

13 AUGUST 2015

7:30 PM

REGULAR MEETING

MINUTES

Meeting Hall, Old Lyme Town Hall

PG	Co-Chairman	Paul Gianquinto
x	Co-Chairman	Paul Fuchs (absent)
BS	Secretary	Brian Schuch
JP		John Parker
x		Ken Biega (absent)
x		Phil Carney (absent)
GH		Greg Hack
BD		Bob Dunn
DB		Don Bugbee
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)
x	Architect	Nina Peck (absent)
x	Architect	Brian Ross (absent)

---

PG	called the meeting to order at 7:32pm.
#1 ADDITIONS TO THE AGENDA	
BD	requested a review of the total project cost.
#2 CORRESPONDENCE	
PG	accepted a letter from Nancy Hutchinson.
#3 BUDGET UPDATE	
shuffled to later in the meeting...	
#4 OLD BUSINESS	
a. Code Modification Request status	
PG	informed the commission the status is approved, and submitted:
EXHIBIT A: "Letter from Daniel Tierney, Deputy State Building Inspector"	
b. Discussion of desired toilet building and pavilion features	
Tabled until Nina Peck is present.	
c. Review of P&R Master Plan Revisions	
BD	presented:
EXHIBIT B: "Master Plan of Hains Park"	
BD	asked if the arbor vitae could be removed, and submitted:
EXHIBIT C: "Draft Request to Tree Commission"	

	GH	preferred Pavilion Option #1 which preserved the open lawn between the Emerson Boathouse and the Proposed Bathhouse. How will the parking be marked in a gravel lot?
	BD	curb stones will indicate parking.
	BR	noted the weed control initiative is on the Town Website, and is conducting a survey which was required by regulatory authorities. The project may not take action until June 2016.
	GH	asked for a buffer between the loose sand from the swim area and the dock. Are there any plans for east side of the site? Perhaps kayak storage or another passive use.
	BS	Nancy Hutchinson noted the easements present on that side of Hains Park. asked that the Master Plan include the Conservation Commission Garden. Nancy Hutchinson noted that the updated Hains Park Master Plan should be conveyed to the STEAP grant office.
	PG	directed Exhibit A "Master Plan of Hains Park" to Nina Peck and her consultant.
		<b>#5 NEW BUSINESS</b>
	PG	a. Review cost estimates for Scheme A and Scheme E described the cost estimates as "apples to apples" with regard to scope and prevailing wage. The Sitework was not estimated, since a value had been previously provided by the Civil Engineer. PG submitted: <div>EXHIBIT D: "Summary of Estimates by Professional Construction Services, Inc."</div>
		<b>#3 BUDGET UPDATE</b>
	BD	accepted an invoice from Nina Peck Architect for \$7,000, and submitted: <div>EXHIBIT E: "Summary of BHPIC Project Funds versus Costs"</div>
	BR	requested that the list be prioritized.
		<b>#5 NEW BUSINESS</b>
		a. Review cost estimates for Scheme A and Scheme E
	BD	introduced a Scheme "E-Modified" which could further reduce costs.
	BR	suggested that the Architect should draw the public building component of Scheme "E" before the Committee gives modifications.
	GH	emphasized the commitment to Boathouse that would last "fifty years".
	BD	the cost estimate for Scheme "E" is incomplete until the Bathhouse is factored in.
	SS	agreed that the Architect should be present to discuss Schemes "A" and "E" and the cost estimates.
	PG	asked DB for a list of space and use requirements for the Bathhouse component of Scheme "E".
	DB	Men's fixtures: 2 uniral, 1 toilet Women's fixtures: 3 toilets 1 Unisex Single Occupancy Toilet (for public)
	BR	suggested a layout similiar to Town Woods: 1 locked door closes all the bathrooms.
	GH	asked for the design team to include a Parking Count.
	DB	referenced a sketch dated 3/2/15 showing a 20'x32' pavilion.

b. Pick scheme for Construction Document development

the committee was unable to proceed without the Architect present.

c. Review draft project timeline

d. Discuss project phasing

Nancy Hutchinson outlined the requirements to post qualifying contracts through the State of Connecticut Job Portal.

The commission discussed paying prevailing wage for the STEAP grant phase of the project, followed by separate contracts at non-prevailing wage rates for the balance of work described in the Hains Park Master Plan.

