



Town of Chatham
Department of
Natural Resources



Health
(508) 945-5165

Water Quality Laboratory
(508) 945-5188

Conservation
(508) 945-5164

Coastal Resources
(508) 945-5176

Shellfish
(508) 945-5184

Harbormaster
(508) 945-5185

FAX (508) 945-5163
261 George Ryder Road Chatham, MA 02633

CHATHAM SELECT BOARD
AGENDA REPORT

TO: Honorable Select Board
Jill R. Goldsmith, Town Manager

FROM: Robert Duncanson, Ph.D., Director of Health & Natural Resources

DATE: March 26, 2021 (For Board meeting of March 30, 2021)

SUBJECT: 90 Bridge St. Project

BACKGROUND AND DISCUSSION

At the Select Board's meeting on February 9th the Board received an update on 35% Design Plans for the 90 Bridge St. Project (Project), including a new shellfish upweller in a purpose-built building. During the update, the Board was presented a preliminary cost comparison, based on the December 2020 Due Diligence Inspection Report, for utilization of the former Stage Harbor Coast Guard (CG) Boathouse as the upweller building instead of a purpose-built building, the concept of which was introduced at the Board's January 5th meeting. The Due Diligence Report determined the Boathouse could be re-purposed as the upweller building and provided ball-park costs for renovations.

Following the 90 Bridge St. update at that same meeting the Board received a presentation from a private party on the potential donation of the CG Boathouse to the Town as a means to preserve the historic structure. Following the presentation, the Board voted to accept donation of the former CG Boathouse but did not specify a location or use of the structure. Attached is the CG Boathouse donation agreement drafted by Town Counsel and approved by the Donor following the Board's action on February 9, 2021.

To facilitate discussion staff was asked to provide further information on engineering costs for re-purposing the CG Boathouse as the upweller building at 90 Bridge St. A placeholder of such costs, \$50,000, is carried in the preliminary cost comparison.

Attached is a proposal from GEI Consultants, engineers for the Project, in the amount of \$58,500 for additional engineering design services to re-purpose the CG Boathouse as the upweller building at 90 Bridge St. The additional costs are to bring the CG Boathouse to the 35% design

state and additional engineering design effort above and beyond that required for design of a purpose-built building through bid ready status. Therefore, the \$58,500 is in addition to funds already in the GEI contract to advance design efforts to bid-ready status (35% to 100%) and for permitting. Options are provided in the proposal for photo realistic renderings (\$22,500) and construction support (\$33,000). The former would be like renderings done during the conceptual design phase to show what the building will look like on the site. The latter cost would be included when the project moves into construction.

Should the Board determine not to use the CG Boathouse at 90 Bridge St. for the upweller building proposals would need to be solicited to determine feasibility and costs for use at alternate municipal locations. Locations mentioned to date include as a bathhouse at Harding's Beach or replacement workshop at Old Mill Boatyard.

The Waterways Advisory Committee voted March 25th against any 3rd party lease for the 2nd floor of the CG Boathouse at 90 Bridge St.

FISCAL IMPACT – The Town received a Seaport Economic Council (SEC) grant of \$295,000 for Project engineering. The GEI contract has been increased by \$243,000 to cover engineering Tasks 3-7 (final design, permitting, & bidding) leaving a grant balance of \$52,000 that could be applied to the \$58,500 cost of the CG Boathouse proposal with the balance of \$6,500 from the Waterfront Bond.

As provided at the Board's meeting on February 9th, based on the 35% Design, Project costs are estimated at \$4,740,500 with a purpose-built building and \$5,503,000 utilizing the CG Boathouse (see attached spreadsheet). The latter cost may be reduced to approximately \$4,686,000 based on Responsibilities outlined in the Donation Agreement.

These costs are higher than the Opinion of Probable Costs presented in 2019 (\$3,440,000). However, it should be noted the 2019 costs did not include costs for incorporation of FLUPSYs in floating docks around the upweller, upweller fit-out, and the 2019 contingency was 10% versus 20% carried in the 35% Design estimate. The 35% Design and CG Building estimates also carry an inflation factor cost. Specific costs for the Project are still TBD depending on final design, implementation schedule, and future grants.

RECOMMENDATION -

Staff respectfully requests the Board vote to determine a suitable location and use of the CG Boathouse.

SUGGESTED MOTION

None.

Thank you for your consideration. Should you have any questions regarding the foregoing, please contact Robert Duncanson at 945-5165 or rduncanson@chatham-ma.gov.

- Attachments:*
- 1. GEI Consultants, Proposal for USCG Boathouse Repurpose Design, Revision 1, March 11, 2021*
 - 2. Donation Memorandum of Agreement*
 - 3. Spreadsheet Cost Comparison*