

Boathouse and Hains Park Improvement Committee

Brief to Board of Selectmen

19 January 2016

Changes and Deletions from Original Project

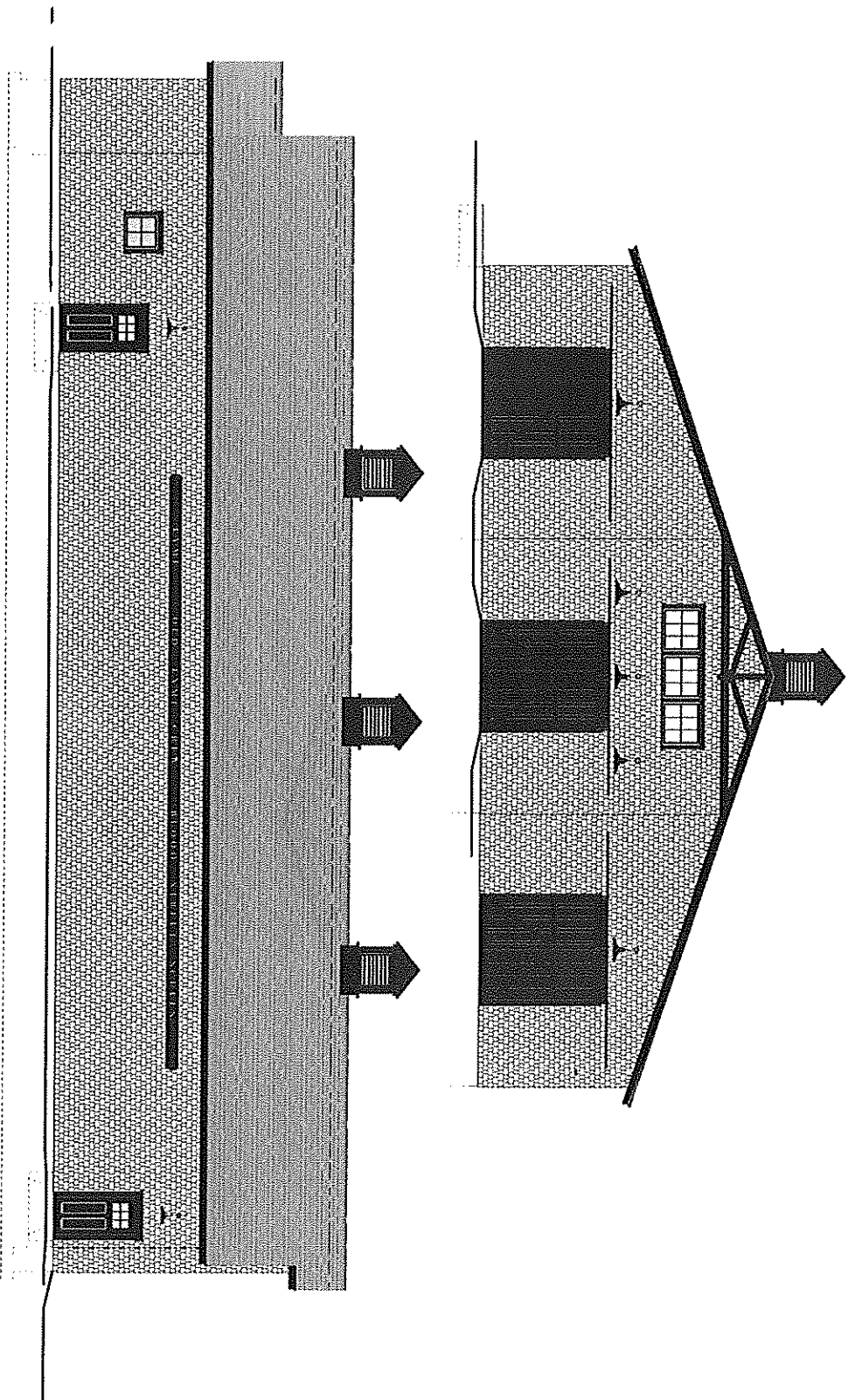
Approximate Reduction in Cost: \$270,500

In the interest of reducing the cost of construction a number of items have been modified or eliminated.