#### #6 APPROVAL OF MINUTES

a. 23 June 2015 Regular Meeting

PG

**MOTION TO approve the 23 June Regular Meeting Minutes**

BS

**SECOND**

BD

submitted:

EXHIBIT F: "BD and NH comments - 23 July"

5-0-0

b. 9 July 2015 Special Meeting

Tabled until all the attachments are collected.

#### #7 PUBLIC COMMENTS

S. P. Dix described a new proposal for an addition to the Emerson Boathouse and submitted:

EXHIBIT G: "Boat Shed Addition..."

SS

pointed out the proposal would push the Basketball Court further into the trees, which would require review by the Tree Commission.

BS

**MOTION TO adjourn.**

PG

**SECOND**

5-0-0 (9:58pm)

## Gianquinto, Paul A.

---

**From:** hutchinsondunn@aol.com  
**Sent:** Thursday, August 13, 2015 3:06 PM  
**To:** Gianquinto, Paul A.; paul@pfna.com; brian.schuch@gmail.com; parkerju@aol.com; kenbiega@ogind.com; gahdds@aol.com; pcarney@wesleyan.edu; RWDunn1@aol.com; parkrec@oldlyme-ct.gov  
**Cc:** jflower@oldlyme-ct.gov; jrhodes@region18.org; skip.sibley@yahoo.com; breemsnyder@oldlyme-ct.gov; ncparch@sbcglobal.net; gilsoucic@sbcglobal.net  
**Subject:** Regulations regarding amendments to variances granted

Dear BHPIC,

In reading the unapproved minutes of the July 23rd BHPIC meeting, it appears that there is still confusion about the Zoning Board of Appeals (ZBA) processes that relate to making changes to plans submitted in support of a zoning variance.

... so, in addition to my providing corrections to the minutes regarding answers I provided (separately), I thought it may be helpful to direct you to Old Lyme Zoning regulations that may address the ZBA/variance process questions that were raised by the committee.

Please see excerpts below.

Also, the full Zoning regulations can be found at: [http://www.oldlyme-ct.gov/Pages/OldLymeCT\\_BComm/zoningdoc/zoningregs](http://www.oldlyme-ct.gov/Pages/OldLymeCT_BComm/zoningdoc/zoningregs)

Best regards, Nancy

### Section 21: Zoning Board of Appeals.

Sub-section 21.7: Procedures.

21.7.7: Any variance shall be deemed to incorporate the contents of any site or building plans or other documentation submitted in connection with any variance application, such that there shall be no change or Alteration in such plans or documents without the consent of the Board

### Section 20: Administration and Enforcement.

Sub-section 20.7: Site Development Plans, Special Permits, Planned Residential Cluster Developments, and Variances: Deviations, Amendments and Misrepresentations.

20.7.b : No person who has obtained a [...] variance shall attempt to erect any Building or Structure, or establish any Use of land, which is not in substantial conformance with any element of the plans, descriptions, applications and supporting materials, information, specifications submitted, or any representations of fact made, before the [...] Zoning Board of Appeals [...] without an amendment as provided in these Regulations. Likewise, no person who has obtained a [...] variance shall violate any condition imposed thereon. Violation of this provision shall be grounds for the [...] Zoning Board of Appeals, as the case may be, to void said [...] variance, following a public hearing with notice to the subject property owner and permit holder, and to take such other legal action as may be required to secure compliance with said [...] variance and the conditions attached thereto.

20.7 .c . [...] the Zoning Board of Appeals may by resolution permit the Zoning Enforcement Officer to authorize minor, non-substantial deviations from approved variances and Special Permits. Likewise, the

Planning Commission may by resolution permit the Zoning Enforcement Officer to authorize minor, non-substantial deviations from approved Planned Residential Cluster Developments. The Zoning Enforcement Officer may approve minor modifications of an approved foundation location, provided that all provisions of these Regulations, the Old Lyme Subdivision Regulations, or the Old Lyme Inland Wetlands and Watercourses Regulations, and any conditions or requirements of any permit issued thereunder, continue to be met.

20.7.d . Major and/or substantial changes to Site Development Plans, Special Permits, Planned Residential Cluster Developments, and variances shall be treated as new applications for approval, and shall be submitted and acted upon in accordance with these Regulations.

To: HPBIC

From: Paul Fuchs

## Review of Estimates and Consideration of Benefits

Having seen the estimates for the two boathouse buildings, and understanding that with Option E there will necessarily be another free-standing building in the park, the cost of which may be roughly estimated from the Option A information, I find the costs somewhat comparable. I am sure that there will be further refinement and discussion, but considering that I will not be able to attend the meeting Thursday night I thought that I would consider the potential benefits of one versus the other from my point of view.

