

New Pemaquid Beach Pavilion

January 29, 2019

THEODORE
+
THEODORE
ARCHITECTS

www.2tarch.com



**Design
Development**

January

February

March

**Construction
Documents**

April

May

June

**Bidding &
Negotiations**

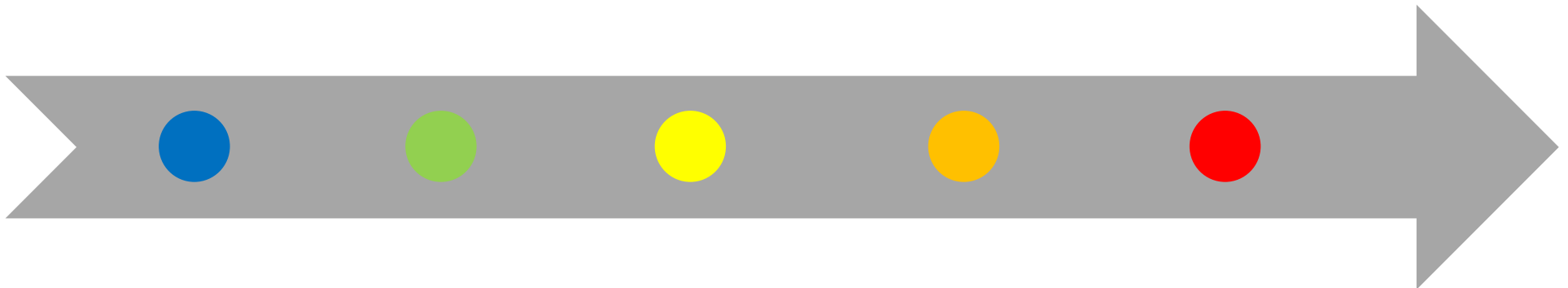
July

August

Construction

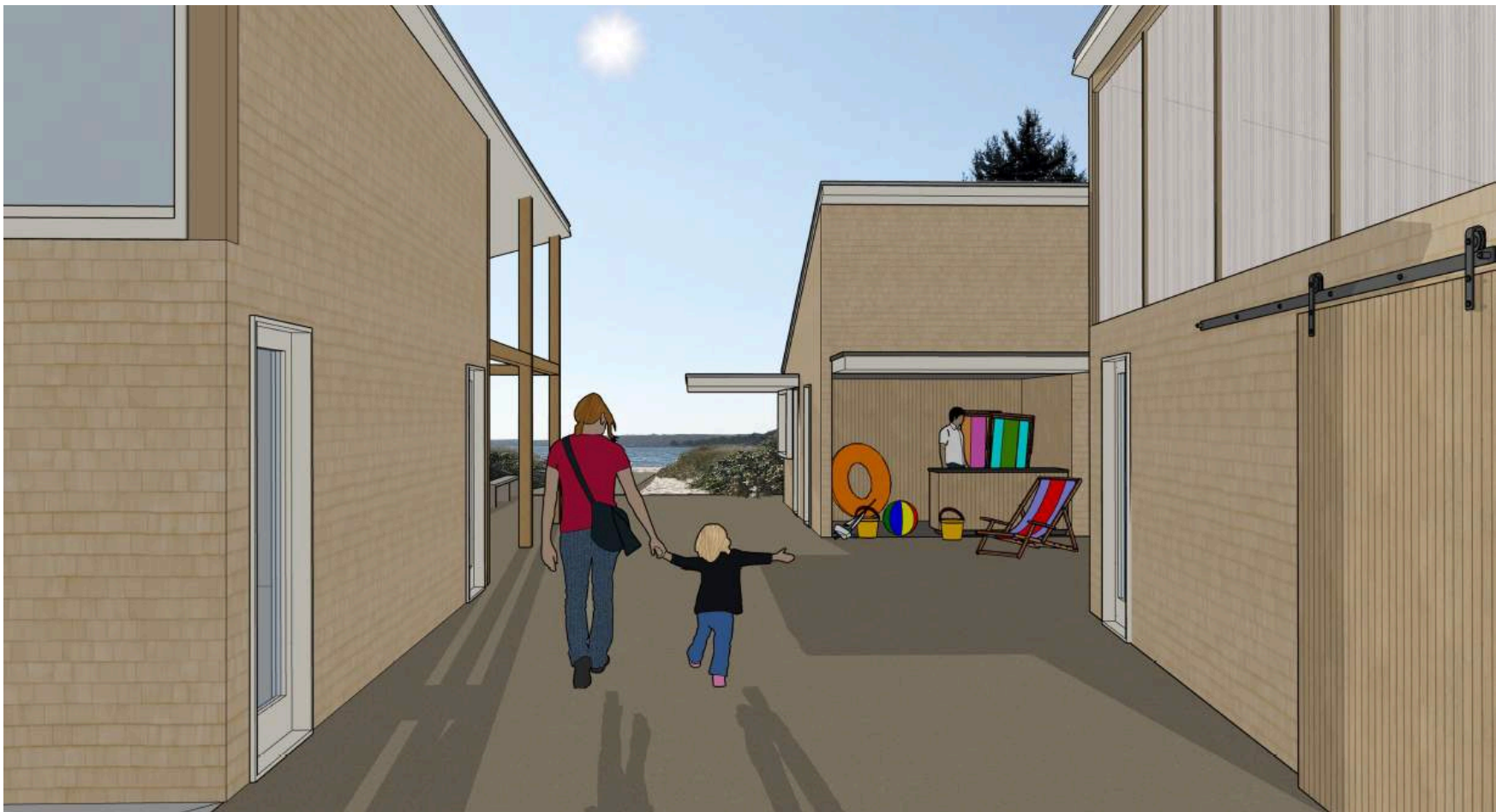
September

-May



PROJECT TEAM:

Gartley & Dorsky, Civil Engineer
Anthony Muench, Landscape Architect
Albert Putnam, Structural Engineer



- **Report on meetings with:**
Gartley & Dorsky, Civil Engineer
Albert Putnam, Structural Engineer
- **Design Development start with consultant and general contractor input**
- **Pro's and Con's of fill vs post systems and building locations**
- **Construction costs and delivery methods**
- **Next steps**

Date: **January 29, 2019**



Schematic Design

Pemaquid Beach Building
Pemaquid, Maine

THEODORE + THEODORE
ARCHITECTS
340 East Hurst Road
Annapolis, Maine 04010
307.443.5400

Scale: 1/16"=1'-0"

