

Restroom Reconstruction at Hains Park

MEETING MINUTES

Date: October 9, 2018

Time: 4:00pm

Place: Old Lyme Town Hall, 52 Lyme St.

Subject: Restroom Reconstruction at Hains Park

Attendees: Committee Members

<u>Name</u>	<u>Organization</u>	<u>Phone #</u>	<u>Email Address</u>
Rick Caulkins	Rick Caulkins Builder	860-434-9950	rcaulkins@aol.com
Skip Sibley		860-652-5653	skip.sibley@yahoo.com
Don Bugbee	Town of Old Lyme	860-434-1605	parksrec@oldlyme-ct.gov
Bonnie Reemsnyder	Town of Old Lyme	860-434-1605	breemsnyder@oldlyme-ct.gov
Mark Wayland	Town of Old Lyme	860-434-1605	mwayland@oldlyme-ct.gov
Philip Parcak	Town of Old Lyme	860-434-1605	pparcak@oldlyme.ct.gov

Transactions and Determinations:

Called to Order at 4:03PM

1. September Meeting Minutes have been distributed to all members of the Committee. Mr. Caulkins made a motion to approve the minutes and it was seconded. The motion passed unanimous vote.
2. Phil Parcak will act as the Chair for the Committee. Don Bugbee will act in an Ex-officio capacity to serve as the liaison between this Committee and the Parks and Recreation Committee.
3. Members discussed the Scope of this Committee's work : All concurred that it will be as follows:

Removal and reconstruction of existing restroom facility and associated site improvements, limited to; Construction of new restroom Facility providing an accessible route to handicapped Parking Spaces (2) provided as part of this work.

Any other site and/ or drainage work not a part of that Scope indicated above will be considered outside the scope of this Committee.

4. The Committee also discussed the Relocation of the Restroom Building on the site keeping it a slab on grade. All members are in favor of abandoning the existing Foundation for the following reasons:
 - a. Any major fixture location plan would result in cutting into the existing foundation in many locations.
 - b. All Mechanical, Electric, and Plumbing (MEP) work will be moved underground which would require further drilling and saw cutting to accomplish
 - c. The building orientation does not face the area it serves. Rotation (front towards the Lake) would make it visible from all areas within Hains Park
 - d. Would provide flexibility in design and in meeting ADA requirements
 - e. Allow for construction rough-in to meet current energy code requirements, to expand for year round use, and improved security should that be desired in the future.
5. A new well and proposed location was discussed. (This is a separate issue) only to clarify potential impact on during the construction and obtain approval from Ledge Light Health District.
Action: Phil
6. The Committee will research potential year round use of this facility. Further investigation and/ or incorporation will be based upon cost impacts to project.
The Committee also discussed (see #4) roughing in some of the (MEP) items if cost becomes an issue.
Action: Bonnie/ Mark/Phil
7. Committee Members were distributed preliminary layout plans that were submitted previously to the Town of Old Lyme. The Floor Plans were based upon using the existing slab foundation. The Committee will review and make suggestions on design and construction requirements. Also, Don, Phil, and Mark will visit 2 recently constructed facilities to get an overview of their use, finishes and construction
Action: All Committee members
8. Design Professionals will be contacted to submit their proposal for Design / Build once the building location and suggested floor plan are obtained.
Action: Phil
Meeting Adjourned at 5:03PM

Submitted By
Philip Parcak