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# MORSES POND BEACH & BATHHOUSE IMPROVEMENTS

ADVISORY COMMITTEE MEETING 01/10/2024



## AGENDA

- DESIGN TEAM INTRODUCTIONS
- HOW WE GOT HERE
- CURRENT FEASIBILITY STUDY REPORT SITE MASTER PLAN
- SITE PLAN ACCESSIBILITY DIAGRAM
- SITE SECTIONS
- OPINION OF PROBABLE CONSTRUCTION COSTS
- SITE ARCHITECTURE: BUILDING CHARACTER
- SITE ARCHITECTURE: FLOOR PLANS
- SITE ARCHITECTURE: BUILDING ELEVATIONS
- SITE ARCHITECTURE: PERSPECTIVE RENDERINGS
- PERMITTING
- TOWN MEETING REQUEST
- PROJECT SCHEDULE

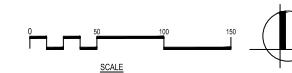


## HOW WE GOT HERE

- PROJECT KICK-OFF MEETING JANUARY 2022
- ATTENDED TWO WORKING GROUP MEETINGS
- ATTENDED TWO PUBLIC MEETINGS
- ATTENDED ONE SELECT BOARD MEETING
- ATTENDED TWO NRC MEETINGS
- ATTENDED ONE RECREATION MEETING
- ATTENDED ONE PBC MEETING
- DEVELOPMENT OF SITE DESIGN AND BUILDINGS
- OPINION OF PROBABLE CONSTRUCTION COST PRODUCED
- FEASIBILITY STUDY REPORT SUBMITTED FOR REVIEW



## CURRENT FEASIBILITY STUDY REPORT SITE MASTER PLAN



## SITE MASTER PLAN ACCESSIBILITY



### LEGEND

- NEW PEDESTRIAN ACCESSIBLE ROUTE: SLOPE AT 5% OR LESS
- NEW PEDESTRIAN ROUTE WITH STAIR ACCESS
- VEHICULAR ACCESS
- EXISTING PEDESTRIAN ACCESSIBLE ROUTE: SLOPE AT 5% OR LESS