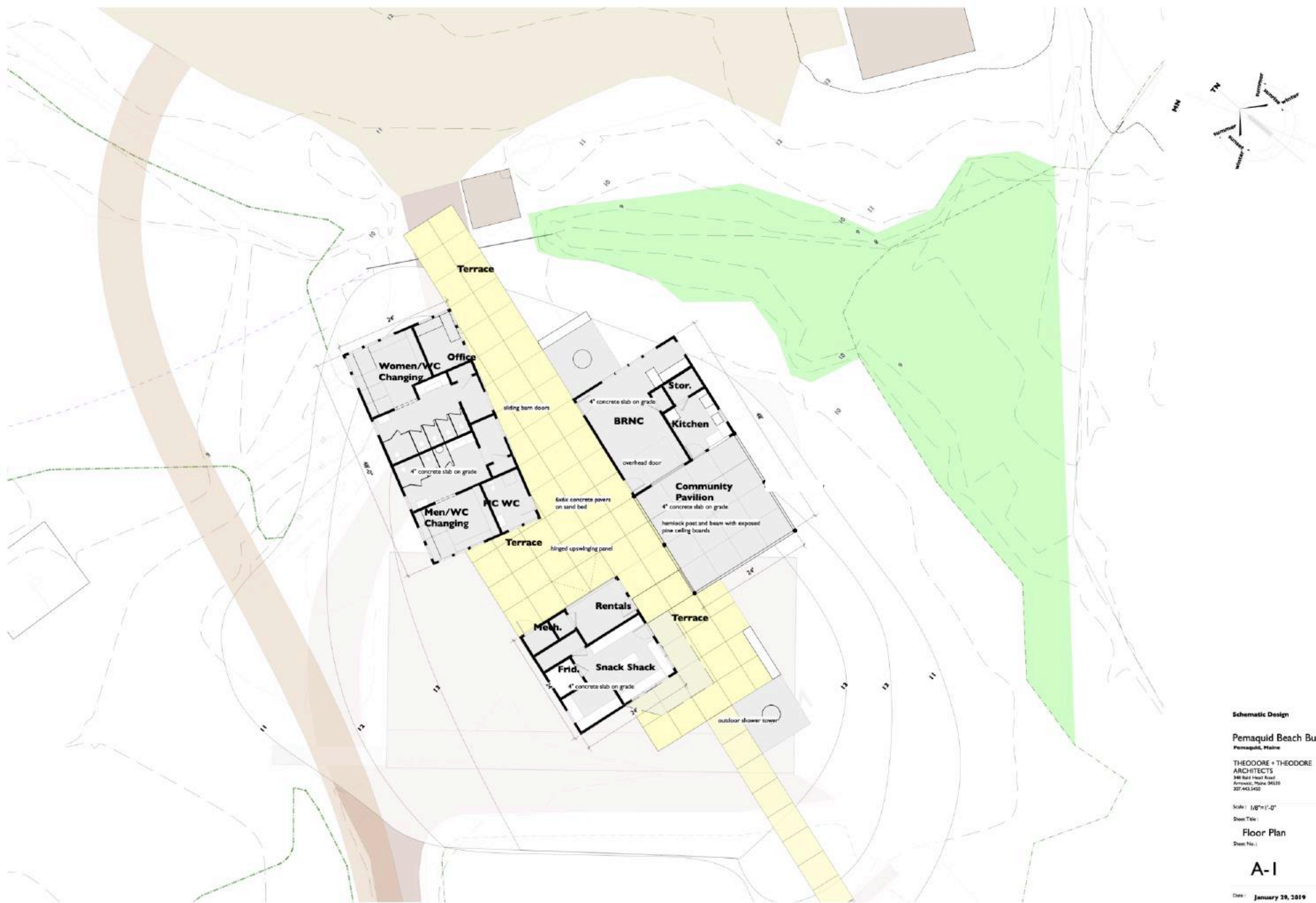
Sheet Title

Site Plan

Sheet No. 1

L-1

Date: January 29, 2019



Schematic Design

Pemaquid Beach Building
Pemaquid, Maine

THEODORE + THEODORE
ARCHITECTS
340 East Street
Portland, Maine 04101
207.463.5400

Scale: 1/8"=1'-0"

Sheet Title

Floor Plan

Sheet No.:

A-1

Date: January 29, 2019



Schematic Design

Pemaquid Beach Building
Pemaquid, Maine

THEODORE + THEODORE
ARCHITECTS
340 East Main Street
Portland, Maine 04101
207.463.5400

Scale: 1/8"=1'-0"

