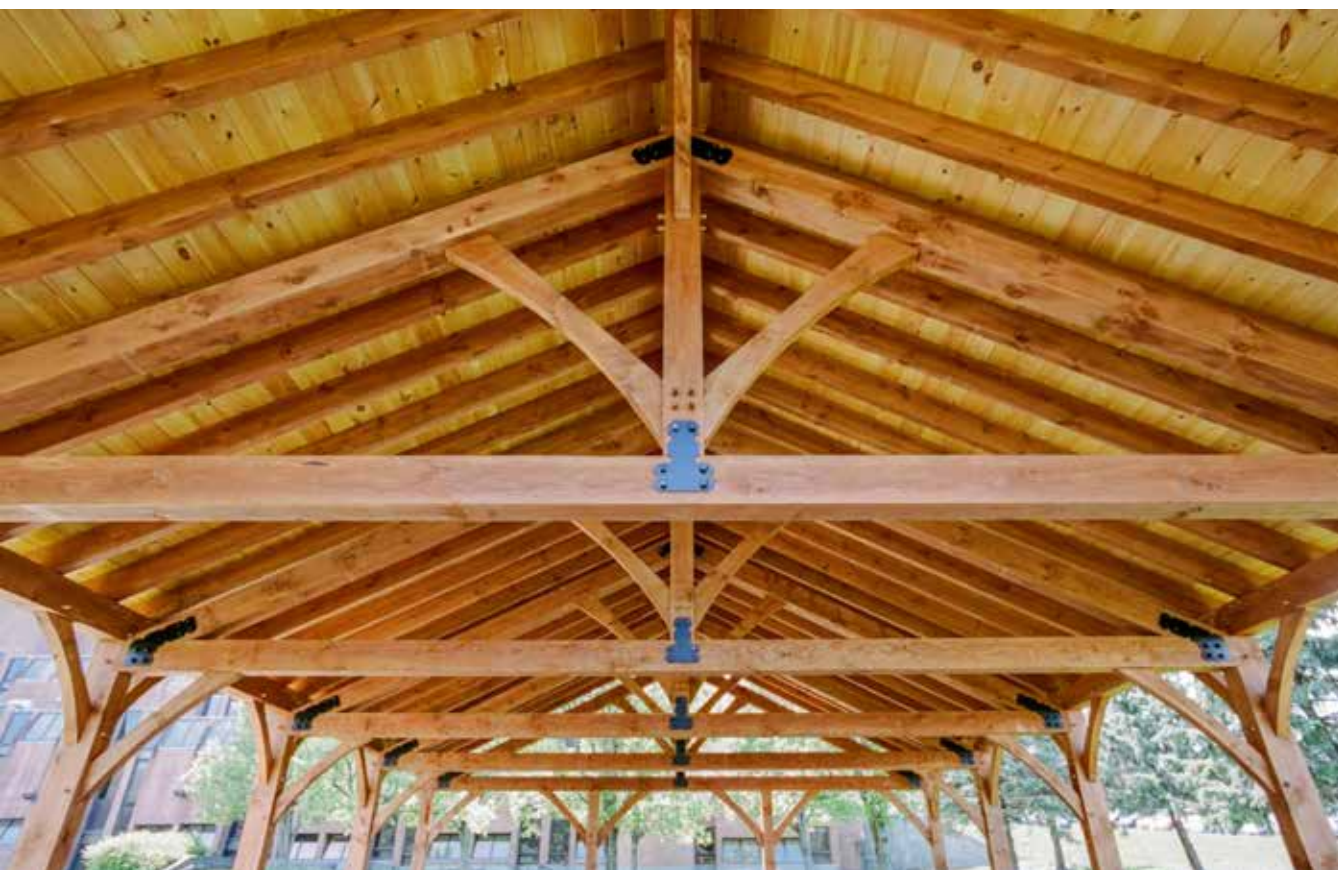


PAVILION STUDY

Re-Development of the Public Works Waterfront Property



Engineered Lumber Pavilion
Pavilion Study: Design Development
Re-Development of the Public Works Waterfront Property
Richardson & Associates, Landscape Architects
December 11, 2018



Dimensional Lumber Pavilion with Fire Place
Pavilion Study: Design Development
Re-Development of the Public Works Waterfront Property
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December 11, 2018



Rustic Timber Pavilion
Pavilion Study: Design Development
Re-Development of the Public Works Waterfront Property
Richardson & Associates, Landscape Architects
December 11, 2018