### Option E:

#### **Considering the additional building in the park for flex space, changing rooms and bathrooms:**

1. Another large building in the park takes up precious open space and it would also give the public the impression that rowing is crowding the park, even though it is a public building.
2. The 'flex space' would serve as the protective space in the park since there would be no pavilion. Even with doors at each end, the 'flex space' is not designed to give a feeling of being outdoors. It would not be a pleasant place to picnic, as a pavilion is envisioned.
3. The rowing team and the public would most likely want to use this covered space at the same time, in inclement weather, creating a potential conflict between crew and public; something that we would prefer not to have happen.
4. During the time of use for the high school program this space should be closed to the public for reasons of safety and security.
5. The high school would have to station someone in this space to supervise it properly.
6. A lot of expensive equipment would be stored in this building; video equipment and ergometers and when rowers were on the water, all their personal belongings, backpacks, instruments, incurring inconvenience and costs to ensure security.
7. If the tree commission will not work with us wrt to the BBall court/tree issue and the court must go in the park. A design that includes an additional building would confound this issue.

#### **Considering the storage building:**

1. It is inefficient to store differently sized boats on similarly sized racks; an eight can be stored on three racks, a double only needs two racks for each boat, etc. This efficiency has not been considered in the design of the storage building.
2. Small boats and large boats are handled in different ways so it is better to try to segregate them.
3. The use of rolling racks with many small children is complicated and potentially injurious to children and equipment.
4. This layout perpetuates the inefficiency of the narrow bay to the north by adding another bay of the same dimensions to the south.
5. There was discussion of rolling the rack outside. I don't believe this would be possible because of the height of the doors and the dimensions of the level apron out front.
6. The building is two feet wider than option A and could impact the BBall court/tree issue.

**Option A:**

1. Efficient use of space in three equal 22 foot bays, no special accommodations required.
2. Rowing equipment, athletes, coaches, storage all concentrated in one area; good for supervision, safety and use of the park.
3. Personal items are where the rowers are, not across the park.
4. Pavilion would be a welcome addition to the park and looked upon as a visible improvement for the community using the park.
5. Option E does not save any more of the existing structure than A does; only the problems of the small inefficient bays. Interior wall cuts are approximately the same.
6. My opinion is that A looks nicer from all angles and keeps the mass in the park to a minimum.
7. 'A' allows for sliding doors which work better than roll up or hinged doors.
8. Boat storage locations group boats in a rational way.

This shows the size and numbers of kids moving boats around to launch them in the lake.





DEPARTMENT OF ADMINISTRATIVE SERVICES



STATE OF CONNECTICUT

DIVISION OF CONSTRUCTION SERVICES  
OFFICE OF THE STATE BUILDING INSPECTOR

August 10, 2015

Ms. Nina Cuccio  
Nina Cuccio Peck Architects  
9 Halls Road, P. O. Box 841  
Old Lyme, CT 06371

**RE: M-615-15 Hains Park Boathouse**  
**166 Boston Post Road**  
**Old Lyme, Connecticut**

Dear Ms. Cuccio:

I have reviewed the referenced request for modification of Section 2902.1, of the 2003 International Building Code portion of the 2005 State Building Code, which states in part that plumbing fixtures shall be provided for the type of occupancy and in the minimum numbers shown in Table 2902.1.

It is my decision to approve this modification, as requested, and allow existing municipal public toilet facilities that are within approximately 160 feet of this existing unheated building undergoing alterations and addition as a crew boat house. This decision is based on the use of the structure plus the availability of the public toilet facility within the park.

If you have any questions, please contact me at (860) 713-5900.