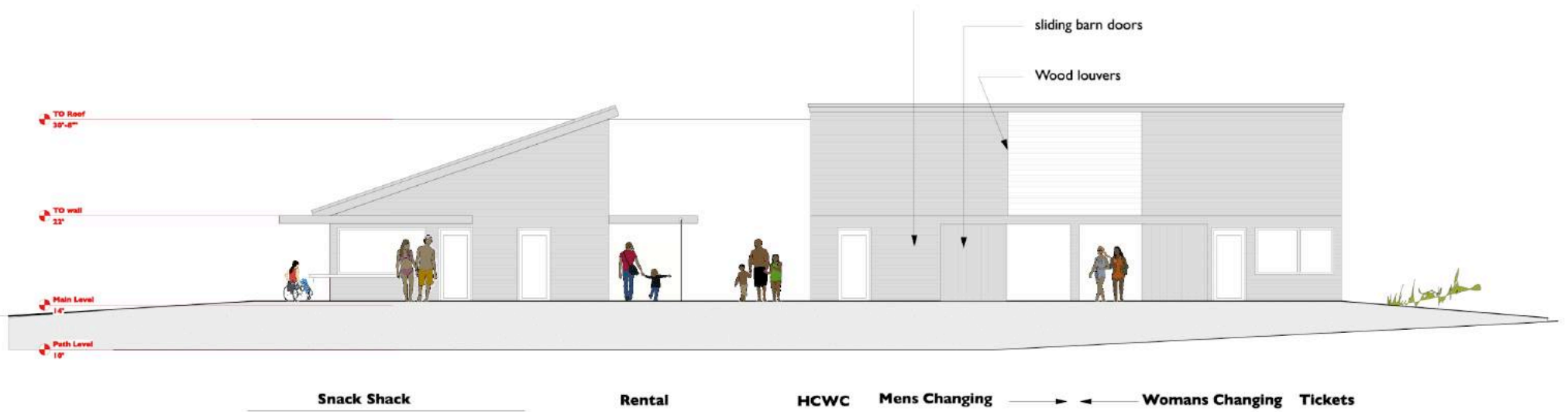
Show Title

Floor Plan

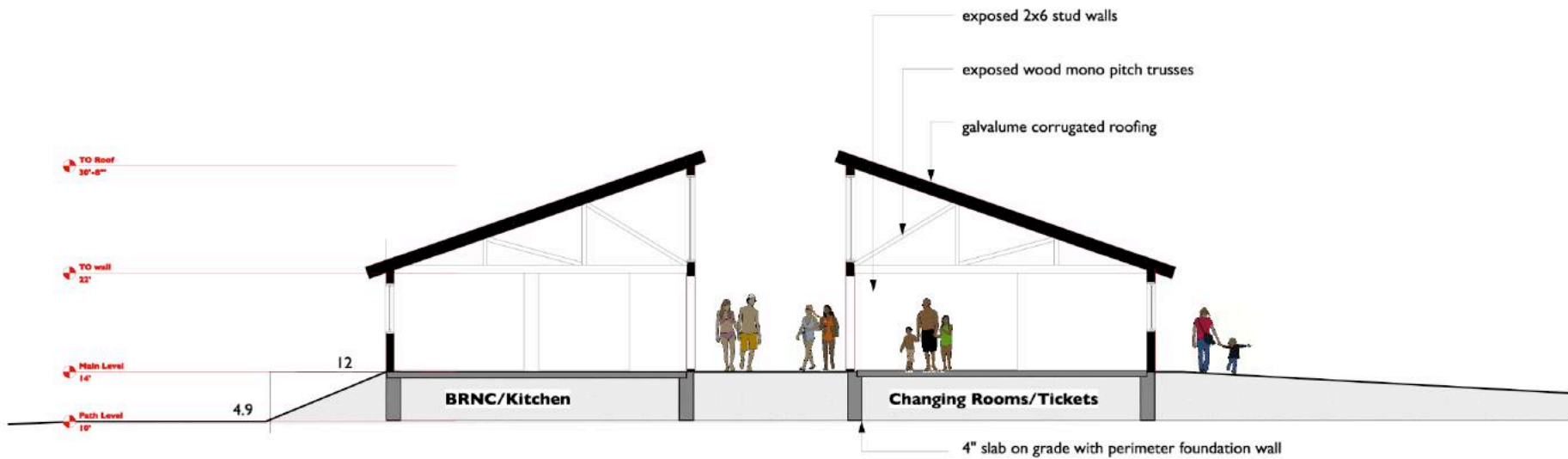
Sheet No. 1

B-1

Date: January 29, 2019



Elevation looking west



Section looking south

Schematic Design

Pemaquid Beach Building
Pemaquid, Maine

THEODORE + THEODORE
ARCHITECTS
340 East Head Road
Barnstable, Maine 04530
207.483.3450

Scale : 1/4" = 1'-0"

Sheet Title :

Sections and Elevations

Sheet No.:

A-2

Date : January 29, 2019



PROPOSED DESIGN A-I

- Ramp from parking lot is part of the concrete paver terrace over a culvert drain
- Grade adjacent to the building is at elevation 13'
- The terrace and buildings are at elevation 14'
- High Annual Tide is at elevation 6.1'

PILINGS ALT. B-I

- Ramp from the parking lot to the new buildings is a boardwalk on pilings
- Building is raised on a platform and is on pilings
- Limited access to surroundings
- Additional hand railings needed

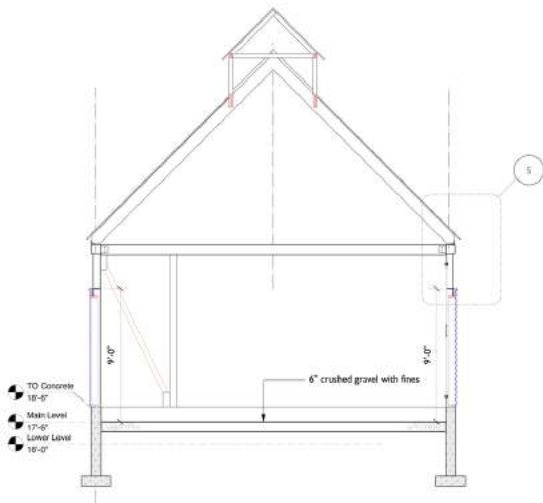
Existing Footprint

- Same issues as B-I
- Too close to the dune
- More susceptible to storm surge
- Entire slab would need to be removed

