

Article 16

CPC Request for Morses Pond Beach and Bathhouse Supplemental Feasibility Study



Why we are here

At the direction of ATM 2024, the NRC created the Morses Pond Beach Advisory Committee (MOPOBAC) to address both the concerns raised by the NRC in January 2024, and to review the overall project for potential issues prior to the Design Phase.

The Committee held site visits and conducted 6 meetings over the Summer of 2024. In August 2024, the MOPOBAC produced a Recommendations Report, which was then accepted by the NRC.

The Committee's findings included recommendations regarding:

- Program changes,
- Scope/cost changes,
- Required site investigations, and
- Environmental/permitting/mitigation concerns

What is requested

Further study is required to respond to the comments, reach consensus, and to clearly define a viable Project to be designed. This supplemental study will also help mitigate potential surprises that may derail the Design Phase and/or jeopardize the Project itself.

**We ask for your support in moving the
Morses Pond Beach and Bathhouse Project forward
by allocating \$168,000 of CPC funds
to perform a Supplemental Feasibility Study,
and in designating the NRC as the Proponent for the project.**

How we got here

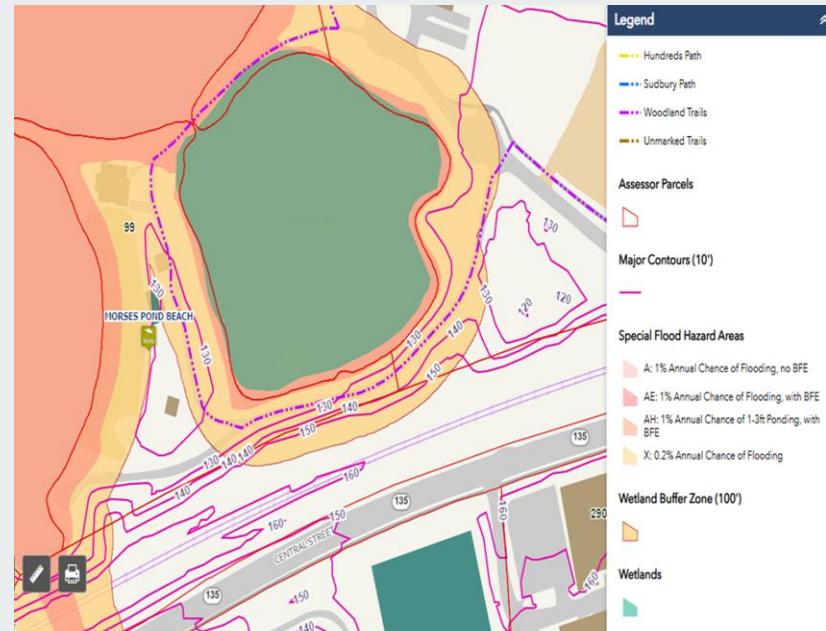
- January 18, 2024: Rec Commission presents feasibility study to NRC
- January 31, 2024: NRC responds to feasibility study with concerns to be addressed
- February 2, 2024: NRC votes to support request from CPC for design funds, contingent on issues being addressed in Design Phase.
- March 2024: Town Meeting approves \$925K CPC appropriation for design
- May 9, 2024: NRC appoints Morses Pond Beach Advisory Committee.
Site walk and 6 meetings between May and December 2024.
- August 2024: MOPO Beach Advisory Committee finalizes recommendations
- October 2024: NRC votes to carry capital request as Proponent and appoints FMD to manage a supplemental feasibility study.
- December 2024: CPC votes to approve \$168k request to NRC for supplemental study
- January 2025: PBC advises Design-phase funds (previously appropriated) not available to address Feasibility-phase issues.
- March 2025: Advisory Committee votes 12-0 in support of supplemental study

Natural Resource Commission (NRC)

As the land owners and having overall responsibility for the care and custody of Morses Pond and it's beachfront, the NRC understands the unique permitting and environmental requirements of the site.

NRC outlined several critical items to be addressed by the Project (some of which remain outstanding), including:

- Wetlands considerations and mitigation
- Encourage low-impact sustainable design
- Increases in use during spring and fall
- Ownership, maintenance and budgeting
- Engagement with stakeholders



Natural Resource Commission (NRC)

Moving forward, the NRC (working with Morses Pond Beach Advisory Committee) will be best suited to:

- Navigate the Project through these requirements,
- Coordinate the needs of the various constituents, and
- Ultimately approve the Project to move forward into Design.



Morses Pond Beach Advisory Committee

Morses Pond Beach Advisory Committee (MOPOBAC) includes representation from NRC, Recreation, Select Board, Community Preservation Committee and Citizens.