Very truly yours,

Daniel Tierney  
Deputy State Building Inspector

DT:jlc

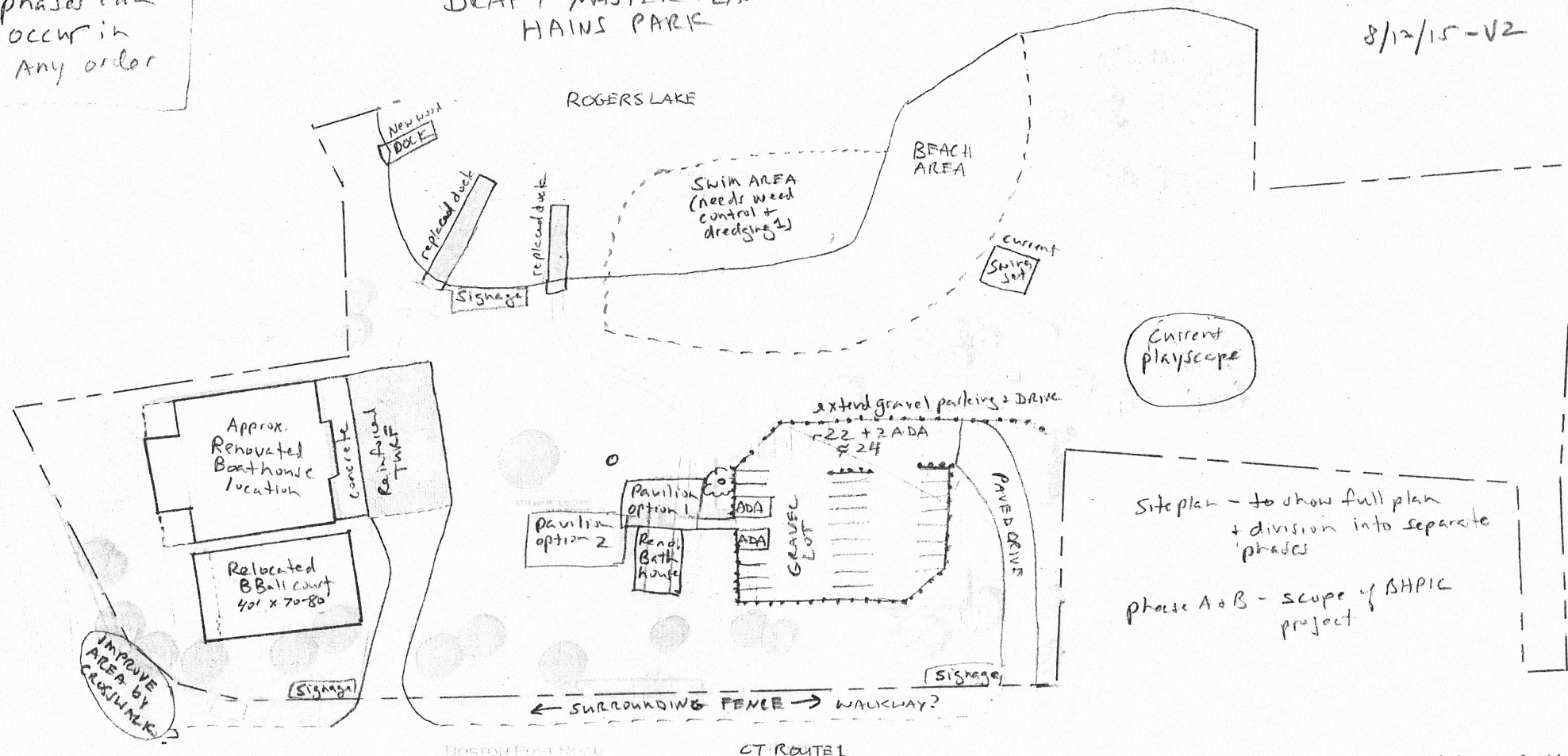
c: John Flower, Old Lyme Building Official  
Terry Brouwer, OSFM



phases can occur in any order

# DRAFT MASTER PLAN HAINS PARK

8/12/15-V2



Site plan - to show full plan + division into separate phases

phase A+B - scope of BHPIC project

- underground utilities  
Security cameras  
upgrade of septic IA  
(increased use? design capacity?)  
Expanded parking + 2-way Drive way?
- PART A - (STEAP + TOWN FUNDS)**
- Renovate boathouse (floor plan TBD)
  - Relocate B Ball court (min 40' x 70-80')
  - Related sitework -
    - expanded gate
    - driveway to Boathouse
    - concrete apron at Boathouse
    - Reinforced turf by Boathouse + by docks?
- See criteria

- PART B - (TOWN FUNDS ONLY)**
- Renovate Bathhouse
    - ADA accessibility
    - 3-Season use
    - added fixtures
  - Pavilion or Gazebo
    - picnic tables
    - view of lake
  - changing stalls
  - utility closet - PAR