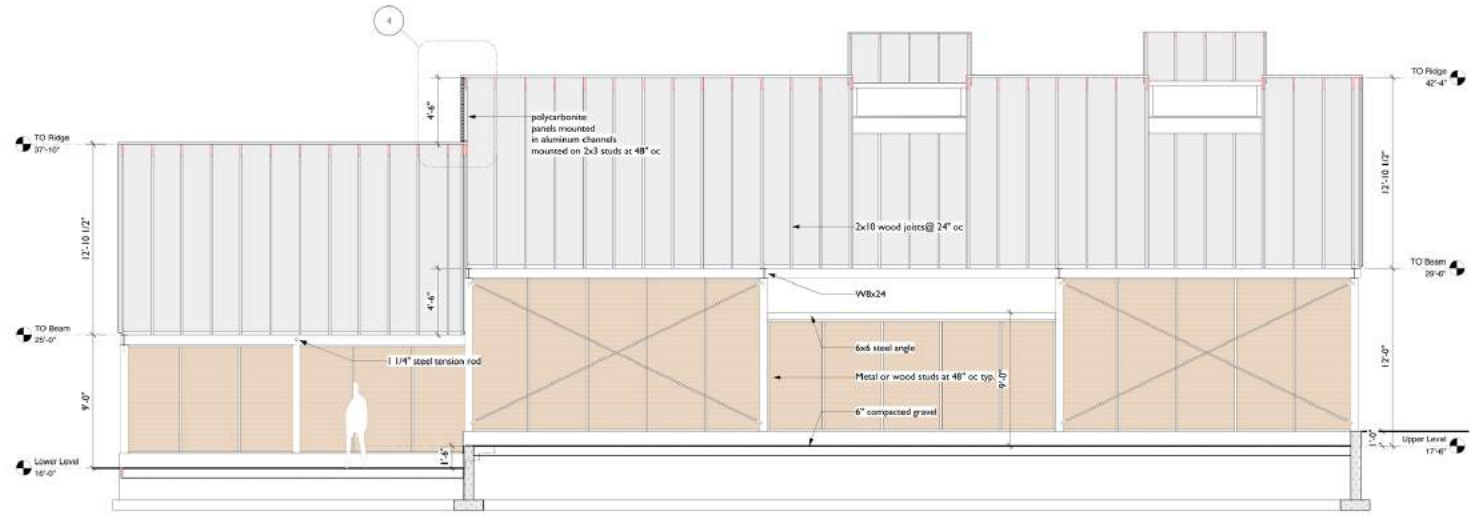


Arrowsic Fire Station
Completed 2011

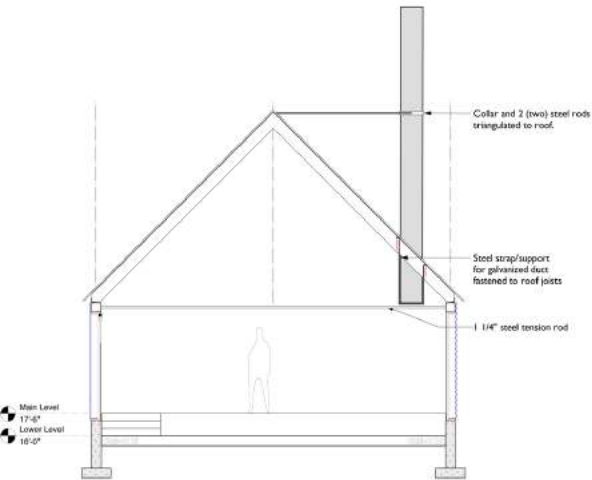
2,200sf @ \$100 \$220,000
donated services