Signature Pavilion

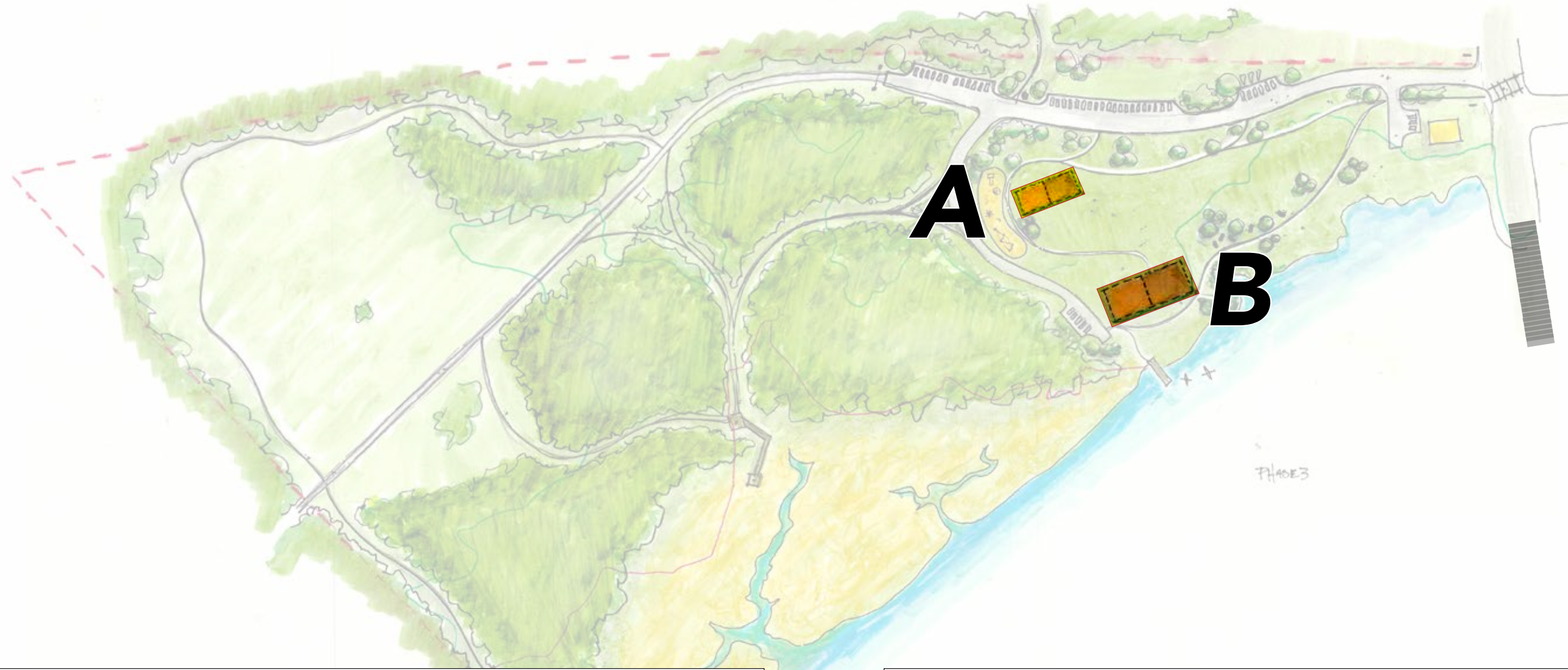
Pavilion Study: Design Development

Re-Development of the Public Works Waterfront Property

Richardson & Associates, Landscape Architects

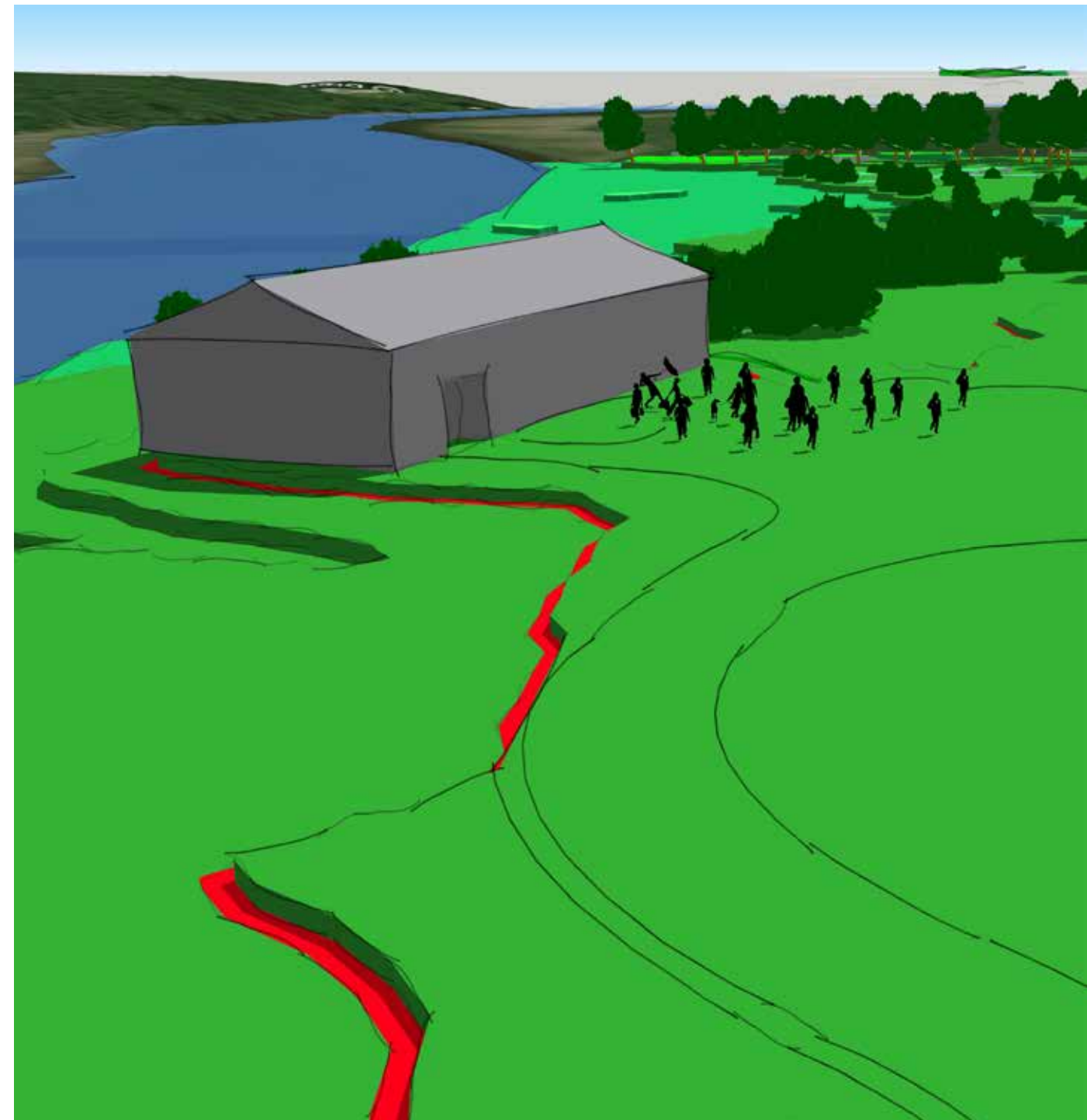
December 11, 2018

NEW PAVILION IN DIFFERENT LOCATION?

