Engineered Lumber Pavilion
Pavilion Study, Design Development
Re-Development of the Public Works Waterfront Property
Richardson & Associates, Landscape Architects
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
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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
Pavilion Study: Design Development
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Alternative Locations
Pavilion Study: Design Development
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Location 1

Location 2

Location 3
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
**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**
Pavilion Location Study

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Pavilion Location 2
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
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Pavilion Study: Design Development

Pavilion Location 3

Key Map

RECREATION PERFORMANCE/PASSIVE
PICNIC
PLAY
Waterfront
20x60 Pavilion
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30x40 Pavilion
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Key Map
Pavilion Study: Design Development

Engineered Lumber Pavilion
- Square Foot Cost 30x40: $61.16 sf
- Pavilion Cost*: $84,400.00

Dimensional Lumber Pavilion with Fire Place
- Square Foot Cost 30x40: $115.00 sf
- Pavilion Cost*: $158,700.00

Rustic Timber Pavilion
- Square Foot Cost 30x40: $133.00 sf
- Pavilion Cost*: $193,660.00

Signature Pavilion
- 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

* Cost w/ 15% Contingency
APPENDIX
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.
### Pavilion Study: Design Development

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<th>Pavilion Type</th>
<th>Built Cost</th>
<th>Kit Cost</th>
<th>Built Cost 30x60</th>
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Approximate Fire Place Cost:
- $20,000 +/-