

MINUTES

Capital Projects Committee – Rock Harbor

Meeting: Monday, March 28, 2022, 11:00 AM

Location: Earle Mountain Room and Remote

Present: Jacqui Beebe; Tom Gardner; Jared Collins

Also Present: Arthur Autorino, Select Board; Shana Brogan, Project and Procurement Director

Jacqui Beebe called the meeting to order at 11:00 AM

Part II: Harbormaster Building & Site Improvements

Consider Prefab Building Investigations

Since the last meeting, we have contacted 2 architect firms, Kuth Ranieri and Keenan + Kenny to provide a proposal of services to for a review of the project to date with an objective to reduce costs.

Kuth Ranieri's proposal of additional services includes a review of their existing design for cost savings and a review of the procurement process for a modular building with an estimate of the building. The cost of these services is \$13,550.

Keenan + Kenny Architect's proposal would provide a peer review of the current proposed building and recommendations for cost savings. The cost of these services is \$5,000.

The current budget situation is \$797,270.82 in town budget plus the seaport grant of \$750,000 for a total of \$1,547,270.82. If the Harbormaster building is removed from the project, the seaport grant will be withdrawn.

Public Comment

Susan Tapscott asked if we have looked at a trailer that can be moved on and off of the site? Jacqui Beebe advised that the temporary trailer would not work as we need a location for staff, the building commissioner, per the state building code, will not allow a temporary building for long term use, and it would be difficult for power and internet access.

Betty-Jo Vautrinot asked about the current beach erosion in the bay area and would we then need to add revetment walls to the project? Jacqui reviewed the history of options considered in the past at the dock site. The beach side is a coastal dune so a revetment wall will not be allowed. Based on the research at that time, it was eliminated from the project.

Jane Sulkin questions the viability of a building at that site. She agrees that a 2nd review would be a good move and also noted that a presence at the site would be a benefit for all.

Carol Zaglio noted her appreciation of the approach and research and review done to date. This will allow an outcome that will work for all involved.

The committee and public discussed the project in further detail. Based on the discussion the committee agreed to hire Keenan + Kenny to conduct a review of the project and offer the Town feedback to reduce current costs.

Tom Gardner made a motion to hire Keenan + Kenny to conduct a review of the project
Jacqui Beebe seconded a motion

ROLL CALL VOTE: Tom Gardner, Yes; Jacqui Beebe, Yes; Jared Collins, Yes

Next Steps

Shana Brogan will contact Keenan + Kenny and begin the process.

ADMINISTRATIVE MATTERS

Approve Minutes

- November 22, 2021

Tom Gardner made a motion to approve the minutes

Jacqui Beebe seconded the motion

ROLL CALL VOTE: Jared Collins, Yes; Tom Gardner, Yes; Jacqui Beebe, Yes

ADJOURNMENT

Jacqui Beebe made a motion to adjourn at 11:40 AM

Tom Gardner seconded the motion

ROLL CALL VOTE: Jared Collins, Yes; Tom Gardner, Yes; Jacqui Beebe, Yes

Respectfully submitted,



Laurie Gillespie-Lee