- PART C - upgrade swimming + dock areas**
- Address needs - linked to larger project
  - Dredge swimming area - to allow return of swimming programs
  - improved picnic area / tables / benches
  - will return to prior swimming capacity
- PART D - upgrade playground**
- playground
  - separate Swing set upgrade
  - walkway? to collect
- PART E - Kayak racks**

*Draft Request to Tree Commission*

**To:** Old Lyme Tree Commission  
**From:** Old Lyme Parks & Recreation Commission (P&RC)  
**Date:** Aug. 12, 2015  
**Subject:** Request for tree removal in Hains Park

The Old Lyme PR&C, communicating on behalf of the Boathouse/Hains Park Improvement Committee (BHPIC), respectfully requests the Tree Commission grant permission to remove a single maple tree from the west side of the west entrance to Hains Park to allow the relocation of the basketball court. Relocation of the basketball court is necessary to allow space for the expanded Haines Park Boathouse.

All alternative locations for the basketball court have been extensively evaluated, but in order to comply with regulations defining setbacks from existing structures and the lake, and other physical constraints, the proposed site next to the Boathouse is the only viable option that exists.

The BHPIC would be willing to replace the tree with two or three new trees, with the species, size and location to be agreed with the Tree Commission.

Respectfully,

Robert Dunn  
Chairman, P&RC.

# Exhibit D

## HAINS PARK BOATHOUSE AT ROGERS LAKE

file: Estimate Hains Park Boathouse 081215 2.xls

DATE: 8/12/2015

ITEM	SPEC. SECTION	DESCRIPTION	TOTAL SCHEME A	TOTAL SCHEME E	COMMENTS	6,057 \$/SF SCHEME A	5,280 \$/SF SCHEME E
1		<b>DIVISION 2</b>					
2		SITE CLEARING AND DEMOLITION	19,764	19,764		3.26	3.74
3		EARTHWORK	4,397	4,397		0.73	0.83
4		SITE UTILITIES	-	-		-	-
5		PLANTING	-	-		-	-
6						-	-
7		<b>DIVISION 3</b>					
8		CONCRETE	41,218	44,635		6.80	8.45
9						-	-
10		<b>DIVISION 4</b>					
11		MASONRY	-	-		-	-
12						-	-
13		<b>DIVISION 5</b>					
14		STEEL	7,250			1.20	-
15						-	-
16		<b>DIVISION 6</b>					
17		ROUGH CARPENTRY	67,112	53,174		11.08	10.07
18		ARCHITECTURAL WOODWORK	10,658	16,874		1.76	3.20
19						-	-
20		<b>DIVISION 7</b>					
21		ROOFING	34,593	32,096		5.71	6.08
22		FLASHING AND SHEET METAL	2,000	1,000		0.33	0.19
23		INSULATION	1,650	1,110		0.27	0.21
24		FIRESTOPPING	1,000	1,000		0.17	0.19
25		JOINT SEALER	1,000	1,000		0.17	0.19
26		SIDING	29,978	22,450		4.95	4.25
27						-	-
28		<b>DIVISION 8</b>					
29		DOORS FRAMES AND HARDWARE	21,900	24,100		3.62	4.56
30		WINDOWS AND STOREFRONT	14,050	7,200		2.32	1.36
31		HARDWARE	10,138	2,778		1.67	0.53
32						-	-
33		<b>DIVISION 9</b>					
34		DRYWALL	26,842	2,730		4.43	0.52
35		RUBBER/VINYL	5,331			0.88	-
36		PAINTING	10,354	3,000		1.71	0.57
37						-	-
38		<b>DIVISION 10</b>					
39		IDENTIFYING DEVICES	4,000	4,000		0.66	0.76
40		FIRE PROTECTION SPECIALTIES	2,000	2,000		0.33	0.38
41		LOCKERS	24,570			4.06	-
42						-	-
43		<b>DIVISION 15</b>					
44		PLUMBING	-	-		-	-
45		FIRE PROTECTION	-	-		-	-
46		HVAC	-	-		-	-
47						-	-
48		<b>DIVISION 16</b>					
49		ELECTRICAL	47,240	49,145		7.80	9.31
50						-	-
51						-	-
52		SUB TOTAL	387,044	292,452		63.90	55.39
53		GENERAL CONDITIONS	38,704	29,245	10%	6.39	5.54
54		SUB TOTAL	425,748	321,697		70.29	60.93
55		OVERHEAD AND PROFIT	42,575	32,170	10%	7.03	6.09
56		SUB TOTAL	468,323	353,867		77.32	67.02
57		BOND	9,366	7,077	2%	1.55	1.34
58		TOTAL	477,689	360,944		78.86	68.36
59		CONTINGENCY	95,538	72,189	20%	15.77	13.67
60		TOTAL	573,227	433,133		94.64	82.04
61		ESCALATION	28,661	21,657	5%	4.73	4.10
62		TOTAL	601,889	454,790		99.37	86.14



