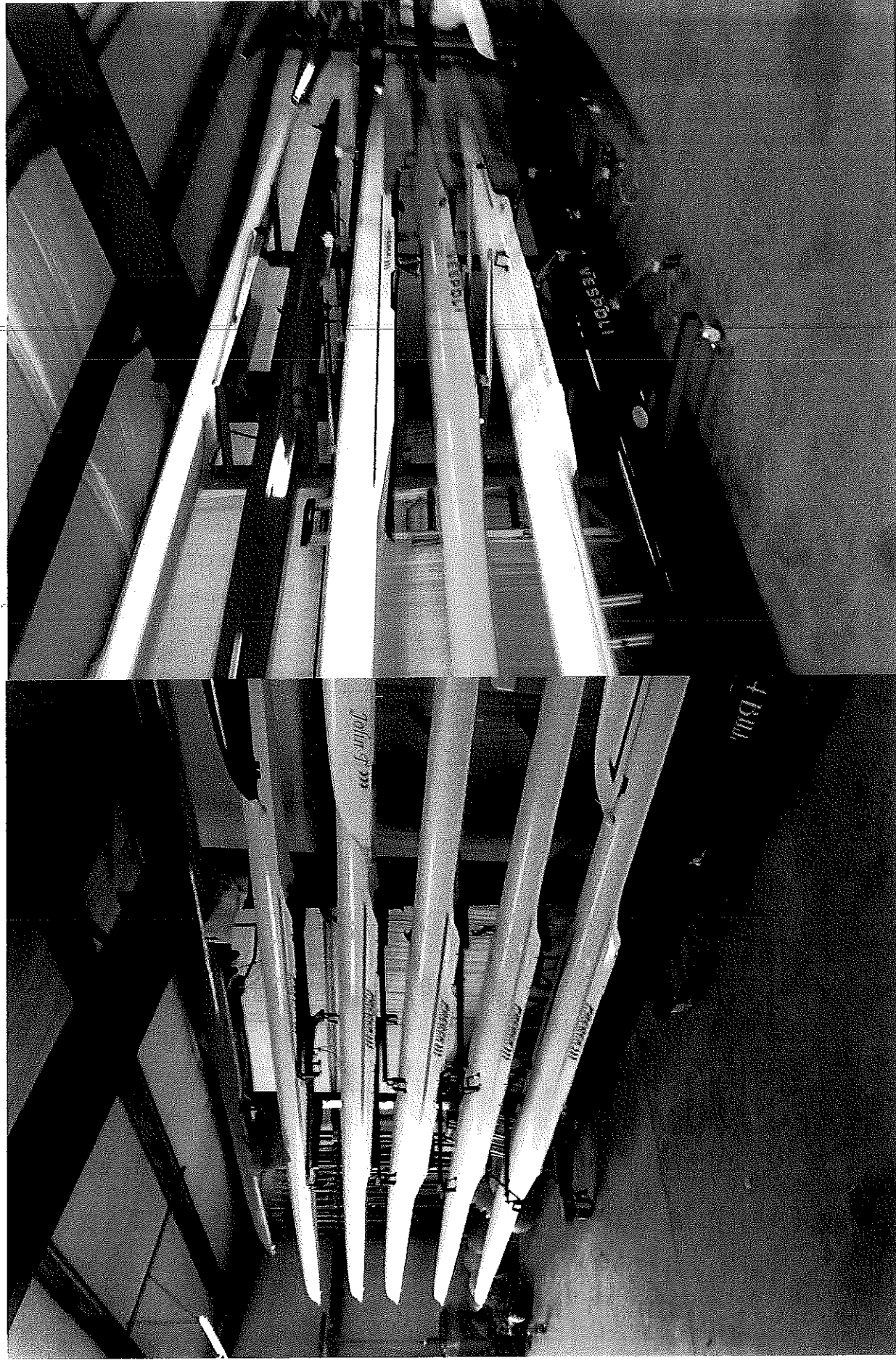
NOTE: Mobile single sided racks can be added to the 28' Existing Center Bay increasing the number of Trainers and Racing sculls by 10 to 15 boats.

Linear feet with rolling racks adds $10 \times 21 = 210$
 $5 \times 28 = 140 \text{ ft}$ Total = 2224

With Addition of 3 ROLLING RACKS

Boat Type	Length (ft)	Inventory by 2019	BAY			TOTAL by TYPE	Linear Feet
			NEW	Center	Small		
Trainers	21	4		15		15	315
Singles	28	10		5	8	13	364
Double/pair	35	7	12			12	420
Fours	45	16	12	5		17	765
Eights	60	6		5	1	6	360
TOTAL BY BAY		43	24	30	9	63	2224

"Focus" 1-sided Rolling Racks – provide flexibility for additional boat storage in wide bay. Plus allow staggered boat storage (see below). Option for converting some fixed wall racks with Rolling racks included in Old Lyme "Focus" Contract.



Photos provided by Steve Dix, March 2015