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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



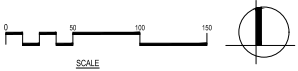
CURRENT FEASIBILITY STUDY REPORT SITE MASTER PLAN



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



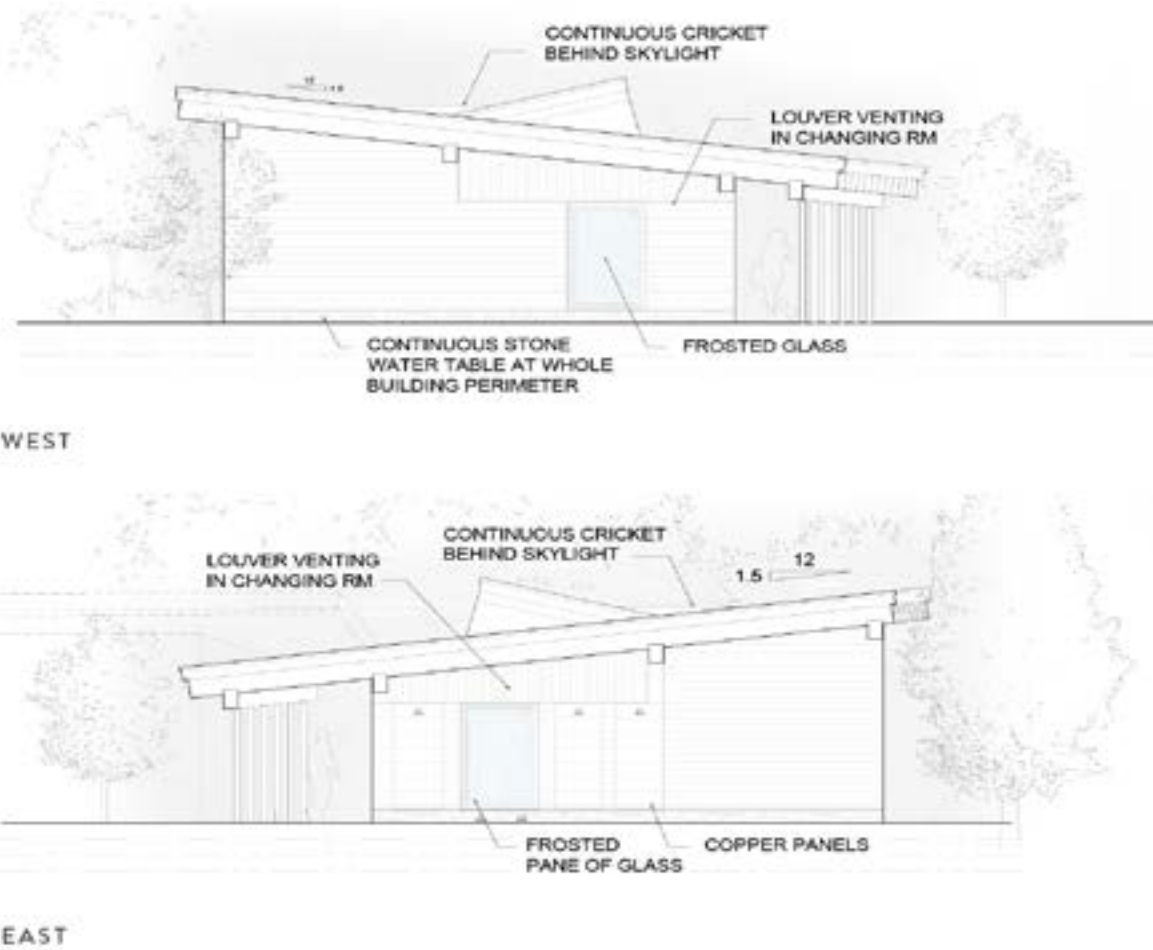
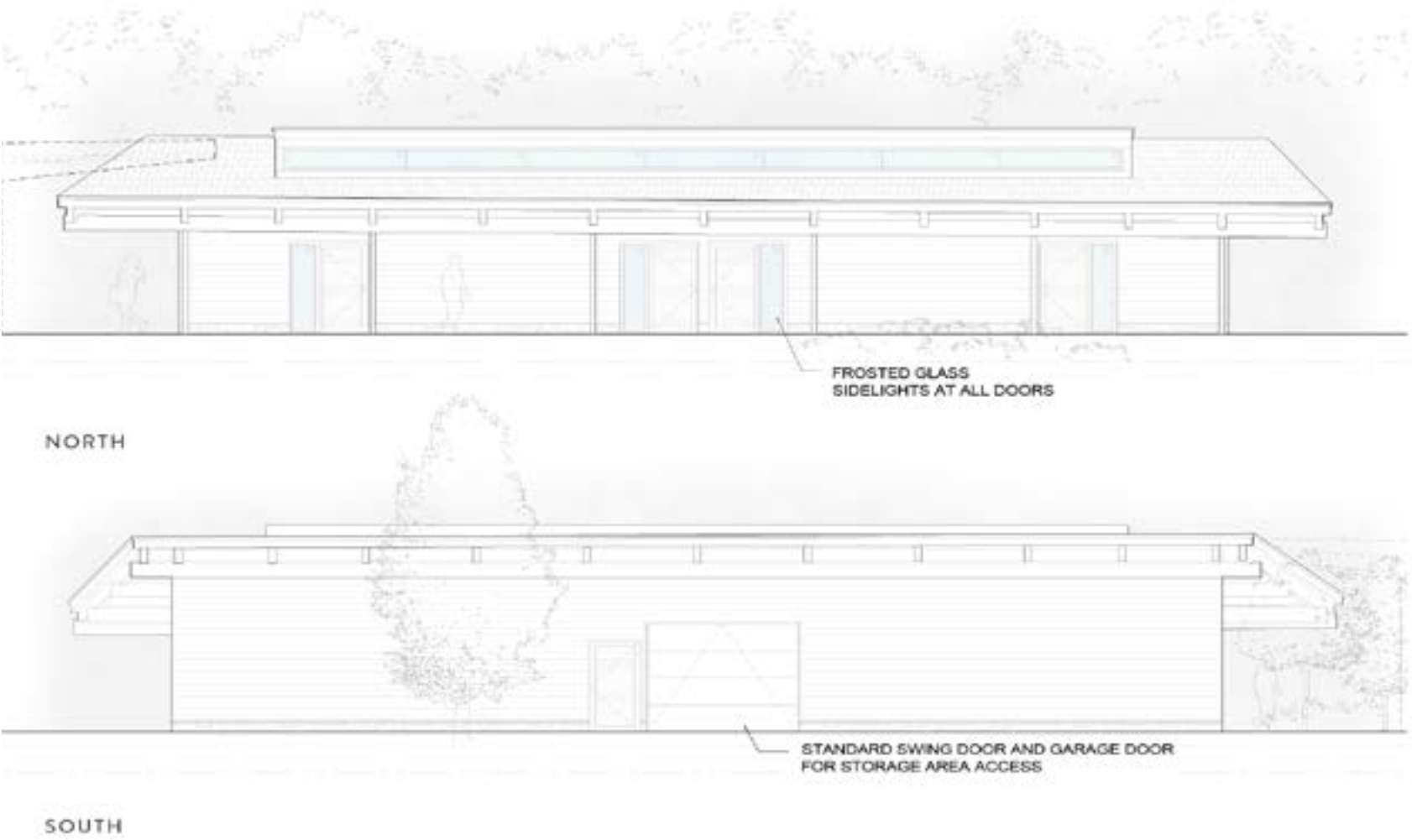
SITE ARCHITECTURE: BUILDING CHARACTER