## Exhibit E

### Summary of BHPIC Project Funds versus Costs – Aug 12, 2015

**\$933,800** Total funds available = \$478,000 STEAP grant, \$405,000 Town funds, \$50,800 Donations

**\$70,253.19** - Total funds paid as of Dec 2014

**\$42,356.80** - Additional funds committed as of July 23, 2015:

- \$7,000 architect fees + \$2800 estimator fees + \$39,549.80 docks

**\$821,190** - **Total Funds remaining**

### **Remaining Project Costs**

#### Professional Fees/Costs:

- Additional architect and engineering fees to complete full project scope
  - Boathouse and Bathhouse/Pavilion phases with associated site work, including adjustments based on cost prioritization, Town input and DEEP requirements
- Additional Cost Estimates for remaining project scope
- Legal fees for bidding reviews
- Additional costs: printing and advertising fees, etc.

#### Boathouse Construction Costs:

- Costs associated with ADA compliance and code requirements per designated use/capacity?
- Purchasing and installing security system – included in estimate, what system?
- Purchasing and installing fire alarm system – included in estimate?
- Cost for purchasing and installing boat racks – costs over deposit paid
- Bay doors – rolling, garage-type, sliding doors – price differential?
- Design costs to revise modified “Schemes” following estimates, and Town input

#### Bathhouse/Pavilion Construction Costs:

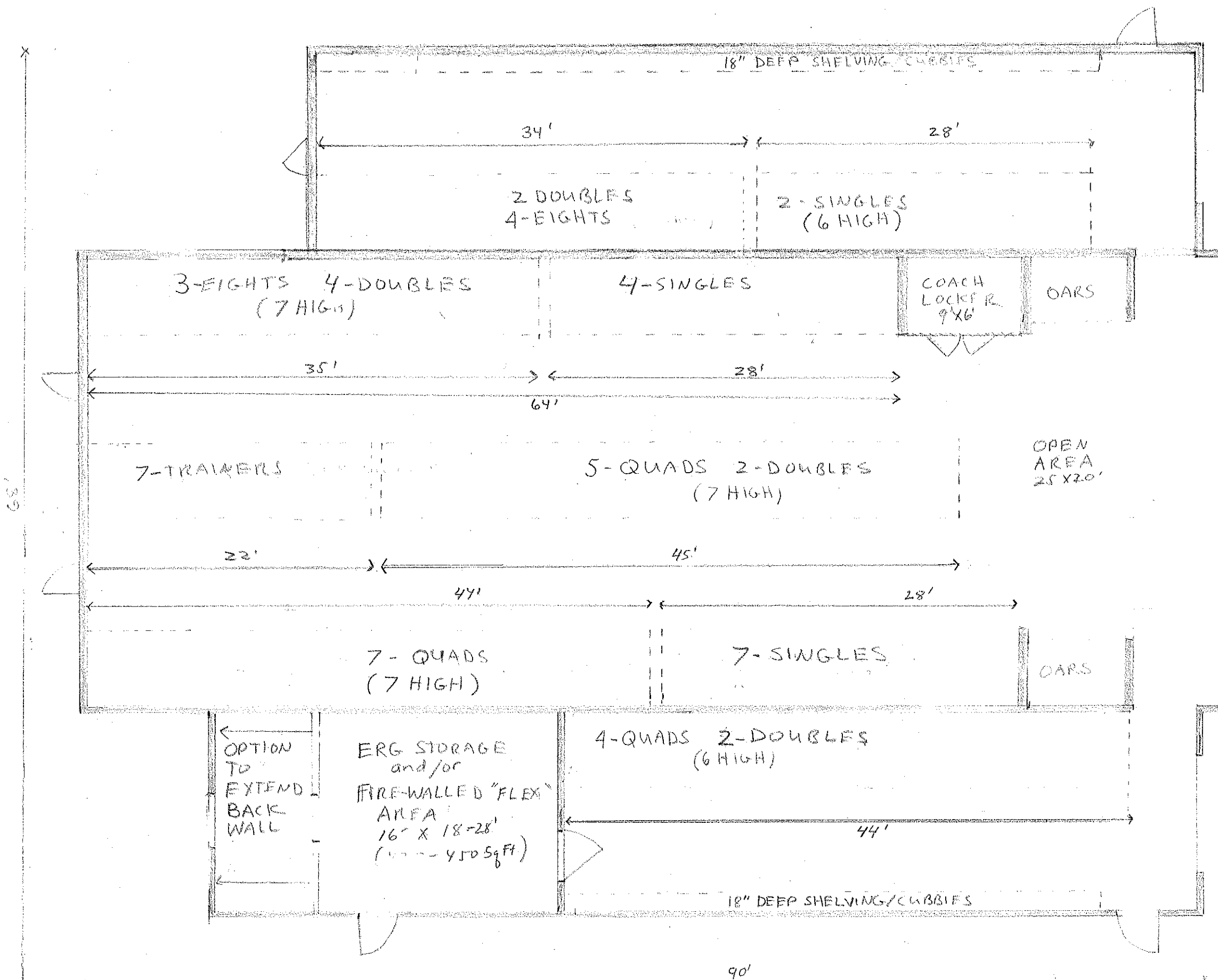
- Design costs and cost estimates for renovated Bathhouse – using existing structure, add-on, or new structure?
- Added ADA compliant bathroom fixtures
- Public changing stalls
- Purchase and install Pavilion, with associated base structures