1 Section BB
Scale: 1/4" = 1'-0"



2 Section CC
Scale: 1/4" = 1'-0"



3 Section AA
Scale: 1/4" = 1'-0"

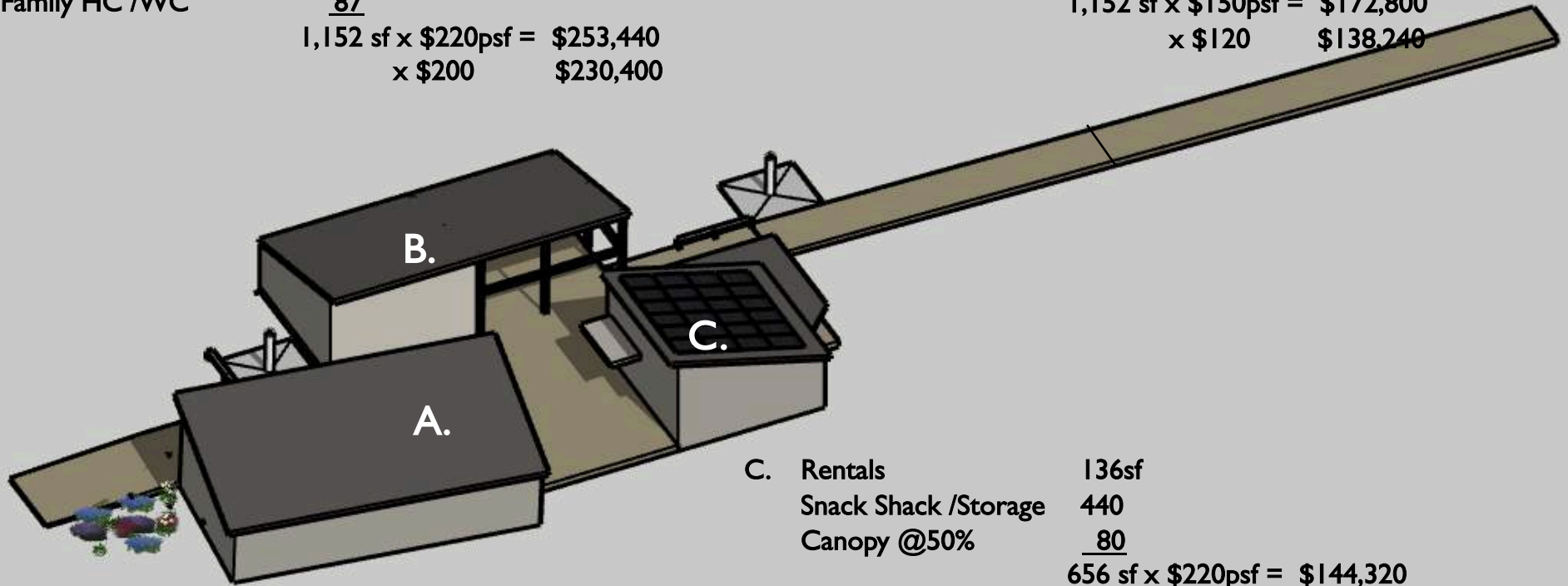
Blacksmith Shop MM Museum
Completed 2014

1,500sf @ \$120 \$180,000
design build



A.	Office/ Ticket	105sf	
	Woman's Changing /WC	490	
	Men's Changing /WC	470	
	Family HC /WC	<u>87</u>	
		1,152 sf x \$220psf =	\$253,440
		x \$200	\$230,400

B.	BRNC	415sf	
	Kitchen / Storage	162	
	Community Rm	<u>575</u>	
		1,152 sf x \$150psf =	\$172,800
		x \$120	\$138,240



C.	Rentals	136sf	
	Snack Shack /Storage	440	
	Canopy @50%	<u>80</u>	
		656 sf x \$220psf =	\$144,320
		\$200	\$131,200

BUILDINGS

* Estimates are based on square footage.
The project was reviewed by a general contractor .
More accurate pricing will be possible at the end of
Design Development.

CONSTRUCTION SF Estimates:

Based on square foot costs of like building types, we used a range of \$120 - \$220 per square foot.

Uninsulated, mostly exposed wood frame, slab on grade with asphalt roof construction.

Recommend getting cost estimate from a builder as next step.