- Deleted second floor and put Flex Space on grade
- Reutilize existing foundations and slab
- Received OSBI Code Modification
- Deleted Toilet Rooms and all indoor plumbing
- Deleted all thermal insulation and heat
- Deleted all septic system site work
- Changed siding and trim from cedar to vinyl and composites
- Deleted roof monitor with clerestory windows
- Deleted rubber flooring in Flex Space and Change Rooms
- Deleted lockers from Change Rooms

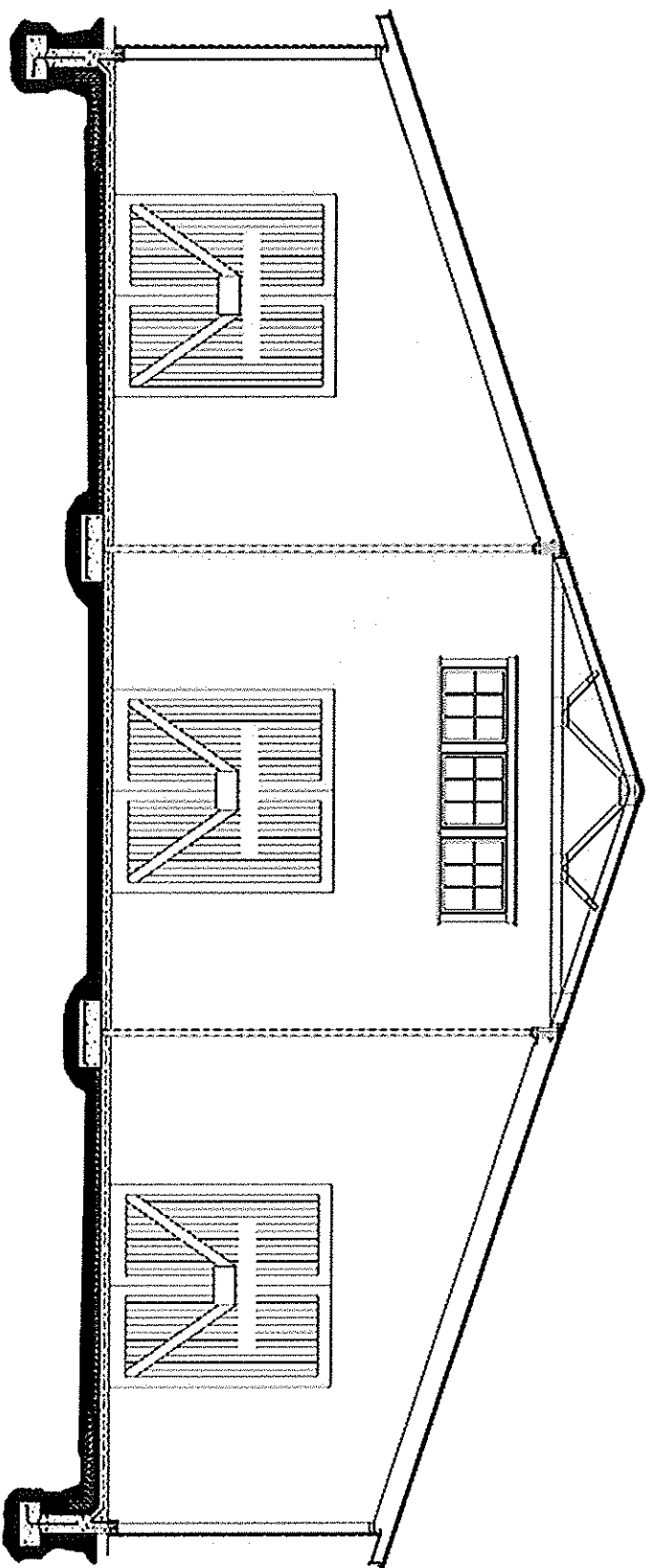
Boathouse Cost Estimate	SqFt	Building	Site	Total Trades	Net Savings
Oct '14	7908	\$728,500	\$104,000	\$832,500	-
Aug '15	6057	\$602,000	\$62,000	\$664,000	168,500
Jan '16	6057	\$491,000	\$71,000	\$562,000	270,500