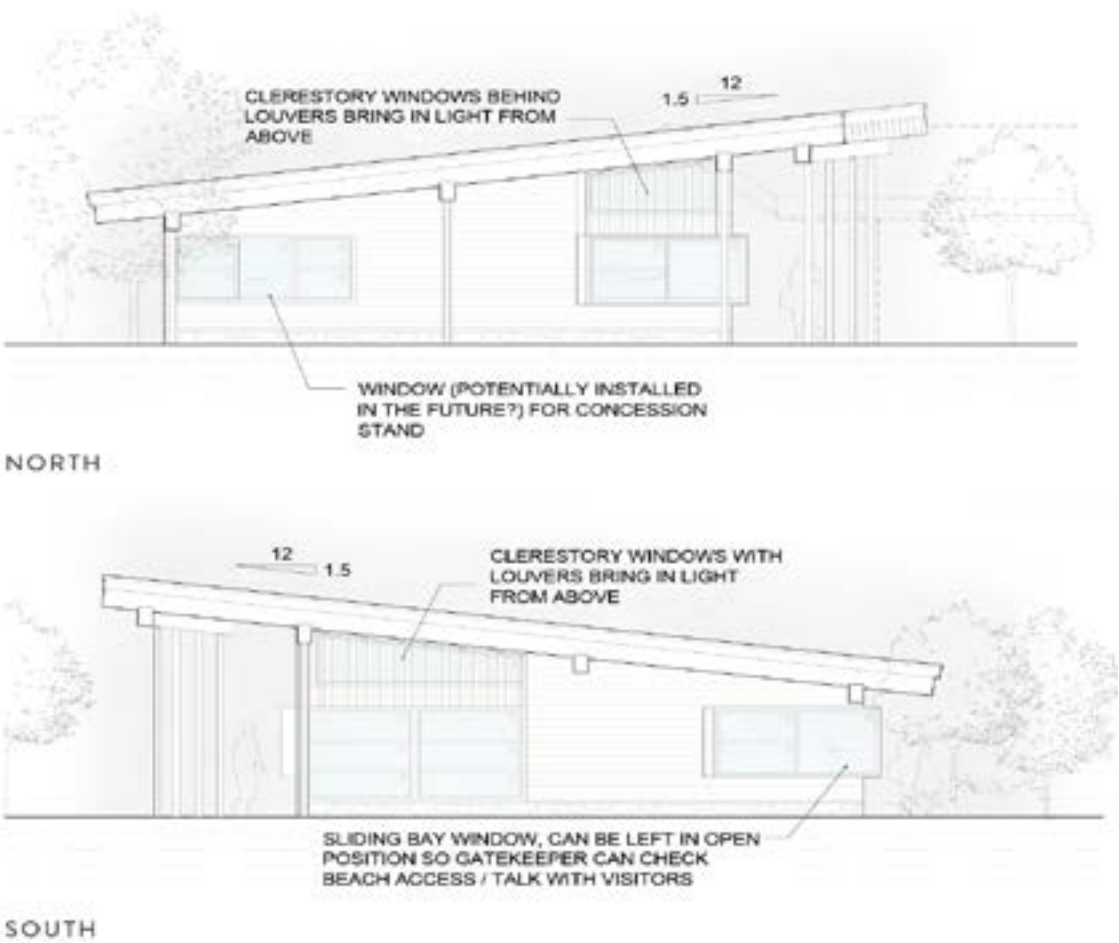