#### Project-Related Site Work Costs:

- Relocation of Basketball court and baskets
- Removal of tree(s) and replacement plantings
- ADA compliant walkways and ramps
- Widening of entrances and driveways, and wider gate(s)
- Installing cement apron and reinforced turf by expanded boathouse (and docks?)
- Improvements to parking and traffic flow:
  - adding handicapped parking and 2-4 new parking spaces
  - moving wooden fence to accommodate new parking and improve traffic flow
- Remove utility pole and replace with underground conduits to Boathouse and Bathhouse
- All drainage improvements associated with site work (driveways and non-pervious surfaces)
- Improvements to septic based on planned usage/design occupancy?
- Signage by both entrances

### Out of scope

- *Swim area and beach improvements; Playground and swing set improvements*
- *Improvements to crossing site at intersection of Route 1/Town Woods Road*
- *Other site improvements unrelated to BHPIC project*



Suggested Revisions to Scheme E  
June 23, 2015

**BOAT STORAGE SUMMARY**

BOAT TYPE (Ft) Starting #	# Per Plan	# Inc.	% Inc.
TRAINER (21') 5	7	2	40%
SINGLE (26-28') 10	13	3	30%
DOUBLE (30-34') 6	10	4	66%
QUAD/FOUR (43-45') 13	16	3	23%
EIGHT (60') 4	7	3	75%
TOTALS 38	53	15	39%

**Rationale for pushing back front of center bay:**

- Avoids 100' water review area
- Retains more of front foundation

**Revising boat storage lay-out allows:**

- 53 boat storage capacity, a 39% increase, with 23-75% increase in each boat type (see Table above)
- Addition of Erg storage and code-compliant "Flex-space"
  - Separate side door facing Basketball court
  - Easily be "firewalled" from boat storage area
  - ~300-450 sq.ft. area, depending on placement of new bay's rear wall
- Addition of "Coach Locker/Closet" (9' x 6') near front of center bay

## Exhibit F

Approved revisions to the July 23, 2015 BHPIC unapproved minutes

### #1 OLD BUSINESS

#### a. Review/Discussion of Drawings for Scheme A-Modified and Scheme E:

NP presented the design development drawings for Scheme A – Modified and Scheme E. BD asked why suggested modifications to Scheme E raised at prior BHPIC meeting were not included. NP, with an explanation that these clarified that these drawings were not intended to be final plans. Construction Drawings, so every detail required for construction would not be included; t They are meant to contain sufficient detail to allow an estimator to price prepare detailed estimates to compare schemes, as well as to support the evaluation of the schemes. She stated that once a scheme was picked cost implications of proposed modifications, it could be revised as desired by the Committee. Any proposed modifications to either plan can be further evaluated after receipt of the cost estimates. She also stated that Scheme A could use sliding doors, but Scheme E did not have sufficient space so doors would have to be overhead doors. DB stated that hinged doors could be used and NP agreed; JP suggested that bollards should be installed to limit door swing if hinged doors were used.

