Lake Hayward Dam Repair

Overview

Request Owner	Brittany O'Mara, Lakes Association
Est. Start Date	09/01/2026
Est. Completion Date	05/01/2027
Department	Lakes Association
Form Type	Other
Request Type	Infrastructure

Details

Required lead time for the project.	12-18 months
Basis of Cost Estimate: CT Department of Administrative Services Information	Estimate is based on consulting engineer's costing of similiar projects.
Basis of Cost Estimate: Other	Consulting engineer's cost estimates. The repair project is currently being competitively bid with required specifications
Prevailing Wage: The threshold is $1,000,000 for new projects and $100,000 for renovation.	n/a
Request Information	Update to existing capital plan
Request Authorization	Yes
Estimated Useful Life of Request.	20+ years
Condition of the infrastructure to be improved or replaced.	Poor
Basis of Cost Estimate	From architectural/engineering cost estimate
Is the capital request needed to meet legal, compliance or regulatory mandates?	Yes
To what extent is the capital request aligned with the town's overall strategies?	Aligns with the Plan of Conservation and Development to develop a long-range strategy for services, programs and facilities
Does the request address a hazard to the public or employee health and safety?	Yes
Does the request reduce, stabilize or increase future operating costs?	Stabilize
Does the request change an existing level of service?	Yes, improves level of service
Project Requirements: Is the capital item needed to meet legal, compliance or regulatory mandates?	2=pending requirement
Value to Citizens: How much value wil the outcome bring to our citizens?	2=partial value
Strategic Alignment: To what extent is the project aligned with the government's strategies	3=full alignment with strategies
Recurring Capital Cost	Yes, it requires annual funding

Supplemental Attachments

(/resource/cg-prod-v2/projects/documents/ab9464f790c33cc3b10c.pdf)

Additional information regarding the condition of the infrastructure.

Regulatory Inspection and Engineering Findings

Lake Hayward's dam is subject to periodic inspection every seven years, as required by the Connecticut Department of Energy and Environmental Protection (CT DEEP). In compliance with this requirement, the Association engaged a qualified consulting engineer from DEEP's approved list of dam inspectors.

The consulting engineer, **Karl Acimovic**, completed a comprehensive inspection report identifying several areas of concern. The most critical finding was the condition of the **eastern spillway**, which requires significant reconstruction. The existing eastern spillway is more than 60 years old and has substantially deteriorated, necessitating a major rebuild to meet current safety and regulatory standards.

Based on consultations with DEEP and engineering estimates as of **January 2024**, the cost to reconstruct the eastern spillway alone was projected to be approximately **$200,000**. It is important to note that the pricing we will be receiving from contractors will be **nearly three years removed from the original estimate**, reflecting current market conditions and construction cost escalation.

Additional required scope of work identified in the inspection report is outlined below.

Coordination with other projects.

Project Phasing and Cost Efficiency

The inspection report included additional recommendations beyond the eastern spillway repair, specifically the reconstruction of the western spillway and reinforcement of the earthen berm between the two spillways. Initially, the Association planned to complete this work in phases. This approach was driven by cost considerations and the financial impact of taxing Association members over time.

Under the original plan, the eastern spillway would be reconstructed first, followed by the western spillway and earthen berm reinforcement as a second project, and scheduled for 2–4 years after completion of Phase 1. The second phase would have required additional DEEP approval.

However, following further evaluation by the consulting engineer and input from construction firms, it was determined that completing the full scope of work as a single project is the most cost-effective and efficient approach. A one-phase construction plan reduces mobilization costs, avoids redundant engineering and permitting expenses, shortens the overall construction timeline, and minimizes long-term risk.

As of **October 5, 2025**, the Association holds an approved **DEEP permit** authorizing completion of the entire project in one phase.

Cost Savings and Operational Costs: Detail

Operational Costs:
Over the years, repairs and routine maintenance have been performed on both spillways. These activities include mowing the berms, removing vegetation in and around both spillways, and removing silt buildup in front of the berm, as permitted by DEEP, in quantities of up to ten cubic yards annually if needed. In addition, the Association retains a consulting engineer to inspect the dam and spillways every two years to provide professional expertise regarding their condition. All ongoing operational and maintenance costs are borne by Lake Hayward.

Cost Savings:
While there are no immediate or short-term cost savings associated with this project, the long-term and preventive cost savings are substantial. Failure to repair the dam would result in significant financial consequences. A dam failure would

likely wash out Lake Haywardville Road, eliminate Lake Hayward as a water body, and cause a sharp decline in surrounding property values.

Lake Hayward represents one of the Town's three largest tax bases. A loss or degradation of the lake would result in a long-term reduction in assessed values and corresponding tax revenue to the Town. These impacts would not be temporary and would extend for years, if not decades. Preventive investment in the dam avoids these outcomes, protects critical infrastructure, preserves property values, and safeguards a significant and ongoing source of municipal revenue.

Additionally, the Association's insurance carrier has expressed serious concern regarding the condition and long-term maintenance of the dam. As the dam is a major liability, the Association must demonstrate that it is being properly maintained and reconstructed to ensure continued insurability and risk mitigation.

Additional Information

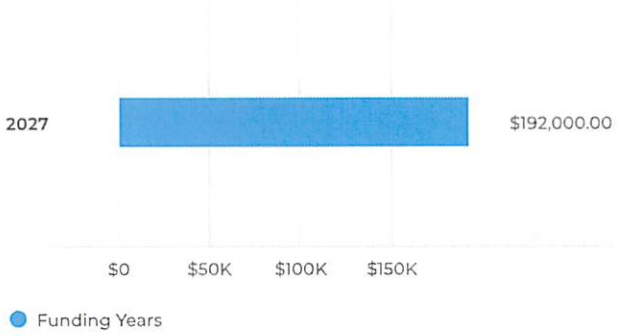
Additional Information
Funding for this project will initially come from three sources: the Association's Special Taxing District funding, voluntary contributions from residents within the East Shore Drive property owners community, and support from the Town of East Haddam. A referendum will be sent to the Members of the Property Owners' Association of Lake Hayward for approval of the remaining funding required for this mandated project. We are awaiting the final total needed.

The Town has committed a total of ~$108,000 as of January 1, 2026. In the spirit of partnership, we respectfully request that the Town consider committing to half or more of the total project cost. Our community already self-taxes to maintain Lake Hayward, in addition to paying Town taxes. We are therefore respectfully requesting that the Town contribute an additional $192,000 or more to help offset the financial burden placed on our Membership, while also protecting the Town's tax base and the federally preserved natural resource that Lake Hayward represents.

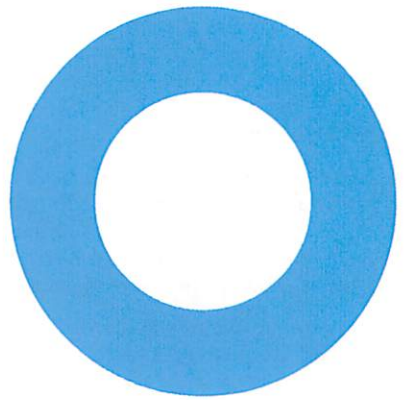
Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
$192,000	$192K	$192K

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown		
Capital Cost	**FY2027**	**Total**
Funding Years	$192,000	$192,000
Total	**$192,000**	**$192,000**

Funding Sources

Total Historical	Total Budget (all years)	Project Total
$108,000	N/A	$108K

Please add in budgeted amounts for any of the fiscal years to see chart information.

Funding Sources Breakdown		
Funding Sources	**Historical**	**Total**
Prior Year Funds	$108,000	$108,000
Total	**$108,000**	**$108,000**