## SITE SECTIONS

### SECTION A



### SECTION B

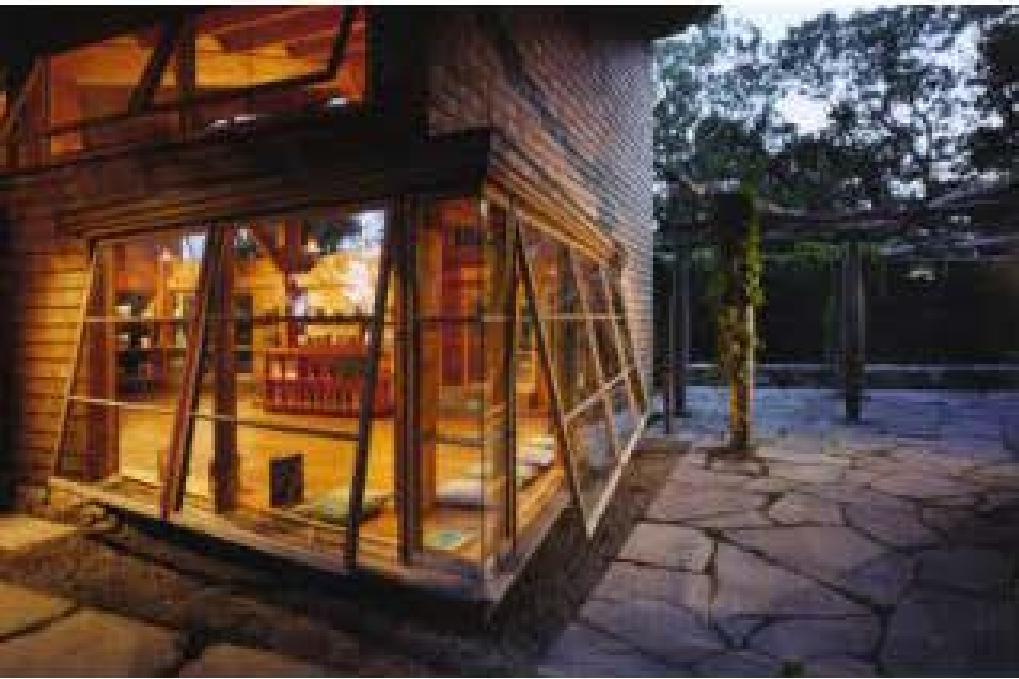


## OPINION OF PROBABLE CONSTRUCTION COSTS

	TOTAL CONSTRUCTION COSTS
SITE WORK SUBTOTAL	\$1,852,087
BUILDING TOTAL	\$2,173,850
GENERAL CONDITIONS & REQUIREMENTS, GL INSURANCE, BONDS, OVERHEAD& PROFIT 18%	\$724,668
CONSTRUCTION CONTINGENCY 10%	\$402,593
ESCALATION/MARKET CONDITIONS TO 2026 ( 7.5% per year) 22.5%	\$905,834
TOTAL ESTIMATED CONSTRUCTION COSTS	\$6,059,032



## SITE ARCHITECTURE: BUILDING CHARACTER



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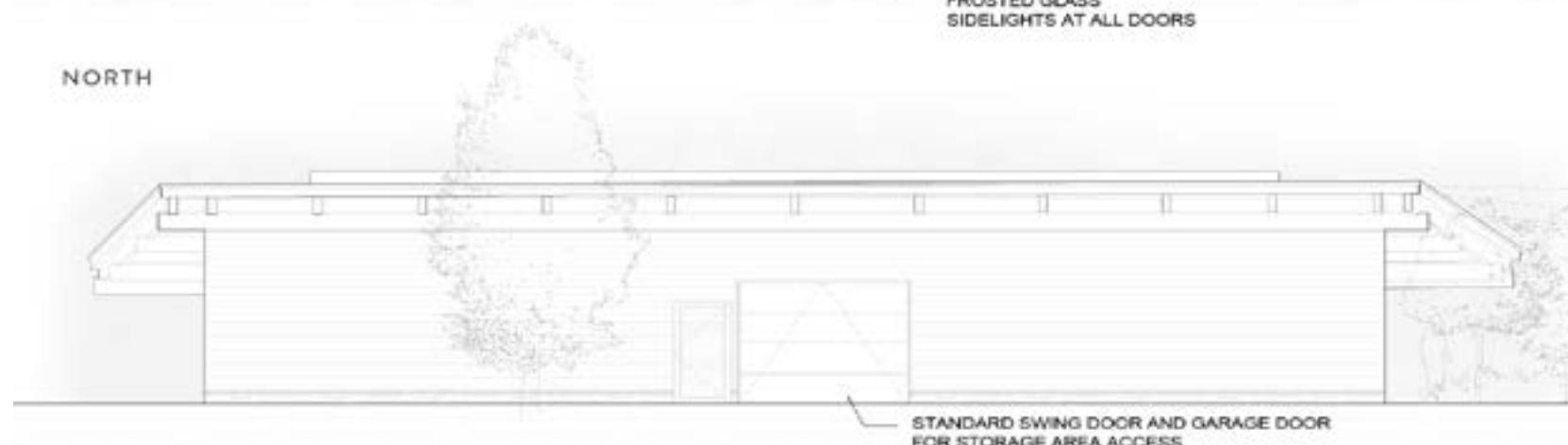
## SITE ARCHITECTURE: FLOOR PLANS