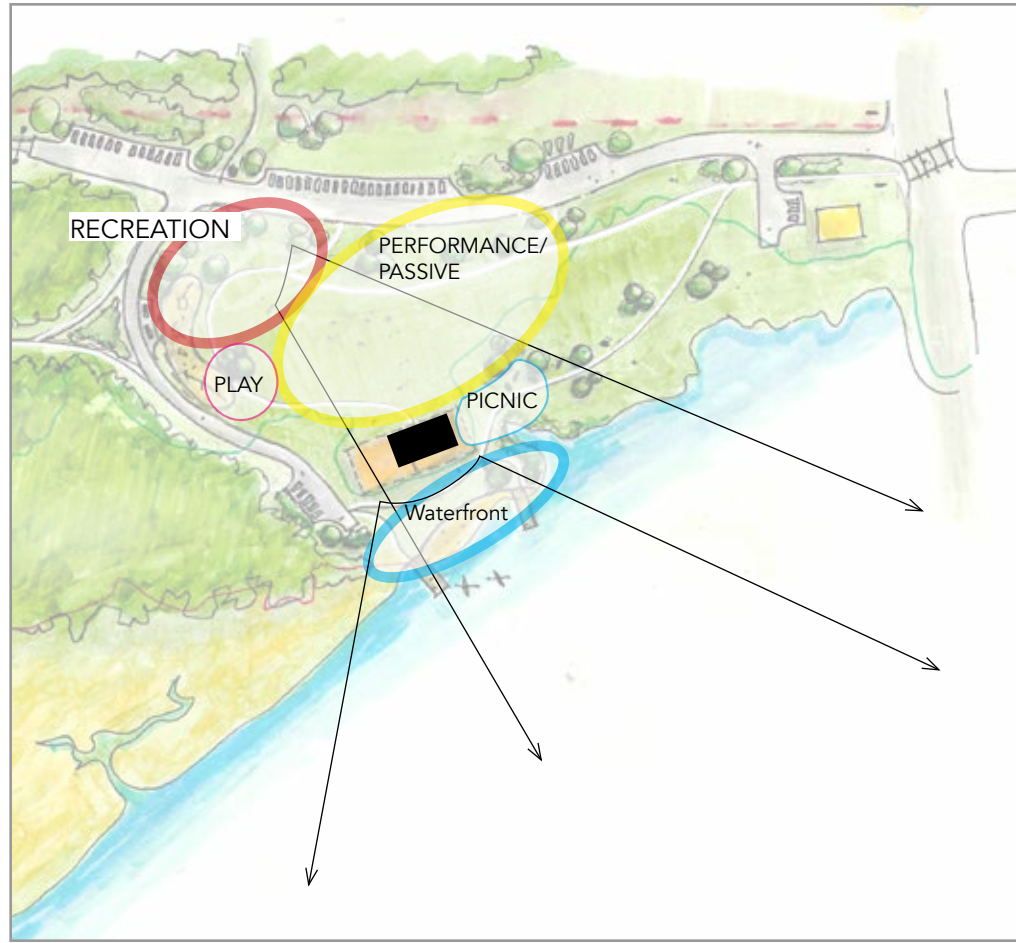


- +A**
- **New Location**
- **Allows Restoration of Riverine Edge**
- **Creates open Space Along Rivers Edge**
- **Achieves Higher Floor Elevation**

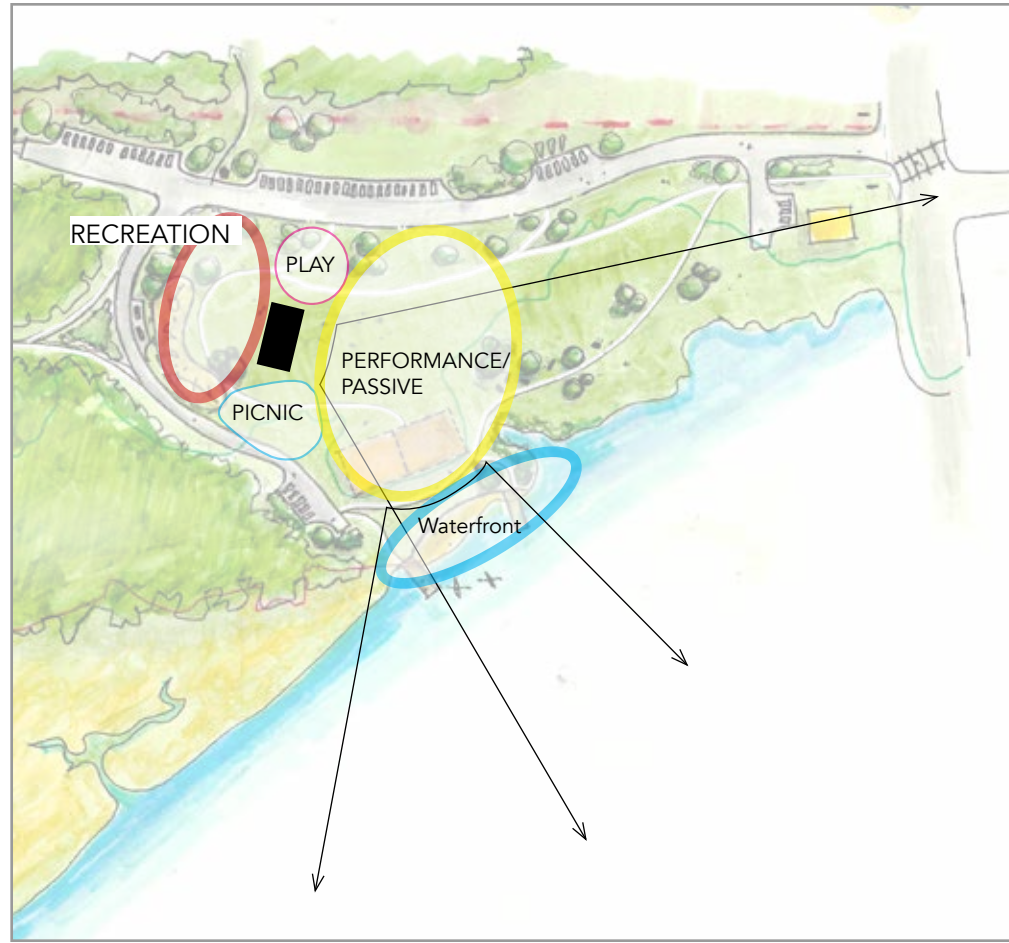
- +B**
- **Existing Location**
- **Utilizes Valuable Riverfront Location**
- **Unique Location**
- **Proximity to Proposed River Access**