The Boathouse Design

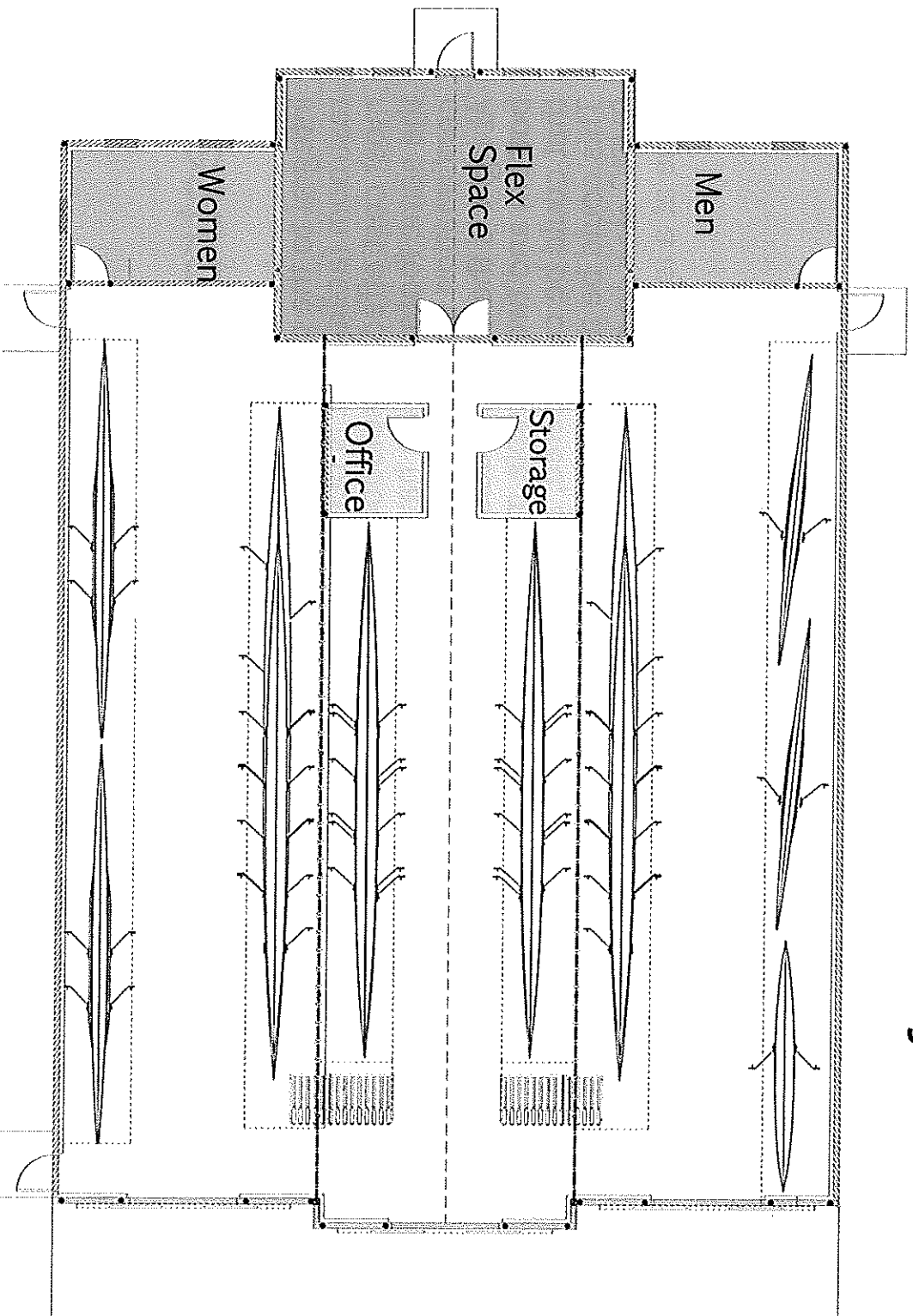


Front and Side
Elevation Design
by Nina Cuccio
Peck Architects
in keeping with
design of other
town recreation
buildings

Boathouse Cross-Section



Boathouse Interior Layout



This layout allows for proper storage of all boats for the program.

The blue areas are locker rooms, the purple is the flex space for indoor workout, stretching, video and meetings.

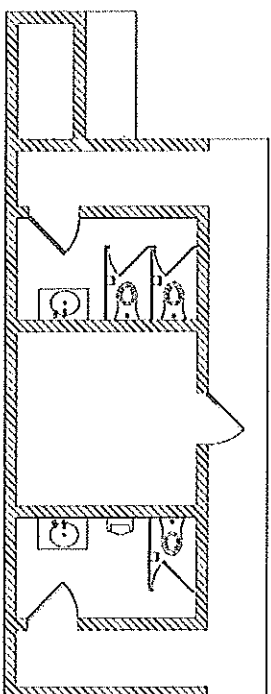
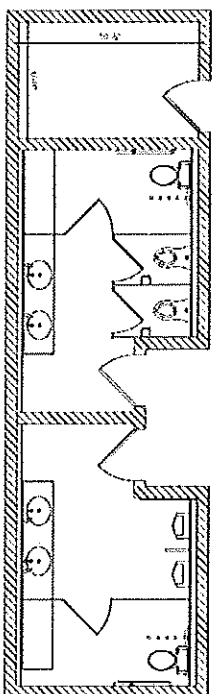
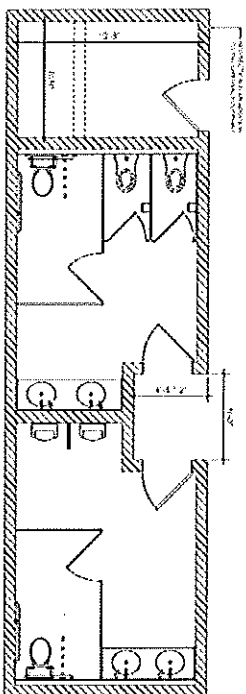
The green areas are office and storage space.