### #2 NEW BUSINESS

#### a. Discussion of Town Commission Approval Process/Schedule:

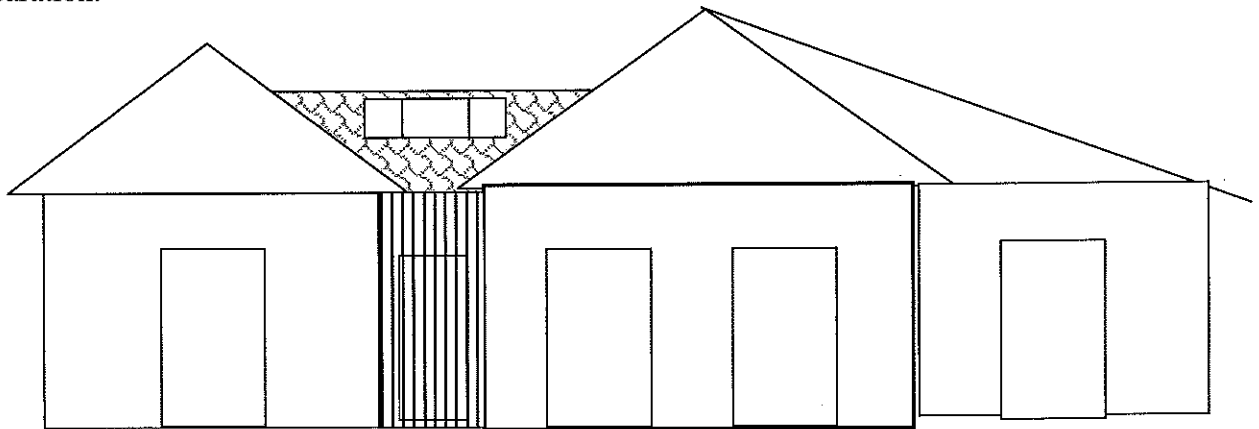
PG initiated a discussion of which Town Committees/Commissions the BHPIC should present to; he reported that the ZEO stated the Committee would not have to appear before the Zoning Commission and that the ZEO could reject the plans as nonconforming. He also reported that the ZEO had stated the previously approved variances for building height and side yard setback were attached to the property, not the project, so that the committee would not have to return to the ZBA for similar zoning variances. PG invited comments from N. Hutchinson, an alternate on the Zoning Board of Appeals (ZBA) in attendance. N. Hutchinson confirmed the ZEO could administratively reject the project so that it could go to the ZBA, but stated the variances were granted to stated that variances are granted based on all of the information submitted to the ZBA, including the project and noted on the drawings, which are stamped and signed by the ZBA chair; thus, if the boathouse plans change, and that they were not assigned to the property, the committee would need to submit the new plans the ZBA. N. Hutchinson stated the ZBA had to initiate reminded the committee that the variance process includes a 30-day review period prior to the applicant appearing at a ZBA meeting. ruling on a request for variance.

### #4 PUBLIC COMMENTS

~~None.~~ Nancy Hutchinson offered to prepare draft project timeline for BHPIC review and planning. PG indicated that would be helpful.

Boat shed **Addition** with joining section built after the new shed is constructed.

New Boat Shed with joining roof and “hallway storage” at front of building  
Similar joining connection can be built at back of the new boatshed to hide building separation.



22 ft x 84ft boat storage addition

Proposes a lower cost balanced design that keeps the existing building, adding boat storage in a new independent storage bay. The only change to the existing structure is front face, doors and new internal sliding racks from Focus Engineering. Rolling racks provide storage in the large center shed for sculls, allowing easy access to larger shells on both walls while maintaining 10-foot open space for boat access on the outer walls.

The new 22 x 84 ftt stick construction shed is turnkey, built by The Barnyard Store with the joining sections (front and back) added by a local contractor to hide fact that new shed is an independent building. Access through the joining section opens up exterior secure storage between the buildings and allows for maintenance. Cost by Barnyard is estimated at \$110K to \$135K with foundation likely adding another \$35K. This company specializes in high end storage facilities and has an extensive record working for high end individuals and municipal governments. Their success is due to in-house engineering and connection with manufactured building firms.

Other functions desired by the committed can be built into a Pavilion Complex including restrooms, changing areas and equipment storage with a separate Pavilion for flex space also available for use by the town citizens as covered picnic area.