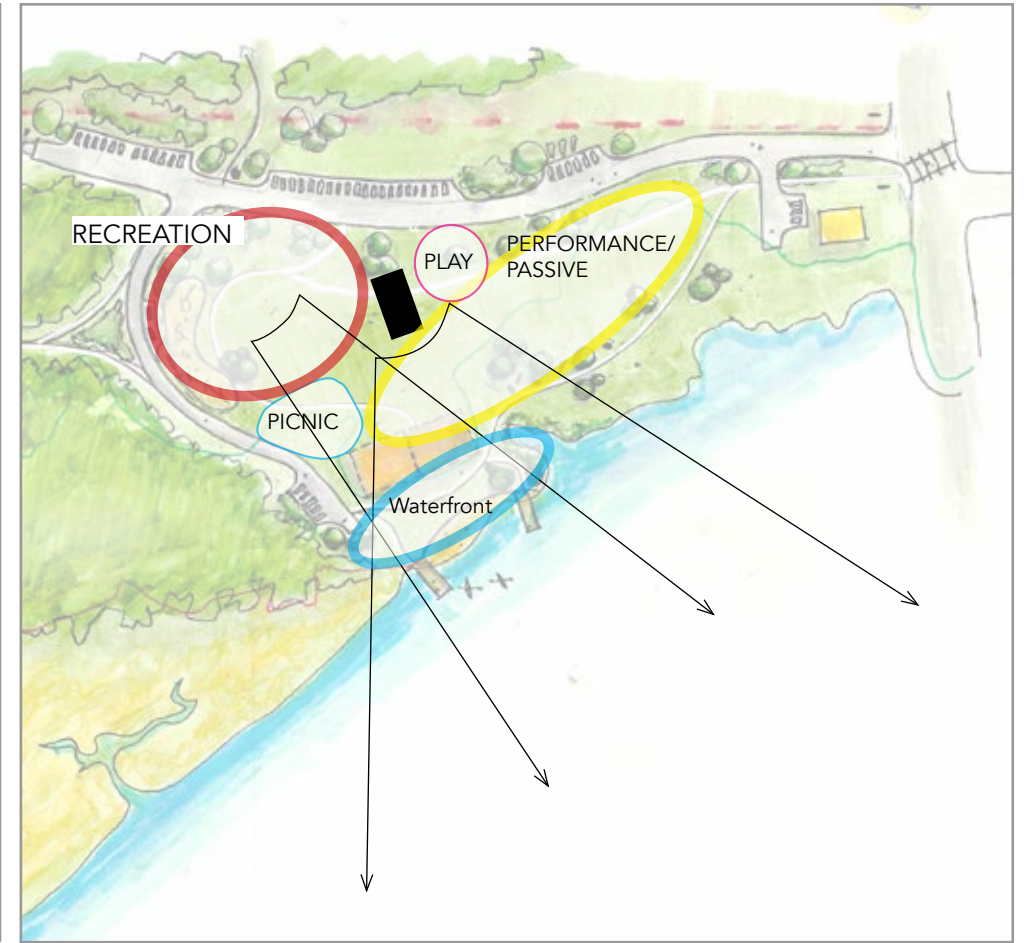
Existing Public Works Building
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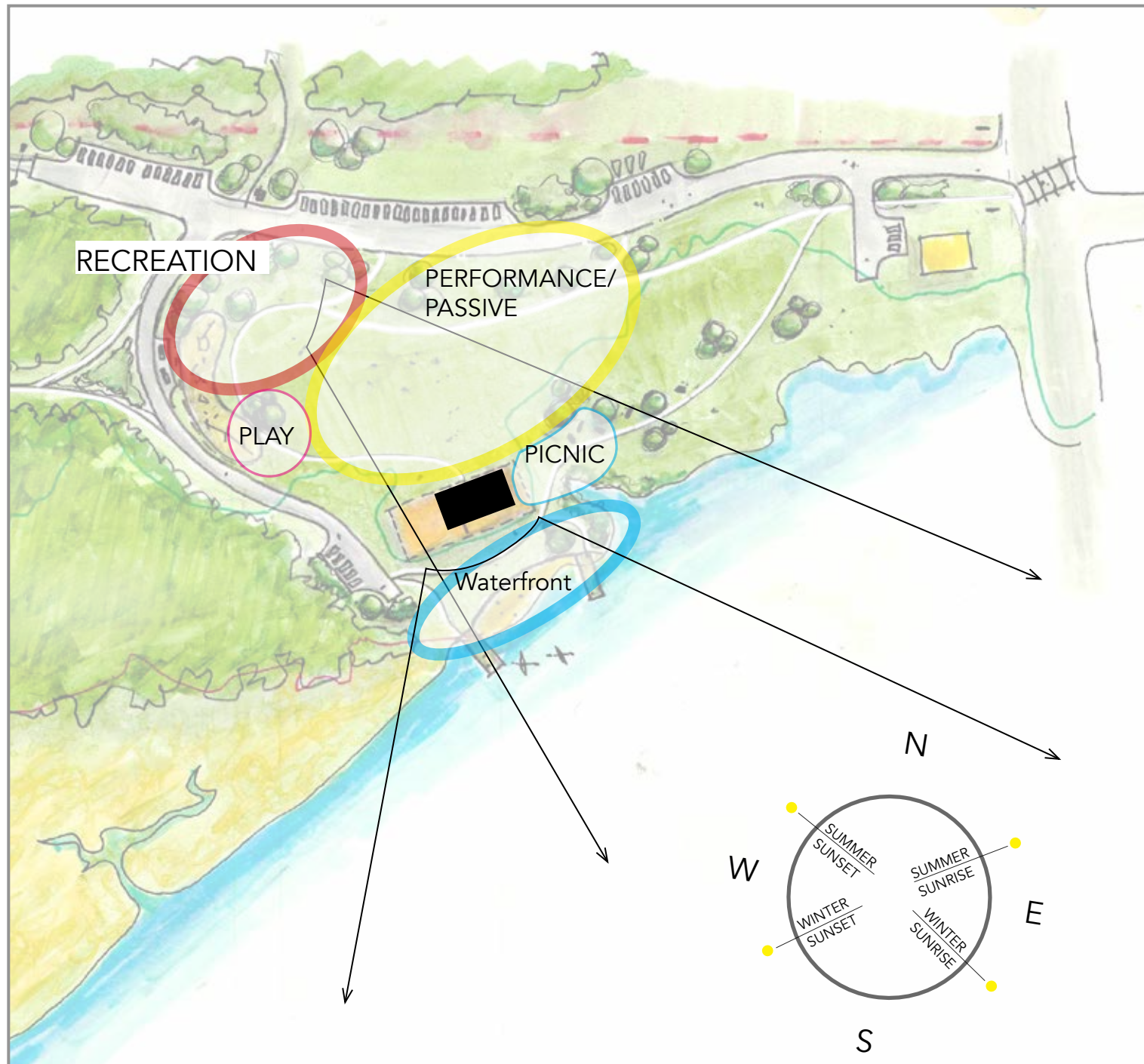
Location 1



Location 2



Location 3



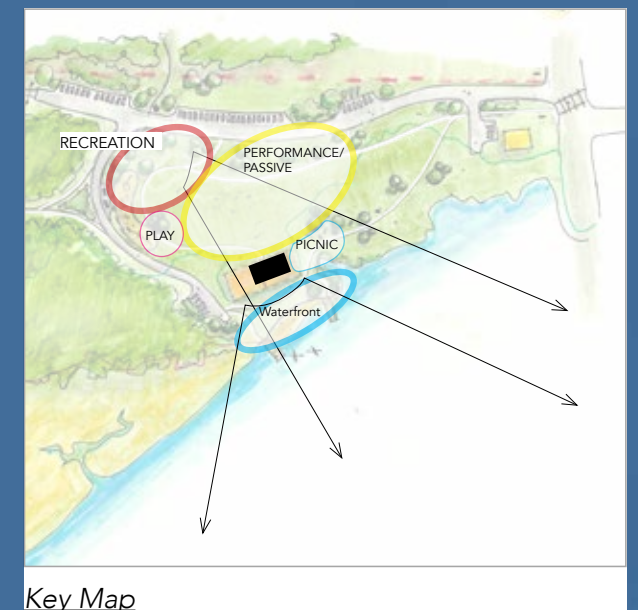
Location 1

Pros

- Unique location
- Utilizes the footprint of the existing Public Works building.
- Closest connection to the waterfront.
- Shelter gathering for boating access
- Adaptive reuse of existing slab where possible has the potential to reduce cost
- Maximizes river view-shed