Restroom Upgrade

Integral to the project is an upgrade of the restroom facilities. It is believed that the most cost effective solution is to build on the same footprint. We have yet to receive confirmation that this is possible.

At right is the existing facility on the bottom and two possible modifications that could be considered, above.

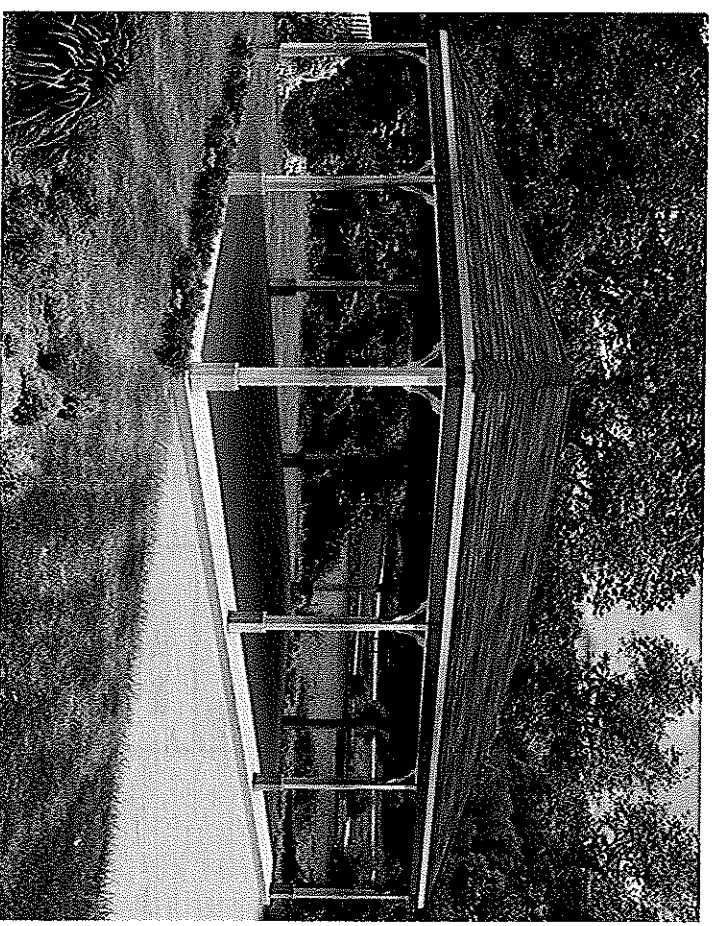
This could be a separate project within the BHPIC plan so that construction could be done at a lower cost.



Addition of a Park Pavilion

As a further enhancement of the park a pavilion is being considered. The size, design and placement must be reviewed in the context of the park plan.

The photo on the right is only a concept.



Total Project Cost

Category	Phase			Bathroom - Phase 1			Toilet Building - Phase 2			Project Total
	To Date	Bal. (Est.)	Total	To Date	Bal. (Est.)	Total				
Septic Inspection	\$ 420	\$ -	\$ 420	\$ -	\$ -	\$ -	\$ 420		\$ 420	
NCP Architects/BSC Group	\$ 40,000	\$ 11,000	\$ 51,000	\$ 3,360	\$ -	\$ 3,360	\$ 54,360		\$ 54,360	
A2/T2 Survey	\$ 6,000	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ 6,000		\$ 6,000	
Estimator	\$ 2,426	\$ 2,470	\$ 4,896	\$ 910	\$ -	\$ 910	\$ 5,806		\$ 5,806	
Legal Review of Bid Docs	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500		\$ 2,500	
Legal Ads	\$ 934	\$ 800	\$ 1,734	\$ -	\$ -	\$ -	\$ 1,734		\$ 1,734	
Printing	\$ 574	\$ 600	\$ 1,174	\$ -	\$ -	\$ -	\$ 1,174		\$ 1,174	
Docks	\$ 40,718	\$ -	\$ 40,718	\$ -	\$ -	\$ -	\$ 40,718		\$ 40,718	
Boat Racks	\$ 29,325	\$ 9,775	\$ 39,100	\$ -	\$ -	\$ -	\$ 39,100		\$ 39,100	
Construction Contract	\$ -	\$ 533,900	\$ 533,900	\$ -	\$ -	\$ -	\$ 533,900		\$ 533,900	
Contingency	\$ -	\$ 28,100	\$ 28,100	\$ -	\$ -	\$ -	\$ 28,100		\$ 28,100	
Pavilion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
Security System	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,000		\$ 6,000	
Subtotals	\$ 120,398	\$ 589,145	\$ 709,543	\$ 4,270	\$ 6,000	\$ 10,270	\$ 719,813		\$ 719,813	

Note: Bold items are final costs.

Total Project Funding Available \$ 933,800
 Less Total of Estimated Items \$ (719,813)
Funding Available for Phase 2 \$ 213,987