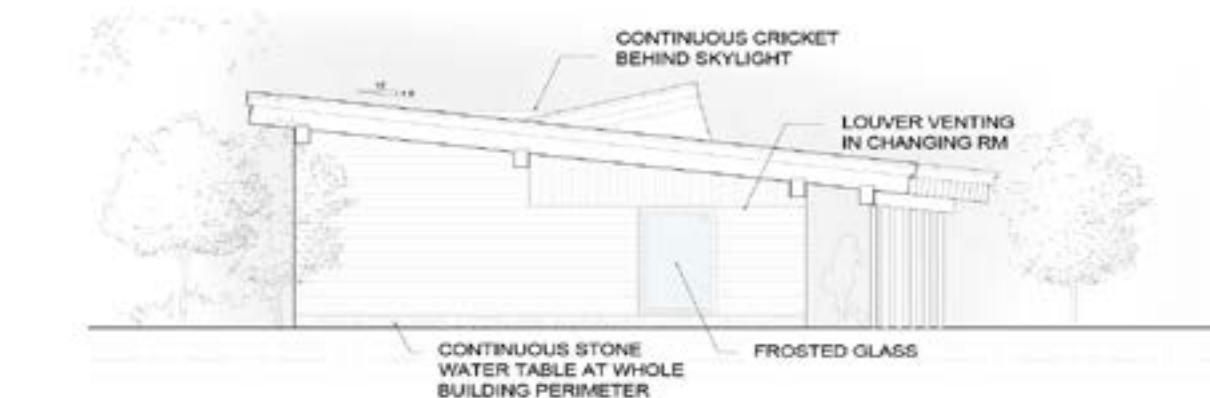
## SITE ARCHITECTURE: BATHHOUSE BUILDING ELEVATIONS



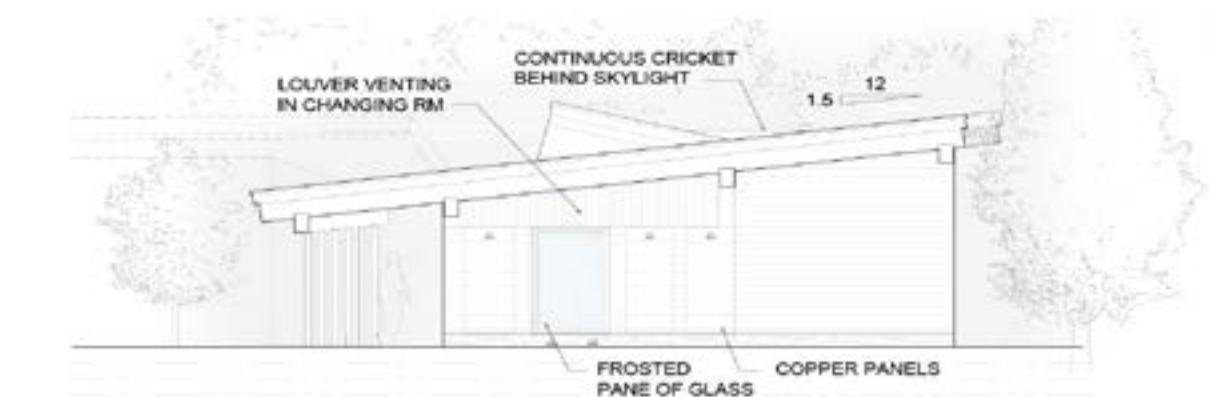
NORTH



SOUTH



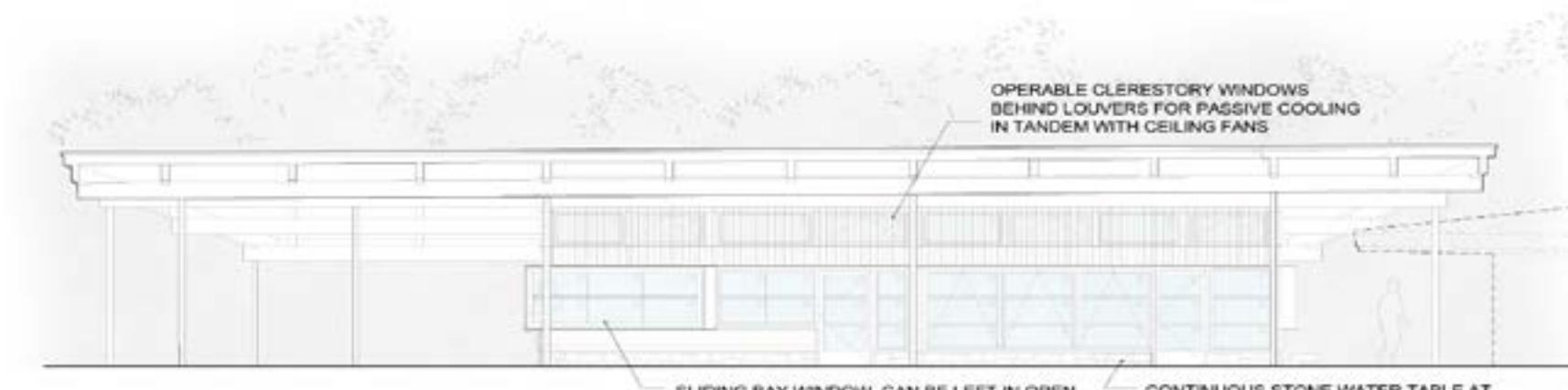
WEST



EAST



## SITE ARCHITECTURE: ADMINISTRATION BUILDING ELEVATIONS



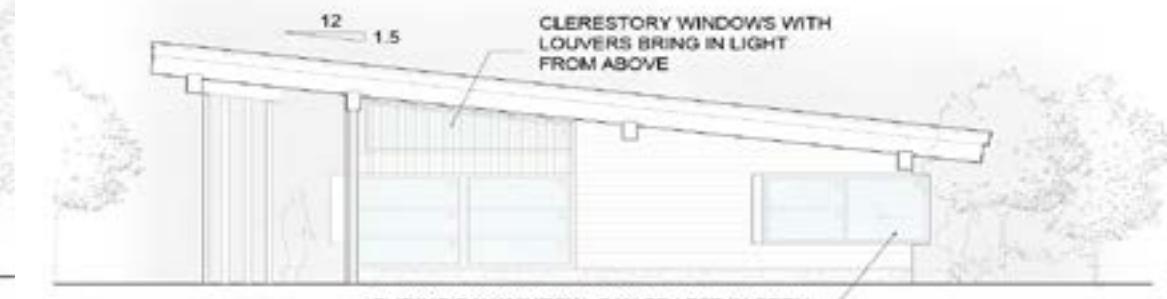
EAST



WEST



NORTH



SOUTH



## SITE ARCHITECTURE: PERSPECTIVE RENDERINGS



VIEW FROM BEACH / WATER'S EDGE



VIEW OF LUNCH AREA WITH BENCHES AND TREES



## SITE ARCHITECTURE: PERSPECTIVE RENDERINGS



ENTRY WITH VIEW OF POND



VIEW OF ADMIN BUILDING FROM BOARDWALK / BEACH



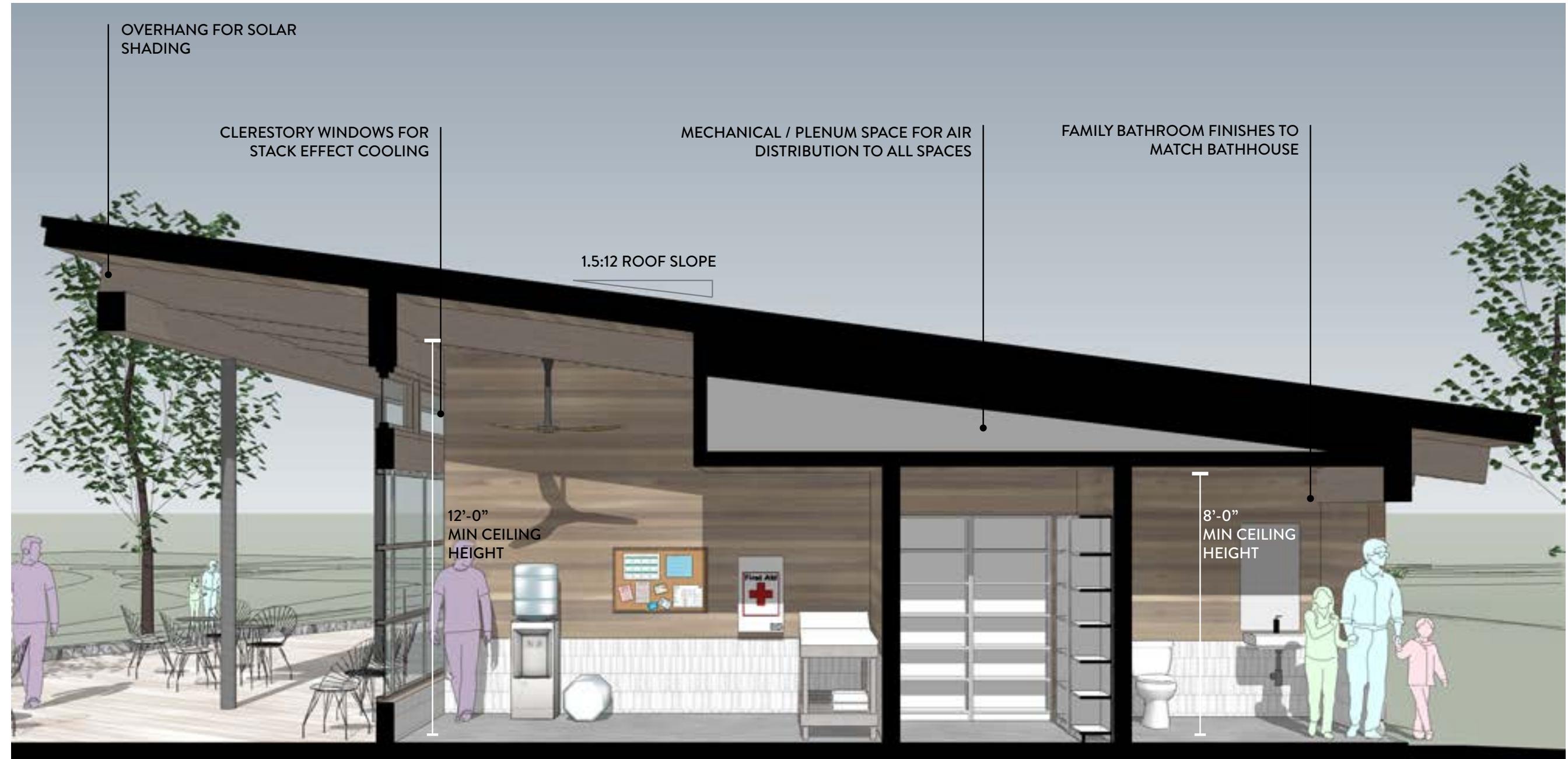
## SITE ARCHITECTURE: PERSPECTIVE RENDERINGS



AERIAL VIEW WITH BOTH VOLUMES