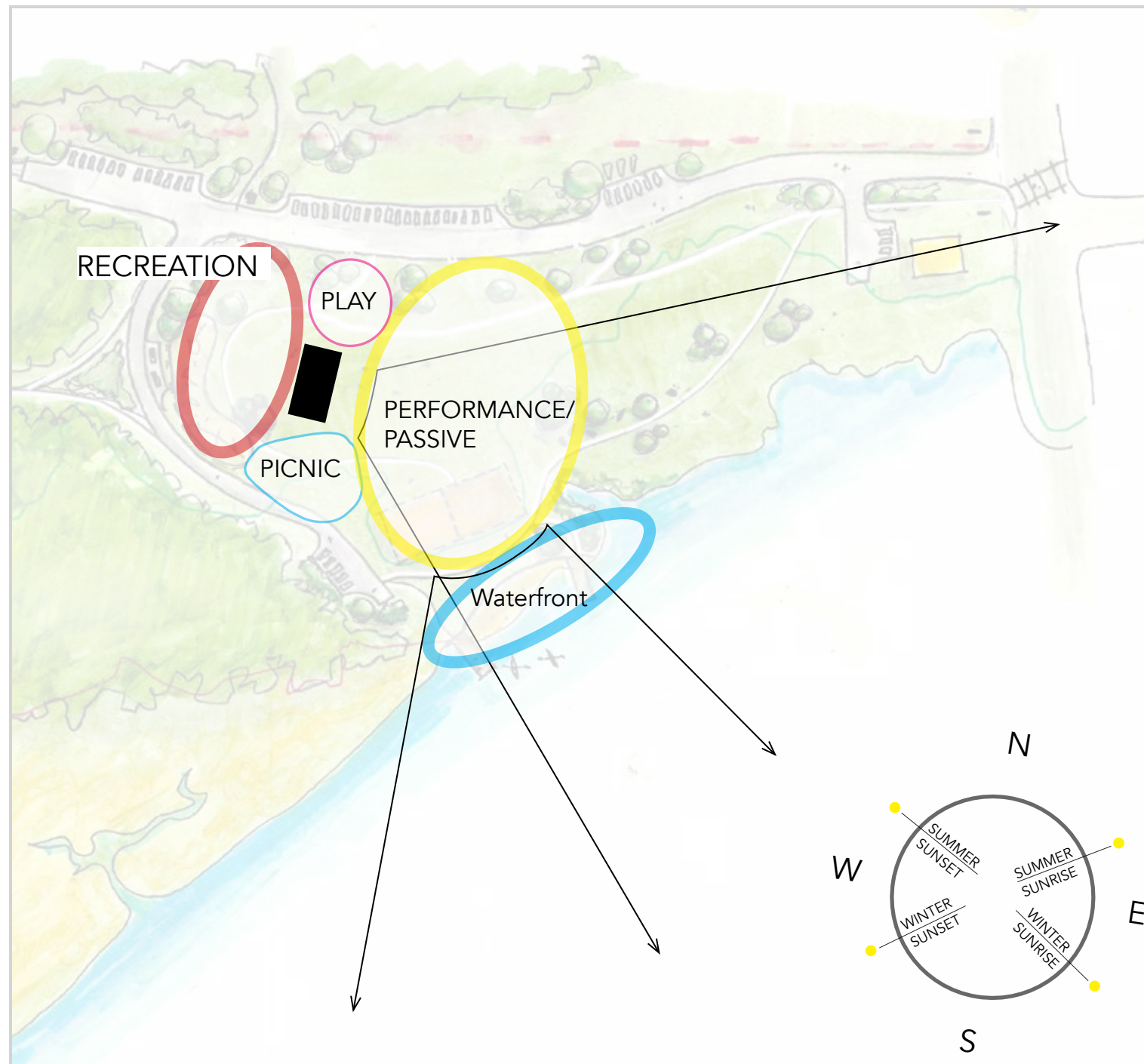
Cons

- Any activity within 75-ft of the HAT Line will be subject to DEP NRPA regulations.
- A Flood Hazard Development Permit will be required that will likely dictate keeping a new building on the high ground currently occupied by the Public Works building.
- Pavilion FFE should be 3' above Base Flood Elevation (BFE)-Survey will verify current slab elevation



Key Map

Pavilion Location 1



Pros

- Utilizes highest location on site
- Allows riverine edge to be re-naturalized
- Location provides connection to more parking
- Potential to avoid stricter DEP NRPA Regulations

Cons

- Moves away from connection to the river
- Moves away from hand carry boat access
- Does not maximize view shed