BUILDING:

can be phased as follows:

A. Bath House / Ticket office	1,152 sf	@ \$200- \$220	\$230,400	-	\$253,440
B. BRCC /Community Pavilion	1,152 sf	@ \$120- \$150	\$138,240	-	\$172,800
C. Snack Shack (80sf canopy)	<u>656 sf</u>	@ \$200- \$220	<u>\$131,200</u>	-	<u>\$144,320</u>
	2,960 sf		\$499,840		\$570,560

SITE:

Demolition and Removal			\$13,900	-	\$13,900
Fill	3,000cy	@ \$20	\$60,000	-	\$60,000
Ramps /Terraces	3,000sf	@ \$30 - \$50	<u>\$90,000</u>	-	<u>\$150,000</u>
			\$663,740		\$794,460

+ Utility Access

+ At grade ADA composite boardwalk



TREX® Roll out Beach Mat

- No splinters
- Expected to last more than 20 years
- Nearly maintenance free
- Great traction
- Meets all ada standards
- No rotting or cracking
- Environmentally friendly & made with recycled material



Alternate Delivery and Construction Methods

Community Building / Barn Raising
Modular
Prefab
Kit




Rural Studio Lions Park Scout House

SPROUT Modular classroom \$120 per square foot



24' x 30' Modular Garage

Lifestyle Outbuilding: Modular Garage



If you are looking for a Modern Style garage with a Westcoast Craftsman flare then here it is.

Starting from \$65,000* this stunning garage would feel equally as comfortable in a Kerrisdale backyard as it would and Eastvan lane or Gulf Island Agerage.

This modular garage will leave our factory 90% complete in two separate modules and join onsite and fully complete in just TWO DAYS! We delivery anywhere in North America.

Location: Anywhere, North America

If you are looking for a Modern Style garage with a Westcoast Craftsman flare then here it is.

Starting from \$65,000* this stunning garage would feel equally as comfortable in a Kerrisdale backyard as it would and Eastvan lane or Gulf Island Agerage.

This modular garage will leave our factory 90% complete in two separate modules and join onsite and fully complete in just TWO DAYS! We delivery anywhere in North America.

Location: Anywhere, North America
Type: Modular (delivered by truck)
Design: Lifestyle Outbuilding
Size: 24' x 30' (720 sqft)
Porch: No
Decking: No
Overhangs: Front: 36" | Sides = 12"
Siding: Corrugated Galvalume | 100% Customizable
Door: 9' Hand Made Douglas Fir Carriage Door w/ Automatic Openers / 36" Single Douglas fir | 100% Customizable
Windows: Clerestory
Roofing: Standing Seam Galvalume
Electrical: Yes
Heat: No
Project Cost: From \$65,000* CDN / \$50,000 USD*

(*transportation, site servicing, foundations and permits quoted on a project by project basis.)



24' x 50' Special Package Bitterroot

Timber Frame Pavilion

Base Price	Regular Price \$131,200 - 25% Discount (\$32,800 Savings)	\$98,400
Sealed Drawings with Plan	Included	
Eastern White Pine Timber Frame with Finished Planed Surface	Included	
Authentic Mortise & Tenon Joinery With Hardwood Oak Pegs	Included	
8x10 Eave Posts, 8x8 Gable Posts, 4x8 Arched Braces, 4x10 Rafter with Scrolled Ends (12 Posts)	Included	
King Post Truss Design	Included	
Black Powder Coated Steel Reinforcing Plates	Included	
6-12 Roof Pitch	Included	
18" Gable & Eave Overhangs	Included	
2x8 T&G Southern Yellow Pine V-Groove Roof Decking	Included	
30 Year Tamko Architectural Shingles	Included	
One Coat of TWP Stain	Included	

Options Available
Ask About our Concrete Pier Installation Service (CT, MA, RI only)

KIT INCLUDES
Plans, timber frame components, pine roof decking & fasteners.

Shown with additional options. Travel may apply.
Not responsible for typographical errors. Terms & conditions may apply. See store for details. © 2018 The Barn Yard & Great Country Garages. All rights reserved.

TOTAL AS SHOWN

\$131,200

PACKAGE DISCOUNT

\$32,800

BUILT PRICE

\$98,400

BUILT DOES NOT INCLUDE
Permits, piers, slab. Must have site access for forklift/crane.

TIMBER FRAME KIT

\$60,025

UPGRADE TO
30' x 50'
(14 POSTS)

\$116,990

TIMBER FRAME KIT

\$71,365

Ellington & Bethel, CT | 1-800-628-BARN | TheBarnYardStore.com





THEODORE
+
THEODORE
ARCHITECTS

www.2tarch.com