Committee:

- Jay McHale, Chair
- Tripp Sheehan, Vice-Chair
- Tom Ulfelder, Select Board
- Stephen Murphy, Community Preservation Committee
- Mark Wolfson, Recreation Commission
- Michelle Jacobs, Precinct B
- Maura Renzella, Youth Commission and Precinct B
- Staff support from NRC, Recreation, DPW, and FMD

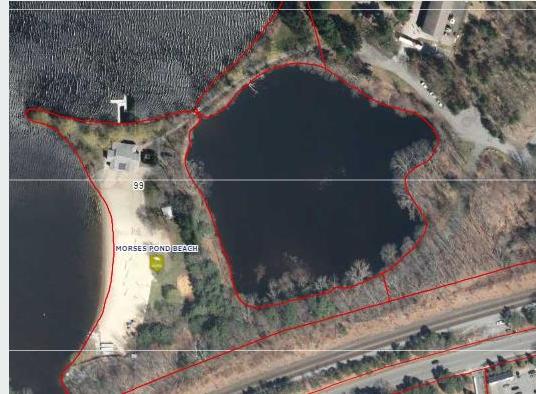
MOPOBAC

The Committee issued a Recommendations Report, which was accepted by the NRC in August 2024.

Recommendations (inclusive of NRC concerns):

- Streamline site access from existing footpaths
- Reduce impervious surfaces of buildings
- Reduce impervious surfaces of patios
- Minimize site grading requirements
- Reach a consensus that no change of use is planned at site
- Evaluate options for concessions

The extent of the suggested modifications require a Supplemental Feasibility Study be performed prior to moving into the Design Phase.



Supplemental Feasibility Study

Weston & Sampson (W&S) will perform a Supplemental Feasibility Study utilizing new staff members that have the specific expertise necessary to address the Town's outstanding concerns. The Supplemental Feasibility Study will include:

- Soil borings and topographical analysis to inform extent of ADA/MAAB impact
- Extent and impact of pedestrian/vehicular circulation
- Stormwater management assessment and potential mitigation considerations
- Tree, vegetation, and habitat evaluation and potential mitigation considerations
- Site and safety lighting assessment
- Bathhouse and playground's final size, location, program, operation needs, safety and code requirements, potential for changes in use in the future, utilities, materials, sustainability, construction means and methods
- Updated Conceptual Site Plan and Building Plan reflecting final scope
- Updated project budget and schedule as result of the Study

Supplemental Feasibility Study Cost

The CPC has approved \$168,000 be allocated for the Supplemental Feasibility Study.

Supplemental Feasibility Study Budget

Consultant Fee	\$123,000
Test Pits	\$12,000
Hygienist (Hazmat)	\$8,000
<u>Contingency</u>	<u>\$25,000</u>
Total	\$168,000

The Recreation Commission recently approved the return of approximately \$18k from the previous feasibility work to CPC, who will reallocate it toward this Supplemental Study. Any unused funds from this Supplemental Feasibility Study will be returned to the CPC. Design Funds are for the Design Phase only and cannot be used to address Feasibility questions.

Preliminary Timeline

April 2025	ATM Approval of Supplemental Feasibility Study CPC funds
May 2025	Supplemental Feasibility Study begins (4-6 Months anticipated). MOPOBAC will continue to meet and conduct public hearings as needed to keep the Town updated.
Fall 2025	Supplemental Feasibility Study concludes
<i>Fall 2025*</i>	<i>Design/Bidding Phase begins (TBD)</i>
<i>Early 2027*</i>	<i>Design/Bidding Phase concludes (TBD)</i>
<i>ATM or STM 2027*</i>	<i>Construction funds requested (TBD)</i>
<i>Year 2027*</i>	<i>Construction Phase begins (TBD)</i>

** Italicized items will be dates defined by this Supplemental Feasibility Study.*

Q & A

MOPOBAC

Morses Pond Beach Advisory Committee (MOPOBAC) Goal:

"Take a collaborative approach amongst all stakeholders to develop an ADA-compliant outcome that meets the programmatic needs for Recreation, environmental impact needs for NRC, operational needs for Recreation staff and customer experience needs for patrons and the Wellesley community at large, while at the same time enhancing the overall natural and aesthetic qualities of the site with a design that is simple, safety oriented and sustainable, and in keeping with the inherent historical, environmental, cultural, and social site character."

The Feasibility Phase

The Feasibility Phase Requirements:

- Define a Basis of Design that has a well defined program, scope, and estimated budget and schedule.
- Conclude that the proposed Project is viable and can be reasonably permitted.
- Provide a clear blueprint for the PBC so they can begin work immediately with the Architects, Engineers, and Consultants without pausing or duplicating efforts to explore multiple options (that then require additional funds).

The Town wants to make sure this Project moving forward is viable and successful. The Morses Pond Beach Advisory Committee has identified required changes to the current Project's program and scope, and the NRC pointed out permitting and site concerns that may require even further program and scope changes, so the Feasibility Phase requirements have not been concluded.

Weston & Sampson Proposal Language

Weston & Sampson recognizes that all the work and due diligence by the Town will benefit the Project's progress, and that this Supplemental Study will make the Design Phase more efficient and productive. They state in their Proposal:

"Weston & Sampson understands that with the Town pursuing this feasibility study assessment that certain outcomes that may typically be resolved during future design phases of the project will be determined as result of this assessment and therefore we acknowledge that there are anticipated savings in future design phases that can be garnered. We anticipate design fee savings in future design phases of approximately \$70,000.00."