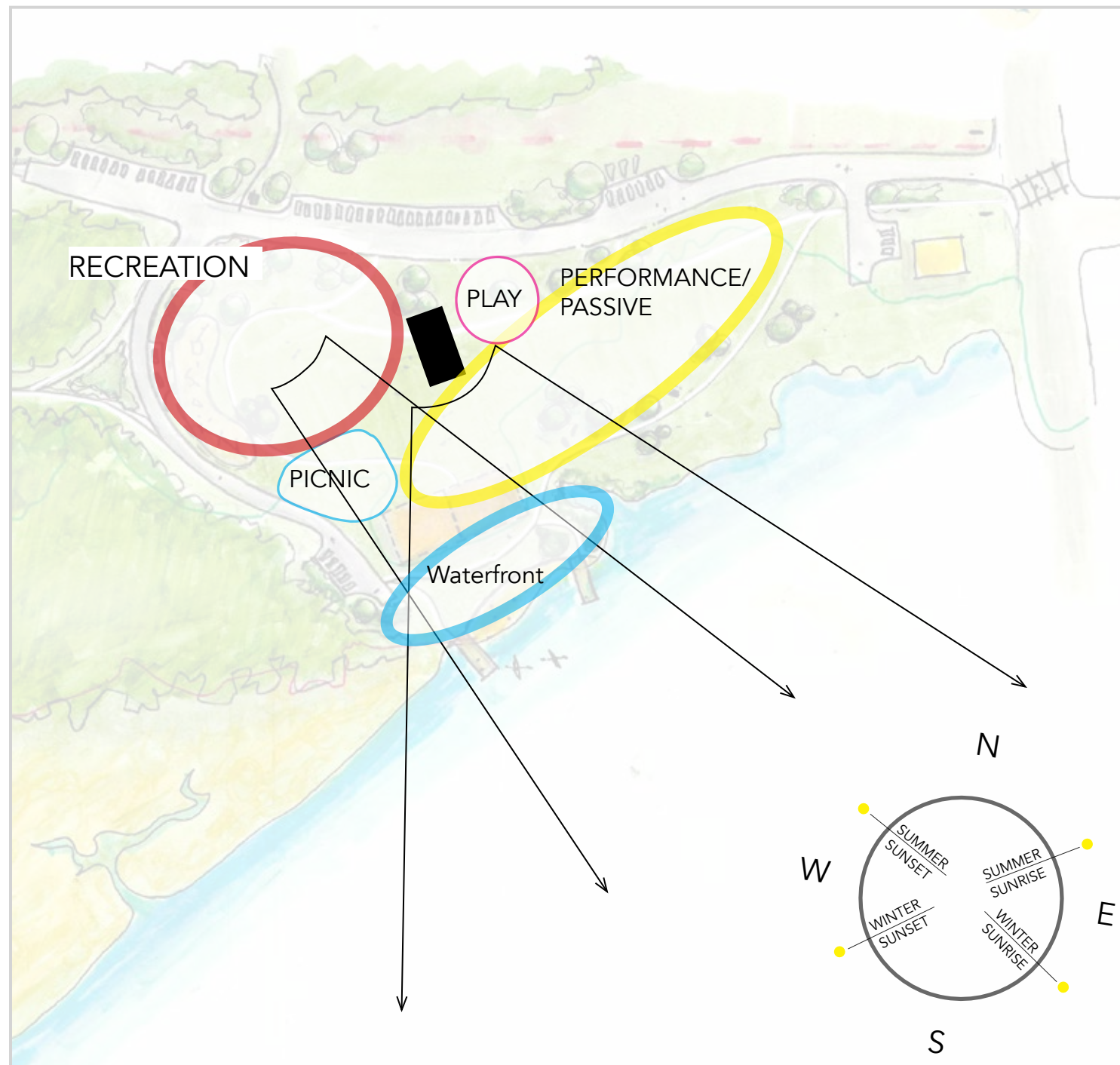
Location 2



Key Map

Pavilion Location 2

Pavilion Location Study
Pavilion Study: Design Development
Re-Development of the Public Works Waterfront Property
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Pros

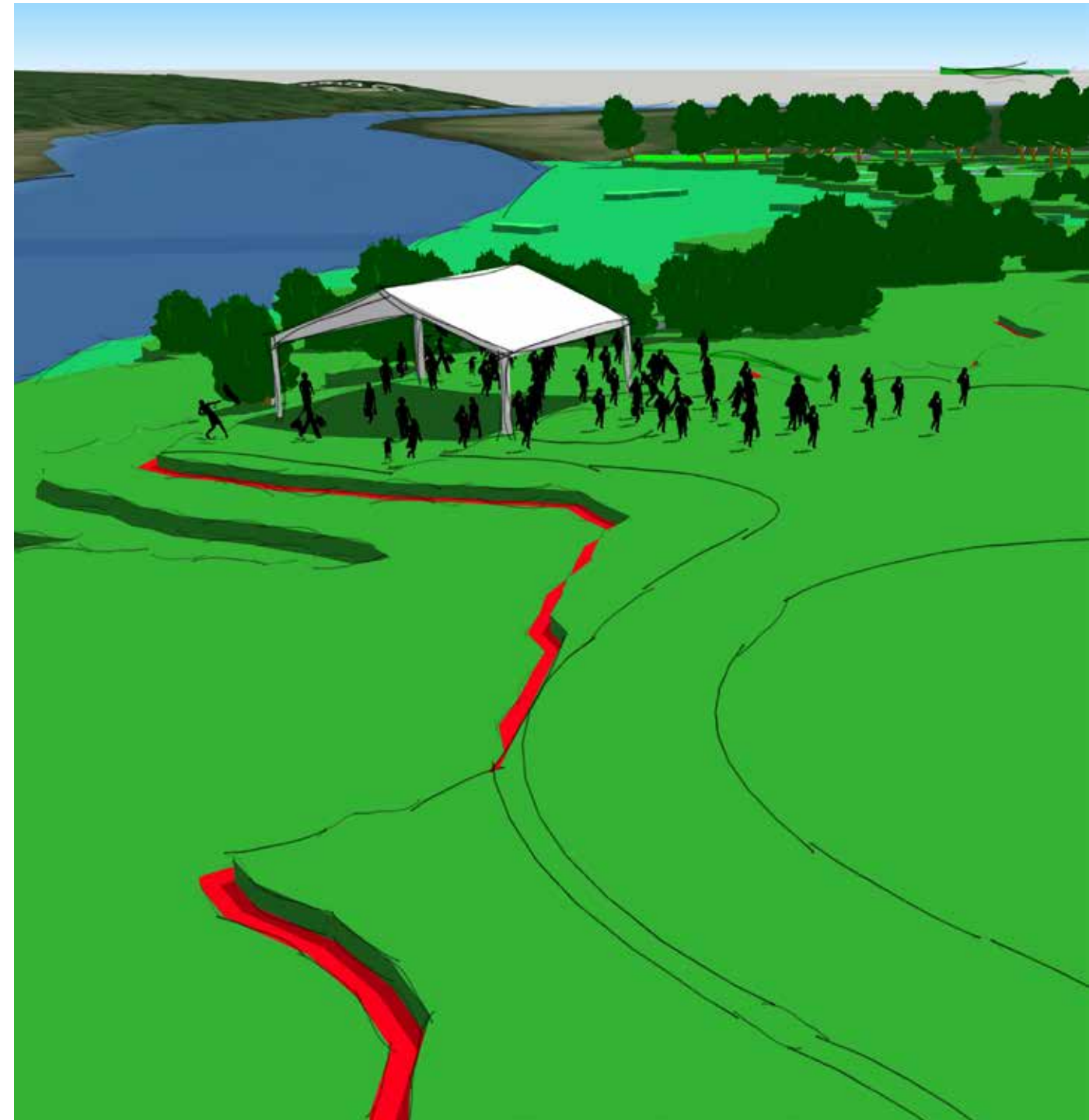
- Allows riverine edge to be re-naturalized
- Closer to more parking
- Avoids DEP NRPA Regulations
- Central location

Cons

- Moves away from connection to the river
- Moves away from hand carry boat access