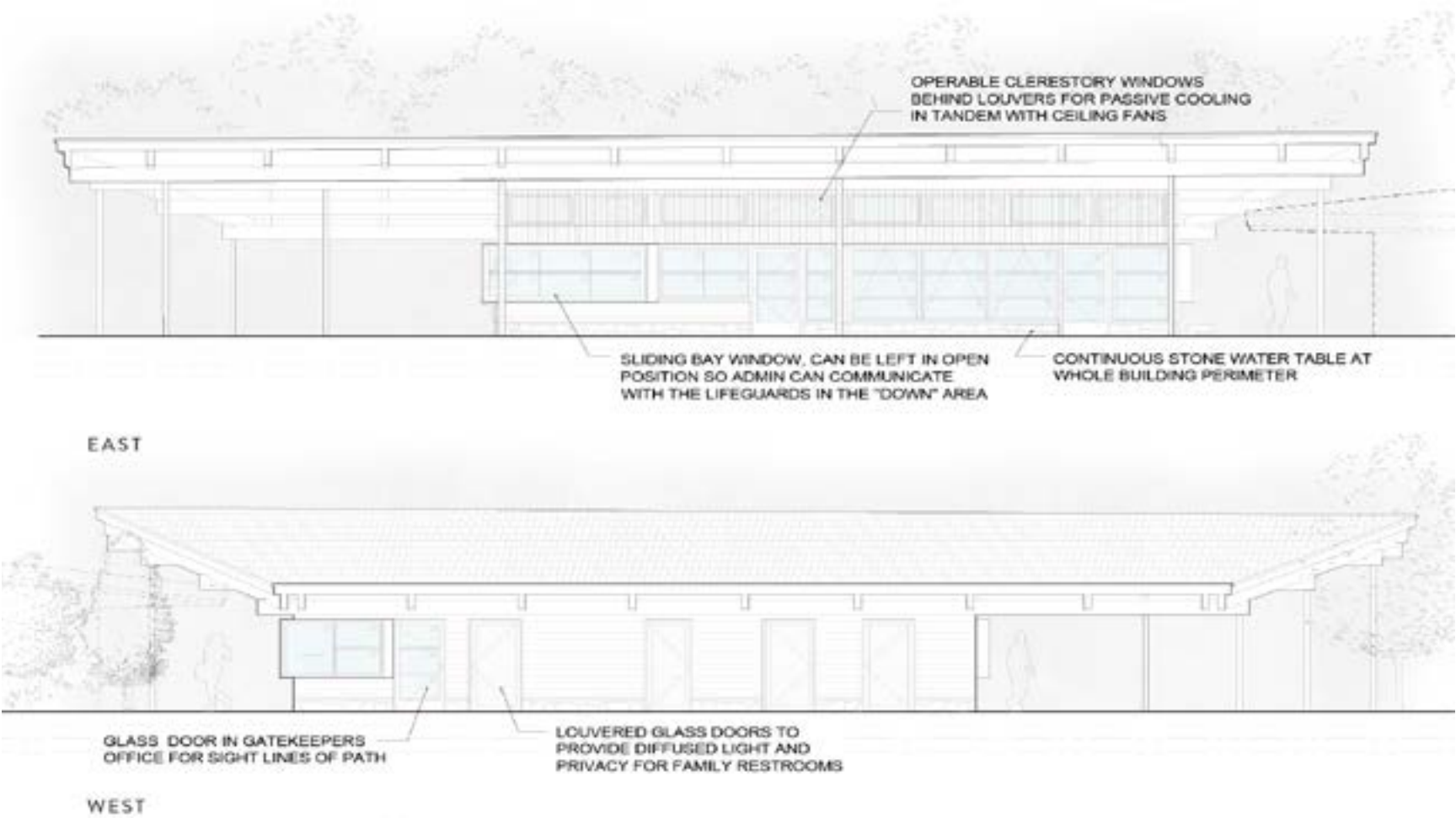
## SITE ARCHITECTURE: FLOOR PLANS