## SITE ARCHITECTURE: ADMINISTRATION BUILDING SECTION



## SITE ARCHITECTURE: BATHHOUSE BUILDING SECTION



## PERMITTING

### REQUIRED ENVIRONMENTAL PERMITS:

- NOTICE OF INTENT – FOR WORK WITHIN AND ADJACENT TO WETLANDS RESOURCE AREAS
- ARMY CORPS OF ENGINEERS PRE-CONSTRUCTION NOTIFICATION – FOR NEW STRUCTURE TO PROVIDE ACCESS IN WATERS OF THE US
- USEPA NPDES AND SWPPP

### NOT REQUIRED:

- MASSDEP 401 WQC: ASSUMING < 100 CY MATERIAL BEING DREDGED IMPACTING < 5,000 SF BORDERING VEGETATED WETLANDS + LAND UNDER WATER
- MASSDEP CHAPTER 91: NO WORK IN A RIVER OR GREAT POND
- MEPA ENF: ASSUMING < 5,000 SF OF WETLANDS IMPACTS
  - < 500 LF BANK IMPACTS
  - <  $\frac{1}{2}$  ACRE “OTHER WETLAND IMPACTS”, INCLUDING 100-YEAR FLOOD ZONE

ASSUMES NO STATE ACTION (I.E. NO STATE PERMITS AND NO STATE FUNDING)



## TOWN MEETING REQUEST

- ARCHITECTS & ENGINEERS	\$682,900
- TESTING & COMMISSIONING	\$85,000
- GENERAL SUPPLIES & SERVICES	\$41,000
- CONTINGENCY(15%)	\$115,935
<b>TOTAL REQUEST</b>	<b>\$924,835</b>



## PROJECT SCHEDULE

- MARCH 2024 ATM DESIGN FUNDS APPROVAL
- JULY 2024 - AUGUST 2025 DESIGN & BIDDING
- OCTOBER 2025 STM VOTE FOR CONSTRUCTION FUNDS
- DECEMBER 2025 DEBT EXCLUSION VOTE
- JANUARY 2026 CONSTRUCTION CONTRACT EXECUTED
- JANUARY 2026 - MARCH 2026 CONTRACTORS' PROCUREMENT
- MARCH 2026 - MARCH 2027 ON-SITE CONSTRUCTION



# THANK YOU



ADVISORY COMMITTEE MEETING \ MORSES POND BEACH & BATHHOUSE IMPROVEMENTS, WELLESLEY, MA

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Weston & Sampson