Location 3





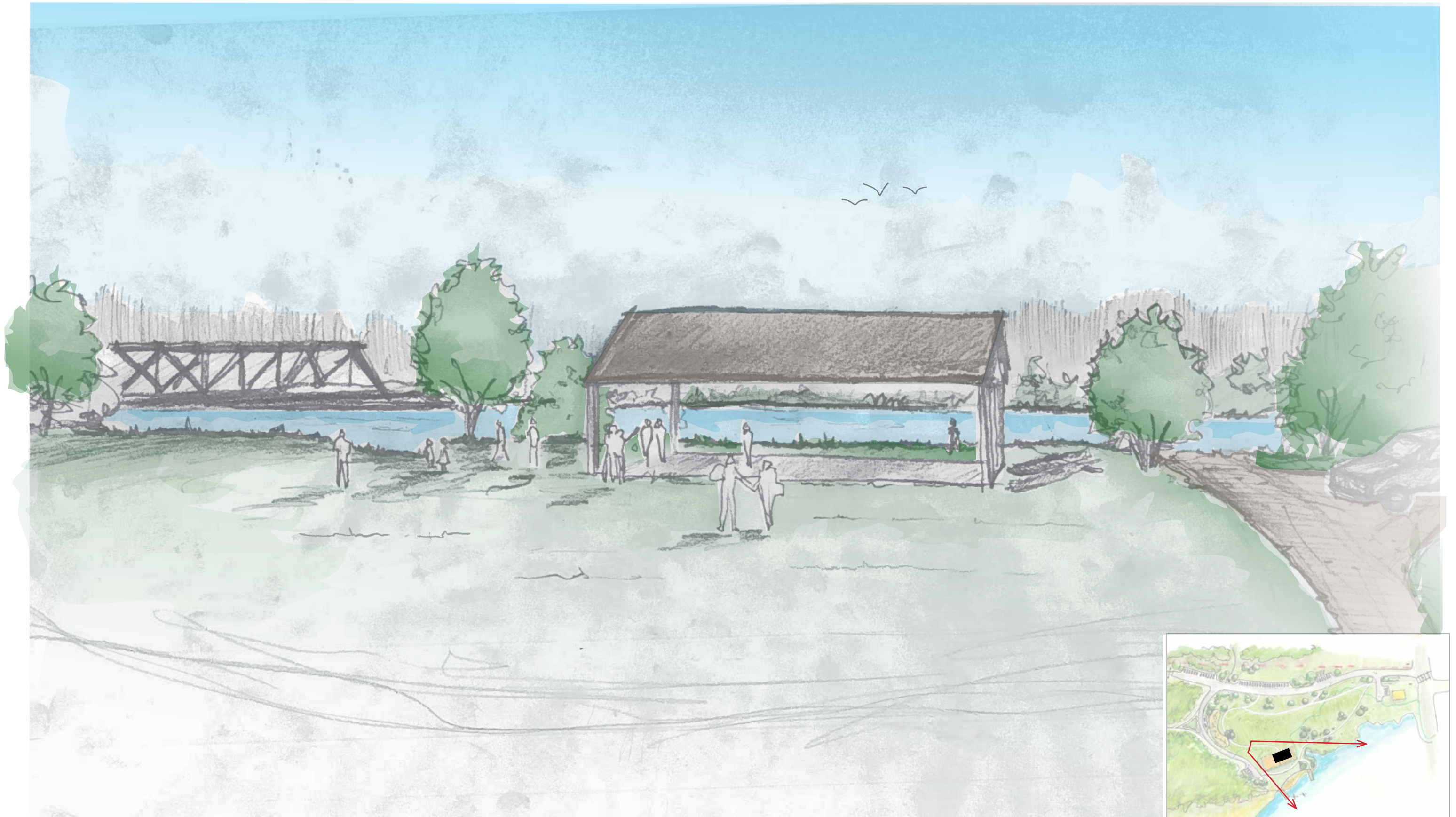
40x40 Pavilion
Pavilion Study: Design Development
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20x60 Pavilion
Pavilion Study: Design Development
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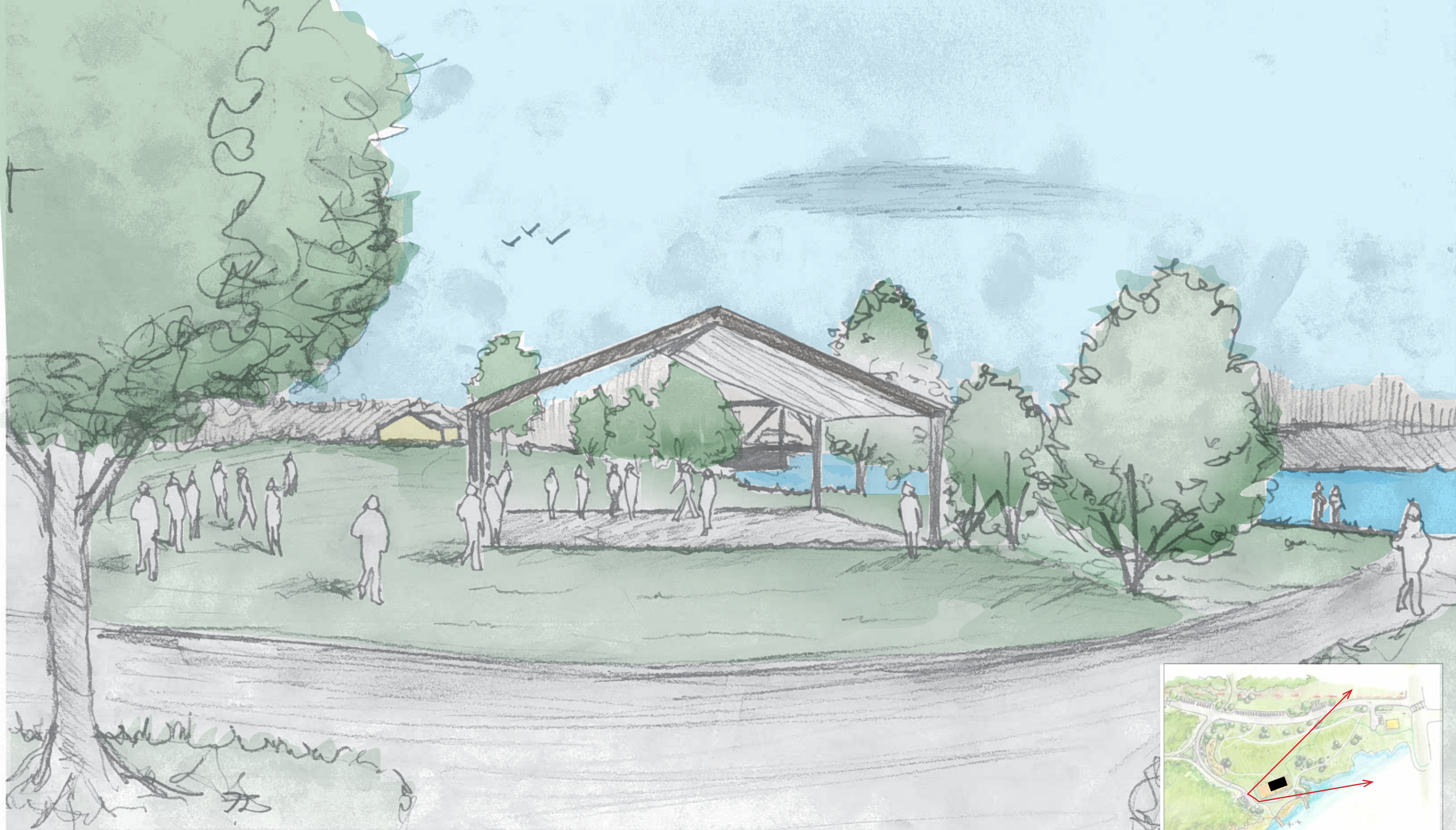
30x40 Signature Pavilion
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30x40 Pavilion
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Key Map



30x40 Pavilion

Pavilion Study: Design Development

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December 11, 2018



Key Map

Engineered Lumber Pavilion



Dimensional Lumber Pavilion with Fire Place



Rustic Timber Pavilion



Signature Pavilion



Square Foot Cost 30x40
\$61.16 sf

Pavilion Cost*
\$84,400.00

Square Foot Cost 30x40
\$115.00 sf

Pavilion Cost*
\$158,700.00

Square Foot Cost 30x40
\$133.00 sf

Pavilion Cost*
\$193,660.00

Square Foot Cost 30x40
\$200.00 sf

Pavilion Cost*
\$276,000.00

Stone Fireplace
\$50,000.00

Building Demolition Cost \$8.00 sf
\$25,000 to \$35,000

Concrete Slab Demolition Cost \$8.00 sf
\$25,000 to \$35,000

APPENDIX

Pavilion Study: *Design Development*
Re-Development of the Public Works Waterfront Property

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December 11, 2018

GENERAL DEVELOPMENT 1 Shoreland District in accordance with the Bowdoinham Shoreland Ordinance extract below.

