



Consulting March 5, 2021
Engineers and Revision 1: March 11, 2021
Scientists Project: 2003247

VIA EMAIL: Robert Duncanson rduncanson@chatham-ma.gov

Mr. Robert Duncanson
Town of Chatham
261 George Ryder Road
Chatham, MA 02633

**Re: Proposal for USCG Boathouse Repurpose Design
90 Bridge Street Redevelopment
Chatham, MA 02633**

Dear Mr. Duncanson:

GEI Consultants, Inc. (GEI) thanks you for the opportunity to provide this proposal to the Town of Chatham (Town) for engineering and design services associated with the proposed repurposing of the Historic Chatham USCG Boathouse for use as the upweller building as part of the redevelopment of 90 Bridge Street site in Chatham, Massachusetts.

PROJECT UNDERSTANDING

We understand that the Town of Chatham Select Board recently voted to accept the historic USCG Boathouse as a donation by a private group; however, a selected location for the building has not been identified. The Town is considering repurposing the USCG Boathouse as the building structure for the planned 90 Bridge Street Upweller. The building structure is approximately the same dimensions of the proposed purpose-built structure currently designed to 35 percent.

We further understand that the USCG Boathouse structure will need to be maintained and restored to its historic look on the exterior, while also being upgraded to meet current Commonwealth of Massachusetts and International Existing Building Code requirements for existing structures.

ASSUMPTIONS

GEI is providing this proposal based on the following assumptions:

- 1) The USCG Boathouse is located at Jay Cashman's laydown yard located in Quincy, MA.
- 2) The Town will coordinate access to USCG Boathouse storage site for inspections.
- 3) The building will be modified with structural improvements and the floor will be removed to provide a level interface for the structure to be landed on the upweller pier.
- 4) The exterior of the building will need to resemble historic photos of the USCG Boathouse.
- 5) No communications services will be required.

- 6) No fire alarm or fire suppression systems will be required.
- 7) No bathroom will be located within the upweller building.
- 8) Temporary support for removal of floor and construction of building modifications to be designed by GEI. Temporary support for transportation of building to Chatham will be design by transportation company and submitted to GEI for review.
- 9) Public bidding of project not required
- 10) Estimated construction duration 5 weeks

SCOPE OF SERVICES

BASE SCOPE

Task 1 – USCG Boathouse Repurpose Design

GEI will complete the following as part of the USCG Boathouse repurpose design.

1. Review existing building plans and reference documents.
2. Perform site inspection of USCG Boathouse in Quincy MA with project team to verify existing conditions, perform visual and non-destructive testing, confirm as-built structure, and document repairs to be designed.
3. Develop list of recommended immediate repairs to mitigate further deterioration and associated opinion on probable costs. (to be provided within 2 weeks of site inspection)
4. Complete preliminary 35% design, 60% design, 90% design, and Final Design. Design will include:
 - a. Develop drawings to include plans, elevations, and cross sections based on archive drawings and field measurements ready for construction.
 - b. Develop design for providing electrical power, potable water, and lighting services within USCG Boathouse.
 - c. Design ventilation for generator.
 - d. Evaluate if solar panels or shingles are viable given the existing dormered roof.
 - e. Prepare specifications ready for construction.
 - f. Prepare design level opinion of probable construction cost.
 - g. Develop design level opinion of probable construction schedule.
5. Prepare existing building evaluation report, as required by Chapter 34 of the Building Code.
6. At 35% design GEI will submit preliminary design drawings, opinion of probable cost, and draft specifications list to the Town for review and comments.
7. At 60% design GEI will submit drawings and specifications at 60% design level, updated opinion of probable cost and schedule.
8. At 90% design GEI will submit drawings and specifications at 90% design level, updated opinion of probable cost and schedule.
9. GEI will meet with Town to review the designs following each stage of design listed above and incorporate comments into follow-on design development.
10. GEI will attend two public meetings to present proposed design of USCG Boathouse.
11. GEI will prepare ready for construction documents.

OPTIONAL TASKS

OPTION 1 – PHOTO REALISTIC RENDERINGS

To assist the Town with visualizing the proposed site and planned buildings GEI will prepare photo realistic renderings of 90 Bridge Street with the proposed buildings and structures, as an optional task. The renderings will be presented in 2D sheet sets showing before and after views.

- a. We propose three views for each model.
 - i. One from waterside looking north (Option 1A)
 - ii. One traveling east on Bridge Street (Option 1B)
 - iii. One traveling west on Bridge Street (Option 1B)

Option 1A – Primary Model Views

1. Develop model of site.
2. Develop primary model view of building(s).
 - a. USCG boathouse
 - b. Purpose-built building

Option 1B – Alternative Views

1. Develop alternative views from different angles. (2 alternative views proposed beyond each primary model view)

OPTION 2 – CONSTRUCTION SUPPORT

GEI will complete the following as part of the construction support services for the USCG Boathouse repairs while located in Quincy MA.

1. Attend pre-construction meeting
2. Attend project meetings (assume 5 meetings)
3. Perform review and approval of submittals
4. Respond to request for information (RFI's)
5. Perform 5 weeks of onsite resident engineer in Quincy MA to monitor contractor operations and compliance with plans and specifications.
6. Review monthly payment requisitions as required.
7. Review change order requests and provide recommendations to Town.

FEES FOR DESIGN/ENGINEERING SERVICES:

Fees for design and engineering services will be lump sum unless otherwise noted. Option 1 which will be billed on a per unit basis and Option 2 which will be billed on a time and expense basis.

Base Scope – Engineering/Design Service Fee

Task 1 – USCG Boathouse Repurpose Design: \$58,500

Base Fee Total: \$58,500

Optional Tasks

Option 1 – Photo Realistic Rendering Fee

Option 1A – Primary Model View: \$5,250 Each

Option 1B – Alternative Views: \$3,000 Each

Estimated Option 1 Fee Total*: **\$22,500**

*Assumes model for USCG Boathouse and Purpose-Built Building with three views each.

Option 2 – Construction Support Fee (Budget)

Option 2A – Construction Support: \$33,000

Option 2 Budget Total: **\$33,000**

Terms and Conditions:

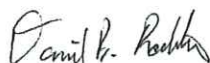
GEI proposes to complete services in accordance with the terms and conditions of the previously executed Contract for Designer/Engineer/Engineering Services, dated June 17, 2020. Budgeted services will be billed on a Time and Expense basis per the attached Rate Sheet.

Given the difficulties created by the ongoing COVID-19 crisis, the performance of the services included in this Proposal as well as the satisfaction of the schedule described herein, are contingent and conditioned upon GEI having the ability to deploy the required resources as well as having access to the required site and data/documents to complete the services. These resources include, but are not limited to GEI staff, subcontract vendors and materials providers. GEI will immediately notify the Client in the event it becomes aware that services will be interrupted or otherwise delayed as discussed herein.

GEI appreciates this opportunity to provide this proposal to the Town of Chatham to assist with designing repairs and upgrades to the repurposing of the USCG Boathouse. If you have any questions, please feel free to contact Dan Robbins, P.E. at 781-721-4017 or drobbins@geiconsultants.com.

Sincerely,

GEI CONSULTANTS, INC.



Daniel B. Robbins, P.E.
Senior Project Manager



Russell J. Titmuss, P.E.
Vice President / Senior Project Manager

DBR:rjt