SITE ARCHITECTURE: BATHHOUSE BUILDING ELEVATIONS



SITE ARCHITECTURE: ADMINISTRATION BUILDING ELEVATIONS



## 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



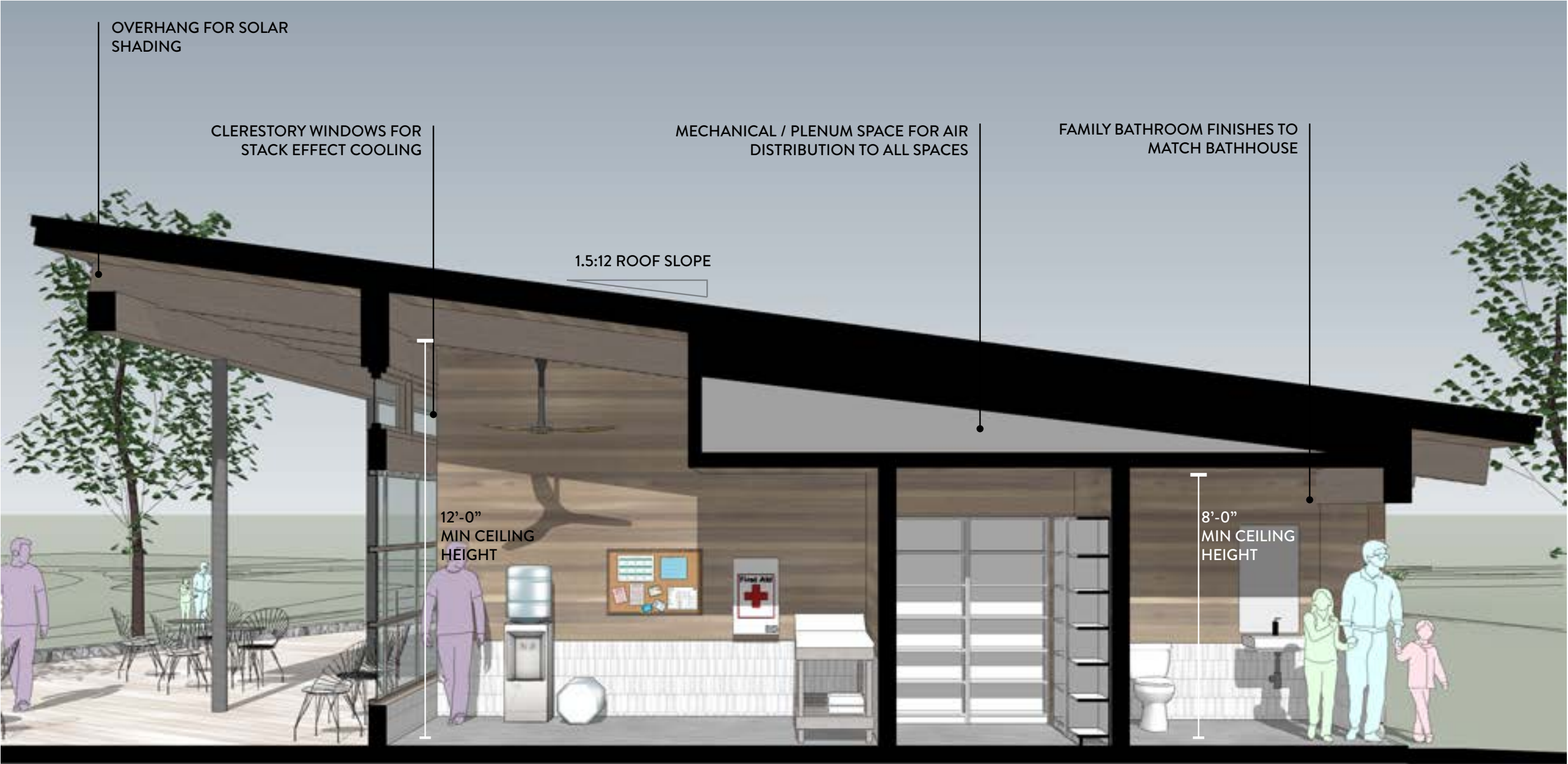
## SITE ARCHITECTURE: PERSPECTIVE RENDERINGS



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
  - < ½ 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