Principal and Accessory Structures.

a) All new principal and accessory structures shall be set back at least one hundred (100) feet, horizontal distance, from the normal high-water line of water bodies, streams, or the upland edge of a coastal or freshwater wetland, except that in the **General Development I District the setback from the normal high-water line shall be at least twenty five (25) feet, horizontal distance**, and in the Commercial Fisheries/Maritime Activities District there shall be no minimum setback.

Other considerations:

- Any activity within 75-ft of the HAT Line will be subject to DEP NRPA regulations. DEP may question moving the building closer to the water than the location of the existing building, because it reduces current buffer to the water.
- A Flood Hazard Development Permit will be required that will likely dictate keeping a new building on the high ground currently occupied by the Public Works building.

Engineered Lumber Pavilion



20x44 Approximate Pavilion Built Cost
\$35,000 +/-

20x44 Approximate Pavilion Kit Cost
\$15,500 +/-

40x44 Approximate Pavilion Built Cost
\$65,000 +/-

40x44 Approximate Pavilion Kit Cost
\$30,500 +/-

Approximate Fire Place Cost
\$20,000 +/-

Dimensional Lumber Pavilion with Fire Place



20x24 Approximate Pavilion Built Cost
\$75,000 +/-

20x24 Approximate Pavilion Kit Cost
\$30,000 +/-

30x50 Approximate Pavilion Built Cost
\$130,000 +/-

30x50 Approximate Pavilion Kit Cost
\$80,000 +/-

Approximate Fire Place Cost
\$20,000 +/-

Rustic Timber Pavilion



16x20 Approximate Pavilion Built Cost
\$100,000 +/-

16x20 Approximate Pavilion Kit Cost
\$50,000 +/-

30x40 Approximate Pavilion Built Cost
\$160,000 +/-

30x40 Approximate Pavilion Kit Cost
\$90,000 +/-

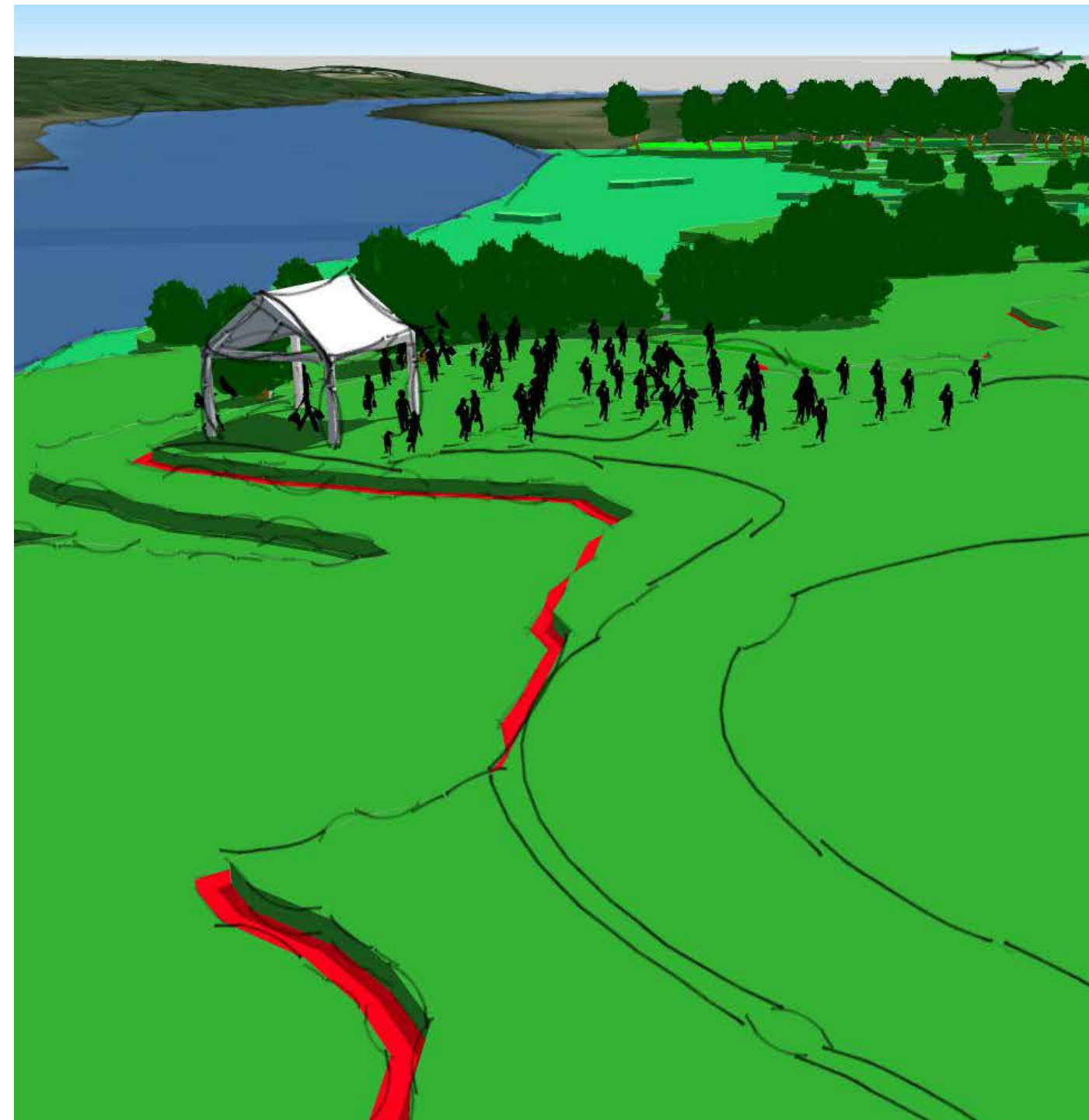
Approximate Fire Place Cost
\$20,000 +/-

Contemporary Pavilion



Approximate Pavilion Built Cost 30x60
160,000 +/-

Approximate Fire Place Cost
\$20,000 +/-



20x24 Pavilion
Pavilion Study: Design Development
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